

4. A PLAN FOR LAND USE

The Land Use element of the Comprehensive Plan Update is intended to provide a conceptual framework for future land use. The intensity and character of land development preferred throughout the Township is depicted, and areas with natural resource or other constraints are identified. This section introduces the concept of the Transect and uses it to categorize land development in the Township into a series of "Character Areas". The Proposed Character Areas represent the Township's conceptual future land use plan. Preferred uses, intensity and design characteristics for each area are described in depth through both text and photo images. Together, these Best Practices and Models are intended to guide future amendments to the Township's Zoning Ordinance and Subdivision and Land Development Ordinance as part of the implementation of this Plan. In addition, natural and historic resources are discussed in the latter section and provide an additional dimension to the Character Areas. Just as the Proposed Character Areas are the intended basis for a new zoning map, the Natural Resources Protection Areas and Historic Resources maps are intended to form a zoning overlay that will further refine future development so as to maintain the rural and natural character of the Township.

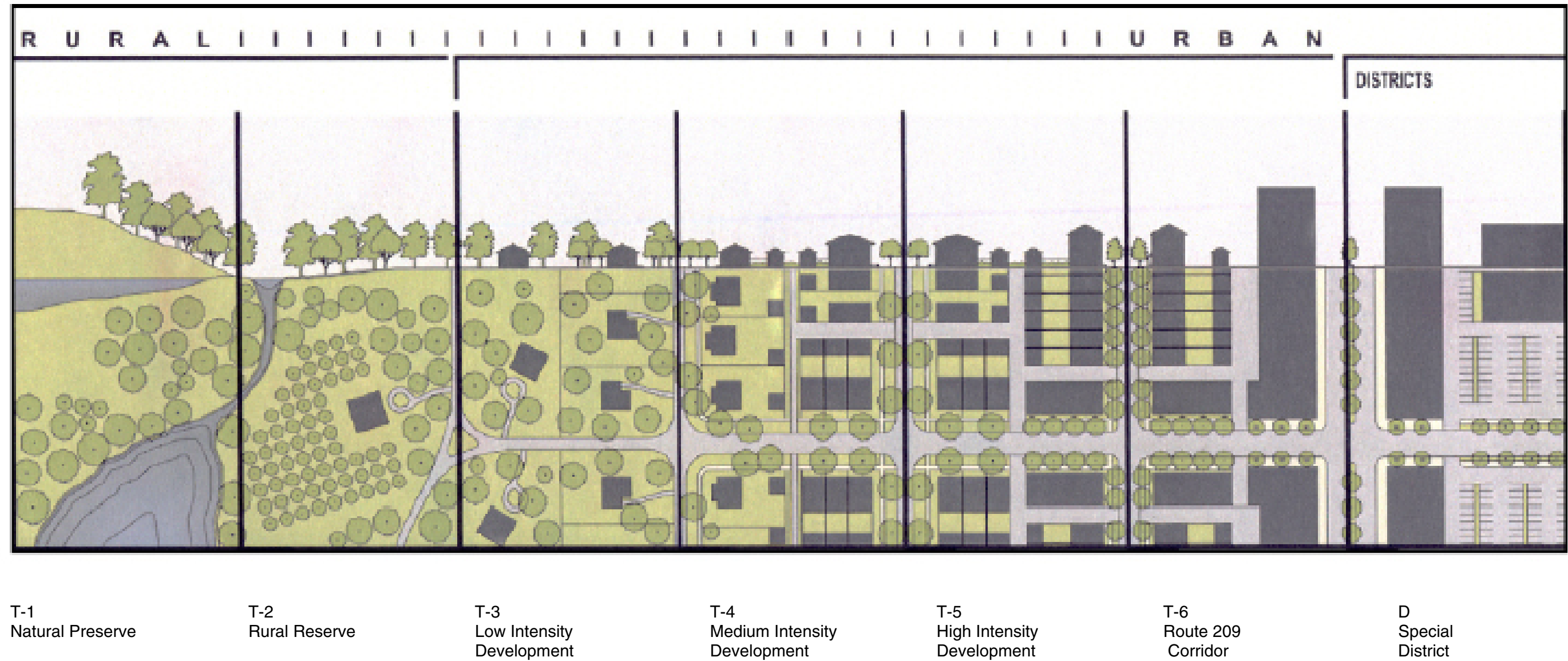
A. THE TRANSECT (T-1 to T-6)

When considering future land use for the Township, a generally accepted planning concept utilized by town planners and known as the Transect became a useful organizing tool for the steering committee. The Transect is a continuum that represents the full range of land use environments from the most rural to the most urban. This continuum is categorized into individual areas that describe the type and character of development within that portion of the continuum. The T-1 Area represents the most rural of environments and is usually characterized by pristine or protected natural areas with little to no development. Each successive area demonstrates progressively more diverse and intense levels of development, with the T-6 Area representing the most intense level of development within the study area. The seventh area, the District "D", represents a special area that does not fit into the context of the surrounding T-1 through T-6 Areas and therefore cannot be measured by the same qualities or fit rationally into the continuum. Land uses that fall into this category include airports or other large-scale transportation or manufacturing areas, college campuses, and hospitals. **Figure I**, "Neighborhood Structure" is a diagram that depicts the characteristics of the Transect on a conceptual basis.

Applying the concept of the Transect to a specific geographic region allows the character of each T-Area to be tailored to local conditions and preferred development patterns with the intention that development within the same area will share similar physical characteristics. Rural Areas have rural characteristics; low intensity suburban districts have low intensity suburban qualities, and higher intensity suburban or corridor areas demonstrate higher intensity development.

In Middle Smithfield Township, the transect was used to assess and categorize Existing Character Areas, based on existing land uses and Proposed Character Areas. Obviously, there is no "urban" in Middle Smithfield, but by far the most intense location of

Figure 1: Neighborhood Structure- The Transect



development is along the Route 209 corridor. On the other hand, there are thousands of acres of pristine, undisturbed nature that straightforwardly fall into the T-1 Area. By directing and shaping development according to the local character, the Township can allocate higher intensity development into places that are more suitable and better equipped to accommodate them. In conjunction with the Natural Resources Protection Areas and the Historic Resources (overlays of the Character Areas), these layers guide development for the Township's vision.

B. NATURAL RESOURCES

As expressed in the Municipalities Planning Code, Article VI, Section 301, a Comprehensive Plan shall include: "A plan for the protection of natural and historic resources. This includes, but is not limited to wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, floodplains, unique natural areas and historic sites."

Northeastern Pennsylvania is known for its beauty and abundance of natural features, a feature this Plan refers to as the "Pocono's Environment". These features are a source not only of the Township's desirability, but also its viability in the long term. Groundwater resources are the only source of drinking water; the watershed is a high quality watershed with unique characteristics required to be protected under State law. The hospitality and tourism industries, the largest segment of the Township's economy, are based on the natural, scenic, and recreational amenities available. Balancing these features with residential and economic development is a delicate exercise, made all the more difficult by the sheer quantity of these resources within the Township.

Map 4-1 depicts the natural resources that currently receive some level of protection in the Township:

- Wetlands;
- 100-year Floodplain;
- Very Steep Slopes (greater than 25% slope);
- Steep Slopes (greater than 15% slope);
- Natural Areas (Monroe County Natural Areas Inventory); and
- State Forest/Parkland.

Natural Resources Goal:

As referenced in the previous chapter the Township's overall goal for natural resources is to **protect the natural, cultural, scenic, and historic resources of Middle Smithfield Township, while allowing economic development; and advocate the preservation of these resources in adjacent municipalities.**

This goal is supported by the following objectives:

1. Protect and maintain a high quality water supply.
2. Enhance wetland, floodplain, and surface water protection.
3. Improve standards for development on steep slopes (15%-25% slope) and very steep slopes (greater than 25% slope).

4. Establish forest and tree protection standards.
5. Mitigate adverse environmental impacts.
6. Identify and protect scenic vistas, ridgelines, wildlife corridors, and historic resources (Historic Resources are discussed further in Section F of this Chapter).

Natural Resources and the Character Areas

While the Character Areas described in the following section address the type and degree of interaction between the natural and built environments in the Township, the Natural Resource Protection Areas shown on Map 4-1 are environmentally sensitive areas found throughout the Character Areas. Therefore, they can be considered as an overlay that further refines the development envisioned in each character area.

In addition to the environmental protection offered through the Township's zoning ordinance, and any amendments thereto, further preservation can be incentivized through the Township's Transfer of Development Rights program. Along with the areas intended to remain in a natural state, the areas shown on this map should be considered "sending areas" for this program.

C. EXISTING CHARACTER AREAS

In Middle Smithfield Township, the Comprehensive Plan Steering Committee agreed early in the process that the Transect should be used as the planning tool to formulate the Future Land Use Plan.

As a first step, existing conditions throughout the Township were assessed to develop Existing Character Areas, depicted in **Map 4-2**. Each of the Character Areas is intended to represent a conglomeration of places, neighborhoods, or districts that share similar qualities, predominantly in the intensity and type of use. These areas were confirmed through further analysis using Geographic Information Systems (GIS) and baseline data provided by Monroe County to measure lot areas and average lot sizes. Using the Transect as an organizing tool, the Township was categorized into the following seven areas, unique to Middle Smithfield:

- T-1: Natural Preserve
- T-2: Rural Reserve
- T-3: Low Intensity Development
- T-4: Medium Intensity Development
- T-5: High Intensity Development
- T-6: Route 209 Corridor
- D: Special District

As the Township is predominantly rural in character, there is a prevalence of the dark green and light green colors representing the T-1 and T-2 character areas. Included in the T-1 and T-2 Areas are the Delaware Water Gap National Recreation Area, the Delaware State Forest, and the Resica Falls Boy Scout Reservation, as well as developable areas that are currently vacant or developed at a very low density (less than

one unit per five acres). Any nonresidential development within the T-1 and T-2 Areas is associated with the recreational and tourist aspects of the National Park Service and other conservation organizations. Small scale development associated with the preserved lands (including campgrounds and visitors centers/park offices) and large lot, single-family detached dwellings, characterize the limited development in these areas.

