

4 MOSTLY RURAL LANDSCAPE

Considerations for Future Land Use & Development Practices

Predominate "Corridor & Area"

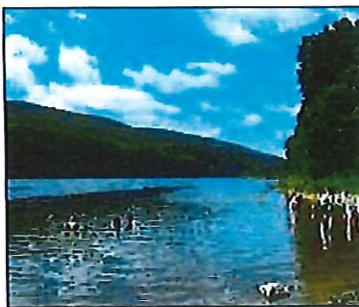
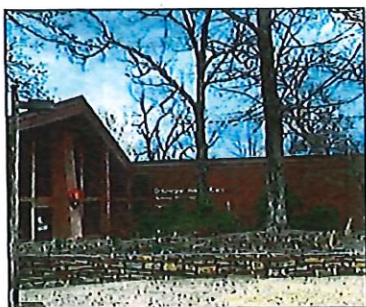
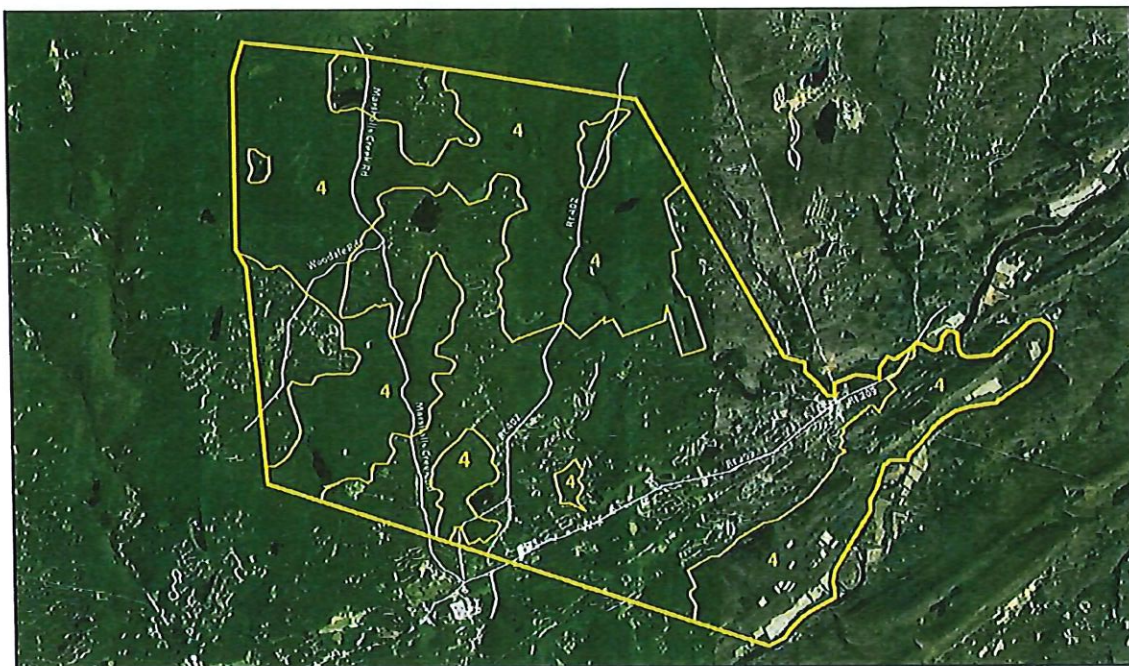
Recreational and woodland areas in rural portions of the Township.

Goal and Vision

Promote the preservation of the heritage natural resources , rural character, and water resources and habitats along creeks and lakes, such as the Delaware Water Gap National Park Area, the Resica Scout Reservation, and environs.

Representative Zoning District

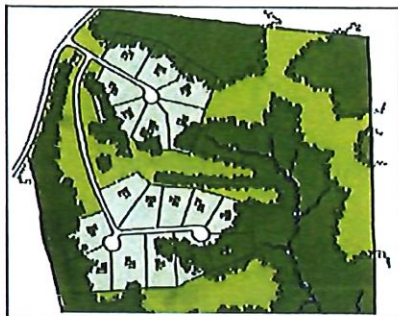
Primarily the CON- Conservation and RR-Rural Reserve Zoning Districts, with some R-1 and R-2 Districts.



