CHAPTER 4
IMPLEMENTATION

AREA 3B – LARGER SCALE NEIGHBORHOOD AREAS IMPLEMENTATION MATRIX

Chart 12.

Strategies	Priority	Responsible Parties	Implementation
1. Building/Development Types			
1.3. Promote compatible building development and types	Short Term	PC, BOS	Develop and Implement Design Standards for Cluster Development
2. Housing Opportunities			
2.3. Accommodate a variety of housing types including options for senior living and aging in place neighborhoods	Short Term	PC, BOS	Amend the ZO to expand housing types
2.4. Accommodate accessory dwelling units/in-law suites	Short Term	PC, BOS	Amend the ZO to permit accessory dwelling units/in-law suites
3. Accessory Structures			
3.3. Incorporate gazebos, pavilions, arbors, and trellis in green spaces	Immediate; Ongoing	PC, BOS	Design and Implement Design Standards for Open Space and Pedestrian Gathering Areas
3.4. Accommodate accessory dwelling units/in-law suites	Short Term	PC, BOS	Amend the ZO to permit accessory dwelling units/in-law suites
4. Coverages			
4.3. Encourage developments with 10 or more acres to have usable green areas	Short Term	PC, BOS	Amend the SALDO to require usable green areas
4.4. Incorporate central green spaces	Immediate; Ongoing	PC, BOS	Amend the SALDO to require central green space
5. Heights			
5.3. Encourage protection of viewsheds by limiting building heights	Short Term	PC, BOS	Amend the ZO to strengthen the provisions for building heights
6. Setbacks			
6.3. Incorporate landscape planting into the setback to provide screening/buffering	Immediate; Ongoing	PC, BOS	Develop and Implement Design Standards for Landscaping and Buffering
7. Road Characteristics & Amenities			
7.3. Implement additional road connections and extensions	Short Term	PC, BOS, TE	Limit the uses of cul-de-sacs to situations where environmental constraints exist
8. Road Widths			
8.3. Implement traffic calming measures on streets	Short Term	PC, PennDOT, BOS, TE	Coordinate with PennDOT to implement Traffic Calming measures outlined the *Pennsylvania's Traffic Calming Handbook*
8.4. Implement street trees to provide visual relief	Immediate; Ongoing	PC, BOS	Amend the SALDO to strengthen the provisions for Street Trees along new streets, access drives, etc.

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9. Utilities			
9.3. Inspect/evaluate existing septic systems	Immediate; Ongoing	PC, MSD, BOS, TE	Require and enforce inspection of existing septic systems
9.4. Update/replace existing septic systems that are no longer properly functioning	Ongoing	PC, MSD, BOS, TE	Require and enforce updating/replacement of malfunctioning existing septic systems
9.5. Require routine maintenance and "best practices" for septic system maintenance	Ongoing	PC, MSD, BOS, TE	Require and enforce continued maintenance of septic systems; Implement innovative on-lot and community sewage disposal systems
10. Stormwater Management (SWM) & Green Infrastructure			
10.3. Implement environmentally sustainable SWM solutions to work toward Low and Net Zero Water development	Ongoing	PC, TE, MCC, BOS	Amend the SALDO to provide incentives for Low and Net Zero Water development
10.4. Implement well landscaped green infrastructure, with rainwater harvesting and downspout disconnection	Ongoing	PC, MCC, BOS	Develop and implement Design Standards for Green Infrastructure
10.5. Implement greenroofs on buildings	Long Term	PC, MCC, BOS	Amend the SALDO to provide incentives for greenroofs
11. Alternative Energy Opportunities			
11.3. Encourage upgrading and retrofitting of existing dwellings	Ongoing	PC, BOS	Amend the SALDO to provide incentives for upgrading/retrofitting of existing buildings
11.4. Encourage Low and Net Zero Energy Buildings	Ongoing	PC, BOS	Develop an Energy Systems Ordinance and incentivize Low and Net Zero Energy Buildings
11.5. Encourage solar energy and geothermal energy systems	Ongoing	PC,, BOS	Develop an Energy Systems Ordinance and incentivize solar and geothermal energy systems
11.6. Encourage LEED buildings and LEED Neighborhood Development (LEED ND)	Short Term	PC, BOS	Develop an Energy Systems Ordinance and incentivize LEED buildings
12. Environmental			
12.3. Economize development footprints to minimize disturbance	Short Term	PC, BOS	Develop and implement Design Standards for Cluster Development
12.4. Terrace development to reduce and minimize slope disturbance	Short Term	PC, BOS, TE	Develop and implement Design Standards for Site Design and Layout Best Practices
12.5. Protect streams, wildlife corridors, and natural habitats	Short Term	PC, MCC, BOS	Establish priorities for habitat and species restoration/creation as part of Habitat Conservation Plan; give priority to the protection of exiting high quality habitat

