YCPC File Copy

HEIDELBERG TOWNSHIP COMPREHENSIVE PLAN

OFFICIALLY ADOPTED JULY 6, 2005

PREPARED BY:

HEIDELBERG TOWNSHIP
COMPREHENSIVE PLAN ADVISORY COMMITTEE





Acknowledgement

This Comprehensive Plan has the potential to improve the local economy, to conserve the natural environment, strengthen the community and, enhance the quality of life for both the residents and businesses of Heidelberg Township. Developing this Plan was made possible due to the dedication and involvement of many that cannot be noted but we would be remiss if we did not credit the following:

- Meidelberg Township Board of Supervisors and Planning Commission for their leadership, vision and support;
- The Comprehensive Plan Advisory Committee which consisted of representatives from many sectors of the community who collectively presented the Heidelberg Township residents issues and concerns along with their own for discussion and incorporation. Over the course of the project's 18 month schedule, the CPAC was responsible for attending monthly meetings and reviewing the draft Comprehensive Plan. Members of the CPAC included: Anthony Battista, Guy Brown, Debra Greenawalt, Tim Hanson, Norma Markle, Judith Tessem, and Paul Van Noord;
- The many agencies that participated in the presentations at the monthly work sessions that shared their organizations impact to Heidelberg Township which included: Spring Grove School District, York County Economic Development Corporation, Susquehanna River Basin Commission, Pennsylvania Environmental Council, a York County Planning Commission Transportation Planner, and a supervisor from a York County municipality that enforces an effective agricultural zoning district;
- York County Planning Commission, for their technical support and expertise
 throughout the development of the Comprehensive Plan;
- And finally, but certainly not least, the many citizens of Heidelberg Township who care so much about where they live.

Acknowledgement

PROJECT FUNDING

This Planning project was made possible through a Community Development Block Grant through York County Planning Commission and a Land Use Planning and Technical Assistance Program Grant from the Department of Community and Economic Development.

Chapter 1: Table of Contents

CHAPTERS

Chapter 1: Introduction

Chapter 2: Community Vision, Goals and Strategies

Chapter 3: Demographic and Housing Plan

Chapter 4: Existing Land Use Analysis and Zoning Study

Map 1: Existing Land Use

Map 2: Existing Zoning and Agricultural Security Areas

Chapter 5: Future Land Use Plan

Map 3: Future Land Use and Primary Growth and Rural Areas

Chapter 6: Economic Development Plan

Chapter 7: Transportation Plan

Map 4: Transportation

Chapter 8: Cultural and Natural Features Plan

Map 5: Soil Attributes

Map 6: Geology and Topography Map 7: Hydrological Features

Chapter 9: Community Facilities and Utilities Plan

Chapter 10: Open Space, Parks, and Recreation Plan

Map 8: Parks, Recreation and Open Space

Chapter 11: Plan Implementation

APPENDICES

Appendix A: Heidelberg Township Comprehensive Plan Resident Survey Report

Appendix B: Heidelberg Township Comprehensive Plan Resident Survey

Comment Report

Appendix C: Heidelberg Township's Visioning Meeting Comment Report

Appendix D: Transfer of Development Rights Sample Ordinance and Supporting

Documents

Appendix E: Overview of Development of Local Water Budgets

Appendix F: Sample Water Use Ordinance

Appendix G: Act 148 of 1973 Chapter 30 C. Environmental Advisory Councils

Appendix H: Sample Local Ordinances Establishing Environmental

Advisory Councils

Appendix I: Sample Outside Lighting Ordinance

Appendix J: Sample Landscaping Ordinance

Appendix K: Sample Public Dedication of Park and Recreation Land

Appendix L: Growing Smarter Toolkit

The Comprehensive Plan for the Township of Heidelberg sets forth guiding principles that have been embraced by the Township to shape its future. The Plan evolved through the interchange of information, analysis, and response among the citizens, community leaders, local organizations, and staff of Heidelberg Township as well as input from the surrounding municipalities and York County through a planning process undertaken between late 2003 to early 2005. As required by the Pennsylvania Municipalities Planning Code (MPC), input was also gathered from the surrounding municipalities, school district and York County.

The Plan replaces the Township's current comprehensive plan completed in 1967. This Plan was necessary due to the considerable growth and change the community has experienced over the course of the last forty years. The Township's growth has, in many places, achieved the future land use plan as set forth in the 1967 Plan. It is necessary to assess the state of the Township today, the changes that have occurred since previous planning efforts were established, and prepare for tomorrow. Heidelberg Township desires a plan that will guide development in a logical and efficient manner.

PLAN ORGANIZATION

While the table of contents presents a clear listing of what is contained within this document, the reader will benefit from a brief overview of the organization of the Plan. The Introduction chapter presents a summary of the planning process and the setting which the Plan was developed.

The community vision, goals, and strategies chapter sets forth the overall vision for the community, goals, and strategies to aid in achieving the vision. The vision is a set of broad statements of where the community wants to be in the next ten to twenty

years. The vision is used as a guide for the development of more specific goals and strategies, which express in more detail the Township's aspirations for the future.

The subsequent chapters contain a background inventory, analysis of the existing conditions, and make recommendations on the respective topics future. Some chapters include maps and graphics that support the related text.

Finally, the implementation chapter describes how the Township intends to execute this Plan. It includes a description of the tools available to Heidelberg Township and when the implementation tactics should be engaged and by whom.

PROJECT PARTICIPANTS

This project required the participation of many stakeholders. A group of citizens, staff, and elected officials were appointed by Heidelberg Township to make up the Comprehensive Plan Advisory Committee (CPAC). Members represented a broad cross section of interest and perspectives through the Township. The group reviewed and commented on all work products and focused on preparing and recommending a complete set of goals, strategies, and long range plan recommendations for inclusion in the Comprehensive Plan.

PLANNING PROCESS

Comprehensive planning is a systematic, ongoing, forward-looking process of analyzing opportunities and constraints to accomplish a community's goals and objectives.

Planning typically begins with the development of a vision for the community. Thus, a public meeting was held on March 23, 2004, to formulate a vision for Heidelberg's future and to elicit citizen views on the various topics. A summary is

included in the community vision, goals, and strategies chapter with the complete results included in Appendix C.

The CPAC met monthly throughout the 18 month schedule to review work products and provide input. A citizen survey was developed and mailed to every household member within Heidelberg Township. The survey represented the greatest amount of input from the community through the planning process. Finally, the process culminated with a public meeting held with the Township's Planning Commission to review the Draft Plan and a Public Hearing held with the Township's Board of Supervisors for adoption.

PLAN SETTING

Founded in 1750 Heidelberg Township is located in southwestern York County. At the time, Heidelberg included Hanover Borough, Penn Township and portions of Conewago Township in Adams County. The Township geographic boundaries remained until 1880 when current political boundaries were established. It is approximately 14.5 square miles with a population of 2,970 residents (source: 2000 US Census). Heidelberg's landscapes are generally rural in nature with larger lot residential structures with several small villages dispersed throughout the Township.

The tremendous growth in residential population over the course of the last forty years must be taken into consideration for future plans. It is paramount that this Plan accommodates new growth while maintaining its natural, cultural, and economic resources, and the excellent quality of life to which its residents have become accustomed. With proper planning, Heidelberg Township can remain an excellent place to live, work, and recreate for future generations to enjoy.

INTERRELATIONSHIP AMONG VARIOUS PLAN COMPONENTS

With the exception of this chapter along with chapters 2, 4, and 11, all other chapters contain a background inventory, analysis, public input, and implementation recommendations. All of the chapters within this comprehensive plan act as a system to implement the Township's Vision. For example, data and polices concerning transportation planning support the future land use plan. The interlinking of all these components into a system has created a comprehensive plan that will support the Township's vision over the next ten to twenty years.

JULY 6, 2005 4

The ultimate outcome of this comprehensive planning effort is the development of a "roadmap" that will lead Heidelberg Township into the future. In order to develop the roadmap, it is important to understand the thinking and vision of the citizens that live within the Township. A critical component of understanding the citizen's vision is an effective public participation process. The public participation process, developed as part of this comprehensive plan, encompassed the following techniques:

- Comprehensive Plan Advisory Committee (CPAC): The CPAC consisted of representatives from many sectors of the community who collectively presented the Heidelberg Township residents issues and concerns along with their own for discussion and incorporation into the plan. Over the course of the project's 18 month schedule, the CPAC was responsible for attending monthly meetings and reviewing the draft comprehensive plan.
- Wey Person Interviews and Presentations: Interviews with various agencies that provided services within Heidelberg Township. During the meetings associated with the development of the plan components, the CPAC invited individuals who represented organizations that impacted Heidelberg Township and could assist in the implementation of the plan to present their goals and what impact they would place on the Township. The organizations that participated in the presentations included: Spring Grove Area School District, York County Economic Development Corporation, Susquehanna River Basin Commission, Pennsylvania Environmental Council, a York County Planning Commission Transportation Planner, and a supervisor from a York County municipality that enforces an effective agricultural zoning district.
- Resident Survey: The CPAC developed a nine page survey that was sent to every household within the Township. The survey contained questions that

covered a wide range of topics spanning from where the respondent works to whether the Township should adopt a burning ordinance. The Township received a forty percent survey response rate, which provided the CPAC and the Township a solid direction to build the plan upon. Where appropriate, survey response information has been added to lend support to policy decisions made within this Plan. A complete report of the survey's multiple choice questions is provided in the Appendix A and a report on the written responses is provided in Appendix B.

- Public Visioning: At the conclusion of the background session, a visioning session was held to educate the participants on the comprehensive plan process and to seek their input on the topics of: land use and quality of life; municipal services and utilities; park, recreation, and open space; and transportation. 113 residents (20% of the Township's population) participated in this vision session. The participants also ranked which comments they felt were most important within Heidelberg Township. These comments have been utilized along with the survey response to support policy decisions within the Plan. A copy of the visioning session's comment report is provided in the Appendix.
- Pennsylvania Municipalities Planning Code (PAMPC) Meetings: In accordance with the provisions stipulated in the PAMPC, a public meeting and public hearing was held.

The vision, goals, and strategies of this plan are derived from these five sources of public participation. Vision, goals, and strategies serve as guidelines for directing future growth and development within Heidelberg Township. Together, the vision, goals, and strategies form the Township's planning policies upon which planning decisions are made. Vision, goals, and strategies, as used in the plan, are defined as follows:

<u>Vision:</u> A vision reflects an end-product and should not reflect present conditions within the Township. Rather, the vision statement, created by public input, draws a positive image of what Heidelberg Township can and should look like in the future.

<u>Goals:</u> Goals establish general, long-term desired conditions that will preserve the positive aspects of the community and improve those aspects that are less than desirable.

<u>Strategies</u>: Strategies define the short-term targets that will aid in achieving the long-term goals. They are more specific and measurable than overall planning goals. The objectives are designed to be politically, legally, and financially feasible.

The Vision for Heidelberg Township in 2025

Heidelberg Township is a safe and conservative community, where residents gain insight from the past, live positively in the present, and strive to further earlich their community for the future. Growth is effectively managed by the Township's up-to-date ordinances and planning documents that work to maintain unique residential neighborhoods, successful commercial and industrial areas, and well-designed transportation corridors.

Heidelberg Township is a community where people have a sense of pride in local heritage and where they feel comfortable raising their children. Community and neighborhood "get-togethers" continue to attract the small villages that dot the landscape together. The rolling hills and woodlands in the northern portlens compled with the farmlands in the central portions of the Township continue to provide a landscape unmatched by other municipalities.

Heidelberg Township's governing body is driven to maintain a high standard of living and improve the level of its services while also being mindful of the bax base. The regional police force remains responsive, progressive, and highly regarded. The volunteer fire companies and emergency medical services are viable and sufficiently staffed.

JULY 6, 2005 4

COMMUNITY FACILITIES GOAL: Improve the value and integrity of the Township as a place in which to live and experience a high level of public services.

Strategies

- Assure the provision of available water supply to serve existing and anticipated needs.
- Institute a routine road maintenance plan and update on an annual basis to ensure that road improvements are made in a timely manner.
- Ontinue to maintain a high level of fire and emergency services for Township residents.
- Keep residents informed of Township news and recent decisions.
- Look for ways to implement changes in the budget to encourage efficiency and effectiveness in handling the budget.
- © Coordinate with Spring Grove Area School District to ensure projected population is provided suitable educational opportunities.
- Strive to provide the best services possible while continually attempting to lower property taxes and finding alternative means to fund initiatives.
- Maintain the current level of responsiveness of Township staff.
- Address storm water issues as identified in this Plan and seek to correct existing ordinance provisions to address recurring problems.
- Provide better non-motorized transportation connectivity amongst the Township focal points and population densities.

- Ensure adequate sewage collection, treatment and disposal facilities for existing users and the anticipated population.
- Address noise pollution associated with existing commercial establishments.
- © Encourage public input and involvement into Township meetings and activities.

ECONOMIC DEVELOPMENT GOAL: Stimulate more investment of private funds in the rehabilitation and reuse of existing properties and in the responsible development of vacant land within the primary growth area.

Strategies

- Ensure local ordinances have provisions that address land development characteristics that may negatively affect adjacent property owners or compromise the Township's character.
- Seek support from local organizations such as the York Economic Development Corporation to diversify the Township's tax base.

Housing Goal: Provide housing opportunities to both the Township's existing and future population.

Strategies

- Continue to allow for a wide range of housing types and densities to meet the diverse needs of the Township residents, to provide for all levels of housing needs, and support "fair share" housing requirements.
- Encourage the maintenance and safety of existing housing stock through the enforcement of the statewide building code.

LAND USE GOAL: Encourage smart growth to occur within the primary growth area and preservation to occur within the rural area.

Strategies

- Follow and enforce the recommendations that stem from this Plan and other planning documents that are prepared for the Township.
- Ensure consistency with York County and adjacent municipal planning initiatives.
- Maintain and improve the existing character of the Township through zoning, code enforcement, and other planning mechanisms.
- Encourage the mixing of uses in a traditional small town pattern within the Villages of Menges Mills and Porter Sidling.
- Promote a "sense of place" through revitalization efforts and aesthetic improvements within the villages throughout the Township and the adjacent housing stock.
- Encourage the re-use of vacant and underutilized buildings.
- Ensure that any new industry is non-polluting and friendly to the concerns of the surrounding community.
- Promote harmony between non-residential uses and surrounding land uses by the adoption and enforcement of appropriate codes and regulations.
- Develop, where possible, greenways between non-residential land uses and surrounding development to buffer potentially conflicting land uses.

PLANNING GOAL: Coordinate planning documents within the Township to be consistent to act as a growth management "system." Coordinate planning and community development efforts in the Township with the other municipalities within the Hanover Region and work together to address regional needs.

Strategies

- Update ordinances and planning documents to reflect the vision, goals, and strategies identified through the comprehensive plan.
- Stay informed on regional conditions and external factors that may affect conditions within the Township, such as traffic conditions, economic development, and provisions of services and facilities.
- Cooperate in regional decisions and efforts so that the Township's interests are represented.
- Work in cooperation with neighboring municipalities to ensure compatible land uses and circulation movements along municipal boundaries.

RESOURCE PROTECTION GOAL: Preserve, protect, and enhance the resources that contribute to the existing character of the Township.

Strategies

- Work with the local farming community to assist farmers in enrolling their land within an agricultural security or preservation area along with determining ways for the farmer to diversify.
- Develop a water budget plan so as to ensure acceptable groundwater levels are available to all existing and future residents.

- Work to protect and enhance the Township's resources from pollution.
- Preserve and protect important view-sheds within the northern wooded portions of the Township.

Sense Of Community Goal: To preserve, maintain, and enhance the existing "rural character" of the Township.

Strategies

- Promote and preserve the Township's rural character.
- Promote the traditional village style development within all new development.
- Develop community and neighborhood get-togethers to promote a sense of community.

Transportation Goal: Promote a safe and efficient transportation infrastructure in coordination with the land use planning.

Strategies

- Provide areas for pedestrian and non-motorized travel along Township roadways.
- Work with PENNDOT to correct roadways associated with railroad crossings within the Township.
- Implement the capital improvements projects within this Plan.
- Improve pedestrian access and circulation within the villages of Menges Mills and Porters Sidling

Work with adjacent municipalities to alleviate regional transportation issues that impact the Township.

Develop a bridge plan to replace all bridge structures that are projected to fail within the next ten years.

Chapter 3: Demographic and Housing Plan

Planning for the future of Heidelberg Township begins with a study of past and current growth trends. Once these trends have been examined, future population growth can be projected and policies put into place that will allow the Township to absorb that growth while still maintaining its quality of life. The twenty year growth projection for Heidelberg Township, developed as a part of this plan, allows the Township to determine the adequacy of existing land zoned for residential, commercial and other uses, along with allowing the adequacy of existing infrastructure and services to be analyzed, and recommendations made to address future needs.

The projections contained in this chapter relied upon US Census data and historical annual building permit data provided by York County. Additional information was incorporated, as it became available, from the school district and from Township staff and officials.

POPULATION DATA

According to 2000 US Census data, the population of Heidelberg Township was 2,970 persons. This figure represented an increase of 13.3 percent over the 1990 population of 2,622 persons, or an average growth rate of 1.3 percent per year. Table 1 contains additional historical growth rates for the Township based on US Census data. This reasonably strong growth in population reflects the desirability of living in Heidelberg Township. The upward trend in growth can be expected to continue into the future.

Chapter 3: Demographic and Housing Plan

Table 1 Population and Growth Rate from 1960-2000		
YEAR	POPULATION	PERCENT GROWTH
1960	1,493	N/A
1970	1,785	19.6
1980	2,116	18.5
1990	2,622	23.9
2000	2,970	13.2

The age composition of a population has an effect on the types of services that are required within the Township. Table 2 provides a breakdown of Township population, by age, from the 2000 US Census. In the year 2000, 27.5 percent of the residents were 19 years old or younger, while 10.9 percent were 65 years old or older.

	Table 2	
	Population by Age	
AGE	PERSONS	PERCENTILE
Under 5 years	151	5.1
5 to 14 years	485	16.3
15 to 19 years	181	6.1
20 to 24 years	112	3.8
25 to 44 years	916	30.9
45 to 64 years	802	27.0
65 to 84 years	306	10.3
85 years and over	17	0.6

The median resident's age in the year 2000 was 39.0 years which compares to a 1990 median age of 33.7 years.

Chapter 3: Demographic and Housing Plan

EDUCATIONAL ATTAINMENT

The population of the Township, over the age of twenty-five, was examined for educational attainment levels. Of that overall population of 2,080 persons, approximately 78.5 percent had a high school diploma or higher. Approximately 12.6 percent had a bachelor's degree or higher, and of those, approximately 4.9 percent had a graduate or professional degree.

EMPLOYMENT STATUS

Based on the 2000 US Census, of the 1,532 persons in the labor force, approximately 96.6 percent were employed. The remaining 3.4 percent were unemployed. Of the 1,463 persons who reported commuting to work, 88.3 percent drove alone, 6.4 percent carpooled, and 0.4 percent used public transportation. The mean travel time to work was 25.8 minutes. The greatest proportion of the working population, 25.3 percent, was reported as working in production/transportation/material moving occupations. This percentage was followed closely by the 24.3 percent of residents reported to be in management or professional occupations, and the 24.1 percent reported to be in sales and office occupations. The number of persons, who reported working in agricultural or similar pursuits, was 29 or 1.99 percent of the working population.

RELATIVE POPULATION DENSITY

One indicative measure of the "extent" to which a municipality has been developed is the density of the population. Density is calculated as the number of persons residing within the municipality divided by the total land area of the municipality in square miles. The land area of Heidelberg Township is approximately 14.5 square miles, which gives a year 2000 density of 204.8 people per square mile. The year 2000 density compares to a 1990 density of 180.8

Chapter 3: Demographic and Housing Plan

persons per square mile, an indicator that the Township has absorbed a substantial amount of growth in the last ten years. Table 3, on the next page, is provided to compare the density of Heidelberg Township to that of neighboring municipalities and York County as a whole. The Township density is generally in line with the surrounding municipalities, although densities are less than Penn Township and for York County as a whole. In short, the Township has been absorbing a fair share of growth when compared to similar, surrounding townships.

Additional Population Characteristics:

According to 2000 US Census figures, the average household size in Heidelberg Township in the year 2000 was 2.74 persons. In 1990, that number was 2.86 persons. Nationally, the average person per household number for the year 2000 is projected to be approximately 2.65 persons. Generally, a person per household number that is higher than the national average indicates a higher proportion of younger households with children.

The Township was reported in the 2000 US Census as having 1,082 households, with 793 of those households representing a married couple family. The number of female householders with no husband present was 9, all of which represented households with children under 18 years old. The number of families in poverty was listed at twenty (20), twelve (12) of those with children under 18 and seven (7) with children under five (5). The year 2000 population identified itself as 97.9 percent for white, 0.5 percent for black or African-American, 0.3 percent for American Indian or Alaska native, 0.1 percent for Asian, 0.1 percent for Hawaiian or other Pacific Islander 0.3 for some other race, and 0.8 percent for two or more races.

JULY 6, 2005 4

Chapter 3: Demographic and Housing Plan

Relati		BLE 3 AND SURROUNDING MUNICIPAL	LITIES
MUNICIPALITY	2000 POPUL.	AREA, SQ. MI.	DENSITY (persons/sq.mi.)
	ADAMS	COUNTY	
Berwick Township	1,818	7.7	236.1
Conewago Twp.	5,709	10.5	543.7
Oxford Township	4,876	9.7	502.6
Adams County	91,292	520.1	175.5
	YORK (COUNTY	
Hanover Borough	14,535	3.7	3,928.3
Heidelberg Twp.	2,970	14.5	204.8
Jackson Township	6,095	23.5	259.4
Manheim Township	3,119	21.5	145.1
North Codorus Township	7,915	32.3	245.0
Paradise Township	3,600	20.3	177.3
Penn Township	14,592	13.2	1,105.5
West Manheim Township	4,865	19.6	248.2
York County	381,751	910	422

LOCAL BUILDING PERMIT DATA

As a supplement to census data, local building permit data for the last several years was provided by the York County. That data showed that for the period covering 1998 through and including September 2003 the number of new residential building permits issued by the Township was as follows:

Chapter 3: Demographic and Housing Plan

Table 4 New Residential Structures 1996-November 2003		
Year	Number of Residential Structures	
1998	23	
1999	16	
2000	9	
2001	12	
2002	16	
2003*	10	

^{*}January thru September only

These numbers indicate an average of 15 new residential structures per year continuing from the 1998 to the 2002.

ACTIVE AND PLANNED SUBDIVISIONS

The Township currently does not contain any active subdivisions at the time of the plan development. A few potential subdivisions have been discussed but no formal plans have been submitted to the Township.

POPULATION PROJECTIONS

Heidelberg Township has shown significant growth over the last twenty years. The 1980's saw the Township's population grow by 23.9 percent and the 1990's added another 13.3 percent on top of that. The Township can be expected to continue to grow as York County and the surrounding area both inside and outside of Pennsylvania continues to increase its population. Although the market will, to a large extent, continue to determine the rate of Township growth, the total extent and location of that growth can be determined by the measures undertaken as a result of this comprehensive plan. Three population

Chapter 3: Demographic and Housing Plan

projections were developed with a target year of 2020. Table 5 provides the numerical breakdown of each projection for review and comparison.

York County's Method: In 2003, York County provided population projections for Heidelberg Township out to the year 2020. The County examines the historical number of people that enter in and leave the Township along with the total number of births and deaths to calculate population projections for every municipality within the County. The County projection indicates that in the year 2010, Heidelberg Township can expect to have a population of 3,164 persons, or a 6.5 percent increase over the year 2000 population. By the year 2020, the population will increase to 3,335 persons, for an increase of 5.4 percent over the year 2010 population.

Arithmetic Method: This is the simplest method of forecasting population growth. By calculating the average increase/decrease of persons per decade in the Township since 1960 as 369, then taking that average and extrapolating the 2010 and 2020 project populations, it was determined that the Township would have a future population of 3,339 by the year 2010 and 3,708 by the year 2020. These numbers correspond to a 12.4 percent and 11.1 percent growth rate for the respective decades of 2000-2010 and 2010-2020.

<u>Linear Regression Method</u>: This method relies on providing a best fit line between points on a historical population graph in order to determine future population growth. This method has the benefit of minimizing the effect of outliers in the data set on the future projections. Using this method, the year 2010 and 2020 population projections are 3,300 and 3,675 persons respectively. These numbers equate to a growth rate of 1.1 percent per year.

JULY 6, 2005 7

Chapter 3: Demographic and Housing Plan

The selected population projection for Heidelberg Township for this Plan is the arithmetic method. The arithmetic method projection was selected based on its consistency with the annual historic building permits.

	TABLE 5	
Population Projections by Various Methods		
Method 2010 2020		
Arithmetic*	3,339	3,708
Linear Regression	3,300	3,675
York County	3,164	3,335

^{*}Indicates selected method of projection

Housing

In addition to population, the type and distribution of housing, and the way that the housing market has changed, can provide useful barometers of past and present development practice. This information can be used in conjunction with the population projections, to determine what types of housing will be needed to serve the future population of the Township. The available types and affordability of housing can play a large part in determining the age groups and volume of growth that will be attracted to the Township in future years.

TOTAL HOUSING UNITS AND MIXTURE

The 2000 US Census data indicates that there were 1,104 total housing units in the Township. The total number of occupied dwelling units was 1,082. Of the total occupied units, 803 or 74.2 percent represented "owner-occupied" units. This number is significantly higher than the County average of 64.1 percent.

Table 6 provides a breakdown of housing, by type for the Township.

Chapter 3: Demographic and Housing Plan

Table 6 Total Number of Housing Units by Type		
Housing Type	2000 Number	Percent
Single Family Detached	994	90.0
Single Family Attached	14	1.3
Multifamily	38	3.4
Permanent Mobile Homes	58	5.3

Based on the projected population growth of 738 people by the year 2020, the Township will need to provide for an additional 269 dwelling units within the Township's future land use plan. The Township should also try to-maintain or increase the existing housing type breakdown over the next twenty years to ensure it meets its fair share requirements.

HOUSING VALUES

An analysis of the housing values in Heidelberg and surrounding Townships shows that the Township, at \$124,100, has a median value for single family homes that is in the middle of the pack when compared to adjacent municipalities. The value, however, is not significantly higher than the County median, and is insignificant when amortized over the average 30 year term of a home mortgage.

Table 7			
	Median Housing V	ALUES	
Municipality	Detached	Renter's Rent per Month	
Hanover Borough	\$97,300	\$496	
Heidelberg Twp.	\$124,100	\$518	
Paradise Twp.	\$117,000	\$522	
Jackson Twp.	\$103,200	\$538	

Chapter 3: Demographic and Housing Plan

N. Codorus Twp.	\$120,600	\$539
Manheim Twp.	\$144,600	\$579
West Manheim Twp.	\$124,300	\$557
Penn Twp.	\$105,400	\$551
York County	\$110,500	\$531

The average rental value in Heidelberg Township is, at \$518.00, approximately 97.5 percent of the average value for the County as a whole. A general analysis indicates that the rental units within the Township are distributed fairly evenly across the rental ranges as presented in the Census 2000 data.

Types Of Housing

The vast majority of homes existing, and being built within the Township are single family detached homes. This type of home accounts for nearly 90 percent of the homes provided in the Township, and comprises a large part of the housing stock currently being built. Apartments and mobile homes make up a relatively small portion of the housing stock available in the Township.

PROTECTION OF EXISTING HOUSING STOCKS

There are no identified areas of the Township in need of significant rehabilitation or protection in terms of preventing or reversing blight conditions. It is important to realize, however, that throughout the Township it is important to monitor the status of property maintenance conditions. Good property maintenance helps to ensure that property values remain stable, and that businesses and future residences are attracted to "in-fill" existing areas of the Township as opposed to seeking new "green" sites. The most important and cost effective tool that a Township has in its arsenal for this type of effort is

Chapter 3: Demographic and Housing Plan

establishment and enforcement of tough building and property maintenance codes. It is always easier, in a Township like Heidelberg, to prevent the problem of decay, than it is to correct it once it occurs. In addition to adoption and enforcement of ordinances, the Township should provide education to residents through the use of the media such as a Township newsletter, articles in the newspaper, and other sources such as a web site if they become available, as to the requirements and benefits of property maintenance, and should encourage and support any neighborhood associations or organizations that may be developed. Maintenance and enhancement of existing homes may also be important to ensure that properties that have historical and cultural significance are properly maintained. By maintaining these properties, the cultural heritage of the Township is preserved, and the properties become more attractive to those who may be looking to restore and protect their historical integrity.

HOUSING GEOGRAPHY

The distribution of housing units throughout Heidelberg Township occurs in three distinct patterns. The first is a strip-like pattern, such as those homes found along the Smith Station and Hilltop Roads. This pattern of development has manifested itself along many of the rural roads within the Township.

The second pattern is characterized as a nodal where concentrations of housing units occur in villages such as Porters Sidling and Menges Mills and also residential developments.

The final distribution of housing within West Manheim Township is a pattern known as spot development which is found throughout the Township.

This Plan recommends that future development fall within a nodal pattern within the Primary Growth Area, so as to concentrate the residential

Chapter 3: Demographic and Housing Plan

community to form a sense of place along with provide cost effective infrastructure.

Before any future plans for a municipality can be formulated, there must be a good baseline from which to begin the formulation. A study of the existing land use and land regulations provides that baseline. The existing land use analysis identifies and inventories both through the chapter and its supporting map insight to what the primary uses are on each parcel within Heidelberg Township. A review of the existing zoning ordinance complements the existing land use analysis by projecting what future uses are allowed on each parcel. This background work allows the Township to review what is currently occurring within the Township and what can occur through the zoning ordinance provisions and compare the results to determine whether or not the current requirements meet future expectations.

EXISTING LAND USE ANALYSIS

Land uses are constantly evolving; however, this chapter reflects how Heidelberg Township's landscape appeared in November 2003. York County Tax Assessment data provided the base existing land use map that was utilized to later field verify all the parcels within Heidelberg Township. Based on the tax assessment data, Heidelberg Township is broken into seven different land use designations. They include:

Exempt: The exempt land use designation encompasses public and semi-public uses within the Township. Located off of Kraft Mill Road are Porters Fire Company and the Southwestern Regional Police structures which service the Township. Also included within this land use designation are the religious institutions, cemeteries, and retreat facilities. Some of these facilities include the Mount Hope Baptist Church, God's Mission Church, Bethel United Church of Christ, Mt. Carmel Lutheran Church, Christ Baptist Church, and Garbers Mennonite Fellowship. The largest area associated with the exempt land use designation is found within two recreational uses: the Codorus State Park in the southern portion of the Township and Heidelberg Township's recreational facilities that lies adjacent to the municipal structure. The final two parcels designated within the exempt land use category are the Heidelberg Township Building

and the former Heidelberg Elementary School and campus which have been recently purchased and are being utilized as a private school structure. The exempt land use designation accounts for seven percent of the total land area.

