

## **3B LARGER SCALE NEIGHBORHOOD AREAS** **With Single-Family Detached & Attached Housing**

### **Considerations for Future Land Use & Development Practices**

#### **Predominate "Corridor & Area"**

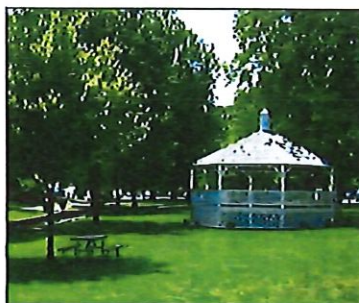
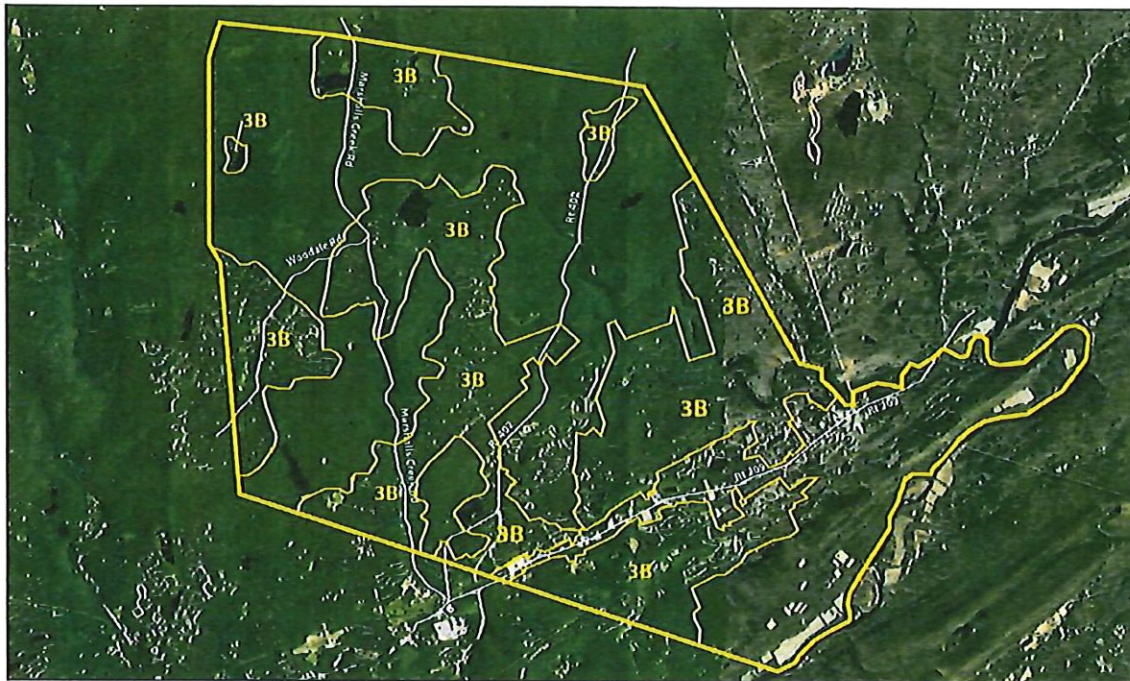
Larger lot neighborhoods and recreational areas located in more rural portions of the Township.

#### **Goal and Vision**

Promote and protect rural neighborhoods and recreational areas through adaptive reuse and redevelopment, and provide for a mix of neighborhood scale services.

#### **Representative Zoning District**

Primarily the R-1, R-2 and R-3 Zoning Districts with some C-1 and RR Districts.





# 3B LARGER SCALE NEIGHBORHOOD AREAS

## With Single-Family Detached & Attached Housing

### Considerations for Future Land Use & Development Practices

#### 1. Building/Development Types



Small scale houses



Aging In Place Neighborhood

##### Intent

1.1. Promote reduced footprint buildings, and development that is harmonious with the surrounding environment.

##### Guiding Principle

1.2. Provide opportunities for buildings and development such as cottage type buildings, tiny houses, and aging in place neighborhoods that include a variety of housing types.

##### Strategies

1.3. Promote compatible building development and types.

#### 2. Housing Opportunities



Senior Living



Tiny House

##### Intent

2.1. Promote an increased diversity of dwelling types, and expanded housing opportunities for single family detached & attached dwellings.

##### Guiding Principle

2.2. Provide opportunities for tiny houses, Senior Living, a variety of housing types for aging place, and accessory dwelling units/in-law suites.

##### Strategies

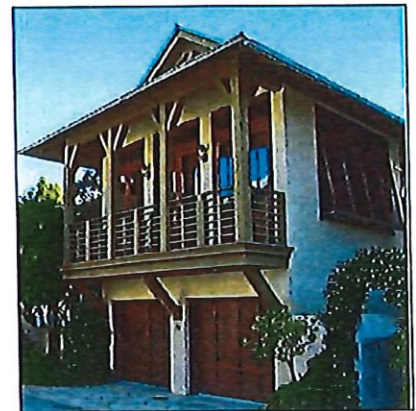
2.3. Accommodate a variety of housing types including options for Senior Living and aging in place neighborhoods.

