

PART 2

THE PLAN FOR SOUTHWESTERN BERKS COUNTY

Part 2 contains the Plan for Southwestern Berks County for the next 10 years. Future land use and housing; community services and facilities, including recreation; circulation, including vehicular, pedestrian and bicycle, and mass transit; and economic and community development will be addressed. The chapters will be descriptive, discussing the Plan and the reasons for the Plan. Implementation means and the action plan for the future will be discussed in Part 3 of this Joint Comprehensive Plan.

CHAPTER 5

FUTURE LAND USE AND HOUSING PLAN

“...that farmland, open space and natural areas are valuable, threatened resources in Pennsylvania, and that our core communities need to be sustained and revitalized.”

--Report of the Pennsylvania 21st Century Environment Commission

The Future Land Use Plan establishes policies for guiding future land use within the area and serves as a guide on which to base regulatory controls, such as municipal zoning maps and zoning ordinances. The zoning ordinances and maps adopted by the municipalities will establish zoning district boundaries, permitted land uses and the permitted density of development. In the land use categories established below, the types of land uses recommended in each category will be indicated, as well as the proposed density range.

Goals and Objectives

The goal for land use and housing is to establish a pattern of land use which is compatible with the existing character and land use patterns of the municipalities and consistent with the goals for natural, scenic, historic, cultural, and agricultural resources and open space. The goal for agricultural resources is to protect and preserve agricultural areas for agricultural use. The goal for natural and scenic resources is to protect, conserve and enhance natural and scenic resources. The goal for open space is to provide an open space system through the preservation of ~~farmland~~, stream corridors, woodland and steep slope, and the planning and retention of recreation areas and parks. The goal for historic and cultural resources is to preserve and enhance historic, architectural and cultural resources.

The following are the specific objectives which the future Land Use Plan is designed to meet:

- Identify future growth areas which are logical extensions of existing concentrations of development, have appropriate access, can be efficiently served by the circulation system, and can be efficiently served by public sewer and water systems.

- Direct most new development in the municipalities to the future growth areas.
- Discourage development in areas not suitable for on-site sewage disposal which cannot be feasibly sewerred.
- Minimize the conflict between non-residential and residential uses through proper allocation of land use and utilization of performance and design standards and buffer yards.
- Discourage proximity of incompatible land uses within the area and along adjoining municipalities.
- Provide for well planned development in each municipality which would be consistent with community character, including the rural character of the Townships and the “small-town” character of the Borough.
- Provide opportunities for suitable and compatible commercial, office and light industrial activities at appropriate locations, within the context of existing land use pattern, support services, transportation networks and environmental concerns.
- Provide for a mix of land uses which will balance growth with a need to preserve farmland and natural resources, manage traffic, maintain the quality of life in the area, and have manageable tax structures.
- Protect water resources within the municipalities and thus the quantity and quality of surface and ground water. Of particular concern will be the watercourses, particularly the Cacoosing, Little Cacoosing, Spring, Manor, Tulpehocken and Hospital Creeks, and tributaries to those creeks, wetlands and floodplains along the creeks, and steep slopes draining to the creeks.
- Protect and manage woodlands within the municipalities and encourage new planting of trees.
- Protect the steep slopes within the municipalities.
- Protect watersheds and wellhead areas for community water supplies within the municipalities.
- Protect and maintain the rural character of portions of the Townships still possessing that rural character.
- Protect and conserve unique natural areas in the Townships, such as South Mountain and Cushion Peak, Blue Marsh and the Tulpehocken Creek.
- Conserve, enhance and manage the ecosystems within the planning area and maintain adequate critical mass by connecting those ecosystems.

- Protect groundwater throughout the municipalities, particularly in limestone areas where the potential for pollution tends to be greatest and groundwater resources tend to be greatest.
- Continue and consider expansion of effective agricultural zoning in the Townships.
- Coordinate growth management and open space policies so those areas desired as open space will not be designated as growth areas nor planned for infrastructure improvements which would encourage development.
- Link recreation areas and natural areas within the municipalities through open space and trail systems.
- Encourage maintenance and enhancement of open space and recreation areas.

