

3A SMALLER SCALE NEIGHBORHOOD AREAS

With Mixed Housing

Considerations for Future Land Use & Development Practices

Predominate "Corridor & Area"

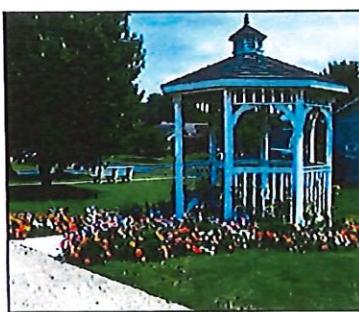
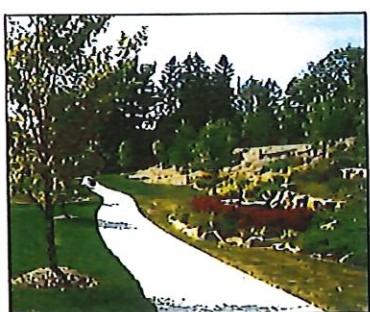
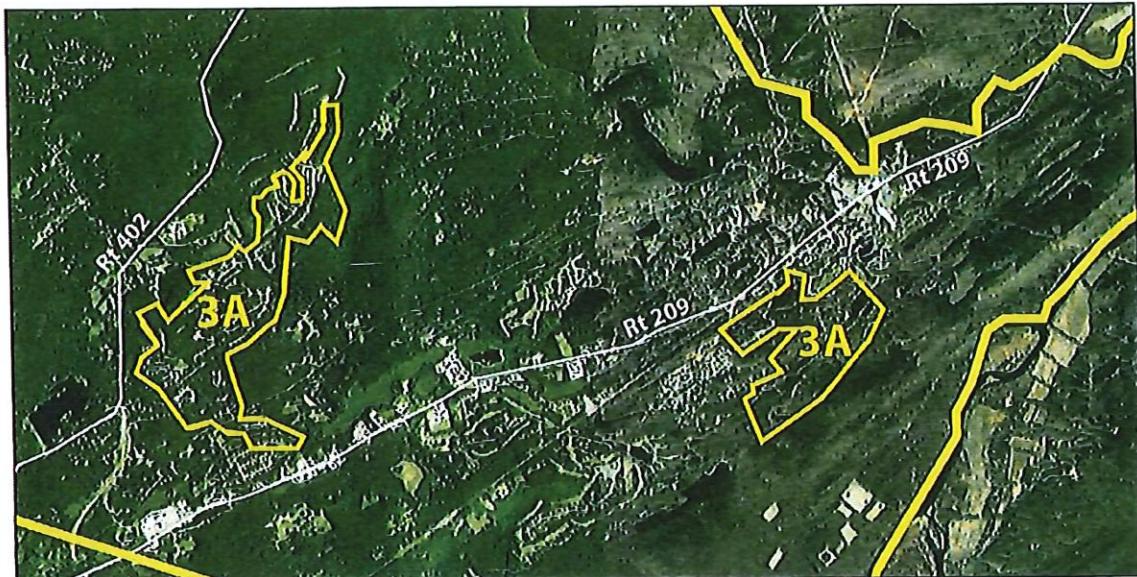
Compact neighborhoods in close proximity to the Route 402 and 209 Corridors.

Goal and Vision

Promote compact groups of attached dwellings in order to cluster development, provide expanded mixed housing type opportunities, and preserve open space.

Representative Zoning District

Primarily the PRD Zoning District with some R-2 and R-3 Districts.



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1. Building/Development Types



Compact groups of attached dwellings



Carriage Homes

Intent

- 1.1. Promote compact groups of attached dwellings

Guiding Principle

- 1.2. Provide carriage house buildings and tiny houses.

Strategies

- 1.3. Promote compatible building development and types.
- 1.4. Encourage clustering dwellings to preserve open space.
- 1.5. Encourage compact neighborhoods.

2. Housing Opportunities



Attached Dwellings



Tin Homes

Intent

- 2.1. Promote carriage housing buildings and tiny houses.