Farmland/Woodland/Open Space: Typical of a rural community, this land use designation accounts for 63 percent of the total land use area. These agricultural areas are characterized by active farms engaged in producing a variety of vegetative and livestock products. Farm fields are plowed to the edge of roads and stream banks; furthermore, livestock appear to be largely unrestricted from entering watercourses. Farm sizes generally range between 20 and 150 acres. The majority of farms contain 60 to 100 acres. The Township contains some woodland and open space areas associated with parcels that contain natural feature restraints such as water or steep slopes.

Residential: The residential land uses include single family, two-family and manufactured homes on single lots. The majority of the residential areas of the Township are made up of single family residences located on lots of 1.5 acres or greater so as to allow for the use of on-lot sewage and water facilities. The Township does contain residential villages that contain homes on quarter of an acre lots or smaller. These areas include the villages of Menges Mills, Porter Sidling, Smith's Station, Moulstown and an area along Hanover Road (Route 116) near the old Heidelberg Elementary School's campus. The residential land uses account for one quarter of the total land area of the Township.

Apartment: The Township does not contain any stand alone apartment structures rather the apartment land use designation accounts for structures that have been converted from single family units into multiple units. The apartment land use designation accounts for .3 percent of the total land area of the Township.

Commercial: The commercial land use designation within Heidelberg Township contains both stand alone and mixed residential and commercial uses. Stand alone commercial enterprises typically are located along major arterial or collector roadways

relying primarily on customers that utilize an automobile to access the use. While the later is typically located in an area where there is a population density to support a customer base that relies on pedestrian access. Some examples of stand alone commercial uses within Heidelberg Township include the American Seed Company located off of Kraft Mill Road in the Village of Porters and Grocery Outlet located along Hanover Road (Route 116). The antique store within the Village of Porters Sidling which also contains a residential dwelling is an example of this mixed residential and commercial development style. Commercial land designations account for three percent of the Township's total land area.

Industrial: Similar to the stand alone commercial land use designation, the industrial uses within Heidelberg Township are located along a main arterial or collector roadway. Heidelberg Township does not contain very many industrial land uses within its boundaries. Probably the largest in total land area within the Township under the industrial land designation is the Hanover Food Company facility along Hanover Road (Route 116). Industrial land use designations account for one percent of the Township.

Utility: The utility land use designation within Heidelberg Township accounts for those lands that associated with cell tower facilities or utility substations. The utility land use designation accounts for .7 percent of the total land area of the Township.

Approximately 37% of the land within Heidelberg Township is comprised of developed land which shows an increase of 27% from the landscape witnessed in 1966, when the previous existing land use plan was conducted. Although the developed land within Heidelberg Township has increased, the overall percentage is still indicative of a rural community. The residential development pattern generally remains widely scattered with very few subdivisions larger than five lots. This residential development pattern follows that of what was witnessed within Heidelberg Township during the 1960's. The crossroad village concentrations still remain however, very limited

additional growth has occurred through the past forty years. Limited commercial and industrial uses comprise the developed area within the Township. As previously indicated, the Township is still indicative of a rural community. The majority of the undeveloped landscape encompasses agricultural uses and open space with a portion in the northwestern portion of the Township containing woodland. Codorus State Park and Lake Marburg, lying in the southern portion of the Township represents the Township largest piece of land and future land use planning must consider those lands that lie adjacent to this recreation resource. Map 1 graphically displays the distribution of the existing land uses within the Heidelberg.

ADJACENT EXISTING LAND USE PATTERNS

Heidelberg Township's existing land use patterns are compatible with that of the neighboring municipalities and Counties. To the west of Heidelberg Township in Penn Township the majority of the land lying adjacent to West Manheim is a combination of residential and industrial uses which is consistent with Heidelberg. All other boundaries are either classified as agricultural or open space which is consistent with Heidelberg.

EXISTING ZONING ORDINANCE ANALYSIS

Heidelberg Township's Zoning Ordinance was adopted in December of 1978 and has been amended most recently in December of 1993. The ordinance divides the Township into five zoning districts and three overlays. The following section provides the purpose of each zoning district along with some of the uses that are allowed within each district by right and lot requirements:

Residential District (R)

Purpose: The purpose of the Residential District (R) is to provide for the orderly expansion of residential development; to provide for the public health and to prevent the overcrowding of land through the application of maximum housing densities; to provide standards which will encourage the installation of public facilities and the

preservation of open space; and to exclude activities not compatible with residential development.

Uses by Right: The Residential District allows single-family and two-family dwellings along with crops uses by right.

Lot Area and Width: Each principal use shall have a minimum lot area ranging from 8,000 to 20,000 square feet and a minimum lot width of 70 to 100 feet depending on the availability of public sewer and water.

Commercial District (C)

Purpose: The purpose of the Commercial District (C) is to provide areas and reasonable standards for the development of commercial uses which serve the day-to-day shopping needs of residents and those uses which cater primarily to the motoring public.

Uses by Right: Some of the uses by right under the Commercial District (C) include retail or personal service shop, professional or business office, financial institution, eating establishment, wholesale establishment, motel, hotel, or tourist home.

Lot Area and Width: Each principal use shall have a minimum lot area ranging from 10,000 square feet to 1 acre depending on the availability of public sewer and water and a minimum lot width of 80 to 175 feet.

<u>Industrial District (I)</u>

Purpose: The purpose of the Industrial District (I) is to provide suitable area for industrial development in the Township. The specific intent of this Section is 1) to encourage the development of land for industrial purposes, 2) to prohibit any use which would substantially interfere with the development, continuation, or expansion of industrial uses, 3) to establish reasonable standards for buildings, yards and other open spaces, and to minimize air pollution, noise, glare, heat, vibration, and fire and safety hazards.

Uses by Right: Some of the uses by right under the Industrial District (I) include public building and facilities, light manufacturing, caretaker or watchman dwelling, processing establishment, industrial laundry establishment, heavy storage services, and truck or motor freight depot.

Lot Area and Width: The lot area shall not be less than 1 acre and the lot width shall be not less than one hundred and seventy-five feet.

Chapter 4: Existing Land Use Analysis and Zoning Study

Agricultural District (A)

Purpose: The purpose of the Agricultural District (A) is to encourage the continued use of the land for agricultural purposes and permit those uses which are compatible and allied with agriculture.

Uses by Right: The following principal uses are permitted by right in the Agricultural District (A): single family dwelling, crops and pasture, livestock, poultry, small animals, and farm buildings.

Lot Area and Width: The minimum lot area shall be forty thousand square feet depending on the availability of public sewer and water, and the minimum lot width shall be one hundred fifty feet.

Conservation District (C)

Purpose: The purpose of this District is to designate those areas where, because of natural geographic factors and existing land uses it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife and other natural resources. The District may include extensive steeply sloped areas, stream valleys, floodplains, water supply sources and wooded areas adjacent thereto.

Uses by Right: Some of the principal uses allowed within the Conservation District (C) include: single family dwelling, livestock, poultry, small animals, farm buildings, crops, pasture, forestation, and wildlife preserves.

Lot Area and Width: The lot shall be not less than two acres and the lot width shall be not less than two hundred feet.

Floodplain Overlays

Purpose: The purpose of the Floodplain Overlays is to prevent the loss of property and life, the creation of health and safety hazards, the disruption of commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and the impairment of the tax base. The three overlays include:

JULY 6, 2005 7

Chapter 4: Existing Land Use Analysis and Zoning Study

- The Floodway Overlay is delineated for purpose of this Ordinance using the criteria that a certain area within the flood plain must be capable of carrying the waters of the one hundred year flood without increasing the water surface elevation of the flood more than one foot at any point.
- 2. The Flood Fringe Overlay shall be that area of the one hundred year flood plain not included in the Floodway Overlay. The basis for the outermost boundary of this zone shall be the one hundred year flood elevation contained in the flood profiles of the Flood Insurance Map.
- 3. The General Flood Plain Overlay shall be that flood plain area for which no detailed flood profiles or elevations have been proved.

BUILD-OUT ANALYSIS

After inventorying what the existing land uses are within the Township and determining what can be developed based on the Township's existing zoning ordinance provisions, the baseline can be further defined by determining what the potential Township build-out can be for Heidelberg. Through the Township build-out analysis, the Township can than determine whether or not the current zoning provisions are adequate or need to be strengthened or loosened depending on public input.

Utilizing the farmland/woodland/open space existing land use category, Heidelberg Township has a total of 5,656 acres of gross undeveloped land remaining within Township. For purposes of this build-out analysis, parcels smaller than two acres were eliminated from the calculations due to minimum lot provisions currently enforced. Once the parcels that were two acres or smaller were eliminated from the farmland/woodland/open space land use category the Township contains 5,620 acres of undeveloped lands. These 5,620 acres is than separated into the existing zoning districts to determine the amount of potential development the Township could foresee within each classification. The following table provides the amount of undeveloped land within each zoning district:

Chapter 4: Existing Land Use Analysis and Zoning Study

	Table 1					
	ZONING DISTRICT BUILD-OUT ANALYSIS					
Zoning District	Number of Undeveloped Lots	Gross Undeveloped Acreage				
Agriculture	118	3,038				
Commercial	3	53				
Conservation	81	1,741				
Industrial	6	240				
Residential	18	548				
Total	226	5,620				

However, as a piece of land is developed, portions, (approximately 25%), of the land are set aside for infrastructure or associated with natural constraints. The actual developable land remaining within the zoning districts is therefore:

	TABLE 2				
ZONING DISTRICT NET UNDEVELOPED LAND					
Zoning District	Gross Undeveloped Acreage	Net Undeveloped Acreage			
Agriculture	3,038	2,278.5			
Commercial	53	39.75			
Conservation	1,741	1,305.75			
Industrial	240	180			
Residential	548	411			
Total	5,620	4,215			

Utilizing the current zoning ordinance provisions, the number of residential and non-residential lots can be determined.

Chapter 4: Existing Land Use Analysis and Zoning Study

Table 3				
ZONING DISTRICT NET UNDEVELOPED LAND				
Zoning District	Minimum Lot Size	Net Potential Lots		
Agriculture	40,000 square feet (on-lot sewer and water)	2,481		
Commercial	1 acre (on-lot sewer and water)	39		
Conservation	2 acres	652		
Industrial	1 acre	180		
Residential	20,000 square feet (on-lot sewer and water)	447		

To determine the potential amount of new dwelling units available within Heidelberg Township based on the current zoning ordinance provisions the agriculture, conservation, and residential zoning districts were calculated utilizing minimum lot sizes for single family detached dwellings utilizing on-lot sewer and water facilities. When combining the agriculture, conservation, and residential zoning districts a total of 3,995 net acres are available for development which extrapolates out to 3,580 new dwelling units.

The non-residential zoning district category consists of land that is currently zoned for non-residential uses such as commercial or industrial. The non-residential available land accounts for approximately two hundred and nineteen (219) acres. The Township should not concede to development pressures to re-zone the 219 acres of non-residential land to residential developers.

PENNSYLVANIA AGRICULTURAL SECURITY AREA

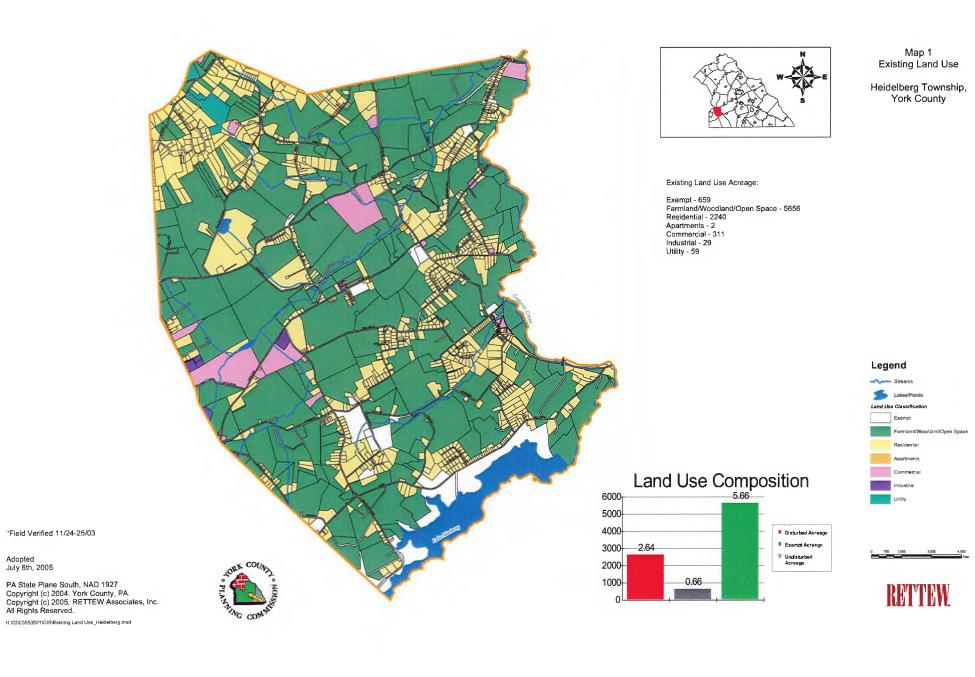
Pennsylvania Agricultural Security Areas (ASAs) are authorized pursuant to the Agricultural Area Security Law, PA Act 1981-43 (Act 43). A landowner or group of landowners whose parcels together comprise at least 250 acres may apply to their local government for the designation of an ASA. The parcels may be comprised of noncontiguous tracts at least 10 acres in size.

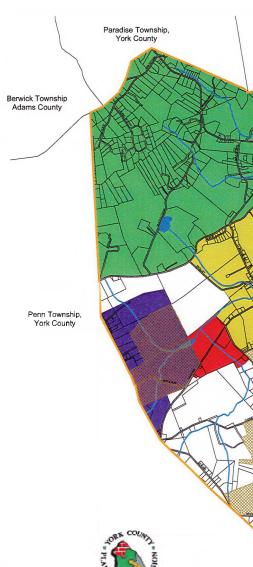
Chapter 4: Existing Land Use Analysis and Zoning Study

The ASA designation encourages the preservation of agricultural land. ASAs give a landowner protection from local ordinances that restrict farm practices unless those ordinances have a direct relationship to public health or safety. ASAs also protect an area from nuisance ordinances. Additionally, the designation limits land condemnation procedures – eminent domain by the Commonwealth and local agencies – unless approval is gained from the Agricultural Lands Condemnation Approval Board. The ASA designation also qualifies the land (if it is in an area of 500 acres or more) for purchase of conservation easements under the Pennsylvania statewide program. An attractive feature of the ASA designation is that it is not a permanent designation and this may be suitable for some communities and landowners. ASAs are reviewed every seven years. The process to designate an ASA must be initiated by a landowner or group of landowners. ¹

Within a Pennsylvania Agricultural Security Area. These areas are located within the agricultural, conservation and industrial zoning districts. Those areas with an ASA designation within the industrial zoning district should be evaluated during the future land use plan process to determine whether they should continue to hold the industrial zoning district designation. The farm owners and local officials should be commended for establishing ASAs within the Township which will aid in preserving the agricultural heritage of the Township. Policies of this Plan and subsequent ordinances must support this effort.

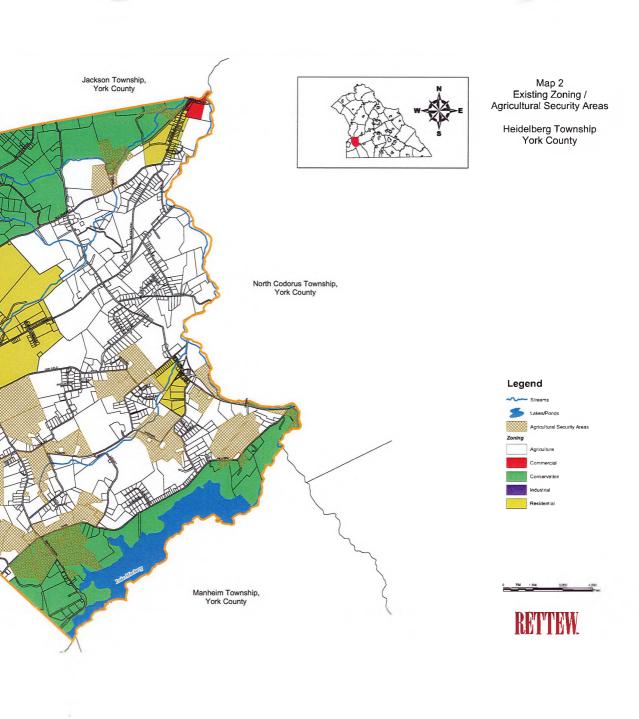
¹ LAND USE IN PENNSYLVANIA: PRACTICES AND TOOLS AN INVENTORY, Governor's Center for Local Government Services with assistance from: Governor's Sound Land Use Advisory Committee, January 2000, Page 169





Adopted July 6th, 2005

PA State Plane South, NAD 1983 Copyright (c) 2002; York County, PA. Copyright (c) 2005. RETTEW Associates, Inc. All Rights Reserved.



Land is one of the most valued resources and the manner in which it is used will determine the type of environment within which we live in the future. Land development can occur in either a haphazard or rational pattern. This future land use plan is the primary tool for guiding development activities. It sets forth a rational pattern for the location of open space, farms, homes, businesses, industries and other uses of land within Heidelberg Township.

The future land use component of this plan is based on three components that when are implemented together will work as a system that will assist Heidelberg Township in achieving their vision for the next twenty years. These three components include: primary growth and rural areas, future land use designations, and additional planning tools. These three components are further defined within this chapter along with an adjacent municipal and county consistency review required by the municipalities planning code.

York County Growth Management Plan

The basic land use concept presented in the growth management portion of the York County Comprehensive Plan includes concentrating development within proposed growth areas in order to preserve important open space, farmland, and natural resource areas, and to encourage efficiency in the provisions and extension of public services and facilities. Growth and land development is encouraged, while expansive or premature land development activity is discouraged.

Based on this concept, York County developed a three tier approach to development throughout York County. First, a large percentage of the projected growth is to be captured within the proposed growth areas. These areas provide a full range of land uses, accommodating residential, commercial, and industrial needs. Expansion of public utilities to vacant land within these areas is encouraged, while extensions beyond the growth areas is discouraged except as necessary to alleviate

unsafe conditions, such as failing septic systems or contaminated wells. Second, the Plan proposed that new development beyond growth areas be directed to areas in and around existing boroughs and villages. Finally, the Plan recognizes the need to allow for a very limited amount of residential development beyond the existing village areas. It is recommended that residential densities in rural areas be based on some type of agricultural preservation zoning, which limits the number of dwelling units based on either a percentage of the total property acreage, or on the basis of a sliding scale of units per acre. The growth areas were established on existing municipal comprehensive plans and zoning ordinances and areas which were appropriate for future urban and suburban development. These growth areas would later be finalized into growth boundaries through the coordination of York County working with affected municipalities and negotiating an agreed upon area.

The remaining lands not included within the interim growth areas are considered interim rural areas. The rural areas can include natural resource lands villages, and agricultural resource lands. As part of the growth management concept, municipalities that contain interim growth areas will also determine and delineate the rural areas as outside the growth areas and municipalities that do not contain interim growth areas will consult with the County to determine the amount of land required for future growth along with determining the proper land resources that should be located within the rural areas.

The first component utilized, as part of this future land use plan development, was the incorporation of a Primary Growth Area (PGA) and Rural Area (RA) within Heidelberg Township. The PGA creates a limit as to where development and public utilities will extend, reinforced by the promotion of efforts to preserve land outside the PGA by the promotion of agricultural and conservation easement programs, less intensive zoning districts, and other means available.

The PGA and RA have been sized based on the 2020 population demands, existing and anticipated commercial and industrial needs associated with the projected population, natural landscape, prime agricultural soils, agricultural conservation easements, and proposed public sewer and water service area. The recommended PGA is delineated on Map 3: Future Land Use and Primary Growth and Rural Areas located at the end of this chapter. The land falling outside the PGA boundary is classified as a RA. The composition of the PGA within the Township contains the residential, mixed use, commercial, and industrial future land use designations which accounts for 1,069 acres of land or 11% of the Township's landscape. The remaining 89% (7,889 acres) is classified within the RA which is composed of the agriculture future land use designation.

FUTURE LAND USE PLAN

The future land use plan sets forth an image of how the Township may improve its development pattern over the next twenty years and most importantly how it can preserve the rural open space character in the future. It provides for moderated anticipated growth without jeopardizing the positive attributes which presently exist. Most importantly, it addresses major deficiencies of the existing land use pattern including potential health problems that may arise in the denser areas of the Township due to the lack of public sewer and water facilities.

Nearly 70% of the survey respondents indicated that the rural lifestyle is why they chose to live in Heidelberg Township and the loss of that lifestyle would be the most likely cause as to why they would leave.

The following land use descriptions are intended as a guide for the preparation of a revised zoning ordinance for the Township to answer the resident's concerns of protection of Heidelberg's rural lifestyle.

Primary Growth Area Future Land Use Designations

The PGA promotes the preservation of the natural resources and prime agricultural lands within Heidelberg Township by concentrating development surrounding existing population and commercial nodes. The PGA is identified as areas within which residential, commercial, and industrial development is permitted or planned for at densities of one unit per acre or more; and infrastructure services are provided or planned for. The PGA accounts for ten percent of the Township's landscape and supports the vision, goals, and strategies as outlined within this plan.

Commercial Future Land Use Designation Goals

- Provide existing and projected residents with local shopping convenience.
- Discourage spot commercial and strip commercial development along Hanover Road (SR 116) and encourage instead planned clusters of commercial development.
- Promote screening, landscaping, and setback provisions so as to minimize conflict with adjacent land uses.
- Ensure adequate off-street parking with safe entrance and egress to roadways are provided.

Commercial Future Land Use Designation

Over the course of Heidelberg Township's history, residents have relied on sources outside the Township for their commercial needs. Increased mobility of our population has allowed residents to utilize regional shopping facilities in York, Hanover, and Spring Grove. It is expected that these facilities will continue to service the regional shopping needs of the current and anticipated population of the Township.

JULY 6, 2005 4

The resident survey and public meeting identified a clear lack of demand among Township residents for additional commercial land uses within the Township borders.

The weekly shopping demands will be satisfied through the regional shopping needs but local commercial services that service daily needs need to be addressed.

Industrial Future Land Use Designation Goals

- Provide light industry opportunities that assist in diversifying economic base of Heidelberg Township but does not detract from the vision of the community.
- Ensure the site is sized and designed to negate the negative effects of vibration, heat, noise, and glare at the property or street lines.
- Promote screening, landscaping, and setback provisions so as to minimize conflict with adjacent land uses.
- Ensure adequate off-street parking with safe entrance and egress to roadways are provided.
- Ensure that adequate sewer, transportation, and water infrastructure is available for all industrial development.

Industrial Future Land Use Designation

The background inventory conducted as part of this planning process indicates the Township currently does not contain significant industrial development. The current industrial development within Heidelberg include: Fastenal Company, Hanover Iron Works, Inc., and Gitts Run Marketplace. The limited public utilities and transportation system does not lend itself to significant industrial development proposals. Numerous industrial opportunities that support the existing and projected Township population are available to the Township in nearby Penn Township, JULY 6, 2005

Hanover Borough, and Spring Grove Borough as further detailed within Chapter 6: Economic Development Plan.

When asks what type of land use residents would like the Township to pursue, as part of the resident survey that was sent to every household, over 65% of the respondents indicated they would strongly discourage any industrial development. The results of the Township's public meeting further indicate the resident's opposition to additional industrial development.

The future land use plan recommends one primary area for future industrial land within Heidelberg Township. The industrial future land use designation falls within the PGA lying along Hanover Road (SR 116) adjacent to Penn Township in the western central portion of the Township. Public sewer and water utilities will be required with all proposed development and strict access management requirements as outlined within Chapter 7: Transportation will be followed so as to limit the impact to the existing circulation system. Allowable uses within this district could include: fabricating, packaging, warehousing, and wholesaling. All proposed industrial development shall have a minimum lot size of one acre.

Mixed Use Future Land Use Designation Goals

- Provide a focal point and sense of place that blends residential and commercial land uses within the PGA of Heidelberg Township.
- Provide an opportunity for multi-family dwellings to satisfy the Township's fair share requirements.
- Provide local commercial opportunities for the residents of the Township.

Mixed Use Future Land Use Designation

This designation provides for commercial and residential mix development style that will create an area similar to that of the village of Menges Mills. The types of residential uses to be located within the Mixed Use future land use designation would include single family detached, semi-detached (duplex) or attached (townhouse) dwellings, multi-family, along with residential apartments associated with commercial enterprises. Anticipated dwellings would range from four to eight dwelling units per acre utilizing public sewer and water facilities. Through this future land use designation, the Township will be able to provide an area that will meet its fair share housing requirements.

This land use category represents a mixture of smaller scale commercial uses, including retail (such as stores, restaurants, and shops), personal services (such as barber shops/beauty salons) and office uses (such as banks, insurance agencies, and real estate agencies) for residents that live within this designation and other local traffic. As part of the zoning ordinance update, provisions should be developed that would require a certain percentage of commercial to be developed in conjunction with any residential so as to avoid one land use developed without the complimentary use considered.

Residential Future Land Use Designation Goals

- Assure adequate living space for all persons, by requiring soundly constructed dwelling units.
- Provide a wide variety of low density residential development within which various dwelling unit types may be constructed to preserve the rural open space character of the Township, while providing for the needs of present and future residents.

Separate residential areas from inharmonious development by buffering and landscaping islands.

Residential Future Land Use Designation

Heidelberg Township is primarily an agricultural and residential community and this Plan proposes the Township retain this general character for as long as possible in the future. This policy is to be implemented through the limitation of mass residential development to the ample vacant land in and near the already developed portion of the Township and in close proximity to existing or proposed public utilities.

The selected population projection for Heidelberg Township, while expecting growth, indicate that only a small portion of the total area of the Township will actually be needed for residential development over the next 20 years. Specifically, by 2020 the Township will require 269 additional dwelling units utilizing 2.74 persons per household value as indicated in Chapter 3: Demographic Studies- Population and Housing. It has been therefore been established as a land use policy that the majority of new residential growth will be limited to those areas where public utilities are provided or are within close proximity and the transportation infrastructure can support an increase in traffic demand. This concept promotes the need to decrease the cost of providing services and to create identifiable and meaningful communities. The Township has recommended 377 acres or three percent of the Township's landscape for the residential future land use designation.

Designated Rural Area Future Land Use Designations

The Designated Rural Area (RA) encompasses 90 percent of the Township's landscape and promotes the land use goal of protecting the special rural area of the Township. The future land use designation support the land use goal of protecting the important resources and features and also provides an area for low density residential development to occur utilizing on-lot sewer and water resources.

Agricultural Future Land Use Designation Goals

There are enumerable reasons for Heidelberg Township to launch an effort to preserve its agricultural heritage and farmland. The following statements attempt to summarize the intent of this designation.

- The protection of prime agricultural soils through this future land use designation provides for opportunities for energy conservation. Specifically, less energy is required to be productive in prime agricultural soils and reduced transportation costs and air pollution is attributed to the Township's proximity to major markets.
- York County has identified Heidelberg Township as a priority preservation area within the County's Comprehensive Plan.
- Strict agricultural land preservation serves as a growth management tool to assist in filtering development to occur within appropriate areas of the Township where existing infrastructure is available thereby reducing the need for the Township to pursue unnecessary large capital expenditures in remote areas of the Township.
- The preservation of the agricultural land will result in a simultaneous preservation of the natural ecological systems: large land holdings provide habitat for wildlife, storm water recharge areas, and connectivity for migratory purposes.

Agricultural Future Land Use Designation

As identified through the existing land use analysis, significant portions of the Township's landscape are devoted to farmland. With the exception of Lake Marburg and the northwestern corner of the Township where steeper slopes and significant wooded lots are present, prime agricultural soils blanket the entire municipality. While JULY 6, 2005

Heidelberg Township contains 42 farmland parcels greater than 50 acres. This report also concluded that the Township is ranked fourth in the County based on the percentage of prime agricultural soils currently being farmed. Finally, agricultural preservation was listed as one of the highest priorities the Township needs to address as part of the public participation process. When considering all these factors, it is imperative the Heidelberg Township have a plan for the preservation of its farmland.

Source: A Strategy for Agricultural Land Preservation Report of the York County Comprehensive Plan

this land is best suited for farming practices, it also has features such as its relative flatness that make it appealing to other uses. These include residential and commercial development.

The current agricultural zoning district allows for residential development to occur on a minimum lot size of 40,000 square feet. Utilizing these provisions, a one hundred acre landowner can therefore develop nearly 109 residential dwellings on their property. This type of provisions does not lend itself to agricultural preservation. In fact, the Heidelberg's officials believe the major reason why the Township has not witness significant residential or commercial development is the lack of public utilities and to a lesser extent the agricultural conservation programs.

As identified in Chapter 4: Existing Land Use, Heidelberg Township contains just over 1,000 acres of land enrolled within Pennsylvania Agricultural Security Areas. While this ASA program has been successful in maintaining Heidelberg Township's agricultural heritage it is recognized that properties enrolled as an ASA are not permanently protected from development.

Both the developing suburbanization of rural communities and the original farming residents have much to gain by a planned approach to the development of the Township's agricultural communities. Typically, suburban residents and agricultural practices are not often good neighbors. Homeowners are aggravated by odors,

chemical, clouds of dust, the noise of farm machinery, farming practices, and animals. Ultimately, in some communities the original land holders and residents become viewed by their newly located neighbors as a nuisance. The final result of these conflicting land use activities is often a disintegration of the local farming economy in which farmers "sell out" with an eye to looking for new land further away from growth areas.

It should be noted that the growth of technology within this field has affected the manner which agricultural activities are pursued. Over the last decade, the number of farms and employees required to produce productive acreage has been reduced. This is due to increasingly sophisticated machinery, modern chemical farming practices, the growth of large agricultural corporations, and the reduction of family farms. Additionally, the phenomenal growth in the productivity per farm acre which has occurred over the last several decades in America has leveled off. The total supply of crop land is decreasing at a rate almost equal to the production strides achieved by technology.