The T-3 and T-4 Areas represent the existing low and medium density development found in the Township. For purposes of this Plan, Low Density Residential is defined as an existing neighborhood where the majority of the lots are two acres or larger; medium density residential is defined as those areas with a majority of lots measuring between one and two acres. These existing neighborhoods are most commonly found surrounding the Route 209 Corridor and along Coolbaugh Road.

Bands of higher intensity residential development categorized in the T-5 area are often found adjacent to the Delaware State Forest and along the Lehman Township boundary. Many of these areas are resort and vacationing areas constructed in the 1960s, 1970s, and 1980s. Often the smaller lot sizes, (less than one acre) accommodate a variety of housing types, intended for short term, vacation living, but lack some of the amenities that are preferred for year-round living, such as useable open space and connectivity with the surrounding area.

The highest intensity of development is seen along the Route 209 Corridor, where the Township's commercial and employment centers historically have located. Residents and visitors located in any of the other character areas must travel to this area for basic goods and services. As such, Route 209 becomes the Township's de facto main street and is often the first, and sometimes only, impression that visitors' experience. This corridor is entirely within the Township's sewer service area. Marked by underperforming strip commercial development and vacant properties, the Route 209 corridor provides an opportunity for economic development and a cohesive identity for the Township.

Middle Smithfield has one special district, reserved for areas unrelated to the surrounding areas. This area on the northwest side of Route 209 is a heavy industrial use.

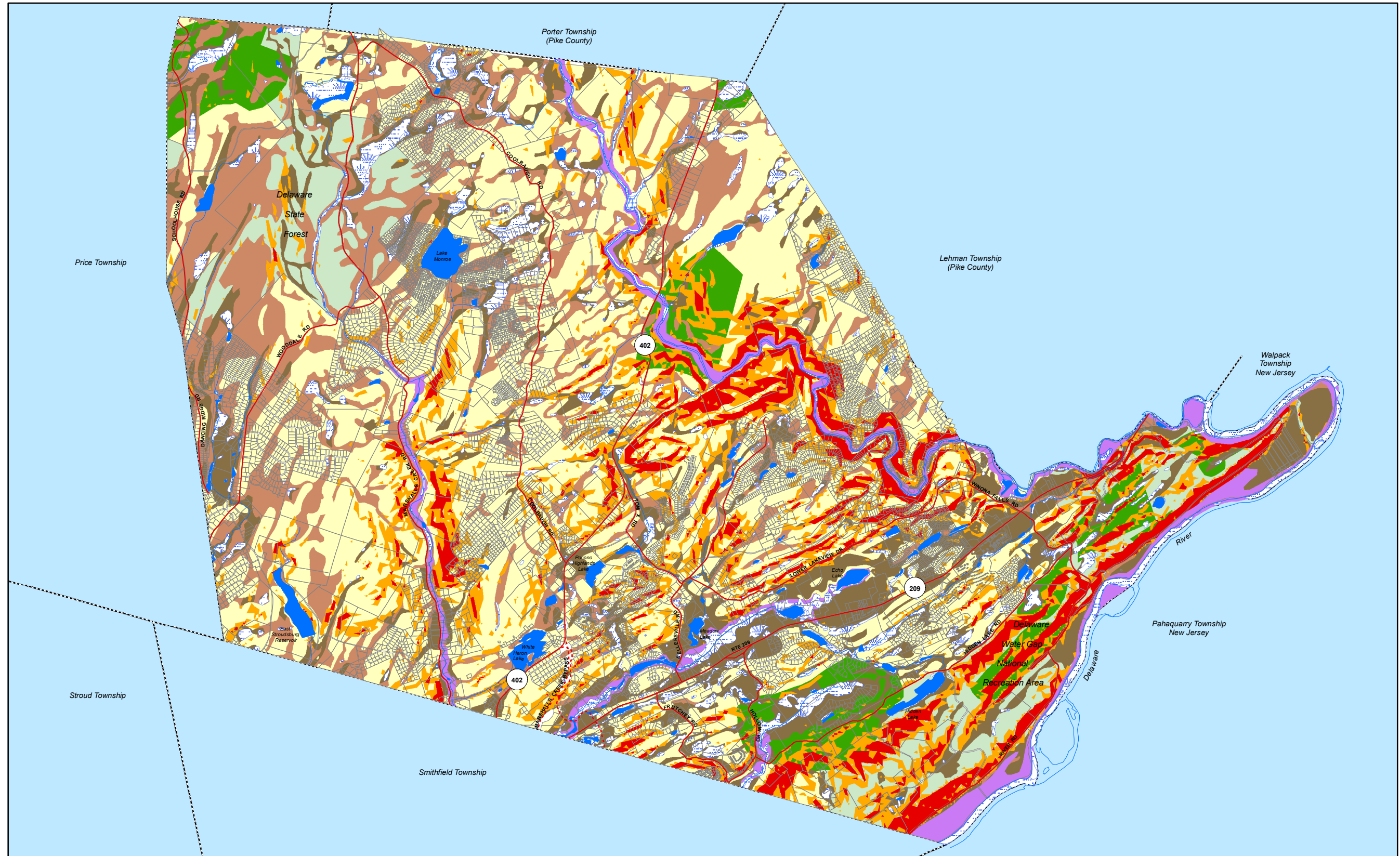
While the Existing Character Areas represent existing parcel areas and land use, they do not represent existing zoning. Large areas shown on Map 4-2 as light green are in fact zoned for low-density development (or higher) and are not, nor have been, intended to remain as rural reserve type areas. This is not necessarily true of the T-1 areas, many of which are intended to be reserved in perpetuity. For reference the existing Zoning Map has been included in the Appendix.

The following table shows the acreage breakdown for the Existing Character Areas and basic breakdown of existing uses found in each.

Table 4-1: Existing Character Areas, Acreage Breakdown

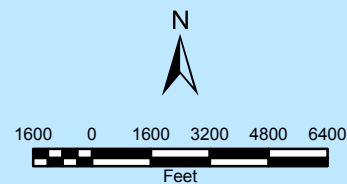
Character Area	General Character	Acreage	% of Total	Uses
T-1	Natural Preserve	11048.98	33.41%	Local, State and Federal Park and Forest
T-2	Rural Reserve	7237.00	21.88%	Residential
T-3	Low Intensity Development	2824.53	8.54%	Residential/Resort
T-4	Medium Intensity Development	5229.53	15.81%	Residential/Resort
T-5	High Intensity Development	5185.49	15.68%	Residential/Resort
T-6	Route 209 Corridor	1450.56	4.39%	Commercial, Resort, Residential
District (D)	Special District	94.76	0.29%	Industrial
Total		33070.86	100%	

Map 4-1: Natural Resource Protection Areas



Middle Smithfield Township Comprehensive Plan Update

Monroe County, Pennsylvania



Data Sources:
Base Features - Monroe County Planning Commission, September 2006
Wetlands - National Wetlands Inventory
Floodplains -
Soil - NRCS SSURGO Soil Database, 2004
Slopes - USGS DEM, 30 Meter, 1999
Natural Areas - Monroe County Natural Areas Inventory