Land Use Categories

The following is a summary of the categories shown on the Future Land Use Plan:

Stream Corridor Preservation – This category is along the watercourses in the Townships and the Borough. The intent is to maintain open space along the watercourses in order to preserve, protect and enhance water quality and recreational opportunities.

Resource Preservation – This category is intended to foster the preservation of resources within the Townships, including recreational resources such as Blue Marsh, the YMCA, and sportsmen’s facilities, watershed areas of the Wernersville Municipal Authority and the State Hospital, woodland areas and areas of very steep slopes, historic resources, and agricultural parcels which would connect resource areas. On privately owned land, only a very low density of development would be permitted, such as one dwelling unit per 2 to 5 acres of land, depending upon land characteristics. Conservation zoning should continue to be used in these areas.

Agricultural Preservation – This category is intended to foster the continuation of agricultural activities within the Townships, and is based upon existing agricultural preservation areas in Lower Heidelberg Township, expansion of those areas into agricultural security areas and Wernersville State Hospital farmland and areas along the base of the South Mountain area within South Heidelberg Township, expansion of the West Cocalico Township agricultural preservation area into agricultural areas in southern South Heidelberg Township, and connecting to agricultural areas in the Resource Preservation Areas.

Rural Conservation – This category reflects areas that currently contain farmland, woodland, and very low density residential development. Some land has restrictions to development because of steep slopes, floodplains, and wetlands. The intention is to permit residential development at a density of ~~from~~ one to three acres per dwelling unit, depending upon the characteristics of each site. Rural Conservation areas should continue to use the conservation zoning technique.

Transitional Agricultural/Residential – This category reflects an area in South Heidelberg Township that is in transition from agricultural uses to residential uses. Agricultural use will continue to be allowed here, but it is recognized that some properties may be converted to residential use. It is expected that densities will be at greater than one dwelling unit per acre since public sewer is adjacent to this area.

Low Density Residential – This category reflects existing areas which have been developed for low density residential development in the Townships, or land adjoining those areas which is appropriate for expansion of low density residential development because of the absence of severe building limitations. A density of one dwelling unit per acre is anticipated.

Medium Density Residential – These areas are intended for residential development for single family, two family, and multiple family homes at a density of from one to five dwelling units per acre. The medium density residential areas contain existing developed areas, proposed developments, and logical growth areas adjoining the developed areas and land proposed for development. If the Traditional Town and Neighborhood Planning concepts were used, the Medium Density Residential area would be the appropriate location.

High Density Residential – This area is found in the central portion of Wernersville Borough, adjoining the Town Center area. The high density residential area is intended for single family, two family and multiple family development at a density ranging from four to ten dwelling units per acre.

Town Center – This area in the center of Wernersville, generally along Route 422, though with some extensions containing existing or proposed commercial areas, is intended for a mixture of residences at high density, commercial uses intended to serve the day-to-day needs of residents of the area, and community facilities.

Medium Density/Village Commercial – This area is found just south of Wernersville in South Heidelberg Township, generally south of Walters Avenue and East of Furnace Road. The area is a combination of the medium density and village commercial categories to allow for a variety of uses that will encourage a mixture of neighborhood commercial along with a variety of housing types.

Village Commercial – These areas, found in State Hill, Fritztown, and along Hill road in South Heidelberg Township, reflect existing mixes of residential and commercial uses, and would allow a continuation of such mixing of uses.

Office – Office areas, found to the east and west of Wernersville in areas currently zoned Commercial, would provide areas for office development in the future, thus limiting the expansion of commercial uses outside the areas where commercial uses now exist.

General Commercial – The General Commercial areas reflect exiting commercial concentrations along Route 422. These include those commercial uses that are not appropriate with the Town Center and Village areas.

Light Industrial – These areas are intended for Light Industrial and office uses.

