

Future Land Use Plan

DRAFT

Development

These areas have most or all of the factors needed to support growth, such as sewer and transportation infrastructure capacity and contiguity to existing development, and are capable of accommodating a substantial amount of additional development. These areas are appropriate for a variety of uses, including major commercial, residential and industrial development.

Exurban

These areas have few or none of the factors necessary for development and should remain in rural uses, including agriculture and related businesses, and parks and open space. Housing in or adjacent to rural crossroads villages or at low densities is also compatible.

Preservation Buffer

These are areas where factors may be present and capable of accommodating additional development. Conversely, these are areas where farming may be the existing land use, and it may be appropriate to preserve these areas for agriculture or to maintain rural uses. The most appropriate future land use for these areas should be based on a planning analysis of the development criteria. Natural resources conservation and farmland preservation are strongly preferred in these areas.

Farmland Preservation

These areas are predominantly agriculture and are recommended to remain agriculture. The types of uses recommended include agriculture and related housing and businesses, parks and open space, and housing not related to agriculture on a very limited scale.

Centers

Centers are a wide range of place types that include crossroads villages, neighborhoods, urban or highway centers, among others, each with a unique character and combination of appropriate land uses, infrastructure and connecting transportation Corridors. The character of the varied Center types is supported by the plan's goals, policies and actions and should be incorporated in municipal ordinances.

Corridors

Corridors are a wide range of road types, from local to commercial and limited access, among others, each with a unique character and each supporting a unique combination of purpose, traffic volume, mobility, access potential for mixed-transportation options.

Character-Defining Area

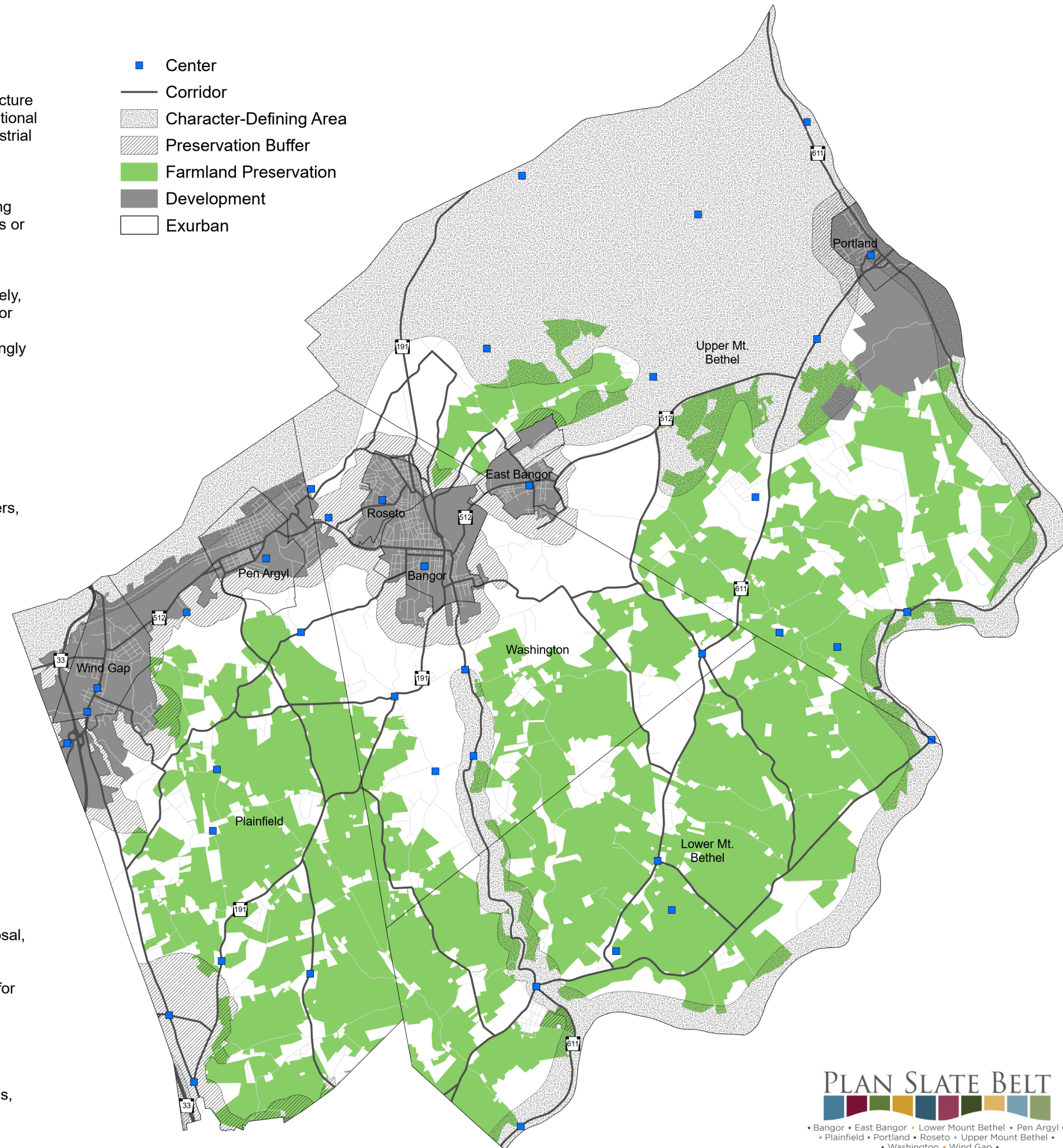
These areas represent the natural and scenic character of the region as a simplified version of the Natural Resources Plan, with highest elevation areas representing scenic resources.

Development Criteria (see Preservation Buffer above)

Areas shown on the Future Land Use Plan as Preservation Buffer areas or Exurban areas may be considered appropriate for development if the following criteria are met:

- The proposal is consistent with the conservation of high priority natural resources.
- The site is contiguous to existing development.
- Adequate sewage conveyance capacity, allocation and treatment capacity are available for public sewage disposal, if appropriate, or adequate on-lot sewage disposal is provided.
- The site is identified in the municipal comprehensive plan, zoning ordinance and Act 537 sewage facilities plan for the development type, and sewage facilities, as proposed.
- The site will be served by public water with adequate supply and delivery capacity, if appropriate on-lot water supply is not available.
- Adverse impacts to the transportation system due to development will be mitigated with respect to roads, bridges, transit facilities and bicycle/pedestrian facilities, including traffic safety or congestion, based on accepted transportation planning and engineering professional standards.

- Center
- Corridor
- ▨ Character-Defining Area
- ▨ Preservation Buffer
- Farmland Preservation
- Development
- Exurban



PLAN SLATE BELT

- Bangor • East Bangor • Lower Mount Bethel • Pen Argyl •
- Plainfield • Portland • Roseto • Upper Mount Bethel •
- Washington • Wind Gap •