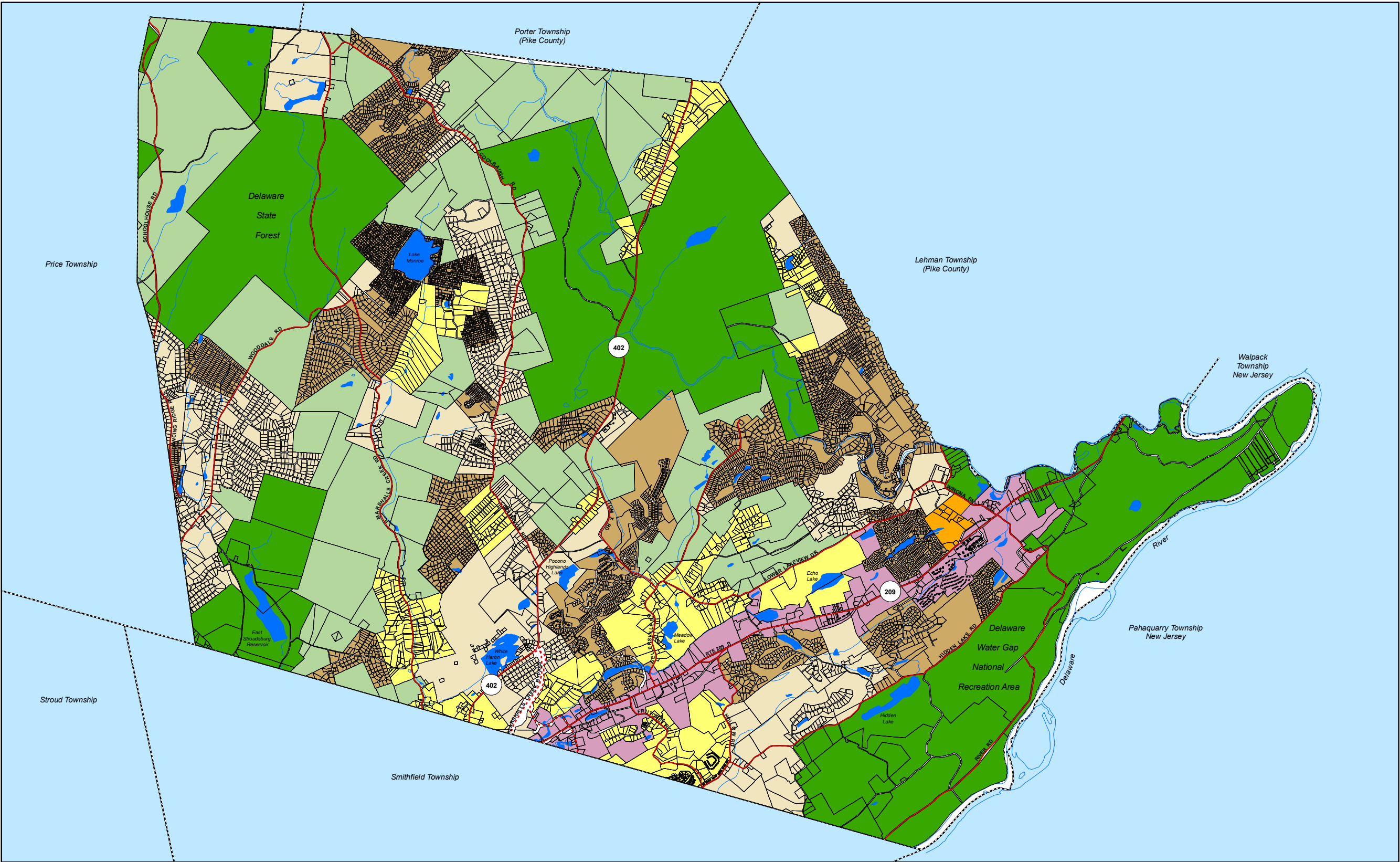
Prepared By:
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18 West Chestnut Street
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Adopted: February 14, 2008

Legend

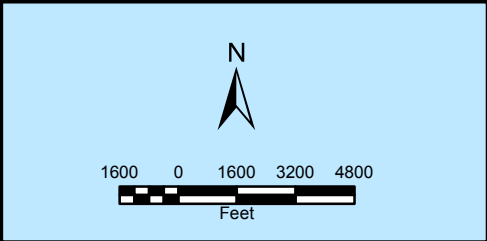
- | | |
|---------------------------------|------------------------------|
| Surface Water | Slopes 15% - 25% |
| Wetlands | Slopes 25% + |
| 100-Year Floodplain | Natural Areas Inventory Site |
| Hydric Soils | State Forest/Parkland |
| Seasonal High Water Table Soils | |

Map 4-2: Existing Character Areas



Middle Smithfield Township Comprehensive Plan Update

Monroe County, Pennsylvania



Data Sources

Base Features:
Monroe County Planning Commission
September 2006
Character Zones: Consultant's Analysis

Prepared By:
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Existing Character Areas

-  T-1: Natural Preserve  T-6: Route 209 Corridor
 T-2: Rural Reserve  D: District
 T-3: Low Intensity Development  Surface Water
 T-4: Medium Intensity Development

D. PROPOSED CHARACTER AREAS

After evaluating the Existing Character Areas and with the Township's goals and objectives in mind, the Proposed Character Areas depicted on **Map 4-3** demonstrate the Township's preferred future land development plan. These Character Areas should be used to inform future amendments to Township Codes, the same as a traditional future land use plan, and in order to ensure that new development complements the character of existing development and enhances the vitality of the Township as a whole.

Before reviewing the map, it is important to keep three key points in mind. First, the Natural Resource Protection Areas, discussed in Section 4B, apply to all of the Character Areas as an overlay implemented through the Zoning and Subdivision and Land Development process. The levels of protection for different resources may vary according to Character Area, while others may not. As much of the T-6 Area is located in a high quality watershed, protection of water supply and water quality should remain a high priority. However, tree replacement standards, for example, may be more flexible, and in a sense, calibrated to reflect areas deemed appropriate for growth.

Second, the map is a combination of the Township's existing zoning classifications and its preferred future development pattern. As discussed earlier, the Existing Character Areas represent existing land use, they do not represent existing zoning. Large areas shown on Map 4-2 as light green are planned for more intense development and thus would only be shown as light green on the Proposed Character Areas Map if the Township determined the need and preference to downzone large areas within its boundaries. On the other hand, some areas characterized as T-5 or T-3 will remain so, as the existing lot sizes and uses are not expected to change.

Finally, the Proposed Character Areas are intended to reflect a long-term build-out of the Township, beyond the 2020 projections currently available. For the foreseeable future and in terms of best planning practices, the T-6, Route 209 Corridor should be the location of highest and most intense development in the Township, with the T-5, T-4 and T-3 areas being less and less intense, less suburban and thus progressively more natural. At the other end of the spectrum, the T-1 and T-2 areas are and are intended to remain pristine, natural and rural reserve areas, respectively.

Table 4-2 provides an acreage breakdown and underlying criteria used to determine the different Character Areas, while the intended character of future development within each Character Area is described in **Table 4-3**. This table lists the primary type and intensity of development preferred for each Character Area, including: Uses, Minimum Lot Size (residential), Maximum Lot Coverage (Nonresidential), Building Types, Required Open Space, Building Height, and Infrastructure (primarily sewer, water, and pedestrian circulation).

Table 4-2: Proposed Character Areas, Acreage Breakdown

Character Area	General Character	Acreage	% of Total	Criteria*
T-1	Natural Preserve	11048.98	33.41%	Conservation Zoning
T-2	Rural Reserve	4833.28	14.61%	Conservation Residential Zoning
T-3	Low Intensity Development	2886.99	8.73%	Existing neighborhoods where average lots are 2 acres or more
T-4	Medium Intensity Development	5960.49	18.02%	Existing neighborhoods where average lots are 1-2 acres.
T-5	High Intensity Development	6284.86	19.00%	Existing Resort; Existing neighborhoods where average lots are <1 acre
T-6	Route 209 Corridor	1907.60	5.77%	Resort Commercial; Commercial; Village Center; Sewer Service Area
District (D)	Special District	148.67	0.45%	Commercial Industrial
Total		33070.86	100.00%	
*The zoning districts and other criteria used to group geographies into character areas.				

Table 4-3 is intended to provide an overview for future zoning districts, providing a range of area and bulk recommendations for both residential and nonresidential development, as well as describing the percentage of open space that should be required to ensure that development fits the character of each area per the Township's vision. While the densities may be modified from those recommended, in order to accommodate more or less overall development, the relationship between each area to the others on the transect should not.

The summary of each of the Character Areas is described below:

(1) Intent

The intent of each area is really a statement of the goals for the future:

- T-1 areas are preserved areas, some in perpetuity, others not, but development here should be greatly minimized in order to preserve natural areas and the corresponding resources found there.
- T-2 areas are not formally preserved, but still embody the rural character that symbolizes the "Pocono Environment". Development here should also be minimized, but allowing for large lots, but more importantly, encouraging the transfer of development rights to other areas better suited to development. Any

development that does occur should be with great effort to protect existing resources, including scenic views and vistas.

- The T-3 Area, Low Intensity Development, is intended to provide a low density, primarily residential area, though a few neighborhood scale services or institutions (elementary schools) may be permitted. Conservation design is emphasized here and the protection of natural resources is high priority.
- The T-4 Area, Medium Intensity Development, is a more intense development area, intended to balance the natural environment with compact development. This area introduces some neighborhood scale nonresidential uses, within the context of the traditional neighborhood development (mixed-use), or on small plots adjacent to residential areas.
- The T-5 Area, High Intensity Development, gets more intense still. There are many existing neighborhoods within the T-5 area in need of redevelopment or enhancement to incorporate additional open space, repair circulation issues or add a neighborhood scale commercial use, similar to the T-4. Outside of these neighborhoods, nonresidential uses may be of a larger scale, addressing needs of several neighborhoods, while still blending in with existing development. Strip development is strongly discouraged and design guidelines should be developed and used to enforce this. This area should be a designated receiving area for transfer of development rights.
- The T-6 Area, Route 209 Corridor, represents the most intense development within the Township. A full mix of residential and nonresidential uses is promoted. Strip development is discouraged in favor of compact, village center type development contained in distinct areas along the Corridor.

(2) Residential Uses

The Resident Uses Column of the table provides recommended minimum lot sizes and housing types for development within each Area. Residential dwelling types are listed in the Table and are intended to increase in diversity from T-2 to T-6. Residential units in the T-1 district should be very large lot dwellings, associated with caretaking of the natural areas preserved within this area. T-2 and T-3 areas are expected to be predominantly single-family houses, either detached or semi-detached, with accessory dwelling units (i.e., in-law suites) or guest houses permitted on site. T-3 Areas should be characterized by conservation design, where dwellings are clustered in order to allow larger areas of open space and natural resources to remain intact. T-4 Areas are intended to permit a greater range of housing units, including two-family and attached housing, as well as smaller apartments or condominiums over shops and commercial areas. These latter housing types are referred to as Live Work Units and will be found within the encouraged neighborhood type for T-4 through T-6, the Traditional Neighborhood Development. T-5 and T-6 Areas should permit the full range of housing, including multi-family residences, though residences should be limited in light industrial areas, in order to discourage competition for the nonresidential uses the Township desires to reach a more sustainable fiscal equilibrium.

