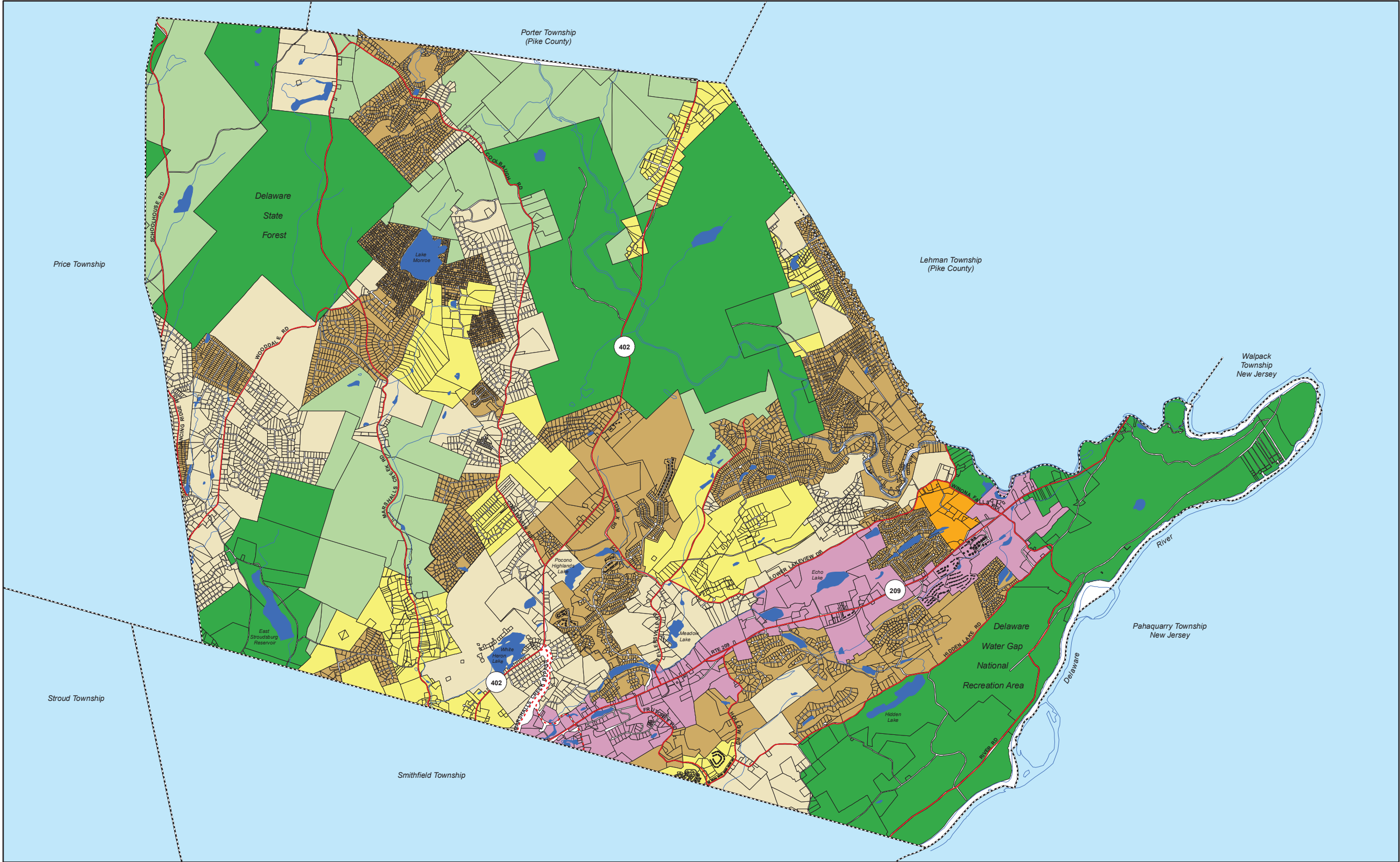
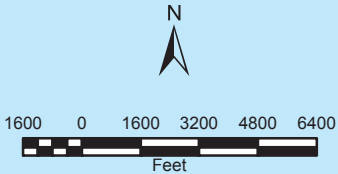


# Map 4-3: Proposed Character Areas



**Middle Smithfield Township  
Comprehensive Plan  
Update**

Monroe County, Pennsylvania



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

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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 <sup>1</sup>	(2)Residential Lot Size/Density (Average)		(3) Nonresidential Uses <sup>2</sup>	Lot Coverage	(4)Open Space	(5)Maximum Building Height	(6) Infrastructure
T-1 Natural Preserve (Dark Green)	<ul style="list-style-type: none"><li>Nature at its best</li><li>Minimize natural resource alteration</li><li>TDR Sending Area</li></ul>	10+ acres/lot		Associated with outdoor recreation <sup>5</sup>	15%	80%	2 stories	On-lot septic & well; Trails
T-2 Rural Reserve (Light Green)	<ul style="list-style-type: none"><li>Very low density residential</li><li>Minimize natural resource alteration</li><li>Emphasize tree/forest preservation &amp; buffers</li><li>TDR Sending Area</li></ul>	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"><li>Low density residential w/neighborhood services</li><li>Conservation design &amp; Cluster development</li><li>Mix of lot and house sizes, including ADUs <sup>3</sup></li></ul>	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"><li>Residential development w/neighborhood services</li><li>Cluster/TND development</li><li>Mix of lot and house sizes, including ADUs<sup>4</sup></li><li>Small scale commercial</li><li>Secondary TDR Receiving Area</li></ul>	<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"><li>Promote compact, TND development</li><li>Promote mixed-use, commercial or business park development</li><li>Retrofit and enhance existing neighborhoods w/small scale commercial</li><li>Enhance pedestrian connectivity</li><li>Primary TDR Receiving Area</li></ul>	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"><li>Promote mixed-use, village center, and TND</li><li>Target development, redevelopment &amp; infill</li><li>Enhance appearance of overall corridor</li><li>Enhance vehicular &amp; pedestrian connectivity</li><li>Primary TDR Receiving Area</li></ul>	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 <sup>4</sup>	Some public sewer; Community & Individual Wells; Sidewalks;
Special District (Orange)	<ul style="list-style-type: none"><li>Enhance appearance of existing industrial grounds</li><li>Advocate environmental sensitivity</li><li>Advocate reclamation</li></ul>	N/A	Accessory residential	Industrial	80%	20%	2 to 5 stories <sup>4</sup>	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.