According to the resident survey, nearly half the survey respondents indicated that agricultural preservation was the most important planning topic that needs to be addressed as part of this comprehensive plan process.

Any effort to designate for preservation certain areas of a municipality must be balanced by a review of the Township's future development pressures. While the Township has not witnessed significant development pressures to date, the Township recognizes the some of York County's fastest growing municipalities lie adjacent to them. The criteria utilized to determine the boundaries of the Township's agricultural future land use designation included: soil quality, size of farmstead, presence of

agricultural security areas and other conservation easements, and where public utilities are not present or within close proximity of its boundaries.

The CPAC have selected the sliding scale approach as the preferred method for implementing agricultural preservation provisions within the agriculture future land use designation and the subsequent zoning ordinance update. However, the Township will continue to investigate other agricultural preservation methods until the zoning ordinance is adopted to determine which method matches their needs the best.

The building density permitted under agricultural future land use designation is in terms of a variable rate or sliding scale where the number of dwellings permitted is greater on smaller parcels which are presumed to have less viability for continued agricultural use. A plateau needs to be established within this method which might be 20, 30, 40 or 50 acres. After reaching the plateau, the zoning reverts back to the "fixed rate" mode, so that for each additional 20 acres (ex.) one additional dwelling unit is permitted. The following is an example of a formula based on Shrewsbury Township's Zoning Ordinance; however, a specific formula will be developed for Heidelberg Township during the development of the Zoning Ordinance Update:

Size of Parcel	Number of Dwelling Units Permitted including existing
	dwelling)
1-5 acres	1
5-15 acres	2
15-30 acres	3
30-60 acres	4
60-90 acres	5
90-120 acres	6
120-150 acres	7
Over 150 acres	8, plus 1 dwelling for every 30 acres exceeding 150 acres

Beyond this zoning density control, this technique also often includes a spatial regulation, to prevent a 200 acre field from being subdivided into ten 20-acre farmettes. In such cases, a maximum lot size of one or two acres is typically established, so the majority of the land will remain undivided. By limiting the number of new households being established, the majority of the land is set aside in permanent agricultural uses and the potential of conflicts between new residents and established farmers is reduced.

The Township will supplement the agricultural preservation provisions through the development of tools and techniques that will allow farming families to supplement their farming income without changing the character of the area from agriculture. Uses in the agricultural land use designation would include single-family detached dwellings, rural occupation such as arts and crafts manufacturing, bed and breakfast inns, trade occupations, woodworking and cabinet shops, butcher shops, and agricultural related uses, public and nonprofit parks and playgrounds, preservation of natural and historic resources, public uses and public utility structures, agricultural, intensive agricultural uses and horticultural and forestry uses. A rural occupation should be limited in size and intensity of use, and will typically occur on larger tracts of land that are well buffered from adjoining neighbors. The Township should also be cognizant of how commercial agriculture and mineral extraction uses has on the Township's water supply and should provide additional regulations within the subsequent zoning ordinance amendments.

Other agricultural preservation methods to consider include the following:

Agricultural/Residential Land Classification: this land use classification supports continued residential development with a minimum lot area of one acre per dwelling unit. Low impact agricultural activity will also be encouraged in this classification. This classification is not considered part of the Township's growth area and public water and public sewer extensions shall not be encouraged into this area.

JULY 6, 2005

Non-agricultural uses permitted to develop in this land classification must the accept nuisances that are associated with normal farming activity. Intensive agricultural activities should not be encouraged in this classification. Home occupations and businesses would be permitted. Sensitive natural features should be protected through various strategies that incorporate open space, environmental overlay districts, and Act 167 Watershed Planning studies to name a few.

As agricultural land is developed residents of those new developments must contend with normal farming practices, such as, odors, dust, noise, pesticides, and slow moving farm equipment to name a few. The acceptance of this classification by the agricultural community retains the development potential of the farm; however, the farmer must be sensitive to the quality of life of the residents that surround or live in close proximity of an active farm. Penn State College of Agricultural Sciences has recognized this sensitive relationship when these two land use patterns collide by identifying the following nine "rules of thumb" for a successful relationship:

- 1. Get to know your neighbors Getting to know your neighbors is the most important and simplest action that can be undertaken to help minimize conflicts. When you know your neighbors it is easier to talk to them when problems occur and to keep problems from escalating into blame, misunderstanding, and hard feelings.
- 2. Talk to your neighbors Good communication builds trust and allows you to discuss problems with your neighbors in a peaceful and respectful way.
- 3. Be a good neighbor yourself Being a good neighbor means being friendly to your neighbors, helping them when needed, and be willing to accommodate them.
- 4. Just use common sense The timeliness of farming means that sometimes you do not have much choice about when you plow, spray, or harvest. Spreading manure on a holiday weekend or a day when your neighbor is planning a picnic will do little to build community harmony.

- 5. A little gesture of friendliness goes a long way Doing occasional favors for neighbors can help build positive relationships.
- 6. Make your farm attractive A farm that is known as a neighborhood eyesore will get less public sympathy if problems arise.
- 7. Invite neighbors over the fence Showing neighbors what you do on your farm and why those activities are necessary can help them realize that you are not out plowing in the middle of the night to simply annoy them.
- 8. Don't be hard headed or arrogant Respond to complaints promptly and genuinely by communicating directly with your neighbors.
- 9. Be active in the community Encourage local agricultural organizations to become involved in educational activities and outreach programs for non-farmers, and support those efforts.

Exclusive Use Zoning: Exclusive use zoning is most appropriate where there is limited pressure for residential development and there are already existing large areas of prime or statewide soils.

The purposes of an exclusive agricultural zone may include:

- Protecting productive farms;
- Avoiding conflicting land uses;
- Maintaining a viable agricultural economic base; and
- Maintaining open space/rural character.

New non-farm residences are often strictly regulated in the exclusive use district. Site development standards within the district could include a maximum lot area for non-farm, residential uses, and unless otherwise provided for, a large minimum lot area for a farm dwelling unit. Other provisions might include a maximum lot to depth ration of 1:3 and large minimum lot widths and setbacks.

Quarter/Quarter Zoning: Quarter/quarter zoning is a density based zoning technique which is most appropriate in rural areas with large farming operations, moderate growth pressures, and where average parcels sizes generally exceed 40 acres. "Quarter/quarter zoning" refers to a quarter of a quarter section of land (1/16 of 640 acres, or 40 acres) where a limited number of non-farm homes are allowed for every 40 acres of land.

The non-farm splits are usually regulated by minimum and maximum sizes, are usually regulated by minimum and maximum sizes (i.e. no less than 1 acre and not greater than 2 acres). They are often required to be contiguous to one another to avoid breaking up farmland into smaller or odd-shaped sizes.

A variation of this method is to establish a density of homes within each section of land. Once that density is reached, further residential or other development is prohibited.

Large Lot Zoning: Large lot zoning simply increases the lot size required in residential districts where farming operations exists, except perhaps, where public utilities are/can be provided. Lot sizes are generally greater than 10 acres, depending on the objective (farmland preservation vs. rural character). In areas where farmland preservation is particularly important to the community, individual lots sizes of 40 to 160 acres may be applicable.

Large lot zoning, however, is generally not considered to be effective in farmland protection since low density development patterns create parcel sizes which are "too big to mow, but to little to plow." In areas of marginal farming production, this technique can have a detrimental effect by requiring large lots for individual homes and taking large parcels out of production for that purpose. This technique may be effective in maintaining rural character, but not farmland.

Agricultural Buffers: Balancing the need to continue agricultural practices and the desire to develop land for non-agricultural purposes can be challenging. Open space buffers between active agricultural areas and other uses, such as residential development, can help reduce land use conflicts, particularly where residential and agricultural conflicts are occurring with greater frequency. The use of buffers can aid in easing land use conflicts and improving the relationship of agricultural uses and new residents.

Buffers are generally imposed on residential developments, rather than on farming operations, principally because the farm was probably the first use in place. Buffers should be sufficiently wide to protect the farming operation from lawn fertilizers, playing children, and other conflicts. At the same time, they cannot be so burdensome as to require excessive land commitments from residential property owners.

Buffers are most effective if a "no-disturb" zone is provided between residential properties and farmland. This requirement should be tied to subdivision, planned unit development, or land division approval. It should also be required that the buffer be described in the property deed to alert potential buyers of the need to honor the no-disturb area.

Village Overlay

This overlay includes the village of Porters Sidling and Menges Mills and is designed to accommodate the existing village style development patterns that are not consistent with the surrounding environs and development patterns. The Traditional Village area is not designated as a growth area. The purpose of this designation is to provide a "sense of place" to Porters Sidling and Menges Mills, which is an important component of the Township's history and heritage.

The Traditional Village area will continue to provide for single-family detached dwellings. New development in this designation will occur on existing lots of record or have a minimum lot area of one acre.

Home occupations, home offices, and small businesses would be permitted; however, this area has been identified as an on-lot septic system problem area by the Township's Act 537 Plan Sewage Facilities Plan. Prior to new development activity or establishment of a home occupation, home office, or small business the impact to the septic system must be analyzed. The Township should develop a master plan for both villages that include design provisions for pedestrian amenities along with developing a theme for the overall village.

Additional Planning Tools

The third component of the growth management system for Heidelberg Township is the development of additional planning tools that supports the PGA and RA along with the proposed future land use designations. This section provides a brief description of these planning tools and their benefits to Heidelberg.

Site Design Guidelines

Development within the agriculture future land use designations should be carried out in a manner that is least disruptive to the existing landscape. Such guidelines should minimize the visual impact of development, retain rural features, and reduce site disturbance. Such measures can be achieved through the following principles:

- Using building envelopes to define the placement of structures as follows:
 - Building envelopes should not include the tops of ridge lines.
 - * Building envelopes should avoid prime agricultural and statewide important soils.

- Building envelopes should avoid open fields.
- Building envelopes should be located on the edges of fields in wooded areas to minimize the visual impact of development.
- Existing farm roads should be incorporated into the development's design.
- New roads, where necessary, should follow existing contours.
- Stone rows and tree lines should be retained.
- Disturbance on individual sites should be maximized.

Riparian Buffers

To minimize erosion, sedimentation, flooding, and surface water degradation, man-made encroachments on floodplains, wetland, and stream corridors should only be permitted when no other feasible options exist. Such encroachments must be monitored to ensure that all necessary local, state, and federal permits are obtained.

Stream corridors are extremely sensitive. Grass filter strips should be planted along the borders of fields, adjacent to roads and streams, to prevent the surface runoff of soil, nutrients, and fertilizers. Streams should also be fenced to keep livestock out. Trees play an important role in maintaining high quality and keeping water temperature low enough for trout throughout the summer. For these reasons, Heidelberg Township should update its zoning ordinance requirements for the preservation of stream valleys. Typically such regulations are referred to as "riparian buffers."

In addition to the environmental significance of such area, the preservation of stream valleys maintains the scenic beauty of the Borough and provides the potential to link areas with a network of trails within "greenways" Pedestrian trails could be created with new subdivisions or acquired form current property owners.

19

Transfer of Development Rights (TDR)

Heidelberg may wish to consider developing a transfer of development rights program. The Transfer of Development Rights (TDR) would provide the Township with a potentially powerful tool for redirecting growth from one area of a community to another.

At its heart, the TDR program is a planning technique for controlling development density. Under a TDR program, Heidelberg Township would regulate site densities by allowing higher densities on some parcels in exchange for lower densities on other parcels. Use of a TDR requires establishing both "sending" and "receiving" areas.

The first step in developing a TDR program is to delineate specific areas in the community where more intense development than is currently permitted by the zoning regulations would be acceptable. This area is known as the "transfer" or "receiving" district. It is recommended that the receiving district would fall within the Township's Primary Growth Area or those areas that lie next to the village overlay zones on soils of lesser capability classes.

The second step is to identify areas where the zoning regulations might currently allow more development than is acceptable. This "preservation" or "sending" district would include lands falling within the rural area.

Once the preservation and receiving districts have been identified, the community allocates "development rights" to property owners within the preservation district. The number of property rights distributed to each land owner should reflect either the number of house lots they could build on their property or, in some other

JULY 6, 2005 21

fashion, the relative value of their property as compared with all other properties in the preservation district.

Under a TDR, the preservation district property owners should retain the option of developing their property under the prevailing zoning district regulations. This option prevents the program from resulting in a taking of private property rights. However, these land owners also would have the option of selling their development rights to property owners in the transfer district, as long as they agree to establish a conservation easement on their property, forever preventing any future development.

Once a TDR program is in place, developers of land in the transfer district would be allowed to build more homes than permitted by the zoning regulations, if they purchase the right to build each additional unit from a development rights owner in the preservation district. Through this process, the excess development potential in the preservation district is "transferred" gradually to the transfer district where it will have fewer impacts on important local agricultural, forest, and water resources. Additionally, the cost of preserving these resources in the preservation zone is paid by developers in the transfer district. The Township may wish to consider the use of the TDR program for non-residential uses as well. When considering non-residential TDR methods, the development rights could provide additional lot coverage percentage or increase floor areas. For the TDR program to be effective, Heidelberg must ensure that the density is low enough to create demand. Further information about TDRs including a sample TDR ordinance is provided within the Appendix E of this Plan.

Preserving the rural character of the Township is of the utmost importance according to the results from the public participation process. However, the Township must accommodate residential growth and development. Based on the survey results, nearly eighty percent of the respondents would like to see all new residential developments submitted for development to incorporate conservation design principles.

Conservation Subdivision Design

Conservation Subdivisions (a.k.a., clustering or open space subdivisions) are residential or mixed use developments that preserver a large portion of land for open space, forestry, agriculture, habitat protection, water resource protection, or other non-development purposes, while condensing development on modest, clustered lots adjacent to the preserved land. If properly located, designed and maintained, conservation subdivisions can:

- serve as a transition between urban and rural areas;
- locate rural housing on the least important agricultural, forest or environmental land;
- preserve sensitive environmental and habitat areas;
- minimize rural infrastructure costs; and
- provide a rural housing option on manageable lot sizes.

While many developers, real estate brokers and construction leaders are reluctant of non-conventional development forms, those who have invested in conservation subdivision projects have found a responsive market that is willing to pay a premium for this development product.

JULY 6, 2005 23

The Township should recommend conservation subdivision design for all proposed residential tracts with a minimum lot size of fifteen acres or greater. The Township should encourage development of these areas using the conservation subdivision design option by allowing the concurrent consideration of the preliminary plan and the conditional use application for projects in this zone. In addition, the conservation subdivision design option should contain a significant incentive, in the form of a bonus density, for the use of TDRs. Where possible, design will encourage connectivity amongst conservation subdivision design to promote open space within developments that lie adjacent one another.

Environmental Overlays

Through this plan process, Heidelberg has recognized the importance of protecting its natural resources through the development of a critical environmental overlay district. Natural features and open space have been recognized throughout this Plan as important to the Township's environmental health, diversity, character, and overall quality of life. The Rural Resource land classification accounts for the majority of clustered environmental features in the Township; however, floodplain, steep slopes, wetlands, and surface water are located throughout the Township. Open space development should be recommended to those properties fifteen acres or greater developing around sensitive areas of the Township. The Township's legislative authority to require protection of natural resources can be implemented through the use of Overlay Zoning Districts.

The Comprehensive Plan has provided an inventory of important natural and cultural features that include wetlands, floodplains, woodlands, farmland, watersheds, streams, soils, and historic sites. The Township recognizes the interrelationship between its natural resources and the health, safety, and general welfare of the community. The

Township also recognizes that these resources have a major role in the quality of life in the community and must be protected, maintained, and preserved for future generations.

By definition, an Overlay District is a zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone. This Plan recommends one district encompassing all of the following natural features to ensure protection of the Township's landscape:

Slope Protection

The Comprehensive Plan recognizes steep slopes and hillsides as unique areas. Slope areas are fragile and susceptible to erosion, landslides, mudslides, degradation of their natural vegetation, and increased flooding using conventional development practices. By protecting this asset the Township intends to:

- 1. Guide development away from steep areas.
- 2. Minimize grading and other site preparation in steep area.
- 3. Provide safe means for ingress and egress while minimizing scaring from hillside construction.
- 4. Preserve the natural conditions in steep areas.
- 5. Prevent flooding and the deteriorating effects of erosion to streams and drainage areas.

Stream Protection

The Comprehensive Plan identifies and recognizes streams and the natural areas around them as important hydrological and environmental assets. It is the intent of this plan to preserve natural and man-made waterways. By protecting this asset, the Township intends to:

- 1. Protect wildlife.
- 2. Reduce exposure to high water and flood hazards.
- 3. Preserve existing vegetation along waterways.

- 4. Minimize the negative effects on waterways from agriculture and development related erosion.
- 5. Minimize scenic degradation.
- 6. Protect water quality by reducing and cleaning storm water runoff.

Wetland Protection

The Comprehensive Plan recognizes wetland areas as indispensable and fragile hydrological natural resources that provide:

- 1. Habitat for fish, wildlife and vegetation.
- 2. Water-quality maintenance and pollution control.
- 3. Flood control.
- 4. Erosion control.
- 5. Open space.
- 6. Scientific study opportunities.
- 7. Recreational opportunities.

Damaging or destroying wetlands threatens public safety and the general welfare. Because of their importance, wetlands are to be protected from negative impacts of development and other activities. It is the intent of this Plan to:

- 1. Require planning to avoid and minimize damage of wetlands whenever prudent or feasible.
- 2. Require that activities not dependent upon wetlands be located to other upland sites.
- 3. Allow wetland losses only where all practical or legal measures have been applied to reduce these losses that are unavoidable and in the public interest.

Surface Water Protection

The Comprehensive Plan identifies and recognizes streams, lakes and ponds and the natural areas around them as important hydrological and environmental assets. It is

the intent of this Plan to preserve these natural and man-made assets. By protecting this asset, the Township intends to:

- 1. Protect wildlife.
- 2. Preserve existing vegetation along lakes or ponds.
- 3. Minimize the negative effects on lakes or ponds from agriculture and development related erosion.
- 4. Minimize scenic degradation.
- 5. Protect the integrity of ponds and lakes as functioning wetland areas.

Floodplain Protection Overlay District

Preserving floodplain areas from development is crucial in minimizing potential damages to property and risk of injury due to flooding. Allowing floodplain areas to remain in their natural state will also minimize any major changes to the balance of the hydrologic system and allow for groundwater recharge. The Floodplain Protection Overlay District shall include those areas identified as the 100-year floodplain as depicted on the Heidelberg Township Flood Insurance Study (FIA) and further defined in the Township's Floodplain Management Ordinance.

A detailed explanation of the suggested environmental overlays is located within Chapter 8: Cultural and Natural Resources.

COUNTY AND ADJACENT MUNICIPALITY CONSISTENCY ANALYSIS

The greatest amount of authority for planning and zoning in Pennsylvania is given to the local municipality. In order to coordinate local efforts and promote orderly development patterns, the State, under the Pennsylvania Municipalities Planning Code, requires local comprehensive plans to review the planning and zoning occurring within contiguous municipalities and the County to ensure coordination and consistency amongst planning efforts. To foster additional cooperation and consistency, a copy of the RAft comprehensive plan has been forwarded to the adjacent municipalities, Spring

JULY 6, 2005 27

Grove Area School District, and York County for their review and comment. The following outlines Heidelberg Township's consistency review with adjacent municipalities:

Penn Township, York County

Penn Township is a suburban municipality lying adjacent to Hanover Borough located directly west of Heidelberg Township. Penn has recently updated its comprehensive plan (2001) and it's zoning ordinance (2003). The areas within Penn that fall adjacent to Heidelberg Township starting in the northern portion of the Township are zoned rural conservation to Moulstown Road than the industrial zoning district begins and terminates on the just south of Hanover Road where the rural conservation zoning district is engaged again until the southern portion of the Township is reached. This zoning is consistent with what is proposed within the future land use plan for Heidelberg Township.

West Manheim Township, York County

West Manheim is presently working on developing its own Comprehensive Plan so as to better guide its Township over the next ten to twenty years. The draft future land use plan and map has designated the areas adjacent to Heidelberg Township to fall within an agriculture future land use classification and proposing a sliding scale approach to support this designation.

Although this designation is important to note so as to provide an idea as to the direction the Township is proceeding, Heidelberg must review the West Manheim Township's current zoning ordinance to determine consistency with the proposed Heidelberg future land use designations. The future land use designation for Heidelberg Township is agricultural that lies adjacent to the Conservation Zoning District in West Manheim Township. More importantly, the area discussed in both municipalities encompasses Codorus State Park which provides consistency across the

JULY 6, 2005 28

Chapter 5: Future Land Use Plan

borders of each municipality and any change that would occur would be initiated by the State.

Manheim Township, York County

Manheim Township encompasses the remainder of Heidelberg Township's southern border. Manheim Township has recently completed updating its comprehensive plan (2000) and it's zoning ordinance (2002). The areas within Manheim that fall adjacent to Heidelberg Township are zoned conservation associated with Codorus State Park and agricultural. The future land uses proposed for Heidelberg Township are consistent with that of Manheim Townships.

Paradise Township, York County

Paradise Township is located just north of Heidelberg Township in the Pigeon Hills Area of Southwestern York County. The Township last updated its comprehensive plan and zoning ordinance in 1993 and 1995 respectively. The Pigeon Hill Area that comprises the area in which these two municipalities is currently zoned conservation/open space. Heidelberg Township is proposing an agriculture future land use within this area which will have stringent agricultural preservation zoning provisions which would provide consistency between the two municipalities. However, Paradise Township is currently working on a joint comprehensive plan with Jackson Township which could affect the proposed future land use plan proposed within this plan.

Jackson Township, York County

Jackson Township abuts Heidelberg Township in the north and lies within close proximity of the village of Menges Mills. Jackson Township last planning process was in 1996. Jackson currently zones the area that lies adjacent to Heidelberg as open space and conservation. Heidelberg's proposed future land use designation is consistent with Jackson Township's existing zoning districts. However, Jackson Township is currently

Chapter 5: Future Land Use Plan

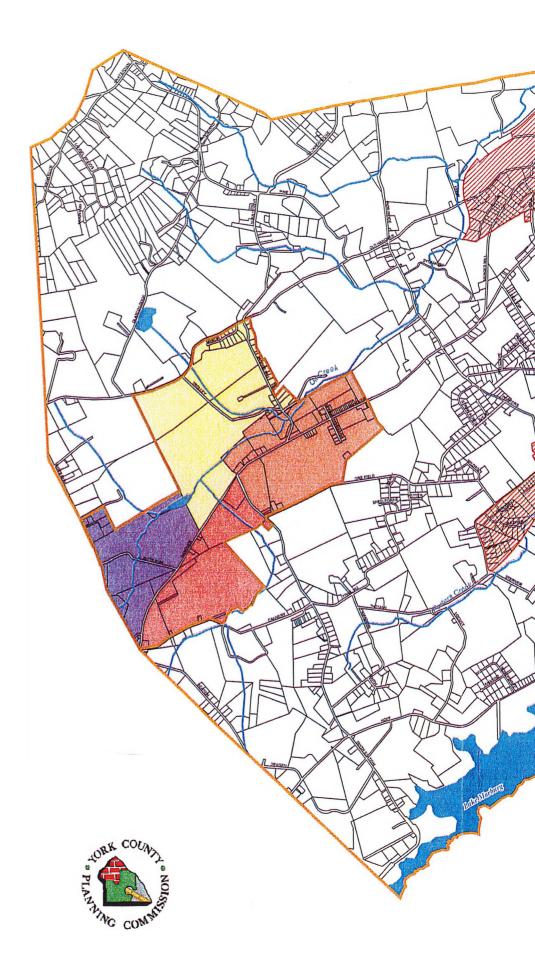
working on a joint comprehensive plan with Paradise Township which could affect the proposed future land use plan proposed within this plan.

North Codorus Township, York County

North Codorus forms the entire eastern border of Heidelberg Township. North Codorus Township completed its comprehensive plan and zoning ordinance updates in the late nineties. Starting in the north and terminating in the area of Hanover Road North Codorus Township is zoned Mixed Use. The remainder of the eastern border is zoned conservation. Generally the mixed use zoning district is in conflict with the agriculture future land use designation proposed in Heidelberg Township however, with the Village Overlay proposed to be placed on top of the agricultural future land use designation for the Village of Menges Mills the consistency gap between the two municipalities is reduced. The remainder of Heidelberg's eastern border future land use designations is consistent with North Codorus's conservation zoning district.

York County, Pennsylvania

York County Planning Commission assisted in the entire development of the Heidelberg Township Comprehensive Plan to ensure consistency with the County Comprehensive Plan. Specifically, this Plan protects and preserves the important natural resources, directs growth and development to appropriate locations, and unifies the Township's and County's planning programs; therefore, the Plan is recognized as being consistent with the York County Comprehensive Plan and planning program.

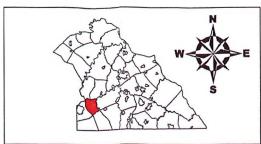


Draft Date: 3/14/05 Print Date: 3/14/05

PA State Plane South, NAD 1927 Copyright (c) 2002. York County, PA. Copyright (c) 2005. RETTEW Associates, Inc. All Rights Reserved.

H:\03\03553501\GIS\Fulure Land Use_Heidelberg.mxd





Map 3 Future Land Use & Primary Growth/Rural Areas

Heidelberg Township, York County

Future Land Use Acreage:

Agriculture - 7889 Residential - 354 Mixed Use - 289 Commercial - 222 Industrial - 204

Village Overlay Area Acreage - 480

Designated Growth Area Acreage - 1069 Designated Rural Area Acreage - 7889

Legend







Economic base and trend analyses are critical factors in determining future economic development options for Heidelberg Township and the region. Factors contributing to a vibrant business climate are the community's attractiveness and the government's responsiveness to business needs as formalized in municipal regulations. This chapter provides an overview of the local and regional economic base and activities. Prior to understanding the importance of past and current trends, we must first define what an economy is, and more importantly what is economic development. An economy is an aggregate of people within a given area who produce and consume goods and services, and whose activity is reflected in buying and selling of economic goods. The people within the economy are interdependently related by obliged relationships of demand, supply, and price. Price is the critical index that drives the dynamics of a free-market economy by defining the value of any given economic exchange. It does two things: it determines what people choose to consume, and produce; and where people choose to live and work. Community economic development nurtures a vibrant economy and can be defined: (Source: **Centre for Community Economic Development)** as the process by which local people build organizations and partnerships that interconnect profitable business with other interests and values - for example: skills and education, health, housing, and the environment. In community economic development a lot more people get involved, describing how the community should change. Many more organizations look for ways to make their actions and investments reinforce the wishes and intentions of the whole community. Business becomes a means to accumulate wealth and to make the local way of life more creative, inclusive, and sustainable. At its most effective, community economic development is characterized by:

- A multi-functional, comprehensive strategy of on-going activities, in contrast to individual economic development projects or other isolated attempts at community betterment.
- Integration or merging of economic and social goals to bring about more far-reaching community revitalization.
- A base of operating principals that empower the broad range of residents for the governance of development organizations and their community as a whole.
- A process guided by strategic planning and analysis, in contrast to opportunistic and unsystematic tactics.
- A businesslike financial management approach that builds both ownership of assets and a diverse range of financial and other partners and supporters.
- An organizational format that is nonprofit, independent, and non-governmental, even though for-profit or governmental entities are closely linked to its work.

Community Economic Development is intended to empower the community or region to handle its own destiny.

Heidelberg Township is located in the Hanover Region of York County and can be characterized as a rural agricultural township. With a population of 2,970 residents, the ability of the Township to aggressively pursue community economic development strategies is severely hindered. However, regional economic development organizations and economies help drive and sustain current economic opportunities and levels. Heidelberg Township's economy is

JULY 6, 2005 2

directly influenced by Hanover Borough supported by the efforts of the York County Economic Development Corporation, York County Industrial Development Authority, Small Enterprise Development Company, General Authority of South-central Pennsylvania, Redevelopment Authority of the County of York, York County Production Corporation, Partnership for Economic Development of York County, Regional Economic Development District Initiative, Air Transportation Authority of York County, and South-central Team Pennsylvania.

The York County Economic Development Corporation was incorporated in 1958. The mission of the Corporation is to work with both public and private sectors to be the leading resource for economic development activity relating to job creation, job retention, and an increased economic base in York County. The York County Industrial Development Authority was formed for the purpose of enabling companies to utilize tax exempt financing. The Small Enterprise Development Company provides low interest loans for small manufacturing or industrial firms of 100 employees or less. The General Authority of South-central Pennsylvania was created by the York County Commissioners in 1998 to serve as a general financing authority for economic development projects in South-central Pennsylvania. The Redevelopment Authority of the County of York was created as a vehicle specifically aimed to redevelop blighted industrial sites and to forge innovative strategies for redevelopment projects in the County. The York County Production Corporation was formed in 1996 and is an economic development agency primarily involved in contract administration and real estate management services to attract and retain businesses in the County. The primary purpose of the Partnership for Economic Development of York County is to stimulate economic development in the County through the administration

of Foreign-Trade Zone #147. The Regional Economic Development District Initiative assists in identifying, developing and presenting economic development projects by serving as a facilitator and conduit of Federal and State funding programs. The Air Transportation Authority of York County was formed in 1990 to identify and respond to the present and future aviation needs of the County. The purpose of the South-central Team Pennsylvania is to retain businesses and expand job creation, as well as to enhance the service and delivery system of public resources to businesses in the South-central Region.

York County is blessed with numerous industrial and business parks located in its many townships and boroughs. The York County Economic Development Corporation has several multi-tenant facilities with space available for lease. These centers include the CYBER Center, located at 2101 Pennsylvania Avenue; the CYTEC Building, located next to the CYBER Center; the William C. Goodridge Business Resource Center, located at 140 Roosevelt Avenue; and Industrial Plaza of York, located in the City of York. The York County Industrial Development Authority has been responsible for the creation of the York City Business and Industry Park, the York County Industrial Park, and the Penn Township Industrial Park. Other Industrial Parks in the County include:

The I-83 Industrial Park, Concord Business Center, Chestnut Commerce Center, Church Road Industrial Center, Dover Industrial Park, East Manchester Industrial Park, Emig Industrial Park, Exit 2 Industrial Park, Exit 11 Industrial Park, Fairview Township Industrial Park, Farmbrook Industrial Park, Hanover Area Industrial Park, Heather Industrial Park, Hellam Industrial Park, Highland Industrial Park, Interstate Industrial Park, Lincoln Industrial Park, Meadowlands Commerce Park, Northbrook Industrial Park, Orchard Business Park, Penn Township

JULY 6, 2005 4

Industrial Park, Stonebridge Center, Susquehanna Business Park, West York Industrial Park, Willow Spring Industrial Park, Wrights Crossing, York County Industrial Park, and York Crossing Business Park.

