

2A MODERATE INTENSITY COMMERCIAL AREAS

Considerations for Future Land Use & Development Practices

Predominate "Corridor & Area"

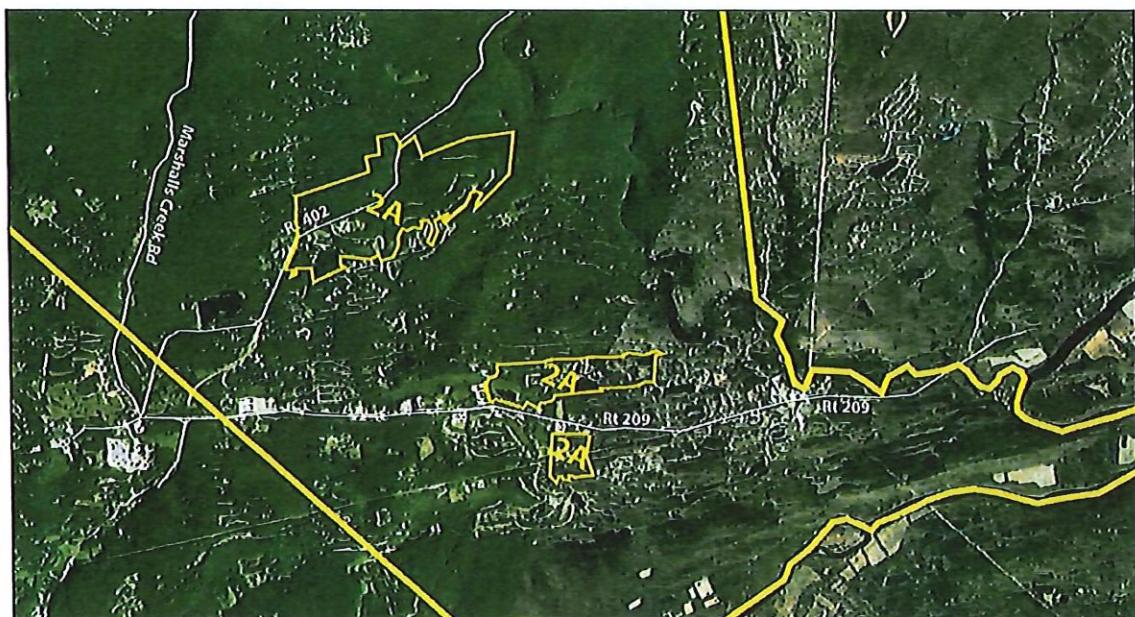
Commercial Areas adjacent to the Route 402 corridor, or in close proximity to the Route 209 Corridor

Goal and Vision

Promote a transitional zone between "Main Street" and smaller scale neighborhoods with compact development in campus-type environments, and promote economic development by providing opportunities for a variety uses that are compatible with existing adjacent uses, such as: professional offices, commercial uses, light industry, and higher education.

Representative Zoning District

Primarily the C-2 Commercial Zoning District, with some C-1 Districts not abutting Route 209



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1. Building/Development Types



Campus-type development placement



Commercial buildings located around central open space

Intent

- 1.1. Promote development that is compatible with adjacent and surrounding uses, and balances the natural and built environment.

Guiding Principle

- 1.2. Provide a campus-type built environments for professional offices, personal service, commercial, health care/medical facilities, employment hubs, light industry, higher education and Senior Living facilities.

Strategies

- 1.3. Encourage development with campus-type placement, with buildings surrounding centrally located green space.

- 1.4. Create compact development with smaller footprint buildings.

- 1.5. Encourage new building types that accommodate lodging.

- 1.6. Encourage professional office, personal service, commercial, health care/medical facilities, employment hubs, light industry, higher education and Senior Living facility uses.

2. Housing Opportunities



Campus Style Housing



Vertical Mixed-Use with second floor residential use

Intent

- 2.1. Promote a variety of mixed housing opportunities.

Guiding Principle

- 2.2. Provide vertical mixed-use and campus-type housing opportunities.

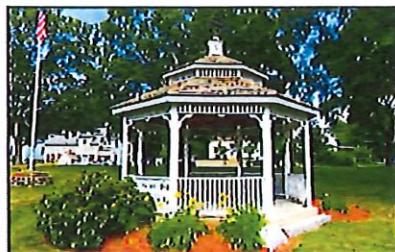
Strategies

- 2.3. Accommodate multi-family and attached housing.

- 2.4. Accommodate vertical mixed-use, such as apartments above commercial or office.

- 2.5. Accommodate live-work units

3. Accessory Structures



Gazebo in public space



Picnic Pavilion in public space

Intent

- 3.1. Promote accessory structures to enhance public space, such as gazebos, pavilions, and arbors.

