

MEMORANDUM

TO: Howey-in-the-Hills Planning Board
CC: John Brock. Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: New Development and Subdivision Standards
DATE: March 13, 2023

INTRODUCTION

In recent months the Town Council has expressed some concern about community elements that they believe should be a part of new developments and that the Council does not believe are being adequately addressed. As one Councilor expressed the concern, he would have “the town create a set of documents with minimum standards that would be allowed for developers.” The Council requested the Planning Board initiate discussion on this issue with the objective of making a recommendation to Town Council on proposed amendments to the land development code and/or the comprehensive plan. At Town Council the charge to the Planning Board was directed at Chapter 8 of the land development code, and the item has been placed on the agenda with this title.

As the discussion at Town Council emerged, the items most often cited were regarding items such as parks and related community facilities that the Council thought should be an integral element of new subdivisions and new mixed-use developments in the town. The recent developments in Venezia and Talichet have been the most cited examples of projects that are deficient in community enhancements. (This is not a criticism of homes and lot sizes in these projects as both of these items were specifically approved according to the Town’s requirements.) The Venezia and Talichet projects were approved in the early 2000s when standards were less comprehensive than those established today, and the Town’s legal arm determined the project approval for Venezia and Talichet was vested. This determination limited the Town’s ability to demand modifications to the “approved plan.”

Since the original Venezia and Talichet developments were approved, the Town has applied more stringent development standards to the projects governed by the Village Mixed Use (VMU) land use classification (The Reserve and Lake Hills) and general planned unit development projects (Watermark). The Village Mixed Use projects include both residential and non-residential uses; community facilities; parks and recreation opportunities; and civic components which translated into an elementary school site in

one case. Non-residential components have not always been set asides for commercial uses as not all sites are appropriate for commercial development. In these cases, the Town has worked with the applicants to include regional recreation elements such as extensive bicycle trails that support the Town's bicycle and pedestrian plan. Since none of the newer VMU projects has completed any phase of development at this point in time, the neighborhood quality that will result from these projects is not yet visible in comparison with earlier developments.

The newly approved Watermark development has a strong element of recreation and civic facilities included as a requirement of the PUD approval. These elements along with a contribution to the Town's planned bicycle trail network were negotiated into the project through the normal development review process. The project was required to meet minimum open space standards (Future Land Use Policy 1.2.2), while the recreation and community facility elements were the result of the PUD negotiation process.

Clearly the Town has improved the assets that newer developments will potentially contribute to the livability of these neighborhoods. Once these neighborhoods move from paper plans to actual homes and businesses the Town will be better able to assess whether the community assets offered in these neighborhoods are sufficient to support the local quality of life standards. The following sections will discuss the regulatory objectives behind the various code sections and comprehensive plan goals, objectives, and policies. At that point we can discuss options and opportunities.

REGULATORY BACKGROUND

It may be that simply more time is required for the Town to fully assess the quality of development that will result from the current body of plans and regulations. However, this section of the report will examine the purpose and requirements of Chapter 4 and Chapter 8 of the land development code and discuss the minimum development requirements established in the comprehensive plan goals, objectives, and policies. It may be that the most effective response to the Town Council concerns is through the comprehensive plan rather than amending the land development regulations.

Chapter 8 Development Standards

This chapter is titled Development Standards. It is basically the technical requirements for development in the town. It covers:

- 8.02 Lots
- 8.03 Roads
- 8.04 Parking
- 8.05 Utilities
- 8.06 Other Utilities
- 8.07 Environmental Preservation
- 8.08 Open Space
- 8.09 Screening Standards

These sections are available to any party seeking to develop in the town and are one of the sets of standards the Development Review Committee applies in reviewing subdivision design and site plan approval. Chapter 8 defers to the comprehensive plan goals, objectives and policies and other sections of the land development code regarding what elements must be included in a project. If an element is included, however, Chapter 8 provides minimum standards on how a particular element is provided. For example,

