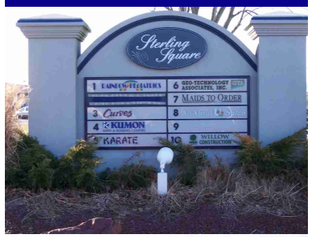
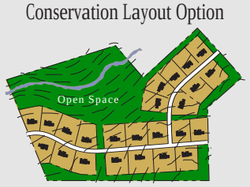


Conventional Subdivision Layout versus Conservation Layout Option

Conventional Subdivision Layout

Number of Lots = 20 2-Acre Lots
Area Consumed by Lots (including roads) = 40 Acres
Open Space (in addition to mandatory unbuildable area) = 0 Acres

Conservation Layout Option



Number of Lots = 24 1- Acre Lots
Area Consumed by Lots (including roads) = 24 Acres
Open Space (in addition to mandatory unbuildable area) = 16 Acres

Major Issues and Concerns

- ✓ Agricultural Preservation - How can Sussex County spur voluntary farmland preservation, and help ensure participating landowners receive fair value for giving up their development rights?
- ✓ Livable Delaware - How can the County help implement the State's Livable Delaware conservation initiatives without overly restricting landowners' property rights?
- ✓ Transfer of Development Rights* - What form of Transfer of Development Rights (TDR) might be best suited to Sussex County?
- ✓ Infrastructure Costs - What are the fairest ways for new development to help fund infrastructure needs, such as utilities, schools, roads, and recreation areas?
- ✓ Inland Bays Conservation - What are the most effective ways to ensure the future health of the Inland Bays in the face of strong pressure to develop in the eastern portion of the County?
- ✓ Transportation Mobility - What can the County do to better manage traffic congestion when the State is responsible for most road maintenance and improvements?
- ✓ Community Design - How can the County encourage more land conservation, better design, and more genuine open space in residential subdivisions?
- ✓ Economic Development - Where are the best places to establish more "ready-to-build" locations for new employers that will provide good-paying jobs?
- ✓ Housing - What County policies are most likely to stimulate developers to build more affordable housing for residents of moderate incomes?
- ✓ Water and Wastewater - How can we better coordinate land-use decisions with water and sewer service planning, particularly in areas that are now low density but are under development pressure?
- ✓ Inter-Governmental Coordination - How can the County better coordinate with incorporated towns on issues such as annexations, public water and public sewer service?
- ✓ Parks and Recreation - What can the County do to help provide additional and more varied recreation opportunities?

*What Is TDR? (Revised 01-31-07)

Under most TDR programs, a developer pays the owner of another tract to preserve that tract. In return, the developer is allowed to build more homes than permitted. The developer and the landowner negotiate to determine how much the developer pays. In Sussex County right now, a developer can pay the County to permit more homes at a fixed price per home. The County uses the money to preserve other properties it selects.

The State proposes a local "bank" for TDRs. The developer would pay the bank to be allowed to construct more homes. The bank would direct some proceeds to help fund needed infrastructure and use the rest to preserve open space. If desired, Sussex could adopt a similar system. The funds and the preservation decisions would be under local control.

Public Meetings January & February 2007

Sussex County Delaware

Comprehensive Plan Update

What is the Comprehensive Plan?

The new comprehensive plan will describe Sussex County's policies on the future development and preservation of the County. A comprehensive plan is not zoning but it provides the background and rationale for zoning and other regulations. A good comprehensive plan is also about vision – how local people would like to see their area change (or not change) in the coming years.

What Does the Comprehensive Plan Focus On?

Sussex County completed its last comprehensive plan in 2002. Delaware law requires County Council to update the plan every five years. This newest update deals with opportunities and challenges the County is facing in the following areas:

- Land Use
- Water and Wastewater
- Housing
- Conservation
- Community Design
- Recreation and Open Space
- Economic Development
- Historic Preservation
- Transportation Mobility
- Intergovernmental Cooperation

What is Tonight's Meeting About?

Sussex County is thinking about several important issues and concerns related to this comprehensive plan. The County called this series of public meetings to hear from local officials, business persons and other residents. Tonight, we hope to talk about:

- ✓ Several land development and preservation topics affecting the County's future; and
- ✓ How you think Sussex County should try to influence current development and preservation trends.

The back page of this handout lists some key issues identified to date. Please feel free to share your opinions with us on these matters and any related topics you believe are important.

Public Meeting Schedule

Monday, January 29th
@ Greenwood Fire Hall

Wednesday, January 31st
@ Lewes Fire Hall

Thursday, February 1st
@ Seaford Fire Hall

Tuesday, February 6th
@ Selbyville Fire Hall

Thursday, February 15th
@ Bethany Beach Fire Hall

All meetings begin at 6:00 p.m.