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13. Historic & Natural Resource Protection			
13.3. Adaptively reuse viable buildings to the maximum extent possible	Ongoing	HC, PC, BOS	Develop historic resource protection provisions and standards for adaptive reuse
13.4. Protect existing historic buildings, structures, and sites	Ongoing	HC, PC, BOS	Amend the SALDO to better promote historic resource recognition; Update Historic Resource Map
13.5. Implement Historic signage in order to identify sites and places, and to create a "branding" for the Township	Ongoing	HC, PC, BOS	Establish a partnership of National Register sites to erect identification plaques
13.6. Protect Natural Resources and Open Space by minimizing development impacts and sprawl development	Short Term	PC, MCC, BOS	Establish priories for habitat and species protection; Enhance Ordinance provisions for natural resource protection standards
14. Parks, Recreational Opportunities & Community Amenities			
14.4. Implement walkways/pathways to provide connectivity	Ongoing	PR, PC, BOS, TE	Amend the SALDO to require walkways/pathways to connect to existing and planned paths on adjacent properties when properties are developed or redeveloped
14.5. Incorporate neighborhood and community parks in close proximity to dwellings	Short Term	PR, PC, BOS	Identify opportunities for neighborhood, community, and Township park facilities
14.6. Create community gardens in close proximity to dwellings	Ongoing	PR, PC, BOS	Evaluate the need for community gardens and potential opportunity areas for implementation
14.7. Implement a new composting center	Long Term	PC, BOS	Seek available funding for a composting center; amend the ZO to permit the use
15. Design Elements: General			
15.3. Encourage a variety of dwelling design, types and widths	Short Term	PC, BOS	Amend the SALDO to permit a variety of dwelling design, types and widths
15.4. Allow a variety of side yard widths	Short Term	PC, TE, BOS	Amend the SALDO to permit a variety of side yard widths
16. Design Elements: Architectural			
16.3. Encourage building façade setbacks and projections, porches, and the like	Short Term	PC, BOS	Develop and Implement Architectural Design Standards
16.4. Encourage colors and materials that are context-sensitive	Short Term	PC, BOS	Develop and Implement Architectural Design Standards
16.5. Encourage a variety of rooflines such as gables and hipped roofs	Short Term	PC, BOS	Develop and Implement Architectural Design Standards
17. Design Elements: Landscape			
17.3. Implement evergreen screens and buffers around development perimeters	Immediate; Ongoing	PC, BOS	Develop and Implement Design Standards for Landscaping and Buffering
17.4. Incorporate street trees along streets	Immediate; Ongoing	PC, BOS	Amend the SALDO to require street trees along new roads, access drives, etc.
18. Design Elements: Signage			
18.3. Implement context-sensitive monument signs	Ongoing	PC, BOS	Develop and Implement Design Standards for Signage
18.4. Implement context-sensitive wayfinding signs	Short Term	PC, EDA, EDM, BOS	Develop and Implement Design Standards for Signage