LAND USE LAW CENTER PACE UNIVERSITY SCHOOL OF LAW

WHITE PLAINS & NEW YORK

INTEGRATING WATER EFFICIENCY INTO LAND USE PLANNING IN THE INTERIOR WEST: A GUIDEBOOK FOR MUNICIPAL PLANNERS

DRAFT – February 2016

Table of Contents

PART I: BACKGROUND

A. Introduction

B. Water Supply & Population Growth Issues in the Interior West

C. Working Together: A Message to Planners

- 1. The Need for Cross-Education
- 2. The Value in Regional Planning & Communication
- 3. When Water Providers Take the Lead

PART II:

INTEGRATING WATER EFFICIENCY INTO LAND USE DOCUMENTS

D. Getting Started: How to Engage the Process or Lead It

E. The Comprehensive Master Plan

- 1. Water Element in the Comprehensive Plan
- 2. Integrating Water throughout the Comprehensive Plan
- 3. Encouraging Water-Efficient Land Use Patterns
 - a. Urban Growth Boundaries
 - b. Cluster Development & Open Space Preservation
 - c. Infill Development
 - d. Multi-Family & Attached Housing
 - e. Green Infrastructure

F. Sustainability Plans & Programs

G. The Zoning Code

 Incorporate Water-Conserving Uses into As-of-Right Permitted Uses
Incorporate Water-Conserving Uses into Conditionally-Permitted Uses & Conditionally Permit Water-Intensive Uses Upon Water Conservation Measures 3. Condition Rezonings on Water-Conserving Practices

4. Incentivize Water Conservation through Bonus Density Zoning

5. Use Planned Unit Development Regulations to Foster Water Conservation

6. Create a Water Conservation Floating Zone

7. Use Overlay Zoning to Designate Areas for Conservation & Growth

8. Establish a Transfer of Development Rights Program to Preserve Green Infrastructure and Channel Economic Development

H. Subdivision Regulations

1. Draft a Good Statement of Purpose & Intent

- 2. Permit or Require Cluster Development Subdivisions
- 3. Require a Pre-Application Conference to Discuss Water Issues

4. Require Initial Documentation of Water Supply Adequacy in Preliminary Plat Application Materials

- 5. Refer Application to Other Agencies
- 6. Final Subdivision Plat Approval
- 7. Required Improvements Necessary to Deliver Water

I. Site Plan Approval

- 1. Include a Good Purpose Statement
- 2. Include Specific Criterial to Demonstrate Compliance
- 3. Ensure that the Approved Design is Constructed

J. Building Code & Plumbing Code

- 1. Adopt Standard Plumbing Codes as Baseline
- 2. Adopt Supplemental Code Provisions
- 3. Focus on Process & Potential Pitfalls

K. Supplemental Regulations

- 1. Seasonal Outdoor Use Permitting
- 2. Water Recycling Requirements
- 3. Landscape Requirements Tied to Land Uses

PART III: ADDITIONAL STRATEGIES

L. Non-Zoning Incentives

- 1. Use Process Incentives to Encourage Water Conservation
- 2. Provide Assistance, Education, and Marketing Incentives
- 3. Offer Financial Incentives for Water-Conserving Development

M. Development Agreements

N. Development Moratoria

O. Post-Occupancy Enforcement

1. Authorize Enforceable Administrative Restrictions on Use

2. Develop Ordinance with Maintenance Guidelines & Inspections

3. Use Development Agreements to Impose Water Conservation & Verification Requirements

4. Create a Commercial Audit Program

5. Require Post-Occupancy Documentation

6. Offer Financial Incentives & Disincentives

7. Offer Stormwater Management Fee Reductions

8. Provide Property Tax Abatements

9. Use Conservation Districts

10. Engage Homeowners Associations