

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 existing 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 existing 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 update 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 Water Supply and Wellhead Protection Plan 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