General Industrial – These areas are intended for light industrial and office uses, but also provide areas for heavier industrial uses on Reading Alloys land and environmentally responsible railroad-oriented uses north of Mountain Home Road. Some of the uses now permitted in the General Industrial District in South Heidelberg Township (such as junk yards, landfills, and mineral extraction) would be allowed.

Quarry District Overlay – This area is located in Lower Heidelberg Township and is a reflection of land that has historically been quarried.

Public – This includes such uses as the elementary schools, municipal buildings, utility uses, and fire companies.

Religious/ Institutional – This includes the Caron Foundation, Wernersville State Hospital land which the Hospital has no intention to sell, churches and the Jesuit Center.

Recreation – This includes recreation areas in Heidelberg Run East and Heidelberg Run West, park and playground facilities within Wernersville, Galen Hall County Club, Green Valley Country Club, YMCA West, Cacoosing Meadows, and park facilities in South Heidelberg Township.

Berks County Conservancy Woodland Easement – This area has a woodland easement upon the property and will remain as permanent open space.

Stream Corridor Preservation

The water courses within the area have been designated Stream Corridor Preservation. The stream corridors contain wetlands, hydric soils and floodplains. Protecting these areas will provide a buffer along water courses, protect groundwater discharge/recharge areas, protect the quantity and quality of surface and groundwater, provide a system of open space, provide recreational resources for activities such as fishing, and potential locations for trails.

The Stream Corridor Preservation areas, now generally in private ownership, could be preserved as open space by private property owners. The granting of conservation easement to municipalities or conservation groups such as the Berks County Conservancy would assure this. Where deemed important for trail and recreation uses, donation, fee simple acquisition, or granting of easements should be pursued. The municipalities should encourage developers to establish linear stream park within the stream corridors and then determine whether dedication for public parks along some water courses would be appropriate. Riparian forest buffers would be appropriate in these areas.

Resource Preservation

Resource Preservation areas are shown at the Blue Marsh Recreation Area and in a large band through the South Mountain in South Heidelberg Township. The Resource Preservation area within South Heidelberg Township includes the Cushion Peak Rod and Gun Club, the South Mountain YMCA, the Wernersville Municipal Authority watershed, the Lebanon Valley

Sportsmen's Association, the Wernersville State Hospital watershed, Robesonia Fish & Game Club, the Caron Foundation, historic resources, adjoining wooded, steep slopes, and connecting farms and rural areas. On privately held land, single family detached dwellings would be permitted, but at a density of one dwelling unit per two to five acres of land, depending upon land characteristics. Limited development should occur in this area in order to protect the watersheds of water courses and water supplies, protect vulnerable wooded, steep slopes, protect woodlands, maintain rural character, and conserve ecosystems by maintain an adequate critical mass through connecting the ecosystems. The Resource Preservation area has been extended to Spring, Heidelberg and West Cocalico Townships to facilitate connections to state gamelands in Spring Township, environmentally sensitive zoned land in West Cocalico Township, and the Womelsdorf-Robesonia Joint Authority watershed in Heidelberg Township.

Agricultural Preservation

Agricultural Preservation areas are found throughout much of the eastern and western portions of Lower Heidelberg Township and a band in South Heidelberg Township around Wernersville, which connects to the Agricultural Preservation areas in Lower Heidelberg Township. Lower Heidelberg Township has had an Agricultural Preservation program since 1973, and the plan proposes the continuation of that program. South Heidelberg Township adopted an Agricultural Preservation program within the Joint Zoning Ordinance for the Southwestern Berks Region. It is appropriate for South Heidelberg Township to extend this land use designation because of the extent of prime agricultural soils, agricultural operations, agricultural security areas in the Township and the presence of agricultural preservation land in adjoining Lower Heidelberg Township. The Agricultural Preservation area shown in the southern portion of South Heidelberg Township reflects agricultural activities, prime agricultural soils, agricultural security areas, and the Agricultural Preservation area in adjoining West Cocalico Township.

