

APPENDIX A: LIST OF POLICY OPTIONS, INCENTIVES, & PLANNING TOOLS TO REDUCE LAND CONVERSION

Types of land use “policy options, incentives and planning tools” include traditional land conservation, such as land purchase and preservation easements, as well as other land protection policy mechanisms such as innovative land use planning and zoning (e.g., conservation zoning), transfer of development rights (TDRs) and rural economic development, financial incentives (e.g., taxes), adaptive reuse, and methods to address urban blight and facilitate infill and redevelopment within our cities and towns.

This list identifies the types of mechanisms that may be relevant to the three tasks described in the Chesapeake Bay’s Land Use Options Evaluation management strategy.

Zoning Restrictions

- Forest Protection Zones
- Riparian Corridors
- Agricultural Zoning
- Conservation Zoning
- Developing zoning that discourages sprawl

Regulations

- Methods to address urban blight, such as absentee landlords or purchase and redevelopment of blocks of city homes

Law

Tax Policy and other Financial Incentives for Developers or Landowners

- Tax undesirable transactions
- Tax break for desirable transactions
- Density incentives for leaving a portion of a development site projected
- Various incentives for redevelopment or infill

Land Acquisition Programs

- Land Banks
- Conservation Easements (Agricultural, Natural Resource)

Purchase of Development Rights

Transfer of Development Rights

Adaptive Reuse Programs

- Brownfield programs
- Historic building restoration tax credits

Linking Smart Growth with Planning

- Developing a comprehensive plan that prioritizes conservation
- Developing small area plans

Websites that describe approaches in Fairfax County regarding smart growth strategies (one purpose being protection of existing open space):

<http://www.fairfaxcounty.gov/dpz/projects/reston/arlingtonpresentation.pdf>

<http://www.smartergrowth.net/virginia/fairfax-falls-church/>

Rural economic development programs

Policies to facilitate infill and redevelopment

See Reinvest Maryland at <http://planning.maryland.gov/YourPart/773/infill.shtml>