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Considerations for Future Land Use & Development Practices

1. Building/Development Types



Clustered development to preserve open space



Building Design in keeping with natural landscape

Intent

1.1. Promote reduced disturbance and nestle development into the landscape.

Guiding Principle

1.2. Provide smaller scale buildings, and low intensity development.

Strategies

1.3. Cluster development on the most suitable portions of a tract.

2. Housing Opportunities



Single Family Dwelling built in harmony with steep slopes



Single Family dwelling preserving existing on-site trees

Intent

2.1. Promote reduced disturbance, and the preservation of woodlands and natural resources.

Guiding Principle

2.2. Provide single-family housing opportunities with reduced environmental imprints.

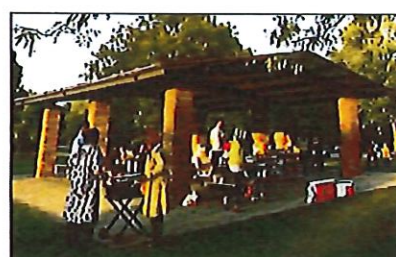
Strategies

2.3. Accommodate a variety of single-family dwelling types.

3. Accessory Structures



Accessory Dwelling Unit above a Garage



Picnic Pavillion at Park

Intent

3.1. Promote recreational facilities, and accessory dwelling units/in-law suites, and freestanding solar panels as accessory structures.

Guiding Principle

3.2. Provide opportunities for small scale recreational accessory structures (such as picnic pavilions), and accessory dwelling units/in-law suites.

Strategies

3.3. Implement picnic pavilions and small recreational facilities at parks.

3.4. Accommodate accessory dwelling units/in-law suites.

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4. Coverages



Reducing Impervious Coverage

Intent

4.1. Promote the preservation of the rural landscape and natural features.

Guiding Principle

4.2. Limit impervious coverages to 45% of a lot.

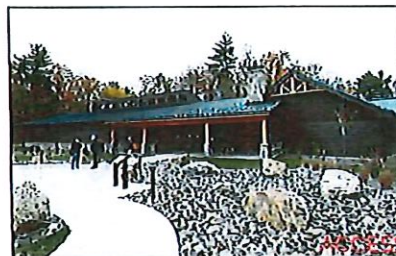
Strategies

4.3. Encourage green areas and naturalized open space.

5. Heights



2-story house below the tree line



Lower building height limiting viewshed disturbance

Intent

5.1. Promote the protection of viewsheds.

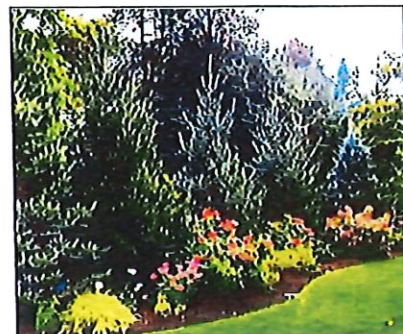
Guiding Principle

5.2. Limit building heights to 2-stories.

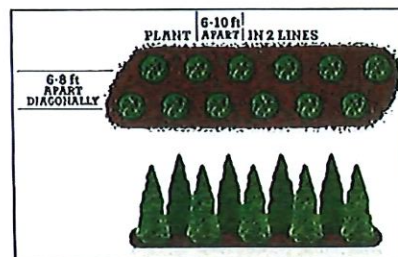
Strategies

5.3. Encourage building heights lower than tree lines, that do not impede on existing natural viewsheds.

6. Setbacks



Mixed Evergreen Buffer



Evergreen Screen

Intent

6.1. Promote buffering new development to protect scenic views along roads.

Guiding Principle

6.2. Provide 25 foot side yard, and 50 foot rear yard setbacks around the site/development.

Strategies

6.3. Incorporate landscape planting into the setback to provide screening/buffering.

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7. Road Characteristics & Amenities



