

AN ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT INITIATIVE

PREPARED BY THE DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL
AND ELEMENT DESIGN GROUP
FOR THE SUPER GREEN EXECUTIVE TEAM



What is Delaware “Super Green” Development?

The Delaware Environmentally Sustainable Development Initiative, known as “Super Green,” is a voluntary program for the property development community established at the request of DNREC Secretary John A. Hughes. Criteria have been established by state, local and national stakeholders to provide property owners, design engineers, and builders with a mechanism for recognition for building environmentally friendly and sustainable projects that go well above and beyond state and local regulatory requirements. Additional incentives may be available through the state and local governments in addition to a state recognition program for qualifying projects.

The program goals

The goal of the Super Green Development Program in Delaware is to encourage environmentally friendly and sustainable building and site design practices while achieving the mission of the Delaware Department of Natural Resources and Environmental Control and supporting economic development in our state. It is DNREC’s mission to protect and manage the state’s vital natural resources, protect public health and safety, provide quality outdoor recreation and to serve and educate the citizens of the First State about the wise use, conservation and enhancement of Delaware’s Environment.

Applicability

The Super Green Development Program is intended to be applicable to all sizes and types of development and uses. However it is expected that only the top five percent of development projects will be eligible for preliminary qualification as a Super Green Development.

The Delaware Super Green Development Program is coordinated with the Delaware Energy Plan, Pollution Control Strategies, TMDLs, Wildlife Management, Air Quality Management goals, Waste reduction goals, Recreational goals (SCORP), Wildlife management goals, and Liveable Delaware Strate



Landscaping and open space are important features of “Super Green.”

gies. It also supports national green building initiatives through the Green Building Council and the National Association of Homebuilders. The program also strives to coordinate and support county initiatives as well.

“Super Green” requirements

The requirements to achieve a Super Green Development designation are stringent. Projects must meet Super Green Development Criteria as established in this document, submit an application, and complete a certification process which includes a review of the project by an appointed review panel. The property owner/developer must also commit to ensuring the long term viability and legacy of Super Green.

The Criteria

Projects must achieve a minimum number of points in each of the following categories as well as meet all required criteria. An overall score must also be met. Designers can select from a menu of options to achieve the necessary points in each category.

The Super Green Development categories are as follows:

- ✦ Site Location
- ✦ Site Conservation
- ✦ Site Design
- ✦ Streets and Parking
- ✦ Stormwater Management
- ✦ Site Construction
- ✦ Landscaping
- ✦ Buildings and Energy

Site location is the actual, physical location of the project. A preferred Super Green site will likely be an infill site or redevelopment site located in a Strategies for State Spending Investment Level 1 and/or 2, an urbanized area, or a designated growth area that has zero to minimal impact on natural resources or rural lands. State Strategies Investment Level 3 and subregional planning area are also targeted location for growth. State Strategies Investment Level 4 or rural areas will not be accepted as Super Green communities.

The **site conservation** section addresses impacts to critical natural resources including wetlands, floodplains, wildlife, recreation, water bodies, habitat and forests. It provides opportunities for protecting and enhancing existing resources and recreational opportunities.

Site design focuses on design elements such as site layout, transportation, amenities and facilities, recreation and utilities. The section provides many options for designers to create low impact, urban friendly designs.

The **streets and parking** section discusses potential parking alternatives, reduced street widths, sidewalks, and parking and sidewalk materials. The main goal for this section is to reduce the amount of impervious areas while not negatively impacting traffic flow or parking. This section in particular calls for innovation from site designers.

The **stormwater management** section focuses on runoff reduction strategies, managing discharges, innovative and low impact management practices and maintenance concerns. Again, the goal of this section is to encourage innovative design and management of stormwater, moving away from the primary use of wet ponds and towards practices that may have reduced long term maintenance and improved benefits.

Site construction encourages a higher level of environmental controls during construction, use of local labor, addresses type of equipment and material used and addresses recycling of resources on site as much as possible. The goal here is to reduce the relatively short term negative impacts on the environ-

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ment during the construction of a new development.

The **landscaping** section addresses type of vegetation that should be used, resource conservation measures that may be implemented, long term management and maintenance of landscapes and use of community trees. The goal is to encourage low impact and low maintenance landscapes.

The final section focuses on **building and energy efficiency**. The section encourages

builders to build to national certification through the LEED system developed by the Green Building Council or the National Association of Homebuilders green building standards.

Each section described above also includes the opportunity for innovation. Innovative practices and the points will be reviewed and approved during the certification process.

Scoring

Super Green Development projects must meet minimum scores in each category described above to apply for preliminary Super Green designation. In addition all required items in each category must be obtained. To become a certified Super Green Development in Delaware, projects must achieve at least 138 points. Additional points above the minimums are needed to achieve Super Green status, however the additional points can be achieved in any category.

“Super Green” Criteria and Points Thresholds

Category	Maximum Points Available	Minimum Points Required
A. Site Location	37	18
B. Site Conservation	69	34
C. Site Design	43	- 21 in residential/mixed use developments; - 10 in commercial-only projects
D. Streets and Parking	40	20
E. Stormwater Management	36	18
F. Site Construction	20	10
G. Landscaping	21	10
H. Buildings and Energy Efficiency	42	7
Category Totals	308	[138] - Residential and mixed uses [127] - Commercial uses
Points Needed for Super Green	154 Points (50% of Maximum Available Points)	

Incentives

A suite of incentives may be available for developers who wish to obtain a Super Green designation. Super Green projects will be recognized by DNREC and the Governor. Super Green projects will have the opportunity to use the Super Green logo on signage and in marketing their projects as well.

In addition to recognition and awards, expedited permitting and approvals may be possible by DNREC, DelDOT, and through Sussex County. The goal is to offer 90-day permitting for projects obtaining preliminary qualification as a Super Green project. A feasibility study is currently underway to de-

termine how that could be implemented.

There are exceptions regarding any expedited permitting incentives that may be put in place. Those exceptions include:

- Any permits needed to construct new or expanded infrastructure systems are not included in any Delaware Super Green incentive programs.
- Permits required by the federal government cannot be expedited through the Delaware Super Green Development incentive programs.
- Any waivers or variances required for the design of a project are not included in the Delaware Super Green Development

incentive program.

- In addition, participation in Delaware Super Green does not imply or guarantee the unconditional issuance of permits.