In total, there are thirty business/commerce/industrial parks in the County.

Geographically, York County is a prime location in south-central Pennsylvania for businesses. With its many highways, including Interstate 83, which offers access to Route 30, Interstate 95, and the Pennsylvania Turnpike. York County is within a day's commute time to the major cities along the East Coast. Two break-bulk terminals and 40 motor freight carriers make York County a vital hub for motor and trucking traffic. Emons Transportation, the local short-line railroad, with connections to both CSX and Norfolk Southern railways complete the transportation network of the County. The County's economy, which is a reflection of the local economy is diverse with a mix of industrial, retail, service, agricultural uses, and is the third largest manufacturing county in Pennsylvania. Table 1 lists the thirteen different industry classifications along with employment as identified by the US Census Bureau for Heidelberg Township, York County, and the State of Pennsylvania. Percentages are based on the employed civilian population 16 years of age and over, which is 1,480 for Heidelberg Township, 195,962 for York County, and 5,653,500 for Pennsylvania.

JULY 6, 2005 5

		Tabl	Е 1	
	Industry Clas	SSIFICATI	on and Employment	
Емг	LOYED CIVILIAI	N POPUL	ation 16 Years and C) VER
	Heidelberg		York County	Pennsylvania
Class of Worker	Township	%	% Only	% Only
Agriculture, forestry,				
fishing and hunting	29	2.0	1.1	1.3
Construction	189	12.8	7.2	6.0
Manufacturing	427	28.9	23.9	16.0
Wholesale Trade	61	4.1	4.3	3.6
Retail trade	173	11.7	12.4	12.1
Transportation and				
warehousing, and utilities	99	6.7	5.2	5.4
Information	34	2.3	2.3	2.6
Finance, insurance, real				
estate, and rental and				
leasing	35	2.4	5.3	6.6
Professional, scientific,				
management,				
administration, and waste				
management services	64	4.3	7.0	8.5
Educational, health and				
social services	216	14.6	16.7	21.9
Arts, entertainment,				
recreation, accommodation				
and food service	71	4.8	6.0	7.0
Other services (except				
public administration)	61	4.1	4.6	4.8
Public administration	21	1.4	4.0	4.2

Source: 2000 US Census

According to the York County Economic Development Corporation, the County has over 7,900 businesses employing over 53,000 people. The County is committed to the goal of continued employment growth, and programs have been initiated countywide to guarantee the County's economic security into the next century. In making such a commitment, the County must continue to develop a skilled workforce. The William F. Goodling Regional Advanced Skills Center was established to identify common training needs within the manufacturing community, developed customized curricula, operate technical training programs designed to upgrade the workforce, and help coordinate resources between various schools and companies. Other resources offered in York County include the Local Economic Revitalization Tax Assistance Program, a Foreign Trade Zone, and Financial Assistance for start-up companies.

The York County Economic Development Corporation identified the top 100 major employers in York County. The residents of Heidelberg Township and the Region have access to these jobs, some of which are located in nearby Hanover Borough. Table 2 lists the Top 10 employers in the County along with the number of full-time and part-time jobs.

JULY 6, 2005 7

Chapter 6: Economic Development Plan

	TABLE 2 TOP 100 EMPLOYERS IN YORK COUNTY							
		Full Time	Part Time					
Rank	Company Name	Employees	Employees					
1	Wellspan Health	4,344	1,651					
2	Defense Distribution Center	3,573	0					
3	Harley Davidson Motor Co.	2,800	0					
4	York County Government	2,053	244					
5	York International Corporation	1,629	3					
6	Susquehanna Pfaltzgraff	1,396	153					
7	FCI Electronics	1,400	0					
8	Giant Food Stores	483	1,300					
9	UTZ Quality Foods	1,119	113					
10	Glatfelter	1,106	2					

Source: York County Economic Development Corporation

As identified above, the economies of Heidelberg Township are influenced by Hanover Borough. In order to gain a better understanding of employment opportunities to the residents of Heidelberg Township and the immediate region, the Top 100 Employers were reviewed and sorted by zip code. Heidelberg Township and region are composed of the following zip codes: 17331, 17329, 17362, 17346, and 17354. Table 3 further sorts the Top 100 Employers in York County into companies that are located in the respective zip codes.

Chapter 6: Economic Development Plan

	TABLE 3 TOP 100 EMPLOYERS BY RANK AND LOCAL ZIP CODE							
Rank	Zip Code	Company Name	Full Time Employees	Part Time Employees	York County Company			
9	17331	UTZ Quality Foods	1,119	113	Yes			
15	17331	Hanover Direct	900	0	Yes			
18	17331	Hanover Foods Corp.	800	0	Yes			
19	17331	Hanover Hospital, Inc	655	242	Yes			
22	17331	R.H. Sheppard Co.	700	10	Yes			
24	17331	Bookspan	630	91	Yes			
26	17331	Snyder's of Hanover, Inc.	600	20	Yes			
44	17331	South Western School District	404	93	Yes			
47	17331	The Sheridan Press	410	35	Yes			
49	17362	Spring Grove Area School District	375	71	Yes			
57	17331	ESAB Welding and Cutting	369	1	Yes			
76	17331	Pillowtex Corp.	297	3	Yes			
80	17331	Conewago Enterprises	276	17	Yes			
89	17331	Shultz Food Co.	250	0	Yes			
92	17331	Hanover Public School	216	50	Yes			
93	17331	Hanover Wire Cloth Division	241	0	Yes			

Source: York County Economic Development Corporation

Of the 100 Top employers in York County, one Top 10 employer and 16 Top 100 employers are located in the immediate geographic region of Heidelberg Township. In total, the 16 major employers located in the region employ 8,242 full-time employees and 746 part-time employees. Of the 16 employers in the region, ten are in the Top 50 and employ 6,593 full-time employees and 675 part-time employees. Six are located in the lower 50 and employ 1,649 full-time employees and 71 part-time employees.

The residents of the region and specifically Heidelberg Township have immediate access to over 8,000 jobs. In order for companies to be successful they must produce a good or provide a service with high proficiency and excellent customer service. In order for that to occur, there must be a pool of qualified workers to hire. The availability of a qualified workforce is essential for effective economic development. Heidelberg Township had a Year 2000 population of 2,970 residents, of which 2,298 are 16 years and over and consider employable. The Region has a total population of 7,835 residents, of which 6,095 are eligible for employment. The top 100 employers in the region alone supply over 8,000 full-time and part-time jobs. The breakdown of Heidelberg Township's employment is shown in Table 4.

	Table 4					
Employment Status						
Employment Status	Number	Percent				
Population 16 years and over	2,298	100				
In labor force	1,532	66.7				
Civilian labor force	1,532	66.7				
Employed	1,480	64.4				
Unemployed	52	2.3				
Armed Forces	0	0				
Not in labor force	766	33.3				

Source: 2000 US Census

The close proximity to Hanover Borough coupled with the diversity of businesses in the county and the region is responsible for Heidelberg Township's low unemployment figure of 2.3%.

Income characteristics of the Township are useful in describing the socioeconomic climate of the Township and region. Indicators of the health of the local economy include a comparison of the Township's income and poverty JULY 6, 2005

levels with the State, County, and Region. Table 5 provides that data to perform the evaluation.

TABLE 5							
L	Іпсоме С	HARACTERISTICS AN	d Poverty Level, 2	000			
	Per Capita	Median Family	Median Household	Povert	y Level		
Municipality	Income	Income	Income	Individual	Family		
Heidelberg Township	23,506	56,763	51,976	2.9	2.3		
York County	21,086	52,278	45,268	6.7	4.6		
Pennsylvania	20,880	49,184	40,106	11.0	7.8		

Source: 2000 US Census

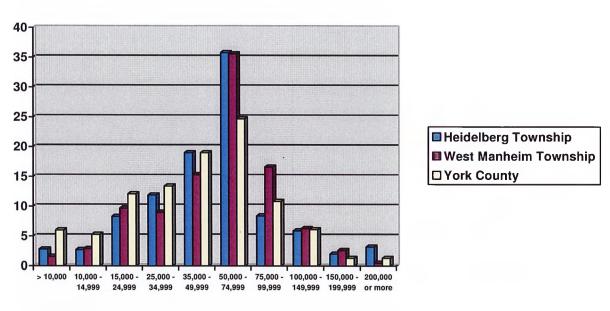
Compared to York County, Heidelberg Township has a higher per capita income by \$2,420. The Township's median family and household incomes are higher then the County and Pennsylvania. This could be indicative of the influence that the State of Maryland has on Heidelberg Township. Overall, the residents of Heidelberg Township and the region enjoy a higher level of income than the county and Pennsylvania, which allows greater freedom of spending that, contributes to job creation, and in return reduces the poverty level. The poverty level in Heidelberg Township is significantly lower than that of the County and Pennsylvania. Again, the influence of the State of Maryland can be seen in this statistic.

Income ranges is another indication of the economic well being of a community. Income ranges were provided for West Manheim Township to compare how Heidelberg Township measures up to an adjacent municipality. Graph 1 provides a breakdown of household incomes from less than \$10,000 to \$200,000 and more for Heidelberg Township, West Manheim Township, and York County.

Graph 1

Household Income Characteristics

% of Household Incomes



Source: 2000 US Census

Heidelberg Township has a similar household income characteristic as West Manheim Township through the \$74,999 dollar range. The difference between the two municipalities is evident in the higher income ranges. Overall, household incomes in the mid-range are higher for Heidelberg Township and the region than York County, which contributes to higher purchasing power.

The Census defines four classifications of workers: private wage and salary workers, government workers, self-employed workers who have their own business but are not incorporated business, and unpaid family workers. The diversification of workers throughout these classifications helps to better define the local economy. Table 6 provides the statistical breakdown of the Class of

Worker for Heidelberg Township, West Manheim Township, County, and Pennsylvania.

Table 6							
CLASS OF WORKER							
	Heidelberg		West Manheim			York County	Pennsylvania
Class of Worker	Township	%	Township	%		% Only	% Only
Private wage and							
salary	1,277	86.3	2,181	81.2		84.5	82.4
Government	54	3.6	364	13.6		9.4	11.3
Self-employed	145	9.8	141	5.2		5.8	6.0
Unpaid family	4	.3	0	0		.3	.3

Source: 2000 Census

Private wage and salary, and self-employed workers not only contribute to the region's disposable income, but these employees typically work for tax revenue generating businesses. Well planned non-residential development can help off-set the tax burden on residential property owners and contribute to the operating needs of the municipality and school district.

The Census defines six classifications for occupations: management, professional, and related occupations; service occupations; sales and office occupations; farming, fishing, and forestry occupations; construction, extraction, and maintenance occupations; and production, transportation, and material moving occupations. Heidelberg Township exhibits a high percentage of employed persons 16 and over in the management, professional, and related occupations; sales and office occupations; and production, transportation, and material moving occupations. Heidelberg Township and York County have a very similar distribution of occupations. Table 7 provides the statistical

breakdown for occupations in the Heidelberg Township, York County, and Pennsylvania.

	Heidelberg		York County	Pennsylvania
Occupations	Township	%	% Only	% Only
Management, professional,			-	
and related occupations	360	24.3	28.4	32.6
Service occupations	145	9.8	12.5	14.8
Sales and office occupations	357	24.1	26.2	27.0
Farming, fishing, and forestry occupations	3	.2	.4	.5
Construction, extraction, and maintenance occupations;	241	16.3	9.9	8.9
Production, transportation, and material moving occupations	317	25.3	22.7	16.3

Source: 2000 Census

Another indicator of the economic health of the Township is the yearly changes in the valuation of property. Table 8 through 11 provides the statistical breakdown of commercial, industrial, residential, farm, and apartment properties in the Township from 2000 to 2003.

Chapter 6: Economic Development Plan

	Table 8						
Valuations 2000							
			Appraised Value -	Appraised	Appraised Value -		
Class	Count	Acreage	land	Value - Building	Total		
Commercial	27	42.35	1,207,480	2,299,560	3,507,040		
Industrial	9	176.60	1,091,900	2,664,220	3,756,120		
Residential	1,110	2,022.41	32,823,100	81,806,930	114,630,030		
Farm	150	6,162.01	16,310,730	12,662,220	29,572,950		
Apartment	3	42.35	224,870	632,820	857,690		
Totals	1,299	8,675.56	52,258,0580	100,065,750	152,323,830		

Source: York County Tax Assessment Office

			Table 9		
			Valuations 2001		
			Appraised Value -	Appraised	Appraised Value -
Class	Count	Acreage	land	Value - Building	Total
Commercial	27	272.18	1,207,480	2,299,560	3,507,040
Industrial	9	176.60	1,091,900	2,763,980	3,855,880
Residential	1,132	2,075.99	33,514,370	83,059,600	116,573,970
Farm	152	6,119.75	16,760,670	12,445,330	29,206,000
Apartment	2	4.00	91,470	137,850	229,320
Totals	1,322	8,648.53	52,665,890	100,706,320	153,372,210

Source: York County Tax Assessment Office

Chapter 6: Economic Development Plan

			TABLE 10			
Valuations 2002						
			Appraised Value -	Appraised	Appraised Value -	
Class	Count	Acreage	land	Value - Building	Total	
Commercial	30	274.45	1,263,060	2,480,670	3,743,730	
Industrial	10	181,.52	1,240,880	3,108,550	4,349,430	
Residential	1,141	2,078.48	33,750,400	85,117,270	118,867,670	
Farm	155	6,098.45	5,817,830	13,301,110	19,118,940	
Apartment	2	4.0	91,470	137,850	229,320	
Totals	1,338	8,636.92	42,163,640	104,145,450	146,309,090	

Source: York County Tax Assessment Office

		TABLE 11				
Valuations 2003						
		Appraised Value -	Appraised	Appraised Value -		
Count	Acreage	land	Value - Building	Total		
32	279.22	1,343,170	2,631,290	3,974,460		
10	181.52	1,240,880	3,108,550	4,349,430		
1,141	2,063.62	33,901,360	88,727,585	122,628,945		
162	6,107.02	5,558,030	13,684,640	19,242,670		
2	4.00	91,470	137,850	229,320		
1,347	8,635.40	42,134,910	108,289,915	150,424,825		
	32 10 1,141 162 2	32 279.22 10 181.52 1,141 2,063.62 162 6,107.02 2 4.00	VALUATIONS 2003 Count Acreage Appraised Value - land 32 279.22 1,343,170 10 181.52 1,240,880 1,141 2,063.62 33,901,360 162 6,107.02 5,558,030 2 4.00 91,470	VALUATIONS 2003 Count Acreage Appraised Value - land Appraised Value - Building 32 279.22 1,343,170 2,631,290 10 181.52 1,240,880 3,108,550 1,141 2,063.62 33,901,360 88,727,585 162 6,107.02 5,558,030 13,684,640 2 4.00 91,470 137,850		

Source: York County Tax Assessment Office

Economic Development Implementation Strategies

It is evident by the data presented in this chapter that the residents of Heidelberg Township and the Region have access to high paying jobs, which translates into higher disposable incomes that support other service oriented uses. A primary responsibility of local and county elected and appointed officials is to implement strategies that ensure the continued success of the area's economic prosperity while balancing growth and development. Heidelberg

Township recognizes the importance of continued economic growth and is planning for continued prosperity by identifying a Primary Growth Area that can support such growth. The Township has identified the following non-residential land classifications that support economic development:

- 1. Commercial The goals of the commercial land classification is to provide existing and projected residents with local shopping convenience; discourage spot commercial and strip commercial development along SR 116 and encourage planned clusters of commercial development; promote screening, landscaping, and setback provisions to minimize conflict with adjacent land uses; and ensure adequate off-street parking with safe ingress and egress to roadways are provided.
- 2. Industrial The goals of the industrial land classification is to provide light industry opportunities that assist in diversifying the economic base of the Township but does not detract from the vision of the community; ensure the site is sized and designed to negate the negative effects of vibration, heat, and glare; promote screening, landscaping, and setback provisions so as to minimize conflicts with adjacent land uses; ensure adequate off-street parking with safe ingress and egress to roadways; and ensure that adequate sewer, transportation, and water infrastructure is available for all industrial development.
- 3. Mixed Use The goals of the mixed use land classification is to provide a focal point and sense of place that blends residential and commercial land use for the designated growth area; and provide local commercial opportunities for the residents of the Township.
- 4. Village Overlay This overlay includes the villages of Porters Sidling and Menges Mills and is designed to accommodate the existing village style

development patterns and encourage home occupations, home offices, and small businesses.

PRIMARY ECONOMIC GOAL: Stimulate more investment of private funds in the rehabilitation and reuse of existing properties and in the responsible development of vacant land within the growth area.

In support of this goal the following objectives are recommended:

- 1. Create an Economic Development liaison committee to interact with and promote economic development in the township and region.
 - Prepare a business directory of local businesses to promote local business development.
 - Identify vacant and underutilized non-residential buildings that be properly marketed by the York County Economic Development Corporation (YCEDC).
 - Enhance communication between the township and YCEDC to encourage proper marketing of buildings and land for economic development, and coordination of public and private development strategies.
 - Utilizing existing economic development resources, such as the YCEDC, and establish an educational program to assist new and existing business owners with the complexities of operating a business.
 - Oconduct bi-annual meetings with business owners in the Township to ensure their concerns are being heard by the Board of Supervisors.

- Identity grants and loan programs that can be utilized by businesses owners to help off-set expansion costs.
- Oreate a web site that can disseminate information about the Township and local region, and provide links to other economic development resources, to perspective businesses considering establishing or relocating to the area, or expanding.

2. Implement the PGA and RA in the Township's other planning documents.

- Amend the boundaries and text of the Commercial Zoning District as shown on the Future Land Use Plan, and described in the associated text.
- Amend the boundaries of the Industrial Zoning District as shown on the shown on the Future Land Use Plan, and described in the associated text.
- Prepare text for the Mixed Use Zoning District and amend the zoning map in accordance with the Future Land Use Plan.
- Prepare text for the Village Overlay Zoning District and amend the zoning map in accordance with the Future Land Use Plan.
- Develop provisions for On-Farm Occupations in the Agricultural Zoning District to encourage secondary uses that will help make the farm profitable; therefore, supporting preservation of agriculture in the Township.
- © Continue to allow No-Impact Home Occupations as a special exception in all zoning districts except Industrial.

- Ensure local ordinances have provisions that address land development characteristics that may negatively affect adjacent property owners or compromise the Township's character.
- 3. Maintain and support existing regional shopping and employment centers, and communicate with regional economic development partners.
 - Penn Township and Hanover Borough play an important role in the area's local and regional economy. The Township should communicate with adjoining municipalities to ensure these regional shopping and employment centers remain strong and viable.
 - Vacant and available land and buildings must be marketed by the YCEDC.
 - The Township must communicate with the local school district regarding financial impacts from new development.
 - Capitalize on the existing businesses in the Region and maintain a regional approach to economic development.
 - Utilize the York County Planning Commission for Census data that can assist the Township and business owners in disseminating and analyzing demographic data.

Community economic development is a complex process that requires commitment and understanding of the complexities of community planning, regional partnering, financing, and community relations. Heidelberg Township cannot afford to undertake detailed community economic development

initiatives, or should existing processes be duplicated. It is clearly evident that the York County Economic Development Corporation is actively engaged in economic development throughout the entire county. This plan supports the continued efforts of the York County Economic Development Corporation, along with establishing sound land use strategies that promote the orderly development of industrial and commercial development that dovetails with existing infrastructure. Rural and agriculture occupations should be promoted as a means to provide local jobs and assist the agricultural community in preserving its heritage.

Communities are continually challenged with providing access for employees to local businesses and industries, providing efficient through transportation for regional travelers, and providing recreational transportation opportunities. These challenges are further complicated by the need to balance the conflicting needs of pedestrians, bicycles, and automobiles. This Plan will provide guidelines for helping Heidelberg provide a transportation system that will continue to serve its residents and businesses while also serving others that pass through the community.

A township's transportation system provides one of the greatest influences on the intensity of future growth and development, as the network of roadways in a community determines land use relationships and configurations. Consequently, transportation planning has emerged as one of the most significant aspects of growth management planning over the recent years. However, many comprehensive plans' transportation chapters are reactive in nature, typically addressing current transportation issues with regard to travel patterns but falling short of forecasting what should be done to improve the entire transportation system. This forces a municipality to continue to follow the "land development-transportation improvement cycle":

- 1. Land development generates vehicle trips;
- 2. Additional trips increase roadway needs;
- Needs dictate roadway improvements;
- 4. Improvements modify access;
- 5. Modified access changes land values;
- 6. Changed land value attracts intensified development;
- 7. Intensified development generates more trips;
- 8. More trips lead back to the second step of the cycle.

This chapter will seek to link the future land use planning proposed within the Plan with an appropriate transportation infrastructure within Heidelberg Township. Initiatives will be based on addressing current concerns along with anticipating future travel demands; and to promote land development patterns that are in keeping with community's vision. By doing so, the Township will be able to take a proactive approach to transportation planning and be able to necessitate when, where and what type of improvements should be made thereby effectively altering the cycle to asking the following questions:

- 1. What will be the magnitude of population and economic activities in the future?
- 2. Where will these activities be located?
- 3. How many trips will these activities generate?
- 4. To where will these trips be attracted?
- 5. Which mode of travel will the trips use?
- 6. What alternatives/strategies are available to relieve demands on the transportation system?
- 7. Which route will be utilized to reach the trip destination?
- 8. What is the best overall transportation system to handle the future trip desires?

 So as the community grows, the municipality will be able to poise itself to proactively work with developers to ensure the community's vision is achieved.

FUNCTIONAL CLASSIFICATION SYSTEM

A roadway functional classification system defines roadways according to the type of service they provide. Such classification aids in determining roadway widths, intersection control, design features, funding availability, accessibility, and maintenance priorities. It also aids in land use planning and development.

There are two primary functions of a roadway system: land access and mobility. For example, arterials have no direct land access; they are intended primarily to move large volumes of traffic across longer distances. Individual driveways do not access onto them, rather, one can only enter an arterial via certain major roadways. Conversely, local residential streets provide direct access to each property abutting it. Functional classifications as identified by Pennsylvania Department of Transportation (PENNDOT) form the framework of the system. The following roadway functional classes will be used in this Plan:

Arterial

Arterials are designed to maximize mobility over land access. Arterials generally convey between 10,000 and 25,000 average daily trips (ADT) for distances greater than one mile. This type of roadway often connects urban centers with outlying communities and employment or shopping centers.

Major Collector

Major collectors provide for medium length travel distances and generally convey between 1,500 and 10,000 ADT. Major collectors also provide land access to major land uses, such as regional shopping centers, large industrial parks, major subdivisions, and community-wide recreation facilities. The primary utilization of major collectors is by motorists traveling between local streets and community wide activity centers or arterial roads.

Minor Collector

Minor collectors are intended to serve as the main circulation roads within large residential subdivisions and small rural settlements. Trip lengths tend to be shorter in developed areas then in the outlying rural areas.

Local Collector

Local collectors are intended to balance the functions of mobility and access. These roads can be found as the main circulation roads within large residential subdivisions and small rural settlements. Trip lengths can range from fairly short in developed neighborhoods to slightly longer in rural areas.

Local Road

Local roads are intended to provide immediate access to adjoining land uses. These roads may serve up to 25 dwellings. In outlying rural areas local roads may tend to run for great distances and serve more individual properties. Local roads are generally intended for transportation within a particular neighborhood or to or from one of the higher classifications of roadways.

Table 1 lists major roadways in Heidelberg Township along with their Average Annual Daily Trips (AADT) for 2002, right-of-way width, functional classification, and recommended right-of-way width. During the subdivision and land development plan review process additional right-of-way should be dedicated by the applicant along Township and State owned roads, and front yard setbacks should be measured from the ultimate right-of-way for state roads. In addition, the setback requirements in the subdivision and land development ordinance should tie into the current or future function classification of the roadway. This will ensure that buildings are appropriately setback from the street when the Township or PENNDOT initiates improvements to their roads. The AADT's and functional classification designation were obtained from

JULY 6, 2005 4

PENNDOT. Map 5 graphically shows the transportation network along with their accompanying functional classification.

	Та	BLE 1					
Existing Roadway Data							
Roadway Route No.	2002 AADT	Functional Class	Recommended ROW Width				
Hanover Road (SR 0116)	11,000-13,000	Minor Arterial	80′				
Moulstown Rd. (SR 3045)	750-950	Local	50′				
Old Hanover Rd. (SR 3072)	1,100-8,400	Minor Collector	60′				
Iron Ridge Rd. (SR 3047)	700	Local	50′				
Porters Rd. (SR 3047)	200-650	Minor Collector	60′				
Hoff Rd. (SR 3080)	800-1,200	Local	50′				
High Rock Road	-	Local	50′				
Glatco Lodge Road	-	Local	50′				
Cannery Road		Local	50′				
Yingling Drive	-	Local	50′				
Ore Field Road	-	Local	50′				
Thoman Drive	-	Local	50′				

^{-:} Data not provided

Source: PENNDOT, York County Planning Commission, and Heidelberg Township (ROW data provided by Twp.)

LEVEL OF SERVICE

In order to facilitate continued freedom of movement on the Township's roads, the Township should review levels of service for adjacent and impacted roadways with each significant land development.

Roadways and intersections can be measured by the level of service that they provide. Level of Service (LOS) is a qualitative measure of operational conditions within a traffic stream. LOS is determined by examining speed, traffic time, maneuverability, traffic interruptions, comfort, convenience and safety along a roadway. LOS is often measured during a traffic impact study which is required during

JULY 6, 2005 5

the Township's subdivision and land development process. Six levels of service are defined ranging from LOS A to LOS F with LOS A being the best. Heidelberg Township should evaluate roads to the following levels of service:

		TABLE 2		
Appropriate Levels of Service				
Highway Type	Rural Level	Rural Rolling	Rural Mountain	Urban and Suburban
Freeway	В	В	С	С
Arterial	В	В	С	С
Collector	С	С	D	D
Local	D	D	D	D

Source: PENNDOT

All lengths of roadway and intersections should be designed to meet the appropriate level of service. Designing all elements of that roadway to the appropriate level of service prevents bottlenecks at any one point and maintains freedom of movement along the entire roadway length.

REGIONAL TRAFFIC ANALYSIS

Several of the roads that run through Heidelberg Township are of major regional significance. The York County Long Range Transportation Plan recognizes SR 116 (Hanover Road), SR 3072 (Old Hanover Road), and SR 3047 (Iron Ridge Road) as part of the major road system of the County. These roadways were used for modeling purposes as the Transportation Element of the County Comprehensive Plan was prepared. These roadways have no official designation other than being used for modeling road improvements.

SR 116 is identified in the County Comprehensive Plan as a significant part of the County's Priority Commercial access network. It serves as a major east-west arterial through Heidelberg Township, connecting Hanover and Spring Grove Boroughs.

Each of these roadways is subject to the impact of regional development. Heidelberg Township must make every effort to coordinate with adjacent municipalities in terms of access to these roads. Heidelberg Township's efforts at controlling access and ensuring levels of service will be for naught if adjoining municipalities do not make a similar effort. Heidelberg Township should coordinate with its adjacent municipalities in adopting an access management ordinance that all can use.

TRAFFIC IMPROVEMENTS

Heidelberg Township is part of the York Area Metropolitan Planning Organization (YAMPO), which is a body chartered through the PENNDOT and charged with the responsibility for transportation planning activities for York County. The YAMPO has assisted many different groups in developing transportation-related studies; however, some of the more important responsibilities of the YAMPO are to prepare the County's Long Range Transportation Plan and administer PENNDOT's Twelve-Year Program, which prioritizes transportation improvement projects throughout York County. The Twelve-Year Program is updated every two years. Although the County is not currently soliciting transportation improvement projects from the local municipalities, Heidelberg should continue to communicate its projects to the County. There are currently no transportation improvement projects located in Heidelberg Township that are listed on the State's Twelve-Year Program.

YORK COUNTY LONG RANGE TRANSPORTATION PLAN

The Transportation Element of the York County Comprehensive Plan has been developed in response to the Transportation Equity Act for the Twenty-First Century and builds on the initiatives established in the Intermodal Surface Transportation

Efficiency Act of 1991 which placed an increased emphasis on long range transportation plans. The Plan must address the following seven planning factors below:

- 1. Support the economic vitality of the YAMPO area, especially by enabling global competitiveness, productivity, and efficiency.
- 2. Increase the safety and security of the transportation system for motorized and non-motorized users.
- 3. Increased accessibility and mobility options available to people and freight.
- 4. Protect and enhance the environment, and promote energy conservation.
- 5. Enhance the integration and connectivity of the transportation system, across and between modes, for people and freight.
- 6. Promote efficient system management and operation.
- 7. Emphasize the efficient preservation of the existing transportation system.

In addition to addressing the seven criteria noted above, the County has established a series of action items for each factor to assist in furthering transportation improvements, building partnerships, and administering PENNDOT's Twelve-Year Program. These specific action items can be found in the County's 2003 to 2023 Long Range Transportation Plan.

The York County Planning Commission is championing growth management throughout York County, and it is a goal of Heidelberg Township to achieve consistency between the Township's Comprehensive Plan and the County's Plan. The Township's transportation strategy is to focus and direct its limited monetary resources to promulgate improvements that are and/or will directly correlate with the identified growth area, thereby ensuring that other areas of the Township's transportation network are not adversely affected by uncontrolled growth. That

strategy is consistent with the County's transportation strategy that also strongly links transportation improvements with land use.

LINKING LAND USE AND TRANSPORTATION

A strong relationship between land use and transportation provides an ideal foundation towards more livable communities and increased mobility. The connection between mobility, economic vitality and quality of life continues to become more evident as increased attention is paid to our rapidly changing environment. All forms of transportation affect the environment and can shape neighboring areas – guiding the location and character of new development and ultimately affecting growth patterns, natural resources, and the economic and social vitality of every neighborhood.

