

# LAND PRESERVATION TOOLS

Looking for new tools to balance your community's open space preservation with increasing development pressures? Here's your menu!

## *Immediate Tools*

- Conservation Easement
- Tree Ordinance Amendments
- Public/Private Partnerships
- Form-Based Code
- Mandatory Dedication of Open Space

## *Short-Term Tools*

- Overlay Districts
- Priority Funding Areas
- Conservation Subdivision
- Preservation Easements
- First Right of Refusal
- Land Exchange
- Agricultural Protection Zoning
- Intergovernmental Collaboration
- SmartCode

## *Long-Term Tools*

- Present-Use Value Program
- Transfer of Development Rights

## *Financing Strategies*

- Pay-As-You-Go Funding
- Open Space Tax/Special Purpose Local Option Sales Tax
- General Obligation Bond
- Green Fund and Impact Fees
- Fundraising & Grants
- Subdivision Exaction
- Certificate of Participation

## *Community Engagement*

Dont forget! Ask your community first what it wants to protect: large areas of open space, or simply tree views?