The Pilot Project

In the fall of 2008, the Super Green Executive Team will be seeking a pilot project in Sussex County to test the criteria, scoring and the feasibility of expedited permitting. The Executive Team includes representatives from DNREC, DelDOT, Sussex County, the Center for the Inland Bays, The Home Builders Association of Delaware, and individual developers and design

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and the feasibility of expedited permitting. The Executive Team includes representatives from DNREC, DelDOT, Sussex County, the Center for the Inland Bays, The Home Builders Association of Delaware, and individual developers and design firms. This team drove the philosophy of the Super Green initiative and provided input into the criteria.

The pilot project will determine the achievability of Super Green's high standards for environmentally sustainable development, where glitches exist in terms of

expedited approvals and permitting, whether there is widespread interest in the development community for this concept and its incentives, and whether there is public and political support for this concept. There will be no circumvention of public participation in projects that seek Super Green status and expedited approvals.

For More Information

This effort is supported by the Office of the Secretary, Department of Natural Resources and Environmental Control. For more information, contact Lee Ann Wall-

ing, Chief of Planning, at 302-739-9006 or LeeAnn.Walling@state.de.us.

Special Thanks

The overwhelming majority of the time and work on the criteria was done by Jennifer Campagnini, a planner and scientist with DNREC's Stormwater Management Program; and Sara Holland, a LEED-certified environmental engineer with Element Design Group. We thank Element for their generous support of this project through the donation of Sara's considerable time spent on the project.

The criteria:

A. Site Location

A site's location, though unchangeable, is an important criterion. A proper location allows for interconnection between other communities, town centers and trail systems, and places development within growth zones instead of destroying prime agricultural and forested lands.

ID	Strategy	Points
A.1	STATE INVESTMENT LEVELS	
A.1.a	Located within State Strategies Investment Level 3, a designated growth annexation zone, OR a Sub-regional planning area as identified in a certified comprehensive plan.	REQUIRED
A.1.b	Located within a State Strategies Investment Level 1 or 2 as identified in the latest "Strategies for State Policies and Spending".	5
A.2	EXISTING OR PREVIOUS USES	
A.2.a	Located on a previously developed tract of land.	
A.2.a.1	50% of site is previously developed	1
A.2.a.2	75% of site is previously developed	2
A.2.a.3	100% of site is previously developed	4
A.2.b	75% of the parcel is directly adjacent to or directly across from an existing right of way related to previously developed lands.	2
A.2.c	Site is designated as a Brownfield.	5
A.3	LOCATION NEAR CRITICAL RESOURCES	
A.3.a	Location in/near forests and natural areas	
A.3.a.1	The developed portion of the site is in a State Strategies Level 3 area and is not currently actively farmed or having Class I soils .	1
A.3.a.2	The developed portion of site is not adjacent to any wetlands or water bodies	2
A.3.a.3	Developed portion of the site is not directly adjacent to or across a right of way from a state, federal or privately protected or conserved lands (wildlife areas, state parks, state forests, forests, nature preserves, permanently preserved agriculture or forest land, or wildlife refuges).	2
A.3.a.4	Developed portion of the site is not within ¼ mile from state, federal, or privately protected or conserved lands (wildlife areas, state parks, state forests, forests, nature preserves, permanently preserved agriculture or forest land, or wildlife refuges).	1
A.3.a.5	The developed portion of the site was not previously a mature, natural forest within the past 10 years.	2

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Site location (continued)

A.3.b	Location within a TDR receiving area which results in land preservation in a State Strategies Investment Level 4 area.	
A.3.b.1	Acresage equivalent to 200% of the project site is preserved.	5
A.3.b.2	Acresage equivalent to 100-200% of the project site is preserved.	4
A.3.b.3	Acresage equivalent to 75% - 100% of the project site is preserved.	3
A.3.c	Location in a floodplain.	
A.3.c.1	No building structures shall be built in the 100 year floodplain. This includes roadways crossing the floodplain and isolating areas of the site.	REQUIRED
A.3.c.2	100% of the developed portion of the site is not located within a 100 year floodplain. This includes roadways crossing the floodplain and isolated areas of the site.	3
A.4	BASIC SERVICES AND INFRASTRUCTURE	
A.4a	The developed portion of the site and/or the site entrance is located along a walkable route within 1/2 mile or less of an existing town center or shopping/commercial area that provides basic services.	
A.4.a.1	Developed portion of the site located near areas with at least 5 basic services.	1
A.4.a.2	Developed portion of the site located near areas with at least 8 basic services.	2
A.4.a.3	Developed portion of the site located near areas with at least 12 basic services.	3
A.4.b	Developed portion of the site or site entrance is located within 1/4 mile or less of a DART or other transit route.	1
A.4.c	Location in or near existing water supplies	
A.4.c.1	The proposed project does not require increased use of water from surface water bodies or wells where salt water intrusion is a current concern or has been detected in the past. -AND- The developed portion of the site is located within an existing CPCN for water service. The current allocation must be adequate to handle the proposed increase in water demand without importing water from another state, and the allocated water utility must incorporate accepted water conservation measures.	REQUIRED
A.4.d	Location in or near Wastewater Infrastructure	
A.4.d.1	Site will be served by a municipal or private wastewater utility.	REQUIRED
A.4.d.2	Site is served by an existing municipal or private utility wastewater service area and the current allocation is adequate to handle the proposed development.	3
A.4.d.3	Site is served by existing wastewater infrastructure, but allocation is not adequate and system upgrades need to occur.	2
A.4.d.4	Site will be served by an expansion of a municipal or private utility wastewater service area.	1
	MAXIMUM AVAILABLE POINTS	37
	MINIMUM POINTS REQUIRED	18



The Site Location criteria discourage location outside designated growth areas and encourage development near existing infrastructure and services.

The criteria:

B. Site Conservation

Site conservation is essential to green development by preserving vital natural resources. Proper design and conservation measures can protect habitat, wetlands and water bodies while promoting groundwater recharge, native vegetation and water quality.