Undisturbed Viewshed



Scenic Rural Road

Intent

7.1. Promote scenic roadways.

Guiding Principle

7.2. Provide roadways in keeping with the naturalistic setting.

Strategies

7.3. Preserve existing viewsheds.

7.4. Minimize development that disturbs the natural setting.

8. Road Widths



Roadway with woodlands & natural features



Rural road with adjacent parking for recreational areas

Intent

8.1. Promote the protection and preservation of woodlands and natural features, and calming of traffic.

Guiding Principle

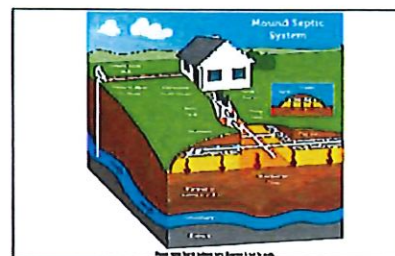
8.2. Provide reduced cartway widths.

Strategies

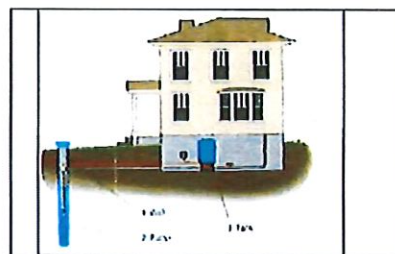
8.3. Maintain rural roadway system.

8.4. Reduce unneeded roadway expansion to minimize rural landscape disturbance.

9. Utilities



On-Lot Septic Mound System



On-Lot Well Water

Intent

9.1. Promote the health, safety and welfare of Middle Smithfield Township residents.

Guiding Principle

9.2. Maintain on-lot water and septic systems.

Strategies

9.3. Inspect/evaluate existing septic systems.

9.4. Update/replace existing septic systems that are no longer properly functioning.

9.5. Require routine maintenance and "best practices" for septic system maintenance.

9.6. Protect Wells.

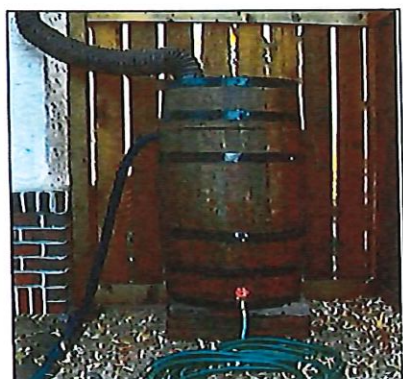
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Considerations for Future Land Use & Development Practices

10. Stormwater Management (SWM) & Green Infrastructure



Naturalized Stormwater Management



Rainwater Harvesting

Intent

10.1. Promote land conservation and stream buffer restoration.

Guiding Principle

10.2. Provide enhancements to the natural hydrologic systems for stormwater management.

Strategies

10.3. Implement environmentally sustainable and naturalized SWM solutions to work toward Low and Net Zero Water development.

10.4. Implement well landscaped green infrastructure, with rainwater harvesting, and downspout disconnection.

10.5. Implement greenroofs on buildings.

11. Alternative Energy Opportunities



Solar Powered Accessory Park Building



Renewable Energy

Intent

11.1. Promote reduced greenhouse gas emissions from fossil fuels, reduced air pollution, diversified energy supply, reduced dependence on imported fuels, and creation of environmental equity.

Guiding Principle

11.2. Provide solar panels and geothermal systems, wind energy, and improve building efficiency.

Strategies

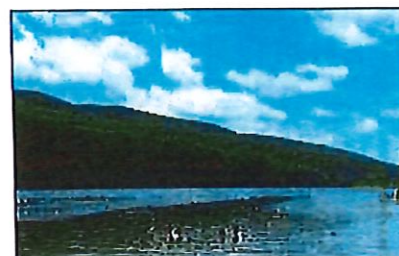
11.3. Encourage upgrading and retrofitting of existing dwellings.

