

Economic influences, historical development trends, cultural attitudes and physical features of the landscape all contribute to the existing land use patterns of a community. As one of the major components of the comprehensive plan, the Existing Land Use Profile provides important information regarding the general development patterns and characteristics of the township. Information collected in the existing land use inventory will serve as an important component of the township's inventory of resources. Grouped with other studies, this analysis will form the basis for recommendations regarding future land uses in the township.

To provide a detailed land use inventory and resulting analysis, several information sources were utilized. Dauphin County Geographic Information Systems (GIS) data were used to map the parcels of the township. This data was combined with Dauphin County Tax Assessment data and input from the steering committee for this plan to determine appropriate land use categories for the township.

The following discussion and analysis describes the categories used to inventory and report existing land uses in Conewago Township. It should be noted that this is a general representation of the land uses in the township. The composition of land uses in the township in terms of amount of acreage is listed in **Table 6-1** and is graphically displayed in **Figure 6-1**. The spatial arrangement of land uses is shown in **Map 6-1**.

## ***LAND USE CLASSIFICATIONS AND DESCRIPTIONS***

### ***Single Family Residential***

The single family residential land use category includes single family detached and single family attached dwelling units and stand alone mobile homes. Included in this category are 1 story, 1½ story, 2 story, 3 story, split level, and bi-level housing units. A variety of architectural styles and structural types of single family dwellings can be found throughout the township.

Single family residential land uses are scattered throughout the township, but the greatest concentrations are located in the northwest corner of the township. There are also residential clusters located in the northeastern portion of the township, along Colebrook Road, and in the area of the township south of SR 283.

### ***Multi-Family Residential***

The multi-family residential land use category includes residential units that are designed to house more than one household or family at a time. These types of units include apartment buildings, townhouses, duplexes, and single family dwellings that have been converted into a multi-family dwelling or apartment.

In Conewago Township, there are two properties that are classified as multi-family residential units. These properties comprise just over six acres of the township and account for 0.06% of the total land in the township.

## **Mobile Home Park**

This category includes mobile homes and manufactured housing units located within a mobile home park that consists of two or more units. A mobile home can be considered as, “a transportable, single-family detached dwelling intended for permanent occupancy, contained in one (1) unit or in two (2) or more units designed to be joined into one (1) integral unit capable of again being separated for repeated towing, which arrives at site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.”<sup>1</sup>

In Conewago Township, Oak Knoll Mobile Home Park located off of Valley Road in the southern portion of the township is represented in this land use category.

## **Commercial**

The Commercial land use category is comprised of gas stations, retail stores, offices, banking institutions, personal services, hair and nail salons and barbers, restaurants and taverns, and similar facilities.

There are several commercial properties located throughout the township. The largest concentrations of commercial properties are located in strip patterns along SR 743 in the central part of the township. Commercial properties account for 2.19% of the land in the township.

## **Recreation**

Recreation uses in Conewago Township include public or private parks and recreation facilities. This category can also include private recreational facilities such as fitness clubs, golf courses, or businesses that provide a source of recreation.

The only property in the township with this designation currently is the Danny Fisher Memorial Field located near the Conewago Township Municipal Building on Ridge Road.

## **Agriculture**

The Agriculture land use category includes land that is being used for agriculture or agricultural related purposes. Land in this category may or may not have building improvements located on the land.

Agriculture is the predominant land use in the township and can be found in many areas of the township. Agricultural land uses account for 76.84% of the total land acreage in the township.

## **Forest**

Areas that are considered as forest or woodlands are those that contain a wooded land cover and are not used for other purposes, such as residential. The greatest concentrations of the forest land use classification are located in the northwestern quadrant of the township, although other patches of woodland areas exist throughout the township.

## **Public / Semi-Public**

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<sup>1</sup> Conewago Township Zoning Ordinance definition of “Mobilehome”

Uses that fall under the land use category Public / Semi-Public include municipal structures, land owned by the municipality or municipal authority, schools, cemeteries, and non-profit organizations which are exempt from taxation. Most parks and public recreation facilities and churches and faith based organizations can also be considered public / semi-public, but have been placed in a separate category for this analysis. The predominant public / semi-public uses in the township are the Conewago Township Municipal Building and the Conewago Elementary School, which is part of the Lower Dauphin School District.

