

Land Use Planning & Policy Issues at the Wildland-Urban Interface

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Adverse Federal Policies

- Subsidized Interstate Highways
- Subsidized FHA & VA Mortgages



Protective Federal Policies

- Clean Water Act
- Clean Air Act
- Coastal Zone Management Act
- Endangered Species Act

State Policies:

Forest Management Practices

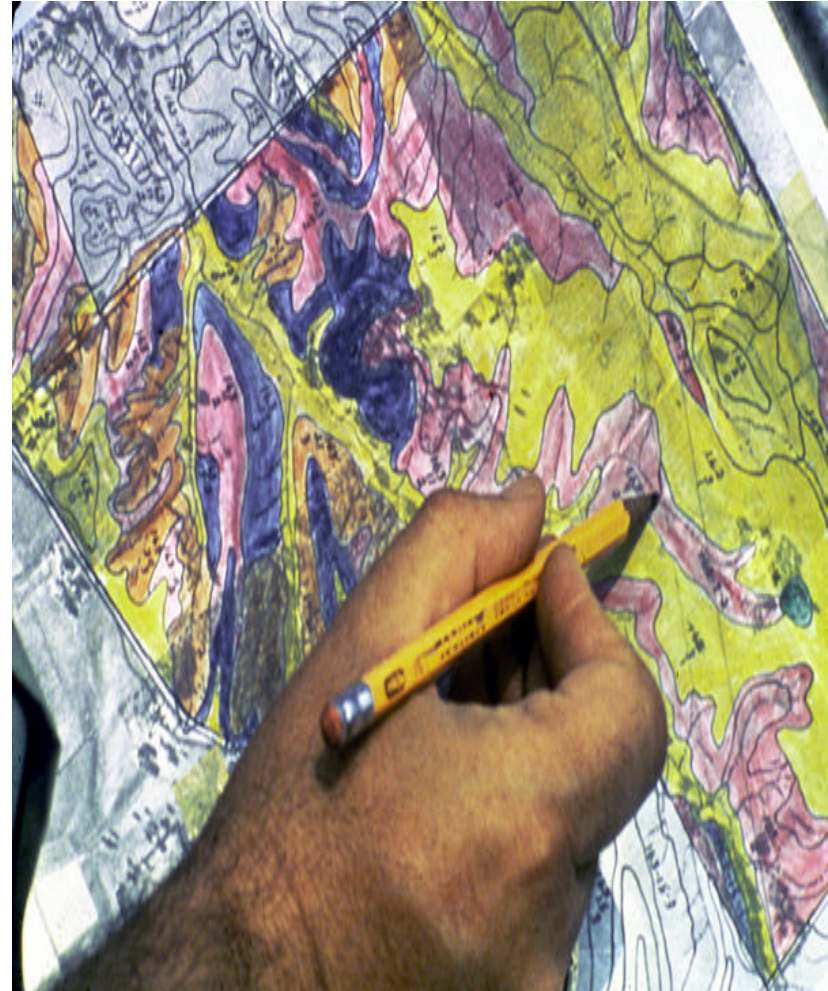


- ✓ Forest regulatory ordinances
- ✓ Tree protection ordinances
- ✓ Best management practices

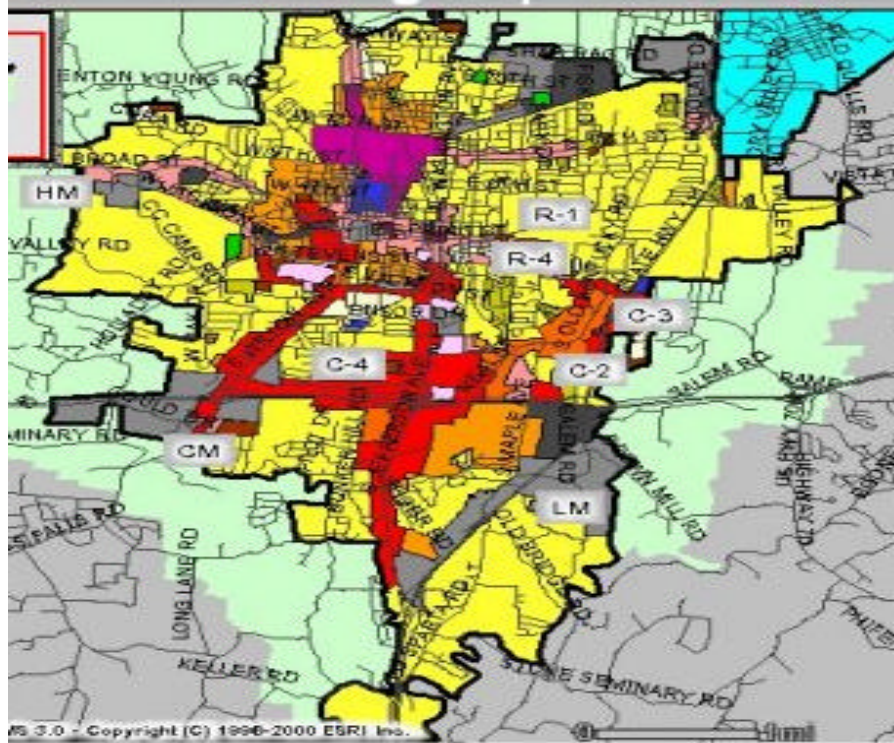
State Policies

Comprehensive Planning Statutes

- Establish statewide goals and policies
- Create regional agencies charged with reviewing and coordinating local plans
- Require local governments to prepare plans that implement the state's goals



Local Policies



Zoning Ordinances: Zoning ordinances establish land-use districts for residential, commercial, industrial and agricultural activities. They usually prescribe standards within each district for building height and bulk, setbacks from lot lines, and density or intensity of the use of individual lots within each district.

