

Land Use and Development

Goal 1. Maintain a balance of developed, urban areas and conserved, rural lands.

Objectives

- A. Guide the majority of growth to the Planned Development Area. Within this area, municipal policies and regulations should:**
 - Accommodate at least 90% of community and economic development (measured as number of new lots) to maximize use of infrastructure.
 - Increase mixed land use patterns that promote walking, biking, and transit use and social activity, reducing transportation demand and increasing community connections.
 - Encourage and catalyze redevelopment of underutilized or blighted areas.
 - Ensure consistency between land use designation, the availability of public sewer and water service, and transportation system capacity.
- B. Allow development that is conservation-oriented in the Planned Conservation Area. Within this area, municipal policies and regulations should:**
 - Minimize forest fragmentation and restore forest connectivity, especially on South Mountain (the Highlands).
 - Conserve prime farmland soils for agriculture and other open space uses.
 - Preserve lands in large, contiguous blocks.

Goal 2. Sustain the region's urban and rural characters as development occurs.

Objectives

- A. Encourage new development to "fit" with the region's urban and rural characters:**
- B. Revitalize and strengthen identity of villages and neighborhoods.**

Transportation

Goal 3. Improve circulation and transportation options, especially within the Planned Development Area.

Objectives

- A. Improve the Region's transportation asset management practices.**
- B. Diversify travel options.**
- C. Improve safety.**

D. Increase efficiency, connectivity, and accessibility.

- Address missing links on the locally-owned roadway network.
- Make public transit feasible within Planned Development Areas.
- Address congestion bottlenecks and other impediments to freight movement on the highway network.
- Follow Smart Transportation principles (e.g., Complete Streets) in highway planning and design.

E. Coordinate transportation improvements with land use, infrastructure, and other community development decisions.

F. Plan, design, and construct projects collaboratively.

Economic Development

Goal 4. Expand and diversify the economic tax base and family-sustaining, living wage employment.

Objectives

- A. Ensure available, appropriately zoned land** with shovel-ready infrastructure for leading and target industries (agricultural production expected) and for support industries, particularly services that can be provided at the neighborhood level or through home-based locations, within the Planned Development Area.
- B. Encourage a variety of agricultural business types**, including family farms, specialty crops, community supported agriculture (CSAs), and agri-tourism.
- C. Maintain reasonable regulations for businesses.**
- D. Market available business locations and service opportunities in cooperation with the county economic development and local business organizations.**
- E. Expand heritage tourism.**

Housing

Goal 5. Foster reasonable housing choices in type, cost, and accessibility.

Objectives

- A. Review and strengthen municipal regulations regarding housing development.**
- B. Consider region-wide solutions to housing needs.**

Infrastructure

Goal 6. Build and maintain sustainable physical infrastructure.

Public Services

Goal 7. Provide cost-effective local government services.

Objectives

- A. Share and coordinate services where citizen values for service delivery and outcome align; maintain independent service delivery where values are distinctive.**

Natural and Historic Resources

Goal 8. Integrate water resources management.

Objectives

- A. Minimize site disturbance and impervious surfaces, and maximize infiltration.**
- B. Maintain or improve water quality.**
- C. Coordinate MS4 Stormwater Management Program services.**

Goal 9. Protect sensitive natural resources from development and its impacts and restore connectivity and quality, where feasible.

Objectives

- A. Minimize development activity and impacts in ecologically sensitive areas: floodplains, wetlands, steep slopes, forested areas and sites of state and local natural significance.**
- B. Minimize fragmentation and improve/restore connectivity within and between ecologically sensitive areas.**
- C. Link resources with existing communities through contiguous open space, conservation greenways, and recreational paths and trails, where appropriate.**

Goal 10. Preserve significant historic resources and encourage conservation of other historic resources.

Objectives

- A. Encourage the continued use of historic building patterns and designs.**
- B. Promote an understanding of these resources among citizens and visitors.**

Goals and Objectives

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Goal 11. Protect farmland and the business of farming.

Objectives

See 1B, 4B, 4C

Goal 12. Plan, design, and construct projects collaboratively.

Objectives

All goals and objectives can be cooperative in nature. Objective 1F is specific to transportation planning and improvement