

The future land use plan for Conewago Township formally establishes the desired land uses and general development patterns for the township. The future land use plan has been formulated from a variety of resources including the Dauphin County Comprehensive Plan, previous municipal comprehensive plans, municipal zoning regulations, and the various profile chapters in this comprehensive plan with particular emphasis given to the existing land use development patterns, existing and proposed water and sewer service areas, and any existing environmental or other constraints that prohibit development. The location and adequacy of the transportation system and the projected future population of the township were also considered in developing the future land use plan. Ultimately it is the intent of this plan to develop a set of land classifications that can be easily implemented and administered by the township.

Public input from members of the community was sought throughout the development of this plan. General themes that were expressed at the community public meeting were integrated into the future land use plan for the township, as well as the other planning elements, where appropriate. Many residents who contributed their thoughts indicated that they like their community and that the township has many strengths, perhaps the most notable being its agricultural and rural heritage. The township has made it the mission of this plan to retain that character, as described in the mission statement below:

The Conewago Township Comprehensive Plan will encourage and maintain the preservation and continuance of the agricultural and rural character that has defined the township, while maintaining the quality of life for all Conewago residents through improvements to the health, safety, and welfare of the community.

MAINTAINING CONSISTENCY

The Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, requires municipal comprehensive plans to be generally consistent with the county comprehensive plan. The general future land use patterns that were presented in the Dauphin County Comprehensive Plan were used as a guideline for consistency in the development of the future land use plan for the township.

The MPC also states that the municipal comprehensive plan shall include, "A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses."

COMMUNITY POLICIES AND RECOMMENDATIONS

An inherent value of the future land use plan is its potential for motivating property owners, developers, and decision makers towards achieving the highest and best use of the land.

Chapter 1 establishes and articulates overriding goals for the future of the township. Policy statements and objectives have been established to enhance the region's physical, social, and environmental components. This chapter establishes final growth and preservation strategies,

and includes tools that may enhance the effectiveness of the implementation of the comprehensive plan. These policies and strategies form the conceptual framework for delineating areas designated for agricultural use, areas for commercial or industrial uses, and areas to accommodate the current population and any necessary future growth.

GOAL AND OBJECTIVES

Goal

Preserve the agricultural heritage of the township that allows for coordinated community growth.

Objectives

- Focus necessary community growth to those areas where public sewer exists or is planned for, and where local road infrastructure, or planned improvements to the local roads, can accommodate increased vehicle trips.
- Preserve the rural and agricultural character of the township and ensure that agriculture remains a viable industry.
- Incorporate natural resources protection initiatives into the future land use plan.
- Encourage new development to be consistent with existing development types and densities.

FUTURE LAND USE CLASSIFICATIONS

The following land use classifications have been developed as part of the future land use plan for Conewago Township. Each of these classifications will be further discussed in this chapter. Although the names of the classifications are different, the intent of the land classifications generally follows the township's existing zoning regulations, with a few modifications. The names of the land classifications were changed from those of the current zoning ordinance to better reflect the intent of the classification, e.g. the term "rural resource" better reflects the rural nature of these areas, as opposed to "residential country" which is contradictory in itself.

- Agriculture
- Rural Resource
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Commercial/Light Industrial
- Industrial

In addition to the primary classifications, two overlays have been established. In areas where the overlay is present, the land is classified as the primary underlying use; the overlays indicate that there are special circumstances to take into consideration when determining the use of the land. The two overlays that have been developed for portions of the township include:

- Conservation Overlay
- Eleemosynary Overlay

AGRICULTURE

Historically, agriculture has played an important role in the development and economy of the township. As stated in the Conewago Township Zoning Ordinance, "Agricultural land is considered a special, non-replaceable resource within the township which, if lost, is not reclaimable...Agricultural activities are an integral part of the culture and economy of Conewago Township and area therefore deserving of preservation. The agriculture classification is intended and designed to preserve and promote agricultural activities in areas of productive soils and active farming as an on-going and viable major component of the township's economy and lifestyle. It is further intended to prevent adverse effects resulting from encroachment by guiding development types and intensities incompatible with agricultural operations into more appropriate (areas)."

Agriculture and related uses are considered the primary uses; community related uses such as churches and municipal buildings, and residential uses are considered secondary. Non-agricultural uses that are permitted to develop in these areas should be aware of and accept nuisances which are a normal adjunct to farming and related operations, including noise, dust, smoke, and fumes.

Suggested Design Standards

Conewago Township currently has sliding scale provisions in place in the zoning ordinance that effectively preserve the size of tracts to help to sustain their use for agriculture. Sliding scale zoning can be used to reduce the density of non-farm dwellings as the size of the parcel increases. It is recommended that the township continue its sliding scale provisions in areas classified as agriculture in the future land use plan, to support the viability of farming in the township.

With the exception of single family detached dwellings and accessory structures, the recommended minimum lot size is one acre. For single family detached dwellings, the recommended minimum lot size is 1.5 acres and the recommended maximum lot size is 3 acres.

