



Recommendations

- **Educate residents** about the benefits (ecological, economic, public health/safety) of protecting wetlands. Incorporate wetland education efforts into Implementing Action 21 of the LUP.
- **Define wetlands environmentally sensitive areas** in the LUP and Unified Development Ordinance to include ~~not only 404-regulated wetlands, but also isolated, freshwater wetlands, floodplains, floodways, all types of wetlands, and areas of threatened or endangered species.~~
- **Update policies** 25 (define environmentally sensitive areas to include isolated wetlands), 37, and 89 in the Land Use Ordinance to include wetlands not protected under CWA(404), according to the previously mentioned definition.
 - Also include a discussion of town protections/definitions in the Wetlands Section of Existing/Emerging Conditions: Fragile Areas.
 - In policy 63, amend to include more specific requirements for development susceptible to wetlands loss (instead of “consideration” in project development).
- **Change zoning** to ~~either include isolated wetlands as a new, separate zone (overlay map of isolated wetlands), or incorporate isolated wetlands into the existing conservation zone.~~ **include isolated wetlands in the definition of environmentally sensitive areas and protect wetlands when development is proposed with zoning incentives such as cluster development.**
 - Could commission maps of Swansboro wetlands, or use existing maps (FWS, NCRS, NOAA). **Add delineation of environmentally sensitive areas is required prior to development approval to the Unified Development Ordinance.**
 - Allow appeals process for landowners to challenge delineations they feel are inaccurate
 - If not included in conservation zone, which is included in policy 27 of the LUP (about using increased lot sizes, decreased impervious surfaces, and cluster development), could include in large lot residential zoning to encourage building on uplands and not disturbing wetlands on lot.
- **Create a wetlands environmentally sensitive area protection ordinance** specific to the needs of Swansboro:
 - Include: definition of a wetland **environmentally sensitive areas**, fact finding, intent/goals, definition of regulated activities, standards for issuance of permits **development approval to be placed in the Unified Development Ordinance** (general: e.g. no net loss of wetlands, and specific: e.g. mitigation ratios), and conditions which may be attached to permits
 - [Model ordinance](#) from the Association of State Wetland Managers
 - [Wisconsin Model Ordinance](#)
 - [Study on Local Ordinance Effectiveness in NYS](#)
- **Create a Wetland Review Board** to help review permit applications under ordinance
- **Institute subdivision regulations** requiring wetlands protection, encourage use of wetlands as open space/stormwater management
- **Institute incentives** to encourage wetlands protection **incorporate with environmentally sensitive area in the Unified Development Ordinance**, such as:
 - Reduce local real estate taxes for preserved wetlands
 - Density bonuses or development right schemes
 - Work with local land trusts to provide wetland owners who donate wetlands or conservation easements with tax benefits