Guiding Principle

- 3.2. Limit accessory structures to no more than 5% of a lot.

Strategies

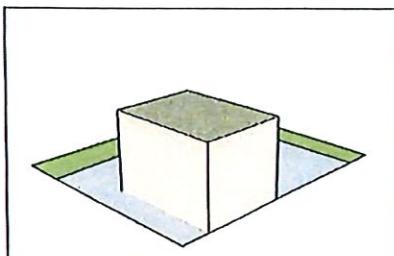
- 3.3. Incorporate accessory structures into public spaces.

- 3.4. Encourage accessory structures that provide shade.

2A MODERATE INTENSITY COMMERCIAL AREAS

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4. Coverages



Lot with 75% Impervious Coverage



Pedestrian Plaza and Usable Green Area

5. Heights



3-story mixed use building



3-story mixed use building

6. Setbacks



Buffering planting at edge of parking area



Landscaped buffer in rear/side yard setback

Intent

- 4.1. Promote a balance of coverages; including green areas.

Guiding Principle

- 4.2. Limit total building and impervious coverages to 60% of a lot, in order to better balance development intensity.

Strategies

- 4.3. Encourage 5 to 10% of lots to have usable green areas.
- 4.4. Incorporate green edges and buffer areas on lots.
- 4.5. Economize on building footprints and environmental impacts by promoting third and fourth stories to reduce building footprints and impervious coverage.

Intent

- 5.1. Promote campus-style development with a variety of housing and development options, while reducing the overall impact of sprawling development.

Guiding Principle

- 5.2. Provide opportunities for 3-story to 4-story buildings in order to economize on building footprints, and provide opportunities for campus-style development.

Strategies

- 5.3. Encourage campus-style development.
- 5.4. Encourage reduced building footprints and impervious surface coverage with second and third stories for buildings.

Intent

- 6.1. Promote reduced visual impacts of development to less intense uses in the 3A, 3B, and 4 Zones.

Guiding Principle

- 6.2. Provide 30 foot setbacks along side and rear yards to buffer new/adjacent development.

Strategies

- 6.3. Locate new buildings and development in a context-sensitive manner in order to reduce impacts to adjoining uses.
- 6.4. Incorporate screening and buffering elements into the side and rear yard setbacks.

2A MODERATE INTENSITY COMMERCIAL AREAS

Considerations for Future Land Use & Development Practices

7. Road Characteristics & Amenities



Sidewalk providing connections



Bicycle Rack at Building Entrance

Intent

7.1. Promote a pedestrian friendly environment and increased walkability.

Guiding Principle

7.2. Provide connections and linkages from the "Main Street" zone to neighborhood communities, and incorporate sidewalks, crosswalks and walkways to provide pedestrian connectivity.

Strategies

7.3. Implement sidewalks, crosswalks and walkways in order to connect new development with existing development.

7.4. Implement bicycle racks at building entrances.

8. Road Widths



Street trees along traffic calmed street



Bicycle Lane parallel to the road

Intent

8.1. Promote minimized road widening to reduce speed and provide for safer pedestrian and vehicular circulation.

Guiding Principle

8.2. Maintain existing cartway widths in the C-2 District.

Strategies

8.3. Implement traffic calming measures on streets.

8.4. Implement street trees to provide visual relief.

8.5. Implement lanes and paths for bicycling and walking parallel to the road.

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.

2A MODERATE INTENSITY COMMERCIAL AREAS

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10. Stormwater Management (SWM) & Green Infrastructure



Curb Inlets to direct rainwater to bioretention area



Bioswale "cleansing" stormwater before infiltration

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 opportunities to implement subsurface SWM, infiltrators, rain gardens, green roofs; bioswales, vegetated swales, permeable pavements, urban tree canopy, curb extensions, and green roofs.

Strategies

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

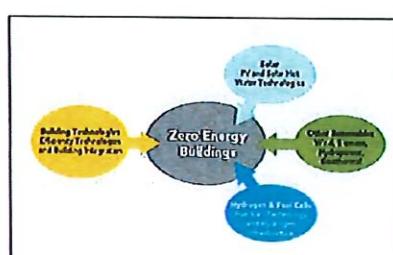
10.4. Implement well landscaped green infrastructure.

10.5. Implement greenroofs on buildings.

11. Alternative Energy Opportunities



Electric Car Charging Station



Net Zero Energy Buildings

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 opportunities for electric car charging stations, solar panels and geothermal technologies, and to improve building efficiency.

Strategies

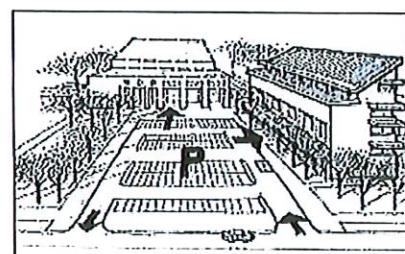
11.3. Encourage upgrading and retrofitting of existing buildings and facilities.