**Church / Synagogue**

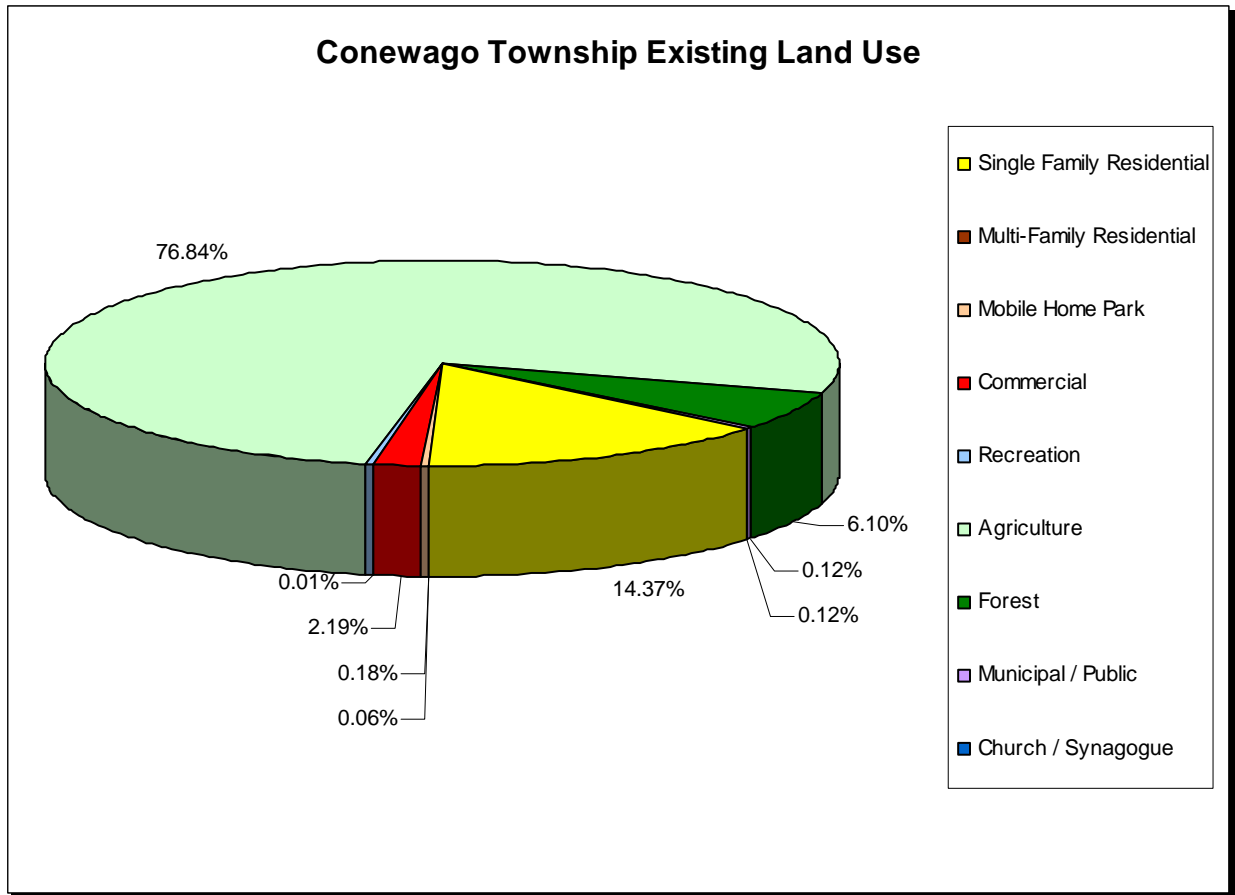
This category includes religious institutions and faith based organizations. Although these uses are sometimes considered as a part of the public / semi-public land use category because of their tax exemption status, the committee recognized the significance that these uses have in the township and felt that it was most appropriate to consider them as a separate use. Land in this category accounts for just over 0.12% of the total land acreage in the township.