(3) Nonresidential Uses

The existing Middle Smithfield Zoning Code divides uses into Residential, Commercial, Office and Industrial, a traditional approach to zoning which separates uses into

categories and then into separate areas of the Township and provides little guidance as to neighborhood form, building design or local context. The Uses column of Table 4-3 reflects a slightly different approach to uses and potential zoning. Uses are described not only as the typical residential and nonresidential categories, but also in terms of their market area: neighborhood, local or regional. This distinction is most readily applied to retail and service uses. For example, a small corner convenience or drug store is a retail use, as is the Pocono Bazaar or Target, but they are at opposite spectrums when constructed as part of the landscape. The former may appropriately locate within a residential area with little impact to the surrounding neighbors (and in fact serving them), while the latter is incompatible for such a location, better suited for the Route 209 Corridor.

The Plan is intended to provide guidance on nonresidential uses that may be appropriately located in each Character Area when designed at a scale that is compatible to each. T-2 and T-3 Areas should have minimal nonresidential uses that are either related to the nature of the environment, occur solely within the home, as defined by the no-impact home-based business definition of the Municipalities Planning Code, or are neighborhood scale institution or commercial, such as a child care home or small Bed and Breakfast. The T-4 Areas are intended to promote neighborhood scale nonresidential uses, such as a barber shop, dry cleaner, or small grocer, that serve daily needs, particularly in the context of a Traditional Neighborhood Development (TND). A bed and breakfast definitely should fit into the context of a T-4 Area. T-5 Areas should permit uses that serve a neighborhood or, when located adjacent to the Route 209 Corridor or near the intersection of Route 402 and Tom X Road, a more local or even regional nonresidential use. Such uses may include a small office or light industrial building, or an inn. Finally, the T-6 Areas are intended to serve a wider region with nonresidential uses such as resorts, office buildings or business parks, and light industrial uses that are larger, in form and in impact, than those of the T-5 Area and serve as major employers for the Township. **Table 4-3** provides intensity recommendations for nonresidential uses in the form of lot coverage and building heights.

Another concept widely promoted in the Proposed Character Areas and in the Goals and Objectives contained in Chapter 3 is the concept of mixed-use development. In contrast to traditional zoning, where uses are separated into distinct districts, mixed-use development permits the mixing of compatible commercial and office uses with residential uses within the same building or development. While it is not appropriate everywhere, this type of development offers the opportunity for clustering many of the activities of daily living in close proximity and creating walkable neighborhoods and can also fit the neighborhood, local or regional models of scale. Providing this alternative to conventional, suburban development has the added benefit of accommodating community members who cannot or prefer not to drive, and encouraging healthy living through exercise and improved air quality. Mixed use and traditional neighborhood development are essential elements if the Township is to reach its goals of being an attractive, sustainable, and viable place to live.

(4) Open Space

Just as development becomes more intensive as it progresses along the transect from T-1 to T-6, Open space comprises a smaller percentage of individual developments, but becomes more formally planned and community oriented. It is suggested that the T-6 and T-5 Areas have a required open space percentage of 10 to 15, and 25 to 35 percent, respectively. These areas are most likely to be civic oriented, municipally oriented parks, neighborhood mini-parks, tot lots, etc. that provide recreation and outdoor opportunities for residents and employees of these more intensely developed areas. Likewise the T-4 Areas would have 35 to 50% open space, but this could feasibly be civic space or natural resource protection areas. T-1, T-2 and T-3 Areas range from fifty (50%) open space to eighty percent (80%) and up. These areas are predominantly natural resource areas, with few formal civic spaces.

(5) Maximum Building Height

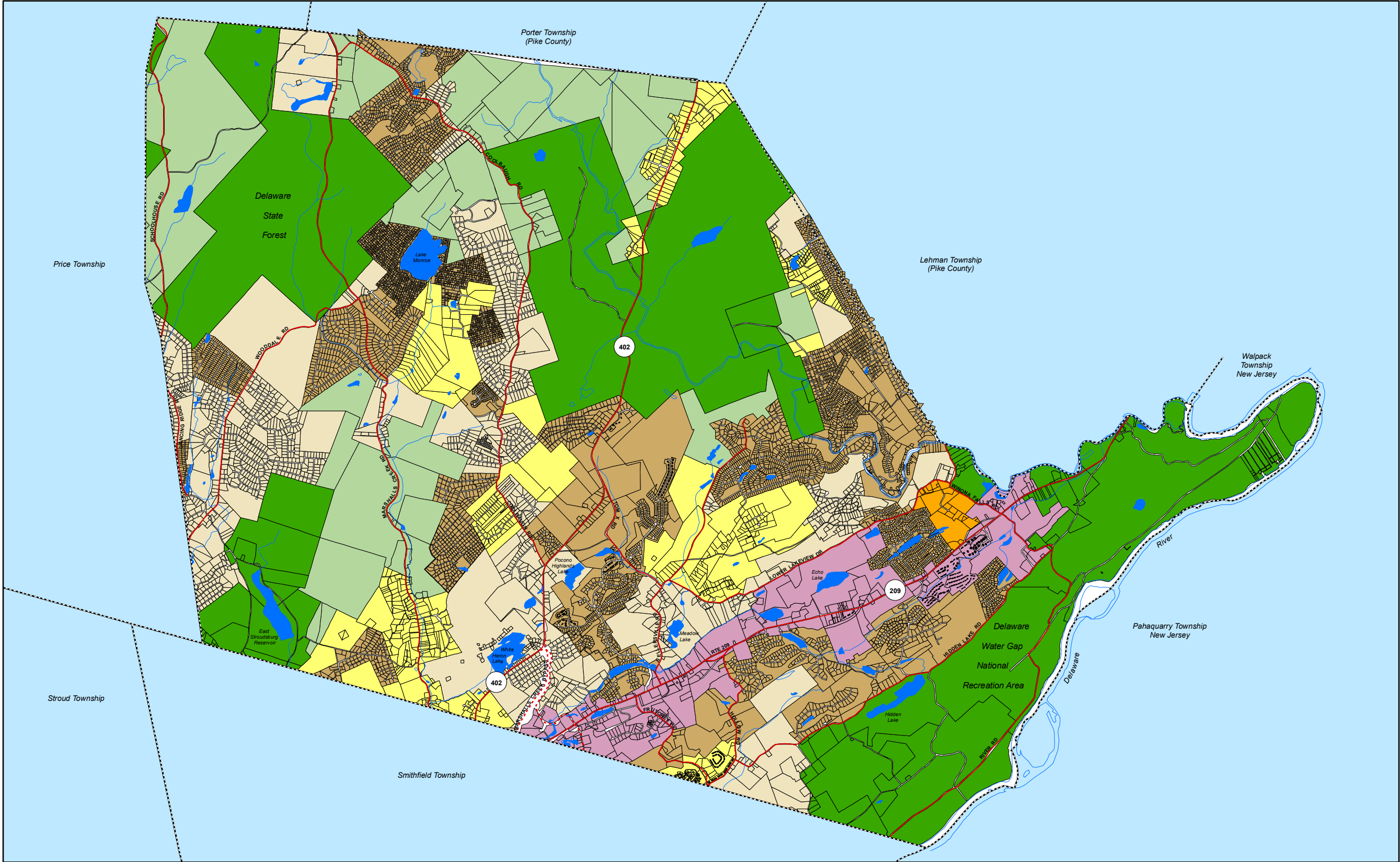
There is very little range in the building heights existing or foreseen within the Township. Within the T-1 through T-4 Areas, buildings will remain in the 2 to 3 ½ story range. In the T-5 and T-6 Areas, buildings are envisioned as being permitted to go slightly higher, up to 4 or 5 stories, within one mile of the Route 209 Corridor, due to Fire Rescue concerns.

(6) Infrastructure

Infrastructure described in the table includes wastewater, water supply, and pedestrian circulation. Wastewater infrastructure consists only of on-lot or community systems in the T-1 through T-3 Areas. T-4 and T-5 Areas along the Route 209 Corridor may or may not be within the Sewer Service Area (discussed in Chapter 7 and depicted on Map 7-1). Water supply is only provided through individual or community wells throughout the Character Areas. Finally, pedestrian circulation is a goal throughout all of the Character Areas. However, trails and unpaved paths are more appropriate for the T-1 and T-2 Areas. It may be appropriate within the T-3 to have sidewalks within the boundaries of a subdivision or that connects it to an adjacent neighborhood, but a path or trail could be equally appropriate. The important point is that they contribute to an overall network found throughout the Township. Traditional neighborhood development within the T-4, T-5 and T-6 Areas should more appropriately have sidewalks and encourage connection with adjacent parcels and to other trails or paths leading to the surrounding neighborhoods.

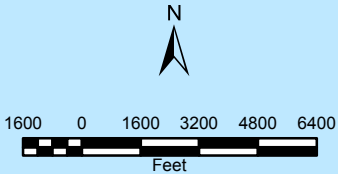
The Terminology used in this Chapter and the description of the Proposed Character Areas will be further clarified in any Zoning Ordinance Amendments, and Subdivision and Land Development Ordinance Amendments, that will be prepared after the Comprehensive Plan is adopted. Explicit Definitions, Design Standards, and other Regulations will need to be written to implement the land use concepts presented herein.

