

III. Chapter 02

STATEMENT OF GOALS AND OBJECTIVES

A. GOAL

1. The people of Delmar aspire to create a community, through a plan for its long term development, that will:
2. Foster the quiet enjoyment of residents in their homes;
3. Provide a better place for the pursuit of social, recreational and civic activities;
4. Renew older and encourage new residential development in order to attract new citizens to the community;
5. Make provision for the necessary recreational facilities and other amenities that make an attractive residential community;
6. Firmly establish a sense of community spirit and civic pride;
7. Promote the development of safe, decent, and sanitary housing, in a variety of housing types, in attractive neighborhoods, in order to assure a wide selection of housing, within the means of families, to meet varied family housing needs;
8. Promote the achievement of the “Visions” contained in the Maryland 1992 Planning Act;
9. Work to achieve the Strategies for State Policies and Spending and Livable Delaware;
10. Ensure new development, both housing and commercial to meet the needs of the community;
11. Continue to provide incentives to revitalize the downtown district;
12. Continue to develop creative economic incentives for business and industry.

The plan will recognize the need for increased opportunities to work and earn a living, and promote industrial development within and near Delmar, where such development will not impair or make secondary the primary goal of making Delmar an attractive residential community.

B. OBJECTIVES

To the ends established in the Goal statement above, the Town sets forth the following objectives:

Land Use

- ∩ ≈ Preserve and protect existing and new residential neighborhoods from encroachment by traffic, and by commercial and industrial activities that may adversely affect them.
- ∥ ≈ Promote the best use of land for residential, commercial and industrial development.
- ∑ ≈ Provide suitable areas for shopping, and adequate facilities for recreation, public services and civic affairs.
- ∞ ≈ Establish land use relationships, which offer healthy, convenient and efficient living and working arrangements.
- ∩ ≈ Promote optimum efficiency in land use.
- ≈ Reserve the most appropriate land in sufficient quantity for residential, commercial, and industrial development, as well as for recreation purposes, and public facilities for the foreseeable future.
- ← ≈ Achieve through preservation of historic sites, the retention of open space, and conservation of natural features, a sense of continuity and grace.

Transportation

1. Coordinate transportation decisions regionally and locally.
2. Provide for the easy, efficient movement of people and goods.
3. Reduce dependence on auto use, especially drive-alone vehicle use during the morning and evening commute hours.
4. Achieve efficient use of energy in transportation.
5. Develop a clearly defined classification system of streets and highways, with different segments serving different, but coordinated functions.
6. Keep through traffic out of residential neighborhoods and other concentrated areas of similar land uses.

7. Reduce on-street parking in residential and commercial areas.
8. Provide an efficient transportation system with minimal Town expense.
9. Reduce through truck traffic volume on Delmar streets.
10. Work to develop alternative traffic routes through the community.
11. Provide a balance of transportation facilities meeting the needs of Delmar.

Sensitive Areas

1. Preserve the natural resources and features of Delmar and the surrounding environs to insure a balance between development and the need to protect natural resources or sensitive features.
2. Minimize adverse impacts on water quality (including ground water) that result from high nutrient loadings or pollutants in runoff from surrounding lands or from pollutants that are discharged from structures and to conserve fish, wildlife, and plant habitats in the Town by protecting stream corridors.
3. Assess future development proposals in light of the site physical suitability to accommodate development while protecting natural resources and features.
4. Provide specific protection measures for the following areas: 1) Streams and stream buffers, 2) 100-year floodplains, 3) endangered species habitats, and 4) steep slopes. Although Delmar currently does not have these natural resources in its corporate limits, the Town will take protective measures if it annexes property that includes sensitive natural resources.

Community Facilities

1. Provide educational facilities adequate in size to handle the anticipated enrollment in their service area and strategically located so as to minimize travel distance.
2. Combine, whenever possible, school and recreation sites in order to provide benefits of safety, convenience, and economy.
3. Provide adequate recreation areas for all age groups within reasonably close proximity to concentrations of residential development.
4. Protect the health, safety, and welfare of all the people residing in Delmar by maintaining and/or providing adequate water and sewerage systems.
5. To ensure all public buildings and Park facilities are accessible to accommodate the population of groups that live with physical challenges.

6. Insure that the community is adequately served by a variety of facilities suiting the desires and needs of all citizens.
7. Assure that community facilities are placed so that they guide development.
8. Seek to provide a full spectrum of community facilities in a most efficient and effective manner.

Housing

1. To ensure that all housing receives a proper and equitable delivery of public facilities and services.
2. To assure that housing concerns and needs become an integral component of the community planning and management process.
3. To encourage the upgrading of substandard housing to desirable levels and to retard deterioration causing factors.
4. To adopt regulatory measures to prevent existing housing deterioration and to encourage sound housing in the future.
5. Preserve housing in good condition from replacement by other uses or public facilities unless a greater public need would be served by such action.
6. Provide increased housing, particularly in the downtown area for small families, including the elderly, semi-retired, and other families with no children.
7. Encourage families seeking affordable housing to consider community reinvestment of older, abandoned property.
8. Encourage continued maintenance and upkeep of existing housing and stimulate the replacement or removal of housing that becomes unfit for human habitation.
9. Protect residential zones from incompatible activities and land uses to create comfortable and safe living environments.
10. Provide a balanced housing stock with housing opportunities for all Town residents.
11. Improve housing conditions for all the Town's residents, especially the disadvantaged and elderly populations.