
CHAPTER 11

COMPATIBILITY AND CONSISTENCY

COMPATIBILITY IN LAND USE PLANNING

Section 301(a)(5) of the Municipalities Planning Code requires that municipal comprehensive plans strive to minimize existing and potential land use conflicts along their borders.

EXISTING LAND USE PATTERNS

Land use patterns and policy between the Borough, the Township and adjacent municipalities are generally consistent. In most areas, the use, the development type or even a single structure spans the municipal border without any noticeable effect.

The only noticeable change in land use and character occurs at Gateway Hanover, where large-scale commercial uses abut a more rural and developing Conewago Township and Berwick Township, Adams County. Zoning in these municipalities allows for commercial development, and in Conewago incentives it, so the uses over time may become similar. See land use in adjacent municipalities depicted on the 2012 Existing Land Use Map.

FUTURE LAND USE PATTERNS

This Joint Comprehensive Plan recommends few changes in land use policy (zoning) and only one change along the Hanover Area border adjacent to Berwick Township, Adams County, where an industrial use has been operating for some time. See zoning in adjacent municipalities depicted on the Future Land Use Map.

CONSISTENCY WITH ADJACENT MUNICIPAL PLANNING

Berwick Township, Adams County, lies to the north of Penn Township. Berwick is less intensively developed overall. Nearby residential and small business development patterns along PA 194/Abbottstown Pike are nestled in the Pigeon Hills. Development along the PA 94 corridor is more commercial in nature and increasingly more intense toward Penn Township and Hanover Borough. Vulcan Materials' Hanover quarry lies to the west of PA 94 just north of the Hanover Area. Berwick has designated the PA 94 corridor for highway commercial uses, an adjacent area to the east and another along PA 194/Abbottstown Pike for rural residential and the remainder of the lands along the Penn Township border as rural conservation. This plan recommends no change in use along the Berwick Township border, this land use policy remains compatible with Berwick Township uses and zoning.

Compatibility and Consistency

Conewago Township, Adams County, lies to the west of Hanover Borough and Penn Township and surrounds McSherrystown Borough. Between Radio Road and PA 194, Conewago has dense development patterns. Conewago has designated a mixed use district along PA 116, residential village districts to the north and south, and a village commercial district along West Elm Avenue. A suburban residential district lies just south between Diller Road and Poplar Street. Conewago's industrial districts align with industrial development in Hanover Borough from Kindig Lane to Radio Road and from Blettner Avenue to PA 194 and Plum Creek. Lands to the south are designated for agriculture and natural resources uses. Along PA 94, patterns and zoning are more suburban and highway-oriented in character and commercial in use. Conewago has a transfer of development rights (TDR) receiving zone in the far northern portion of its highway commercial district. Development intensity could be transferred from anywhere in the agricultural district to this commercial district. Considering the intensive commercial development that is Gateway Hanover, this TDR zoning is very compatible with uses in the Hanover Area.

Heidelberg Township, York County, lies east of Penn Township and is more rural in landscape character. Heidelberg Township has designated lands between Industrial Drive and PA 116/York Road at the railroad for industrial uses, consistent with the industrial zoning in Penn Township. A few commercial and industrial properties have been developed in this industrial district but most are farmed at present. North and south of this industrial area rural zoning districts accommodate agriculture, forestry, and low density residential uses—compatible with low density, low intensity uses in abutting Penn Township.

West Manheim Township, York County, lies to the south of Penn Township. Roughly, one-third of the border is occupied by Codorus State Park and Lake Marburg. Overall, West Manheim is more intensively developed than Heidelberg Township and less intensively developed than Penn Township. However, development is concentrated in the northern part of the township. Residential patterns are similar to low density patterns in Penn Township and some are served by public water and public sewer utilities. West Manheim's residential, suburban residential and farming districts abut Penn Township—all consistent with similar zoning designations in Penn Township.

CONSISTENCY WITH YORK COUNTY PLANNING

YORK COUNTY COMPREHENSIVE PLAN

The York County Comprehensive Plan is a tool for coordinating land use planning throughout York County and was developed based on the following three goals:

1. To protect and preserve important natural resources,
2. To direct growth and development to appropriate locations, and
3. To facilitate coordinated planning at all levels of government.

Chapter 11

The County Comprehensive Plan is a living document, comprised of eight planning and four resource components, each created, periodically updated and incorporated into the Plan as an amendment. The planning components include:

- Growth Management Plan
- Open Space and Greenways Plan
- Integrated Water Resources Plan (meets requirement for a countywide Act 167 Plan)
- Agricultural Land Protection Plan
- Transportation Plan
- Housing & Community Development Plan (also meets HUD Consolidated Plan requirements for the CDBG, HOME and ESG Programs)
- Economic Development Plan, and
- Hazard Mitigation Plan.