- The section on lots defines how lots relate to the street and includes standards for minimum frontage on a street (30 feet) and increased lot size (15%) for corner lots.
- The section on roads defines various road classifications such as arterials, collectors and local streets and gives the minimum dimensional requirements for each type of road. The section covers the construction specifics such as road sub-base, base and paving materials. It provides standards for intersections and governs access to roadways from abutting property. Street signage requirements and standards for bicycle and pedestrian facilities are also included.
- Parking covers the minimum parking requirements for various uses and the specific standards for parking lot layouts, loading areas and drive-through facilities.
- The utilities section covers potable water system requirements, sanitary sewer requirements, irrigation system requirements and stormwater management. These are system standards, except for the stormwater standards which are very detailed, and these are supported by technical engineering sets of standard details.
- Other utilities cover outdoor lighting and a requirement that all utilities be placed underground.
- The environmental standards address procedures for site clearing, protection of areas to be preserved during the period of construction and disposal of construction debris. This section does not specifically state what must be preserved on site. This determination is a function of the comprehensive plan policies.
- The open space section simply defines how some open space elements are counted. The specific requirements for the amount of open space to be preserved are located in the comprehensive plan.
- Finally screening standards apply to screening of service areas and dumpsters.

If the issue to be addressed is what elements need to be included in a proposed community plan, then Chapter 8 may not be the best option for calling out these items. To staff's knowledge the quality of the physical elements of a development such as the

pipe systems, the street construction, etc has not been a strong negative issue. The quality of public improvements is most often a function of verifying the plans meet Town standards and then doing thorough inspections during construction.

Chapter 4 Development Review Procedures

Chapter 4 does not typically include listing of minimum elements to be included in a project but rather it lays out the process for accomplishing items such as site plan approval, subdivision approval, and other routine actions required of a land development regulatory program. It basically tells us how to do something rather than what to do. The chapter includes submittal requirements for various types of developments so the Town can compare the proposed project to the development standards of Chapter 8, the Town's standard engineering details, the zoning requirements of Chapter 2 and minimum requirements of the comprehensive plan.

Comprehensive Plan Goals Objectives and Policies

The location where the Town spells out the majority of the requirements for new development is in the goals, objectives and policies of the comprehensive plan. These guide the content for new development; and the land development regulations and standard construction details become the vehicles for implementing the actual construction. The comprehensive plan policies take precedence over land development regulations when there is a conflict between the two or when the land development regulations are silent on a development requirement. Note the following:

- Future Land Use Element Policy 1.1.1 includes density and intensity standards that have been embodied in the zoning regulations in Chapter 2 of the land development code.
- This same policy sets minimum standards for elements to be included in the Village Mixed Use projects. This policy becomes the minimum performance guideline when proposed VMU developments are reviewed.
- Future Land Use Policy 1.1.2 describes the expected uses to be allowed in the various land use classifications.
- Future Land Use Policy 1.1.4 provides specific guidance on how to calculate open space and how to calculate the maximum allowable number of units that can be achieved in any one project.
- Future Land Use Element Objective 1.2 addresses the Town's standards for residential quality and neighborhood cohesiveness.

If the Town wishes to include additional items that it believes will support and enhance the quality of new development, expanding the components listed in Objective

1.2 might be a good place to include these items. For ease of reference the objectives and policies cited above are reproduced at the end of this report.

DISCUSSION

If we presume that the development review procedures (Chapter 4) and the technical design standards (Chapter 8) are adequate then the discussion of neighborhood quality needs to focus on the comprehensive plan policies. These policies contain standards for density (units per acre) and intensity (floor area ratio) for each land use classification, and the policies set minimum open space requirements for each land use classification. There are requirements for new developments to be served by central water and sewer and to provide a non-potable alternative for landscape irrigation. Storm drainage is largely governed by state minimum requirements, although the Town could adopt more stringent standards such as requiring systems to accommodate a larger design storm. For example the Town could require a 100 year design storm rather than the 25-year, 24-hour storm required by the permitting agencies.

Future Land Use Objective 1.2 goes beyond the basic service needs of new developments and includes provisions that direct how new residential development relates to the road network (Policy 1.2.5), how the new development relates to surrounding land uses (Policy 1.2.3, Policy 1.2.4, and Policy 1.2.6). These policies discuss protecting residential land uses from negative impacts of adjacent land uses, when screening walls and buffers are required, and how residential density should transition from the center to the perimeter of the community. If the Town wishes to set some standards for other civic elements such as parks and recreation facilities, then a policy could be included that directs projects of a certain size to include these facilities. Currently new homes pay a park impact fee to contribute to recreation needs.

