Ohio Balanced Growth Program

Best Local Land Use Practices

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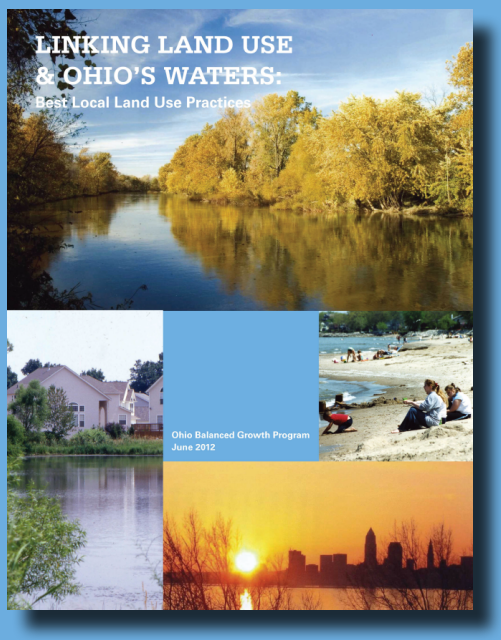


Best Local Land Use Practices Now Online

The 2012 edition of the Best Local Land Use Practices are now available on the web. The 16 chapters are thoroughly linked to the example matrices and to outside resources and examples:

http://balancedgrowth.ohio.gov/BestLocalLandUsePractices/BestLocalLandUsePractices2012.aspx.

Not sure if the Best Local Land Use Practices could work in your community? Watch the video where local officials and others explain how the practices have helped their communities:

http://balancedgrowth.ohio.gov/BestLocalLandUsePractices/Video.aspx.

We also have a page for news and upcoming training events:

http://balancedgrowth.ohio.gov/News.aspx.

More information about applying for free technical assistance is available at:

http://balancedgrowth.ohio.gov/BestLocalLandUsePractices/TechnicalAssistance.aspx.

What are Best Local Land Use Practices?

The Ohio Balanced Growth Program supplies information on best local land use practices for minimizing development and redevelopment impacts on water quality, while enhancing economic benefit.

Program resources include guidance documents, matrices of example codes, a bibliography, supporting the cost effectiveness of the practices, technical assistance with implementing the practices, and training opportunities for local government elected officials and staff.

What Practices are included?

Comprehensive Plans set development and conservation goals in an organized fashion while accounting for long-term financial stability and legal stability for zoning.

Compact Development uses land efficiently through creative and intensive site, neighborhood and district design.

Conservation Development allows for homes to be grouped together on smaller lots, while part of the property is set aside as common open space.

Storm Water Management addresses storm water run off and infiltration in developed areas to minimize water pollution.

Stream, Floodplain, and Wetland Protection in their natural and functionally sound state are important components of a community's natural storm water management infrastructure.

Source Water Protection provides planning, prevention, and education to protect sources of drinking water.

Natural Areas Management permits natural meadows and lawn in appropriate applications, and also permits establishment of new woodland.

Brownfields Redevelopment encourages productive reuse of previously developed land to create valuable assets for revitalizing neighborhoods.

Tree and Woodland Protection conserves existing woodlots critical for environmental quality and community character.

Steep Slope Protection from development can reduce uncontrolled storm water flows, dangerous erosion, and property damage from flooding.

Agricultural Lands Protection conserves valuable farm land, while protecting surface and groundwater resources.

Transfer of Development Rights allows rural landowners the flexibility to choose to develop, or to sell the development rights to another landowner for compact development on another property.

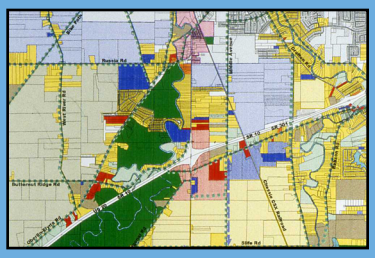
Historic Preservation can increase property values as much as 20% and often lead to reinvestment in the community.

Scenic Protection of views and other open space can increase recreational opportunities and improve economic growth.

Access Management minimizes traffic congestion and travel delay while enhancing safety and reducing excess pavement.

Recommendations for all Ohio Communities

All local communities in Ohio should consider implementing the following priority Best Local Land Use Practices:



Comprehensive Plans

Communities should plan around their most important infrastructure and environmental assets to conserve funds and anticipate change.

Storm Water Management & Erosion Control

These tools provide a direct return on investment to communities and landowners by reducing future costs from flooding and erosion.

Compact Development

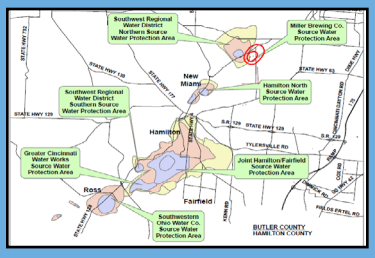
Communities should explore ways in which they can require fewer roads, encourage more efficient storm water management, and permit more cost-effective transportation options.

Streams, Floodplain, and Wetland Protection

These tools provide cost savings, property protection, and quality of life benefits to nearby and downstream communities and property owners.

Conservation Development

Communities should allow flexible design approaches that use natural areas as site amenities, enhancing the value of the lots sold while reducing costs.



Source Water Protection

All living beings require clean drinking water to live. Even when human health is not jeopardized, treating contaminated source water can be a burdensome expense for communities.

Natural Areas Management

Natural areas are an important element in neighborhood aesthetics and may improve storm water characteristics while reducing the cost of maintenance.

Other Practices

The other practices may also apply in your community, if the resources addressed by the practices are present and there is a local desire for protection or management of those resources. Identification of additional practices can be part of a comprehensive plan or a Watershed Balanced Growth Plan process.

Free Technical Assistance from a professional planner is available to local communities who would like to apply the practices. For more information, see the Balanced Growth website or contact the program manager, Kirby Date, AICP at Cleveland State University.

Cleveland State University
Maxine Goodman Levin College of Urban Affairs

Contact:
Kirby Date, AICP
216.687.5477
k.date@csuohio.edu

Local Government Decisions Make a Difference!

Balanced Growth Is:

- Efficient Tax Dollar Investment
- Protected Valuable Assets
- A Healthy Place to Grow
- A Great Place to Live and Work

What to Do:

- Be proactive.
- Create or join a watershed planning partnership.
- Update your plans and codes.

Ohio Water Resources Council
Lake Erie Commission

OWRC: 614.644.2033
OLEC: 419.357.2775

dnr.ohio.gov/OWRC/
lakeerie.ohio.gov