Typically, a rural municipality like Heidelberg Township would not contain an in-depth transportation plan for the simple fact that the community to date has not witnessed growth pressures to necessitate the need to provide for a detailed transportation plan. Contrary to this notion, Heidelberg Township is the perfect community to have a detailed transportation plan. Through this plan Heidelberg wishes to maintain its rural lifestyle as such the future land use plan has been structured to accommodate residential growth to carry the municipality to the year 2020 along with minimal non-residential growth. To achieve this vision, the Township must have a focused infrastructure development plan so as to not encourage unwanted growth to occur in Heidelberg that would jeopardize its rural lifestyle vision. Therefore, all proposed capital improvements should be prioritized based on whether or not the project falls within the PGA or not. This is not to say safety concerns should not be addressed that fall outside the PGA but rather the solutions to these concerns must be designed appropriately so as to not encourage unwanted growth.

ACCESS MANAGEMENT

Managing access to and from the roadway's abutting properties is a valuable tool because it manages the capacity and safety of the roadway. It is recommended that Hanover Road be identified as a high priority access management corridor with the remaining collector roads within the PGA as secondary access management corridors. The Township should work with PENNDOT to balance the number of required access points along this corridor. PENNDOT manages the creation of highway access points through its Highway Occupancy Permit (HOP) Program. The Township, should apply the following additional provisions within the Township's Subdivision and Land Development Ordinance as recommended in the land use and transportation study:

- 1. Cross Access Drives- The Township should implement, a provision for the creation of cross access drives and easements, particularly in the PGA;
- 2. Shared Parking Areas- As part of the proposed zoning ordinance revision the Township should allow for shared parking areas, particularly when it can be determined when peak demand periods occur during different peak time periods;
- 3. Limited Access Points- Right in/out access points with a physical island in place allows for limited access along collector roads or higher and should be incorporated into the ordinance
- 4. Driveway Spacing- The Township should include in its subdivision and land development ordinance a suggested driveway spacing of 500 feet for roads that serve as collectors or higher;
- 5. Shared Driveways- The Township should include in its subdivision and land development ordinance a provision for shared driveways; and

6. Driveway, Intersection, and Roadway Spacing- The Township should include in its subdivision and land development ordinance a suggested spacing requirement of 800 feet for roads that serve as collectors or higher.

PEDESTRIAN MOBILITY

This Plan recognizes that the personal vehicle will never be replaced in Heidelberg Township. The Township's existing development and commuting patterns require the use of an automobile for daily activities. However, the ability to safely navigate the Township's road network is extremely important. In terms of this Plan, pedestrian mobility should be viewed as a means of being able to safely walk/jog and/or bike from one point to another. These points or nodes can consist of public and private recreation centers, schools, other developments, and commercial centers to name a few. The means of connecting these nodes include sidewalks, trails, and designated bike paths. Unfortunately, past development activity did not provide for this level of connectivity. Sidewalk is nonexistent along the major roadways that connect these nodes, and current roadway widths contribute to safety concerns of pedestrians. This Plan recognizes that in order for the Township to successfully implement growth management strategies, pedestrian level mobility must be addressed. recommends that all new residential development should provide a form of pedestrian mobility (sidewalk or trails) within the PGA, within any residential development larger than fifteen acres in the RA an internal connectivity plan should be required. A suggested non-motorized transportation system is further outlined in Chapter 10 of this Plan.

RIGHT-OF-WAY PRESERVATION

The practice of right-of-way preservation allows Heidelberg Township the opportunity to acquire additional areas of land needed to accommodate new or future expansion of transportation facilities or other public functions associated with safety, access or aesthetics. Right-of-way preservation can be accomplished either through dedication of land or the use of easements. *To coordinate for future traffic demand*

associated with the PGA and future land use designations, Heidelberg Township should place right-of-way preservation provisions within an update to its subdivision and land development ordinance for all roadways but to especially focus on widening and providing additional turning lanes and shoulders along the entire length of Hanover Road and along Old Hanover Road from the western border of the Township to the Jacobs Mill Road Intersection.

SCENIC ROADWAYS

Heidelberg Township has several roadways that could be classified, in whole or in part, as scenic roadways. These are roadways that offer visual access to the open space (farms, fields, woodlands, stream valleys, etc.) or scenic vistas that are located in the Township. It is this type of passive recreation that is enjoyed most often by residents within the Township as they travel over these roads on a daily basis.

These scenic roadways aid the residents of Heidelberg and those that pass through the municipality the significant natural amenities afforded the Township. These scenic roadways are all found within the RA support the growth management system set forth in this Plan, therefore the Plan recommends that the Township institute review procedure to ensure that new development does not deteriorate the scenic nature of many of the Township's roadways.

TRAFFIC CALMING

Existing development patterns based on past development policies have lead to many of Heidelberg's transportation problems. This Plan identifies problematic areas throughout the Township. Speeding has been identified as an issue, especially in the developed areas of the Township. Corrective measures to curtail speeding include increased police presence and employing traffic calming techniques. Increasing police presence is not always possible and comprehensive safety improvements may not be

possible due to existing limitations. In lieu of increasing police presence or reconstructing entire sections of roadway to curtail speeding and other problems associated with vehicular traffic, this Plan recommends the use of traffic calming techniques in areas of the Township that can incorporate such techniques. The Pennsylvania Department of Transportation developed a "Traffic Calming Handbook" to provide information on traffic calming and its place on the roadways of Pennsylvania. The handbook contains information on various traffic calming issues such as legal authority, liability, funding, and impacts on emergency services.

Traffic calming began in the Netherlands in the 1960s with the design of "Woonerven" or "living yards." The Woonerven integrated motor traffic with pedestrian and bicycle traffic on shared street space. Traffic calming measures are typically limited for use on local streets; however, they have been incorporated on collector streets with predominantly residential land-use and on streets through downtown business districts. Because traffic calming devices are designed to slow traffic and reduce cut-through volumes, they are generally not appropriate for use on arterial streets, which are intended to accommodate higher speeds and larger traffic volumes.

Traffic calming measures are mainly used to address speeding and cut-through traffic volumes on neighborhood streets. These issues can create an atmosphere in which non-motorists are intimidated or even endangered by motorized vehicles. By addressing high speeds and cut-through volumes, traffic calming can increase both the real and perceived safety of pedestrians and bicyclists, and improve the quality of life within the neighborhood.

At minimum, traffic calming techniques should be considered throughout the primary growth area to help reduce the speed and cut-through traffic. The Township

should consider including the following techniques into its subdivision and land development ordinance:

Types of Traffic Calming:

Horizontal Deflection

- Curb extension/bulb-out
- Ohicane
- On-street parking
- Raised median island/pedestrian refuge
- Traffic circle or modern roundabout

Vertical Deflection

- Textured crosswalk
- Speed hump
- Raised crosswalk
- Raised intersection

Physical Obstruction

- Semi-diverter
- Diagonal diverter
- Right-in/Right-out island
- Raised median through intersection
- Street closure

TRANSPORTATION IMPACT FEES

Traditionally, municipalities in Pennsylvania have relied on State and County level funding to provide the major upgrades to their transportation system often called for in Comprehensive Planning efforts. They have been reluctant to utilize significant tools provided by the legislature for funding those upgrades. As a result, many well meaning efforts at transportation planning have often failed during the implementation stage.

One tool available to municipalities for funding transportation improvements is the establishment of Impact Fees. Acts 203 and 209 of 1990 provide municipalities with the legal authority to assess impact fees on developers for transportation improvements. The laws authorize the use of impact fees for improvements that are

included in the municipality's Transportation Capital Improvements Program. Fees provided by the developer can only be used for solving capacity problems. The costs attributable to new development, including acquisition of lands and rights-of-way, engineering costs, legal costs and planning costs, debt service, and any other cost directly related to road improvements within the service area or areas may be paid for with these fees. In short, developers can be required to contribute to projects that may not lie directly adjacent to their site, costs that cannot be assessed without the use of the Impact Fee legislation.

Impact fees would appear to be a powerful tool for raising the necessary funds to pay for transportation improvements, yet they are rarely used in implementing Comprehensive Plans in Pennsylvania. The primary reasons for this lack of use are the limited utility of impact fees in areas with existing traffic congestion problems and the fact that that the existing laws require a lengthy and expensive process, culminating in the adoption of an "Impact Fee Ordinance," before such fees can be assessed. The upfront costs of this process are often considered to be too costly for municipalities to implement impact fee assessment, even if costs would eventually be recouped through increased efficiency of the transportation system. This process, and its applicability to Heidelberg Township, is outlined below:

PA ACT 209 OF 1990

As stated, the applicable state law is PA Act 209 of 1990. This law created a new article within the State Municipalities Planning Code.

The procedures established in the state law must be followed if any traffic impact fees are charged. The procedures are rather elaborate, requiring substantial traffic studies. These traffic studies should be designed and used not only as a basis for traffic impact fees, but also to understand the traffic impacts of possible major changes in a

community's zoning regulations. Correspondingly, any land use studies conducted as part of a traffic impact fee system should not only be used for impact fees, but should also be designed to determine future impacts on the community and as a factual basis for considering major changes to the municipality's zoning ordinance, zoning map, and Act 537 plan.

The impact fee law does not prevent a municipal Subdivision and Land Development Ordinance from requiring a developer to construct <u>on-site</u> improvements. On-site improvements are defined as:

- those within the applicant's property or
- those improvements to abutting streets that are needed for entering and exiting the development.

These improvements typically include traffic signals, turn lanes and modest widening of adjacent road segments, but would not include improvements on a segment of road that is not adjacent to the applicant's land.

An impact fee ordinance must be adopted by the governing body, with a specific fee schedule. The fee amount for each development is established as a condition of subdivision or land development approval. However, the fee is not paid until the time each building permit is issued.

Fees can only be required within each defined transportation service area. These areas cannot overlap and can include a maximum of seven square miles (4,480 acres). In addition, funds collected within one service area can only be spent within the same service area. The law does not provide for service areas crossing municipal boundaries unless the municipal governments involved have completed a joint comprehensive

plan. Section 508-A of the MPC allows for the development of a joint municipal impact fee ordinance.

Fees can only be used for capital improvements listed in an official Transportation Capital Improvements Plan (CIP). Fees can only be used towards improvements and portions of improvements attributable to new development, as stated in the Transportation CIP, and **not** to remedy existing deficiencies.

Fees can be used for land and right-of-way acquisition, engineering, legal services, planning and debt service for specific road improvements. The impact fees can only fund that portion of the costs of developing the traffic impact fee system that is equal to the percentage of proposed road improvement costs that is attributable to new development.

The impact fee law states the following limitations:

- 1. a municipality cannot require the construction of, dedication of, or payment for any off-site improvement as a condition of development approval except as is provided for under the State Planning Code;
- a maximum of 50% of the costs of an improvement to a state road can be funded by traffic impact fees from new development;
- 3. traffic impact fees cannot be used along interstate highways;
- fees cannot be used for operations, maintenance or repair or for improvements needed because of "deficiencies from lack of adequate municipal funding over the years for maintenance or capital costs;" and
- 5. fees cannot be used for bicycle lanes, bus lanes or pedestrian ways.
- a. A municipality <u>may</u> RAft the impact fee ordinance to exclude any of the following from paying the traffic fees:

- 6. housing that will involve rent or mortgage payments that are less than 30% of the state, regional or county average household income, after taking into account federal income tax deductions and household size,
- 7. specific types of development listed in the ordinance that are determined to be in the "overriding public interest" (such as public schools or fire stations), or
- 8. very small developments that would have only minimal traffic impacts.

 The state traffic impact fee law requires that the following major procedures be followed, in order, in developing a traffic impact fee system:
- 1. Establish an Advisory Committee and the Study Areas
- 2. Complete a Land Use Assumptions Report
- 3. Complete a Roadway Sufficiency Analysis
- 4. Complete a Transportation Capital Improvements Program (CIP)
- 5. Adopt an Impact Fee Ordinance with a Fee Schedule

It is strongly recommended that Heidelberg Township begin the process to adopt a Traffic Impact Fees Ordinance.

OFFICIAL MAP

In order to facilitate the planning, acquisition, and implementation of land and projects that have community impact, the Township needs to adopt an Official Map. The map can be used to legally establish the location and right-of-way of existing and proposed streets, waterways, bikeways, floodplains, storm water management areas, public facilities, and historic sites. Any or all of these features can be shown on the Official Map of a municipality.

One of the most common misconceptions about an Official Map is that reserving land on the map constitutes a "taking" from the property owner. In fact, the Official Map merely reserves for the Township the "first bite at the apple" should a landowner

decide to sell or subdivide the property. The landowner is required to give the municipality written notice of the desire to develop or sell the property.

The Official Map does not need to be surveyed. This requirement was eliminated in 1988. Since that time the standard has been that the methods used to identify the land reserved must merely be sufficient to provide notice of the location of the map component.

AIR TRANSPORTATION

Heidelberg Township residents are afforded local air travel via two minor privately owned, general public air facilities in the York Airport located in Jackson Township along with another local air facility located on Littlestown Pike in Adams County. National and international airport operations are found at the Harrisburg International Airport (HIA) in Middletown, Capital City Airport (CXY) in Fairview Township, and Baltimore/Washington International Airport (BWI) in Baltimore, Maryland. All of these operations are within an hour's commute of Heidelberg Township.

RAIL TRANSPORTATION

Railway transportation can be broken into three forms of operations: passenger, freight, and recreational. The Township does not contain passenger rail service the closest access to passenger rail service available for Heidelberg residents is either through Lancaster or Harrisburg stations. Heidelberg Township contains two east/west active freight rail service lines operated through Yorkrail (Gennesee Wyoming) and CSX Railroad. Heidelberg Township does not contain any recreational rail service.

TRANSIT SERVICES

Rabbittransit services Heidelberg Township through an east/west route along Hanover Road (Route 116). Rabbittransit provides residents with access to local

destinations within the Boroughs of Spring Grove and Hanover as well as regional attractions in the City of York. Rabbittransit also provides paratransit or curb-to-curb service for various agencies in York County should a Township resident require assistance. As the area within the PGA is built out, the Township should coordinate stops to provide another method of transportation to both the residential and non-residential uses.

BRIDGE PLANNING

Due to the sheer number of bridges in service, the advanced age of the transportation system, heavier highway loads and more traffic, and tighter economic times, bridge asset management is coming to the forefront as a decisions making process and tool for federal and PENNDOT.

The Federal Highway Administration (FHWA) defines asset management as, "…a systematic process of maintaining, upgrading, and operating physical assets cost effectively. It combines engineering principles with sound business practices and economic theory, and it provides tools to facilitate a more organized, logical approach to decision-making."

Essentially, asset management involves taking what is already there, taking care of it, and making it last as long as possible. As applied to bridges, this concept means examining an existing bridge and performing all the necessary maintenance and preventative treatments to make it last as long as possible, or until it costs more to keep up than constructing a new bridge.

Gits Run Road Bridge was identified in 1999 by the Township as a one lane bridge that needed widened. No other bridges within the Township were identified as requiring immediate attention. The Township should consider evaluating all bridges

based on the above mentioned asset management process, paying particular attention to one lane bridges or bridges with weight limits.

TRANSPORTATION CAPITAL IMPROVEMENTS PLANNING

One of the key ingredients to providing Primary Growth Areas is to ensure that the areas that are designated have adequate infrastructure and can accommodate the projected growth within the area. To assist the growth management system for Heidelberg Township, a transportation capital improvements plan has been provided to assist the Board of Supervisors. The Township does not need to fund all the below projects in their entirety. Many developers make or assist in financing community projects that will improve the quality of life. This includes providing additional infrastructure for traffic circulation, public sewer and water extensions, and recreational improvements.

The ten improvements listed in the following table are organized into a Capital Improvements Program (CIP). This table shows the ten priority projects, project description, road ownership, and cost with potential funding source. The Township should establish a capital reserve budget for long-term financing of these improvement projects. It should be noted that this section reflects a very broad macro-level transportation capital improvements plan and should the Township require additional direction, a separate capital improvements plan should be prepared. As with any implementation process, the Township should allow for flexibility with implementing the transportation capital improvement plans.

Project Priority	Description	Road Ownership	Cost and Funding Sources
1	Intersection improvement with State Route	Township	Developer, Township,
	116, Smith Station Road with unnamed collector associated with CIP Priority Project #4	and State	YAMPO, and PENNDOT
2	Development of Smith Station Road from State Route 116 to Cannery Road as a collector roadway	Township	Developer and Township
3	Development of Cannery Road from State Route 116 to Smith Station Road as a collector roadway	State and Township	Developer and Township
4	Development of collector road to connect State Route 116 with Old Hanover Road	Township	Township and Developer
5	Intersection improvement of Old Hanover Road, Moulstown Road, and Jacob Mill Road	Township	Township, Developer, YAMPO and PENNDOT
6	Intersection of Iron Ridge Road, Porters Road, and State Route 116	Township	Developer, Township, YAMPO, and PENNDOT
7	Intersection realignment of Menges Mill Road with Old Hanover Road	Township	Developer, Township and YAMPO
8	Intersection realignment of Old Hanover Road and Pine Road	Township	Developer, Township and YAMPO
9	Intersection Improvement of Pine, Glatco Lodge, and Woodland Roads	Township	Developer, Township and YAMPO
10	Railroad Crossing grade improvements on Kraft Mill Road in the Village of Porters Sidling	Township	Township, Developer, YAMPO, PENNDOT, and Federal Government

DEVELOPER CONTRIBUTIONS

Even without an impact fee ordinance, developers can be required to mitigate the effects of the traffic generated by their site. The Township should ensure that with each new development project, appropriate traffic studies are completed and appropriate roadway and signal improvements are required of the developer. The Township should be very hesitant of granting waivers or accepting any type of fee-in-lieu of for required transportation improvements. All too often, in these cases, the required improvements are never made. In addition, the Township should take every opportunity to encourage different developers, working on projects in the same area, to pool their resources to provide necessary roadway upgrades.

MAINTENANCE PROGRAM

A properly integrated and regular program of maintenance is equal in importance to new capital projects when it comes to maintaining the functionality of a township's roadway system. Improperly maintained roadways will deteriorate. Drivers may bypass these deteriorated routes and in the process put additional traffic on relief routes, increasing the rate at which the relief routes will deteriorate. Intersections where sight distance is inadequate either due to improper construction, or because adjacent landowners have been allowed to encroach upon clear sight triangles, act as bottlenecks in the Township's transportation system and increase the incidence of accidents at these intersections.

In order to ensure that the Township's roadways are properly maintained, the Township should establish a multi-year maintenance program, similar to the capital improvements program, but focused on maintenance issues. In order to establish this program the Township road manager and engineer should drive and catalogue the

condition of every Township road. Once this is completed, a prioritized list of maintenance needs, whether they be mill and overlay, tree removal, grading, etc. should be established and approximate costs assigned. These projects should then be placed into a five year program and a long-term budget established to fund them. The road survey should then be completed on an annual basis and the prioritized list updated so that the municipality continually finances its maintenance needs five years out.

Transportation Capital Improvement Projects

- 2.
- 3.
- 4.
- 5.

- ansportation Capital Improvement Projects
 Impraction Improvement with State Road
 with unamed collector essociated with CIP Prority Project 84
 Development of Smith States Road from State Route 116 is Cannery
 Road as a collector radiway
 Development of Smith States Road from State Route 116 is Cannery
 Road as a collector radiway
 Development of Cannery Road from State Route 116 is Smith Station
 Road as a collector radiway
 Hanower Road
 Intersection improvement of Old Hanover Road, Moustown Road, and
 Jacob Mill Road
 Intersection religion Road, Porters Road, and State Route 1
 Intersection resignment of Mortge Mill Road with Old
 Intersection region grade improvements on Kraft Mill Road in the Village
 of Porters Stding 6. 7. 8. 9. 10.



Adapted July 6th, 2005

PA State Plane South, NAD 1983 Copyright (c) 2004. York County, PA. Copyright (c) 2005. RETTEW Associates, Inc. All Rights Reserved.



Map 4 Transportation

Heidelberg Township, York County

Legend



Lakes/Ponds

Existing Road Classifications

Minor Arterial

Minor Collector

Dangerous Area Based on Public Input

Capital Improvement Projects

Proposed Intersection Improvements

Proposed Minor Collector

Growth Management Areas

Rural Resource Area

Primary Growth Area

Public Transportation

Existing Rabbit Transit Route

Designated Corridors

Right-of-Way Preservation Corridor

Scenic Roadway Designation









Municipalities throughout the Commonwealth have rediscovered the value of emphasizing community in comprehensive planning. The emphasis on developing neighborhoods and places where people can gather to develop a "sense of belonging" has occupied a deservedly prominent role in recent planning efforts. One way to foster a sense of community is by protecting the cultural and natural resources that all residents share. The preservation of historical structures and other significant locations in the Township not only provides an economic asset to the area by providing, for example, tourist activity, but also gives the people of the municipality a sense of history and pride regarding the role played by their Township in the development of local and regional character. Preservation of natural resources serve as an economic asset by providing tourist attraction(s), but can also provide residents with a sense of pride and enjoyment that enhances the quality of life. The preservation of natural resources has the added benefit of providing clean air and water, as well as mental and physical recreational opportunities to residents, thereby improving the general health of a community. For all of these reasons, planning for the conservation of historical and natural resources deserves a prominent place in comprehensive planning efforts.

CULTURAL FEATURES

Heidelberg Township was founded in 1750 and at that time contained 9,030 acres. According to Volume I of the History of York County Pennsylvania (Prowell 1907), its original shape was quite irregular, extending in a northwesterly and southeasterly direction from a point a short distance east of Hanover, west to McSherrystown, Adams County. The Borough of Hanover was once included in the Township until it was incorporated in 1815. In 1816, the northern part of Manheim Township was annexed to Heidelberg.

Then in 1880, the Township entirely lost its identity. Part of its original territory plus the part annexed in 1816 was used to form the new Penn Township. The original area now forms apart of Conewago Township, Adams County, Penn Township and Hanover Borough. The eastern section, caused by the division of 1880, retained the name of Heidelberg, but it contains no part of the original territory. The present territory was first settled by Mennonites and German Baptists as early as 1738.

Smith's Station and Porter's Siding were interesting hamlets and stopping places along the Western Maryland and Frederick Division of the Northern Central Railroad, which crosses the Township. Jacob's Mill, Menges' Mills and Iron Ridge were also stops along the railroad. These were important points for the shipment of iron ore, of which Heidelberg Township contained extensive deposits. Moulstown was another small village in the Township.

A significant historical event that occurred in the Township happened on a hillside west of Menges Mills. On the night of May 26, 1781, Revolutionary War General Anthony Wayne and his three regiments of approximately 1,000 soldiers of the Pennsylvania Line encamped for the night. They were on their way south to join the army under Lafayette and were present at the surrender of Cornwallis and the British in Yorktown, Virginia. According to the County Notebook in the York Dispatch (August 1991), in 1863, troops again camped at Menges Mills. This time, forces of Union General Hugh Kilpatrick camped there following the critical Battle of Hanover, at which the Confederate forces of General J.E.B. Stuart were defeated and separated from the rest of the Confederate Army at Gettysburg.

The National Register of Historic Places is an official list of the nation's cultural resources worthy of preservation. The program is part of a national

effort to coordinate and support public and private efforts to identify, evaluate, and protect historic and archaeological resources. Eligibility or inclusion in the National Register can supply provisions for tax incentives for preservation, qualification for federal grants, and a certain amount of power to municipalities for protecting listed historical features, particularly in cases where public funds or permits are involved. However, listing a feature on the National Register of Historic Places does not protect historic buildings or structures from demolition or inappropriate alterations by private property owners.

The only property in Heidelberg Township that has been listed or determined eligible to be listed in the National Register of Historic Places to date is a property located on L.R. 66048 just west of State Route 116 in the town of Menges Mills. This property was formally determined eligible for listing on the National Register by the Pennsylvania Historical and Museum Commission (PHMC) on March 27, 1995.

Table 1								
Listing of Historic Sites in Heidelberg Township								
HISTORIC NAME PHMC KEY NO. ADDRESS STATUS DATE								
Menges Mills	086950	LR 66048 Just West	Eligible	3/27/1995				
		of RT 116 in						
	-	Menges Mills						

Although only one property was determined formally eligible for listing on the National Register, the Township's rich and long history, suggests that there are many other structures and properties that haven't been formally surveyed or evaluated by the Commission. The listed property and any unidentified historic properties are worthy of consideration for protection. Additional historical preservation provisions should be considered as part of the

3

village overlays future land use designation. However, protection and preservation is an ethic, a belief the past plays an important role in our lives today and tomorrow. To date, preservation of historical properties was not identified as a significant issue of importance in the development of the current comprehensive plan, but as citizens become more aware of such concerns in the future, these issues may affect future planning endeavors. Should these concerns become more astute at some future point, a visioning process should be encouraged to determine the level of historical protection preferred by the residents. The following explains in further detail options for protecting historical features within the Township.

Prior to executing any preservation plan, Heidelberg Township needs to thoroughly identify and inventory all properties, structures, or objects that are worthy of preservation within the Township. The previous listing in this chapter provides only a very basic starting point for the compilation of all known features of historical or cultural significance in the Township. The Township should solicit volunteers within the community to cooperate with the Township and the York County, in completing this inventory and identification process. This inventory should follow the Bureau of Historical Preservation's "Guidelines for Historic Resource Surveys in Pennsylvania." As part of this process, Heidelberg Township should consider developing this inventory in a Geographic Information System to geographically link the inventory. Finally, the Township should determine whether or not the identified resources are worthy of consideration for placement on the National Register. The Township should produce a final updated list of properties of historic significance.

Once the list is identified, there are a number of tools available for the municipality to preserve and protect these historical properties. Municipalities

may protect historic areas through the enactment of Historic District Ordinances, Conservation Overlays, Traditional Neighborhood Developments, Official Maps, and Historic Preservation Zoning. In certain circumstances, Historic Preservation Grants are available to local municipalities.

A Cultural Features Map and Zoning Overlay establishes the features of special significance that the Township wishes to protect and establishes appropriate setback, buffering, separation, and other requirements for developments that may impact these features. A demolition ordinance provides a process with specific criteria for review for all applicants for demolition permits. Demolition could be approved, approved with conditions, or denied based on the outcome of the review process. Properties requiring review would be any property on the National Register or on the Township's compiled list of historic structures. In drafting the ordinance, particular attention should be paid to defining the word "demolition". It is not the desire of the Township that the demolition ordinance applies to every conceivable change in a structure's configuration.

Historic preservation can have a positive impact on the economy of a Township, particularly when coupled with other programs such as open space protection and agricultural preservation, which were identified as concerns in the comprehensive plan process to this point. A recent survey of tourists in Pennsylvania indicated that the number one reason why they visit the state is to see the historic landscapes and downtowns.

SOILS

Identification of Township soils can play a significant role in determining what types of development should or should not occur in particular areas. The United States Department of Agriculture (USDA), Soil Conservation Service

(SCS) surveyed and mapped soils around the country and developed surveys for each county. The original York County Soil Survey was completed in 1963 and an updated version by Robert Smith was made available on CD and on-line in 2003. The survey contains valuable information that is critical to making land use decisions. The survey identifies the soil types present in the County, offers predictions on the behavior of those soils for particular land uses, highlights limitations and hazards associated with those soils and notes potential impacts to the environment given a chosen land use. Some soils are severely limited, in their ability to absorb flows from on-lot sewage disposal systems. As a result, significant development in these areas should be predicated upon the availability of public sewage disposal and water supply. Other soils are identified as prime farmland soils and are deserving of special protection in order to preserve the ability of the land to support a viable agricultural industry.

Soils are classified in large groups or associations, which are then broken up into smaller soil series, and sometimes further into soil phases. Soil groups or associations are classified according to large areas with a distinctive pattern of soils, relief, and drainage. A group or association typically contains one or more major soil series. The group or association can be used for very general land use planning. Soil series are individual soil types that are classified by the characteristics of the soil profile. Soils with profiles that have similar horizons in composition, thickness, and arrangement make up a series. The soil series can then be further separated into individual soil phases which may have differing textures, slopes, stoniness, salinity, wetness, degree of erosion, or underlying material. Soil series and phases can be used in more site specific planning purposes.

The York County Soil Survey shows Heidelberg Township is located within the Mt. Airy-Glenelg-Manor, Chester-Glenelg, Conestoga-Urban land-Clarksburg, and Edgemont general soil groups or associations. The Mt. Airy-Glenelg-Manor group is characterized by gently sloping to moderately steep, moderately deep to very deep, somewhat excessively drained and well drained soils formed dominantly in residuum derived from schist and phyllite and found on ridges and hills. In most areas, these soils are used for cropland, hay, and pasture. Some areas are used for recreation or urban development and a few are in woodland.

The Chester-Glenelg group is characterized by gently sloping to moderately steep, deep and very deep, well drained soils formed dominantly in residuum derived from schist, phyllite, and saprolite and found on broad ridge tops and hills. In most areas, these soils are used for cropland, hay, and pasture. Some areas are used for urban development and a few are in woodland.

The Conestoga-Urban land-Clarksburg group is characterized by urban land and nearly level to strongly sloping, very deep, well drained and moderately well drained soils formed in residuum derived from limestone and calcareous schist and found on nearly level to rolling uplands. In most areas, these soils are used for development. The rest of the areas are used for cropland or recreation and a few, small acreages are in woodland.

The Edgemont series consists of deep and very deep, well drained soils formed in the weathered residuum of quartzitic rocks. They have moderate to moderately rapid permeability.

Each individual soil unit, within the group or association, has its own properties. One important classification with regard to land use, specifically, agricultural uses, is the land capability class of the soil. The land capability class

identifies the soil's suitability for production of various crops. The subclass then identifies particular concerns or hazards that limit the soil's ability for productive management. The classes and subclasses are defined below:

Class 1: Few limitations or hazards that restrict use.

Class 2: Severe limitations or hazards that reduce the choice of plants or that require moderate conservation practices.

Class 3: Severe limitations or hazards that reduce the choice of plants or that require special conservation practices, or both.

Class 4: Very severe limitations or hazards that reduce the choice of plants or that require very careful management, or both.

Class 5: Not likely to erode but have other limitations, impractical to remove, that limit their use.

Class 6: Severe limitations or hazards that make them generally unsuitable for cultivation.

Class 7: Severe limitations or hazards that make them unsuitable for cultivation.

Class 8: Soils and miscellaneous areas that have limitations or hazards that nearly preclude their use for commercial crop production.

Subclass E: Risk of erosion unless close-growing plant cover is maintained.

Subclass W: Water in or on the soil interferes with plant growth or cultivation (in some the wetness can be partly corrected by artificial drainage).

Subclass S: Soil is limited mainly because it is shallow, droughty, or stony.

Table 2 provides a list of the specific soil series mapped in the Township along with their characteristics, land capability rating and identified constraints for development and on-lot sewage systems.