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

#### 3. Accessory Structures



Gazebo in Open Space area



Accessory Dwelling Unit

##### Intent

3.1. Promote enhanced open space and public gathering areas, as well as flexibility for accessory dwelling units/in-law suites, and freestanding solar panels as accessory structures.

##### Guiding Principle

3.2. Provide opportunities for gazebos, pavilions, arbors, trellises, central green spaces, and accessory dwelling units/in-law suites.

##### Strategies

3.3. Incorporate gazebos, pavilions, arbors, and trellises in green spaces.

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



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##### 4. Coverages



Open Space In Single Family neighborhood



Central Green

##### Intent

4.1. Promote the open space.

##### Guiding Principle

4.2. Limit total building and impervious coverage to 50% on a lot.

##### Strategies

4.3. Encourage developments with 10 or more acres to have usable green areas.

4.4. Incorporate central green spaces.

##### 5. Heights



Protected viewsheds with lower building heights



House roofline lower than trees

##### Intent

5.1. Promote the protection of viewsheds, while providing development opportunities.

##### Guiding Principle

5.2. Limit building heights to 3-stories.

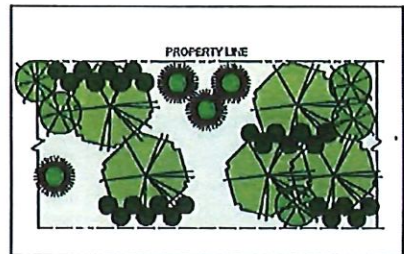
##### Strategies

5.3. Encourage protection of viewsheds by limiting building heights.

##### 6. Setbacks



Landscaped Buffer with a variety of plants



Landscape Screening & Buffering

##### Intent

6.1. Promote a buffer around neighborhoods in order to screen and buffer new development.

##### Guiding Principle

6.2. Provide 20 foot side yard setbacks and 40 foot rear yard setbacks.

##### Strategies

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

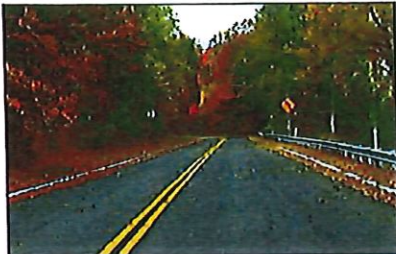


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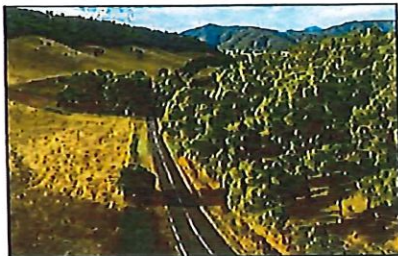
### With Single-Family Detached & Attached Housing

#### Considerations for Future Land Use & Development Practices

##### 7. Road Characteristics & Amenities



Road providing access to adjacent land uses



Road connections

##### Intent

7.1. Promote increased vehicular accessibility and mobility within the Township and to adjacent municipalities.

##### Guiding Principle

7.2. Provide east/west connection in the north central portion of the Township, and two land collector roads.

##### Strategies

7.3. Implement additional road connections and extensions.

##### 8. Road Widths



Residential traffic calming with bump out



Traffic Calming Island

##### Intent

8.1. Promote minimized slope disturbance and traffic calming.

##### Guiding Principle

8.2. Provide reduced cartway widths.

##### Strategies

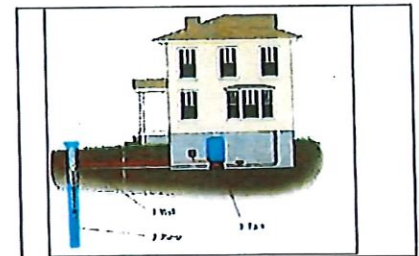
8.3. Implement traffic calming measures on streets.

8.4. Implement street trees to provide visual relief.

##### 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.

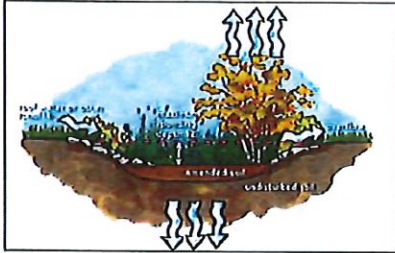


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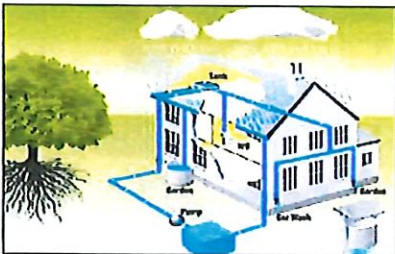
## With Single-Family Detached & Attached Housing

### Considerations for Future Land Use & Development Practices

#### 10. Stormwater Management (SWM) & Green Infrastructure



Rain Garden managing stormwater



Rainwater Harvesting

##### Intent

10.1. Promote Green Infrastructure in order to better manage stormwater, and create a healthier ecological, social and economic environment.