Sussex County Existing Zoning

Agricultural - AR-1

Allows agriculture and single-family homes. Minimum lot size is 3/4 acre w/ on-lot septic, and 1/2 acre w/ central sewers. An average of 2 homes per acre is allowed under clustering with 30% open space. Additional density is permitted if developer contributes to County open space fund, for development in designated growth areas.

Agricultural - AR-2

Similar to AR-1, but minimum lot size is 1/3 acre w/ central sewers. No clustering allowed.

Medium Residential - MR

Allows single-family homes on 1/4-acre lots w/ central sewer. Also allows apartments.

General Residential - GR

Allows single-family homes on 1/4-acre lots w/ central sewers. Also allows apartments.

High Density Residential - HR-1, HR-2

Allows single-family homes on 1/6-acre lots w/ central sewers. Also allows townhouses and apartments.

Vacation-Retirement-Park - VRP

Allows mobile home parks where not otherwise permitted.

Neighborhood Business - B-1, B-2

For commercial use, single-family homes, and apartments.

General Commercial - C-1

For many commercial uses, single family homes, townhomes and apartments.

Marine - M

Allows single-family homes on 1/4-acre lots w/ central sewers, townhomes and apartments.

Limited Industrial-LI1

Allows very light types of industrial uses and related businesses.

Light Industrial - LI-2

Allows lighter types of industrial uses and related businesses.

Heavy Industrial - HI-1

Allows wide range of industrial uses, including many heavier industries.

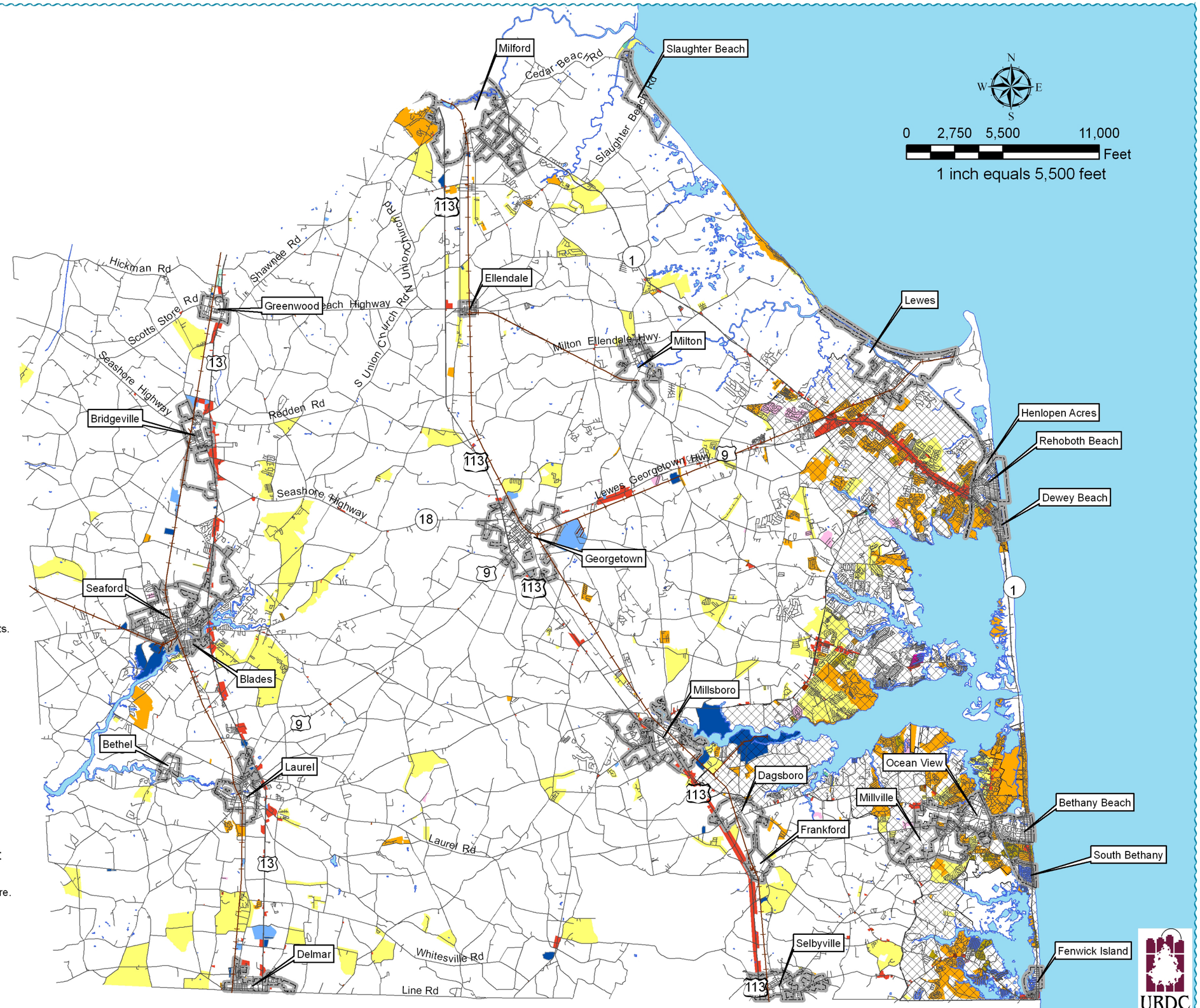
Environmentally Sensitive Development District

"Overlays" the current zoning map. Allows same density as underlying zoning district, but lots w/ central water and sewer can be 1/6-acre. Also allows a clustering option.

