

2B HIGHER INTENSITY INDUSTRIAL AREAS

Considerations for Future Land Use & Development Practices

Predominate "Corridor & Area"

Industrial areas adjacent to, or in close proximity to the Route 209 Corridor

Goal and Vision

Promote for light industrial activity in a manner that is compatible with adjacent uses and the surrounding environment, encourage coordinated development, and advocate for environmental sensitivity and redevelopment of industrial land.

Representative Zoning District

Primarily the I - Industrial Zoning District



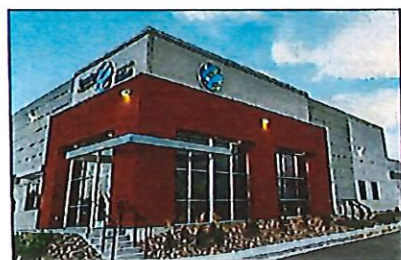
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1. Building/Development Types



Storage building



Flex Industrial Building

Intent

1.1. Promote smaller footprint industrial buildings.

Guiding Principle

1.2. Provide incentives for reduced building footprints for industrial buildings.

Strategies

1.3. Encourage new industrial building types that complement the Route 209 corridor.

2. Housing Opportunities



Live-work unit



Small Live-work dwelling

Intent

2.1. Promote housing for caretaker & watchmen units.

Guiding Principle

2.2. Provide housing opportunities limited to caretaker and watchmen units.

Strategies

2.3. Encourage housing in live-work type locations.

3. Accessory Structures



Freestanding Solar Panels



Guard booth

Intent

3.1. Promote accessory structures that are complimentary to the principal industrial buildings, as well as free-standing solar panels as accessory structures.

Guiding Principle

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

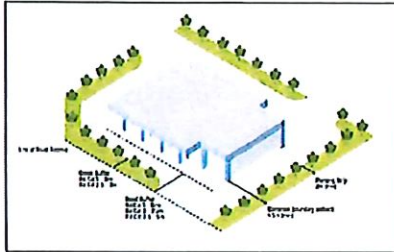
Strategies

3.3. Encourage small accessory structures that functionally relate to limited industrial development.

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4. Coverages



Development balancing green areas



Green areas incorporated into impervious areas reducing runoff

Intent

4.1. Promote building and impervious coverage that provides maximum industrial opportunities.

Guiding Principle

4.2. Limit total building and impervious coverage to 90%.

Strategies

4.3. Balance land disturbance with green areas on site perimeters.

4.4. Incorporate green areas in parking impervious areas, in order to reduce stormwater runoff.

4.5. Incorporate green areas around development to provide pervious green buffers.

5. Heights



2-story flex building



2-story building

Intent

5.1. Promote low profile industrial building heights.

Guiding Principle

5.2. Limit building heights to 3-stories.

Strategies

5.3. Implement building heights of 3-stories and lower.

6. Setbacks



Evergreen Screening to adjacent use



Setback areas

Intent

6.1. Promote effective screening of setback areas.

Guiding Principle

6.2. Provide 10 foot setbacks along side and rear yards to buffer adjacent and new development.

Strategies

6.3. Encourage fencing and evergreen plantings to screen industrial development.

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7. Road Characteristics & Amenities



Industrial entrance drive



Roadway enhanced with landscape screening

Intent

7.1. Promote an enhanced roadway with screening and buffering of industrial uses.

Guiding Principle

7.2. Provide landscaping to screen and buffer industrial roads.

Strategies

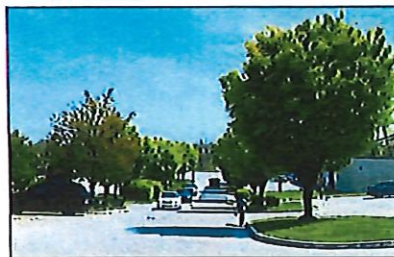
7.3. Implement screening along roadways.