	Table 2						
	LISTING OF SOILS AND THEIR CHARACTERISTICS IN HEIDELBERG TOWNSHIP						
Soil	Soil Name	Land	Prime	Hydric	On-Lot Sewage Suitability	Development Suitability &	
Symbol		Capability	Farmland	Soil	& Constraints	Constraints	
		Class	Soil		(S=Suitable,		
					U=Unsuitable)		
Cd	Chagrin	2W	Y	N	U: Severe- flooding	Severe- cutbanks cave, flooding	
CeB	Chester	2E	Y	N	S: Moderate- percs slowly	Slight to moderate- low	
						strength, slope	
CeC	Chester	3E	N	N	S: Moderate- percs slowly,	Moderate to severe- slope, low	
					slope	strength, large stones	
CkA	Clarksburg	2W	Y	N	U: Severe- percs slowly,	Moderate to severe- wetness,	
					wetness	shrink-swell, low strength	
CkB	Clarksburg	2E	Y	N	U: Severe- percs slowly,	Moderate to severe- wetness,	
					wetness	shrink-swell, low strength,	
						slope	
Cm	Codorus	2W	Y	Inclusions	U: Severe- flooding,	Severe- wetness, flooding, frost	
					wetness, poor filter	action	
CnB	Conestoga	2E	Y	N	S: Moderate- percs slowly	Slight to severe- slope, low	
						strength	
CnC	Conestoga	3E	N	N	S: Moderate- percs slowly,	Moderate to severe- low	
					slope	strength, slope	
DuB	Duffield	2E	Y	N	S: Moderate- percs slowly,	Moderate to severe- too clayey,	
					depth to rock	depth to rock, shrink-swell,	
						slope, low strength, cutbanks	
						cave	
DuC	Duffield	3E	N	N	S: Moderate- percs slowly,	Moderate to severe- too clayey,	
					depth to rock, slope	depth to rock, shrink-swell,	
						slope, low strength	

Chapter 8: Cultural and Natural Features Plan

	Table 2 (CONTINUED)						
	LISTING OF SOILS AND THEIR CHARACTERISTICS IN HEIDELBERG TOWNSHIP						
Soil	Soil Name	Land	Prime	Hydric	On-Lot Sewage Suitability	Development Suitability &	
Symbol		Capability	Farmland	Soil	& Constraints	Constraints	
		Class	Soil		(S=Suitable,		
					U=Unsuitable)		
EeB	Edgemont	6S	N	N	S: Moderate- percs slowly,	Slight to severe- cutbanks cave,	
					depth to rock	depth to rock, slope, frost	
						action, large & small stones	
EeD	Edgemont	6S	N	N	U: Severe- slope	Severe- slope, cutbanks cave	
EeF	Edgemont	7S	N	N	U: Severe-slope	Severe- slope, cutbanks cave	
EkA	Elk	1	Y	N	S: Moderate- percs slowly	Slight to severe- too clayey, low	
						strength	
GbB	Glenelg	2 E	Y	N	S: Moderate- percs slowly,	Moderate-large & small stones,	
					large stones	slope, frost action	
GbC	Glenelg	3E	N	N	S: Moderate- percs slowly,	Moderate to severe-large &	
					slope	small stones, slope, frost action	
GbD	Glenelg	4E	Y	N	U: Severe- slope	Severe- slope	
GdA	Glenville	2W	Y	Inclusions	U: Severe- percs slowly,	Severe- wetness, frost action	
					wetness		
GdB	Glenville	2E	Y	Inclusions	U: Severe- percs slowly,	Severe- wetness, frost action	
					wetness		
HaC	Hagerstown	3E	N	N	S: Moderate- percs slowly,	Moderate to severe- slope, too	
					depth to rock, slope	clayey, depth to rock, shrink-	
						swell, low strength, small	
						stones	
Lw	Lindside	2W	Y	Inclusions	U: Severe- flooding, percs	Severe- wetness, flooding, frost	
<u> </u>					slowly, wetness	action, low strength	
МОВ	Mt. Airy-	3E-2E	Y	N	ESM: Severe to Moderate-	Slight to severe- depth to rock,	
	Manor				depth to rock, percs	slope, frost action, small stones	
					slowly		

Chapter 8: Cultural and Natural Features Plan

				Table 2 (CON	itinued)		
		LISTING OF	Soils and th	EIR CHARACTE	eristics in Heidelberg Townsi	HIP	
Soil Symbol	Soil Name	Land Capability Class	Prime Farmland Soil	Hydric Soil			opment Suitability & Constraints
MOC	Mt. Airy- Manor	4E-3E	Y	N	ESM: Severe to Moderat to rock, percs slowly,	•	Moderate to severe- slope, depth to rock, frost action, small stones
MOD	Mt. Airy- Manor	6E-4E	N	N	U: Severe- depth to rock,	U: Severe- depth to rock, slope Sec	
МОЕ	Mt. Airy- Manor	7E-6E	N	N	U: Severe- depth to rock,	U: Severe- depth to rock, slope	
MPD	Mt. Airy- Manor	6S	N	N	U: Severe- depth to rock,	U: Severe- depth to rock, slope	
MvB	Murrill	2E	Y	N	S: Moderate- percs slowly	y	Slight to moderate- slope, frost action, low strength, small stones
MvC	Murrill	3E	N	N	S: Moderate- percs slowly	S: Moderate- percs slowly, slope	
Pt	Pits, quarries	N/A	N	U	U		N/A
Uc	Urban land	8S	N	U	U: Limitations variable		Limitations variable
UeB	Urban land- Conestoga	8S-2E	N	N	U: Limitations variable		Limitations variable
W	Water	N/A	N/A	N/A	N/A		N/A

PRIME FARMLAND

One of the most important concerns identified during the comprehensive planning process was the preservation of farmland within the Township. It is the Township's policy to protect and preserve prime agricultural lands lying in the Township. Preservation of prime agricultural lands will be an important factor in reviewing all proposed development projects within the Township. By preserving prime farmland, municipalities preserve the land that produces the highest yield of crops while requiring the minimum input of labor and materials. Prime farmland is defined by the USDA as land that is best suited to producing food, feed, forage, fiber, and oilseed crops. Prime farmland or prime agricultural soils have the proper chemical and physical properties, length of growing season, and water supply needed to economically produce a sustained high yield of crops when they are treated and managed using acceptable farming methods. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, thereby helping to preserve the economic viability of farming, but it also helps to protect the environment, as lesser amounts of fertilizer need be applied and less land needs be turned over to reap a profit. Table 2 identifies the prime farmland soils within the Township, which are scattered throughout its central portions. These areas should be preserved for agricultural production, so that areas less suited for that purpose can be utilized for potential future development.

Sometimes preserving all of the prime farmland and steering development away from those areas can present a planning dilemma, since much of the non-prime soil consists of wetlands, steep slopes, and other less desirable land types, which limit the ability for development. The Future Land Use and Economic Analysis chapters of this plan describe in detail methods for

preserving the Township's prime agricultural soils including: the use of agricultural preservation zoning, the use of transferable development rights, the active encouragement of farmers to enroll in agricultural preservation programs, and just as importantly, considerations and methods for promoting the ability of the farmer to make a "living income" while continuing to farm.

CONSTRAINED SOILS:

Other concerns for the Township involve the suitability of certain areas for development and the use of on-lot sewage systems as opposed to public facilities. As previously mentioned, development typically occurs on prime soils because these areas are absent of the constraints that limit it such as steep slopes, wetness, depth to bedrock, frost action, shrink/swell potential, flooding, percolation rates, and erodibility. The Soil Survey assigns a severe constraint rating for development in areas with soil properties so unfavorable or difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.

Future development should be carefully scrutinized in areas where the soils are severely constrained. Development in these areas can be engineered to minimize threats to the environment and the public health and welfare, and in some very limited cases it may even be valuable to examine the possibility of opening some areas with, for example, steep slopes to additional development, in order to preserve other, and more valuable lands. Development on constrained soils, however, should be subjected to a heightened sense of scrutiny by the Township to ensure that such development occurs in a manner that protects Township residents.

One of the important constraints for both development and on-lot sewage systems is the presence of hydric soils, both because of the difficulty they present

for development and because they often indicate the presence of wetlands, which are protected from development by state and federal regulations. Hydric soils are defined by the National Technical Committee for Hydric Soils as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. If soils are wet enough for long enough periods to be considered hydric they exhibit certain visible properties that can be observed in the field. Some soils have only inclusions of hydric soils. A list of hydric soils and soils with hydric inclusions was developed in the preparation of the new York County Soil Survey and can be used as a guide for general planning purposes. Table 2 shows that there are no listed hydric soils in Heidelberg Township, but there are a few units with hydric inclusions. Onsite investigation is recommended for individual site development planning to determine the actual field presence or absence of hydric soils, soils with inclusions and/or wetlands.

While some soil types may be deemed suitable for general development, not all of those areas can also provide for the proper functioning of on-lot sewage systems. Ratings for soil suitability for on-lot systems are based on the permeability, depth of water table, depth to bedrock or to a cemented pan, and flooding. Excessively slow absorption of effluent, rapid permeability, large stones, surfacing of effluent and hillside seepage can affect public health and on-lot systems should not be used in those situations. Groundwater can be polluted if highly permeable sand or gravel, fractured bedrock, or a high water table is present. As shown on the Soils Map, areas within the Township determined unsuitable for on-lot sewage systems were found primarily along stream corridors. This plan recommends those areas utilizing on-lot sewage disposal

systems should require areas set aside for both a primary and replacement systems.

Provisions should be incorporated in the ordinances and codes of the Township, which ensure that any development or use of on-lot systems in areas with constrained soils is subject to heightened review and strict regulation. Regulations and codes can be adopted to ensure that appropriate waterproofing and erosion and control methods are adopted when constructing in areas constrained by wetness and steep slopes. Particular care should be taken to ensure that the Township does not allow development to occur within the 100-year floodplains as delineated on FEMA mapping. One potential tool for preserving constrained areas, which receives strong support throughout this plan, is the use of the conservation subdivision design option for future developments. Use of this option would allow areas of constrained soils to be used for open space, while other more appropriate areas could be used for construction purposes.

Table 2 identifies the soils existing within Heidelberg Township that have severe constraints for development and on-lot sewage systems. The Soils, Natural Features, and Geology/Topography maps depict the locations of these constrained soils. These areas include 100-year floodplains, areas identified as wetlands by the National Wetland Inventory, and site specific field investigations, areas identified as unacceptable for on-lot sewage systems, and areas with steep slopes such as those found in the northwest and southeast portions of the Township. Any development proposing use of these areas should be carefully scrutinized to minimize impacts on public health or welfare. The best policy is to direct development away from these areas.

GEOLOGY/GROUNDWATER

The geology of a region plays an important role in determining the type of environment and landscape present and the development that can be sustained in that environment. As previously shown, geology determines the types of soils present according to the natural weathering of bedrock in the Township. The physical properties of the underlying rock determine the strength and stability of the soils and subsoils, which can often dictate where development can occur. Geologic limitations may be found in some formations, which make them poor candidates for development such as the propensity for sinkhole formation in limestone areas. In addition, the location of large areas of bedrock close to the surface may dissuade residential developers from attempting to build homes on those sites. Geologic characteristics can play a significant role in determining the pattern, type, and extent of growth.

In addition, geology plays a significant role in determining the available quantity and quality of groundwater that will be present. Certain types and structures of rock better convey water and yield more abundant well sources. For example, limestone areas are characterized by solution channels that readily allow the passage of water; whereas other local metamorphic rocks have very low secondary porosity.

Heidelberg Township is situated within the Piedmont Province in the Piedmont Upland and Lowland Section, which contains exposed geologic formations from the Pre-Cambrian, Cambrian and Ordovician periods. The Piedmont Upland Section is characterized by broad, rounded to flat-topped hills, and shallow valleys with low to moderate relief. The Piedmont Lowland is characterized by broad, moderately dissected, karst valleys separated by broad

low hills. The underlying rock types are mainly schist, gneiss, and quartzite with some saprolite. The geologic structure is complexly folded and faulted.

The Antietam and Harpers, undivided, Conestoga, Kinzers, Chickies, and Vintage geologic formations that underlie the Township are the cause of the two major landforms, the Pigeon Hills and York Valley. The majority of the Township is underlain by the Antietam and Harpers Formation, undivided (Cah), which consists of both the Antietam and Harpers Formations. The 1982 Department of Environmental Resources publication entitle Engineering Characteristics of the Rocks of Pennsylvania describes the Antietam Formation as a light gray, buff-weathering quartzite and quartz schist. The Harpers Formation generally consists of dark-greenish gray phyllite and albite-mica schist. The Conestoga Formation (OCc) is a medium-gray, impure limestone having black, graphitic shale partings and conglomeratic at the base. Small portions of the Township in the west-central and south-central regions and on the southern tip are underlain by this formation. The Kinzers Formation (Ck), of which small portions are found in the northeast and south-central portions of the Township, is a dark brown shale. The Chickies Formation (Cch), which is found in the northwestern and southeastern portions of the Township, is a coarse cobble conglomerate of well-rounded cobbles in a finer quartz matrix that firmly cements them. The Vintage Formation (Cv) is a dark gray, knotty, argillaceous dolomite having impure, light gray marble at the base. This formation is scattered throughout the northeastern and central portions of the Township.

The engineering characteristics of the geologic formations, such as permeability, ease of excavation, and foundation stability, factor large in the decision of whether or not an area is suitable for development. The permeability or porosity of a geologic formation refers to how quickly and easily water, air,

and other substances pass through the rock. A classification of low permeability means that the rock is essentially impermeable. A classification of moderate refers to a permeability of about 14 feet per day. A high permeability means that substances may pass through the rock at a rate between 14 feet per day and 847 feet per day. The Ease of Excavation refers to how pliable the rock is when moving it or drilling it. The classifications range as follows:

<u>Easy</u> - Can be excavated by hand tools or light-weight power equipment.

<u>Moderately Easy</u> – Rippable by heavy-weight power equipment at least to weathered-rock/fresh rock interface and locally to greater depths.

<u>Intermediate</u> – Rippable by heavy-weight power equipment to depths chiefly limited by the maneuverability of the equipment. Hard rock layers or zones of hard rock may require drilling or blasting.

<u>Moderately Difficult</u> – Requires drilling and blasting for most deep excavations, but locally may be ripped to depths of several feet due to closely spaced joints, bedding, or weathered rock.

<u>Difficult</u> – Requires drilling and blasting in most excavations, except where extensively fractured or weathered.

Foundation stability can be classified as either good, fair, or poor. Good foundation stability means that the bearing capacity of the rock is sufficient for the heaviest classes of construction, except where located on intensely fractured zones or solution openings. Fair foundation stability is determined by the presence of the water table, the type of rock composition, and weathering depth. Poor foundation stability means that foundations must be artificially stabilized to allow sufficient bearing capacity for light or moderate construction.

Table 3 provides the permeability, ease of excavation and foundation stability for the geologic formations found in Heidelberg Township. The data

was obtained from a 1982 Department of Environmental Resources publication entitle Engineering Characteristics of the Rocks of Pennsylvania.

In addition to the basic constraints described above, the presence of limestone, such as in the Conestoga Formation, raises other significant development concerns. Limestone is characterized by its weak resistance to erosive forces. This characteristic has several implications for land use planning. As groundwater passes through limestone, it creates solution channels in the formation. These channels continue to enlarge, increasing their ability to carry groundwater and thereby accelerating the solution process. This process is a positive one for development, as water, within the solution channels, is readily available to be tapped by domestic wells. The process is also a detriment to development, however, as it may eventually lead to sinkhole formation. Development, particularly residential development, in sinkhole prone areas can be a significant hazard to property. Additionally, it can have a severe economic impact on residents who are impacted by the need to put thousands of dollars into the repair of sinkholes or face losing their homes. The Township should include provisions in its subdivision and land development ordinance requiring developers to notify the Township and future homeowners of sinkhole potential. This may include the requirement for Karst geology and known sinkhole certification with each new development.

Chapter 8: Cultural and Natural Features Plan

Table 3 Engineering Characteristics of Geologic Formations				
				Map Symbol
Cah	Antietam and Harpers Formation	Low	Moderately Easy to Difficult	Good
OCc	Conestoga Formation	Moderate to Low	Difficult	Good
Ck	Kinzers Formation	Moderate	Moderately Easy to Difficult	Good
Cch	Chickies Formation	Very Low	Difficult	Good
Cv	Vintage Formation	Low	Difficult	Good

In addition to the potential for sinkhole development, the presence of solution channels in the limestone limits the suitability of these areas for on-lot sewage disposal systems. On-lot systems rely on the ground to filter effluent before it reaches groundwater. Solution channels in limestone can provide a ready conduit for effluent from sewage disposal systems to bypass filtering and reach groundwater sources directly. Such a situation can lead to contamination of groundwater, the same groundwater used to supply domestic wells.

The quality of groundwater in Heidelberg Township varies with the underlying geology. As previously stated, limestone geology creates significant opportunity for contamination of groundwater supplies via solution channels. In addition, the high concentration of farming in the area has exposed groundwater supplies to the potential of nitrate and phosphate contamination through the application of fertilizers and manure.

Besides water quality, the other major concern regarding groundwater is water quantity. As noted earlier, the geologic formations and structure of the rocks play a big role in determining the amount of water that can be stored and

subsequently removed by domestic wells in any given area. Understanding local groundwater conditions is important in allocating future land uses in order to protect important groundwater recharge areas, assure adequate well-water for rural and suburban neighborhoods, and in planning for sewage facilities. In Pennsylvania, the period from 1998-2002 saw periods of significant drought, including Heidelberg Township. Drought conditions can have a particularly negative effect on groundwater supplies which require longer periods of time to recover after a drought, and which may not significantly benefit from the thundershowers or short duration/high intensity storms that replenish surface reservoirs and are the source of much of the area's rainfall. In addition, those who rely on groundwater often are located in the most rural areas of a Township, making it difficult and costly to provide assistance should wells in those areas go dry.

Groundwater yields throughout the Township are generally good. The Engineering Characteristics of the Rocks of Pennsylvania lists general groundwater yields for the geologic formations found in the Township as follows:

Chapter 8: Cultural and Natural Features Plan

TABLE 4				
GEOLOGIC GROUNDWATER CHARACTERISTICS				
Map	Formation Name	Yield Range	Median	Water Quality
Symbol		(gpm)	Yield	
			(gpm)	
Cah	Antietam & Harpers	Not reported	20-24	Soft, good quality but Iron
	Formation			(Fe) may be a problem
OCc	Chickies Formation	Some solution openings may	25	Very hard
		have very large yields		
Ck	Kinzers Formation	1-400	30	Not reported
Cch	Conestoga Formation	Not reported; water levels	20	Soft
		show strong seasonal		
		influence		
Cv	Vintage Formation	Not reported	30	Relatively hard

Groundwater quantity data specific to existing Heidelberg Township wells was obtained from the Department of Conservation and Natural Resources (DCNR) Bureau of Topographic and Geologic Survey. The DCNR Groundwater Information System (PaGWIS) reported yields for Township wells drilled and tested between 1950 and 1999. Of the 522 wells reported for Heidelberg Township, yields ranged from 0.37 to 150 gallons per minute. The average yield was 11.8 gpm, while the median yield was 8 gpm.

Residential structures are generally satisfactorily served by wells which produce a consistent amount of at least 2 gallons per minute (gpm), particularly if the wells serving the structures are properly constructed and contain a reservoir of water for use in peak periods. Referring to the data from the PaGWIS system, over 91 percent of all the wells tested in Heidelberg Township supply a yield of at least 2 gpm. *Based on the standard residential demands, all*

formations in the Township should, on average, be capable of producing sufficient water from domestic wells to serve household needs and most existing wells are providing at least the standard demand. As part of the public participation process, 63% of the residents were concerned about water quantity protection and felt additional provisions should be encouraged. To address this concern, a recommended draft water use ordinance has been included to assist in implementation of this plan.

WATERSHEDS AND STREAMS

A watershed is a topographically delineated area drained by a stream system or the total land area for which all the drainage including storm water and surface waters will drain to a single point. The watershed is a physical and biological unit that can be used for the planning and management of land areas with consideration to their natural resources. Lakes, streams, and groundwater are all affected by activities that occur within their watershed.

Surface waters are an important feature of any watershed. They define the centers of the basins and sub basins of any watershed and are significant resources well worth identifying and protecting in the Comprehensive Plan. Heidelberg Township is situated within the Codorus Creek Watershed within the Susquehanna River Basin of the Chesapeake Bay Basin. The sub watersheds which exist within the Township based on the Department of Environmental Protection (DEP) classification include the West Branch Codorus Creek, Beaver Creek, Gitts Run, Long Run, Oil Creek and Porters Creek. Each sub watershed is named after the major stream which it drains. Table 5 provides a listing of the major streams in Heidelberg Township along with their classifications.

Chapter 8: Cultural and Natural Features Plan

TABLE 5				
	Listing of Major Streams in Heidelberg Township			
STREAM NAME	CHAPTER 93	STOCKED BY PAFBC	SCENIC RIVERS	
	CLASSIFICATION		PROGRAM	
Beaver Creek	WWF	YES	NO	
Gitts Run	WWF	NO	NO	
Oil Creek	WWF	NO	NO	
Porters Creek	WWF	NO	NO	
West Branch Codorus Creek	WWF	YES	NO	
Unlisted, Unnamed Tributaries to West Branch Codorus Creek	WWF	NO	NO	

The largest sub watersheds in the Township are Oil Creek and the South Branch Codorus Creek. The Oil Creek watershed drains almost the entire western side of the Township, while the South Branch Codorus Creek, which flows along the eastern Township boundary, drains almost the entire eastern half. Porters Creek is a smaller sub watershed within the South Branch Codorus Creek watershed. Beaver Creek and Gitts Run do not flow through the Township but small portions of their watershed are located at the western side of the Township. Only a very minimal amount of the Long Run watershed is situated within the Township.

The streams within the Township are characterized by relatively mild gradients, with low volume, sluggish flows. The streams tend to carry high sediment loads, particularly within the farmland portions of the Township during rainy periods. As a result, the value of the streams for recreation or drinking water supplies is greatly diminished. This does not mean, however, that protection and restoration efforts should be ignored.

Because the streams in question drain into the Susquehanna River, they are part of the Chesapeake Bay watershed. The Chesapeake has seen increases in its water quality in the last several years, largely as a result of extensive efforts by watershed groups to minimize the amount of pollution flowing into the Bay. Heidelberg Township should do its part to assist in that protection effort. In addition, reducing the amount of pollution and sediment load reaching the streams has the potential for opening some parts of the local watershed to recreational opportunities.

The Pennsylvania Code, Title 25, Chapter 93, Water Quality Standards assigns stream use designations to the major streams in the state. These designations are based upon water uses which are to be protected and are considered in the state regulation of discharges. None of the watersheds within Heidelberg Township are designated as "high quality or exceptional value" waters by Chapter 93. All of the streams in Heidelberg Township are classified as Warm Water Fisheries (WWF). Activities within these waters should not be detrimental to the maintenance and propagation of fish species and additional plants and animals which are indigenous to a warm water habitat. Beaver Creek and the East Branch Codorus Creek are listed by the Pennsylvania Fish and Boat Commission as streams that are trout stocked. New stream encroachments and discharges in these watersheds should be monitored so they do not interfere with

the maintenance of trout species between February 15 and July 31. No Statedesignated Scenic River corridors are located within the Township.

Within the Lower Susquehanna River Basin Comprehensive Water Management Study the Hanover Area was identified as a Potential Groundwater Stress Area. This area was identified based on the large amount of growth concentrated within a limited area. The problems associated within this stressed area include: well interference, groundwater mining, and loss of recharge areas. These conditions are defined below based on the study:

Well interference:

Increasing water demands have been met by the development of new water sources, many of which are wells. The new sources typically are located close together; drawdown areas for the wells may overlap and result in decreased yields. The loss of operation yield is due to the increased head against which the pumps must work and a less available drawdown.

Groundwater mining:

The clustering of water supply wells around growth centers has locally resulted in over-withdrawal of water from the aquifer, loss of base flow in area streams, and total maximum daily load (TMDL) exceedences.

Loss of recharge areas:

As metropolitan areas grow, recharge areas that were once rural area gradually developed. Commercial, industrial, and residential development typically results in the creation of impervious surfaces and the interception and diversion of precipitation into nearby streams. However, the flow is redistributed, being removed from base flow and placed in peak storm flows where the intercepted recharge quickly flows out of the local watersheds in polluted surges when it rains. There is no loss of stream flow on an annual basis.

The result is a decrease in the amount of available groundwater to water supply wells, a loss of habitat-sustaining base flow, and a loss of recharge to the aquifer.

It is therefore paramount that the Township coordinates with the Hanover Region municipalities (Manheim, Penn, and West Manheim Townships and Hanover Borough) to develop a water budget. The water budget will assist in evaluating the existing water resources, and then subtracting the existing water uses to arrive at the current water budget. By determining the current water budget, the Township can also project future needs and manage water quality and quantity in a sustainable manner. A fact sheet on water budgets from the Susquehanna River Basin Commission is provided within the Appendix to assist in the implementation of this task. Further, the Township will incorporate surface water protection and recharge surface area protection as part of the natural features overlays as described within Chapter 5: Future Land Use Plan.

STORM WATER MANAGEMENT

Development of an area often leads to changes in storm water runoff patterns which may cause problems with street flooding, re-direction of water onto existing properties, channel flooding and reductions in infiltration and groundwater recharge rates. It is possible, however, to manage storm water runoff to minimize these problems. The adoption and strict enforcement of a storm water management ordinance can minimize the problems associated with new development. Heidelberg Township has an ordinance that addresses the quantity issues associated with development.

One quantity issue that is often overlooked is the effect that development can have on groundwater recharge. Often, important groundwater recharge areas are paved over during development. Water that once infiltrated into the

ground to recharge aquifers is now carried off via conventional storm water conveyance systems and discharged directly into surface water courses. The negative effect of this practice on groundwater levels can be severe. Contained elsewhere in this plan are provisions for encouraging open space zoning, in the form of the conservation subdivision design option. The use of open space housing is recognized by the Chesapeake Bay Foundation as a means to both reduce pollutant loads to surface waterways, by reducing the impervious surfaces over which rain may run and collect pollutants, and as a means to increase groundwater recharge by providing additional, pervious space for recharge to occur.

Storm water runoff from developed areas, however, can also affect the quality of receiving bodies of water. Increased amounts of sediment, oils, roadway salts and other foreign material in storm water can reach receiving streams, exacerbating the quality issues already outlined. In order to minimize these effects, measures should be undertaken to limit the amount of pollution caused by new development.

FLOODPLAIN PROTECTION

For years the floodplains along streams and rivers were considered the ideal places for new development. The land tended to be relatively flat and the nearby waterways provided a source of power and commerce. Recently, however, the value of floodplains for carrying high volumes of water has been re-discovered. By keeping floodplains relatively free from development, damage from flooding is minimized. In keeping floodplain channels clear, more water can be carried downstream and upstream water elevations are lowered, limiting the effects of flooding. The Natural Features map identifies the locations of 100-year floodplains as mapped by the Federal Emergency Management Agency

(FEMA). Not all streams or watercourses within the Township have been mapped by FEMA, however every stream has a regulated floodplain area that should be protected. As per Pennsylvania Department of Environmental Protection (PADEP) regulations, floodplains on unmapped streams should be considered to extend 50 feet from either stream bank. The Township currently participates in the State and Federal floodplain protection program and should continue to do so. Development within regulatory floodplains should be severely limited and development which contains hazardous materials should be prevented altogether utilizing the natural features overlay discussed in Chapter 5: Future Land Use Plan.

WETLANDS

In much the same way that the benefits of unobstructed floodplains were ignored, in the past, the values of wetlands were also overlooked. Wetlands have been drained, filled or otherwise impacted over the years so that additional productive land for farming and development could be created. Only recently have the functions of wetlands been re-discovered. Besides the most commonly perceived values of providing habitat for a vast diversity of life forms including some threatened and endangered plant and animal species, some other valuable contributions of wetlands include flood flow and stormwater storage and alteration, pollutant, toxicant and nutrient filtration and sediment stabilization to facilitate cleaner streams, and groundwater recharge. Wetlands can even provide economic benefits to the township by helping to keep farm herds healthier due to the reduced amounts of pollutants in the streams, reducing or eliminating the damages caused by floods and keeping the groundwater recharged to supply domestic wells.

Wetlands are afforded State and Federal protection by the United States Army Corps of Engineers (USACOE) and the Pennsylvania Department of Environmental Protection (PADEP), and any encroachments, fills, or crossings of these areas will require the proper State and Federal permits. The Township should ensure that all development observe the Federal and State mandated regulations concerning wetlands and wetland preservation.

Wetlands within the Township have been identified in the past using the National Wetlands Inventory (NWI), and previously commissioned efforts by the Township, developers and private consultants. It should be noted that NWI maps were developed using aerial photography by the US Fish and Wildlife Service (USFWS) and do not necessarily portray actual field conditions. As a result, they typically do not show all wetland resources within any given area and should only be used for general planning purposes. A site specific wetland delineation report should be required of all new development. The report should indicate the absence of wetlands or provide mapping of the site that identifies the extent of the surveyed wetland boundaries on the property.

Wetlands are categorized by the NWI maps using the Cowardin Classification System, which groups wetlands into palustrine, riverine, lacustrine, marine and estuarine types of wetlands. The types found in York County are limited to riverine wetlands, which consist of river and stream channels, lacustrine wetlands, which consist predominantly of lake type wetlands, and palustrine wetlands, which are any nontidal wetlands dominated by trees, shrubs, or emergent plants (Wetlands, Mitsch and Gosselink 1993). Palustrine wetlands are the type generally involved with the state and federal permitting system. They can be further broken down into palustrine forested (PFO), shrub-scrub (PSS), emergent (PEM) and open water (POW) classifications.

These classifications are important because forested wetlands (PFO) are afforded a higher standard of protection. Impacts to forested wetlands must be replaced with similar habitat at a ratio of 2:1 as opposed to shrub-scrub, emergent and open water wetlands, which only have to be replaced at a ratio of 1:1. This means for every acre of forested wetland that is filled or otherwise disturbed, 2 acres must be created to replace the lost values and functions of the impacted wetland. For other wetlands, only 1 acre needs replaced for every acre impacted. Forested wetlands should be given a higher priority for preservation not only because of the higher replacement ratios, but because they are more difficult to create and take longer to replace lost values and functions. The Natural Features map identifies wetlands within the Township and distinguishes those that are forested.

