

## SCENIC RESOURCE PROTECTION

Scenic resources are important in defining community character. These resources can be threatened by development and many communities are now seeking ways to mitigate the impacts of development on the landscape. High priority is often placed on protecting specific views and view points, and the general quality of a landscape.

### *How does a municipality identify and protect important scenic resources?*

One of the first steps is to devise a visual assessment program, which is often done through the comprehensive planning process. Development of such a program can lead to an identification of the important components in the landscape, key parcels or areas that need protection, and areas that may need improvement because they might impair scenic quality.

Policies to protect scenic resources should be included in a community's comprehensive plan, along with maps illustrating the scenic resource. Once this has been done, it is important to integrate policies into regulations. Appropriate use, density, siting and design standards can protect scenic resources by such methods as limiting the height of buildings or fences in important scenic areas.

Once the local zoning code has been modified, the community should consider other planning, zoning and land management techniques to protect scenic resources. These include site plan review, subdivision, clustering, transfer of development rights, and acquisition of easements.

From: *Creating the Community You Want: Municipal Options For Land use Control*, James A Coon, NY Department of State