Scattered Sites

Residential Planned Community - RPC

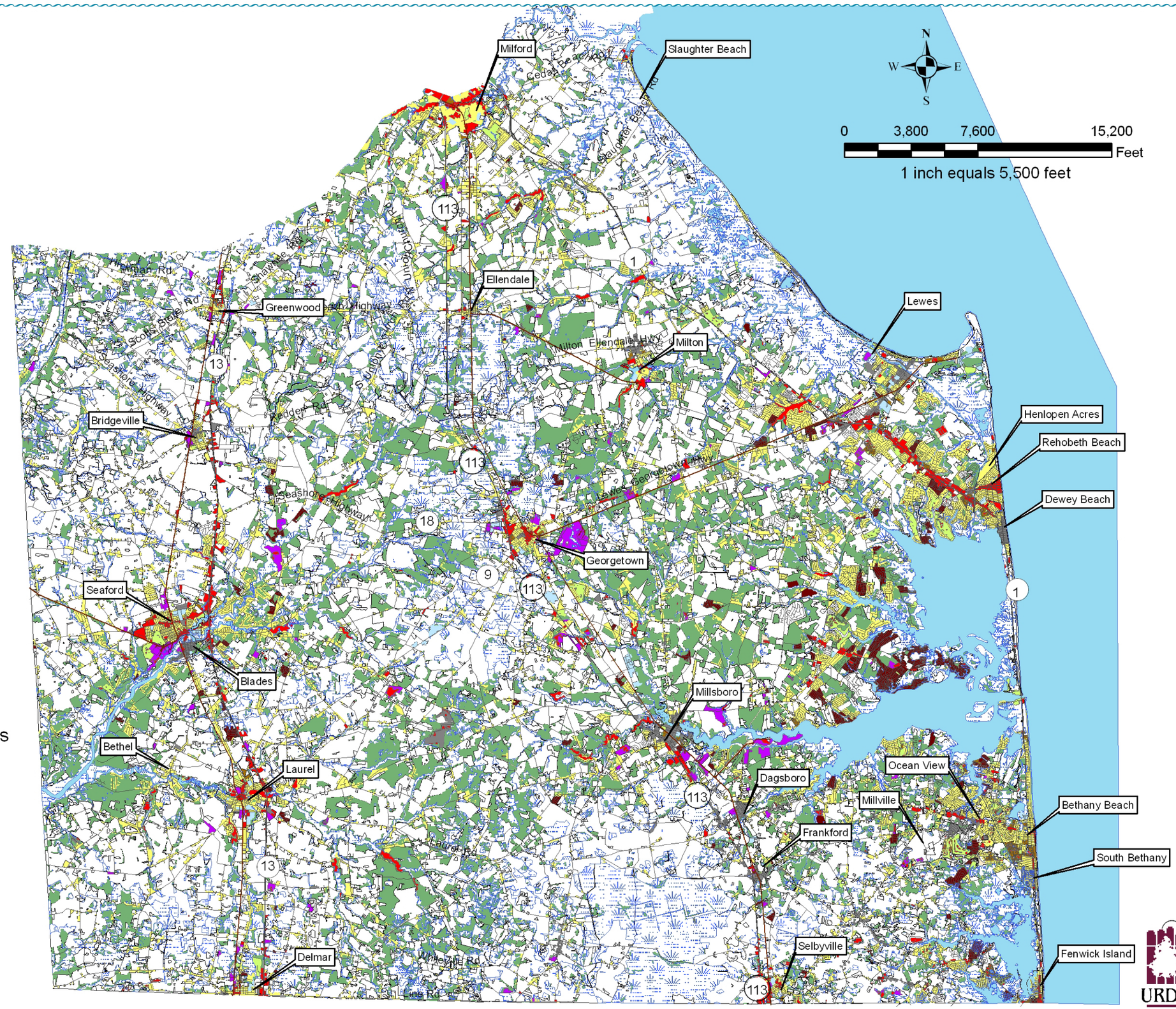
Allows housing developments with flexible standards in all districts in return for better site design and open space. Limited to overall density of underlying zoning district.



Sussex County
Existing Land Use

Municipal Boundaries

Single Family Dwellings
Multi Family Dwellings
Mobile home Parks/Courts
industrial Uses
Commercial Uses
Lakes, Waterways, and Bays
Agricultural & Undeveloped Lands
Forested Areas
Institutional
Mixed Use
Recreation
Utilities
Areas with concentrations of wetlands



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