Location and Land Area

The agricultural classification is located in large contiguous areas throughout the township. The largest concentration of land classified as agriculture is in the southeastern quadrant of the township. The southwestern and northeastern quadrants of the township also have significant land areas classified as agriculture. As noted previously, much of the land that is classified as agriculture is located on prime agricultural soils or soils of statewide significance for agriculture. The agriculture classification contains parcels of many different sizes, but the classification as a whole encompasses approximately 5,600 acres of land. This accounts for nearly 55% of the land in the township.

RURAL RESOURCE

The rural resource classification has a similar purpose to the Residential-Country (R-C) zoning district, but with a name that is less contradictory, and with an emphasis on preserving and supporting agriculture and the rural lifestyle. The intent of the rural resource classification is to encourage the continued use of the land for agricultural purposes and to permit low density

residential development which will not require extensive public services or facilities. These areas are designed to support rural living. They are designated separately from the agriculture classification because they are either predominantly wooded or not conducive to agriculture, or are located in proximity to existing or planned residential areas. Certain portions of the township included in this classification are productive agricultural areas. Use of these areas for a residence should be with the condition that residents are aware of the potential nuisances that may result from living in a rural and agricultural area. The rural resource classification is not intended to encourage or accommodate large influxes of residential growth.

Suggested Design Standards

The rural resource classification is generally intended to allow agriculture and related uses, but also allows for single family detached residential dwellings and related community oriented uses such as municipal buildings and churches.

It is recommended that the lot size provisions from the Conewago Township Zoning Ordinance for the R-C district be applied to the lands classified as rural resource:

- The minimum lot size for single family detached dwellings utilizing an on-lot disposal system is 1.5 acres.
- The minimum lot size for single family detached dwellings with public sewer is 30,000 square feet.
- The minimum lot size for non-residential uses is 30,000 square feet, to be increased as necessary and determined by the ordinance.

Location and Land Area

Areas of the township classified as rural resource are, for the most part, not served by public utilities and are either rural or agricultural in nature. The rural resource classification is located in many areas of the township that are currently zoned R-C. This includes areas of Bachmanville and Deodate, and other clusters of land located in the western and northeastern portions of the township. Land in the rural resource classification is located on approximately 3,150 acres of land, and accounts for approximately 30% of the land in the township.

LOW DENSITY RESIDENTIAL

The low density residential land use classification has a similar purpose to the Residential Suburban (R-S) zoning district, but the name has been changed to better reflect the intent of this classification to remain low density, to support compatibility with existing development patterns, and to avoid excess pressures exerted on the road infrastructure.

The purpose of the low density residential classification is to provide reasonable standards for the orderly expansion of low density residential development, to prevent the overcrowding of land, and to exclude commercial or industrial activities that are considered to be incompatible with low density residential development. The low density residential classification is meant to allow for agriculture and related uses, single family detached and semi-detached dwellings and related uses, and community related uses such as municipal buildings or churches. Other uses including health services, libraries, museums, and greenhouses may be allowed with certain conditions.

Agricultural activities are permitted in these areas, and residents living in the low density residential areas of the township should be made aware of the consequences of living in an agricultural or rural area.

Suggested Design Standards

This area is not intended to accommodate medium or high density residential development. However, the existing road infrastructure may need to be improved to accommodate additional low density residential development in these areas. Open space design should be encouraged when it can effectively preserve large contiguous tracts of open space. Single family detached or semi-detached dwellings should be permitted at a density that does not compromise the existing character of the neighborhood.

It is recommended that areas classified as low density residential absorb the current lot size regulations as noted in the zoning ordinance:

- The minimum lot size for single family detached dwellings varies from 20,000 square feet to 1.5 acres, depending on the availability of public water and public sewer.
- Single family semi-detached dwellings are only allowed in areas with public sewer. Minimum lot size requirements vary from 15,000 to 20,000 square feet, depending on the availability of public water.
- The minimum lot area for non-residential uses is 30,000 square feet, to be increased as determined by the ordinance.

Location and Land Area

Land classified as low density residential is located in areas of the township that are served, or are planned to be served by public sewer and/or public water, in the northwestern quadrant of the township. This land classification is intended to support development of similar scale and density to that which has occurred in this area, and which will be made possible with the extension of public water and public sewer. Land in this area encompasses approximately 1,000 acres in the township, accounting for approximately 10% of the land in the township.

MEDIUM DENSITY RESIDENTIAL

The intent of the medium density residential classification is similar to that of the Residential-Multifamily (R-M) zoning district, and the purpose and recommended uses are consistent with the R-M zoning district regulations. The purpose of the medium density residential classification is to provide for the orderly expansion of higher density residential development in areas where the location of community facilities is feasible, and to exclude commercial or industrial activities that are considered to be incompatible with residential development.

The medium density residential classification allows for single family detached and semi-detached dwellings, two-family detached dwellings, single family attached dwellings, apartments, and community related uses. Other residential uses, including mobile home parks, may be permitted with certain conditions.

Suggested Design Standards

Where there is no public sewer or public water, it is recommended that single family detached dwellings are the only type of residential use permitted.

- For residential uses, minimum lot sizes range from 10,000 square feet to 1.5 acres, depending on the type of residence and available utilities.
- The minimum lot size for non-residential uses ranges from 10,000 square feet to 30,000 square feet depending on the utilities available, and may need to be increased as necessary.

Location and Land Area

The medium density residential land classification is located north of Valley Road, to the east of SR 743. This use encompasses less than 1% of the land in the township, and covers just under 20 acres.

