

Description The development envelope is defined by identifying protected areas, setbacks, easements and other site features, and by consulting applicable local standards and requirements.

General Information The development envelope is defined by identifying protected areas, setbacks, easements and other site features. The property features may consist of unbuildable wetlands, floodplains, and steep slopes and parts of the buildable uplands that are most sensitive environmentally, most significant historically or culturally, most scenic, or which possess unusual attributes. These areas are protected with the remaining areas as potential areas for development.

The local standards and requirements contained in the zoning code and subdivision regulations are also analyzed. Applicable local standards and requirements are intended to regulate the density and geometry of development, specify roadway widths and parking and drainage requirements, and define natural resource protection areas.

The development envelope is then defined as those areas that appear to be least important to conserve, looking at the site as a whole. Construction can only take place only within the development envelope, which is selected on the basis of buildability, accessibility, visual unobtrusiveness, clearance from natural features, and distance from adjacent building areas.

Additional Resources Arendt, R.G., 1996. *Conservation Design for Subdivisions: A Practical guide to Creating Open Space Networks*, Island Press, Washington, D.C.

Delaware Department of Natural Resources and Brandywine Conservancy, 1997. *Conservation Design for Stormwater Management*. Available on website.

Schueler, 1995. *Site Planning for Urban Stream Protection*. Available on Center for Watershed Protection website.