In addition to reflecting existing agricultural activities, prime agricultural soils, and agricultural security areas, Agricultural Preservation also reflects the heritage of farming within Southwestern Berks County, recognizes a major component of the economy of the Townships, will help to maintain the rural character in portions of the Townships still possessing that rural character, and contribute to the viewshed within the area.

Rural Conservation

Rural Conservation areas are found in the vicinity of the Church Road corridor in central Lower Heidelberg Township and interspersed among Resource Preservation and Low Density Residential areas in South Heidelberg Township. The Rural Conservation areas contain farmland, woodland and very low density residential development. Some of the land has restrictions to development because of steep slopes, floodplains, and wetlands. As each site would be proposed for development, the density of development which could be accommodated on that land would have to be established through analysis of the natural, scenic, and historic features and resources of each site. It is expected that single family detached dwellings would be permitted at a density of from one to three acres per dwelling unit, depending upon the site characteristics.

Transitional Agricultural/Residential

Transitional Agricultural/Residential areas are found just to the east of Wernersville Borough and on the south side of Lincoln Drive in South Heidelberg Township. The intention of this district is for the continuation of current farming, but allows for residential development with specific open space requirements to occur as development expands. It is expected that as this area is developed that densities will average from one to three dwelling units per acre, depending upon access to public sewer.

Low Density Residential

Low Density Residential areas are found along portions of Brownsville, Rebers Bridge, Church, Gaul, Justa, Heffner, Starr and Faust Roads in Lower Heidelberg Township and interspersed in the southern two-thirds of South Heidelberg Township. In Lower Heidelberg Township, Low Density Residential typically reflects residential development that has occurred along existing Township roads; in South Heidelberg Township it reflects low density residential development that has occurred along Township roads and within subdivisions containing new roads. Land adjoining existing development which is considered appropriate for expansion of low density residential development because of the absence of severe building limitations has also been included in this category. It is intended that single family dwellings at a density of one dwelling unit per acre would be permitted.

Medium Density Residential

Medium Density Residential areas are found around the core area of Wernersville Borough, along State Hill Road, in the portion of Lower Heidelberg and South Heidelberg Townships adjoining Sinking Spring Borough, in the area of Heidelberg Run East and Heidelberg Run West, and in the portions of Lower Heidelberg and South Heidelberg Townships north and south of Wernersville. The Medium Density Residential areas contain existing developed areas, proposed developments, and logical growth areas adjoining the developed areas and land proposed for development. Infill between developments could occur. The Medium Density Residential areas are intended to accommodate most of the future development within the area. The Medium Density Residential areas are within existing service areas of public sewer and water or have the potential to be served by public sewer and water in the future. Residential development for single family, two family and multiple family at a density of from one to five dwelling units per acre is anticipated in the Medium Density Residential areas.

Encouraging development to locate in areas where public sewer and water can be utilized allows for a greater density of development to occur, which will minimize the land necessary to accommodate future growth, and can protect groundwater supplies by not relying on on-site sewage disposal and individual wells. Much of Southwestern Berks County is considered unsuitable for on-site sewage disposal, and the limestone areas are potentially hazardous for on-site sewage disposal because of the threat of pollution of the groundwater. Providing for compact, orderly growth within the municipalities allows for more efficient provision of utilities. Encouraging growth near areas where the road system is most developed and where improvements are proposed can help reduce traffic pressures on rural roads not intended for

higher traffic volumes. Most road improvements within the area are proposed within the developed areas in order to facilitate circulation in those areas. A nucleus of community facilities is found near the existing development in the Medium Density Residential areas.

High Density Residential

High Density Residential areas are found in the central portion of Wernersville Borough, on the fringe of the Town Center area located along the 422 Corridor. The High Density Residential area has been developed for a mixture of one family, two family and multiple family development at a density ranging from four to ten dwelling units per acre. Such a pattern of development will be permitted in the future. There is some, though not much, vacant land available for development which is designated High Density Residential.