ID	Strategy	Points
B.1	Natural resources management planning and assessment (max pts = 8)	
B.1.a	A permanent management plan is created by a certified natural resource consulting firm for all conserved areas (including, but not limited to: wetlands and water bodies, forested areas, undisturbed open space, habitat conservation areas, and associated buffers	5
B.1.b	An assessment and inventory is conducted by a certified natural resource consulting firm that shows that the water quality, wildlife habitat and hydrologic function of all wetlands and water bodies are not worsened by the development, and if so corrective measures are taken to restore proper balances.	3
B.2	Buffers (max pts = 12)	
B.2.a	A minimum 50 foot wide buffer or the local jurisdiction's mandated watershed based buffer or setback requirement is followed, whichever is greater.	REQUIRED
B.2.b	Minimum required Buffer is exceeded by 50%	2
B.2.c	Minimum required Buffer is exceeded by 100%	3
B.2.d	Implement buffer recommendations provided by the Center for Inland Bays	5
B.2.e	Site preserves all wetlands and water bodies and their associated buffers in a permanent easement;	2
B.2.f	Off-site conservation easements for existing wetlands and water bodies can be purchased for non-applicable sites or in addition to easements on the project site using the following scale.	
B.2.f.1	A permanent conservation easement for acreage equivalent to 20% of the project site.	1
B.2.f.2	A permanent conservation easement for acreage equivalent to 40% of the project site.	2
B.2.f.3	A permanent conservation easement for acreage equivalent to 60% of the project site.	3
B.2.f.4	A permanent conservation easement for acreage equivalent to 80% of the project site.	4
B.2.f.5	A permanent conservation easement for acreage equivalent to 100% of the project site.	5
B.3	State and/or Federal endangered species protections (max pts = 1)	
B.3.a	The site is identified and documented to contain State and/or Federally endangered species. An approved Federal Habitat Conservation Plan is followed.	REQUIRED
B.3.b	If State Rare and Endangered Species are identified, work with DNREC Natural Heritage Program and implement their recommendations.	REQUIRED
B.3.c	Required buffer for endangered species is increased by 50%	1
B.4	Restoration and enhancement of Streams, Wetlands and Habitat (max pts = 19)	
B.4.a	Wetland Restoration	
B.4.a.1	Complete restoration of up to 50% of the area of existing wetlands on site.	3
B.4.a.2	Complete restoration of more than 50% of the existing acreage of wetlands onsite.	4
B.4.b	Wetland Enhancement	
B.4.b.1	Wetlands enhancements to existing wetlands onsite to improve hydrology, provide invasives control, and/or refurbish with native vegetation.	2
B.4.b.2	Wetlands enhancements to existing wetlands onsite to provide habitat (i.e. bird boxes, separation fencing, etc)	1
B.4.c	Stream Restoration and enhancement	
B.4.c.1	Consult with a qualified stream restoration specialist (state personnel or private) to determine the condition of existing streams onsite and develop recommendations for restoration and/or enhancement.	1
B.4.c.2	Implement the recommendations for stream restoration onsite.	3
B.4.d	Habitat restoration and/or enhancement opportunities.	
B.4.d.1	Restoration and/or enhancement of upland early successional habitat for an area equal to 5% of the developed portion of the site.	1

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Site Conservation (continued)

B.4.e	Off site Options	
B.4.e.1	Wetland Restoration of an area equivalent to 2.5% of the total developed portion of the site.	2
B.4.e.2	Wetland Restoration of an area equivalent to 5% of the total developed portion of the site.	3
B.4.e.3	Wetland Restoration of an area equivalent to 10% of the total developed portion of the site.	4
B.4.e.4	Stream Restoration and/or stabilization - up to 50 linear feet	1
B.4.e.5	Stream Restoration and/or stabilization - 50 to 100 linear feet	2
B.4.e.6	Stream Restoration and/or stabilization - more than 100 linear feet	3
B.4.e.7	Habitat Restoration or enhancement may be provided off site for 5% of the total disturbed project area in State Investment Level 1 or 2, or 10% in State Investment Level 3 or sub-regional planning areas.	1
B.5	Forestry (max pts = 14)	
B.5.a	New Forests - Afforestation	
B.5.a.1	Planting trees to create new forest on an area equal to 5% of the site.	1
B.5.a.2	Planting trees to create new forest on an area equal to 10% of the site.	2
B.5.a.3	Planting trees to create new forest on an area equal to 20% of the site.	3
B.5.a.4	Planting trees to create new forest on an area equal to 30% of the site.	4
B.5.b	Tree and Forest Preservation	
B.5.b.1	Protection of existing trees within community space.	
B.5.b.2	50% of existing trees within the community are preserved.	1
B.5.b.3	75% of existing trees in the community are preserved.	2
B.5.c	Trees located on individual lots are preserved in accordance with Delaware Forest Service standard operating procedures.	1
B.5.d	Site preserves all forested areas in a permanent conservation easement.	2
B.5.e	Off-site conservation easements for existing forested areas can be purchased for non-applicable sites or in addition to easements on the project site using the following scale.	
B.5.e.1	A permanent conservation easement for acreage equivalent to 20% of the project site.	1
B.5.e.2	A permanent conservation easement for acreage equivalent to 40% of the project site.	2
B.5.e.3	A permanent conservation easement for acreage equivalent to 60% of the project site.	3
B.5.e.4	A permanent conservation easement for acreage equivalent to 80% of the project site.	4
B.5.e.5	A permanent conservation easement for acreage equivalent to 100% of the project site.	5
B.6	Hunting Area Protection (max pts = 3)	
B.6.a	Sites adjacent to existing state and federal public and/or private hunting areas must include within the deed restrictions of the lots that they are adjacent to lands that may be hunted.	REQUIRED
B.6.b	In addition to deed restrictions, establish a 150 foot <i>safety zone</i> from the property boundary to any buildings	2
B.6.c	In addition to deed restrictions, establish a 300 foot safety zone from the property boundary to any buildings	3
B.7	Excellent Recharge Areas (max pts = 4)	
B.7.a	Jurisdictional requirements for excellent recharge areas are followed.	REQUIRED
B.7.b	<i>Impervious cover</i> thresholds are decreased by 10% from existing requirement.	1
B.7.c	<i>Impervious cover</i> thresholds are decreased by 20% from requirement.	2
B.7.d	Site is designed so there is NO <i>impervious cover</i> areas located in excellent recharge areas.	4

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Site Conservation (continued)

B.8	Environmental Remediation (max pts =0)	
B.8.a	Sites located on a Brownfield or contaminated site as defined by a <i>Phase II Environmental Site Assessment</i> are remediated to state and/or federal standards	REQUIRED
B.9	Carbon offsets (max pts = 3)	
B.9.a	Purchase carbon offsets for 25% of total carbon emissions based on the development's <i>carbon footprint</i> :	1
B.9.b	Purchase carbon offsets for 25% - 50% of total carbon emissions based on the development's <i>carbon footprint</i> :	2
B.9.c	Purchase carbon offsets for 50% or more of the total carbon emissions based on the development's <i>carbon footprint</i> :	3
B.10	Innovation	1-5
MAXIMUM POINTS AVAILABLE		69
MINIMUM POINTS REQUIRED IN THIS CATEGORY		34



Avoiding natural resources such as wetlands, forests, streams, excellent recharge areas and habitat is at the core of Super Green,

The criteria: C. Site Design

A compact site design that allows for a variety of uses decreases sprawl and maximizes efficiency in the site usage is essential to planning a green development.