Map 4-3: Proposed Character Areas



**Middle Smithfield Township
Comprehensive Plan
Update**

Monroe County, Pennsylvania



Data Sources

Base Features:
Monroe County Planning Commission,
September 2006
Character Zones: Consultant's Analysis

Prepared By:
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Adopted: February 14, 2008

Legend	
Proposed Character Areas	
T-1: Natural Preserve	T-5: High Intensity Development
T-2: Rural Reserve	T-6: Route 209 Corridor
T-3: Low Intensity Development	D: District
T-4: Medium Intensity Development	Surface Water

TABLE 4-3 SUMMARY OF PROPOSED CHARACTER AREAS

Area	(1) Intent ¹	(2)Residential Lot Size/Density (Average)		(3) Nonresidential Uses ²	Lot Coverage	(4)Open Space	(5)Maximum Building Height	(6) Infrastructure
T-1 Natural Preserve (Dark Green)	<ul style="list-style-type: none">Nature at its bestMinimize natural resource alterationTDR Sending Area	10+ acres/lot		Associated with outdoor recreation ⁵	15%	80%	2 stories	On-lot septic & well; Trails
T-2 Rural Reserve (Light Green)	<ul style="list-style-type: none">Very low density residentialMinimize natural resource alterationEmphasize tree/forest preservation & buffersTDR Sending Area	5+ acres/lot		No-impact home-based businesses	N/A	75-80%	2 stories	On-lot septic & well; Trails
T-3 Low Intensity Development (Yellow)	<ul style="list-style-type: none">Low density residential w/neighborhood servicesConservation design & Cluster developmentMix of lot and house sizes, including ADUs³	2+ acres/lot	Predominantly Single-Family Dwellings	No-impact home-based businesses	N/A	50-75%	2 to 3 ½ stories	On-lot septic & well; Sidewalks w/in neighborhood; Trails/paths
T-4 Medium Intensity Development (Beige)	<ul style="list-style-type: none">Residential development w/neighborhood servicesCluster/TND developmentMix of lot and house sizes, including ADUs⁴Small scale commercialSecondary TDR Receiving Area	<2 acres with average of 0.5;	TND: 3 du/acre Mix of Single- Family & Two- family dwellings, and Live Work Units	Mixed-use; Neighborhood services: retail/office; Institutional;	25-35%	35-50%	2 to 3 ½ stories	Some public sewer; Community & Individual Wells; Sidewalks; Trails/paths
T-5 High Intensity Development (Dark Brown)	<ul style="list-style-type: none">Promote compact, TND developmentPromote mixed-use, commercial or business park developmentRetrofit and enhance existing neighborhoods w/small scale commercialEnhance pedestrian connectivityPrimary TDR Receiving Area	4 du/acre;	Mix of Single- Family & Two- family dwellings, Multifamily, and Live Work Units	Mixed-use; Local Commercial; Institutional; Resort; Light Industrial	35-40%	25-35%	2 to 3 ½ stories	Some public sewer; Community & Individual Wells; Sidewalks; Trails
T-6 Route 209 Corridor (Purple)	<ul style="list-style-type: none">Promote mixed-use, village center, and TNDTarget development, redevelopment & infillEnhance appearance of overall corridorEnhance vehicular & pedestrian connectivityPrimary TDR Receiving Area	5.5 du's/acre	Mix of Single- Family & Two- family dwellings, Multifamily, and Live Work Units	Mixed-use; Regional Commercial; Institutional; Resort; Light Industrial	40-60%	10-15%	2 to 5 stories ⁴	Some public sewer; Community & Individual Wells; Sidewalks;
Special District (Orange)	<ul style="list-style-type: none">Enhance appearance of existing industrial groundsAdvocate environmental sensitivityAdvocate reclamation	N/A	Accessory residential	Industrial	80%	20%	2 to 5 stories ⁴	Some public sewer; Community & Individual Wells; Sidewalks (along Route 209)

Notes:

- The following characteristics apply to all Proposed Character Areas:
 - Provide natural resource protections within natural resources overlay
 - Promote adaptive reuse and rehabilitation of historic resources
 - Develop and implement design guidelines for preferred development patterns, including small scale commercial, mixed-use, traditional neighborhood development, and others.
- Uses are described in the most general of categories based upon those uses typically found to be compatible with a particular character of development. See Section 4D for further discussion.
- ADUs = accessory dwelling units, also known as “granny flats” or “mother-in-law suites”.
- Four or five story buildings should only be permitted where within 1 mile of Route 209 due to Fire Rescue concerns.
- Such uses may include, but not be limited to: campgrounds, visitors or educational center, and trails.

E. BEST PRACTICES & MODELS

To more efficiently demonstrate the preferred development concepts advocated for the T-3 through T-6 Character Areas, the remainder of this section highlights Best Practices and Guidelines for each area. These examples should also be referenced when developing and implementing the goals, stated in Chapter 2, for Design Guidelines for Neighborhood Development, Conservation Design and Smaller Scale Commercial. Using existing places, the photos and narratives depict and describe the physical appearance that is preferred by the Township for future development or redevelopment in these areas. While only offered as guidelines in this capacity, these examples should be used to guide zoning amendments for implementing the Township's vision.

These Best Practices reflect an understanding that the design of individual sites can contribute to the improved appearance and function of the Township as a whole. A common lesson to be learned through the models is that the form of the built environment is of greater importance than the type of use within the building. Aside from the most noxious of industrial uses, many commercial and office uses can complement and blend in with surrounding residential neighborhoods, even in a rural setting. In this way, it is possible to meet the housing, service, and employment needs of local residents in the Township without turning this unique rural environment into "Anywhere USA". The models provide guidance in the regulation of scale and design of the built form, without dictating architectural style.

As the Natural Preserve and Rural Reserve areas are intended to remain in their present state, preserving the rural character of the Township for future generations, they are not highlighted in this section. However, they comprise the "sending areas", from which development rights could be purchased, whereas the T-4 through T-6 Areas comprise the "receiving areas" for these rights. A full description of the T-1 and T-2 and all of the Areas is included in Section 4C and in the Implementation Matrix found in the final chapter of the Plan.

T-3: Low Intensity Development Character Area

Best Practices & Models: Ponds at Woodward (Mendenhall, PA)



New Residential Cluster



Protected Ponds as Amenity

Overview:

1. Conservation Design can incorporate natural resource protection areas, while allowing for low impact residential development.

Recommendations & Best Practices:

1. Carefully position new dwellings in an environmentally sensitive manner.
2. Create low impact, cluster development in fragile environments.



Adaptive Re-use of Orchard Barn



Shared Driveways to Triplex Clusters

T-3: Low Intensity Development Character Area

Best Practices & Models: Glen Mills (Glen Mills, PA)



Single-Family Detached Dwellings and Detached Garages off Alleys in Delaware County, PA.



Dwellings surround Civic Green

Overview:

1. New houses can be clustered around civic greens to create a neighborhood center.

Recommendations & Best Practices:

1. Group new homes around civic greens.
2. Access garages predominantly off alleys.
3. Provide an interconnected sidewalk system.
4. Provide a minimum of 60% open space.



Alley and Garage in Rear Yard



Compact Housing on "Greenfield" Site

T-4:Medium Intensity Development Character Area

Best Practices & Models: Wyndcrest, Sandy Springs, Maryland



Village Green



Village Green

Overview:

1. Smaller cluster developments can provide mixed housing types with open spaces.
2. Affordable housing can be provided on the same block as other market rate housing.

Recommendations & Best Practices:

1. Cluster mixed housing types around civic greens.
2. Utilize rear lanes and alleys to enhance building fronts with great curb appeal.
3. Intersperse affordable housing units with market rate units.



Single-family Dwellings



Street trees and front porches provide great curb appeal

T-4:Medium Intensity Development Character Area

Best Practices & Models: Ludwig's Village (West Vincent Township, PA)



Ludwig's Village Market in Chester County, PA



Aerial View along Route 100 at Route 401

Overview:

1. Existing commercial development can be adaptively re-used and expanded into a more village-like place.

Recommendations & Best Practices:

1. Adaptively re-use and upgrade existing commercial properties.
2. Cluster commercial development and orient toward a through-street.
3. Provide landscaping to blend in with the surrounding environment.



Angled Alignment of Buildings



Small scale commercial development

T-4:Medium Intensity Development Character Area

Best Practices & Models: Willowdale Town Center (Unionville, PA)



Aerial View of Site at Routes 82 & 926 in Chester County, PA



Building as "Buffer" along Route 82

Best Practices:

1. The crossroads of two streets or roads, located outside of the Route 209 Corridor, provides an opportunity for village commercial development.