The areas designated for Village Mixed Use development already include requirements for many community elements. For example Policy 1.1.1 requires:

- Minimum of 5% of the non-residential land in projects of 100 acres or more be devoted to public or civic buildings. These buildings could include churches, schools or community buildings that serve the residents of the new development. Civic buildings may not be open entirely to the general public in the case of a neighborhood community building, but they would be available to all of the residents of the new development.
- Public recreational uses must occupy a minimum of 10% of the useable open space in a project. Useable open space excludes wetlands. If these facilities are open parkland or trails they are typically available to anyone while items such as hard surface courts may be restricted to members of the property owners' association and guests.
- A minimum of 25% open space is required, and our rules cap the amount of wetland that can count toward this requirement. This rule ensures that at least some of the open space will be accessible and useable.

Some of the VMU provisions are similar to provisions applied to development generally within the Town. Open space for example is covered in a manner very similar to the VMU projects. Recreation opportunities are required in the project or replaced by the parks impact fee, but there is no set percentage of land area that is required. If the Planning Board wishes to recommend some additional provisions it might be appropriate to set a minimum unit threshold as a trigger for a requirement and apply a sliding scale based on project size so that larger projects are asked to include more facilities. The following questions are offered to stimulate discussion.

- Are there items the Town should require be included in new development that are not currently covered?
- Are there current requirements that need to be enhanced?
- What level of threshold is needed to support specific requirements?

EXCERPTS FROM FUTURE LAND USE ELEMENT

POLICY 1.1.1: ***Land Use Designations.*** The Town shall establish, adopt, and implement density and intensity standards for all future land uses, as applicable, and as indicated on the *Future Land Use Map* and the adopted Town Zoning Map.

Density and intensity standards for land uses in Howey-in-the-Hills are featured below.

Land Use	Maximum Residential Density
Residential:	
Low Density Residential (LDR)	Up to 2.0 dwelling units per acre. Maximum building height is 2-1/2 stories and no higher than 30 feet.
Medium Density Residential (MDR)	Up to 4.0 dwelling units per acre. A 25% minimum open space is required. Developments with 100 units or more shall be required to have a public recreation component. Developments with more than 300 proposed units must use the Village Mixed Use designation. May include support community facilities and elementary schools. Maximum building height is 2-1/2 stories and no higher than 30 feet.
Rural Lifestyle (RL)	Up to 1.0 per 2 acres. Must have a minimum of 2 acres for this land use. A 50% minimum open space is required. All buildings shall not exceed a 0.15 floor area ratio. The maximum impervious surface coverage is 0.20. Maximum building height is 2-1/2 stories and no higher than 30 feet.
Land Use	Maximum Land Intensity
Neighborhood Commercial (NC)	The maximum floor area ratio is 0.50. The maximum impervious surface coverage is 0.70. The maximum building height is 35 feet and limited to two-stories. The maximum building size is 5,000 sq. ft. unless a special exception is granted to the developer by the Town Council. Elementary and middle schools are also permitted in this category.
Light Industrial (LI)	The maximum impervious surface is 0.70. The maximum floor area ratio is 0.60. High schools are permitted in this category.
Institutional (INST)	The maximum floor area ratio is 0.25. The maximum impervious surface coverage is 0.40. A 25% minimum open space is required. Maximum building height is 2-1/2 stories and no higher than 30 feet.
Recreation (REC)	Maximum impervious surface coverage is 0.30. Restricted to passive or active recreational facilities as established in the <i>Recreation and Open Space Element</i> or by the Town Council.
Conservation (CON)	No buildings. Restricted to boardwalks, docks, observation decks, and similar facilities as allowed by the Town and all regulatory agencies.
Public/Utility (PUB)	The maximum floor area ratio is 0.25. The maximum impervious surface coverage is 0.50. For utilities, the maximum building height is 1 story or no higher than 20 feet for building; 2 story and 35 feet for other facilities.

<p>Village Mixed Use (VMU)</p>	<p>Minimum of 25 acres to apply for this land use. Maximum density of 4 dwelling units per acre, which may be increased to 6 dwelling units per acre if the development includes 20% usable public open space (no wetlands). Residential areas shall comprise a minimum of 70% of the net land area and a maximum of 85% of the net land area.</p> <p>Commercial/non-residential areas shall comprise a minimum of 15% of the net land area and a maximum of 30% of the net land area. This includes community facilities and schools.</p> <p>For developments with more than 100 acres, 5% of the non-residential land shall be dedicated for public/civic buildings.</p> <p>Commercial/non-residential may be 2 stories with 50% coverage as long as parking and other support facilities (stormwater) are met. The maximum building height is 35 feet.</p> <p>Public recreational uses must occupy a minimum of 10% of the useable open space (no wetlands).</p> <p>A minimum of 25% open space is required.</p> <p>The maximum building size is 30,000 sq. ft.; unless a special exception is granted to the developer by the Town Council.</p>
--------------------------------	---