11.4. Encourage Low and Net Zero Energy buildings.

11.5. Encourage solar, wind, and geothermal energy systems.

11.6. Encourage LEED buildings and LEED Neighborhood Development (LEED ND).

12. Environmental



Maintaining Wildlife Corridors



Preservation of Open Space

Intent

12.1. Promote the preservation and protection of natural resources, habitat, and open space.

Guiding Principle

12.2. Provide protection of healthy stands of woodlands and forests, hydrologic and topographic resources, natural habitats, and open space.

Strategies

12.3. Protect environmental and wildlife corridors.

12.4. Maintain large contiguous areas of open space.

12.5. Restore and create habitats.

12.6. Minimize development foot prints in order to limit disturbance.

12.7. Preserve open space.

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13. Historic & Natural Resource Protection



Zion's Evangelical Lutheran Church



Natural Resource Protection of water resources

Intent

13.1. Promote the protection and preservation of historic and natural resources, and open space.

Guiding Principle

13.2. Maintain and restore historic resources, and protect and preserve open space, water resources, woodlands, and floodplains.

Strategies

13.3. Adaptively reuse and protect viable buildings, structures, and sites to the maximum extent possible.

13.4. Implement Historic, cultural, and natural resource signage in order to identify sites and places, and to create a "branding" for the Township.

13.5. Protect open space, water resources, woodlands, and floodplains by maintaining large contiguous areas of open space, and protection of wildlife corridors and habitats.

13.6. Preserve trees and woodlands

14. Parks, Recreational Opportunities & Community Amenities



Walking Trail



Passive Recreation

Intent

14.1. Promote passive recreational opportunities and facilities balanced with natural resource protection.

Guiding Principle

14.2. Provide, maintain and expand hiking/walking and biking trails, and county and regional parks.

Strategies

14.3. Expand trail network.

14.4. Implement additional passive recreational facilities such as picnic pavilions.

14.5. Provide expanded park uses and access to existing facilities.

15. Design Elements: General



Dwelling reducing impact on natural resources



Dwelling terrace on slope

Intent

15.1. Promote natural and cultural resource preservation.

Guiding Principle

15.2. Provide light imprint design standards for conservation areas, and estate lots.

Strategies

15.3. Minimize development footprints to limit disturbance.

15.4. Terrace development in order to reduce and limit slope disturbance.

15.5. Protect high quality habitat and natural resource areas from development.

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Considerations for Future Land Use & Development Practices

16. Design Elements: Architectural



Local PA Blue Flagstone material



Local Building Materials

Intent

16.1. Promote contextually sensitive architecture and building design.

Guiding Principle

16.2. Provide small footprint and low imprint architecture that is harmonious with the environment.

Strategies

16.3. Encourage architectural design that is in keeping with the natural setting.

16.4. Encourage the use of local and regional building materials.

17. Design Elements: Landscape



Woodland restoration planting



Riparian Buffer Replanting

Intent

17.1. Promote landscaping that is in keeping and complementary to the natural environment.

Guiding Principle

17.2. Provide naturalistic plantings, restoration plantings, and riparian buffer restoration planting.

Strategies

17.3. Implement riparian buffer replanting.

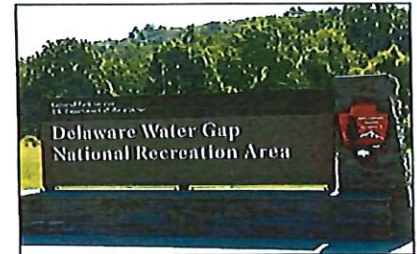
17.4. Implement landscaping that complements the natural setting.

17.5. Encourage the use of native plants.

18. Design Elements: Signage



Context-sensitive Trail Sign



Park Entrance Monument Sign

Intent

18.1. Promote context-sensitive signage.

Guiding Principle

18.2. Provide rustic signage that is harmonious with the environment.

Strategies

18.3. Implement context-sensitive park and recreational entrance signs.

18.4. Implement context-sensitive wayfinding signs.