Recommendations & Best Practices:

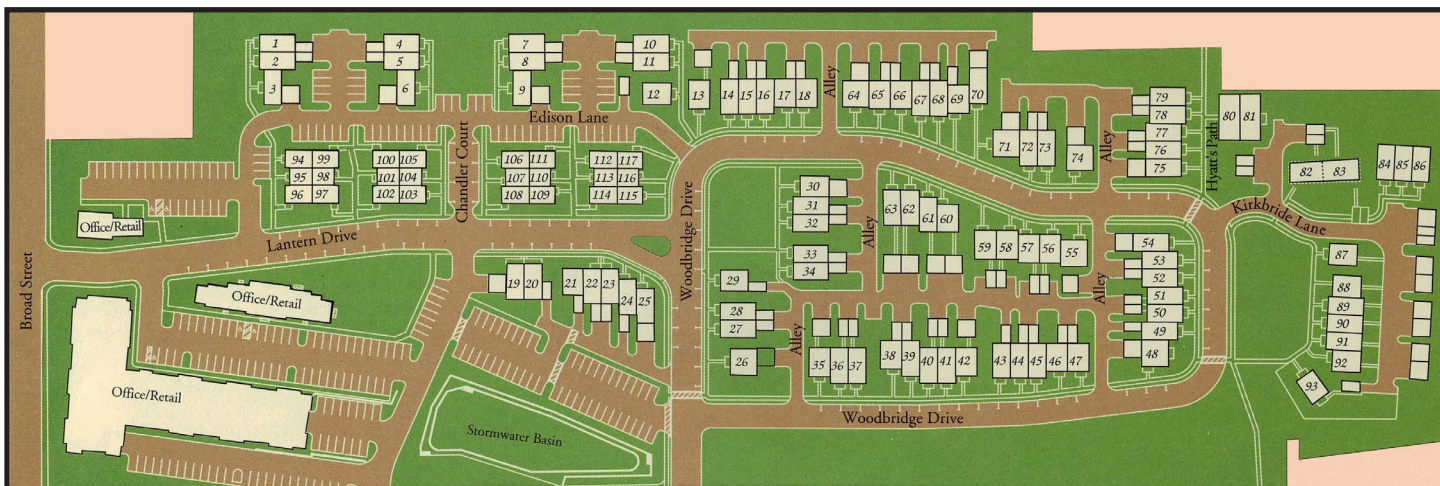
1. Position buildings along existing streets to "buffer" internal parking areas.
2. Create 2-story infill development.
3. Provide generous landscaping within smaller off-street parking lots.



Cluster of Business and Office Uses

T-4:Medium Intensity Development Character Area

Best Practices & Models: Lantern Hill (Doylestown, PA)



A new Traditional Neighborhood Development in Bucks County, PA

Overview:

1. Brownfields and greyfields can be redeveloped as new vibrant communities.

Recommendations & Best Practices:

1. Redevelop properties to create a new, walkable neighborhood structure.
2. Mix both uses and housing types to provide diversity.
3. Create green areas that are usable.
4. Provide land for community facilities.



Civic Green with Gazebo



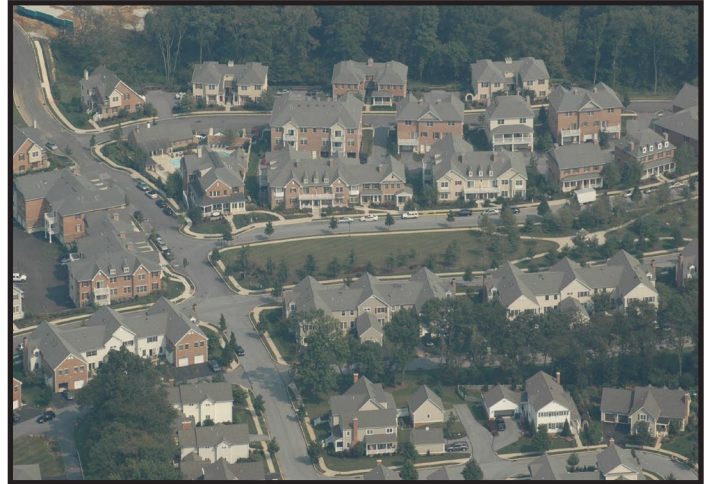
View through Gazebo to Mixed Housing Types

T-4:Medium Intensity Development Character Area

Best Practices & Models: Eagleview (Exton, PA)



Site Plan of Eagleview Corporate Center, Town Center, and TND in Chester County, PA



Claremont Neighborhood with Mixed Housing Types

Overview:

1. Traditional streetscapes can be created by promoting curb appeal, and accessing garages off alleys.

Recommendations & Best Practices:

1. Create traditional neighborhoods that emulate pre-1950's communities.
2. Diversify and mix housing types.



Streetscape at The Gardens in Chester County, PA



Alleyscape at the Gardens

T-5: High Intensity Development Character Area

Best Practices & Models: Eagleview (Exton, PA)



Eagleview Town Center, The Villas, and The Gardens



Mixed use commercial building in Eagleview Town Center

Overview:

1. Master Planned Communities can be designed as walkable, mixed-use places.

Recommendations & Best Practices:

1. Create a neighborhood center for each community.
2. Diversify and mix land uses.
3. Provide live-work units to enable a zero-commute and an opportunity to live above a shop, store, or office.



Live-Work Units in Town Center



Town Center Pharmacy

T-5: High Intensity Development Character Area

Best Practices & Models: Residential Clusters in Middle Smithfield Township



Compact, High-intensity Cluster



Residential Neighborhood of Townhomes

Overview:

1. High-intensity cluster development can be balanced with substantial open space.

Recommendations & Best Practices:

1. Designate a minimum of 40% of the tract area as permanent open space.
2. Cluster attached homes on suitable slopes.



Recreational Amenities



Cluster Townhomes with Open Space Perimeter

T-6: Route 209 Corridor Character Area

Best Practices & Models: Crocker Park (Cleveland, OH)



Civic Plaza



Boulevard Entrance Street

Overview:

1. New commercial development can be combined with new residential development.

Recommendations & Best Practices:

1. Provide civic amenities such as landscaped boulevards, plazas, bus shelters, and the like.
2. Promote the use of sidewalk cafes.
3. Provide first floor/ground floor retail use.



Street furniture and bus shelter



Sidewalk Cafe

T-6: Route 209 Corridor Character Area

Best Practices & Models: Easton Town Center (Columbus, OH)



Civic Plaza & McDonalds



First Floor Retail & Second Floor Offices

Overview:

1. New town centers can be created to emulate a pre-1950's town or village type environment.

Recommendations & Best Practices:

1. Position buildings close to sidewalks and create a pedestrian-oriented streetscape.
2. Provide parks, plazas, and civic areas.
3. Provide residential use above first floor retail.



Terminated Vista



Well-defined Crosswalks at Street Intersection

T-6: Route 209 Corridor Character Area

Best Practices & Models: Mashpee Commons (Mashpee, MA)



A Retrofit Town Center



Entry Sign and Branding of Character

Overview:

1. Existing, underperforming shopping centers and strip shopping areas can be transformed into new pedestrian-oriented places.

Recommendations & Best Practices:

1. Retrofit existing commercial development along the Route 209 Corridor by transforming auto-oriented centers into pedestrian-oriented places.
2. Create a streetscape environment.
3. Mix residential with commercial uses.
4. Provide pedestrian amenities.



Main Street Environment



Post Office as Civic Amenity

T-6: Route 209 Corridor Character Area

Best Practices & Models: Main Street at Exton- Exton, PA



Two story building anchors corner



Corner building with sidewalk cafe

Overview:

1. Areas along the Route 209 corridor could be re-shaped into mixed use, walkable places with a main street environment.

Recommendations & Best Practices:

1. Use two story buildings (minimum) to help form the street wall and an "outdoor room".
2. Permit on-street parking to calm traffic and buffer pedestrians on the sidewalk.



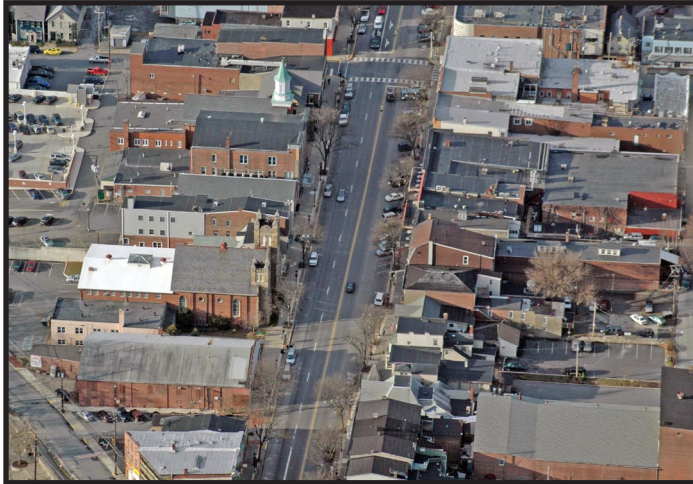
Streetscape with on-street parking



Street wall to street wall dimension: 63'-6"

T-6: Route 209 Corridor Character Area

Best Practices & Models: Stroudsburg, PA



Streetscape formed by Buildings



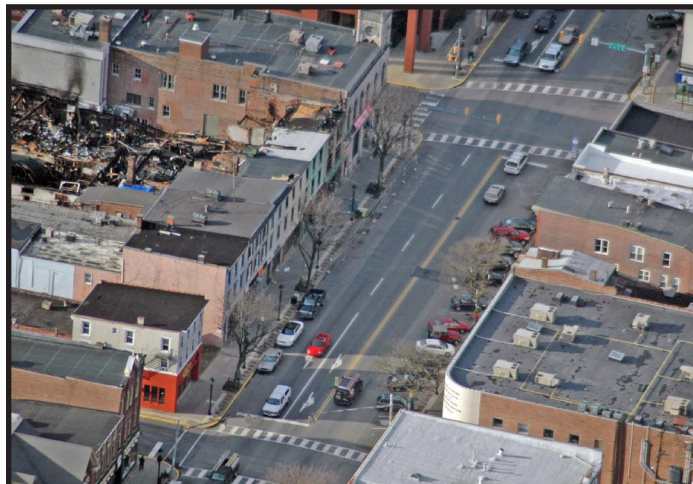
"Bookend" Buildings straddling the main street

Overview:

1. The Route 209 Corridor could be "necked-down" to create a more traditional streetscape appearance.

Recommendations & Best Practices:

1. Anchor street corners and street intersections with buildings.
2. Place buildings on a build-to line to create a streetscape.