<p>Town Center Mixed Use (TCMU)</p>	<p>The Town Center Overlay Map denotes where specific uses are permitted within the Town Center (see the Town’s <i>Town Center Overlay Map</i>). For areas designated Commercial Core, all new buildings must be 2 stories or provide a minimum street façade elevation of at least 15-feet to create a vertical enclosure along Central Avenue. The maximum building height is 35 feet. In order to maintain the historic character of the downtown area, the Land Development Regulations will cap the maximum size of any one business in the Town Center Overlay at 5,000 square feet. A maximum 2.0 floor area ratio is permitted if parking requirements are achieved. Where new residential uses are constructed in the commercial core, these uses shall be located on the second floor of buildings. (Existing single-family units on Central Avenue west of Dixie Drive and units fronting on Oak Street and Holly Street are considered permitted uses. Single-family residences may not be constructed elsewhere within the Town Center Commercial Area. Properties in the Town Center Commercial Area within the designated sections of W. Central Avenue, oak Street and Holly Street may be converted to non-residential uses, and once converted, may not revert to single-family residential use.</p> <p>For areas designated Office/Services or Residential, the maximum impervious surface coverage is 0.40. May live and/or work in these areas.</p> <p>For areas designated Residential, the maximum density is 4 units per acre.</p> <p>There is a total of 81.73 acres in the Town Center Overlay. About 23.3% of the Town Center Overlay is comprised of roads which are laid out in a grid system. About 52.5% of the Town Center Overlay area is designated for residential use. About 16% of the Town Center is designated for commercial/office/professional services use (with the possibility of residential on the second floor) and about 8.2% is designated as flex space, where either office, professional services, or residential uses – or a live/work combination of those uses is permitted.</p> <p>Open space within the Town Center will not be defined as it is for other areas within the Town. Rather, the Town has established maximum impervious surface coverage standards that may not be surpassed within the various uses in the Town Center. The areas designated as Commercial Core have a maximum impervious surface coverage of 100%. Areas designed office/professional services and/or residential shall have a maximum impervious surface coverage of 40% and areas designated as residential in the Town Center shall have a maximum impervious surface of 50%. In the commercial core of the Town Center, the Town anticipates a master stormwater system which will allow maximum coverage for buildings and surface parking.</p>
---	--

POLICY 1.1.2: *Land Use Categories.* The land use categories, as depicted on the Town's 2035 *Future Land Use Map (FLUM)* shall permit the following uses and activities.

Conservation - Conservation lands shall include those lands so designated on the *FLUM*. These areas are generally composed of open land, water, marsh and wetlands and environmentally sensitive areas. Conservation lands may be either publicly or privately owned. It is intended that the natural and open character of these areas be retained and that adverse impacts, which may result from development, shall be prohibited or minimized. Adverse impacts shall be presumed to result from activities, which contaminate or degrade wetlands and environmentally sensitive areas, or natural functions and systems associated with such areas. Permitted uses within the Conservation category shall be limited to the following and shall be further controlled by the Land Development Regulations.

- Activities intended for the conservation, re-establishment and re-nourishment, or protection of natural resources.
- Recreation uses and facilities that are customarily described as passive in nature including, but not limited to, fishing, hiking and biking, canoeing, kayaking, and the use of other similar small, quiet low-speed watercraft.
- Very low intensity outdoor or water-dependent recreational related uses (excluding commercial marinas) that are determined not to conflict with the intent of the Conservation category, subject to applicable Federal, State and local policies and permitting requirements.

Neighborhood Commercial - The Neighborhood Commercial land use category is intended to provide appropriate locations for neighborhood and community businesses providing services and retail sales for the Town and the nearby communities. Permitted uses within the Neighborhood Commercial category shall be limited to the following uses unless a special exception is granted to applicant by the Town Council.

- **General Commercial.** These areas shall include those businesses that provide retail goods and services, which serve the routine and daily needs of residents, including banks and professional services,

grocery and convenience stores, retail shops, and restaurants. Public and private elementary and middle schools are also allowed.

