

COUNTY-WIDE POLICIES

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	No Opinion	Relevant for Subregion		Comments
						No	Yes	
Promote commercial cluster development that requires new buildings to be sited in-groups having varying setbacks and well landscaped areas between buildings. Clustering can occur on a large or small scale, i.e., shopping plazas and office parks versus mini-malls or professional complexes.								
Create zoning opportunities for rural residential and tourist related commercial uses in areas not heavily developed.								
Determine appropriate growth in the environs dependent on the carrying capacity of the land.								
AGRICULTURE (To be addressed in County's new Agricultural Preservation Plan)								
Identify appropriate locations for agriculture-related businesses and industry in low growth areas.								
Preserve prime agricultural lands consistent with the County's Agricultural Preservation Plan								
Promote agri-tourism as an overall planning process that is intended to promote sustainable economic growth and development within the County.								

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Identify areas for potential business and industrial incubators.								
Identify areas and establish development standards for agri-tourism and eco-tourism uses.								
Support information technology as a key component of the county's overall economic development plan.								
Preserve local airports as part of an overall economic development policy for the County.								
Identify locations for the establish policies that will accommodate "gateway centers" in the County that promote tourism opportunities.								
UTILITIES								
Direct infrastructure and utilities into areas identified for new growth and development.								
Protect and preserve the capacity and quality of the County's water supply.								
Support the development and location of information technology infrastructure.								

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PRESERVATION						No	Yes	Comments
Preserve examples of primary industries that have helped to make our country great and have specific significance to Sussex County.								
Identify historic districts and cultural resources.								
Create an economic revitalization strategy based on Sussex County's historic and cultural resources.								

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OPEN SPACE/RECREATION (To be addressed in County's new open space and recreational plan)								
Preserve critical properties and areas of open space and ensure that the character and quality of this open space is maintained and, where possible, enhanced.								
Protect the quality of the Sussex County's environment and natural resources.								
Conserve contiguous tracts of open space.								
Provide recreational opportunities.								
Promote the creation of a green belt around higher density development to clearly distinguish from surrounding lower density areas.								
Develop a maintenance plan for open space areas.								
ENVIRONMENTAL								
Promote ecologically sensitive development.								
Protect Sussex County's critical watersheds.								
Limit development on steep slopes.								
Maintain and protect critical habitat areas in the County.								
Restore, maintain and enhance water quality throughout the County.								

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RESIDENTIAL/AFFORDABLE HOUSING						No	Yes	Comments
Create opportunities for a broad range of housing types to provide for all age and income levels.								
Actively promote coordinate the use of intra-county regional contribution agreements (RCAs) as part of municipal affordable housing plans.								
Provide and coordinate financing programs for affordable housing.								
DESIGN AND AESTHETICS								
Establish design controls to integrate new development harmoniously into the landscape.								
Incorporate elements of the County's history into a design vocabulary for new development.								
Create design and performance standards to regulate design issues not regulated by zoning to preserve the traditional image of the County.								
The County has identified signage as one indicator of commercial health of business districts and an element that produces a lasting impression on visitors. The County is committed to providing model downtown and highway commercial sign regulations to municipalities, which can be tailored by individual municipalities.								

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