

The Future Land Use Plan allocates general land use categories and specifies the recommended types of land uses and densities for those categories. Park/Recreation, Residential, Commercial, Borough Center, Industrial and Public and Semi-Public uses are mapped.

The Future Land Use Plan encourages economic vitality by providing areas for commercial, business and industrial development and supports revitalization in Borough Centers. In conjunction with the Future Land Use Plan, the Economic Development Target Areas Map indicates target areas for Commercial Enhancement, Downtown Revitalization, Industrial Revitalization and Residential Revitalization. Preservation of residential neighborhoods can provide support for local businesses and provide a work force. Providing for open space and preservation of community resources supports the quality of life in the area and can encourage additional investment in the Region.

It is important that community facilities, including recreation and open space, are available to serve the residents of the area. The Community Facilities Plan proposes enhanced and new park facilities and the Ma and Pa Greenway to serve the Region's residents. The Transportation Plan discusses the need to better link residential areas to community facilities and the regional core.

It is necessary to maintain a circulation system which can accommodate generated traffic volumes. In turn, future development should not adversely affect the circulation system. Land use decisions are influenced by the existing circulation system, while at the same time those land use decisions affect the circulation system and the functions which roads are expected to perform. Residential areas should be protected as much as possible from the impacts of through traffic. Addressing congestion in the Route 24 and 74 Corridors is important, as such congestion can affect economic development as well as the quality of life of the Region's residents. Efforts to provide and link a variety of modes of transportation, including auto travel, pedestrian and bicycle trails, and transit service are encouraged, as well as alternative routes.

Traffic calming methods discussed in the Transportation Plan are important to maintain pedestrian safety, and thus the integrity of residential areas and functioning of commercial areas.

Protection of historic districts and attention to design elements is important because it can help maintain the integrity of residential neighborhoods and downtowns. Historic and design considerations can also foster economic development through enhancing the downtown, making it more attractive for investment.

Interrelationships of Plan Components

	Land Use and Housing	Sewer and Water	Community Facilities	Transportation	Historic Resources and Natural Environment	Economic Development
Land Use and Housing	<ul style="list-style-type: none"> ▪ Support existing centers ▪ Provide a range of housing opportunities ▪ Maintain existing neighborhoods ▪ Retain small-town character 	<ul style="list-style-type: none"> ▪ Systems continue to be improved to serve residents 	<ul style="list-style-type: none"> ▪ Make available to serve area residents, facilitate resident access 	<ul style="list-style-type: none"> ▪ Must consider impacts of development on the system ▪ Accommodate volumes at acceptable levels of service ▪ Existing residential areas should not have excessive volumes and speed of traffic 	<ul style="list-style-type: none"> ▪ Provide open space system through natural resource protection ▪ Protect residential and mixed use areas through historic districts 	<ul style="list-style-type: none"> ▪ Impacts on residential areas should be mitigated ▪ Provide jobs and services for residents
Sewer and Water	<ul style="list-style-type: none"> ▪ Development should occur where there are adequate facilities 	<ul style="list-style-type: none"> ▪ Review and upgrade existing facilities 	<ul style="list-style-type: none"> ▪ Locate with consideration of ability to serve 	<ul style="list-style-type: none"> ▪ Facility improvements should be coordinated with street improvements 	<ul style="list-style-type: none"> ▪ Water Supply sources should be protected and pollution prevented 	<ul style="list-style-type: none"> ▪ Should not degrade or overburden systems or supplies
Community Facilities	<ul style="list-style-type: none"> ▪ Include facilities to service residents 	<ul style="list-style-type: none"> ▪ Major facilities should be adequately served as necessary 	<ul style="list-style-type: none"> ▪ Review existing facilities and plans, potential cooperative efforts where appropriate 	<ul style="list-style-type: none"> ▪ Should adequately service facilities in the region ▪ Consider linkages of community facilities 	<ul style="list-style-type: none"> ▪ Natural areas can provide recreational opportunities 	<ul style="list-style-type: none"> ▪ Can provide a tax base to support provision of facilities
Transportation	<ul style="list-style-type: none"> ▪ Maintain functional operation and safety 	<ul style="list-style-type: none"> ▪ Should be coordinated 	<ul style="list-style-type: none"> ▪ Locate major facilities where can be adequately serviced ▪ Concerns for school transportation system ▪ Consider impacts on system from facilities 	<ul style="list-style-type: none"> ▪ Consider existing facilities and plans, coordinate with County and PennDOT ▪ Plan improvements to the system 	<ul style="list-style-type: none"> ▪ Transportation system should not degrade resources 	<ul style="list-style-type: none"> ▪ Access management and necessary road improvements must be considered
Historic Resources and Natural Environment	<ul style="list-style-type: none"> ▪ Protection of resources enhances neighborhoods 	<ul style="list-style-type: none"> ▪ Systems should not affect areas where harm can occur to important resources 	<ul style="list-style-type: none"> ▪ Can incorporate natural features and historic resources 	<ul style="list-style-type: none"> ▪ Can facilitate access to resources ▪ Maintain system with consideration of existing environment and resources 	<ul style="list-style-type: none"> ▪ Existing resources should be protected, enhanced and interpreted 	<ul style="list-style-type: none"> ▪ Protecting the natural environment and historic resources can foster economic development
Economic Development	<ul style="list-style-type: none"> ▪ Identify appropriate areas for economic development ▪ Provide for commercial, industrial, business uses ▪ Neighborhoods provide workforce and market 	<ul style="list-style-type: none"> ▪ Can support development at appropriate locations 	<ul style="list-style-type: none"> ▪ Contribute to quality of life and the attractiveness of the area, enhancing economic development 	<ul style="list-style-type: none"> ▪ Can support economic development ▪ Enhance regional transportation system ▪ Address system deficiencies to improve business climate 	<ul style="list-style-type: none"> ▪ Contribute to quality of life and attractiveness of area to businesses and tourism 	<ul style="list-style-type: none"> ▪ Support existing business centers and corridors, and designated economic development and revitalization areas