7.4. Implement right-sized and proportioned roadways.

8. Road Widths



Limited road width



Road width in sync with traffic volume

Intent

8.1. Promote minimizing road widening to reduce speed and provide for vehicular circulation.

Guiding Principle

8.2. Maintain existing cartway widths in the I-District.

Strategies

8.3. Encourage limited road widths in sync with expected traffic volumes.

9. Utilities



Pump Station for Public Sewer Service



Pump Station for Public Sewer Service

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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10. Stormwater Management (SWM) & Green Infrastructure



Off-Street Parking with the incorporation of LID practices



Permeable pavers in parking area

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 well landscaped detention basins, rain gardens, bioswales, and rainwater harvesting; downspout disconnection; vegetated swales/dry swales and permeable pavement.

Strategies

10.3. Implement Low Impact Development (LID) practices in parking areas to reduce runoff and pollutant loadings.

10.4. Implement well landscaped green infrastructure.

10.5. Implement greenroofs on buildings.

11. Alternative Energy Opportunities



LEED Certified Building



Industrial Building with Solar Panels

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; building efficiency; and geothermal systems.

Strategies

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

11.4. Encourage Low and Net Zero Energy buildings.

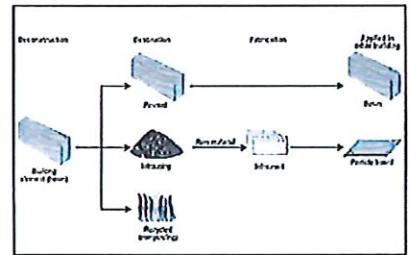
11.5. Encourage solar energy and geothermal energy systems.

11.6. Encourage LEED buildings.

12. Environmental



Shared Industrial Parking



Reuse of building materials

Intent

12.1. Promote reduced development impacts on environmental resources.

Guiding Principle

12.2. Provide incentives for smaller building footprints to protect slopes, trees/woodlands, and streams.

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.

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13. Historic & Natural Resource Protection



Adaptive reuse of historic building



Adaptive reuse of historic building

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 identify sites and places, and to create a "branding" for the Township.

14. Parks, Recreational Opportunities & Community Amenities



Playcourt



Picnic area for employees

Intent

14.1. Promote an enhanced working environment with recreational amenity access.

Guiding Principle

14.2. Provide corporate playfields & playcourts, picnic tables, and pathway/walkways.

Strategies

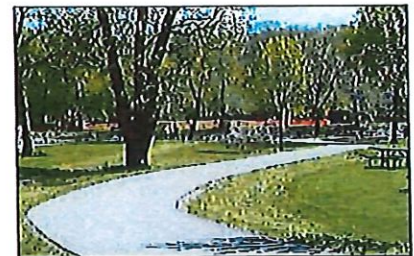
14.3. Implement walking trails and corporate playfields and playcourts.

14.4. Implement picnic areas for employee use.

15. Design Elements: General



Incorporated open space



Commons area with walkways

Intent

15.1. Promote an enhanced working environment with the incorporation of commons buildings and open space.

Guiding Principle

15.2. Provide commons buildings and open space.

Strategies

15.3. Encourage unified industrial park development.

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16. Design Elements: Architectural



Building with awning accent



Non-white building with roofline variation

Intent

16.1. Promote context-sensitive building architecture that blends in with the setting.

Guiding Principle

16.2. Provide earth tone colors for buildings (such as non-white colors), with facade articulation.

Strategies

16.3. Encourage non-white building colors.

16.4. Encourage facade articulation with awnings, recess and projections, and the like.

16.5. Encourage roofline variation.

17. Design Elements: Landscape



Stormwater Management Incorporated into landscaping



Landscaping and fencing providing visual screen/buffer

Intent

17.1. Promote screening and buffering solutions that help to limit visual impacts to adjacent uses.

Guiding Principle

17.2. Provide diverse berming, fencing, and screening/buffering solutions, and stormwater management integration.

Strategies

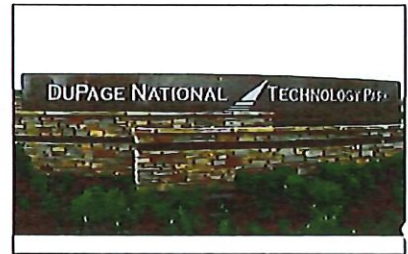
17.3. Implement screening and buffering with landscaping and fencing to adjacent uses.

17.4. Implement stormwater management solutions into landscaping.

18. Design Elements: Signage



Small scale sign



Monument 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 monument signs.

18.4. Implement context-sensitive wayfinding signs.