Local Policies

An aerial photograph of a residential development. The houses are arranged in a somewhat linear pattern along a winding road. The surrounding area is a mix of green fields and some wooded areas. The lighting suggests it might be late afternoon or early morning, with long shadows cast across the landscape.

Overzoning: Occurs when demand for the land zoned is less than the amount of land so zoned.

Restrictive zoning: A zoning ordinance that excludes a few specific undesired uses, such as heavy industry or excludes general categories such as high density residential uses.

An aerial photograph of a suburban residential development. The image shows a dense cluster of houses with dark roofs and light-colored walls, interspersed with green lawns and paved roads. The houses are arranged in a somewhat irregular pattern, with some larger lots and some smaller ones. The overall scene depicts a typical suburban neighborhood.

Current Land-Related Policies
Have Had a Limited Impact on
Interface Development

Land Use Policy Tools for Protecting Natural Resources at the Interface

- Smart growth programs
- Alternative zoning ordinances
- Transferable development rights
- Purchase of development rights



Land Use Policy Tools for Protecting Natural Resources at the Interface



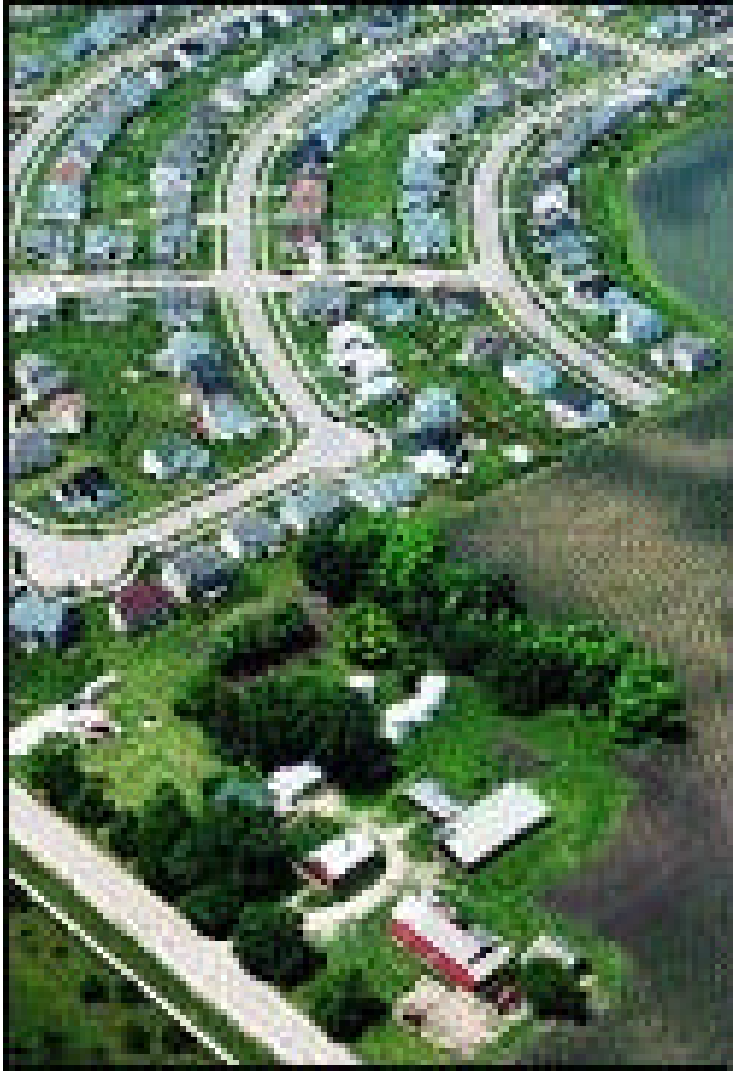
- Conservation easements
- Priority funding areas
- Open-space preservation
- Land trusts

Research Needs

- The role land-use policies play in managing growth in both rural areas and more suburban areas
- Public policies toward land-use and the influence of subsequent land uses on natural resources



Research Needs



- Weaknesses in land-use policies as well as options that are available to better address natural resource management issues in the interface
- Public support for land protection and how much people are willing to pay for land protection

Need to Influence Land-Use Planning Decisions

- Help communities and landowners understand ecological systems
- Initiate communication with planners and developers
- Conduct environmental outreach



Need to Educate the Public

- ✓ Encourage interface residents to become aware of their connection to the forest
 - ✓ Conduct educational programs to increase the perceived legitimacy of specific natural resource measures
 - ✓ Help stakeholders develop a consensus about future appearance of the interface
 - ✓ Integrate stakeholders into natural resource decision making
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