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The Land Use Element of the Comprehensive Plan

Purpose

The land use element is the keystone of the comprehensive plan. The land use plan, in conjunction with the future land use map, is to determine the amount, timing, location and character of land uses.

The land use plan and map should consider the existing land use pattern as well as other attributes that may affect potential uses and densities, such as parcel size, appropriate access to the transportation system, and appropriate access to water/sewer utilities.

More importantly, the land use plan and map need to show the land use pattern desired by the community – what uses, at what density or intensity, where, when, and how it fits into the community (character) – and what related changes are needed to enable and realize the preferred pattern, such as a zoning ordinance and map update. Other elements of the comprehensive plan might recommend a street or utility extension, development of a new park, and incentives to further enable the preferred land use pattern to occur. The land use plan and map should give sufficient direction for these subsequent changes to be implemented.

A Land Use Plan and Map for 2025

Should be *contemporary*:

- add new uses that have developed or are desired but aren't addressed in the current ordinances
- remove outdated uses

Should be *consistent* in defining compatible land uses (districts) and district locations, particularly among same districts and along state highways and intersections, and be generally consistent with York County.

Should *strive to resolve conflicts*;

- only a few examples were mentioned in municipal interviews and were long-standing or known conditions at the time of the latter development.

Joint Steering Committee Meeting #8

Hanover Borough-Penn Township Joint Comprehensive Plan

General Land Use/Zoning Observations and Findings

Hanover's Zoning Ordinance	Penn's Zoning Ordinance	Findings
Hanover's ordinance lists uses in detail.	Penn's ordinance lists some general and some detailed uses.	The comp plan will discuss uses in general (activity and type per the Consistency handout). The zoning ordinances should be more than the comp plan.
Some uses are outdated, e.g. saw sharpening.		Outdated uses or other language should be removed in the next zoning ordinance update.
	Penn's ordinance includes a purpose for each district.	The purpose outlines the intent of having each particular district.
As districts increase in intensity, they include the permitted uses of less intense districts by cross-reference.		A summary table of uses permitted by right, by condition, or by special exception would be a helpful quick reference.
Residential districts are distinguished by units per lot	Residential districts are distinguished by min. lot size	Both express density.

Draft Future Land Use Types

Activity	Hanover Zoning Districts	Penn Zoning Districts	Types	Future Land Use Types (draft)
Natural Resource	0	1	5	Recreation-Conservation
Housing	3	4	3	Medium Density Residential Low Density Residential
Housing in Mix with Business	1	1		Neighborhood Mix (Apt/Office) Downtown
Assembly	0	0	2	As compatible with housing and business types
Leisure	1	0	2	
Societal/Community Service	0	0	5	
Business	4	2	3	Local/Neighborhood Business Highway/Community Business Regional Business
Industry	3	1	2	Industry Limited Industry
Transportation	0	0	3	As compatible with housing and business types
Total	12	9		10