MIXED USE

The intent of the mixed use classification is to provide an area that is served by public sewer, and potentially public water, to accommodate necessary future growth. Because this area is served by public sewer and is located in proximity to major transportation corridors, it has the potential to accommodate necessary future growth, allowing the more viable agricultural and rural areas to remain as such.

This area is located in proximity to commercial and residential development and is able to accommodate a variety of types of development, including residential development and neighborhood-serving commercial and public uses that are compatible with residential development. Uses that may be included in this classification include detached, semi-detached, and attached residential dwellings, senior housing, neighborhood commercial development, professional offices, financial institutions, public and private parks and recreational facilities, churches, schools, and other civic uses.

Suggested Design Standards

The extension of public sewer and potentially public water in this area will allow for smaller lot sizes. This is not to say that the township intends to encourage intense development at the scale of an urban environment, but reducing the minimum lot size in this area will provide the township with the potential to guide necessary growth to these suitable areas, further encouraging the preservation of the rural and agricultural areas of the township.

- If public sewer is available, the recommended minimum lot size is 15,000 square feet.
- If both public water and public sewer are available, the recommended minimum lot size is 10,000 square feet.

Location and Land Area

The mixed use land classification is located along SR 743 in the area of Schoolhouse Road. This area is within 1,000 feet of the public sewer service area, making it feasible for these properties to connect to the sewer system. There are approximately 100 acres of land in Conewago Township located in this land classification, accounting for approximately 1% of the land in the township.

COMMERCIAL/LIGHT INDUSTRIAL

The intent of the commercial/light industrial land classification is similar to the intent of the Commercial-General (C-G) zoning district. The name was modified to reflect the fact that many of the existing and permitted uses in these areas are of a light industrial nature. The intent of the commercial/light industrial classification is to provide reasonable standards for general commercial and light industrial type uses where these uses exist and where expansion of these uses is feasible.

Residential development should not be encouraged in these areas, and necessary buffers should be installed on commercial or light industrial uses that abut a residential use or district to minimize conflicts between these uses.

Suggested Design Standards

The minimum lot size established in the current zoning ordinance for the C-G zoning district ranges from 15,000 square feet to 1.5 acres, depending on the availability of public utilities and the type of use. The township may consider that in the commercial/light industrial classification, a minimum lot size may not be necessary for non-residential uses, where public utilities are available; the use would dictate the necessary lot size.

Location and Land Area

The commercial/light industrial district is located along SR 743 south of Old Hershey Road and north of Schoolhouse Road, and in the southern part of the township along SR 743, in the area of Valley Road. Many commercial and light industrial type uses currently exist in these areas, especially in the northern section of the township. Existing uses that are of a light industrial nature include the self storage facility, Hall's Explosives, and Parmer's Concrete. Existing uses that are of a commercial nature include Steve Heinz's store, Adventure Sports, the restaurant, and the florist. Land in the commercial/light industrial classification accounts for nearly 4% of the land in the township, and covers approximately 375 acres.

INDUSTRIAL

The purpose of the industrial classification is similar to that of the W-M zoning district. The intent of the industrial classification is to allow for industrial, wholesale, and manufacturing uses of the land. Due to the industrial nature of this classification and the potential for conflicts between this type of use and a residential use, it is not recommended for residential dwellings.

Suggested Design Standards

The minimum lot size established in the current zoning ordinance for non-residential uses is one acre. The minimum lot area for an accessory single family dwelling using on-lot septic and well is one acre. Where public sewer and/or public water are available, the minimum lot area for an accessory single family dwelling ranges from 20,000 square feet to one acre. As noted previously, residential dwellings should not be encouraged in these areas.

Location and Land Area

Land classified as industrial is located in the extreme southern part of township, south of Valley Road and to the west of SR 743. The industrial classification is located on nearly 60 acres and accounts for approximately one half of one percent of the land in the township.

THE OVERLAY CONCEPT

In addition to the primary land classifications that have been established for the township, two special classifications have been created to function as overlays. In places where an overlay is located, the underlying use prevails, but the overlay indicates that there are other considerations to take into account in these areas.

The two overlays that have been created for Conewago Township function very differently from one another. The conservation overlay has been created to note locations where significant natural features exist, and to indicate that these areas may warrant further protection. This implies that in areas of the conservation overlay, the land may not be able to be used as intensively as it would have in an area that has the same underlying classification and is not covered by the conservation overlay.

The eleemosynary overlay functions differently. Rather than imposing additional restrictions on a certain land use, the eleemosynary overlay allows for additional uses to be permitted in certain areas, regardless of the underlying use. Both of these overlays are further described in the following sections.

CONSERVATION OVERLAY

In order to adequately reflect the importance of the natural resources in the township, the conservation overlay was developed to indicate that lands in these areas have unique natural features that mandate attention and require more stringent regulations. Overlay districts are often applied to municipal ordinances that regulate land use and development as a way to protect environmental features, and to impose additional regulations or restrictions on the development and use of the land. As this classification is integrated into the future land use for the township, the township may consider applying it as an overlay district in the zoning ordinance to ensure conservation and protection of these unique areas. This plan recommends that the conservation overlay in the future land use plan be developed as an overlay district in the Conewago Township Zoning Ordinance to ensure protection of the township's natural resources.