Working in concert with the State and Federal government, the Township should continue to severely limit the construction of new development on wetlands, and should seek to actively restore or create new wetlands in identified areas. Wetlands should be incorporated into natural features overlay district as discussed in the Future Land Use Chapter.

WOODLANDS

Woods are crucial to sustaining life on our planet. They take in carbon dioxide and return oxygen to us. They enhance the quality of our lives and environment with their richness and biodiversity, their colors and landscapes. Many species depend totally on woodland for survival. It is surely our responsibility to protect, restore and enhance our forests and woods.

Heidelberg contains several woodlands that dot the landscape. The majority of the woodlands are associated with lands held in public land with the

Codorus State Park. Outside those areas woodland landscapes are smaller in area and primarily located in the northern portion of the Township. *The Township should develop zoning provisions that protect the woodlands that fall outside of public control.*

UNIQUE GEOLOGIC SITES, NATURAL AREAS AND SPECIES OF SPECIAL CONCERN

The York County Natural Areas Inventory (2004) identifies only one site in Heidelberg Township as a unique geologic site or natural area. High Rock is an important geologic feature situated on the forested high ground of the Pigeon Hills along the center of the Township's northern boundary with Paradise Township. This feature consists of outcrops of lower Cambrian Chickies quartzite. The outcrops offer greatly expanded views of the piedmont uplands to the north during the winter months when the rich surrounding forest of chestnut oak, Virginia pine, red maple and mountain laurel drops some of its leaves affording a good vista to admire the viewshed.

The Pennsylvania Natural Diversity Inventory (PNDI) database did not identify the presence of plant species of special concern within the Township. The Pennsylvania Fish and Boat Commission (PAFBC) and US Fish and Wildlife Service (USFWS) identify York County as being within the known range of the bog turtle (Clemmys muhlenbergii), a federal and state listed endangered species. The bog turtle's preferred habitat includes relatively open portions of sphagnum bogs, swamps, or marshy meadows with slow moving, spring fed streams or spring runs with soft muddle bottoms. In addition, the Wildlife Resource Conservation Fund's publication entitled Endangered and Threatened Species of Pennsylvania identifies occurrences of the state endangered least shrew (Cryptotis parva) and state threatened red-bellied turtle (Pseudemys rubriventris) in the southeastern portion of York County. The least shrew is a mammal that

prefers meadows, pastures, old fields and other non-forested habitats. The redbellied turtle inhabits relatively large, deep creeks, rivers, ponds, lakes and marshes with ample basking sites.

Because of the sensitive nature of these populations, their exact locations cannot be divulged. However, development in areas exhibiting the typical habitat characteristics should be closely monitored and limited to ensure the continued viability of these species within the Township.

The Township should work with the Conservation District to delineate additional important natural areas, and then provide protection to those sites as appropriate in the form of a natural features overlay. Other features of importance such as riparian buffers and greenways could also be identified in this overlay. The purpose of the overlay would be to ensure compatible development on the most environmentally sensitive sites in the Township.

LIGHT POLLUTION

Light pollution is defined as light with no "useful" purpose-wasted energy. While zoning is a round-the-clock protector, land-use activity often times is overlooked at night. Nighttime generates unique nuisances, some of which relate to poor quality lighting, which can be highly visible-even from long distances. This can also contribute to the deterioration of Heidelberg's existing rural character. Lighting is necessary for safety and security of people and property; however a careful balance must be practiced so as to minimize excessive lighting. Heidelberg Township's current zoning provision on illumination (Section 307) provides minimal guidance on deterring lighting that might illuminate or cast glare on adjoining property owners or public streets. As part of the pending zoning ordinance update, the Township should address

potential light pollution by including provisions that would address the following topics:

Lighting Zones:

Not every area within the Township has the same lighting needs. Heidelberg Township should establish lighting zones based on population densities and other community considerations such as nighttime characteristics. For example, the area within the designated growth area should require more lighting needs than the designated rural area.

Permitted Light:

Copious amounts of light are not always an appropriate antidote for safety and security concerns. Generally speaking, night lighting has become more about advertising and less about safety and security. Particular attention should be given to height limits for pole mounted standards within parking lots and automobile sales, projection of highway signage, and lamp power allowance on vehicle service station canopies.

Shielding:

Light output can be controlled by adding shielding fixtures that direct light where it is needed enhancing performance through strategic light guidance. High-quality fixtures are also glare free.

Curfews:

Curfews dictate when light is needed, which is not everywhere at all times. By establishing curfews with local businesses, institutions, and property owners light pollution is limited and energy waste is avoided. *Curfews should be considered where non-residential properties abut residential*.

ENVIRONMENTAL ADVISORY COUNCIL

With over three quarters of the respondents indicating natural resource protection is of the utmost concern, Heidelberg Township should develop an Environmental Advisory Council (EAC). An Environmental Advisory Council is a group of 3-7 community residents, appointed by local elected officials, that advises the local planning commission, park and recreation board and elected officials on the protection, conservation, management, promotion and use of natural resources within its territorial limits. Municipalities are authorized to establish EACs through Act 177 of 1996, originally Act 148 of 1973.

In accordance with Act 177, EACs are authorized to:

- Identify environmental problems and recommend plans and programs to protect and improve the quality of the environment;
- Make recommendations about the use of open land;
- Promote a community environmental program;
- Keep an index of all open space areas to determine the proper use of such areas;
- Review plans, conduct site visits, and prepare reports for municipal officials; and
- Advise local government agencies about the acquisition of property.
- EACs do not do:
- Regulate; they are advisory only.
- Take the place of or compete with planning commissions or park and recreation boards; they augment and work closely with them.

- EACs are not activist or extremist environmental groups- they are part of the local government and accomplish the most when they work well with local officials.
- EACs do not compete with local grass-roots organizations, such as watershed associations.
- They are contact points and local government liaisons for these groups.
- EACs do not add bureaucracy to the local government- they have an organized procedure for participating in land use decisions.
- While municipal officials have a high demand for their time and attention, an EAC can:
- Devote their full attention to environmental protection. EACs help municipal officials make environmentally sound decisions.
- Serve as liaisons to represent both the community and decision makers.
- Be a focal point for funding and raise money for projects.
- Engage residents, community volunteers, and the private sector in natural resource protection.
- EACs work on a multi-municipal level to reflect natural rather than artificial municipal boundaries.¹

A copy of Act 148 of 1973 is provided within the Appendix of the Plan along with sample local ordinances establishing EACs. With the Township's intent to preserve its many rural qualities, establishing an EAC provides a

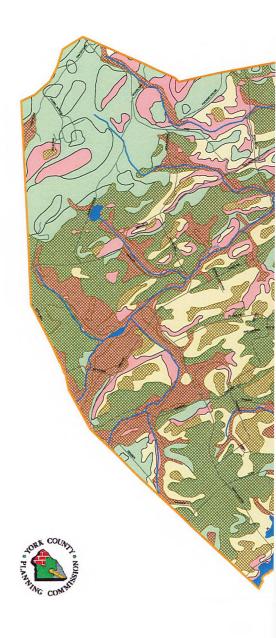
JULY 6, 2005

37

¹ http://www.pecpa.org/

perfect liaison for the Township in assisting in implementing the numerous recommendations within this chapter and achieving its resource protection goal and strategies.

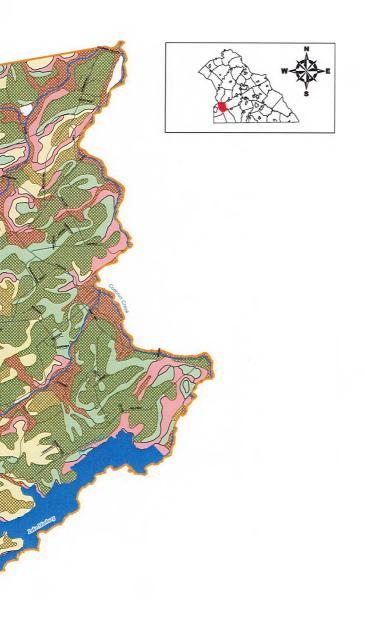
In summary, Township contains significant cultural and natural environment amenities that form a vital link in the overall health of the community. These elements must be protected and enhanced to ensure that a sense of place, a sense of belonging, and a sense of community can be fostered within the Township.



Adopted July 6th, 2005

PA State Plane South, NAD 1983 Copyright (c) 2002. York County, PA. Copyright (c) 2005. RETTEW Associates, Inc. All Rights Reserved.

H 16276255350 Trife Stitlelberg Projection



Map 5 Soil Attributes

Heidelberg Township, York County

Legend

Streams

C Roads

Prime Agricultural Solls

Suitable

Elevated Sand Mound

Unsuitable



RETTEW



Adopted July 6th, 2005

PA State Plane South, NAD 1983 Copyright (c) 2002, York County, PA. Copyright (c) 2005. RETTEW Associates, Inc. All Rights Reserved.

=103/033535011Gl31/Geology



Map 6 Geology / Topography

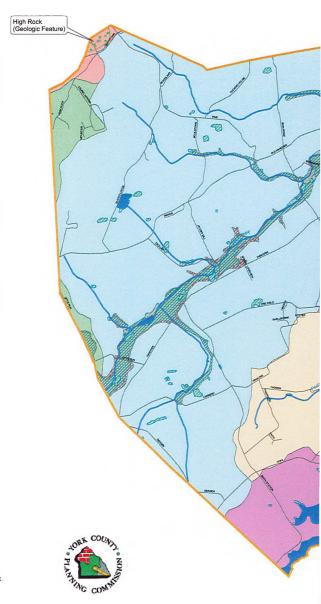
Heidelberg Township, York County

Legend



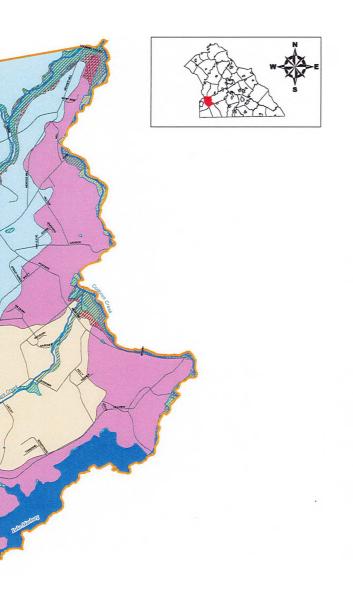


RETTEW



Adopted July 6th, 2005

PA State Plane South, NAD 1983 Copyright (c) 2002. York County, PA. Copyright (c) 2005. RETTEW Associates, Inc. All Rights Reserved.



Map 7 Hydrological Features

Heidelberg Township, York County

Legend





RATTAW

It is necessary to study the availability of community facilities and utilities offered within the Township in order to identify deficiencies that exist in the present and plan for the needs of the future population of the Township. Schools, fire service, sewer and water service, etc. are all essential elements of a comprehensive planning effort. The Township must work on a continuing basis with the providers of community services in order to ensure that as the Township grows, its residents can continue to rely on the provision of adequate public services.

SCHOOLS

There can be no doubt that the public's focus on education is at a significantly higher level now than in previous decades. Given the increasing concern of parents for adequate education of their children, it is necessary to discuss the sufficiency of education facilities, and to a lesser degree curriculum, in the comprehensive plan. Additionally, the increased focus on school performance has encouraged school districts to become more involved in the actions of the municipalities that they serve, cooperating on issues such as the location and extent of future growth. This document is intended to foster that cooperation between the Township and the school district.

The Spring Grove Area School District is centered in south-central Pennsylvania, approximately seven (7) miles south and west of York, and encompasses approximately 91.6 square miles. The district receives students from Heidelberg Township and North Codorus Township, Paradise Township, Seven Valleys Borough, Spring Grove Borough, Jefferson Borough, New Salem Borough, and Jackson Township.

The district currently operates three (3) Elementary schools serving children in grades (K-4). It operates an intermediate school for grades 5-6, a

middle school for grades 7-8, and a senior high school for grades 9-12. Additional facilities owned by the district include a physical plant which includes an indoor swimming pool, an outdoor track, several ball fields, and tennis courts.

The district recently completed the renovation of its elementary school facilities, leaving it with three large centers, the New Salem Elementary Center, Paradise Elementary Center, and the new Spring Grove Elementary Center, that are capable of accommodating its students in grades K-4. Heidelberg Elementary, a 1953 structure was closed in December 2002 and sold in December 2003.

The Spring Grove Area Intermediate School was constructed in 1996, and is in excellent condition. The Spring Grove Area Middle School was constructed in 1972 and renovated in 1996 and is in good condition. The Spring Grove Area Senior High School was constructed in 1952, with additions in 1963, 1970, and 1991. Additional renovation projects were completed in 1988, 1990, and 2002. The school district is currently in the design phase of a new senior high school facility to be located on the Roth's Church Road campus which also includes the Spring Grove Elementary, Intermediate and Middle School. The anticipated population growth in the eight municipalities that make up the Spring Grove School District will exceed capacity of the current high school in the near future. Heidelberg Township should proactively coordinate with the other Spring Grove Area School District School Board members to manage growth within the region to limit the impact on the School District.

In the 2004-2005 school year, the school district had a total enrollment of 4,074 students, which is a net increase of 79 students above the 2003-2004 school year enrollment. Prior to the 2004-2005, the school district had been experiencing

a mild decline in enrollment however the recent increase is likely to be the beginning of an upward trend which is substantiated by the York County Planning Commission ten-year build out document completed in November 2004. The following table shows the disposition of students in the 2004-2005 school year:

Tabl	.е. 1	
STUDENT ENROLLMENT 2004-2005		
Grade Level	Number of Students	
K-4	1,303	
5-6	601	
7-8	669	
9-12	1,419	
Special Needs Students	82	
Total	4,074	

A number of enrollment projections for the year 2010 have been made by a number of agencies, including the district, using various methods.

Table 2		
ENROLLMENT PROJECTIONS BY VARIOUS METHODS		
Method	Projected Enrollment	
Census Extrapolation	4,744	
Housing Unit Extrapolation	4,269	
Pennsylvania Department of Education	3,405	
District Projection	3,370	

The school district has historically had a strong academic performance. The district's student to teacher ratio of 16.7:1 is moderately higher than the state average of 15.6:1, but is comparable to other similar school districts. Additionally, the ratio has recently been showing a modest improvement. The district has a high rate of participation in the SAT, with the district average of

76.9% of eligible students significantly exceeding the statewide average of 64.5%. Additionally, the SAT combined score for district students are 1034, which is also well above the state average of 987 and is also higher than the peer group average. The dropout rate in the district is about 2.1% which is comparable to state and peer group averages.

The district's total per student operating expenditure of \$6,643 per year are exceptionally below the state average of \$8,925, which in light of the results highlighted in the previous paragraph demonstrate that the district provides a significant value to the community. The district also spends slightly less per student on instruction, \$4,075 vs. a state average of \$5,150.

The districts operating revenue consists of 41.0 percent from the state, 53.2 percent from local sources and the remainder from other sources. Approximately 43.5 percent of the operating revenue comes from local property taxes. All of these numbers are comparable to state and peer group averages.

The School District should coordinate with the Township, fire departments and other emergency service providers to develop a program by which students can study the operation of Pennsylvania municipal government and service organizations as part of their required community service.

The Township should seek to diversify its tax base by implementing the Mixed Use District with the intent of drawing new business uses to the Township to assist in diversifying the Township's tax base and ease the increasing burden upon the School District.

SANITARY SEWER SERVICE

Heidelberg Township is currently undergoing a revision to its Act 537 Sewage Facilities planning which will outline what future service areas, if any, should be served by public sewer. In the meantime, the vast majority of the

Township is served by on-lot systems, with only a few parcels in the northwestern part of the Township served by public sewer from Penn Township. The Township should coordinate with Penn Township to reserve additional capacity for those future land uses within the Primary Growth Area.

The Township should consider the development of an on-lot management program that would require routine pumping and identify malfunctions. Once malfunctions are identified, specific recommendations for extending sewer service outside of the PGA should be made. These extensions should be made only to clusters of malfunctioning systems. Extension of service to these malfunctioning systems is not an endorsement of future growth along the extended lines. Any alternative that would require extension of public sewer outside the PGA should be analyzed to determine the amount of potential unwanted growth that would occur from extending public infrastructure outside the PGA. For those areas identified within the Rural Area (RA), the Township should require all new land developments to provide areas for both a primary and replacement system so as to not encourage compact development which may necessitate malfunctioning on-lot sewage disposal systems which would cause extension of public sewer and would compromise the RA. Within the PGA, the Township should coordinate with Penn Township to extend public sewer to service new development when appropriate or require capped sewers.

WATER SERVICE

Water service within the Township is generally provided by on-lot systems. The exception is the Heidelberg Water Company which is a community system which served the former elementary school and a few surrounding residents. If at all possible, land development within the PGA should be served

by this community system or another community or public water from Borough of Hanover Water.

Because the Township is so heavily reliant on groundwater, making citizens aware of groundwater quantity and quality protection issues is a matter of primary importance. In Pennsylvania, the period from 1998-2002 saw a time of significant drought, particularly in the south-central and south-eastern parts of the state these drought conditions have disproportionately negative effect on groundwater supplies which take longer times to recover and which may not benefit, unlike surface water resources, from the thundershowers or short duration/high intensity storms that produce much of the area's rainfall. Additionally, it can be extremely difficult to provide relief to citizens in a Township that relies primarily on groundwater resources, without close access to public water sources, should the groundwater resources go dry.

In order to minimize the threat to groundwater resources, strategies that make maximum use of infiltration, for recharge of the groundwater aquifer, take on primary importance in an area that relies heavily on groundwater flows. The presence of a well defined and enforced Sewage Facilities Management Plan can prevent contamination of wells from usual sources such as on-site septic systems. The Township may want to consider a hydrogeologic study be completed as a requirement for receiving land development approval for large subdivisions relying on on-site water. These and additional methods of managing groundwater supply are outlined further in the Natural and Cultural Features Chapter of this plan.

FIRE PROTECTION SERVICES

Fire protection is a basic public service that is essential to the Township. As growth occurs, adequate fire protection must be provided to protect the

public health and safety and to ensure that fire insurance rates paid by area residents and businesses do not become overly burdensome.

Fire protection services to the Township are currently provided by the Porters Community Fire Company which serves a population of 2,970 citizens in a 15 square mile area. Station 53 of the Porters Company is located in Heidelberg Township. The current fire station was constructed in 1983 on five (5) acres donated by the Glatfelter Paper Company. The building consists of a four (4) bay door-two (2) vehicle deep truck room with additional offices, meeting rooms, large kitchen and large meeting hall. Porters Fire Company provides volunteer fire and emergency medical services (EMS) to the residents of Heidelberg Township 24 hours a day, seven (7) days a week, all year around. Additional administrative and support personnel, and a ladies auxiliary, bring the total number of participants to approximately 40. The fire company reports manpower as generally adequate, however, calls that occur during daytime work hours can cause manpower issues, as most of the company's volunteers work full-time jobs. The primary challenge to the fire department, as reported by the chief, will be maintaining adequate volunteer staff to fully respond to future incidents.

Equipment used by the fire company include a 1990 Pierce Dash 8000 (E53-1) with a 1250 gpm pump and a 1000 gallon tank, a 2000 Freightliner (E53-2) with a 1500 gpm pump and a 2500 gallon tank, a 1987 Ford E 350 (Service 53) which serves as a multi-purpose vehicle with basic vehicle rescue hand tools, Haz-Mat supplies, a 6.5 kW generator and other equipment, and a 1989 Ford F250 (Brush 53) which serves as a brush truck with a 300 gallon tank, 150 gpm pump and a 2.5 kW generator.

The maximum targeted distance for response to a primary service area call is four to five miles, with an average response time of five to seven minutes. These standards are further defined in the table below:

Chapter 9: Community Facilities and Utilities Plan

Table 3 Fire Protection Standards		
Type of Development	Service Radius	
High Value Commercial and Industrial	0.5 to 1.0 miles	
High Density Residential	1.5 to 2.0 miles	
Low Density Residential	3.0 to 4.0 miles	
Rural Residential	4.0 to 6.0 miles	

Current response time from receiving an emergency call to first unit on the scene averages seven (7) minutes which falls within accepted guidelines. Porters Fire company, in addition to its primary service area, provides mutual assistance to areas of North Codorus Township, Jackson Township, Paradise Township, Penn Township, Jefferson Borough, Codorus Township and Manheim Township.

Over the past five years, Porters Fire Company has responded to the following number of calls:

TA	BLE 4	
Porters Fire Company Five-Year Call Record		
Year	Number of Calls	
2003	275	
2002	280	
2001	245	
2000	236	
1999	195	

The types of calls recorded in Table Four included: Medical Assistance (EMS) related calls, automobile accidents with and without injuries, structure fires (residential and commercial), traffic control, water rescues, flooded roadways and more.

In addition to firefighting duties, the department responds on all ambulance calls within the Township. Several Emergency Management Technicians (EMTs) are available on staff and respond with the department's QRS (quick response service) vehicle which carries all of the supplies normally carried by an ambulance. Many department personnel are also trained in Hazard-Materials (Haz-Mat) operations and can perform defensive tasks at a Haz-Mat site until York County Haz-Mat can respond.

As previously stated, the Porters Fire Company is a volunteer organization with no paid staff. Approximately 70 percent of the annual operating budget for the company is raised through fundraising events such as bingo, hall rental and other events. The remainder of the budget is provided by donations from Heidelberg Township and donations received during the annual fund drive.

There are no public water supply hook-ups (hydrants) within the Township. The Porters Fire Company, however, does maintain four (4) dry hydrants strategically placed around the Township. These dry hydrants are connected to a water source, such as a pond, and can be used to supply water through engine pumps to tankers which respond to the scene of the fire. As part of the updates to the proposed subdivision and land development ordinance, the Township should require all proposed new land developments to be reviewed by the Porters Fire Company to determine whether or not the site can be serviced by the company's apparatus.

Police Protection

The role of the police department in a community generally takes on three functions. These functions include: law enforcement, maintenance of order, and community service. Law enforcement takes place when legal sanctions are

imposed upon those who deprive others of life or property. Maintaining order consists of handling disputes or behavior that threatens to produce disputes. Community service encompasses functions such as traffic control, first-aid services, rescue operations, school involvement, etc.

Police protection services are provided to Heidelberg Township by the Southwestern Regional Police Department which began police service to three communities (Heidelberg, Manheim and North Codorus Townships) in July of 2002, with a fourth (Spring Grove Borough) being added in April of 2003. Department staff currently consists of thirteen (13) full-time officers consisting of; one (1) police chief, two (2) patrol sergeants and ten (10) patrol officers. There is also one (1) full time police administrator.

The department currently provides twenty-four (24) hour protection to the municipalities served. There are two patrol zones with Zone 1 consisting of North Codorus Township and Spring Grove Borough and Zone 2 consisting of Heidelberg and Manheim Townships. There is also a cover car that serves as needed. In the second half of 2002, the regional police department responded to 373 calls in Heidelberg Township, while in 2003 it responded to 797 calls in the Township.

Although the department does not currently have any separate, full-time specialty units, each officer has been, or will be trained in a specialty field or is assigned to a specialty York County Task Force. These specialties include the York County Forensic team, the York County Drug Task Force, accident reconstruction officer, firearms instructor, field training officers, commercial vehicle inspection officer and defensive tactics instructor.

Growth in Heidelberg Township has historically occurred at a pace which has allowed police services to be adequately updated. One of the primary

Chapter 9: Community Facilities and Utilities Plan

reasons for reorganizing individual community police forces into a regional force was to better manage future growth when it does occur. The needs of the department will grow proportionally to the anticipated population growth of each affected municipality. Currently a volunteer assists in answering an increasing volume of calls for assistance indicating a possible need for a part-time administrative clerk. Additionally, the department is tracking the amount of time that officers spend in follow-up and investigative needs to determine the need for a full-time investigator.

Additional Services

Although not generally considered community facilities, additional service providers are active in the Township. The following table outlines those providers:

Т	ABLE 6	
Additional Service Providers		
Service	Provider	
Electric	Metropolitan Edison and Adams Electric	
Gas	Columbia Gas	
Cable	Susquehanna Cable	
Solid Waste and Recycling	Penn Waste Inc.	
Phone	GTE/Verizon/Sprint	

During the last thirty years there has been a growing nationwide interest in recreation, conservation, open space, beautification, pollution abatement, and a full range of other items that are directed at a general improvement of the quality of our environment. Both an exploding population, an increase of well over 100 million since the turn of the century in this country alone, and an advanced technology, producing increasing leisure, shorter work weeks, and greater mobility, have stimulated this interest.

An important step in the park and open space planning process is to determine a set of minimum standards for park and open space facilities. These standards enable a community to measure how well its existing recreational amenities meet the needs of its residents at the present time and project the future need. The National Recreation and Park Association (NRPA) have advised communities across the nation on the amount and location for parkland for over a half a century.

In 1983, the National Recreation and Park Association (NRPA) published a report entitled "Recreation, Park and Open Space Standards and Guidelines." These guidelines will serve as the foundation to develop the future park and open space system. However, as the report indicates, flexibility in interpreting the document should be exercised since every community identifies with different socioeconomic, geographic, and cultural characteristics. Therefore, the NRPA guidelines will be examined against Heidelberg Township's specific demands.

The NRPA provides two standards in which municipalities can measure their facility effectiveness. The first is a gross acreage standard, expressed as population ration, that is, the minimum number of acres recommended per 1,000 persons. The second is the service area standard, expressed as a park service radius which differs by park type.

Heidelberg Township contains two existing recreational facilities totaling 3,335 acres of parkland. NRPA places these parks into seven classifications: mini-park, neighborhood, community, regional, linear parks, special use facilities, and conservancy areas. NRPA does not have population standards for the last three categories (linear, special use, and conservancy). These areas are more variable than the others. The following table summarizes the seven park classifications and their specific guidelines:

Table 1
Park Types
Specialized facilities that serve a limited population such as children.
Facilities that provide opportunities for active recreation and can include
athletic fields, basketball and tennis courts, playgrounds, and picnic areas.
May include typical neighborhood park facilities, but this type of park tends to
have more diverse recreational opportunities. Opportunities are available for
both passive and active experiences. Active areas can include an athletic
complex, swimming pool, a series of courts, and age-segregated playgrounds.
Passive qualities include hiking, bird watching, and nature study.
Larger natural areas for more nature-oriented and passive recreation
experiences. Facilities tend to be limited and include picnic areas, trails,
nature centers and study areas, camping, boating, and fishing.
More commonly called greenways, these are linear corridors of open space
that provide non-motorized access to parks, link neighborhoods with parks
and schools, and provide "close to home" recreational opportunities for
biking, walking, horseback riding, and cross country skiing.
Areas for single purpose recreational activities such as golf courses, nature
centers, outdoor theaters, historic sites, etc.
Open space areas that are protected more for environmental purposes than to
provide recreation use. Nature preserves, wetlands, and areas with steep
slopes are examples.

Source: Recreation, Park and Open Space Standards and Guidelines, National Recreation and Park Association, 1983

Needed acreage for each type of park depends on what is necessary to protect the resources or provide maximum recreational use. NRPA provides the park

standards based upon population characteristics. Suggested sizes and proposed service areas are illustrated within the Community Facilities Map and the table on the following page for mini-park, neighborhood, community and regional parks. Linear, special use and conservancy park types do not have quantitative standards based on the NRPA publication.

Table 2				
Parkland Standards				
Park Type	Acres/1000 Population	NRPA Minimum Size	Service Area Radius	
		Requirements		
Mini-park	0.25 to 0.50	1 acre or less	< ¼ mile, 5 minute walk	
Neighborhood Park	1.0 to 2.0	15 acres	½ mile, 12 minute walk	
Community Park	5.0 to 8.0	25 acres	2 miles, 5 minute drive	
Regional Park	Variable	200+ acres	30 miles, 1 hour drive	

Source: Recreation, Park and Open Space Standards and Guidelines, National Recreation and Park Association, 1983

REGIONAL PARK

Codorus State Park

Residents are afforded the luxury of having direct access to Codorus State Park partially located in Heidelberg Township. The park's natural and passive recreational resources have attracted park visitors ranging from hunters to hikers and bicyclist.

Codorus State Park is comprised of 3,326 acres and is located in the southern portion of Heidelberg Township. The park's prime attraction is the 1,275 acre Lake Marburg, which has 26 miles of shoreline. This impoundment of the Codorus Creek is the result of a cooperative project between the commonwealth of Pennsylvania and the P.H. Glatfelter Paper Company of Spring Grove, PA. The undertaking was the first of its kind in the commonwealth and is designed to serve the water supply needs of a private industry; the town of Spring Grove and adjacent communities; and to provide a public recreation area. The design and construction of the park facilities were funded

by the "Project 500" bond program and the federal government's Land and Water Conservation Fund.

Codorus State Park offers many recreational, family-oriented activities year round. There is a 198-site campground which includes thirteen walk-in sites for tents. Lake Marburg is a warm water fishery. Codorus Creek and the East Branch of the Codorus Creek are approved trout waters. Hiking, biking, cross-country skiing and snowmobiling opportunities are afforded on the five miles of trail. A seven-mile bridle trail network is also available within the park grounds. Seven boat launches are scattered around the lake and two concessions provide opportunities to utilize pontoon boats, rowboats, canoes, paddleboats and motorboats on the Lake.

The park also provides environmental educate programs from April to November which includes ecological and historical walks, audio visual presentations, and campfire talks along with other youth and school programs. Nature trails and a bird viewing station is also available.¹

COMMUNITY PARK

Heidelberg Township Park

The Township has recently acquired land adjacent to the Township municipal building campus to place park facilities. Construction began in the fall of 2003 which included a basketball court, additional ball fields, and tot-lot play areas. This nine acre facility is anticipated to address shortcomings in local ball fields and other community park facility needs.

NEIGHBORHOOD PARKS

The Township does not contain any neighborhood parks within its boundaries.

¹ West Manheim Township Web Site, Codorus State Park Page

MINI-PARKS

The Township does not contain any mini-parks within its boundaries.

LINEAR PARKS

York-Hanover Trolley Line

In July of 2003, a feasibility study was completed for the conversion of the Hanover Trolley Line Corridor into a non-motorized recreational trail. Nearby towns the trail would be in close proximity to on a regional level include: York, West York, Spring Grove, and Hanover within Heidelberg Township the line would run through the villages of Menges Mills, Iron Ridge, and Jacobs Mill. The line is approximately 15 miles in length and would provide walking, jogging, hiking, bicycling and equestrian amenities through the region

The study includes an analysis of the field investigations of the historic trolley route, a comprehensive public input process, an inventory and assessment of the corridor's many features, a summary of legal constraints, and a conceptual plan that proposes development of two sections of the corridor.