Wide Street right-of-way edged by Buildings at Build-to Line



Buildings Anchor Corners

F. Recommendations

1. Develop and implement Zoning Ordinance and Subdivision and Land Development Ordinance amendments based upon the Proposed Character Areas. These character areas are intended to depict the growth pattern desired in Middle Smithfield Township, a growth pattern that gives priority to natural resources, while directing and concentrating growth in areas where the Township is prepared to support it, particularly those areas designated for sewer service. The implementation of this growth pattern should occur through a variety of mechanisms, in addition to the Zoning Map.

First, Township Codes should be amended to provide natural resource protection levels in accordance with the priorities of the Township and its residents, regardless of the character area they are found in and to provide a mechanism in the development process that places these areas under a conservation easement for preservation in perpetuity.

Secondly, though the Township has adopted a Transfer of Development Rights Ordinance, no program for its implementation has been established. This program is needed to fulfill the Township's development and preservation goals while maintaining equity for its landowners. Transfer of Development Rights require "sending areas" and "receiving areas". Sending areas should be defined as the Township's natural and historic resources, including ridgelines and scenic areas, and lands within the T-1 and T-2 Areas. Receiving areas should be defined as those designated as T-4, T-5, or T-6, but especially those within the planned sewer service area.

Finally, in order to maintain this Plan as a living document that continues to meet the Township's land use needs throughout its defined life cycle of 10 years (according to the MPC), the Township needs to develop and monitor a 10-year Growth Plan, to ensure this land remains sufficient for its needs. In doing this, the Township should coordinate with Monroe County in the regular update of housing and population projections.

2. Middle Smithfield Township is primarily a bedroom community, with limited nonresidential, tax ratable entities. This has a profound effect on the tax base that supports needed facilities and services within the community. As these services and the costs to provide them grows, the burden on taxpayers also grows, lessening both the desirability of Middle Smithfield as a place to reside and the ability of those within the community to stay.

In response to this, the Township seeks to balance residential and nonresidential development by increasing the availability of land zoned for nonresidential use. This is not to say that the Township is looking to accept any nonresidential development in a haphazard manner, but that it is looking to provide the opportunity for high end commercial office and clean industry jobs within well-designed development that will not only assist in supporting the needed services, but also reduce commuting and through-traffic on Township roads. The Township intends to achieve this by expanding

commercial opportunities at both the large and small scale, through both new development and redevelopment.

Large-scale opportunities are most appropriately located along the Route 209 Corridor and along the Route 402 Corridor at the intersection of Coolbaugh Road and south of the Resica Falls Boy Scout Reservation. Within these areas consolidation of parcels and redevelopment need to be emphasized within the Zoning Code. These areas fall within the T-5 and T-6 Areas and are appropriate for well-designed business park development and mixed-use development.

Of the existing industries in the Township, tourism is the largest and the Township could expand the economic diversity and vitality of this segment by encouraging more year-round businesses, and working cooperatively with regional agencies to preserve and promote the resources that draw both businesses and visitors to the area.

Large-scale opportunities alone will not paint a brighter financial picture for the Township. Small-scale businesses have the opportunity to make a tremendous contribution to the Township and can more efficiently blend into existing neighborhoods with little to no impact. Small-scale opportunities can be appropriately placed throughout the Township, in the form of no-impact home based businesses and small seasonal sales of homegrown items, and in limited areas through home occupations. Other small scale opportunities such as mom and pop shops could be located in most neighborhoods, particularly within Traditional Neighborhood Development (TND), in the form of Live-Work Units. Additionally, the Route 402 corridor and other appropriate locations could provide opportunity for desirable commercial and office development.

One additional method to promote fiscal balance in development is through the use of a fiscal impact analysis as part of its development review process. Fiscal impact statements and studies will help the Township understand the impact new development will have on the provision of Township provided services, as well as the school district and county, thus making more informed decisions.

3. This Plan promotes the use of mixed-use development and Traditional Neighborhood Development within the Township. Mixed-use development permits the mixing of compatible commercial and office uses with residential uses within the same building or development. This type of development offers the opportunity for clustering many of the activities of daily living in close proximity and creating walkable neighborhoods. Providing this alternative to conventional, suburban development has the added benefit of accommodating community members who cannot or prefer not to drive and encouraging healthy living through exercise and improved air quality. Mixed use and traditional neighborhood development are essential elements if the Township is to reach its goals of being an attractive, sustainable, and viable place to live.

In addition, mixed use development and Live-Work Units increase housing options in the Township. Currently, housing types and sizes are limited throughout the Township through the existing zoning code, while mixed-use development is limited, and traditional neighborhood development is prohibited. Thus the Township needs to

revise the Township Codes to permit mixed-use development and Traditional Neighborhood Development in appropriate locations. Development of this type is most appropriately found in the T-4, T-5, and T-6 Proposed Character Areas.

4. Maintaining and enhancing the overall appearance of the Township is of the utmost importance to many community members and for all types of development within the Township. Well-designed projects are not only important to the function of new development, but can improve the function and appearance of the surrounding communities and help to mitigate existing negative impacts. This is especially important as the Township sets out to maintain its unique rural character while increasing mixed use and nonresidential opportunities. To this end, the Township aims to develop and implement design guidelines in order to promote a sustainable and attractive growth pattern. Design guidelines should be used to promote particular neighborhood and development types including conservation, cluster, and mixed-use development, Traditional Neighborhood Development and small-scale commercial development. However, it is also important to address the appearance of the public corridors and streetscapes within the Township, including the appearance of signage and other visual clutter that can distract and detract from the scenic qualities of the Township. Finally, landscaping and buffering standards are needed to provide buffering between incompatible uses, along street corridors and to screen parking lots.

The design guidelines and character areas discussed throughout this plan are exemplified in other places that can be used as models of best practices for the Township as it proceeds to implement this plan in the future. The Township should use the best practices models to identify key design elements and require that these be incorporated into development proposals.

G. HISTORIC RESOURCES

The goal of historic resource protection is to retain the unique features and heritage of a community as found in its natural and built environment for enjoyment by future generations. These sites and structures help communities to create an identity through an understanding of past traditions, and fostering a sense of local pride. This section will summarize the existing historic resources in Middle Smithfield Township and how the Township can achieve its preservation goals.

Middle Smithfield Township was incorporated in 1794 as part of Pike County. Historically, development has been concentrated along the Delaware River to the south and east of the Township, rather than in the steep hills of the north. A survey conducted by the Monroe County Planning Commission in 1980 summarized development in the Township this way:

“There is a distinct difference between the large, sturdy farms in the southern part of the Township, and the smaller, plain structures on the northern hills. Stone and brick structures were built in the southern portion, while the structures in the northern part are exclusively wooden. There are frame houses in the southern section and the typical “Pennsylvania farmhouse” is throughout the Township.”

Whether stone, frame or brick, Middle Smithfield’s structures reflect a rich history of Pennsylvania farming, nineteenth century resort communities and boarding houses, and villages that sprang up as a result of the Delaware Valley Railroad. Many valuable historic structures were lost in Middle Smithfield in the 1960’s when the when land was cleared to make way for the ill-fated Tocks Island Dam project. Others decline in the hands of the National Park Services due to insufficient funding, use, or maintenance. However, significant resources do exist throughout the Township, and there is ample opportunity to preserve this history for the benefit of future generations.

Tables 4-4, 4-5 and 4-6 list important historic sites as identified by the National and State Historic Registers, the Pennsylvania Historic and Museum Commission (PHMC), and by the Monroe County Planning Commission. **Map 4-4** depicts many of these locations.

Table 4-4: Historic Sites & Structures Listed on the National Register of Historic Places

ID*	Property	Date Built	Description
1	Captain Jacob Shoemaker’s House	1810	
2	Schoonover’s Mountain House	1850-1860	Resort/Boarding House
3	John Michael Farm House	1875	
4	Zion Lutheran Church	1851	
5	John Turn Farm Site	Early 19 th C.	Only outbuildings remain
6	Cold Spring Farm Spring House	Early 19 th C.	

* Locator label found on Map 4-4.

Table 4-5: Historic Sites & Structures Eligible for the National Register of Historic Places

ID*	Property	Date Built	Description
7	Shoemaker-DeWitt Inn Site	19 th C.	Shoemaker's Village
8	Daniel Clark House/William Clark House	19 th C.	Frame
9	Horace Van Auken House	19 th C.	Frame
10	Caroll Bradford Property	1935	Weatherboard
11	Margaret Leffert Property	1940	Log
12	Herman Sigel Property	1940	Log
13	Susan Sommers Property	1935	Weatherboard
14	Marion Stine Property	1935	Log
15	Angle Property/William Rake & Frank Klinger	1860	Weatherboard
16	Middle Smithfield Presbyterian Church	1833/1964	Frame
17	Resica Falls Village Archeological Sites	1864	

