Topic Area	Tool	Description	Comments	Implementation Responsibility	Implementation Process
	Revise Future Land Use Plan	Incorporate appropriate planning concepts to minimize land use conflicts affecting the continuing mission of NAS/JRB	Generally advisory in nature, though some communities adopt consistency requirements so that zoning is consistent with future land use maps and plan policies	Local Governments	
	Adopt Military Influence Planning District (MIPD) as Overlay Zone	Creates one or more overlay districts, within which land use, residential density, employment density and structures are compatible with noise contours, accident protection zone (APZ) risks and flight paths	District(s) may include any or all of the regulatory tools described below. The MIPD may be divided into sub-districts based on impacts or retained as a single district in which site-specific analysis of impacts is determined as development occurs.	Local Governments	
Planning and Zoning	Authorized Land Uses	Establishes uses that are allowed by right, subject to special conditions, by conditional use permit or prohibited based on compatibility with NAS/JRB operations	Authorized uses should reflect underlying zoning district standards unless there is a direct conflict due to noise, accident potential or flight paths. To the greatest extent feasible, authorized uses should be allowed by right or subject to minimal conditions to ensure compatibility.	Local Governments	
Land Use Plann	Residential Density	Establishes the number of residential dwelling units per acre that are appropriate in each impact area.	Residential densities are generally kept to a minimum within accident potential zones and high noise zones	Local Governments	
	Employment Density	Establishes the number of employees per acre that are appropriate in each impact area	Employment densities are generally kept to a minimum within accident potential zones and high noise zones	Local Governments	
	Density Transfers	Allows for residential or employment density to be shifted from high impact locations to low impact locations on the same property (clustering) or between properties (transfers of development rights)	This tool may include density and/or other incentives to encourage transfers from high impact to low impact areas. Given ownership patterns and existing zoning, the greatest potential appears to be for clustering and transfers between properties that are contiguous or under common ownership	Local Governments	



Topic Area	Tool	Description	Comments	Implementation Responsibility	Implementation Process
	Height Limitations	Establishes maximum structure heights to minimize conflicts between flight paths and structures	This tool may or may not involve the creation of avigation easements	Local Governments	
Development Regulation	Light and Glare Limitations	Establish standards for lighting and building materials to minimize glare that would interfere with flight operations	Limitations may address the brightness of lighting, angles of lighting, light shielding, building materials, building orientation, sign illumination. May be applied to existing and new development	Local Governments	
	Noise Mitigation	Involves building design and materials standards to minimize noise impacts	Strategies may involve modifications to improve the sound dampening effects of windows, doors, attics, walls, flooring and circulation systems. May be applied to existing and new development. Existing structure mitigation may be voluntary or incentive based	Local Governments	
	Development Review Procedures	Provide the opportunity for joint review of selected projects that may have an impact on NAS/JRB operations	While typically advisory, these reviews provide the opportunity for ongoing coordination that can help refine existing regulations and facilitate coordination between NAS/JRB and property owners	Local Governments	
	Easements and Restrictions	Privately established limitations on the use of property to minimize accident potential and noise impacts	For example, an avigation easement could establish guidance for operations that may attract wildlife or create other conflicts with ongoing NAS/JRB operations		
	Pursue purchase of impacted properties in the CZ, APZ I, and APZ II	Reduction of inappropriate land uses through voluntary acquisition of properties, funded by the state or federal government	Protects the health, safety, welfare of community and its future residents Funding sources not readily apparent for implementation	Local Governments, FAA, DoD and other funding sources	

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Topic Area	Tool	Description	Comments		Implementation Responsibility	Implementation Process
Acquisition	Land Banking	A system in which an entity, such as the local governing body, acquires a substantial amount of land available for future development. Land banking differs from permanent acquisition in that it places the land in a temporary holding status to be turned over for development at a future date.	Allows for more control of future development, reducing incompatibility	May remove some desirable areas from immediate development	Local Governments (with assistance from Navy and DoD)	
	Pursue funding for DOD Conservation Land Purchase	Partnerships with local, state, and non-profit conservation entities to acquire land around military installations to prevent further encroachment and preserve open space	Eliminates incompatible land uses	Establishes need for long-term maintenance of open spaces	Navy, DoD, Local Governments, partners and/or entities	
	Create a Conservation Easement Program (Transfer of Development Rights)	Purchase right to maintain areas which are natural, open space or available for agricultural in their current state - owner retains to property and right to use property in accordance with the easement.	Eliminates incompatible land uses; donation of easement might be tax deductable	Funding sources for purchase of easement required	Navy, DoD, Local Governments, partners and/or entities	
	Source of Implementation Funds	Identify a funding source to finance acquisition of property or easements (General fund, grants, Special Use tax, TIF District, other, etc.)	Utilizing a variety of funding sources helps minimize direct cost to local government	Some funding sources require approval of local voters/residents prior to use	Navy, DoD, Local Governments, RPC, partners and/or entities	
Infrastructure	Storm Water Drainage Assessment (Low Impact Development (LID) Strategy)	Reduce the volume of runoff to the base and decentralize flows	Allows base to maintain and manage their own stormwater needs within their campus	None apparent	Local Governments, developers and property owners	
MOU	Establish a mutually beneficial process(es) that will ensure timely and consistent communication	Maintain formal process for development and rezoning matters pending around NAS/JRB base	Allows base and community to continue working together to address mutual needs	None apparent	Local Governments and Navy	