The conservation overlay was developed as an overlay through a compilation of the township's most unique and sensitive environmental features, which are listed below. The significance of these features as natural resources, and need for protection are further described in the natural and historic resources plan. These features are shown individually as environmental constraints to development on **Map 7-7**. Grouped together, these features comprise the conservation overlay, which is shown on **Map 8-1**, the Future Land Use map.

- Steep slopes
- Stream corridors
- Floodplains
- Wetlands
- Surface water

ELEEMOSYNARY OVERLAY

As defined by Merriam-Webster's Dictionary, the term eleemosynary means, "of, relating to, or supported by charity". The eleemosynary overlay is located on certain tracts of land owned by the Milton Hershey School Trust, and is designed to allow for the long term expansion of Milton Hershey School facilities. There are no known short term plans to alter the existing use of the land in these areas. The overlay is located in areas of the township that are close to the existing school campus in Derry Township, and would therefore ensure consistency and compatibility between the bordering uses in the two townships.

DISTRIBUTION OF LAND USE

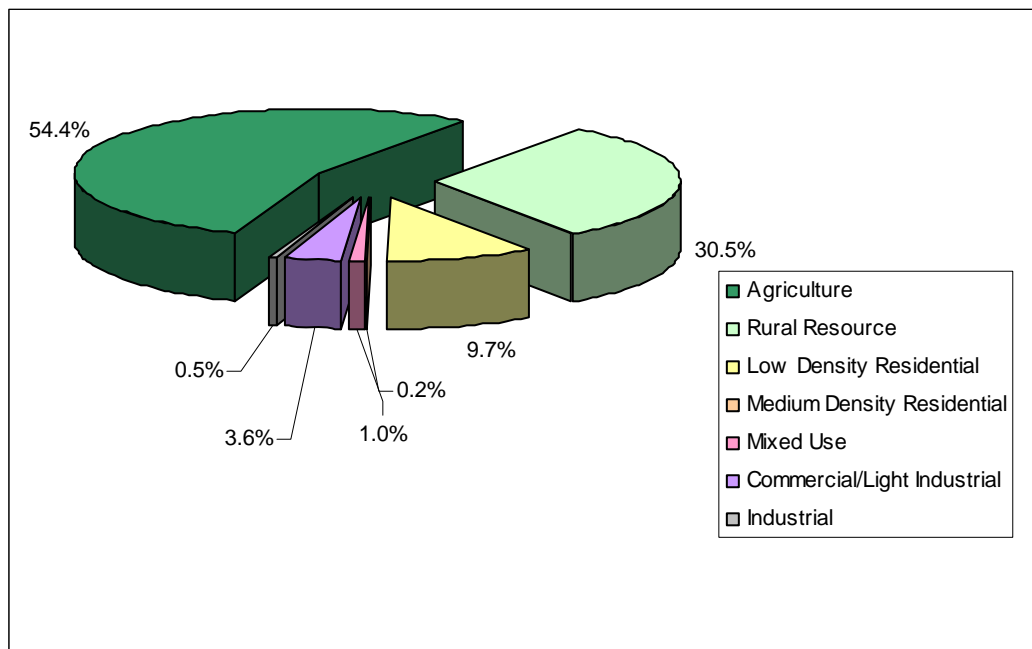
The spatial distribution of land use is graphically displayed on **Map 8-1**. The following table shows the compositional make up of the future land use plan in the township. The percentages of land included in the conservation overlay and the eleemosynary overlay are calculated separately because of their function as overlays.

Table 8-1: Composition of Land Use

Future Land Use Classification	Total Acres	%
Agriculture	5,625	54.44
Rural Resource	3,153	30.51
Low Density Residential	1,000	9.68
Medium Density Residential	18	0.18
Mixed Use	105	1.01
Commercial/Light Industrial	375	3.63
Industrial	56	0.55
Total	10,332	100

Source: Dauphin County GIS; RETTEW Associates, Inc.

Figure 8-1: Composition of Future Land Use



Source: Dauphin County GIS; RETTEW Associates, Inc.

TOOLBOX

As comprehensive plans are developed, planning committees, municipal officials, and the public should be cognizant of the full range of planning tools available to them. It has been demonstrated that many municipal comprehensive planning efforts fail to take advantage of these tools during the implementation phase of the plan. It is hoped that by providing this toolbox, the implementation of the comprehensive plan will be more effective. Not all of the tools presented will be applicable to this plan, but implementation of as many of the tools as necessary will ensure that the broad policies outlined in the Conewago Township Comprehensive Plan come to pass. The items presented in this tool box represent items that the township may consider as it moves forward with implementation of the plan.

■ Designated Growth Areas

- This tool delineates a specified growth area within a municipality in which development at higher densities is encouraged. Within a designated growth area, infrastructure, such as roads, water, and sewer, is available or planned to support such development. Designated growth areas should accommodate all relevant uses, industrial, commercial, residential, etc.

■ Development Incentives

- Density bonuses may be offered to developers to encourage open space within their developments, or to provide additional investment in public improvements and recreational facilities.