ID	Strategy	Points
C.1	Open Space	
C.1.a	In State Strategies Investment Level 1 and 2, a minimum of 10% of the total area is designated and preserved as active or passive open space.	REQUIRED
C.1.b	In Investment Level 3 and/or sub-regional planning areas 30% of total area is preserved as passive open space.	REQUIRED
C.1.c	In Investment Level 3 and/or sub-regional planning areas 50% or more of total area is preserved as passive open space.	2
C.1.d	For all areas - Active open space (i.e parks, or ball fields) provided for all residents within ¼ mile walking distance, minimum ½ acre in size or greater.	2
C.2	Mixed Use development	
C.2.a	Residential sites are planned with at least 2 commercial services.	2
C.2.b	Residential sites are planned with 3-5 commercial uses.	3
C.2.c	Residential sites are planned with 6 or more commercial uses.	4
C.3	Variety of housing types	
C.3.a	Housing <i>Diversity Index</i> ≥ 0.4	1
C.3.b	Housing Diversity Index ≥ 0.6	2
C.4	Community and Recreational facilities	
C.4.a	Residential development provides minimum of 2 community or recreational facilities.	REQUIRED
C.4.b	Residential development provides 3-5 community or recreational facilities.	1
C.4.c	Residential development provides more than 5 community or recreational facilities.	2
C.4.d	Development dedicates useable land or space to a civic use. Points provided as follows:	
C.4.d.1	Community Center	1
C.4.d.2	Fire Department, library, post office, museum, etc.	2
C.4.d.3	School	3
C.4.e	Development provides bag and trash receptacles throughout development for pet waste.	REQUIRED
C.4.f	Residential Development provides a community gardening and/or greenhouse area	1
C.4.g	Bicycle racks are provided at all multi-family, community, and commercial buildings.	REQUIRED
C.4.h	Walking paths are provided to connect the open space, community areas and other adjacent developments and local features.	REQUIRED
C.4.i	Provide community pier for waterside communities' not individual piers at each residence if applicable.	1
C.4.j	Development provides curb-side recycling and/or a community recycling area	1
C.5	Natural, Historical and Recreational Features	
C.5.a	Reuse any historic buildings onsite, or relocate them offsite.	1
C.5.b	Unique, natural features such as isolated tree stands, historic features, etc are incorporated into the site design.	REQUIRED
C.5.c	Provide access to adjacent fishing and hunting areas within the neighborhood/development if applicable.	1
C.5.d	In communities with wetlands, avoid any wetland and stream crossings.	2
C.5.e	Site is designed and constructed in such a way to provide <i>no adverse impact</i> .	REQUIRED
C.5.f	In waterfront areas, provide <i>shoreline stabilization</i> as necessary per DNREC.	REQUIRED
C.5.g	Lot lines and structures are not permitted within <i>tax ditch right-of-ways</i> or conserved buffers.	REQUIRED
C.5.h	Site is not located in an area with an <i>existing drainage concern</i> as per the DNREC Drainage Program or a local Conservation district	1

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Site Design (continued)

C.6	Utilities	
C.6.a	For applicable projects not within an existing or planned expansion water and wastewater network, community water and wastewater services must be provided by a private utility.	REQUIRED
C.6.b	Community systems designed and placed in appropriate areas to avoid impacts to resources and to allow for additional capacity for connection of adjacent already improved properties	1
C.6.c	Treated wastewater effluent is discharged through spray irrigation or other on-site uses with the exception of rapid infiltration systems.	2
C.6.d	Development is designed to use a regional heating and/or cooling system.	2
C.6.e	Street lights, traffic lights, and other site features are designed to use renewable energy sources, such as solar.	1
C.7	Site Layout	
C.7.a	Site Orientation	
<i>C.7.a.1</i>	At least 60% of total length of streets in the development is oriented to provide maximum efficiencies.	1
<i>C.7.a.2</i>	At least 80% of total length of streets in the development is oriented to provide maximum efficiencies.	2
<i>C.7.a.3</i>	At least 80 % of all buildings within the development front a street or public open space, not parking.	1
<i>C.7.a.4</i>	At least 95 % of all buildings within the development front a street or public open space, not parking.	2
C.7.b	Block lengths are limited to 500 feet.	1
C.7.c	Street network in State Strategies Investment Level 1 and 2 mimics existing town network or in State Strategies Investment Level 3 or sub-regional planning areas interconnects to other developments and minimizes cul-de-sacs.	2
C.8	Innovation	1-5
	MAXIMUM NUMBER OF POINTS AVAILABLE	43
	MINIMUM POINTS REQUIRED FOR RESIDENTIAL/MIXED USES	21
	MINIMUM POINTS REQUIRED FOR COMMERCIAL ONLY USES	10



Compact developments of homes of less than 1,000 square feet are very popular in the Northwest. They would be ideal for Sussex County's retired population and couples with no children, and consume much less land, resources and impervious cover.

The criteria: D. Streets and Parking

The addition of streets and parking to any development drastically impacts the earth by adding impervious material, which prevents runoff from infiltrating into the ground as it might have previously done, and instead gets collected into a stormwater management system. By reducing the amount of asphalt or changing the material type, the development can take steps to impact the environment less. Despite the imperviousness that roadways create, a well designed street network and associated sidewalks and parking are vital to the development's functionality and safety.

