

# CHAPTER 4

## IMPLEMENTATION

### AREA 4 - MOSTLY RURAL LANDSCAPE AREAS IMPLEMENTATION MATRIX

Chart 13.

Strategies	Priority	Responsible Parties	Implementation
<b>1. Building/Development Types</b>			
1.3. Cluster development on the most suitable portions of a tract	Short Term	PC, BOS	Develop and Implement Design Standards for conservation design
<b>2. Housing Opportunities</b>			
2.3. Accommodate a variety of single-family dwelling types	Short Term	PC, BOS	Amend the ZO to permit a variety of single-family dwelling types, sizes, and the like
<b>3. Accessory Structures</b>			
3.3. Incorporate picnic pavilions and small recreational facilities at parks	Short Term	PR, NPS, PC, BOS	Collaborate with the National Park Service, the State, County, and Regional parks to implement facilities at parks
3.4. Accommodate accessory dwelling units/in-law suites	Short Term	PC, BOS	Amend the ZO to permit accessory dwelling units/in-law suites
<b>4. Coverages</b>			
4.3. Encourage green areas and naturalized open space	Short Term	PC, BOS	Amend the SALDO to provide incentives for dedication of open space
<b>5. Heights</b>			
5.3. Encourage building heights lower than tree lines, that do not impede on existing natural viewsheds	Short Term	PC, BOS	Amend the ZO to strengthen the provisions for building heights
<b>6. Setbacks</b>			
6.3. Incorporate landscape planting into the setback to provide screening/buffering	Ongoing	PC, BOS	Develop and Implement Design Standards for Landscaping and Buffering
<b>7. Road Characteristics &amp; Amenities</b>			
7.3. Preserve existing viewsheds	Short Term	PC, BOS	Designate scenic roadways in order to preserve viewsheds
7.4. Minimize development that disturbs the natural setting	Short Term	PC, BOS	Amend the SALDO to require an Environmental Impact and Assessment and Mitigation Report
<b>8. Road Widths</b>			
8.3. Maintain rural roadway systems	Ongoing	PC, PennDOT, BOS	Coordinate with PennDOT to upgrade the existing roadway system
8.4. Reduce unneeded roadway expansion to minimize rural landscape disturbance	Ongoing	PC, PennDOT, BOS, TE	Upgrade existing roadway infrastructure in order to reduce the need for additional roads/expansion

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<b>9. Utilities</b>			
9.3. Inspect/evaluate existing septic systems	Ongoing	PC, MSD, BOS, TE	Require and enforce inspection of existing septic systems
9.4. Update/replace existing septic systems that are no longer properly functioning	Ongoing	PC, MSD, BOS, TE	Require and enforce updating/replacement of malfunctioning existing septic systems
9.5. Require routine maintenance and "best practices" for septic system maintenance	Ongoing	PC, MSD, BOS, TE	Require and enforce continued maintenance of septic systems; Implement innovative on-lot and community sewage disposal systems
9.6. Protect Wells	Short Term	PC, MSD, MCC, BOS, TE	Require buffers around public wellheads; limit impervious surface in aquifer recharge areas; Incorporate recommendations & model ordinances from the Monroe County Water Supply and Wellhead Protection Plan
<b>10. Stormwater Management (SWM) &amp; Green Infrastructure</b>			
10.3. Implement environmentally sustainable SWM solutions to work toward Low and Net Zero Water development	Ongoing	PC, MCC, BOS, TE	Amend the SALDO to provide incentives for Low and Net Zero Water development
10.4. Implement well landscaped green infrastructure, with rainwater harvesting and downspout disconnection	Ongoing	PC, MCC, BOS, TE	Develop and Implement Design Standards for Green Infrastructure
10.5. Implement greenroofs on buildings	Long Term	PC, MCC, BOS	Amend the Township Ordinances to provide incentives for greenroofs
<b>11. Alternative Energy Opportunities</b>			
11.3. Encourage upgrading and retrofitting of existing dwellings	Ongoing	PC, BOS	Amend the SALDO to provide incentives for upgrading/retrofitting of existing buildings
11.4. Encourage Low and Net Zero Energy Buildings	Ongoing	PC, BOS	Develop an Energy Systems Ordinance and Incentivize Low and Net Zero Energy Buildings
11.5. Encourage solar, wind and geothermal energy systems	Ongoing	PC, BOS	Develop an Energy Systems Ordinance and incentivize solar, wind and geothermal energy systems
11.6. Encourage LEED buildings and LEED Neighborhood Development (LEED ND)	Short Term	PC, BOS	Develop an Energy Systems Ordinance and Incentivize LEED buildings



