

Local governments may use additional tools to help guide and regulate their community's development patterns to be compatible with continued military operations. Use this guide to learn how different planning tools are linked to the following techniques that a community might consider to promote development that is compatible with a military installation.

Planning techniques to promote compatible development include:

Quantity of growth and development

A community may guide the quantity of growth and development directly adjacent to a military installation or range, and within the military operations footprint, by specifying permitted densities for residential and non-residential development. Allowed densities may specify the maximum number of residential dwellings and allowed square footage of non-residential development.

Type of growth

A community may guide the type of development directly adjacent to a military installation or range, or within a military operations footprint area, with tools that could include land use, zoning, and building code regulations; special incentives; tax abatements; and recruitment of targeted businesses and industries. The type of development may include single family and multi-family residential, retail, office, industrial, and recreational uses, and open space.

Location and direction of growth

Various factors can affect the location and direction of community growth and may help guide where community development is preferred near a military installation or range, or within a military operations footprint area. These factors may include preferred areas for infrastructure improvements, including roads, transit, water, and wastewater facilities; designated employment centers; conservation areas; agriculture preservation areas; and protected natural resource areas, including critical habitats, wetlands, streams, floodplains.

Timing of growth

The timing and phasing of growth through land use and zoning decisions and providing vital public infrastructure and services can help guide community development to preferred areas around a military installation or range, or within a military operations footprint area.

Design of development

Negotiations with developers and builders during the development review and approval process can help guide the location, type and design of development using flexible land use controls to support compatible community development adjacent to a military installation or range, or within a military operations footprint area.

	Planning Technique to Promote Compatible Development				
	Quantity of Growth	Type of Growth	Location and Direction of Growth	Timing of Growth	Design of Development
Tool					
Adequate Public Facilities Ordinance	•		•	•	
Agriculture Conservation Area		•	•		
Airport Zoning District	•	•	•		•
Alternative Energy Development Regulations	•	•	•		
Area Plan	•	•	•		•
Aviation Easement	•	•	•		•
Buffer Zone		•	•		
Building Code Regulations		•			•
Capital Improvement Budget & Program	•	•	•	•	
Carrying Capacity Analysis	•			•	
Certificate of Occupancy		•		•	
Clear Vision Area		•	•		
Clear Zone	•	•	•		
Cluster Development	•		•		
Comprehensive Plan	•	•	•	•	•
Concept Plan	•	•	•		•
Concurrency Review	•	•	•		
Congestion Management Plan	•	•	•	•	
Conservation Buffer		•	•		
Conservation Easement		•	•		
Dark Sky Lighting Ordinance		•	•		
Density Bonus	•	•	•		
Design Review	•	•	•		•
Design Standards	•	•	•		
Development Agreement	•	•	•	•	•
Development Feasibility Study	•	•			
Development Impact Fee	•	•	•		
Development Incentive	•	•	•		
Downzoning	•	•	•		
Economic Impact Analysis	•	•	•		

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Environmental Conservation Standards		•	•		
Environmental Impact Review	•	•	•	•	
Environmental Sensitive Area	•	•	•		
Floodplain Management			•		
Forest Delineation			•		
Form Based Zoning	•	•	•		
Geologic Review	•	•	•		
Glint and Glare Analysis		•	•		
Gross Floor Area	•	•	•		
Groundwater Recharge Area	•	•	•		
Habitat Protection Area	•	•	•		
Habitat Protection Easement	•	•	•		
Hazard Prone Area	•	•	•		
Height Limits	•	•	•		
Impact Fee			•	•	
Impervious Surface Coverage	•				
Incentive Zoning	•	•	•		
Infill Development	•	•	•		
Intensity of Use	•	•	•		
Interim Zoning	•	•	•	•	
Interjurisdictional Agreement	•	•	•		
Joint Powers Authority	•	•	•	•	
Land Banking	•	•	•	•	
Land Development Regulations	•	•	•	•	•
Land Trust		•	•		
Land Use Intensity System	•	•	•		
Land Use Plan	•	•	•		
Land Use Projections	•	•	•	•	
Large Lot Zoning	•	•	•		
Line of Sight			•		

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Tool					
Lot Cluster	•	•	•		
Lot Coverage Ratio	•	•	•		
Memorandum of Understanding	•	•	•	•	•
Metropolitan Planning Organization	•	•	•	•	
Military Compatibility Areas	•	•	•		
Military Influence Areas	•	•	•		
Military Influence Overlay District	•	•	•		
Moratorium				•	
Natural Hazard Area	•	•	•		
Nature Preserve	•	•	•		
No-Build Zone			•		
No-Disturb Zone			•		
Noise Contour Zone	•	•	•		
Nonconforming Prohibited Use		•	•		
Nonconforming Structure	•	•	•		
Open Space District		•	•		
Open Space Ordinance		•	•		
Open Space Ratio	•	•	•		
Overlay Zoning District	•	•	•		
Parcel Map		•	•		
Performance Standard	•	•	•	•	
Performance Zoning	•	•	•	•	
Perimeter Survey		•	•		
Planned Unit Development	•	•	•	•	
Planning Goal/Guideline/Objective/Policy	•	•	•	•	•
Purchase of Development Rights			•		
Real Estate Disclosure		•	•		

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Regional Planning Agency	•	•	•	•	
Restrictive Covenants	•	•	•		
Re-subdivision	•	•	•		
Riparian Buffer	•	•	•		
Roadway Design Standards	•	•	•		
Scenic View Protection Easement	•	•	•		
Site Coverage	•	•	•		
Site Development Plan	•	•	•		
Sliding-Scale Zoning	•	•	•		
Sound Attenuation and Noise Reduction Measures		•	•		•
Special Use Permit	•	•	•		
Street Capacity	•	•	•		
Subdivision Improvement District			•	•	
Subdivision Regulations		•	•		
Tax Credit		•	•		
Tax Increment Financing		•	•		
Transfer of Development Rights	•	•	•		
Transitional Use Zone	•	•	•		
Transportation Corridor Plan	•	•	•		
Transportation Demand Management Plan	•	•	•		
Transportation Element	•	•	•	•	
Transportation Plan	•	•	•	•	
Tree Ordinance	•	•	•		
Unified Development Code	•	•	•	•	•
Urban Growth Area			•	•	
Urban Service Area	•	•	•		
View Corridor		•	•		
View Protection Regulation		•	•		

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	Quantity of Growth	Type of Growth	Location and Direction of Growth	Timing of Growth	Design of Development
Tool					
Watershed-Based Zoning	●	●	●		
Wellfield Recharge Area	●	●	●		
Wetland Mitigation	●	●	●		
Wetland Protection	●	●	●		
Wildlife Aircraft Strike Hazard Areas		●	●		
Zero Lot Line Development	●	●	●		
Zoning Map	●	●	●		
Zoning Ordinance	●	●	●		