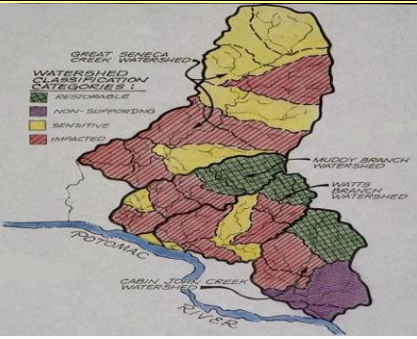


Issue:	Surface Water, Watersheds & Wetlands Conservation	
Action Tool Title	Watershed-Based Zoning & Watershed Planning	
Description of the tool:	Watershed-based zoning is a specialized technique that acts as the foundation of a land use planning process using sub-watershed boundaries as the basis for future land use decisions. Watershed-based zoning involves defining existing watershed conditions, and measuring current and potential future impervious cover. Watershed planning is aimed at shifting development toward sub-watersheds that can support a particular type of land use and/or density. Watershed planning is best conducted at the sub-watershed level, where it is recognized that stream quality is related to land use and consequently impervious cover.	
How Well Does It Work?		
How valuable is this tool? How important is its contribution to achieving North Texas' vision for the future?		
This tool is important in restraining the pressures of population growth and development in our region from encroaching into these critical natural features- watersheds and wetlands.		
What are the costs and who will they affect?	What are the benefits and who will they help?	
<ul style="list-style-type: none"> While some of the costs of watershed based zoning can be integrated into a land use plan, both positive and negative economic consequences exist for stakeholders. For example, developers bear a large burden of the negative impacts through the potential rise in the cost of land and the constraints on where they can build. 	<ul style="list-style-type: none"> Watershed based zoning and planning would allow the monitoring change in both ground and surface water as well as wetlands resulting from human impact such as land use development. In addition, this would assist in preservation of watersheds in the region by identifying any disturbances of the watershed therefore facilitating quick intervention. Everyone stands to benefit since the vitality of watersheds impacts all; they are necessary for supporting habitat for plants and animals, and they provide drinking water for people and wildlife. They also provide the opportunity for recreation and enjoyment of nature. 	
What are the biggest stumbling blocks?	How can they be addressed?	
<ul style="list-style-type: none"> The main stumbling block would be a potential conflict with existing zoning regulations. 	<ul style="list-style-type: none"> Enacting new zoning ordinances that exempt prior land use (allow for a legal non-conforming use provision) but restrains future land use practices. 	
Who Would be Responsible?		
Primary (lead) responsibility	Primary responsibility lies with respective local governments.	
Secondary responsibility	N.A	
Need for coordination	There maybe need for coordination with private developers/ property owners.	
How Should it be Funded?		
Primary (lead) responsibility	Watershed-based zoning is almost a cost-free instrument, as compared to other growth management strategies such as conservation easements or TDRs.	
Secondary responsibility	N.A	
How Does It Connect?		
What other VNT issues are helped by this tool?	Water quality and Habitat diversity	
What other VNT issues could be hurt by this tool?	N.A	
How Should It Be Implemented?		
What will be done?	When will it happen?	
<ul style="list-style-type: none"> First step for action: Depends on respective communities. 	N.A	
What Examples Can We Follow?		
North Texas Case Studies	http://ga.water.usgs.gov/edu/watershed.html http://iaspub.epa.gov/watershedplan/watershedPlanning.do?pageId=48&navId=35	
Other Texas Case Studies		
Other U.S. Case Studies		
Supporting Research		
Related Information		
Acknowledgements	Vision North Texas Water/Natural Assets Team	