11.4. Encourage Low and Net Zero Energy buildings.

11.5. Implement solar energy and geothermal energy systems.

11.6. Encourage LEED buildings.

12. Environmental



Shared Parking Reducing Impervious Coverage



Reuse of Brick building material

Intent

12.1. Promote reduced development impacts on environmental resources.

Guiding Principle

12.2. Provide opportunities for smaller building footprints in order to reduced impacts of development by protecting slopes, trees and woodlands, streams, and air.

Strategies

12.3. Encourage adaptive reuse and/or redevelopment of a site instead of greenfield development.

12.4. Economize on development footprints by incorporating parking maximums and shared parking.

12.5. Encourage the use of building materials that are local, renewable, and/or recyclable.

2A MODERATE INTENSITY COMMERCIAL AREAS

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13. Historic & Natural Resource Protection



Tom-X Pub



Natural Resource Protection

Intent

13.1. Promote the protection of historic and natural resources.

Guiding Principle

13.2. Provide opportunities for adaptive reuse of historic buildings as an alternative to demolition.

Strategies

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

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

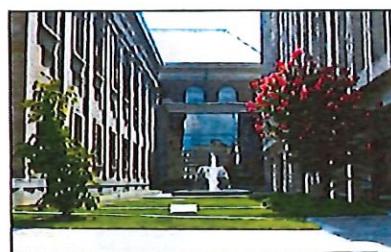
13.5. Increase awareness of historic and natural resource protection.

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

14. Parks, Recreational Opportunities & Community Amenities



Sidewalks and Crosswalks



Outdoor Public Space between buildings

Intent

14.1. Promote pedestrian gathering areas and a safe pedestrian environment.

Guiding Principle

14.2. Provide pocket parks and plazas, sidewalks, crosswalks, walkways and pathways.

14.3. Provide expanded recycling opportunities.

Strategies

14.4. Implement "Quadrangle" type open spaces that are wrapped by buildings.

14.5. Implement sidewalks and walkways/pathways in order to create a continuous and interconnected walkway system.

14.6. Implement crosswalks.

14.7. Implement a new recycling drop-off center.

15. Design Elements: General



Commons Building with shared amenities



Outdoor Gathering Spaces

Intent

15.1. Promote shared amenities for developments and communities.

Guiding Principle

15.2. Provide common buildings and outdoor spaces on campuses.

Strategies

15.3. Incorporate outdoor public amenities such as walkways, picnic areas, and the like.

15.4. Incorporate common buildings on campuses in order to provide shared amenities for multiple buildings.

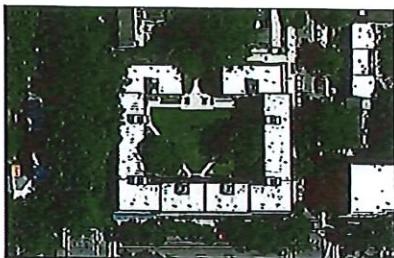
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16. Design Elements: Architectural



Roofline variation



Buildings placed to create courtyards

Intent

16.1. Promote a pedestrian friendly and aesthetically pleasing environment with campus-type development.

Guiding Principle

16.2. Provide context-sensitive building design and placement to create courtyards & quadruplexes.

Strategies

16.3. Incorporate roofline variations for buildings.

16.4. Articulate building facades with complementary building materials and color palettes.

16.5. Site buildings in order to create courtyards and central green spaces.

17. Design Elements: Landscape



Parking Lot Island dual functioning to infiltrate stormwater



Central Green Space

Intent

17.1. Promote buffering and screening to adjacent uses, and public spaces.

Guiding Principle

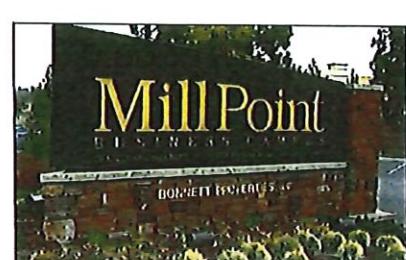
17.2. Provide diverse berthing, fencing, and screening/buffering solutions, and central gathering spaces.

Strategies

17.3. Implement vegetated buffers along side and rear yard lines.

17.4. Create green spaces that dual function as stormwater management solutions.

18. Design Elements: Signage



Monument Sign integrated with Landscaping



Well landscaped sign

Intent

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

Guiding Principle

18.2. Provide well designed monument signs & wayfinding signs, and discourage signage clutter; promote monument signs & wayfinding signs.

Strategies

18.3. Implement context-sensitive monument signs.

18.4. Implement context-sensitive wayfinding signs.