Town Center

A Town Center area is found in the center of Wernersville, generally along Route 422, though there are extensions along Stitzer Avenue, Werner Street, South Church Street, and Elm Street, which contain existing or proposed commercial areas. The Town Center area currently contains a mixture of one and two family homes and apartments, commercial uses, and community facilities, and it is intended that a mixture of residences at high density, commercial uses intended to serve the day-to-day needs of residents of the area, and community facilities will continue in this area.

The intent is to foster commercial development in the center of Wernersville which can serve the residents of the Borough and the Townships on a day-to-day basis. In Chapter 7, methods of encouraging economic vitality in the center of Wernersville are discussed. It is not the intent of this Plan to foster commercial development along Route 422 outside the center of the Borough at the expense of the economic health of the heart of the Borough.

Village Commercial

The Village Commercial areas in State Hill and Fritztown and along Hill and Galen Hill Roads in South Heidelberg Township reflect existing mixes of residential and commercial uses, and would allow a mix of such uses in the future. The commercial uses would be those designed to meet the day-to-day needs of the nearby residential areas. A Village Commercial area has been proposed at the relocated intersection of Mountain Home Road and Wernersville Road to provide a service area for residents of the Heidelberg Run developments.

Medium Density/Village Commercial

The medium density/village commercial area is proposed for the area south of the Borough in South Heidelberg Township in between Furnace and Galen Hall Roads. This area is proposed to offer a combination of residential and commercial uses allowed within both the medium density and village commercial designations.

Office

Office areas have been located at the eastern and western ends of Wernersville. Some offices are currently located in the area of South Heidelberg just east of Wernersville. The office areas are currently zoned Commercial, but have been designated Office in order to provide areas for professional and business offices serving the needs of residents of the municipalities and restrict the expansion of commercial uses along 422 into areas that are not now substantially commercial. The policy for commercial development along 422 is to encourage commercial development where commercial development now exists in order to accomplish a compact pattern of development to help manage access and traffic volumes along Route 422.

General Commercial

General Commercial areas are found along Route 422 in Lower and South Heidelberg Townships from Cacoosing Creek to the commercial uses west of Sinking Spring Marketplace, on the south side of Route 422 opposite Phoebe Berks, and in the western end of Wernersville and adjoining areas in Lower Heidelberg and South Heidelberg Township, in the vicinity of the lumber business and the car dealership. The General Commercial areas contain existing commercial concentrations and vacant parcels abutting or across from those existing commercial concentrations. As noted above, it is the intent to develop these areas rather than create new commercial areas along Route 422.

Light Industrial

Light Industrial areas are found in the western portions of Lower Heidelberg and South Heidelberg Township (along Route 422, Old Penn Avenue and the railroad tracks) and along Krick Lane in South Heidelberg Township, where a portion of the South Heidelberg Industrial Park will be developed. These areas contain a mixture of industrial, residential and commercial land uses, as well as open land, but are intended for Light Industrial and Office uses. Except for the area along Krick Lane just north of the railroad tracks, this land is now zoned Industrial.

General Industrial

General Industrial land uses are shown at the Reading Alloys site in the western portion of South Heidelberg Township and south of the railroad tracks east of Krick Lane, in part of the South Heidelberg Industrial park. The General Industrial uses are intended for Light Industrial and Office use, but also would provide for the Reading Alloy operations, environmentally responsible railroad-oriented uses east of Krick Lane, and uses now permitted in the General Industrial District in South Heidelberg Township, such as junkyards, landfills and mineral extraction.

Public

This category includes use such as the elementary schools, municipal buildings, utility uses and fire companies, which are further discussed in the Community Facilities Plan.

Religious/Institutional

This category includes the Caron Foundation, Wernersville State Hospital land which the Hospital has indicated it has no intention to sell, churches, and the Jesuit Center.

