The way we use land has a major impact on traffic and the way people travel. Connect the Coastside recommends land use programs and policies that would reduce future development. More transportation options and less development on the Midcoast can help reduce the number of drivers on the road. Connect the Coastside also proposes fees on new development that could provide needed funding for transportation improvements.

**Lot Merger Program**
- A lot merger program could reduce the number of homes built on the Midcoast and result in larger lots with more on-site, private open space.
- For neighboring lots that have the same owner, the program would merge lots that are too small to meet current standards into one larger property.
- The program would start out as voluntary, providing incentives for property owners to merge their lots, before becoming mandatory after 18 months with a hearing and appeal process.

**Transportation Impact Mitigation Fee**
- A transportation impact mitigation fee program would collect money from developers who build on the Midcoast.
- For housing developments, the program would collect fees based on the number of units. For other types of construction, fees would be based on the number of square feet.
- Money collected through the program would help pay for transportation projects included in Connect the Coastside and serve as a potential deterrent to development.

**Lot Retirement Program**
- A lot retirement program would preserve open space and help reduce Midcoast development.
- A lot retirement program would require one-to-one retirement of development rights on existing lots in exchange for the creation of new lots in a subdivision.
- Connect the Coastside recommends further study of a lot retirement program, following the implementation of the Lot Merger program.
Connect the Coastside is based on a 2040 Development Forecast, which estimates new housing units and commercial development that will likely be built in the Midcoast by 2040. The 2040 Development Forecast was used to create a 2040 Traffic Demand Forecast. The mobility projects recommended in Connect the Coastside address traffic problems that would arise from the forecasted new development.

Specific regulations for land use are contained in the County Zoning Ordinance. The Zoning Ordinance divides the unincorporated areas into districts or “zones” that specify uses. The Zoning Ordinance also regulates things like lot size, number of units allowed, building location, building size, and building height.

The majority of land in the Midcoast is zoned for residential use. Other uses include open space, commercial, industrial, institutional, and agriculture.