##### Guiding Principle

10.2. Provide rain gardens, bioswales, and rainwater harvesting, downspout disconnection, and vegetated swales/ dry swales.

##### Strategies

10.3. Implement environmentally sustainable 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



Energy Efficient Homes



Renewable Solar 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 renewable energy such as solar panels and geothermal systems, passive solar, 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 energy and geothermal energy systems.

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

#### 12. Environmental



Habitat Protection



Terraced Building to reduce disturbance

##### Intent

12.1. Promote reduced development impacts on environmental resources.

##### Guiding Principle

12.2. Provide protection of slopes, trees, and streams from disturbance.

##### Strategies

12.3. Economize development footprint to minimize disturbance.

12.4. Terrace development to reduce and minimize slope disturbance.

12.5. Protect streams, wildlife corridors, and natural habitats.



## 3B LARGER SCALE NEIGHBORHOOD AREAS

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##### 13. Historic & Natural Resource Protection



Historic Resource Protection



Natural Resource Protection

##### Intent

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

##### Guiding Principle

13.2. Provide opportunities for adaptive reuse of historic buildings as an alternative to demolition and protect natural resources and open space.

##### Strategies

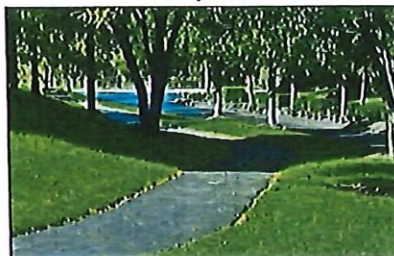
13.3. Adaptively reuse viable buildings to the maximum extent possible.

13.4. Protect existing historic buildings, structures, and sites.

13.5. Implement Historic signage in order identify sites and places, and to create a "branding" for the Township.

13.6. Protect Natural Resources and Open Space by minimizing development impacts and sprawl development.

##### 14. Parks, Recreational Opportunities & Community Amenities



Walkway providing passive recreational opportunity



Community garden in close proximity to neighborhoods

##### Intent

14.1. Promote passive and active recreational opportunities in close proximity to residences.

##### Guiding Principle

14.2. Maintain and expand neighborhood walkways/pathways; neighborhood and community parks; and community gardens.

14.3. Provide expanded composting opportunities.

##### Strategies

14.4. Implement walkways/pathways to provide connectivity.

14.5. Incorporate neighborhood and community parks in close proximity to dwellings.

14.6. Create community gardens in close proximity to dwellings.

14.7. Implement a new composting center.

##### 15. Design Elements: General



Variety of side yard widths



Variety of dwelling design and types

##### Intent

15.1. Promote unique neighborhood character, and contextual design.

##### Guiding Principle

15.2. Provide varying lot and house widths.

##### Strategies

15.3. Encourage a variety of dwelling design, types and widths.

15.4. Allow a variety of side yard widths.



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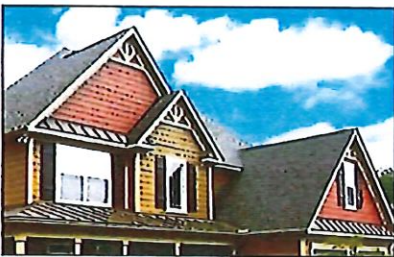
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#### Considerations for Future Land Use & Development Practices

##### 16. Design Elements: Architectural



Dwelling with setbacks and porches



Gabled Roof

##### Intent

16.1. Promote a diversity of dwelling unit types and design.

##### Guiding Principle

16.2. Provide context-sensitive architectural design that is distinctive and in keeping with the community.

##### Strategies

16.3. Encourage building facade setbacks and projections, porches, and the like.

16.4. Encourage colors and materials that are context-sensitive.

16.5. Encourage a variety of roof lines such as gabled and hipped roofs.

##### 17. Design Elements: Landscape



Street Trees along residential street



Evergreen screen and buffer

##### Intent

17.1. Promote an enhanced streetscape environment and buffer/screen.

##### Guiding Principle

17.2. Provide street trees, screening & buffering to less intense uses (Zone 4) and screening/buffering from more intense uses (Zones 1-3A).

##### Strategies

17.3. Implement evergreen screens and buffers around development perimeters.

17.4. Incorporate Street Trees along streets.

##### 18. Design Elements: Signage



Context-sensitive Park signage



Small Scale Park Signage

##### Intent

18.1. Promote contextual sensitive signage.

##### Guiding Principle

18.2. Provide small-scale signage for neighborhood entrances and parks.

##### Strategies

18.3. Implement context-sensitive neighborhood entrance signs.

18.4. Implement context-sensitive wayfinding signs.