

**Create A Critical Natural Resources Overlay District & Mandate Clustering Of Major Subdivisions Within That District**

**Appoint A Chesterfield Working Lands Committee**

**Create Viable Cottage Industries & Home Businesses In Town**

**Encourage Appropriate Development In & Around The Town Center**

**Update & Create Zoning Bylaws Considerate Of Affordable Housing:**  
 - Creative Development Bylaw  
 - Accessory Apartments  
 - Multi-Family Dwellings In Limited Area  
 - Inclusionary Housing Bylaw  
 - Elder Housing Options

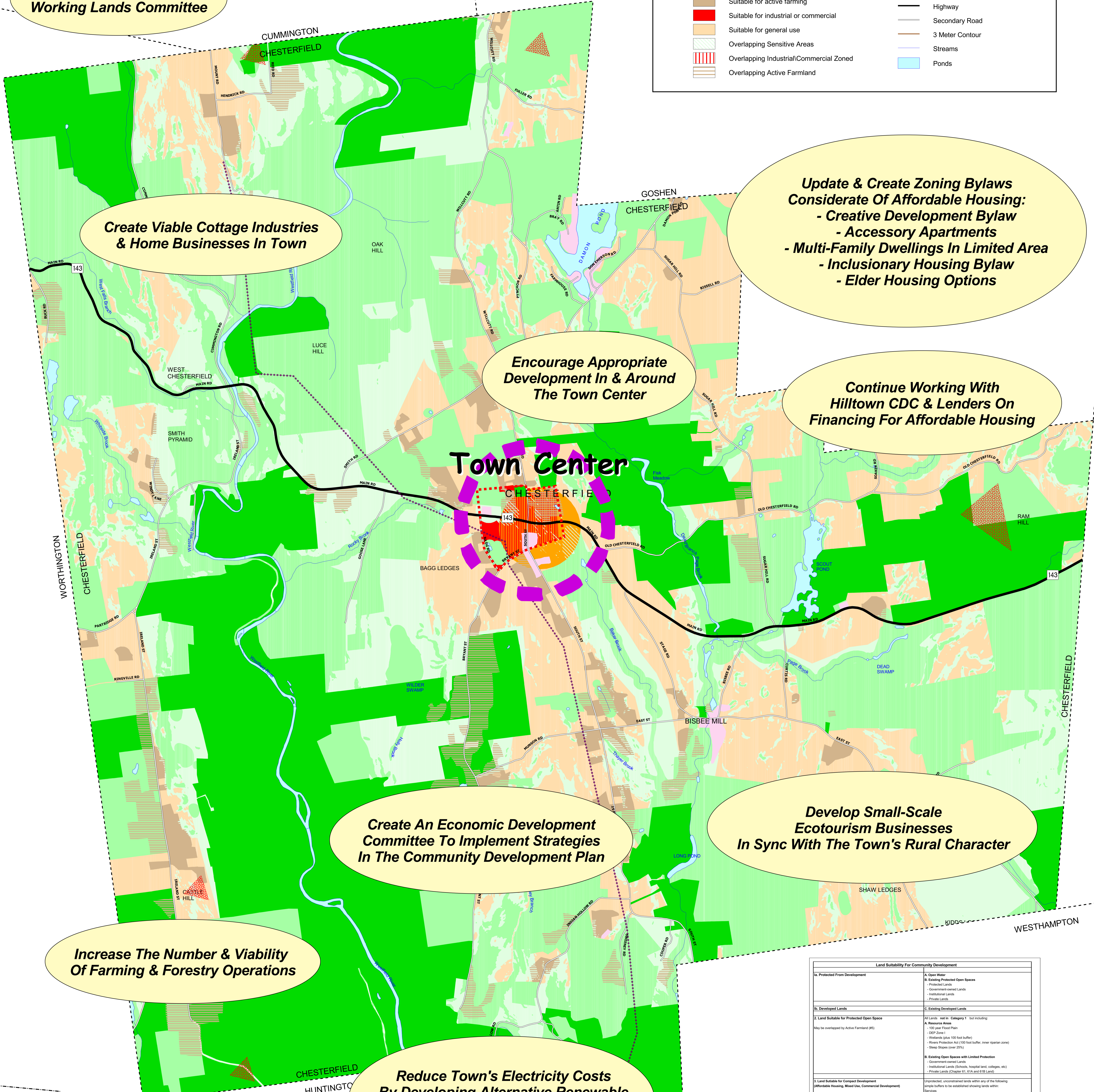
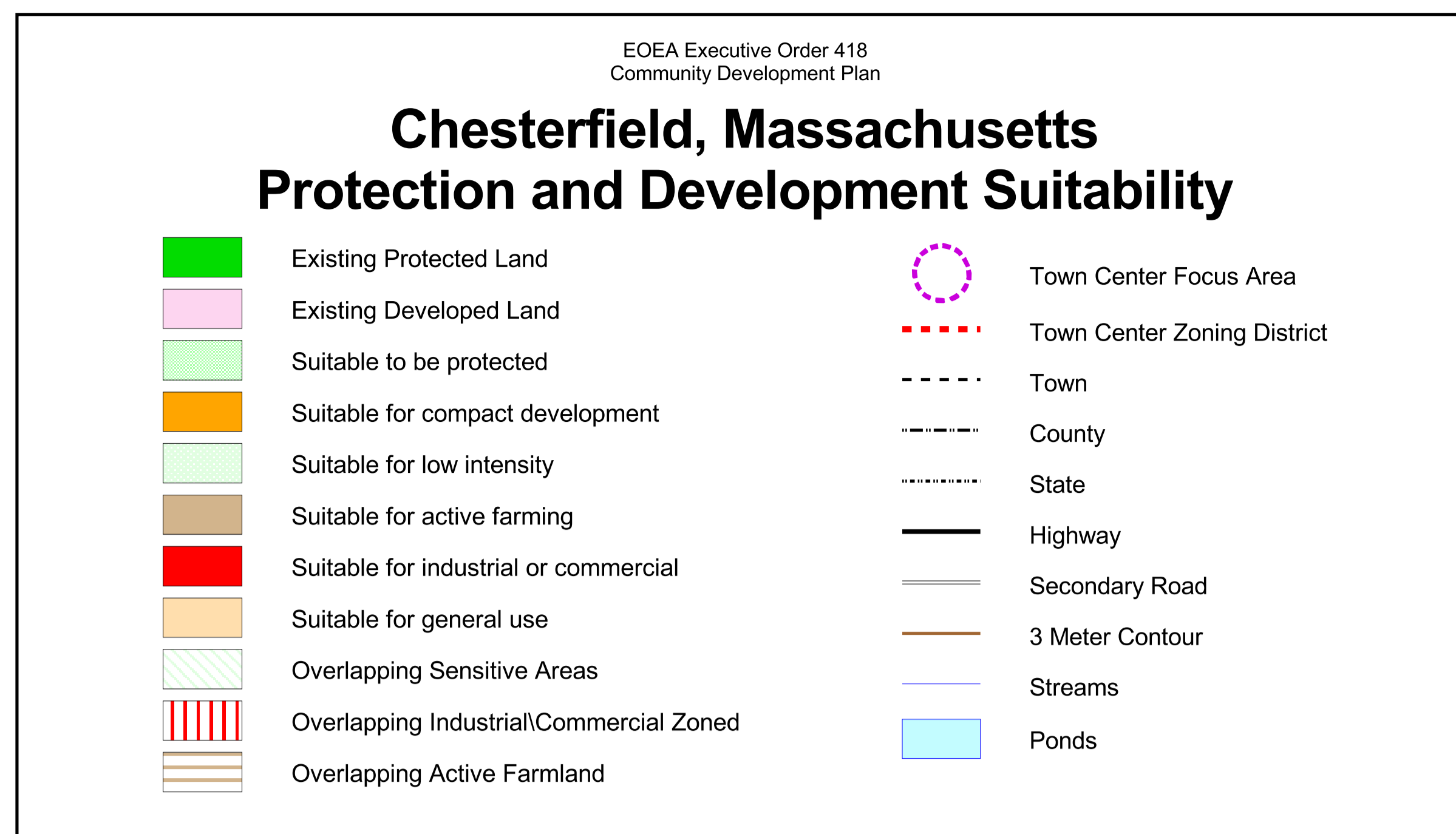
**Continue Working With Hilltown CDC & Lenders On Financing For Affordable Housing**