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<b>12. Environmental</b>			
12.3. Protect environmental and wildlife corridors	Short Term	PC, PR, MCC, BOS	Develop a Habitat Conservation Plan and identify species in order to provide long-term conservation commitments
12.4. Maintain large contiguous areas of open space	Short Term	PC, PR, MCC, BOS	Identify and protect wildlife corridors as linkages to larger areas of land such as riparian corridors and greenways
12.5. Restore and create habitats	Short Term	PC, PR, MCC, BOS	Establish priorities for habitat and species restoration/creation as part of Habitat Conservation Plan; give priority to the protection of existing high quality habitat
12.6. Minimize development footprints in order to limit disturbance	Short Term	PC, BOS	Reduce maximum impervious coverage and building coverage limits to reduce disturbance
12.7. Preserve open space	Ongoing	PC, PR, MCC, MCP, BOS	Coordinate with Monroe County and other partners to build upon and implement the Eastern Monroe Open Space Plan and Monroe County Open Space Plan
<b>13. Historic &amp; Natural Resource Protection</b>			
13.3. Adaptively reuse viable buildings to the maximum extent possible	Short Term	HC, PC, BOS	Develop historic resource protection provisions and standards for adaptive reuse
13.4. Protect existing historic buildings, structures, and sites	Short Term	HC, PC, BOS	Amend the SALDO to better promote historic resource recognition; Update Historic Resource Map
13.5. Implement Historic signage in order to identify sites and places, and to create a "branding" for the Township	Short Term	HC, PC, BOS	Establish a partnership of National Register sites to erect identification plaques
13.6. Protect open space, water resources, woodlands, and floodplains by maintaining large contiguous areas of open space, and protection of wildlife corridors and habitats	Short Term	HC, MCC, PC, BOS	Establish priorities for habitat and species protection; Enhance Ordinance provisions for natural resource protection standards
13.7. Preserve trees and woodlands	Ongoing	PC, MCC, BOS	Amend the SALDO to provide standards for tree preservation and tree replacement
<b>14. Parks, Recreational Opportunities &amp; Community Amenities</b>			
14.3. Expand trail network	Ongoing	PR, PC, BOS, TE	Identify opportunities for trail upgrades, expansion and connection, and potential funding sources and partnerships
14.4. Implement additional passive recreational facilities such as picnic pavilions	Ongoing	PR, PC, BOS	Identify the needs and opportunities for recreational facilities at parks
14.5. Provide expanded park uses and access to existing facilities	Ongoing	PR, NPS, PC, BOS	Collaborate and create a committee with the National Park Service, the State, County, and Regional parks, and with adjoining municipalities to facilitate greater promotion, access, and use of existing park and conservation lands

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<b>15. Design Elements: General</b>			
15.3. Minimize development footprints to limit disturbance	Short Term	PC, TE, BOS	Amend the ZO to reduce maximum impervious coverage and building coverage limits to reduce disturbance
15.4. Terrace development in order to reduce and limit slope disturbance	Short Term	PC, TE, BOS	Develop and implement Design Standards for Site Design and Layout Best Practices
15.5. Protect high quality habitat and natural resource areas from development	Short Term	PC, MCC, BOS	Amend the SALDO to designate high quality habitat and natural resource areas as sending areas for transfer of development rights
<b>16. Design Elements: Architectural</b>			
16.3. Encourage architectural design that is in keeping with the natural setting	Short Term	PC, BOS	Develop and implement Architectural Design Standards
16.4. Encourage the use of local and regional building materials	Short Term	PC, BOS	Develop and implement Architectural Design Standards
<b>17. Design Elements: Landscape</b>			
17.3. Implement riparian buffer replanting	Short Term	PC, MCC, BOS	Amend the SALDO to require a minimum 35-foot riparian buffer adjacent to all wetlands, mapped FEMA floodplains, and all streams and water bodies
17.4. Implement landscaping that complements the natural setting	Short Term	PC, BOS	Develop and implement design standards for landscaping and buffering
17.5. Encourage the use of native plants	Short Term	PC, MCC, BOS	Develop and implement design standards for Landscaping and Buffering
<b>18. Design Elements: Signage</b>			
18.3. Implement context-sensitive monument signs	Ongoing	PC, BOS	Develop and implement Design Standards for Signage
18.4. Implement context-sensitive wayfinding signs	Short Term	PC, EDA, EDM, BOS	Develop and implement Design Standards for Signage