

CHAPTER 4

IMPLEMENTATION

AREA 2B - HIGHER INTENSITY INDUSTRIAL AREAS IMPLEMENTATION MATRIX

Chart 10.

| Strategies | Priority | Responsible Parties | Implementation |
|--|------------|----------------------|---|
| 1. Building/Development Types | | | |
| 1.3. Encourage new Industrial building types that complement the Route 209 Corridor | Short Term | PC, BOS | Design and Implement Architectural Design Standards |
| 2. Housing Opportunities | | | |
| 2.3. Encourage housing in live-work units | Short Term | PC, BOS | Amend the ZO to permit live-work unit housing |
| 3. Accessory Structures | | | |
| 3.3. Encourage small accessory structures that functionally relate to limited Industrial development | Short Term | PC, BOS | Amend the ZO to better regulate accessory structures incidental to the primary use |
| 4. Coverages | | | |
| 4.3. Balance land disturbance with green areas on site perimeters | Short Term | PC, BOS | Amend the SALDO to require a recreational fee-in-lieu for nonresidential development |
| 4.4. Incorporate green areas in parking impervious areas, in order to reduce stormwater runoff | Ongoing | PC, TE, MCC, BOS | Develop and Implement Design Standards for Green Infrastructure and stormwater management solutions |
| 4.5. Incorporate green areas around development to provide pervious green buffers | Ongoing | PC, BOS | Develop and Implement Design Standards for Landscaping and Buffering |
| 5. Heights | | | |
| 5.3. Implement building heights of 3-stories and lower | Short Term | PC, BOS | Amend the ZO in order to limit building heights |
| 6. Setbacks | | | |
| 6.3. Encourage fencing and evergreen plantings to screen Industrial development | Immediate | PC, BOS | Design and Implement Design Standards for Landscaping and Buffering |
| 7. Road Characteristics & Amenities | | | |
| 7.3. Implement screening along roadways | Short Term | PC, BOS | Design and Implement Design Standards for Landscaping and Buffering |
| 7.4. Implement right-sized proportioned roadways | Short Term | PC, BOS | Coordinate with PennDOT to upgrade exiting roadways in a context sensitive manner |
| 8. Road Widths | | | |
| 8.3. Encourage limited road widths in sync with expected traffic volumes | Ongoing | PC, PennDOT, BOS, TE | Coordinate with PennDOT to upgrade exiting roadways in a context sensitive manner |

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| 9. Utilities | | | |
| 9.3. Connect to public sewer services where feasible | Immediate; Ongoing | PC, MSD, BOS, TE | Continue to updated and implement the Township's Act 537 Plan as needed and determine feasibility of connecting to areas to public sewer |
| 9.4. Connect to public water service where feasible | Short Term | PC, MSD, BOS, TE | Protect and maintain a high quality water supply by incorporating recommendations from the Monroe County <i>Water Supply and Wellhead Protection Plan</i> into the Township Ordinances, and plan in accordance with the State Water Plan |
| 9.5. Provide alternative sewer and water systems where public utilities are not accessible | Ongoing | PC, MSD, BOS, TE | Implement innovative on-lot and community sewage disposal systems |
| 10. Stormwater Management (SWM) & Green Infrastructure | | | |
| 10.3. Implement Low Impact Development (LID) practices in parking areas to reduce runoff and pollutant loadings | Short Term | PC, TE, MCC, BOS | Amend the SALDO to provide incentives for Low and Net Zero Water development |
| 10.4. Implement well landscaped green infrastructure | Ongoing | PC, MCC, BOS | Develop and Implement Design Standards for Green Infrastructure |
| 10.5. Implement greenroofs on buildings | Long Term | PC, MCC, BOS | Amend the SALDO to provide incentives for greenroofs |
| 11. Alternative Energy Opportunities | | | |
| 11.3. Encourage upgrading and retrofitting of existing buildings and facilities | 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 energy and geothermal energy systems | Ongoing | PC, BOS | Develop an Energy Systems Ordinance and incentivize solar and geothermal energy systems |
| 11.6. Encourage LEED buildings | Ongoing | PC, BOS | Develop an Energy Systems Ordinance and incentivize LEED buildings |
| 12. Environmental | | | |
| 12.3. Encourage adaptive reuse and/or redevelopment of a site instead of greenfield development | Short Term | PC, MCC, BOS | Amend the SALDO to provide incentives for upgrading/retrofitting of existing buildings |
| 12.4. Economize on development footprints by incorporating parking maximums and shared parking | Ongoing | PC, TE, BOS | Amend the SALDO to create parking maximums and permit shared parking for adjacent uses |
| 12.5. Encourage the use of building materials that are local, renewable, and/or recyclable | Ongoing | PC, BOS | Develop and Implement Architectural Design Standards |

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| 13. Historic & Natural Resource Protection | | | |
| 13.3. Adaptively reuse viable buildings to the maximum extent possible | Ongoing | HC, PC, BOS | Develop historic resource protection provisions and standards for adaptive reuse |
| 13.4. Protect existing historic buildings, structures, and sites | Ongoing | HC, PC, BOS | Amend the Ordinances to better promote historic resource recognition; Update Historic Resource Map |
| 13.5. Increase awareness of historic and natural resource protection | Ongoing | HC, PC, BOS | Promote the Township's history through social media and in the newsletter |
| 13.6. 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 |
| 14. Parks, Recreational Opportunities & Community Amenities | | | |
| 14.3. Implement walking trails and corporate playfields and playcourts | Ongoing | PC, PR, BOS, TE | Amend the ZO to promulgate unified development |
| 14.4. Implement picnic areas for employee use | Short Term | PC, BOS | Amend the SALDO to require picnic areas |
| 15. Design Elements: General | | | |
| 15.3. Encourage unified industrial park development | Short Term | PC, BOS | Amend the SALDO to require recreational opportunities or implement Recreational Fee-In-Lieu for nonresidential development |
| 16. Design Elements: Architectural | | | |
| 16.3. Encourage non-white building colors | Short Term | PC, BOS | Develop and Implement Architectural Design Standards |
| 16.4. Encourage façade articulation with awnings, recess and projections, and the like | Short Term | PC, BOS | Develop and Implement Architectural Design Standards |
| 16.5. Encourage roofline variation | Short Term | PC, BOS | Develop and Implement Architectural Design Standards |
| 17. Design Elements: Landscape | | | |
| 17.3. Implement screening and buffering with landscaping and fencing to adjacent uses | Ongoing | PC, BOS | Design and Implement Design Standards for Landscaping and Buffering |
| 17.4. Implement stormwater management (swm) solutions into landscaping | Ongoing | PC, TE, MCC, BOS | Design and Implement Design Standards for green Infrastructure and SWM solutions |
| 18. Design Elements: Signage | | | |
| 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 |