

CHAPTER J

POLICIES

The policies expressed in the Comprehensive Plan are more detailed expressions of the various intentions of the plan, and are intended to provide for the implementation of the goals and objectives.

A. Land Use and Housing

1. To continue quality standards of development to protect the health, safety and welfare of the residents and employees of the township.
2. To preserve and maintain the integrity of existing residential areas.
3. To maintain the quality of existing housing by maintaining the quality of municipal services to residential areas.
4. To encourage imaginative and innovative design in residential and non-residential developments.
5. To permit single family cluster housing to be developed in the low and medium density areas of the township in order to preserve open space.
6. To permit a mixture of housing types at low densities to be developed on existing large scale vacant tracts.
7. To encourage multi-family housing on existing multi-family zoned vacant tracts along the major transportation routes and near central support facilities.
8. To stabilize low and moderate income neighborhoods to prevent deterioration of housing and facilities.
9. To encourage sites for elderly and low and moderate income housing on existing vacant land, preferably near shopping and public transportation.
10. To encourage support of county and federal housing programs to aid elderly and low-moderate income families.
11. To require proper site planning and adequate buffering between residential and non-residential uses.

12. To prevent commercial intrusion into existing residential neighborhoods.
13. To encourage the development of vacant tracts within commercial and industrial zones.
14. To encourage the continuation of existing commercial facilities as an important service to township residents.
15. To encourage continuing improvement to the existing commercial areas of the township, particularly Merion, Bryn Mawr, Ardmore and City Line Avenue.
16. To remove and prevent architectural barriers to the handicapped in existing and new developments.
17. To prohibit development of any type except recreation in naturally sensitive land areas.
18. To preserve land that should not be developed, such as steep slopes and stream flood plain corridors.

B. Parks and Recreation

1. To continue the availability of all existing recreation sites, including both township and school facilities.
2. To provide additional recreation facilities wherever necessary to support changes in neighborhood populations.
3. To provide additional selected sites where major recreation facilities can be concentrated for the benefit of all residents.
4. To encourage pedestrian path systems in new residential developments and within major commercial and community facility focal points.
5. To develop pedestrian and bicycle paths in selected areas of the township.
6. To consider acquisition of additional acreage of open space to supplement the existing system and to preserve natural features.
7. To encourage the preservation of all existing parks, recreation sites, and clubs, both private and public.

8. To encourage cooperation with the school board in continuing the operation of school recreation facilities.

C. Community Facilities

1. To encourage the preservation of historical and cultural sites now found in the township.
2. To promote the design and development of storm water retention facilities to control flooding.

D. Circulation

1. To encourage the maximum efficiency of vehicular movement without adversely affecting adjacent properties.
2. To permit streets to be developed and improved only in accordance with the street classification system.
3. To discourage the use of residential streets for through traffic.
4. To encourage greater utilization of the public transportation system.
5. To encourage the development of more parking spaces near commercial and transportation centers.
6. To cooperate with regional agencies to bring about improvements in the street and public transportation system.
7. To seek to eliminate hazardous and congested areas.
8. To widen streets and channelize traffic for turning movements wherever necessary.
9. To encourage the upgrading of all public transportation station points.
10. To provide for the development of municipal parking lots and garages where needed and where economically feasible.
11. To coordinate and improve bicycle movements throughout the township and pedestrian movements within major activity centers.
12. To support the continuation of the capital improvement program for road improvements.