■ Cluster Development

- This preservation tool is designed to allow residences to be grouped on a portion of a development site to preserve the remainder of the site as open space. For example, on a theoretical four acre parcel, instead of developing four homes on four one acre lots, cluster development would encourage the development of four homes on half-acre lots, leaving the remaining two (2) acres of the parcel as permanent open space. Cluster developments tend to reduce the amount of infrastructure needed to develop a site, providing a positive cost offset for developers. There is debate about whether or not “clustering” should be mandatory or voluntary within municipal ordinances.

■ Conservation by Design/Open Space Development

- Conservation by design, or open space development is an enhanced variation of the cluster zoning technique in which a higher percentage of the site is dedicated to open space. This type of development style is suited for protecting woodland habitat, historic sites, open space, and scenic views.

■ Agricultural Zoning

- Rural municipalities will often create a specified Agricultural Zone within their ordinances. Uses within these zones are limited to agriculture, horticulture and related uses. Sometimes small, farm related businesses are permitted within these zones.

■ Agricultural Security Areas (ASA)

- These areas can be designated to help protect blocks of agricultural land. Initiated by homeowners, an agreement is reached to keep the specified land in agricultural use. The size of the ASA must be at least 250 acres, but it does not need to be contiguous.

■ **Agricultural Conservation Easements**

- Using this methodology, a municipality or other government entity purchases easements on land currently used for agriculture. Usually the entity pays the difference in value of the land if used for agricultural purposes and if used for its highest and best use. The conservation easement is recorded at the appropriate county recorder of deeds office.

■ **Sliding Scale Zoning**

- This type of zoning can be used to reduce the density of non-farm dwellings as the size of the parcel increases. For example, in a typical sliding scale district, one buildable lot may be permitted on the first three acres, an additional unit on the next 5 acres, and one unit for every 10 acres above 8. It may be most effective in areas with a wide range of parcel sizes.

■ **Performance Zoning**

- This type of zoning focuses on permissible impacts of development rather than on uses.
- *Residential* – This zoning includes incentives like cluster and open space zoning. Instead of minimum lot sizes, a performance based residential zoning ordinance would focus on three main areas:
 - *Density* – To control the number of dwelling units per acre.
 - *Impervious Surface Ratio* – To control the amount of the site that may be covered with impervious surfaces such as buildings and pavement.
 - *Open Space Ratio* – To require a minimum percentage of community open space.
- *Industrial/Commercial* - In this type of performance zoning, uses within a district are not specified, but rather measurable performance standards for noise, light, emissions, odor, etc. are established. Most uses that are able to meet the performance standards are permitted, although certain uses may be excepted.

■ **Traditional Neighborhood Development**

- Traditional neighborhood development seeks a return to the mixed-use type of community. The main idea is to recreate the small town/village environment by locating residential, professional, light commercial, retail, and recreational opportunities within an easy walking distance of one another. Pedestrian facilities such as sidewalks and trails are vital to such communities in order to encourage residents to utilize their cars less when accomplishing daily tasks. On street parking and narrow streets are utilized as traffic calming measures and to limit “cut-through” traffic.

■ **Transfer of Development Rights**

- This technique works best if the development rights are transferred to existing urban/developed areas and therefore do not contribute to sprawl. A successful TDR program requires the designation of both “sending” and “receiving” areas. Areas that are generally limited in development, such as agriculturally zoned areas, are assigned development rights at a certain rate. These areas are the sending areas. Other areas, where higher density development may not strain infrastructure or natural resources are designated as receiving areas. Developers in these receiving areas can purchase the development rights of landowners in the sending areas and thereby develop receiving area land at a higher density.

■ **Official Map**

- In order to facilitate the planning, acquisition and implementation of community facilities and transportation improvements, an Official Map may be developed. The Official Map is a useful but underutilized planning tool. Its purpose is to identify public and private lands for which the public has a current or future need. It can be used to legally establish the

location of existing and proposed streets, waterways, parks, bikeways, pedestrian paths, floodplains, stormwater management areas, public facilities, intersections needing improvement, and historic sites. Any or all of these features may be shown on the Official Map. The land that is shown on the map is not a “taking” from the landowner. The municipality must at all times be prepared to compensate the owner for the fair value of the land. The reservation on the map merely gives the municipality the first opportunity to purchase the identified property. The property owner must notify the municipality in writing of the intent to develop or subdivide the property. From the date that the municipality receives the notice it has one year to purchase the property, obtain easements, or seek condemnation. The properties and routes on the map need not be surveyed to reserve them. Until 1988, a metes and bounds survey was required, but the current standard is that the methods used to identify the property sufficiently describe the location of the plan components.

■ Transportation Impact Fees

- Traditional standards in Pennsylvania presently do not allow for a municipality to assess fees for “offsite” transportation improvements that serve a development or the municipality in general. The exception to this general standard is if the municipality adopts an Impact Fee Ordinance following the procedures outlined in Section V of the Municipalities Planning Code. The procedure utilized for establishment of the ordinance includes the establishment of an impact fee advisory committee, completion of a roadway sufficiency analysis, completion of a set of governing land use assumptions, development of a transportation capital improvements plan, and adoption of an impact fee ordinance.

■ Park and Open Space Dedication

- Municipalities may include provisions in their ordinances requiring that developers set aside a certain portion of land for park and open space, or in the alternative pay a fee in lieu of. Municipalities may also provide for parks and open spaces on an official map, reserving the opportunity to purchase identified lands for development into community open space.

