



## MANAGED COASTLINE

Decisions on land use typically occur at the state and local levels. Historically, land-use controls have been applied at the local level without consideration of the system-driven and long-term processes that influence forces such as coastal erosion. The effectiveness of managed land-use measures in coastal communities depends on the consistency and longevity with which they are applied.

Management of land use varies greatly, from passive to active approaches. In a coastal community, land management is influenced by the need to protect people, property and the coastal environment from the impacts of development in or near hazard-prone areas. Steps to manage land use in coastal communities can include:

### PLANNING (Least Managed)

Community Visioning and Master Planning.  
Green Infrastructure Planning.  
Homeowner and User Education.  
Restoration and Reclamation.

### INCENTIVES (Somewhat Managed)

Transfer of Development Rights (protect beachfront property from future development).

### REGULATION (Somewhat Managed)

Buffers (e.g., buffering natural features like wetlands).  
Setbacks (e.g., setbacks for structures from a natural feature or property boundary):

- Ordinary High Water Mark
- VE Hazard Zones
- 30/60 Year Erosion Line

Down-zoning (i.e., reducing the intensity of previously allowed uses, often within high-hazard areas).

Construction Standards (e.g., building elevation in high-hazard areas).

Deep Lots to Allow Retreat from the Shoreline.

### ACQUISITION (Most Managed)

Fee Simple.

Conservation Easements.

## COMMUNITY INPUT

*What we heard..*  
Residents want to protect the interface between private and public land

## TEMPERATURE CHECK



**How do you feel about this idea?**

**WHICH LAND MANAGEMENT APPROACH IS YOUR PREFERRED METHOD FOR PROTECTING BRIDGMAN'S COASTAL SHORELINE? PLACE A STICKER NEXT TO ANY OF THE FOLLOWING YOU FEEL ARE APPROPRIATE:**

PLANNING

REGULATION

INCENTIVES

ACQUISITION

**WHAT ARE SOME CONCERNS AND/OR OPPORTUNITIES YOU ASSOCIATE WITH THE FOLLOWING APPROACHES?**

PLANNING

REGULATION

INCENTIVES

ACQUISITION