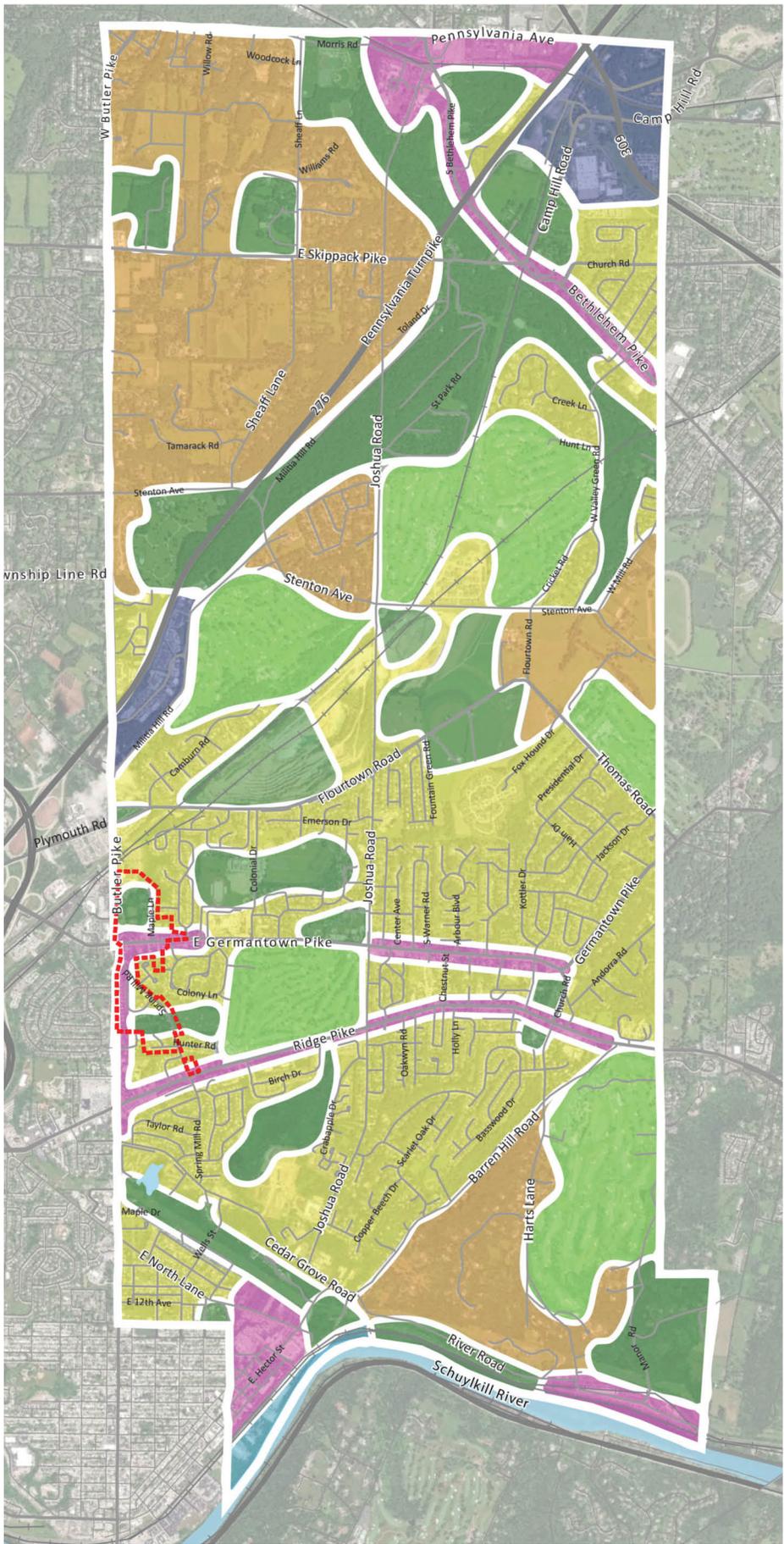


# Draft Whitemarsh Township Future Land Use Plan (2018)



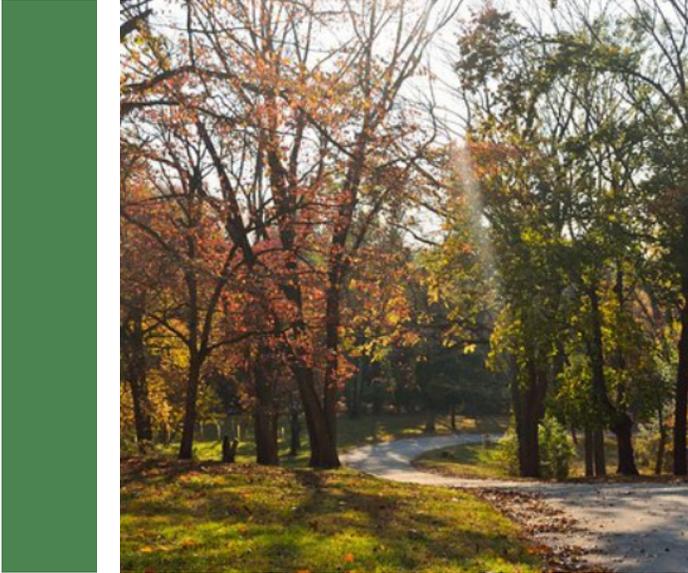
## LEGEND

- Parks and Open Space
- Conservation District Residential
- Residential
- Golf Course
- Mixed-Use
- Waterfront District
- Research and Development / Business
- Historic District



## Future Land Use Plan Character Areas

The Future Land Use Plan identifies where specific development patterns and types are most appropriate in the Township. These areas are noted as "Character Areas". These character areas are used to convey an overall vision for future development / preservation in the Township over the next ten to fifteen years. The Character Areas for the Whitemarsh Future Land Use Plan include, (1) Parks and Open Space; (2) Conservation District Residential; (3) Residential; (4) Golf Course; (5) Mixed Use; (6) Waterfront District; and (7) Research and Development/ Business.



### Parks and Open Space

**These areas are defined by existing parkland and open space areas that the Township desires to preserve and protect.**

Possible land uses include:

- parks
- conservation areas
- undeveloped natural areas
- agricultural lands



### Conservation District Residential

**The intent of this character area is to facilitate residential development that retains open space and facilitates larger lot sizes to prevent parcels from being over-developed by future subdividing. These areas balance residential development with open space and natural resource preservation.**

Possible land uses include:

- open space
- large lot residential
- cluster residential



## Residential

**These areas include all other residential development types in the Township, including low, medium, and high density.**

Possible land uses include:

- single family homes
- carriage homes
- town homes
- condos
- apartments



## Golf Course

**These areas represent existing golf courses that are desired to be retained, recognizing both their recreational and open space value. If these areas do change use, redevelopment should occur in such a way which preserves as much green space as possible.**

Possible land uses include:

- golf courses
- redevelopment that preserves open space



## Mixed Use

**These areas are envisioned for a variety of mixed use developments consistent with surrounding uses and densities. Each unique mixed use area in the Township should be further evaluated to determine appropriate scale and buildout/intensity.**

Possible land uses include:

- small-scale, mixed use development
- human-scaled building design
- emphasis on connectivity and mobility compact, traditional buildings
- high-density, walkable development
- public spaces

## Waterfront District

This area envisions development that is consistent with the Township's Riverfront Plan, including public access to the river.

Possible land uses include:

- high-density development consistent with the vision in the Riverfront Plan
- public uses



## Research and Development / Business

These areas encourage employment-related uses and light industry that does not negatively impact adjacent land uses with a focus on high tech and innovation business models.

Possible land uses include:

- light industrial facilities
- business parks
- offices



## Historic Overlay District

This overlay recognizes the importance of historic preservation and the need to retain cultural elements, as well as historic character.