■ Greenway Planning

- Rivers and streams can be a significant asset to a municipality in terms of maintaining open space, biological/ecological diversity and in terms of attracting tourism and development. The areas along these rivers and streams are often ideally suited for providing bikeways, pedestrian trails, etc. that serve not only an environmental benefit by protecting the waterway, but add to the community by making it more livable. To that extent, a greenway plan, which preserves and enhances these corridors, can be a significant planning tool.

■ Maximum Lot Sizes

- This technique may be used to help preserve agricultural lands or encourage compact development. By establishing a maximum as well as a minimum lot size for an area, the municipality is effectively able to control the density of development.

■ Overlay Districts

- Specific areas of a municipality may be targeted for or may be appropriate for a particular type of development. These areas may benefit from the provision of an overlay district. A zoning overlay provides regulations in addition to or superseding those of the underlying district. The intent of these provisions is most often to encourage a particular type of development, or to encourage redevelopment of the subject area. Looking at it

another way, the overlay is intended to recognize the unique characteristics of a specific area, and pay special attention to what is required in that area to facilitate development.

■ **Historic Preservation Zoning**

- Acts 67 and 68 which amended the municipalities planning code have provided specifically for historic and cultural resources preservation to be included among the purpose(s) of zoning. This legislative addition to the MPC may provide municipalities with the authority needed to zone locally for historic preservation, including the ability to require architectural review in areas designated by the township as historic. It remains to be seen whether or not the courts will uphold this approach.

■ **Conditional Use Zoning**

- In a zoning district, a conditional use is one that is not considered to be permitted by right, but it may be appropriate under certain circumstances. Conditional uses may be brought before the governing body of the municipality for review and comment. Conditional uses add flexibility to a zoning ordinance by providing for innovative design, while ensuring that the overall intent of the district in which the conditional use is being allowed is protected. Examples of some uses that are often subject to conditional use proceedings include open space development, traditional neighborhood development, non-agricultural uses in agriculturally zoned districts, etc.

■ **Property Maintenance/Building Code Evaluation**

- One significant method of providing for future growth, without encouraging future sprawl, is to protect the assets already available to a municipality. By ensuring that property maintenance codes are enforced, the attractiveness of existing residential, commercial and industrial areas is maintained. Good property maintenance practices help to keep housing prices stable, encourage in-fill development into existing neighborhoods and promote a sense of pride and community.

■ **Best Management Practices (BMPs)**

- Traditional Pennsylvania stormwater management has focused on the control of quantity increases in flows post-development. By implementing within its ordinances some or all of the available BMPs, however, municipalities can begin to address stormwater quality issues. BMPs may include the establishment of riparian buffers, the use of infiltration trenches, wet ponds, wetland establishment, use of grassed swales to remove pollutants, pervious pavements, and others. One of the most important requirements of establishing effective BMPs is that the individual(s) responsible for operation and maintenance must be firmly and legally established.

■ **Capital Improvements Plan**

- A municipality may develop a schedule of all planned capital expenditures for a particular period (5 to 10 years). The plan should include estimated costs for each project, proposed sources of funding, and the priority of the project within the plan. Such a schedule helps to ensure that yearly budgeting and spending priorities are coordinated with the comprehensive plan of the municipality.

STATEMENT OF MUNICIPAL INTERRELATIONSHIPS AND CONSISTENCY

The Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended, requires municipal comprehensive plans to be generally consistent with the county comprehensive plan. The general future land use patterns that were presented in the Dauphin County Comprehensive Plan were used as a guideline for consistency in the development of the future land use plan for Conewago Township.

This plan was developed at the municipal level, which results in it showing much greater detail than the county future land use plan. In general, the future land uses described in this plan are consistent with the Dauphin County Comprehensive Plan of 2008. The township future land uses are more specific in the areas designated for residential or rural resource type development, as well as commercial/light industrial development.

In addition to recognizing the county planning efforts, this plan was prepared to be consistent and not exceed the requirements of several state enacted policies, such as the State Water Plan. Lawful activities such as extraction of minerals may impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities. Additionally, in implementing the recommendations of this plan, zoning regulations and any subsequent policy actions shall be consistent with, and may not exceed, those requirements imposed under the following Acts:

- The Clean Streams Law
- Surface Mining Conservation and Reclamation Act
- The Bituminous Mine Subsidence and Land Conservation Act
- Coal Refuse Disposal Control Act
- Oil and Gas Act
- Non-coal Surface Mining Conservation and Reclamation Act
- Agricultural Area Security Law
- An Act protecting agricultural operations from nuisance suits and ordinances under certain circumstances
- Nutrient Management Act.

Municipal Comprehensive Plans

■ Derry Township, Dauphin County

- Derry Township borders Conewago Township to the north. Derry Township has a comprehensive plan that was adopted in 1991. The designated future land uses in Conewago Township at the Derry Township border are low density residential, rural resource, and agricultural. The low density residential use in Conewago Township borders a suburban residential area in Derry Township, which is consistent. The rural resource area abuts land classified as suburban residential, neighborhood commercial, Milton S. Hershey School Campus, and agriculture/conservation. It is not likely that the rural resource classification will pose negative impacts on these uses, but the uses in Derry Township may be more intense than the intent of the rural resource classification in Conewago Township. The agricultural area of Conewago Township abuts Milton S. Hershey School property in Derry Township. In Conewago, this area is included in the eleemosynary overlay, making the bordering uses consistent.