**Table 6-1: Existing Land Use Composition in Conewago Township**

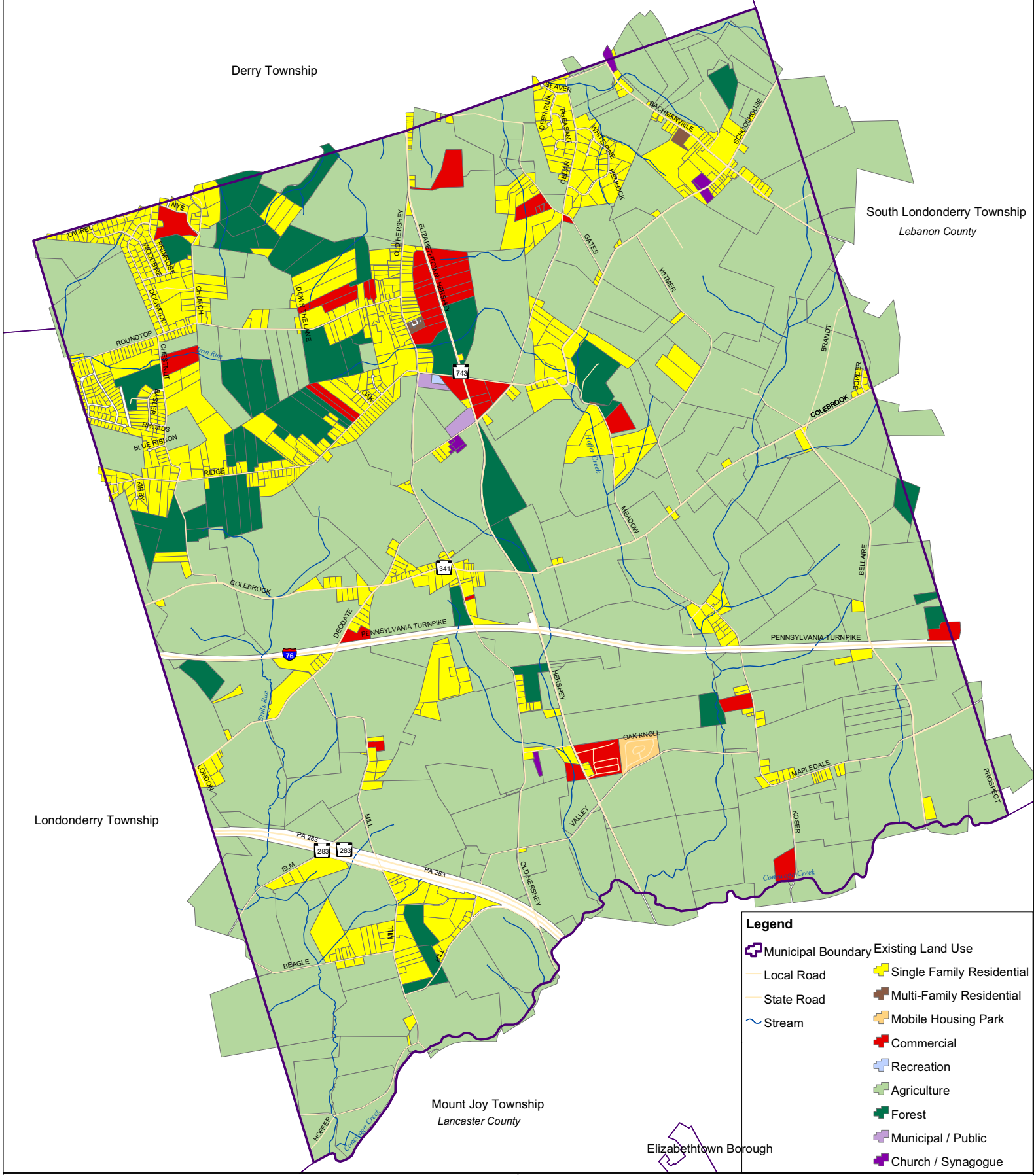
Land Use	Acres	Percent of Total Acres
Single Family Residential	1,484.471	14.37%
Multi-Family Residential	6.422	0.06%
Mobile Home Park	18.257	0.18%
Commercial	226.726	2.19%
Recreation	1.532	0.01%
Agriculture	7,938.334	76.84%
Forest	630.670	6.10%
Municipal / Public	11.911	0.12%
Church / Synagogue	12.346	0.12%
<b>Total</b>	<b>10,330.669</b>	<b>100.00%</b>

Source: Dauphin County GIS; Dauphin County Tax Assessment Data; Conewago Township; RETTEW Associates, Inc.

Figure 6-1: Existing Land Use of Conewago Township

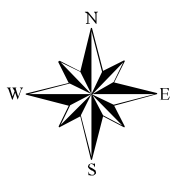


Source: Dauphin County GIS; Dauphin County Tax Assessment Data; Conewago Township; RETTEW Associates, Inc.

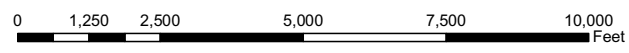


**Legend**

Municipal Boundary	Existing Land Use
Local Road	Single Family Residential
State Road	Multi-Family Residential
Stream	Mobile Housing Park
	Commercial
	Recreation
	Agriculture
	Forest
	Municipal / Public
	Church / Synagogue



**Map 6-1**  
**EXISTING LAND USE**



**CONEWAGO TOWNSHIP COMPREHENSIVE PLAN**  
**2008**

PA State Plane South, NAD 1983  
Base Map Source:  
Copyright (c) 2006, Daughin County GIS  
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