

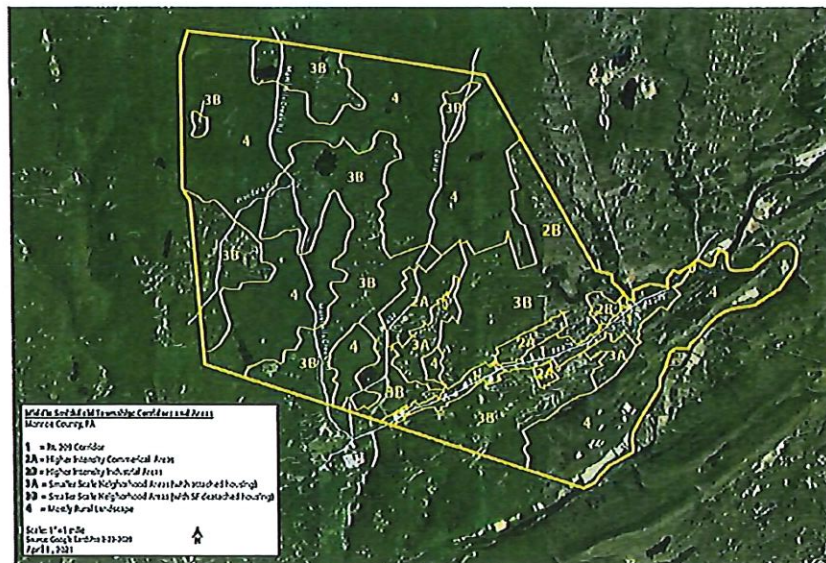
CHAPTER 3

CONSIDERATIONS FOR FUTURE LAND USE & DEVELOPMENT PRACTICES IN PREDOMINANT "CORRIDORS & AREAS"

INTRODUCTION

The Corridors & Areas labeled as 1, 2A, 2B, 3A, 3B, and 4 range from the most intense to the least intense level of development in Middle Smithfield Township. For example, Area 1 is the Route 209 Corridor (most intense development character), and Area 4 is the Delaware Water Gap National Recreation Area, as well as wooded lands in the northern portion of the Township (least intense development character). The boundaries for the six Corridors and Areas are based predominantly on the Zoning District Boundaries per the existing Zoning Map, adjusted for the 3B and 4 Areas based on woodland boundaries.

One of the purposes of a Comprehensive Plan is to address the "intensity" of future land use. As such, the considerations described and depicted in this chapter are intended to provide a vision for how to best manage and evaluate development intensity in various Corridors & Areas of the Township. Further, the images and text included in this chapter are intended to provide quality control considerations. Collectively, this information can be termed a "Tool Box" for evaluating future land use and development.



This "Tool Box" feature of the Middle Smithfield Township Comprehensive Plan Update should be referenced when such items are reviewed and evaluated:

- future land development plan submissions;
- requests for zoning amendments;
- redevelopment plans;
- revitalization plans; and
- streetscape plans.