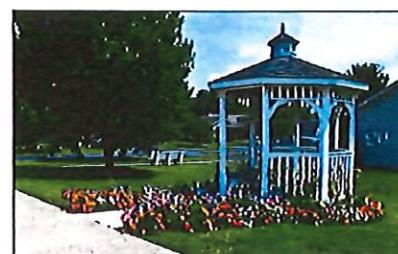
Guiding Principle

- 2.2. Provide opportunities for tiny houses, a variety of multi-family dwelling types, accessory dwelling units/in-law suites, and Senior Living Communities.

Strategies

- 2.3. Accommodate a variety of housing types including multi-family and Senior Living.
- 2.4. Accommodate accessory dwelling units/in-law suites.

3. Accessory Structures



Gazebo in neighborhood gathering area



Mall Pavilion in Open Space area

Intent

- 3.1. Promote enhanced open space and public gathering areas.

Guiding Principle

- 3.2. Provide opportunities for gazebos, pavilions, arbors, trellises, and mall pavilions in central green spaces.

Strategies

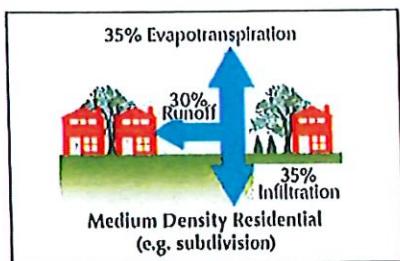
- 3.3. Incorporate gazebos, pavilions, arbors, and trellises in green spaces.
- 3.4. Implement mall pavilions as an enhancement to open space areas and as an opportunity for public gathering.

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4. Coverages



Community Central Green

Intent

4.1. Promote development opportunities, while creating and maintaining open space.

Guiding Principle

4.2. Limit total building and impervious coverages to 50% of the lot.

Strategies

4.3. Encourage neighborhoods with 20 or more dwellings/lots to have usable green areas.

4.4. Incorporate central green spaces.

5. Heights



2-story Duplex below the tree line



3-Story Multi-family Dwelling economizing on building footprint

Intent

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

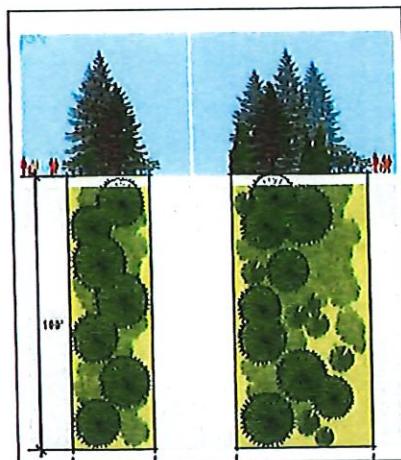
Guiding Principle

5.2. Limit building heights to 3-stories.

Strategies

5.3. Encourage reduced building footprints and impervious coverage by having additional stories.

6. Setbacks



Intent

6.1. Promote setbacks 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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7. Road Characteristics & Amenities



Sidewalks along the Street



Streetscape with Street Trees, Street Lights, and sidewalks

Intent

7.1. Promote enhanced road aesthetics and attractiveness.

Guiding Principle

7.2. Provide Street Trees, Street Lights, Sidewalks and walkways along residential roads.

Strategies

7.3. Implement streetscape enhancements including Street Trees and Street Lights.

7.4. Incorporate Sidewalks on both sides of streets.

8. Road Widths



Traffic Calming in residential areas



Street Trees and on-street parking calming traffic

Intent

8.1. Promote minimized slope disturbance and calm traffic.

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



Pump Station for Public Sewer Service



Pump Station for Public Sewer Service

Intent

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

Guiding Principle

9.2. Provide public sewer and public water where feasible; inspect/evaluate and update existing septic systems.

Strategies

9.3. Connect to public sewer service where feasible.

9.4. Connect to public water service where feasible.

9.5. Provide alternative sewer and water systems, where public utilities are not accessible.

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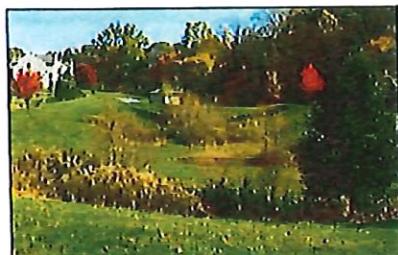
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10. Stormwater Management (SWM) & Green Infrastructure



Bioswales implemented along street edge



Naturalized Stormwater Basin

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, vegetated swales/dry swales, and naturalized stormwater basins.