The most recent amendment was on November 13, 2014 when the York County Commissioners adopted the 2014 Update to the York County Economic Development Plan.

As defined by the Plan's goals, the basic land use concept is to promote development within designated growth areas, in order to preserve important open space, farmland, and natural resource areas, as well as encourage efficiency in the provision and extension of public services and facilities. By this concept, new development outside of the growth areas should be located in and around existing boroughs and villages. It is recommended that these village extensions be designed in a way that protects not only the surrounding natural environment and landscape, but also the character, qualities, and design elements that make the village a desirable place to live. Finally, the Plan recognizes the need to allow for a very limited amount of residential development beyond existing village areas. It is recommended that residential densities in rural areas be based on some type of agricultural protection zoning.

The countywide vision is to accommodate growth and change, and at the same time protect the unique features that make York County special. The plan for urban and rural York County, described above, provides a balanced framework for both development and preservation. Successful implementation of this countywide strategy is dependent upon a cooperative relationship between the County and its 72 municipalities that maintains municipal autonomy, provides opportunities for regional coordination, and implements countywide goals and objectives.

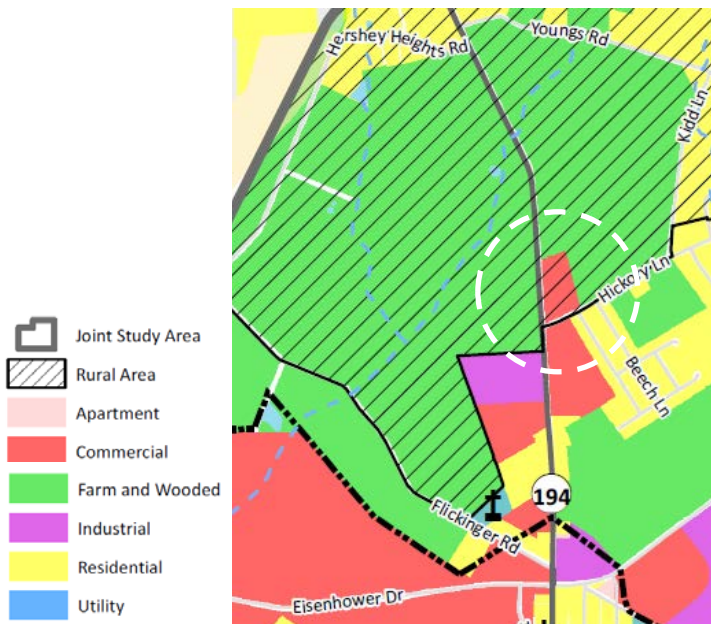
PRIMARY GROWTH AND RURAL AREAS

The Growth Management Plan designates primary growth areas and primary rural areas with York County. Land use patterns and zoning are generally consistent with those designated by York County. See the Primary Rural Area depicted on the various land use maps in Appendix

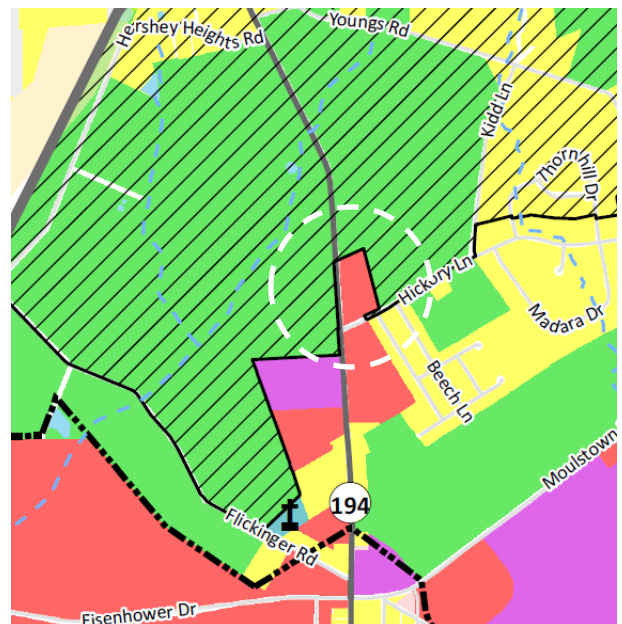
Compatibility and Consistency

B. Since so much of the Hanover Area is designated Primary Growth Area, it was clearer to illustrate the more limited Primary Rural Area.

This plan requests that one commercially-used parcel on the east side of PA 194/Broadway be included in the County's primary growth area. With this change, land use policies will remain generally consistent with the county's land use policy and its foundation.



**Figure 11-1 Current Primary Growth Area/
Rural Growth Boundary**



**Figure 11-2 Recommended Adjustment of the Primary
Growth Area/Rural Growth Boundary**

Revisions to the municipal zoning ordinances are anticipated to emphasize contemporary uses and compatibility and are not anticipated to result in additional requests to adjust the primary growth area.