Source: PA Cultural Resources GIS at www.dot7.state.pa.us/ce/SelectWelcome.asp

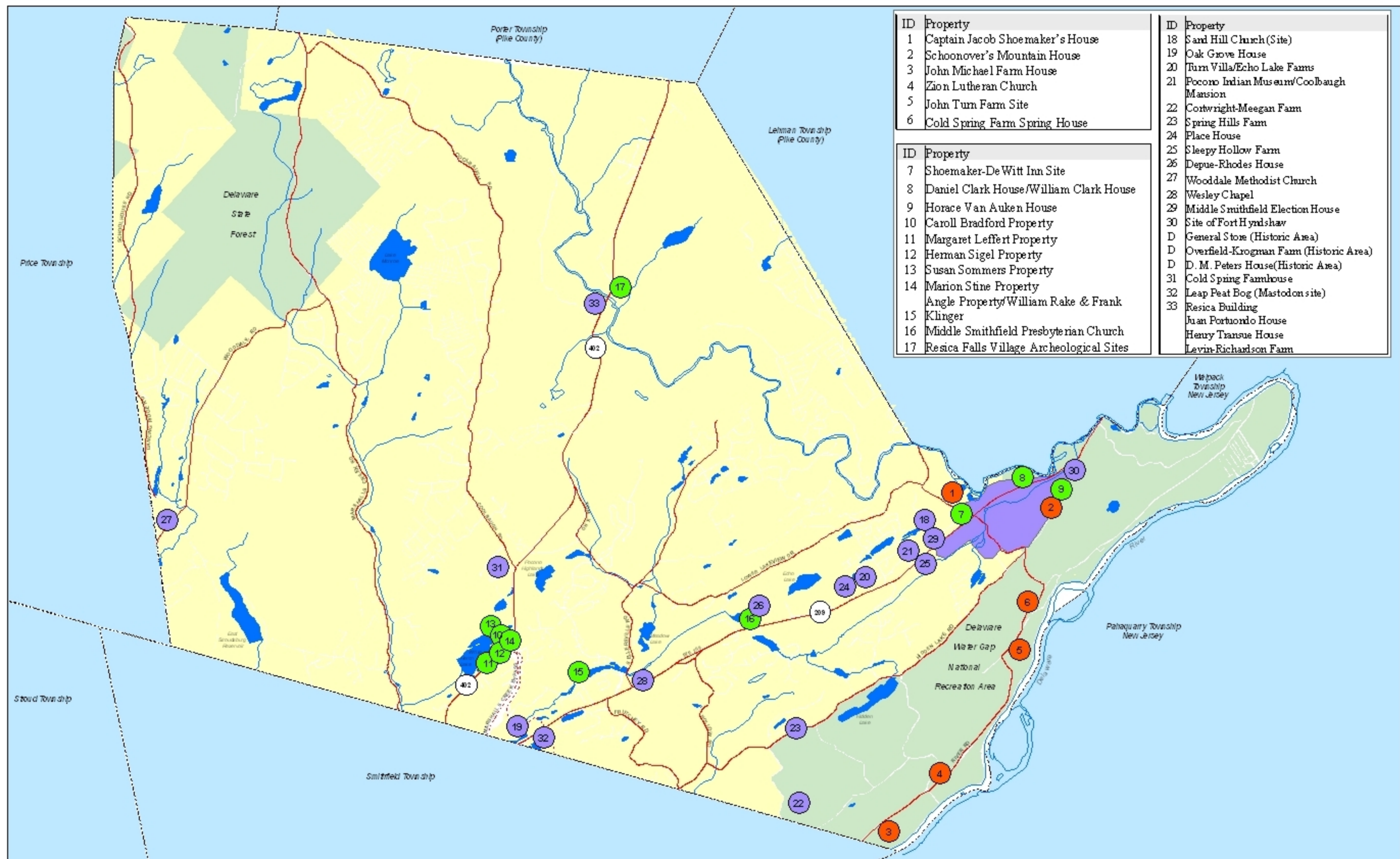
Table 4-6: Locally Important Historic Sites & Structures

ID*	Property	Date Built	Description
18	Sand Hill Church (Site)	1854	Building demolished in 1973
19	Oak Grove House	ca. 1860	Resort/Boarding House
20	Turn Villa/Echo Lake Farms	ca. 1870	Resort/Boarding House
21	Pocono Indian Museum/Coolbaugh Mansion	1790/1900	Frame
22	Cortwright-Meegan Farm	1856	Stone
23	Spring Hills Farm	ca. 1830	Stone
24	Place House	ca. 1820	Stone
25	Sleepy Hollow Farm	ca. 1780	Stone
26	Depue-Rhodes House	ca. 1850	Brick
27	Wooddale Methodist Church	1875	Frame
28	Wesley Chapel	1856	Brick
29	Middle Smithfield Election House	1905	Frame
30	Site of Fort Hyndshaw	1756	
D	General Store (Historic Area)	19 th C.	Shoemaker's Village
D	Overfield-Krogman Farm (Historic Area)	19 th C.	Shoemaker's Village
D	D. M. Peters House(Historic Area)	19 th C.	Shoemaker's Village
31	Cold Spring Farmhouse	ca. 1780	
32	Leap Peat Bog (Mastodon site)	N/A	
33	Resica Building		
	Juan Portuondo House	ca. 1819	Frame
	Henry Transue House	ca. 1870	Frame
	Levin-Richardson Farm	1855/1930	Frame

Source: Monroe County Planning Commission Historic Preservation Plan (1980) and Historic Legacy (1980).

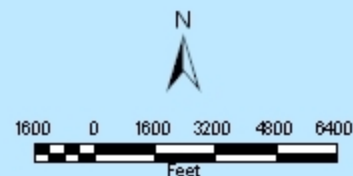
* Locator label found on Map 4-4.

Map 4-4: Historic Resources



**Middle Smithfield Township
Comprehensive Plan
Update**

Monroe County, Pennsylvania



Data Sources:
Base Features: Monroe County
Planning Commission, Sept. 2006
Historic Resources: PA Historical &
Museum Commission; Township
Records

Prepared By:
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
18 West Chestnut Street
West Chester, Pennsylvania 19380

Adopted: February 14, 2008

Legend

Historic Sites & Structures

● National Register

● Eligible for the National Register

● Locally Important

■ Locally Important Historic Area

■ State Forest/Parkland

■ Surface Water

There are two important items to note regarding the preceding lists. First, it is important to note that these lists are not comprehensive, but may and should grow as additional structures come to the attention of the Township, reach the 50-year mark, or are considered by the National Trust for Historic Preservation and the State Historic Preservation Officer. Two sites for future consideration include the Leap Peat Bog, where a complete mastodon skeleton was recovered and is now on display at the Pennsylvania State Museum, and the Cold Springs Farm site. As such sites and structures become eligible for evaluation for regional and national significance, more sites and structures from the twentieth century may be deemed worthy of preservation.

Secondly, designation on the National Register of Historic Places does not guarantee that a structure will be protected or even maintained. The Tocks Island Dam project demonstrated this when, despite State designation, the Army Corps of Engineers destroyed nine buildings before the project was terminated. However, designation does provide a variety of benefits and options that can assist property owners in protecting a designated resource. These include tax credits for appropriate rehabilitation and renovation, technical assistance, and access to grants and other sources of funding.

Historic Preservation Goal:

Protect the natural, cultural, scenic, and historic resources of Middle Smithfield Township, while allowing economic development; and advocate the preservation of these resources in adjacent municipalities.

Recommendations:

Protection and preservation of these important cultural and historic resources is an ongoing challenge, but more so in times of rapid growth such as those experienced by the Township in recent years. This growth is expected to continue in the near future in accordance with the Proposed Character Areas. Many historic structures are found along and adjacent to the Route 209 corridor, an area slated for concentrated development and redevelopment. It is not the intent of the Township that these sites and buildings inevitably be razed to make way for new development, but assessed and evaluated for their ability to continue to function and contribute to the community in a meaningful way.

However, as in many places, it is not only the pristine examples of a particular style of architecture that contribute to the character and identity of a place. Vernacular or ordinary buildings have the ability to contribute greatly to the overall experience of a place. In Middle Smithfield, this can be found in the stonewalls, small outbuildings, and other similar features which can more easily be incorporated into new development.

There are several strategies that the Township and greater community can take to preserve these resources and protect the character of the area:

1. Provide access to education and encourage a greater awareness of the value of these resources to the community's identity and history. This awareness should focus on both the value of resources for maintaining the unique character and identity of Middle Smithfield, but also to contribute to its economic base through tourism. As tourism is already the largest industry in Middle Smithfield Township, historic preservation and ecotourism can supplement the attractions for visitors to the area.

2. Consider implementing a tiered approach to historic preservation through the Township Ordinances. This would allow the Township to place a high degree of emphasis on National and State designated properties and buildings, a mid level degree on properties and buildings eligible for designation, and lesser degrees of emphasis on properties and buildings of lesser integrity, but nonetheless valued by the community. This would permit the Township to focus on protecting resources that have the greatest value to the community, while permitting them to co-exist with needed economic development.
3. Encourage rehabilitation of existing buildings. As discussed in Chapter 1, the Township may require approximately 3,700 new housing units over the next 10 to 20 years, not including those already built or approved between 2000 and 2007. A small percentage of these can be achieved through rehabilitation. Rehabilitation not only allows for the continued viability of older buildings, which tend to be outdated in terms of the modern amenities, but also can provide a good source of affordable alternatives to the new single-family detached dwellings that are out of reach for many of Middle Smithfield's residents. The Township may consider permitting the conversion of older single-family detached dwellings into multifamily dwellings to encourage their continued viability.
4. Encourage the adaptive reuse of existing buildings. Examples of adaptive reuse are already evident across the landscape. The prime example is the reuse of older farmhouses as boarding houses for tourists in the latter half of the nineteenth and early twentieth centuries. Examples of reuse that are often seen today is the reuse of a farmhouse as a new community center or clubhouse or the conversion of single family houses into commercial, office or mixed use units. Other features, such as walls and fences, can also be incorporated alongside new development.
5. Designate historic properties as "sending areas" in the Township's Transfer of Development Rights programs.