ID	STRATEGY	Points
D.1	Parking	
D.1.a	Number of impervious parking spaces does not exceed jurisdictional parking requirements.	REQUIRED
D.1.b	Minimum allowable width is used for parking spaces or obtain an approved variance or waiver to reduce parking space width to (8' x 22' for parallel/10'x 20' perpendicular),	2
D.1.c.1	Designate at least 10% of parking spaces for compact vehicles and motorcycles and size parking spaces accordingly.	1
D.1.c.2	Designate at least 20% of parking spaces for compact vehicles and motorcycles and size parking spaces accordingly.	2
D.1.d	The minimum requirement for number of spaces is decreased by 10% with an approved variance or waiver.	2
D.1.e	Shared parking and/or mixed use parking reductions are used to create a 5% reduction in spaces.	1
D.1.f	Shared parking among mixed uses is used to reduce parking spaces by 10%.	2
D.1.g	Shared parking among mixed uses is used to reduce parking spaces by 15%.	3
D.2	Sidewalks	
D.2.a	Sidewalks are provided on at least one side of all non-State maintained streets and should provide connections to adjacent properties, community areas, and nearby commercial areas. Walking trails may be used in lieu of sidewalks.	REQUIRED
D.2.b	Provide a shared use path which extends beyond DelDOT requirements to connect other developments and/or extends around property frontage boundaries.	2
D.3	Materials	
D.3.a.	Pervious Materials	
D.3.a.1	At least 50% of total secondary drive aisles and/or driveways are made from approved pervious materials.	1
D.3.a.2	At least 80% of total secondary drive aisles and/or driveways are made from approved pervious materials.	2
D.3.a.3	At least 15% of parking spaces are made from approved pervious materials.	1
D.3.a.4	At least 25% of parking spaces are made from approved pervious materials.	2
D.3.a.5	At least 40% of parking spaces are made from approved pervious materials.	3
D.3.b	Recycled Materials	
D.3.b.1	Parking and streets made from recycled materials.	2
D.3.b.2	Sidewalks are made from approved recycled or pervious materials that meet ADA requirements.	1
D.3.b.3	Walking Trails are made from approved recycled or pervious materials.	1
D.3.c	Materials with a Solar Reflective Index ≥ 29 are used for all paved areas.	2
D.3.d	Streets and parking are provided with shade from trees within 5 years of build-out.	2
D.4	Streets	
D.4.a	Streets are designed to follow existing grade on sites with varied topography.	REQUIRED
D.4.b	Street widths are reduced to the minimum jurisdictional requirement.	REQUIRED
D.4.c	If the local street width requirements exceed 22 feet, then obtain an approved waiver or variance to reduce width to 22 feet.	2
D.4.d	Provide a bike lane on collector streets and/or high traffic areas	2

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Streets and Parking (continued)

D.5	Swales	
D.5.a	Swales are used instead of curb and gutter	2
D.5.b	If curb and gutter is required by local jurisdiction, then curb breaks are used to allow the runoff to travel through vegetation prior to entering a storm drain collection system.	1
D.5.c	Provide bridges or cross over points at fire hydrants	REQUIRED
D.6	Structured Parking	
D.6.a	Structured parking provided for up to 50% of total parking required.	3
D.6.b	Structured parking provided for more than 50% of total parking required.	5
D.7	Innovation	1-5
	MAXIMUM NUMBER OF POINTS AVAILABLE	40
	MINIMUM NUMBER OF POINTS REQUIRED IN THIS CATEGORY	20



Carefully designed streets and walkways promote safety, convenience and a sense of community for motorists, bicyclists and pedestrians.

The criteria: E. Stormwater Management

Stormwater management guidelines have been around for years requiring that measures be taken to treat and contain the additional runoff created by a development. However, additional measures can be taken that replace the former pipe to stormwater basin approach to best management practices that more closely resemble natural hydrology. These practices move away from traditional pipe discharge that can lead to downstream erosion, higher pollutant concentrations and higher water temperatures, to methods that uses vegetation to filter pollutants and infiltration to recharge the runoff back into the ground.

ID	Strategy	Points
E.1	Runoff Reduction Practices	
E.1.a	Achieve a minimum 75% volume reduction from pre-development conditions of runoff going to a stormwater managements system for a 1 year storm event.	REQUIRED
E.1.b	Achieve a minimum 50% volume reduction from pre-development conditions of runoff going to a stormwater managements system for a 2 year storm event.	2
E.1.c	Achieve a minimum 50% volume reduction from pre-development conditions of runoff going to a stormwater managements system for a 10 year storm event.	3
E.1.d	Practices that allow for achievement of 100% infiltration are used to treat the stormwater runoff for a 2 year storm event.	2
E.1.e	Practices that allow for achievement of 100% infiltration are used to treat the stormwater runoff for a 10 year storm event.	3
E.1.f	Practices that allow for achievement of 50% infiltration are used to treat the stormwater runoff for a 2 year storm event.	1
E.1.g	Practices that allow for achievement of 50% infiltration are used to treat the stormwater runoff for a 10 year storm event.	2
E.2	Discharges	
E.2.a	Standard end of pipe discharge is avoided by using level spreaders, filter strips and/or infiltration.	1
E.2.b	Constructed stormwater wetlands are used as filtration prior to discharge.	2
E.2.c	No direct discharge to streams or wetlands.	3
E.3	Stormwater Management Practices	
E.3.a	Standard pipe to stormwater pond collection systems are avoided by using disconnected green best management practices (bio-retention, bio-filtration, swales, infiltration basins and/or trenches, filter strips, etc).	REQUIRED
E.3.b	100 percent of residential rooftop runoff disconnected from storm drain system. Minimum of 75 percent of rooftop runoff from commercial or institutional should be disconnected from storm drain system.	REQUIRED
E.3.c	Site avoids use of wet ponds for management of stormwater.	3
E.3.d	Every lot is designed to use at least 1 of the following practices: <ul style="list-style-type: none"> o Rain barrels used for all individual home/building landscaping. o Drywells used for rooftop infiltration. o Rain gardens created to re-use runoff. 	2
E.3.e	Green roofs are installed on 30% of buildings, excluding single family residential.	5
E.3.f	Cisterns used to divert a minimum of 30% of stormwater runoff for site irrigation.	3
E.3.g	Exceed the site's TMDL requirement per the applicable Pollution Control Strategy regulation by minimum 10%.	1
E.4	Maintenance and Management	
E.4.a	All stormwater management systems are well vegetated and a maintenance program is established with a funding mechanism for future maintenance needs by the community using a natural resource consulting firm to ensure continued functionality and avoidance of mosquitoes and/or nuisance waterfowl.	REQUIRED
E.4.b	All stormwater management practices and inlets are labeled so that their function is known.	1
E.5	INNOVATION	1-5
	MAXIMUM NUMBER OF POINTS AVAILABLE	36
	MINIMUM NUMBER OF POINTS REQUIRED IN THIS CATEGORY	18

The criteria: F. Site Construction

The physical construction of a development can have the most impact on the environment and there are numerous preventive measures that can take place reduce the harm done.