Recreation

This includes proposed recreation areas in Heidelberg Run East and Heidelberg Run West, existing park and playground facilities within Wernersville, and a proposed playground in the future Rosewood Development off Hill Road and Lincoln Drive, Galen Hall Country Club, the Green Valley Country Club, Cacoosing Meadows, and existing park facilities within South Heidelberg Township. In the future there will be more emphasis placed upon expanding open space in South Heidelberg Township.

Designated Growth Area

Amendments to the Pennsylvania Municipalities Planning Code introduced the concept of a Designated Growth Area, which is a region within a multi-municipal plan that preferably includes and surrounds a borough or village, and within which residential and mixed use development is permitted or planned for densities of one unit to the acre or more, commercial, industrial and institutional uses are permitted or planned for and public infra-structure services are provided or planned. The intent of the designated growth area is to provide for orderly and efficient development to accommodate the projected growth of the area within the next 20 years, provide for the economic and employment needs of the area and insure that the area has an adequate tax base.

In Southwestern Berks County, the designated growth area includes land within the Medium Density Residential, Medium Density/Village Commercial, High Density Residential, Town Center, Office, General Commercial, Light Industrial, and General Commercial land use categories. The Medium Density Residential, High Density Residential, and Town Center areas are intended to accommodate Residential, and in the case of the Town Center area, Mixed Residential and Commercial, development over the next 10 years. The density of development would range from one dwelling unit per acre with utilization of on-site sewer and water facilities to densities of up to five to ten dwelling units per acre if public sewer and water facilities were utilized. The Town Center, Office, General Commercial, Light Industrial and General Industrial areas will allow for economic development and job formation and contribute to the tax base in Southwestern Berks County. As developers can secure capacity from the Wernersville Municipal Authority in Wernersville Borough, the Lower Heidelberg Township, and South Heidelberg Township Municipal Authority in South Heidelberg Township, they could serve developments with public sewer. As developers could secure capacity for water supply with the Borough of Wernersville and portions of Lower Heidelberg and South Heidelberg Townships, and capacity from Western Berks Water Authority and Pennsylvania American Water in portions of Lower Heidelberg Township and South Heidelberg Township, public water could be utilized.

Public sanitary sewer and water facilities are now available within, and serve the bulk of development within, the designated growth areas.

Future Growth Area

Amendments to the Municipalities Planning Code introduced the concept of the future growth area, which is an area of a multi-municipal plan outside of and adjacent to a designated growth area where Residential, Commercial, Industrial and Institutional uses and development are permitted or planned at varying densities and public infrastructure services may or may not be provided, but future development at greater densities is planned to accompany the orderly extension and provision of public infrastructure services. The future growth areas include portions of the Low Density Residential and Village Commercial areas which would be logical extensions of the designated growth areas. Both designated growth areas and future growth areas are identified on the Future Land Use Plan.

Public Infrastructure and Rural Resource Areas

Another concept identified in the Municipalities Planning Code is public infrastructure area, which is a designated growth area or all or any portion of a future growth area described in a multi-municipal comprehensive plan where public infrastructure services will be provided and outside of which such public infrastructure services will not be required to be publicly financed. No area within Southwestern Berks County has been designated as a public infrastructure area because the municipalities within the area will not guarantee the financing of public infrastructure services to and for developments on the behalf of developers. While public sewer and water facilities are generally available in the designated growth areas and may become available in the future growth areas, municipal policy has been that the cost of providing the necessary infrastructure to developments be borne by the developers, and not by the municipalities. Municipalities would make efforts to cooperate with developers, but would expect all upfront costs to be paid by the developer, or if sewer or water lines have been constructed by an authority, for the costs to be recouped from developers.

Rural resource areas are areas described in a multi-municipal plan within which rural resources including, but not limited to, agriculture, timbering, mining, quarrying and other extractive industries, forest and game lands and recreation and tourism are encouraged and enhanced, development that is compatible with or supportive of such uses is permitted, and public infrastructure services are not provided except in villages. Rural resource areas are further categorized as areas where: (1) rural resource uses are planned for; (2) development at densities that are compatible with rural resource uses are or may be permitted; (3) infrastructure extensions or improvements are not intended to be publicly financed by municipalities except in villages, unless the participating or affected municipalities agree that such service should be provided to an area for health or safety reasons or to accomplish one or more of the purposes set forth in Section 1101 of the Municipalities Planning Code.

