

APPENDIX B: Definitions of Tools

There are a wide variety of tools that communities can use in order to help meet the goals of this plan. Definitions and explanations of some of these tools are found below.

- **Access Management:** Access management is the process of managing access to land development, while simultaneously preserving the flow of traffic on the adjacent highway. Property owners have a "right to reasonable" access to the general system of streets and highways adjacent to their property. At the same time, roadway users have the right to freedom of movement, safety and efficient expenditure of public funds. The safe and efficient operation of the transportation system calls for effectively managing highway access, via driveways, streets or other access points. A wide variety of techniques can be used to aid in good "access management", depending on the specific situation. Examples of some of these techniques include increasing the spacing between driveways, encouraging driveway consolidation, decreasing the speed limit in a given area, establishing safe driveway design criteria, adding deceleration lanes and/or passing lanes, and constructing service roads, frontage roads and/or rear access drives to provide access to a number of commercial or residential developments.
- **Anti-Blight Ordinances:** Municipalities can adopt an "Anti-Blight Ordinance" which helps to control visual blight along a highway. Examples of visual blight include abandoned or dilapidated sites, buildings or signs; excessive signage; open-pit mining operations; litter or debris, etc.
- **Community Gateway:** A community's "gateway" is the overall aesthetic impression that visitors receive upon arriving at the entrance of the community. A pleasing community "gateway" will give a visitor the visual sense of arriving at a unique and enjoyable destination. There are many activities a community can undertake in order to improve their community's "gateway". Enacting and enforcing anti-blight, as well as sign ordinances, are among these activities. Styled and landscaped community entrance signs can be constructed at the entrance of the community in a location visible to motorists from the highway. The "gateway" appearance may be enhanced by the moderate use of "tourist-oriented directional signs" (TODS), which are small directional signs used by businesses or the community to inform motorists of some of the special attractions to be found in that community. In order to unite the feeling that the entire US-23 Heritage Route is connected, signage and landscaping projects should be coordinated between communities.
- **Landscaping, Screening, Buffering and Fencing:** Municipalities can amend zoning to include a "Landscaping, Screening, Buffering and Fencing" ordinance to define requirements for green (natural) buffering zones and landscape screening to reduce the negative visual impacts of development along a highway corridor.
- **Outdoor Lighting Ordinances:** Ordinances can be adopted which will help to reduce the impacts of "light pollution" along a highway. The ordinance specifies types of outdoor lighting that is allowable. Downward minimal lighting is used so that safety and security is ensured, while keeping "light pollution" to a minimum.
- **Overlay Zone:** An "Overlay Zone" can be applied to a certain defined area (i.e. the Heritage Route Corridor). Areas within the "Overlay Zone" district are covered by a special set of zoning requirements, which are in addition to each applicable zoning district's requirements.

- **Purchase of Development Rights:** A tool that can be used to prevent land from being developed. The property owner is given compensation for the value of the development rights of that property in return for a pledge by the owner not to develop the property.
- **Scenic View Shed:** An area which has unique and pleasing views that are determined to be desirable to maintain in their present condition. A "View Shed" can be mapped and defined as an "Overlay Zone".
- **Set-Back Requirements and Building Height Restrictions:** Ordinances can be adopted which require that new construction be built a certain distance away from the highway. The maximum building height allowable can also be defined by zoning ordinance. Both of these tools help to minimize the impact that new development has on scenic view sheds along a highway.
- **Sign Ordinances:** Ordinances can be adopted that regulate the size, number and locations of signs in the community.