ID	Strategy	Points
F.1	Construction Site Environmental Control	
F.1.a	Install and continually monitor all erosion and sediment control devices.	REQUIRED
F.1.b	Utilize at least two green, non-geosynthetic best management products (fiber rolls, compost berms, vegetated stabilization matting, etc).	1
F.1.c	Use orange safety fence to define limits of disturbance.	1
F.1.d	Limit site disturbance to just beyond building and/or grading extents.	2
F.1.e	Prior to permanent stabilization, test soil for proper pH and nutrient levels and amend soil in accordance with Erosion and Sediment Control Handbooks Specification 3.4.3.	REQUIRED
F.1.f	Protect preserved trees by fencing around drip line using orange safety fence prior to construction.	REQUIRED
F.2	Construction Materials and Recycling	
F.2.a	Stabilized <i>bio-solids</i> are used for construction materials.	1
F.2.b	Provide separated areas for <i>recyclable construction and/or demolition materials</i> for offsite recycling.	2
F.2.c	Re-use recyclable materials on-site AND provide for and practice off-site recycling.	3
F.2.d	Existing trees, shrubs, and/or turf are saved and reused on-site in accordance with DE Forest Service standard operating procedures and ANSI 300a.	1
F.2.e	At least 50% of total construction materials used in development purchased from local, small businesses.	1
F.3	Labor	
F.3.a	<i>Certified Construction Reviewer</i> from a third party source unrelated to contractor or developer.	REQUIRED
F.3.b	Local contractor companies and/or MBE/WBE/SBE used for 80% of labor requirements.	1
F.4	Construction Equipment	
F.4.a	Construction equipment used on-site utilizes technology to reduce emissions (retro-fitted diesel engines and low-sulfur fuel)	1
F.4.b	Construction equipment uses renewable fuel sources (bio-diesel).	1
F.5	Innovation	1-5
	MAXIMUM NUMBER OF POINTS AVAILABLE	20
	MINIMUM NUMBER OF POINTS REQUIRED IN THIS CATEGORY	10



Improved erosion control at construction sites protects water quality and prevents damage to property.

The criteria: G. Landscaping

Careful consideration to the landscaping aspects of a development can create an attractive setting that can help reduce the effects of the development on the environment.

ID	Strategy	Points
G.1	Vegetation	
G.1.a	Only native, non-invasive vegetation is planted throughout the development .	REQUIRED
G.2	Resource Conservation Measures	
G.2.a	Landscape design should incorporate water conservation measures including drought resistant plants, and minimize irrigation needs.	3
G.2.b	Where irrigation is needed, use a system that only uses non-potable water (captured runoff and/or treated wastewater).	1
G.2.c	Choose outdoor lighting fixtures that minimize light pollution and only provide enough lighting necessary for safety and desired ambiance, by not emitting light above 90 degrees.	1
G.2.d	Provide a yard waste recycling center/composter within common area of development for property owners to dispose of grass clippings, leaves, weeds, etc.	2
G.2.e	Provide/organize a lawnmower exchange program for residents and promote use of electric or push-mowers.	2
G.3	Managing and Maintaining landscapes	
G.3.a	Provide educational program for community residents to promote conservation based landscaping practices on individual lots.	REQUIRED
G.3.b	Incorporate education signage for buildings, habitats, stormwater management areas, community spaces, etc describing environmental benefits.	1
G.3.c	In Level 3, preserved passive open space areas are left non-mowed, but provide invasive species control.	1
G.3.d	Avoid excessively using fertilizers on community landscaping areas, but when required, use only organic fertilizers and apply only in the fall.	1
G.3.e	Reuses at least 50% of scrap materials (leaves, trees, drywall) for soil amendments.	1
G.4	Community Trees	
G.4.a	Community provides at least 1 tree per 2 EDUs (excluding street trees and buffer requirements) throughout the development.	1
G.4.b	Community provides at least 1 tree per 1 EDUs (excluding street trees and buffer requirements) throughout the development:	2
G.4.c	Community provides at least 2 trees per EDU (excluding street trees and buffer requirements) throughout the development:	3
G.5	Innovation	1-5
	MAXIMUM NUMBER OF POINTS AVAILABLE	20
	MINIMUM NUMBER OF POINTS REQUIRED IN THIS CATEGORY	10

The black gum is a native, non-invasive shade tree recommended as an alternative to the invasive Norway maple.



The criteria: H. Building Materials & Energy Efficiency

Requirements in this section are to utilize existing programs for building construction and energy efficiency standards. Certification is not required; buildings must be documented to meet the standards as established by the designated program.

ID	Strategy	Points
H.1	Certification	
H.1.a	At least 25% of buildings and homes meet or exceed LEED Homes or LEED New Construction certification requirements or National Association of Home Builders Green Building Bronze requirements.	REQUIRED
H.1.b	Up to 50% of buildings and homes meet or exceed LEED Homes or LEED New Construction certification requirements or National Association of Home Builders Green Building Bronze requirements.	3
H.1.c	50% to 75% of buildings and homes meet or exceed LEED Homes or LEED New Construction certification requirements or National Association of Home Builders Green Building Bronze requirements.	5
H.1.d	75% to 100% of buildings and homes meet or exceed LEED Homes or LEED New Construction certification requirements or National Association of Home Builders Green Building Bronze requirements.	7
H.2	Beyond Certification	
H.2.a	At least 25% of buildings and homes meet or exceed LEED Homes or New Construction certification requirements or National Association of Home Builders Green Building Silver requirements.	5
H.2.b	Up to 50% of buildings and homes meet or exceed LEED Homes or New Construction SILVER certification requirements or National Association of Home Builders Green Building Silver requirements.	7
H.2.c	50-75% of buildings and homes meet or exceed LEED Homes or New Construction certification SILVER requirements or National Association of Home Builders Green Building Silver requirements.	9
H.2.d	75-100% of buildings and homes meet or exceed LEED Homes or New Construction SILVER certification requirements or National Association of Home Builders Green Building Silver requirements.	11
H.2.e	At least 25% of buildings and homes meet or exceed LEED Homes or New Construction GOLD certification requirements or National Association of Home Builders Green Building GOLD requirements.	7
H.2.f	Up to 50% of buildings and homes meet or exceed LEED Homes or New Construction GOLD certification requirements or National Association of Home Builders Green Building GOLD requirements.	9
H.2.g	50-75% of buildings and homes meet or exceed LEED Homes or New Construction GOLD certification requirements or National Association of Home Builders Green Building GOLD requirements.	11
H.2.h	75-100% of buildings and homes meet or exceed LEED Homes or New Construction GOLD certification requirements or National Association of Home Builders Green Building GOLD requirements.	15
H.2.i	At least 25% of buildings and homes meet or exceed LEED Homes or New Construction PLATINUM certification requirements or exceed the National Association of Home Builders Green Building GOLD requirements.	10

