

# CARLISLE TOWNSHIP LAND USE GOALS AND OBJECTIVES

## TOWNSHIP GOALS

1. Goal: To encourage the protection of existing development as well as the potential for suitable development of the area through good design and planning.

Objective: 1. Develop a land use policy plan which is reflective of the Township needs and desires.

2. Goal: To encourage the maximum number of development opportunities which are consistent with sound planning, good design and free enterprise.

Objective: 1. Establish a zoning plan which relates to the future land use policy plan and provides adequate land areas capable of meeting the short range needs of the Township.

3. Goal: To recognize the historical significance of the Township.

Objective: 1. Preserve identified historical structures and land sites through the careful institution of land use plans and regulatory measures.

4. Goal: To encourage the wise and efficient utilization of available resources including the diminishing land supply.

Objectives: 1. Develop those areas served by public facilities or in those areas which can be economically served by public facilities in the future.

2. Maintain controlled growth in those areas identified as prime agricultural lands.

3. Minimize the conflict of land uses.

4. Establish growth districts which correlate similar land uses in order to maintain economic integrity.

5. All growth districts shall be related to those land areas containing the soils having the necessary attributes to support the proposed land use types.

## **HOUSING**

**Goal:** To attract and maintain a variety of housing arrangements and a high quality of the housing stock.

- Objectives:**
1. Establish residential districts of varying densities and housing types.
  2. Relate the variety of residential growth districts to those either presently served or planned for future public facility services.
  3. The different residential districts shall be related to those land areas containing the soil types necessary to support such uses.
  4. Protect and preserve existing property values.
  5. Discourage residential development in Commercial and Industrial growth areas.

## **COMMERCIAL**

**Goal:** To encourage development and availability of the supply of goods and services in the most convenient locations to serve all the residents of the Township with a minimum conflict between these and other land uses.

- Objectives:**
1. Consolidated strip commercial areas.
  2. Limit the land area for commercial development to a ratio proportionate to that which the population and the existing market needs can economically support.
  3. Minimize the conflict of other land use types and other commercial types.
  4. Identify the commercial needs of the Township and develop specific growth areas to meet these needs.
  5. Commercial growth areas shall be located adjacent to major transportation routes and systems in a manner which permits ease of access for the people and goods.

## **INDUSTRIAL**

**Goal:** To encourage industrial expansion and development in the Township in order to broaden and strengthen the economic base and provide employment.

- Objectives:**
1. Provide suitable land in appropriate locations adjacent to major transportation systems, roads, rail and air.
  2. Minimize the conflict with other land uses.
  3. Encourage the establishment of industrial parks in order to maximize the potential of the land and minimize land requirement.
  4. Develop adequate zoning legislation to encourage development and create an environment of harmony with residential uses.

## **ENVIRONMENT**

**Goal:** To encourage the improvement and protection of the physical and aesthetic environment and land values within the Township.

- Objectives:**
1. Encourage the proper care and maintenance of the Township's environment.
  2. Wetlands, woodland and scenic areas should be preserved.
  3. Flood plain zoning should be established to protect those areas subject to frequent flooding from the encroachment of urban development.
  4. Growth areas based on soil suitability should be identified and zoned accordingly.
  5. Conflict of land uses shall be minimized and/or eliminated.