Strategies

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

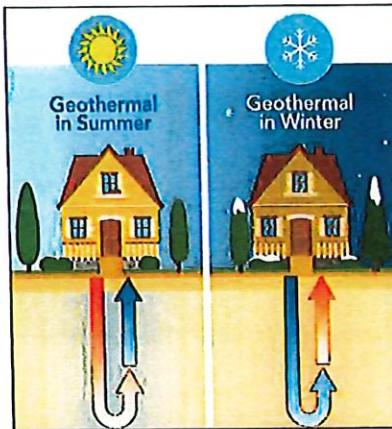
10.4. Implement well landscaped green infrastructure, with rainwater harvesting and downspout disconnection.

10.5. Implement greenroofs on buildings.

11. Alternative Energy Opportunities



Solar Panels



Geothermal heating & cooling

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, and improve building efficiency.

Strategies

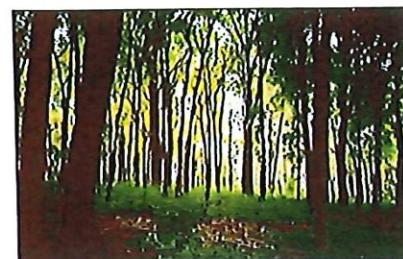
11.3. Encourage upgrading and retrofitting of existing dwellings.

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 and environmental protection



Terraced Development working with natural slope

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 wildlife and environmental corridors.

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13. Historic & Natural Resource Protection



Clubhouse



Steep Slope Preservation

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

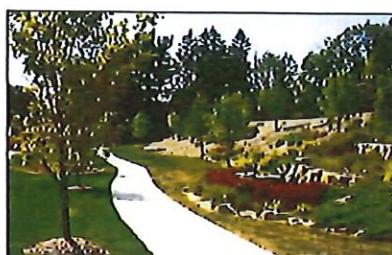
13.3. Adaptively reuse viable buildings to the maximum extent possible.

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

13.5. Implement Historic signage in order to 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/Pathway in neighborhood



Community Park

Intent

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

Guiding Principle

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

Strategies

14.3. Implement walkways/pathways to provide connectivity.

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

14.5. Create community gardens in close proximity to dwellings.

15. Design Elements: General



Attached Dwellings utilizing a variety of materials and roof lines



Attached dwelling with diversified facade

Intent

15.1. Promote a diversified and varied Streetscape curb appeal and neighborhood aesthetics.

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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16. Design Elements: Architectural



Multi-Family Dwelling with recesses and projections



Roof with Dormers

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 recesses and projections.

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

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

17. Design Elements: Landscape



Landscape screen/buffer planting



Neighborhood with Street Trees

Intent

17.1. Promote an enhanced streetscape environment and landscaped buffers/screens.

Guiding Principle

17.2. Provide Street Trees, and screening and buffering to less intense uses (especially the Zones 3B and 4).

Strategies

17.3. Implement evergreen screens and buffers around development perimeters.

17.4. Incorporate Street Trees along streets.

18. Design Elements: Signage



Context-Sensitive Neighborhood sign



Neighborhood sign with landscaping

Intent

18.1. Promote well designed signage, and reduced traffic hazards caused by sign distraction.

Guiding Principle

18.2. Provide small-scale signage, and monument signs.

Strategies

18.3. Implement context-sensitive neighborhood entrance signs.

18.4. Implement context-sensitive wayfinding signs.