■ Londonderry Township, Dauphin County

- Londonderry Township borders Conewago Township to the west. Londonderry Township has a comprehensive plan that was adopted in 1991. The land uses in the two townships are consistent for the most part. On the northern part of the border, low density residential uses in Conewago Township abut residential low density uses in Londonderry Township. A small area of Londonderry Township along Iron Run is designated as conservation, and this area is included in the conservation overlay in Conewago. Agricultural areas of Londonderry Township abut agricultural and rural resource areas of Conewago Township. Londonderry Township does not have a classification that is comparable to the rural resource classification in Conewago Township. A small area of land near the Pennsylvania Turnpike in Londonderry Township is classified as residential low density, and this abuts rural resource areas of Conewago Township. There is a small area of Londonderry Township in the south that is classified as medium/high density residential. This area is located in the area of Hoffer Road and Hertzler Road, and borders an agricultural area in Conewago. There may be a potential for conflicts between the agricultural and residential uses in these areas, but the residential area abuts an agricultural area in Londonderry Township as well.

- **South Londonderry Township, Lebanon County**

- South Londonderry Township, Lebanon County, borders Conewago Township to the east. South Londonderry Township adopted a comprehensive plan in 2001. In Conewago Township, almost all of the land that borders South Londonderry Township has a future land use classification of agriculture, with the exception of a small portion of land north of Schoolhouse Road that is classified as rural resource. This is consistent with the bordering land uses in South Londonderry Township, which are agricultural and rural in nature. South Londonderry Township does not have any current plans to change the intent of the land use in these areas.

- **Mount Joy Township, Lancaster County**

- Mount Joy Township adopted a comprehensive plan in 1998, and is currently involved in the development of a multi-municipal comprehensive plan that includes Elizabethtown Borough, West Donegal Township, and Conoy Township in addition to Mount Joy Township. Mount Joy Township borders Conewago Township to the south. In Conewago Township, the future land use designation along with southern border is primarily agricultural, with the exception of the commercial/light industrial and industrial areas that are located adjacent to SR 743. Between SR 283 and Mill Road, there is an area that is classified as rural resource in the future land use. These uses are, for the most part, consistent with the uses in Mount Joy Township. The Mount Joy Township Zoning Ordinance classifies the land along the border with Conewago as agricultural east of Mill Road, and as Conservation Residential and Rural west of Mill Road. These uses are generally consistent, but there may be the potential for conflicts in the area of SR 743 where the land classified as commercial/light industrial and industrial abuts agricultural land. A look at existing land use patterns in Mount Joy Township shows that an area of multi-family residential development is located just south of the border on the east side of SR 743. Conewago Township can help to mitigate potential conflicts by ensuring that any commercial/light industrial or industrial businesses that are looking to come into the township implement proper buffering techniques. Additionally, the Conewago Creek forms the entire southern border, and acts as a physical barrier between the two municipalities, helping to mitigate conflicts.

Methods to Address Land Use Conflicts

Every attempt has been made through the development of this plan to eliminate land use inconsistencies and the potential for conflicts between dissimilar uses within and adjoining Conewago Township that may occur with future development.

The township may consider the following strategies to eliminate or lessen the impact of dissimilar uses:

