

<p><b>Multi Municipal Planning</b></p>	<p>If two or more communities cooperatively plan some aspects of land use they may develop and adopt a multi-municipal plan. This practice allows cooperation among communities to direct uses to logical locations throughout a larger geographic area. It allows for planning across borders and saves money, minimizes environmental impacts, preserves farms and open space. There is compromise involved.</p>
<p><b>Conservation Easements</b></p>	<p>A legal document that permanently restricts part of a property's uses to protect its conservation values. It is a written agreement between the landowner and a government or land trust organization that maintains the area for conservation no matter who owns the land in the future.</p>
<p><b>Infill Traditional Development</b></p>	<p>Encourage development in towns and cities by improving existing areas or scattered vacant sites making them desirable places to live thus encouraging people to live there instead of building new homes outside the town.</p>
<p><b>Brownfields</b></p>	<p>Abandoned industrialized sites left unused often because of environmental contaminants. These properties, once remediated, could provide viable space for industry, commercial uses, parkland and open spaces.</p>

**Activity 2:** *Toolbox Vocabulary – Page 2 (2/3)*

<p><b>Conservation Subdivision Design</b></p>	<p>A form of development that encourages developers to reduce lot size and keep more of the area dedicated to open space.</p>
<p><b>Greenway</b></p>	<p>A linear open space established along either a natural corridor such as a riverfront or stream valley or along a railroad right of way or canal converted to open space and/or recreational use. It could be an open space connector linking parks, natural reserves and historic sites.</p>
<p><b>Transferable Development Rights (TDR's) and Purchase of Development Rights (PDR's)</b></p>	<p>A zoning option that allows conservation and development to coexist within a municipality by shifting development rights away from agricultural lands or sensitive natural areas. Development rights are established for a given piece of land and can be separated from the title of the property then transferred to another location where development is desirable.</p>
<p><b>Traditional Neighborhood Development (TND)</b></p>	<p>TND is a compact form of development. It may be used to create a more diversified community for residents by having a walkable design with parks, stores and community facilities. It is recreating the small town character. Before a municipality can approve such development, it must usually amend the local zoning and subdivision ordinances.</p>

**Designated Growth  
Areas  
or Future Growth  
Areas**

A growth area is a geographic delineation or boundary line within which development at higher densities is encouraged and roads, water, sewer lines are planned. Outside the boundary, the land remains rural and natural. These areas are drawn to include enough land for the future, keeping the growth adjacent to developed centers such as a town.

**Agricultural  
Preservation**

Two methods to protect farming areas are easements and agricultural protection zoning. Farmers sell easements to a government entity or trust and get paid the difference between the value of the land for agricultural use and value for its best use. They permanently preserve land for agricultural use. Agricultural Protection Zoning ordinances designate areas where farming is the primary land use and thus discourage other uses.