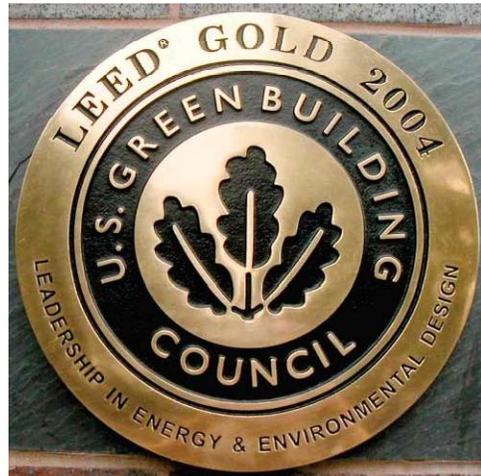
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Building Materials and Energy Efficiency (Continued)

H.2.j	Up to 50% of buildings and homes meet or exceed LEED Homes or New Construction PLATINUM certification requirements or exceed the National Association of Home Builders Green Building GOLD requirements.	15
H.2.k	50-75% of buildings and homes meet or exceed LEED Homes or New Construction PLATINUM certification requirements or exceed the National Association of Home Builders Green Building GOLD requirements.	20
H.2.l	100% of buildings and homes meet or exceed LEED Homes or New Construction PLATINUM certification requirements or exceed the National Association of Home Builders Green Building GOLD requirements.	25
H.3	Innovation	1-10
	MAXIMUM NUMBER OF POINTS AVAILABLE	42
	MINIMUM NUMBER OF POINTS REQUIRED IN THIS CATEGORY	7



This category follows the LEED Homes or National Association of Home Builders Green Construction criteria.



Definitions

This is a partial list of terms used within the criteria. More terms will be added

American Disabilities Act (ADA): Civil Rights Law of 1990 protecting Americans with disabilities from discrimination in employment, public services, and public accommodations and telecommunications.

Approved Variance: approved change by the governing jurisdiction, but should not be considered achievable for the purposes of SuperGreen threshold determinations and is not included in the expedited approval process.

Basic Services: Includes, but not limited to: pharmacy, convenient store, video store, restaurant, fitness center, school, grocery store, day spa, hardware store, retail, medical/emergency services, church, laundry, library, etc

Bio-filtration: Can include filter strips, swales – grass filters out pollutants. [SEE Green Technology: The Delaware Urban Runoff Management Approach – Jan 2004: Standards, Specs, and Details].

Bio-retention: requires special soil media to remove pollutants. [SEE Green Technology Standards, Specs, and Details].

Bio-solids: By-product of wastewater treatment plants that is further treated to reduce pathogens and pollutants. Depending on level of treatment, can be used for soil amendments and fertilizers.

Brownfields: Industrial or commercial properties that have been abandoned or under utilized as a result of hazardous substance contamination. While these properties have an enormous potential for economic development, they have failed to attract the private market because of the liability associated with the brownfields and the potential costs involved with their cleanup. Site must be certified as a brownfield by DNREC.

Carbon footprint: carbon emissions from



A cistern, placed below ground

energy-using activities

Cistern: Rainwater runoff collection tank, ranging in size from 500-60,000 gallons. Can be placed above or below ground and connected to irrigation system.

Coastal Floodplain: An area that would be inundated by tidal / storm surge flooding during a 1% annual chance flood event. (These areas are not depicted on the Flood Insurance Rate Map, but are calculated in the Flood Insurance Study).

Coastal High Hazard Area: An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The coastal high hazard area is identified as Zone V on Flood Insurance Rate Maps (FIRMs). Special floodplain management requirements apply in V Zones including the requirement that all buildings be elevated on piles or columns.

Diversity Index: Diversity Index = $1 - \sum (n/N)^2$ where n = the total number of dwellings in a single category and N = the total number of dwellings in all housing categories.

Housing Categories:

- Detached single family lot less than 10,000 square feet
- Detached single family lot between 10,000 square feet and 21,780 square feet
- Detached single family lot greater than 21,780 square feet
- Twinhome less than 1,400 square feet
- Twinhome greater than 1,400 square feet

- Townhouse less than 1,400 square feet
- Townhouse greater than 1,400 square feet
- Apartment/condo less than 1,000 square feet in a building with 24 units or fewer
- Apartment/condo less than 1,000 square feet in a building with greater than 24 units
- Apartment/condo greater than 1,000 square feet in a building with 24 units or fewer
- Apartment/condo greater than 1,000 square feet in a building with greater than 24 units
- Detached single family lot with work at home provisions
- Twinhome or townhouse with work at home provisions

Dry well: A passive, underground structure that disposes of unwanted water, most commonly [stormwater](#) runoff, by dissipating it into the ground, where it merges with the local groundwater.

EDU: Equivalent Dwelling Unit. Unit of measure where one unit is equivalent to wastewater effluent from one home.

Existing Drainage Concern: Areas known by DNREC, County Conservation District and/or local residents as an area prone to drainage problems. These concerns may or may not be officially documented.

Flood or flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters;
- (2) The unusual and rapid accumulation or runoff of surface waters from any source;
- (3) Mudslides (i.e., mudflows) which are proximately caused by flooding and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

A flood inundates a floodplain. Most floods fall into three major categories: riverine flooding, coastal flooding, and shallow flooding. Alluvial fan flooding is another type of flood-

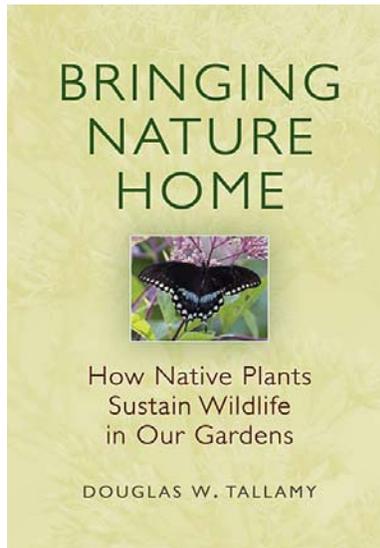
ing more common in the mountainous western states.

Flood zones: Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone X (unshaded).

Floodplain (100 Year): Areas with a 1-percent annual chance of flooding, as defined by the Federal Emergency Management Agency.

Green roofs: A roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. Green roofs reduce stormwater runoff and filter pollutants and carbon dioxide out of the air. They also reduce heating and cooling loads on a building and mitigate the effects of urban heat islands.

Green Technology Best Management Practices (BMPs): A menu of natural, non-structural stormwater techniques that intercept runoff from rooftops, parking lots, roads, and other impervious surfaces and directs it into vegetative areas where pollutants can be filtered from water. The water is cleaned before entering into a waterway or soaking into the ground, recharging underground water sources. These techniques include vegetated buffers, biofiltration swales, bioretention, filter strips, rain gardens, green roofs, rain barrels, and disconnection of downspouts and other conveyance systems from sewer



Sustainable developments use native plants and avoid invasive species.

systems and away from impervious surfaces. See other definitions.