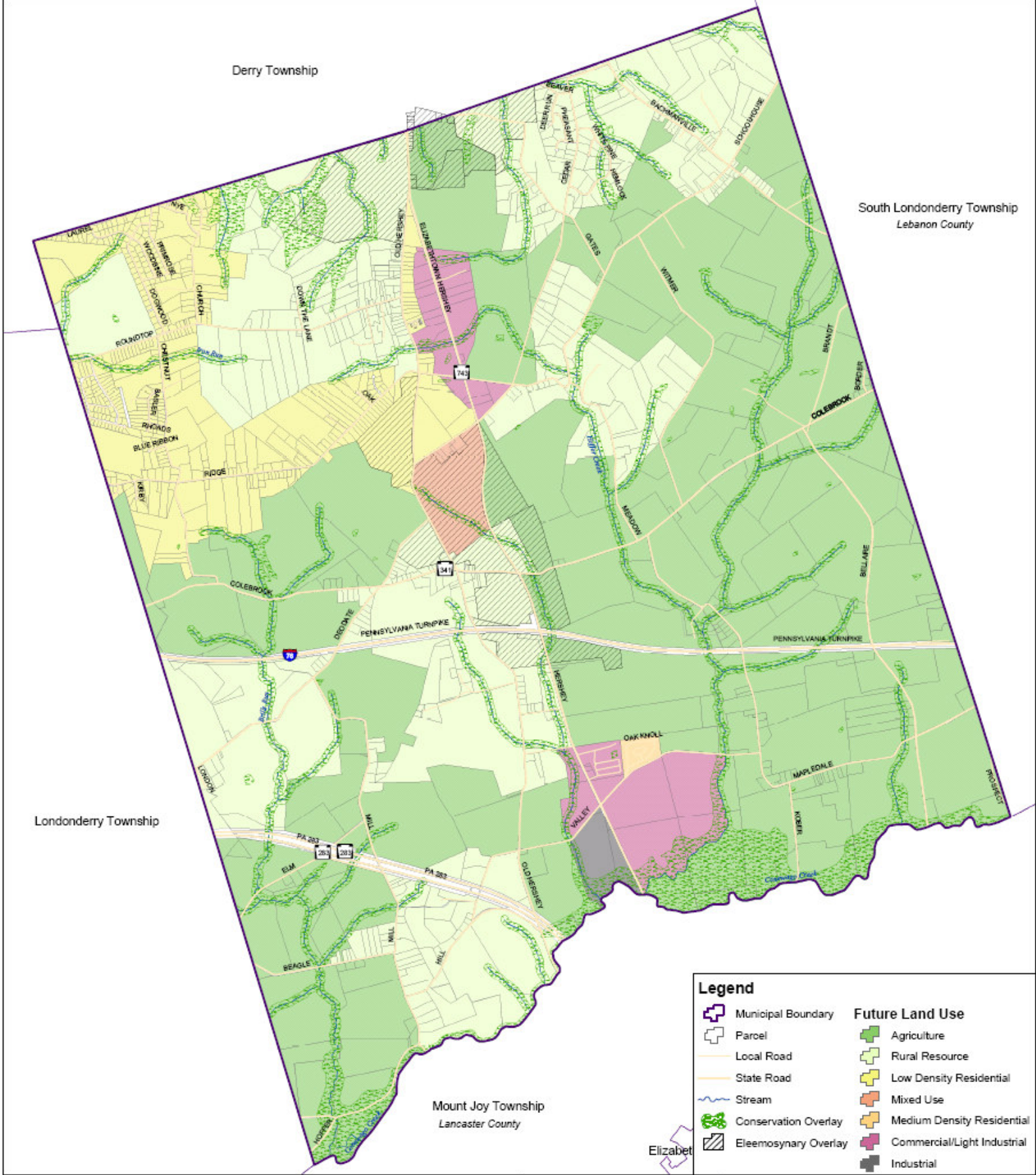
- Review and update the subdivision and land development ordinance and zoning ordinance.
- Create a buffer area to separate dissimilar uses.
- Establish landscaping requirements that utilize new and existing vegetation to reduce the visibility between uses.
- Establish setback requirements that prevent building, parking and storage areas from being constructed close to property lines.
- Buildings should be designed around the environment to limit unnecessary disturbance. Roof mounted systems, such as HVAC units, should be screened from view.
- Natural areas and connectors between the natural areas should be retained to create wildlife corridors throughout the development that do not interfere with traffic patterns.

STATEMENT PLAN INTERRELATIONSHIPS

Section 301.4.1 of the Pennsylvania Municipalities Planning Code requires a statement of plan interrelationships among the various plan components. This statement ensures that the plan elements are integrated and do not conflict with each other. This section provides a brief explanation of the consistent interrelationships that exist between the various plan elements. These relationships are expanded upon and further discussed in the various plan components.

- Throughout the development of each of the plan components, the Dauphin County Comprehensive Plan and other relevant studies at the county or regional level were utilized to maintain consistency between the recommendations presented in those plans and the recommendations presented in this plan. This plan considers the regional or county level recommendations and analyzes their application and relevance to the local level of this plan. Population projections developed by the Tri-County Regional Planning Commission and included in the Dauphin County Comprehensive Plan were used in this plan to maintain consistency. These projections were also used to calculate the housing needs projections.
- The transportation plan includes several recommendations that will augment the future land use, natural resources, community facilities, and housing plans. Recommendations include addressing those issues that are located in proximity to areas that are currently developed or may be developed as dictated by the future land use plan, and designating them as priority issues. Encouraging the priority improvements will support the future land use plan and improve safety in the community.
- The future land use plan applies a conservation overlay that consists of sensitive environmental features and notes that additional restrictions on the use of the land may apply in these areas. In this way, the future land use plan supports the natural resources plan.
- The future land use plan also supports agricultural preservation and the compatibility of agriculture and the rural resource areas by recognizing the conflicts that may exist between residential development and agriculture, and by recommending the potential new residents are aware of the impacts of living in an agricultural and rural area.

- The community facilities plan works towards improving the quality of life for current and future residents in the region. The planned future water and sewer service areas support the future land use plan and provide an area that can accommodate necessary development without encroaching upon farmland.



Legend

Municipal Boundary	Future Land Use
Parcel	Agriculture
Local Road	Rural Resource
State Road	Low Density Residential
Stream	Mixed Use
Conservation Overlay	Medium Density Residential
Eleemosynary Overlay	Commercial/Light Industrial
	Industrial



Map 8-1
FUTURE LAND USE



CONEWAGO TOWNSHIP COMPREHENSIVE PLAN
2008

PA State Plane South, NAD 1983
 Base Map Source:
 Copyright (c) 2005: Dauphin County GIS
 Copyright (c) 2007: Tri-County GIS
 Copyright (c) 2007: Pennsylvania Department of Transportation
 Copyright (c) 2005: RETTEW Associates, Inc.
 J:\GIS\141141-007\141141_mpl_08.mxd