No rural resource areas have been designated in this Comprehensive Plan because no areas appropriately fit all the criteria which have been established. In the proposed Future Land Use Plan, areas for agriculture, mining, quarrying and other extractive industries, forest and game lands, recreation, tourism and development compatible with or supportive of such uses are found in separate land use categories, which may allow some of these uses. No area has been established for the wide range of these uses. For example, in Agricultural Preservation Areas,

typically residential uses will be restricted and typically extractive industries not permitted. Extractive industries will typically not be permitted where residential development, forest and game lands, recreation and tourism are encouraged. Some rural resource uses, such as quarrying and other extractive industries, could be permitted within industrial areas which are designated as designated growth area.

Considerations for Future Residential Development

- As development occurs in the Townships, particularly in the Resource Preservation and Rural Conservation areas, which contain the greatest extent of sensitive environmental resources in the Townships, care much be taken to preserve and protect the resources identified within each tract of land.
- An ongoing awareness of and sensitivity toward the natural resources of the area should be encouraged.
- Development should be concerned with geologic stability, soils suitability, management of stormwater (both quality and quantity), groundwater supplies and stream flows.
- Groundwater resources should be protected against depletion and contamination.
- Methods of encouraging replenishment of the groundwater supply should be encouraged.
- Streams, ponds and wetlands should be protected against pollution from point sources and runoff.
- Floodplains and wet soils should be protected from encroachment.
- The loss of topsoil should be minimized.
- The retention and establishment of trees and other vegetation should be encouraged to control erosion, shade surface waters, control stormwater flow, create wind breaks, provide animal habitats and provide visual amenities.
- The preservation of scenic viewsheds and scenic road corridors should be encouraged.
- Steep slopes should be avoided.
- The protection, preservation and enhancement of historic resources should be encouraged.
- The adaptive reuse of historic structures should be encouraged where appropriate.
- Innovative land development techniques should be used to minimize land consumption, preserve ecosystems, preserve agricultural lands and preserve natural resources and open space.

- The provision of open space and recreation areas for active and passive recreation should be encouraged. Visual and physical access to the open space system should be provided.
- The coordination of open space and circulation systems among adjoining developments should be encouraged.
- Development in areas susceptible to sinkhole developments should be discouraged unless adequate mitigation measures are practiced.
- Traditional town and traditional neighborhood planning should be encouraged to promote a more compact, integrated and sustainable development pattern.
- A system of bicycle paths and sidewalks should be encouraged.
- Incorporation of resources into development plans should be encouraged.
- Flexible approaches to site design to recognize resources should be encouraged.

Housing

Objectives

The objectives for housing are to provide for adequate, safe and sound housing for present and future residents, to allow for a variety of housing densities and attractive residential housing types in appropriately designated areas within the natural and service constraints of the municipalities, and to provide for maintenance of the character of existing residential areas and housing stock through appropriate land use controls.

Provision for a variety of housing densities and housing types in appropriately designated areas is accomplished through the Land Use Plan, which makes provision for low to very low densities of single family development in Low Density Residential, Rural Conservation and Resource Preservation areas; medium density development of one family, two family and multiple family housing in the Medium Density Residential areas; and the highest density residential development for single family, two family, and multiple family dwellings in the High Density Residential area. Areas of mixed commercial and residential development are allowed within the Town Center and Village Commercial areas.

Maintenance of the existing housing stock can be accomplished through enforcement of building codes and utilization of property maintenance codes. No significant housing problems within the area have been identified.

As taxes and housing costs rise, there is always concern for the elderly. Long term residents of the area can find themselves in positions where it is increasingly difficult to maintain or keep their properties. The municipalities should work with older residents to identify various programs that are available to help them meet their housing expenses and retain their homes.