**Create An Economic Development Committee To Implement Strategies In The Community Development Plan**

**Develop Small-Scale Ecotourism Businesses In Sync With The Town's Rural Character**

**Increase The Number & Viability Of Farming & Forestry Operations**

**Reduce Town's Electricity Costs By Developing Alternative Renewable Sources Of Energy Such As Wind Power & Biomass**



Land Suitability For Community Development	
1. Protected From Development	<ul style="list-style-type: none"> <li>A. Open Water</li> <li>B. Existing Protected Open Spaces</li> </ul>
2. Developed Lands	<ul style="list-style-type: none"> <li>C. Existing Developed Lands</li> </ul>
3. Land Suitable for Protected Open Space	<ul style="list-style-type: none"> <li>A. Resource Areas</li> <li>B. Existing Open Spaces with Limited Protection</li> </ul>
4. Land Suitable for Compact Development	<ul style="list-style-type: none"> <li>Unprotected, unincorporated lands within any of the following sensitive buffers to be established showing lands within:                             <ul style="list-style-type: none"> <li>1/4 mile of water line</li> <li>1/4 mile of sewer line</li> <li>1/4 mile of public transit line</li> <li>1/2 mile of an interstate or expressway interchange (except for I-95)</li> <li>1/4 mile of major employment/employment center</li> <li>1/2 mile buffer of town centers</li> <li>1/4 mile buffer of village centers</li> <li>1/4 mile buffer of other community-designated areas</li> </ul> </li> </ul>
5. Sensitive Lands Suitable for Low Intensity Use	<ul style="list-style-type: none"> <li>Unprotected &amp; unincorporated lands within:                             <ul style="list-style-type: none"> <li>State Open Habitat</li> <li>DEP Riparian Zone 2</li> <li>Apples Protection Overlay Zones</li> <li>Historic Wetland Protection Areas</li> <li>Non-Taxonomic Community Water Supply Buffers</li> <li>Steep Slopes (10% - 25%)</li> <li>PA Regional Greenways Priority Areas</li> <li>Statewide DEP State of Good Standing</li> <li>PA DEP PA &amp; Endangered Species Habitat</li> <li>Outstanding Water Resource Watershed</li> </ul> </li> </ul>
6. Active Farmland	<ul style="list-style-type: none"> <li>Land presently in active agriculture</li> </ul>
7. Land Suitable for Potential Economic Development	<ul style="list-style-type: none"> <li>Unprotected, unincorporated lands within:                             <ul style="list-style-type: none"> <li>Existing Industrial Park</li> <li>Designated Economic Opportunity Area</li> <li>Strategic State</li> <li>Existing Vacant/Underdeveloped Industrial/Commercial Sites</li> </ul> </li> <li>Unprotected, unincorporated lands <b>not within</b> Categories 1 - 5 that is zoned for Industrial or Commercial Use</li> </ul>
8. Remaining Lands - Lands Suitable for General Development	<ul style="list-style-type: none"> <li>All remaining lands not included in Categories 1 - 5</li> </ul>