- **Limited Commercial.** These areas shall include low intensity office, service and retail businesses that are compatible when located in close proximity to neighborhoods. These uses are intended primarily to serve the needs of the closely surrounding neighborhood.
- **Professional and Office.** These areas shall be limited to small neighborhood scale businesses and professional offices that are compatible with, and have no measurable or noticeable adverse impacts, upon surrounding residential uses. Such uses include offices for doctors and dentists (but not clinics or hospitals), accountants, architects, attorneys, engineers, land surveyors, real estate brokers, financial planners, insurance and real estate agents and the like.

Light Industrial – The Light Industrial category shall be limited to light manufacturing and production, storage, warehousing and distribution uses as further controlled by the Land Development Regulations. Light industrial uses may have outdoor storage and business-related activity, but such uses shall not include processes that create negative effects to surrounding properties due to noise, heat, fumes, debris, chemicals or hazardous materials. High schools are permitted in this category.

Rural Lifestyle – The Rural Lifestyle category shall be primarily limited to single-family detached homes with agricultural uses. Limited commercial activities are permitted such as bed and breakfast establishments, horseback riding facilities, and farm stands for fruits and vegetables grown on that location.

Low Density Residential – The Low Density Residential category shall be primarily limited to single-family detached homes. Residential uses in this category shall be permitted in those areas so designated in accordance with the applicable permitted density and as further controlled by the Land Development Regulations and the Florida Building Code.

Medium Density Residential - The Medium Density Residential category shall be primarily limited to single-family detached homes, townhomes, or similar type of uses. Support community facilities and elementary schools are also permitted

in this category. Residential uses in this category shall be permitted in those areas so designated in accordance with the applicable permitted density and as further controlled by the Land Development Regulations and the Florida Building Code.

Institutional – The Institutional category shall be primarily limited to schools, religious facilities, day care facilities (child and adult), government buildings, cemeteries, or similar uses as identified by the Town Council.

Recreation – These areas generally include public parks or private parks that are open and available to the public. Note: Some park and open space lands may be more appropriately designated as Conservation, such as lands with wetlands or other environmentally sensitive areas. Permitted uses shall include active and passive recreation activities including bikeways and pedestrian trails, or other similar facilities as identified by the Town Council.

Public/Utility - These areas include uses such as government facilities and essential utilities, including police, fire and Town Hall buildings and wastewater facilities.

Town Center Mixed Use – Primarily intended for mixed-use development in the historical downtown area. The historical downtown area is an economic, cultural, social, historic and architectural anchor of the Town. In order to sustain these qualities, new development and redevelopment within the Town Center Mixed Use District shall be reflective of the architectural styles and fabric of the area. Consistency and compatibility with the existing built environment shall be considered in the review and issuance of development permits within the Town Center Mixed Use District. In order to preserve the quaint character of downtown Howey-in-the-Hills, size limitations will also be placed on individual businesses. Redevelopment will focus on orienting buildings and roadways to a pedestrian scale.

Village Mixed Use – Primarily intended to create sustainability and maintain the unique charm of the Town, including the provisions of reducing the dependability on the automobile, protecting more open land, and providing quality of life by allowing people to live, work, socialize, and recreate in close proximity. Elementary, middle, and high schools are also permitted in this category.

POLICY 1.1.4: ***Interpretation of Open Space and Density Designations.*** Open space is figured on the Gross Land Area. Up to 50% of the open space requirement may be met with wetlands. Open space may include landscaped buffers and stormwater facilities if they are designed to be a park-like setting with pedestrian amenities and free form ponds. Open space may be passive or active. Open space may include public recreational components of developments. The majority of the open space shall be permeable; however, up to 10% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.

Densities would be determined by the Net Land Area. The Net Land Area is figured by taking the Gross Land Area (total property less any lakes or water bodies), then subtracting from that any open space requirements, then subtracting from that any remaining unbuildable acreage (remaining wetlands).

OBJECTIVE 1.2: ***Residential Quality and Neighborhood Cohesiveness.***
Designate and promote sufficient areas for quality residential development and neighborhood cohesiveness and require the availability of adequate facilities to support demands necessitated by existing and future housing development and associated populations.

POLICY 1.2.1: ***Adequate Residential Land Area.*** The Town shall ensure that adequate residential land uses needed to support the population during the planning period shall be designated on the *Future Land Use Map*. The residential land uses shall continue to reflect a pattern that promotes neighborhood cohesiveness and identity. All residential uses shall be subject to the requirements established in the Town’s Land Development Regulations.