Hunting Areas: Lands with known public or private hunting activities occurring prior to development.

Impervious Surface/ Cover: Impenetrable surfaces including all parking lots, buildings, roadways, sidewalks, drive aisles, wet stormwater ponds, amenity areas, and lots

Lots: if building footprint and driveway locations are known then actual impervious areas can be used, if not, **TR-55** percent impervious assumptions must be used as follows:

- 2 acre lots: 12% impervious
- 1 acre lots: 20% impervious
- ½ acre lot: 25% impervious
- ⅓ acre lot: 30% impervious
- ¼ acre lot: 38% impervious
- ⅛ acre lot (townhouse): 65% impervious
- Commercial and business: 85%

Infiltration: A type of “green” best management practice (BMP) that is used to manage stormwater runoff, prevent flooding and downstream erosion, and improve water quality in an adjacent river, stream, lake or bay. Under most storm conditions, infiltration dissipates stormwater through permeable soils into the groundwater aquifer rather than to a surface water body or stormwater detention

structure. Most “green” stormwater practices incorporate infiltration. [ALSO SEE URBAN RUNOFF HANDBOOK]

Invasive plant species: Invasive species are plants that are introduced to a given area outside their original range and cause harm in their new home. Because they have no natural enemies to limit their reproduction, they usually spread rampantly. Invasive alien species are recognized as one of the leading threats to biodiversity and can impose costs on agriculture, forestry and horticulture in Delaware. For a list of Delaware’s invasive plant species, go to http://www.delawareinvasives.net/invasive_plants.

Non-native species: Non-native species that are not considered invasives are not as harmful, but still are not as adapted to local climatic conditions and require more water than natives. According to the Delaware Nature Society, 25 percent of Delaware’s flora is non-native, and Delaware has lost more native plant species than any other state. The loss of these native plants often means the loss of the insects, birds, or animals whose lifecycles depend on them.

Open Space. The intent of this definition is to provide consistent DNREC guidance on the design and use of Open Space in developments reviewed through PLUS or other development review processes. The following is not intended to be consistent with the definition of “Open Space” found within Title 7, Chapter 75, Land Protection Act:

Open Space is defined as those areas with public value in a predominantly natural state and undeveloped condition. Such areas may contain, but are not limited to, wildlife and native plant habitat, forest, farmland, meadows, wetlands, floodplains, shorelines, stream corridors, steep slopes, and other areas that have species or habitats of conservation concern.

Open Space may be preserved, enhanced and restored in order to maintain or improve the natural, ecological, hydrological, or geological values. An important design element to consider when incorporating Open Space in a develop-

ment is to take maximum advantage of adjoining Open Space areas. This will advance the goal of an interconnected network of habitat corridors for wildlife and provide for future potential linkages.

Open Space is not:

- impervious surfaces (e.g., roads, parking lots, sidewalks, buildings)
- swimming pools or ponds that are lined or contain an impervious substrate
- stormwater management structures wastewater treatment systems

Types of Recreational Open Space:

Passive-Passive recreation areas include only low-impact activities having little or no disturbance on natural features.

Active-Active recreation areas (e.g., ball fields, playgrounds) should be placed only in Open Space areas that do not already contain natural habitat.

Previously Developed: A parcel of land that was formerly used for commercial, institutional, industrial or residential purposes

Rain Barrels: Devices designed to capture rain water that drips from rooftops during/ after a storm, which can then be used for other purposes around the house similar to gray water.

Rain Gardens: Rain gardens are typically used in yards to absorb water that runs off rooftops and other impervious surfaces. Similar to bioretention facilities, they are depressed into the ground in order to encourage infiltration.

Recyclable Materials: Building and site construction materials including, but not limited to: asphalt, bricks, concrete, drywall, wood, plywood, dirt/fill, tile, and cinder blocks.

Solar Reflective Index (SRI): Ability of a surface to reflect solar heat, as measured by an increase in temperature. Standard black = 0; Standard white = 100. Pavement surfaces ≥ 29 are considered adequate at reflecting solar heat.

Standards for recycled material for parking lots and streets: Aggregate base and sub-bases: must be at least 90% by volume recycled aggregate materials (crushed PCC or asphalt concrete)

Asphalt base: must be at least 15% by volume recycled asphalt pavement

Asphalt concrete: must be at least 15% by volume recycled asphalt pavement, or at least 75% by volume rubberized asphalt concrete (crumb rubber from scrap tires), or at least 5% by total weight recycled asphalt shingles

Portland cement concrete: must be at least 10% by volume reclaimed concrete material aggregate and use at least 25% recycled mineral admixtures (coal fly ash, ground granulated blast furnace slag, rice hull ash, silica fume, or other pozzolanic industrial byproduct)

Transfer of Development Rights (TDR):

TDR programs allow landowners to sever development rights from properties in designated low-density areas and sell them to purchasers who want to increase the density of development in areas that local governments have selected as higher density areas. The landowner who sells the development rights can continue to use the land for agricultural purposes, and the local government that receives the development rights can grow in a more compact, efficient manner. TDR can also be used to preserve natural areas and historic properties.

References

- State of Delaware Hunting Safety Law. Delaware Code Title 7, Section 723
- US Green Building Council: LEED for New Construction, LEED for Neighborhood Development, LEED Homes.
- National Association of Homebuilders Model Green Home Building Guidelines

- FEMA National Flood Insurance Program
- Strategies for State Policies and Spending
- Better Models for Development in Delaware
- DNREC Erosion and Sediment Control Handbook Standards and Specifications for Green Technology BMPs Sediment and Stormwater Regulations Delaware Energy Plan Inland Bays Pollution Control Strategy and Draft Regulations Excellent Recharge Areas and Wellhead Protection Regulations Septic Regulations Delaware Subaqueous Lands Regulations State Community Outdoor Recreation Plan (SCORP) Natural Heritage Program
- Environmental Protection Agency
 - Clean Water Act
 - Clean Air Act
 - Endangered Species Act
- DelDOT Delaware Department of Transportation Standards and Regulations for Streets and State Highway Access Standard Construction Details
- Office of the State Fire Marshal: Delaware State Fire Prevention Regulations
- Center for the Inland Bays Buffer Requirements
- Urban Hydrology for Small Watersheds, TR-55
- National Association of Floodplain Managers
- Tree City USA/ Tree Friendly Communities
- Delaware Department of Agriculture
- American Disabilities Act (ADA) Standards for Accessible Design
- Sussex County
 - Comprehensive Plan
 - Private Road Standards
- Applicable County and Municipal Zoning and General Legislation Codes

