

## ZONING

### *128 Attachment 1*

#### **Borough of Riverton**

#### **GOALS AND OBJECTIVES**

**Goal 1: Preserve and enhance Riverton's small-town character and strong sense of community and place as evidenced in our pride, concern and support for community institutions, programs and services.**

Objective 1: Preserve and enhance the physical condition and character of valued community facilities and places.

Objective 2: Preserve and enhance the historical integrity of the Town Center.

Objective 3: Maximize the potential for pedestrian movement over vehicular traffic, throughout the community, particularly in providing access to community facilities, recreation opportunities and retail areas.

Objective 4: Encourage the development and redevelopment of the business area in order to maximize community resident patronage of local business establishments.

Objective 5: Maximize public awareness of community initiatives and activities to promote public participation and community awareness.

Objective 6: Promote an appropriate stewardship by private property owners to preserve and enhance the exceptional historic and aesthetic qualities of the community and its buildings.

**Goal 2: Provide the opportunity for a multigenerational, age- and income-diverse population to live, work and prosper in the Borough of Riverton.**

Objective 1: Preserve the existing variety of housing types and styles through appropriate zoning regulations.

Objective 2: Continue the existing ban on further conversion of single-family residences into multiple-family units.

Objective 3: Encourage the improvement and upgrade of the existing single- and multiple-family housing stock.

Objective 4: Seek innovative methods to accommodate the Borough's fair share of low- and moderate-income housing.

Objective 5: Maximize pedestrian access to the Town Center.

Objective 6: Encourage the provision of apartments over commercial establishments within the Borough's Business District.

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Objective 7: Maximize opportunities for increased employment within the Borough.

Objective 8: Encourage mixed-use development in the Borough's Town Center.

Objective 9: Develop ordinances to regulate and inspect existing apartments in the Borough.

Objective 10: Encourage and support services and activities for the full range of residents of all ages.

Objective 11: Encourage and support unobtrusive, publicly undetectable home offices.

Objective 12: Educate area realtors regarding the services and advantages the Borough provides for a diverse population.

### **Goal 3: Preserve and enhance the key distinguishing man-made and natural features that define Riverton's character as an historic, Victorian riverfront community.**

Objective 1: Retain the existing open vistas, public open space and residential land use pattern adjacent to the Delaware River.

Objective 2: Encourage the stability and maintenance of pedestrian use of lands adjacent to the Riverfront.

Objective 3: Preserve and enhance the Borough's vast inventory of mature trees through adequate maintenance and replanting.

Objective 4: Accentuate the history and historic resources of the town through municipal activities and communications in order to bolster the Borough's reputation as an historic area.

Objective 5: Retain the architectural integrity of existing structures.

Objective 6: Augment existing historic resources through appropriate design of new improvements and construction that evoke the historic vernacular.

Objective 7: Create and implement a streetscape plan for prominent, public areas to preserve the Borough's special places.

Objective 8: Continue the existing ban on further conversion of single-family residences into multiple-family units.

### **Goal 4: Strengthen the Borough's economic vitality.**

Objective 1: Encourage the development and redevelopment of the Borough's business district.

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- Objective 2: Preserve and maintain the historic "Borough Center" character of the Borough's business district.
- Objective 3: Promote creativity, invention and innovation in preserving, maintaining and recreating the original period architectural character and aesthetics of the Borough's business district.
- Objective 4: Encourage the establishment of appropriate, compatible land uses which foster economic vitality within the Borough.
- Objective 5: Take advantage of outside funding sources for infrastructure improvement, business incentives and tax relief to enhance economic opportunity in the Borough.
- Objective 6: Encourage the adaptive reuse of underutilized and underdeveloped properties in the Borough.
- Objective 7: Encourage appropriate, compatible infill development to occur on vacant parcels within the Borough's business district.
- Objective 8: Explore the potential for creating a commission/authority to facilitate development and redevelopment in the Borough.
- Objective 9: Foster a positive working relationship with the Borough's business community.
- Objective 10: Strive to maintain and improve the existing infrastructure of the Borough.
- Objective 11: Educate property owners of the Borough in the ways to maintain and improve their properties consistent with sound historical and architectural principles.