POLICY 1.2.2: ***Open Space Requirements.*** The Town shall continue to ensure that residential development is consistent with the open space requirements established below:

	Minimum open space requirements
Rural Lifestyle	50%
Low Density Residential	2 dwelling units per acre
Medium Density Residential	25%

Town Center Mixed Use	Within the Town Center Overlay, open space as defined herein is not required. The areas designated as Commercial Core have a maximum impervious surface coverage of 100%. Areas designed office/professional services and/or residential shall have a maximum impervious surface coverage of 40% and areas designated as residential in the Town Center shall have a maximum impervious surface of 50%.
Village Mixed Use	25%
Neighborhood Commercial	0.50 floor area ratio; 70% max. impervious surface coverage
Light Industrial	70% max. impervious surface coverage; .6 FAR
Institutional	25%
Recreation	Max. 30% impervious surface coverage
Conservation	No buildings except boardwalks, docks, observation decks, and similar facilities as allowed by the Town and all regulatory agencies.
Public/Utilities	0.25 FAR; max. impervious surface coverage of 50%

Open Space: Open space is figured on the Gross Land Area. No greater than 50% of the open space requirement may be met with wetlands. Open space may include landscaped buffers and stormwater facilities if they are designed to be a park-like setting with pedestrian amenities and free form ponds. Open space may be passive or active. Open space may include public recreational components of developments. The majority of the open space shall be permeable; however, up to 10% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.

POLICY 1.2.3: ***Encroachment of Incompatible Non-residential Development.*** Residential areas delineated on the *Future Land Use Map* shall be protected from the encroachment of incompatible non-residential development. Community facilities and services which best serve the health, safety, and welfare of citizens when located in residential areas, shall be permitted uses therein so long as the activity complies with criteria established in this *Plan* and those in the Town's Code of Ordinances.

- POLICY 1.2.4:** *Residential Screening Techniques.* The Town shall require new commercial, light industrial, and manufacturing development to install landscaping, visually obstructive fencing or man-made berms, or other appropriate screening techniques obstructing view of the commercial, light industrial, or manufacturing site from areas designated for low or medium density residential if the proposed commercial, light industrial, or manufacturing building is incompatible with the residential area.
- POLICY 1.2.5:** *Access to and Circulation within Residential Areas.* Transportation systems within designated residential areas delineated on the *Future Land Use Map* shall be designed to accommodate traffic conditions that maintain public safety, encourage alternative modes of transportation, and limit nuisances. Access to residential areas shall comply with policies established within the *Transportation Element*.
- POLICY 1.2.6:** *Transition of Residential Densities.* The Town shall continue to orient the transition of residential densities on the *Future Land Use Map* toward higher densities along major transportation corridors and areas adjacent to commercial or other intensive land uses, while lower residential densities shall be directed towards areas further from the Town center (i.e., the central commercial district) and in areas adjacent to agricultural lands.
- POLICY 1.2.7:** *Compatibility of Residential Densities and Public Facilities.* Residential densities shall be compatible with available public facilities and their capacity to serve development. Residential areas designated on the *Future Land Use Map* shall be allocated according to a pattern that promotes efficiency in the provision of public facilities and services and furthers the conservation of natural resources. Public facilities shall be required to be in place concurrent within the impacts of development.
- POLICY 1.2.8:** *Concurrency Management System Criteria.* All public facilities and services must be in place consistent with the criteria established within the Town's Concurrency Management System. Development applications for new residential development shall not be approved unless water, sewer, drainage, park, transportation, solid waste, and public school capacities are available consistent with level of service standards and according to deadlines established within the Concurrency Management System.

POLICY 1.2.9: ***Residential Density and the Future Land Use Map.*** The Town shall ensure that residential density on the *Future Land Map* is based on the following considerations:

- past and anticipated future population and housing trends and characteristics;
- provision and maintenance of quality residential neighborhoods and preservation of cohesive neighborhoods;
- protection of environmentally sensitive lands; and
- transition of density between low, medium and high residential districts.

POLICY 1.2.10: ***Group Home and Foster Care Facilities.*** The Town shall continue to allow the location of group homes and foster care facilities in residential areas. These facilities shall serve as alternatives to institutionalization.