The York Hanover Trolley Line was operated as a passenger trolley line from 1908 until 1939. Following the decline of trolley service, the corridor was purchased by the Metropolitan Edison Company to use as a right of way for electricity transmission lines.

In 1977, York County adopted a Metropolitan Bike Route Plan that identified corridors throughout the county that offered the potential for development of multi-use recreational trails. This corridor was one of several opportunities for trail development. In that same year, a license agreement was executed between Metropolitan Edison Company and the County of York for the purpose of establishing a non-motorized

recreational trail from Hokes Mill Road in West Manchester Township to Wilson Avenue in Penn Township.

The feasibility study of the York Hanover Trolley Line sites an opportunity to develop two sections of the historic route. One section extends 4.5 miles from Bair Station to Menges Mills, and another extends 1.5 miles from the Heidelberg/Penn Township boundary to Moul Recreational Field in Hanover Borough. The study also outlines a management plan that encourages participation from the municipalities, the County of York, and a variety of volunteer groups in the future operations of the Trolley Trail.

Based on these recommendations, the York County Rail Trail Authority has begun discussions with the municipalities within the sections currently being proposed for development. These include Jackson Township, Spring Grove Borough, Penn Township, and the Borough of Hanover. These discussions focus on identifying funding opportunities, refining trail alignment, and additional reviews of constraints and trail connections.

Through these partnership efforts, the York County Rail Trail Authority and the participating municipalities will establish priorities and time frames for engineering, design, and construction of selected sections of the historic trolley route. Communications with other municipalities along the route will also be maintained and encouraged.

The Township does not contain any linear parks, special use parks, or conservancies.

PARK AND OPEN SPACE NEEDS ASSESSMENT

The future needs assessment is a critical component of any quality of life analysis for existing and future residents of the Township. This analysis is included in part to

assist in satisfying the requirements of the municipalities planning code in regard to the implementation of mandatory dedication provisions within the Township's subdivision and land development ordinance. This section will also assist Heidelberg with planning and budgeting for the development of future parks. The future recreation needs of the Township are determined by applying the recommended minimum acreage standards to a reasonable population projection generated in Chapter 3 for the 2020 population and by examining how well the Township meets the NRPA location standards.

Gross Acreage Requirements

As discussed in Chapter 3, Heidelberg Township's population is expected to grow by 738 residents by the year 2020. Table 3 compares the parkland acreage standards for three major types of parks (mini-park, neighborhood, and community), based on 2000 Census population figures and forecast populations, to the actual parkland acreage of the municipality.

Table 3						
	Population/Parkland Analysis Table					
Park Type	Required	2000	Required	2010	Required	2020
	Acres/2000	Deficit (-)	Acres/2010	Deficit (-)	Acres/2020	Deficit (-)
	Population	Excess (+)	Forecast	Excess (+)	Forecast	Excess (+)
	(2,970)		Population		Population	
			(3,339)		(3,708)	
Mini-Parks	.74-1.48	(-).74-	.83-1.66	(-).83-	.92-1.85	(-).92-
No.		(-)1.48		(-)1.66		(-)1,85
Neighborhood Parks	2.97-5.94	(-)2.97-	3.33-6.66	(-)3.33-	3.70-7.40	(-)3.70-
		(-)5.94		(-)6.66		(-)7.40
Community Parks	14.85-23.76	(-)5.85-	16.69-26.71	(-)7.69-	18.54-29.66	(-)9.54-
		(-)14.76		(-)17.71		(-)20.66
Totals	18.56-31.18	(-)9.56-	20.85-35.03	(-)11.85-	23.16-38.91	(-)14.16-
		(-)22.18		(-)26.03		(-)29.91

When the parkland acreages are compared to the NRPA standards the analysis reveals an existing deficiency in all parkland categories. This deficiency continues to escalate as the population is projected out to the year 2020. The recent acquisition and development of land devoted to community park land by the Township is an encouraging initial step in address the Township's deficiencies. This deficiency must be weighted against the fact that Heidelberg Township contains Codorus State Park regional parkland within its boundaries. The proposed York-Hanover Trolley Line linear park will continue to offset the Township's parkland deficiency once constructed. However, the Township's deficiency of "close to home" recreational amenities should be addressed.

Service Area Requirements

Beyond the population standards, the location of the park and open space facilities in relation to the Township's residents is also an important indicator of how well existing facilities meet the needs of the community. To illustrate how well the Township's parklands serve the various areas of the municipality, Map 8: Parks, Recreation and Open Space have been prepared which illustrate the service areas of the community's recreational facilities.

Heidelberg Township is a rural municipality with the only established neighborhoods falling within a few scattered villages within the landscape. Hanover Road (SR 116) transportation corridor that traverses the Township from east to west also divides the Township into distinct areas. Specifically, the Hilltop, Straw Acres, and Porters Sidling neighborhoods potential to access the Heidelberg Community Park is fairly easy. However, those residents within the Menges Mill and Sycamore neighborhoods north of S.R. 116 would describe their commute to the Heidelberg Community Park moderate to difficult. An analysis of Map 8, further illustrates the need for mini-park and neighborhood parkland.

Specific recommendations for future park and recreation facility locations are described below and are indicated on Map 8.

PARK AND RECREATION BOARD

Heidelberg Township has a Park and Recreation Board consisting of volunteers from across the community that serves to ensure adequate park and recreational opportunities are afforded to the Township residents. The Board's main responsibility at the time of the plan is to facilitate the development of the Heidelberg Township Community Park.

MANDATORY DEDICATION

One mechanism that many municipalities use to ensure that future residents have adequate park and recreation opportunities is to require developers to dedicate public open space within proposed developments. To offset the Township's parkland deficiencies and to curtail increases in this service gap when new residential development would occur, the Township should look to update its mandatory dedication provision as part of the Township's Subdivision and Land Development Ordinance following the process set forth below.

The Pennsylvania Municipalities Planning Code, Act No. 170 of 1988 provides the legislation giving municipalities the authority to require the dedication of public land for recreation purposes. To comply with this legislation, Heidelberg Township must meet these requirements:

Adopt a recreation plan that establishes open space standards and park service areas, identifies areas in need of open space, and includes a capital improvements program.

- Develop a mandatory dedication ordinance that contains definite standards to determine the portion of a development to be dedicated and the amount of any fee to be paid in lieu of land.
- © Create a separate interest bearing account for the placement of any collected fees.
 Mandatory Dedication Ordinance Calculating Land Requirements:

The easiest way for the Township to calculate how much open space is required for a new development is through a per dwelling unit calculation. The lack of parkland based on the previous analysis within this section indicates the Township contains a deficiency in recreational needs. Therefore, the Township has established a goal of providing 20 acres of parkland per 1,000 residents. To derive a per unit calculation, the 1,000 population figure is divided by the Township's 2000 U.S. Census average household size of 2.74. The following calculation results:

1,000/2.74 persons per dwelling unit = 365 dwellings

Dividing this number by the desired 20 acres per 1,000 residents goal yields this amount of land to be dedicated per dwelling unit:

20 ac. / 365 dwellings = .054 acres per dwelling unit

Therefore, on a subdivision of 50 homes, this 0.054 acre per dwelling unit requirement would net 2.7 acres of parkland. With smaller subdivisions, the Township may want to pursue other alternatives such as a fee contribution or construction of facilities.

Fee Calculation:

As an alternative to land dedication, the developer can pay a fee. To convert the open space requirement to a fee, the Township needs to require the developer to provide the fair market value of the land to be dedicated. Using the 0.054 acre per dwelling unit requirement, for a 50-unit residential subdivision, the developer should

provide the Board of Supervisors with an appraisal for the 2.7 acre parcel. Therefore, if the land was appraised at \$10,000 per acre, then the Township would accept \$27,000 fee in lieu of the land dedication.

The Township should consult with its Solicitor and Engineer on the updating of this ordinance that will assist with implementing the recommendations of this Plan. To assist in implementation of the comprehensive plan and to expedite the amount of process of mandatory dedication adoption, a draft of suggested ordinance revisions have been provided within Appendix K. Implementing the mandatory dedication provisions proposed within this Plan will require some minor administrative and consultation fees.

OPEN SPACE PLANNING

Open space is usually defined rather broadly and can take many forms. For example, it may take the form of an apartment balcony in a major city, a playground in the suburb, or an infinite unrestricted view in a National Forest. In general, however, open space is related to land which is not used for buildings or structures. Open space may be privately or publicly owned and may be used in a variety of ways including recreation, water supply, tourism, economic development, or amenity.

The manner in which open space is built into the fabric of a community and the uses to which it is put will obviously affect the character of the community. Due to the multitude of pressures for open space and the known impact of community character, open space must be seen not just as the space remaining from development, but rather as an essential element in the developing environment of the community.

Open space serves three basic community functions:

The human needs of the residents are served in terms of fresh air, sunlight, physical exercise, psychological release, and social functions.

- The productivity and efficiency of the physical resources area advanced through the protection of water supplies, the cleaning of air, the nourishment of soils, the enhancement of wildlife, and assistance to the economic activities of farming and lumbering.
- Economic development is affected through guidance of development patterns, stimulation of tourism, advancement of employment, and the enhancement of real estate.

As catalogued in Chapter 8, Heidelberg Township boasts a wide range of open space resources. The Township is blessed with rolling hills within the Pigeon Hills Area, rich untouched soils for farming, embroidered with the beauty of the Codorus Creek, and graced by history that includes campsites for both revolutionary and civil war regiments within the village of Menges Mills. Heidelberg Township also lies adjacent to some of York County's fastest growing municipalities.

Because of its unique and highly desirable rural location, Heidelberg is in a geographic position which demands urgency as it faces its choices of what lands and activities to prioritize. This plan section seeks to help Heidelberg face the decisions that must be made now and into the future.

The resource inventory in the preceding chapter catalogues a diverse range of open space resources and assesses the means of protection afforded to date and makes recommendations to protect them. Upon review of that inventory, the CPAC expressed continued belief that all of the Township's open space resources are of value and are important, particularly in the face of continued development pressure. Throughout the monthly discussions, concern for retention of some of the remaining broad open space and agricultural lands loomed large as a perceived means of maintaining Heidelberg's overall community character and "rural ambiance."

While farm fields are actively being utilized they do represent green fields that yet to be untouched and therefore can be quantified as open space. To date, the lands enrolled in Agricultural Security Areas (ASAs) reflect the only active open space protection initiative within the Township. As indicated in the preceding chapter, ASA designation is not permanent and requires renewal enrollment every seven years by landowners. Therefore, it recommended that the Township focus on the following approaches to begin to build its open space protection program:

Public planning activity should aim to promote appropriate private conservation initiatives wherever feasible. Comprehensive public acquisition of fee title or development rights to Heidelberg Township's broad agricultural landscapes, woodlands, and scenic vistas, for example, could never be cost effective. In contrast, private initiatives may prove successful. Private conservation initiatives may be entirely voluntary or may be specifically encouraged through public programs for purchase of development rights or transfer of development rights (TDR) as recommended alternative for farmland protection within the future land use chapter. It is paramount keeping landowners informed and up-to-date regarding the resource values dependent upon their stewardship, as well as the range of opportunities available to them to protect those rights. It is often possible to meet both personal and financial objectives of individual landowners fully within the context of open space protection.

FOCUS ON RESOURCE CONSERVATION THROUGH CONSERVATION SUBDIVISION DESIGN

As recommended within the future land use chapter, all proposed residential subdivisions fifteen acres or greater will be encouraged to utilize a conservation subdivision design. This process allows the developer to clustering homes to the least vulnerable areas and leaves the critical environmental resources and areas as permanent open space. Where possible, design will encourage connectivity amongst

conservation subdivision design to promote the development of larger open space areas and connectivity.

The future land use also recommends additional guidelines be put in place for site design so as to provide a manner in which least disruption occurs to the natural landscape. Techniques such as utilizing existing farm roads for incorporation into internal circulation system and the introduction of building envelopes were some of the ordinance provisions that should be implemented as part of the zoning and subdivision and land development ordinance revisions.

With the recommendation of the sliding scale approach to the Agriculture future land use designation and implementation within the pending zoning ordinance update, landowners will receive a higher ranking for agricultural conservation easements. Adding in the fact that Heidelberg Township is priority preservation township based on the York County Agricultural Preservation portion of the County Comprehensive, landowners would list very high on the potential funding list administer through the York County Agricultural Land Preservation Board and the Farm and Natural Land Trust programs. As recommended within chapter 8, the Township should establish an EAC which could assist in administration of these approaches.

GREENWAYS AND CONNECTIVITY

A greenway is a corridor of open space. Greenways vary greatly in scale, from narrow ribbons of green that run through urban, suburban, and rural areas to wider corridors that incorporate diverse natural, cultural and scenic features. They can incorporate both public and private property and can be land-or water-based. They may follow old railways, canals, or ridge tops, or they may follow stream corridors, shorelines, or wetlands, and include water trails for non-motorized traffic. Some greenways are recreational corridors or scenic byways that may accommodate motorized and non-motorized vehicles. Others function almost exclusively for

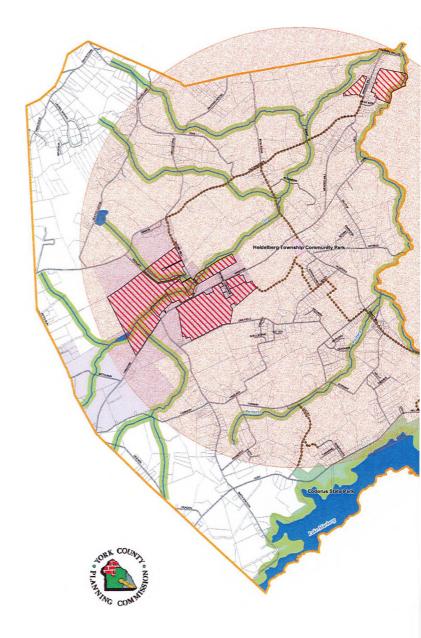
environmental protection and are not designed for human passage. Greenways differ in their location and function, but overall a greenway will protect natural, cultural, and scenic resources, provide recreational benefits, enhance the natural beauty and the quality of life in neighborhoods and communities, and stimulate economic development opportunities.²

Currently, Heidelberg contains unofficial greenway corridors associated with the stream valleys of Codorus Creek and its tributaries. Map 8 displays suggested greenway buffers associated with the stream corridors within the Township.

FUTURE PARK SITES

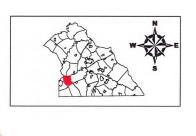
The Township lacks "close-to-home" recreational amenities that should be addressed over the course of this Plan's implementation period. Within the PGA, the Township lacks a park to serve the proposed residential population that would inhabit this area of the Township. A suggested potential park area has been indicated in red hatched pattern on Map 8 to offset this deficiency. Additionally, the Village of Menges Mills contains a population density that would necessitate a neighborhood or minpark. Again, suggested potential park areas have been placed on Map 8. Finally, the Township lacks connectivity for their residents to access both existing and potential park sites. A suggested trail system has been placed on Map 8 to provide a general circulation pattern for existing and potential population nodes with existing and potential recreation areas.

² Pennsylvania Greenways An Action Plan for Creating Connections, Pennsylvania Greenways Partnership Commission



Adopted July 6th, 2005

PA State Plane South, NAD 1983 Copyright (c) 2004, York County, PA. Copyright (c) 2005. RETTEW Associates, Inc. All Rights Reserved.



Map 8 Parks, Recreation & Open Space

Heidelberg Township, York County

Legend

Stream



Roads



Community Parks Service Area

rimary Growth Are

Park

3 Community



Potential Future Park Area



Proposed Greenways



Proposed Trails



RETTEW

The completion and adoption of the Comprehensive Plan is a very significant step in the Township's planning process. However, the adoption of the completed Plan should not be seen as the end of the planning process, but rather the starting point. Implementation of the Plan involves a variety of agencies, organizations, and individuals who have a wide range of roles and responsibilities in the implementation process. These include the Township Supervisors, the Township Planning Commission, the Spring Grove Area School District, the Penn Township Sewer Authority, and other service providers. In addition, private organizations, corporations and businesses, citizen organizations and clubs, and individual citizens can have varying degrees of influence and involvement in the implementation of the Comprehensive Plan.

THE ROLE OF THE PLANNING COMMISSION

The Township Supervisors have the power to adopt and amend the Comprehensive Plan, but the Planning Commission has a major role in ensuring the implementation of the Plan. It should be the leader in the implementation process and should analyze the Plan's recommendations in depth and channel them to the appropriate body for action.

To be effective over a period of time, the planning proposals and recommendations must be subjected to a continuous process of review and updating to assure that they properly reflect current solutions to the problems. In addition to its current responsibilities, the Planning Commission will conduct the following actions in order to assure continuation of the planning process:

1. The Planning Commission will *annually* review the comprehensive plan and provide a report to the Board of Supervisors to update them on the plan implementation.

- 2. The Planning Commission will conduct *annual* public meetings with citizenry to determine whether or not the comprehensive plan is still consistent with the public's objectives.
- 3. The Planning Commission will review the comprehensive plan during the summer months to determine what initiatives will require financial investments from the Township within the upcoming year to allocate in the municipal budget.

IMPLEMENTATION CHECKLIST

Numerous implementation techniques will be required to ensure that the comprehensive plan achieves the vision, goals, and strategies set forth within. To assist in organizing these techniques and establishing a priority system, an implementation checklist has been provided as a supplement to this chapter. The implementation checklist includes a detail of the implementation initiative, responsible parties, plan focus area, implementation time period, and record of action taken. The priority system have been divided into four categories: annual (items to be implemented on a yearly basis); short-range (intended to be implemented within one year of plan adoption); midrange (intended to be implemented within 2-5 years of plan adoption); and long-range (intended to be implemented within 6-10 years of plan adoption). The Implementation Checklist is provided at the end of this chapter.

ANNUAL (items to be implemented on a yearly basis)

Actions that are designated to occur on a reoccurring basis every calendar year. Minimal additional study or financial resources are needed for these implementation items.

SHORT-RANGE ACTIONS (within one year from plan adoption)

Actions that are designated to occur within one year from plan adoption are generally those which are high priorities and for which minimal additional study is needed, and which can be accomplished with existing staff and financial resources.

MID-RANGE ACTIONS (within two to five years from plan adoption)

Actions designated to be carried out in years two through five generally fall into two categories. First, are high priority items that will require significant additional study or more detailed planning, or those for which sufficient resources may not be immediately available. A second category includes items that require coordination or actions by other entities.

LONG-RANGE ACTIONS (within six and ten years for plan adoption)

Actions designated to be carried out six and ten years from plan adoption are generally those which are likely to require at least three or more years to precisely define needs and opportunities, create programs and partnerships, and establish funding resources. Hence, many of these items are less urgent, or which require sizable financial and personnel investment commitments.

FUNDING

Realization of the improvements and objectives outlined in this document will require financial support from a variety of sources. These sources will consist of internal Township funds generated by general obligation funds, borrowing, and special funds,

etc., and will also consist of external sources. External sources can come in the form of grants and low-interest loans from a variety of Federal, State, and County, as well as privately funded programs. In order for the objectives of this Plan to be accomplished in a timely fashion, all relevant means of support must be explored, and if applicable, pursued.

Resources are available to address every aspect of the Plan. For example, at the time that this Plan was produced, there were no less than five major programs in Pennsylvania supporting parks, greenways, and trails. Programs are also available to support neighborhood revitalization initiatives and transportation improvements. Included in Appendix L is the Growing Smarter Toolkit which is an in-depth description of the outlined programs, plus information on a large number of additional programs that are available.

Note that there are several keys to successful application for these highly competitive grants. One key is to show that the project for which the grant funding is requested is a part of a well thought-out comprehensive plan, which has been accomplished with the completion of the Heidelberg Township Comprehensive Plan. A second key is to show that the projects for which the grant funding is being requested have a regional effect, and it is especially effective if the funding is jointly applied for by more than one municipality in a region. To that end, Heidelberg Township should make every effort to partner with adjacent municipalities and organizations when it applies for grant funding.

It is important to carefully read the particulars of each grant program. It may very well be that projects can be funded by programs that, at first glance, do not appear to apply. For example, funding provided by PENNDOT's Transportation Enhancement Program can be used to fund trails and greenways that are part of an overall non-motorized circulation pattern.

KEYS TO SUCCESS

There is a wealth of financial assistance available from County, State, Federal, and private entities, for everything from transportation improvements to business development. The keys to taking advantage of these programs are knowledge and organization. It is therefore beneficial to:

- Have a person or persons dedicated to learning, in-depth the available funding programs and application procedures. It may be helpful to have members of the parks and recreation committee become experts in growing greener funding, etc.
- Have an ongoing dialogue with County, State, and local officials and representatives so that funding requests will be heard by the appropriate agencies. It is also important to maintain open lines of communication with those funding agencies, seeking their help where necessary to strengthen applications.
- Have an overall, comprehensive plan, such as this comprehensive plan, which can be used to justify and support funding requests. In particular, tying a particular project into an overall land-use scheme will be beneficial in the application process.
- Where possible, apply for funding in conjunction with other municipalities or authorities, demonstrating a regional benefit to the project.
- Make use of positive coverage of the Township, including efforts to revitalize and/or protect historic and natural resources.
- Be willing to provide significant Township funding to wholly pay for programs or to provide grant matching funds in order to implement the actions items included in this Plan.

A continuous effort at applying for available funds, and active political and regional support of those applications should, however, yield significant financial resources for the Township as it seeks to implement this comprehensive plan.

REGIONAL PLANNING

As part of this comprehensive plan process, the CPAC for Heidelberg Township met jointly with representatives from West Manheim Township. Although the two produced separate final plans, many of the ideas contained within these plans are shared visions. Heidelberg should seriously consider working with its neighbors on future endeavors outlined within its plan. Some specific regional planning examples outlined within this plan would be to prepare a water budget for the Hanover Region, a regional recreation board, and transportation improvements. Heidelberg has a history of working with its neighbors in regards to police protection. Planning for the Hanover Region, which would include municipalities within Adams and York Counties, is a logical and necessary step forward from this comprehensive plan.

Heidelberg's opportunities for better, more effective planning are largely based upon the State's advocacy of multi-municipal planning and regulations. Regional planning is a philosophical shift which has been gaining momentum for some time and it likely to continue. Over the course of the last five years, the State has taken steps to assure that local plans are consistent with the county and regional plans with new provisions within the state municipalities planning code. Funding for communities working together has come to the forefront of most grant initiatives. Not only is this cost-effective, but it provides an opportunity to discuss multi-municipal zoning, transportation impact fees, recreation plans, and agriculture preservation strategies, which may include transfer of development rights. With a multi-municipal planning in place, Heidelberg has more options than ever when it comes to land use regulation.

CHANGE IN PHILOSOPHY

This comprehensive plan for Heidelberg Township is a significant philosophical change compared to the previous comprehensive plan and the planning approach the Township has engaged in practicing since its inception. However, at no point in Heidelberg's history has the Township witnessed such intense growth pressures. The smart growth and preservation techniques outlined within this document will assist Heidelberg in taking a proactive planning approach. Community leaders must have the mindset of approaching every decision asking, "What is best for Heidelberg Township."

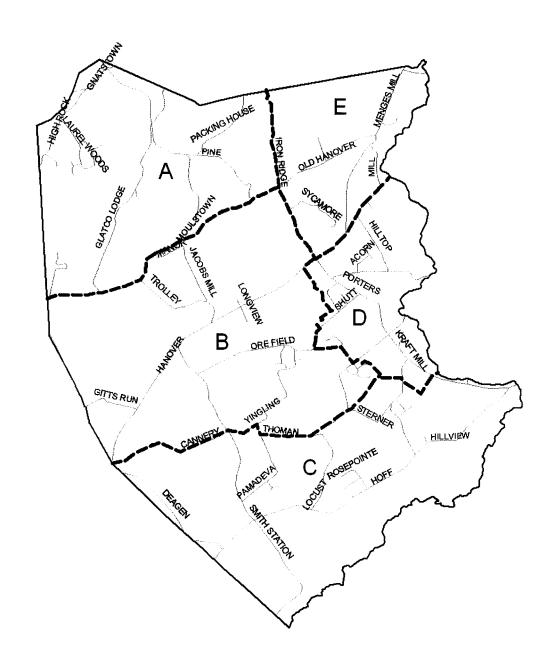
	Heidelberg Township Implementation C			
Time Frame	Implementation initative	Responsible Party	Plan Focus Area	Action Take
Short-Range	Incorporation of a Primary Growth Area (PGA) and Rural Area (RA) within Heidelberg Township future planning documents and decisions.	Planning Commission	Future Land Use	
hort-Range	As recommended within Chapter 6: Economic Development, the Township should coordinate with the York County Economic Development Corporation to determine a niche market for the mixed use future land use desingation.	Board of Supervisors	Future Land Use	
hort-Range	Update subdivision and land development ordinance to incorporate recommended screening, buffering, landscaping, mass transit coordination, signage, building envelopes and lighting requirements based on location within PGA or RA.	Planning Commission	Future Land Use	
hort-Range	Update the zoning ordinance to include the future land use designation recommendations contained within this Plan.	Planning Commission	Future Land Use	
Mid-Range	Develop a transfer of development rights program within the Township.	Planning Commission	Future Land Use	
Short-Range	The Township should recommend conservation subdivision design for all proposed residential tracts with a minimum lot size of fifteen acres or greater within the PGA and Rural Resource future land use area.	Planning Commission	Future Land Use	
hort-Range	Create an Economic Development liaison person to interact and coordinate with the YCEDC and promote economic development in the township and region.	Board of Supervisors	Economic Development	
ong-Range	Prepare a business directory of local businesses to promote local business development.	York Economic Development Corporation	Economic Development	
Annual	Identify vacant and underutilized non-residential buildings that be properly marketed by the York County Economic Development Corporation (YCEDC).	York Economic Development Corporation	Economic Development	
Short-Range	Enhance communication between the township and YCEDC to encourage proper marketing of buildings and land for economic development, and coordination of public and private development strategies.	Board of Supervisors	Economic Development	
.ong-Range	Utilizing existing economic development resources, such as the YCEDC, and establish an educational program to assist new and existing business owners with the complexities of operating a business.	Board of Supervisors	Economic Development	
Annual	Conduct bi-annual meetings with business owners in the Township to ensure their concerns are being heard by the Board of Supervisors.	Board of Supervisors	Economic Development	199
hort-Range	ldentity grants and loan programs that can be utilized by businesses owners to help off-set costs of expansions.	York Economic Development Corporation	Economic Development	
Mid-Range	Create a web site that can disseminate information and about the Township and local region, and links to other economic development resources to perspective businesses considering establishing or relocating to the area, or expanding.	York Economic Development Corporation	Economic Development	
hort-Range	Adopt the boundaries of the Primary Growth Area (PGA) as identified in the Future Land Use Plan.	Planning Commission	Economic Development	
hort-Range	Amend the boundaries and text of the Commercial/Industrial Zoning District as shown on the Future Land Use Plan, and described in the associated text.	Planning Commission	Economic Development	
hort-Range	Prepare text for the Mixed Use Zoning District and amend the zoning map in accordance with the Future Land Use Plan.	Planning Commission	Economic Development	
hort-Range	Develop provisions for On-Farm Occupations in the Agricultural Zoning District to encourage secondary uses that will help make the farm profitable; therefore, supporting preservation of agriculture in the Township.	Planning Commission	Economic Development	
nort-Range	Add No-Impact Home Occupations as a permitted use in all zoning districts and permit Home Businesses that do not impact adjoining property owners.	Planning Commission	Economic Development	
Annual	Maintain and support existing regional shopping and employment centers, and communicate with regional economic development partners.	York Economic Development Corporation	Economic Development	
Annual	Penn Township and Hanover Borough play an important role in the area's local and regional economy. The Township should communicate with adjoining municipalities to ensure these regional shopping and employment centers remain strong and viable.	York Economic Development Corporation	Economic Development	
Long	Incorporation of emergency providers and township government educational programs within Spring Grove School District's curriculum	Board of Supervisors	Community Facilities	10 000
Medium	Coordinate New Township Building to integrate recreational opportunities and non-vehicular transportation connections	Board of Supervisors and Park and Recreation Board	Community Facilities	
mmediate	Diversify Township tax base by implementing the proposed Business Center District which will ease the Increasing burden upon the	Planning Commission	Community Facilities	

	Heidelberg Township Implementation Ched		
Continuous	The Township should develop an OLDS management program.	Responsible Party Board of Supervisors	Plan Forms Area Action Community Facilities
Continuous	The Township should require all proposed new land developments to be reviewed by the Porters Sidling Volunteer Fire Company.	Planning Commission	Community Facilities
Short-Range	The Township should apply access management and traffic calming provisions within the Township's Subdivision and Land Development Ordinance.	Planning Commission	Transportation
Short-Range	The Plan recommends that all new residential development should provide a form of pedestrian mobility (sidewalk or trails) within the PGA, within any residential development larger than fifteen acres in the RA an internal connectivity plan should be required.	Planning Commission	Transportation
Short-Range	To coordinate for future traffic demand associated with the PGA and future land use designations, Heidelberg Township should place right-of-way preservation provisions within an update to its subdivision and land development ordinance for roadway widening and	Planning Commission	Transportation
Short-Range	The Plan recommends that the Township institute review procedure to ensure that new development does not deteriorate the scenic nature of many of the Township's roadways.	Planning Commission	Transportation
Short-Range	In order to facilitate the planning, acquisition, and implementation of land and projects that have community impact, the Township needs to adopt an Official Map.	Board of Supervisors	Transportation
Annual	Implement the Transportation Capital Improvements Program.	Board of Supervisors	Transportation
Annual	The Township should take every opportunity to encourage different developers, working on projects in the same area, to pool their resources to provide necessary roadway upgrades.	Planning Commission	Transportation
Annual	In order to ensure that the Township's roadways are properly maintained, the Township should establish a multi-year maintenance program	Board of Supervisors	Transportation
Immediate	The Township should adopt Act 209 Transportation Impact Fee Provisions.	Board of Supervisors	Transportation
Mid-Range	Heidelberg Township needs to thoroughly identify and inventory all properties, structures, or objects that are worthy of preservation within the Township and place them into a digital format.	Planning Commission	Cultural and Natural Resources
hort-Range	Adopt the recommended draft water use ordinance provided within this plan as part of the Township's subdivision and land development ordinance provisions.	Planning Commission	Cultural and Natural Resources
hort-Range	Heidelberg Township should coordinate with the Hanover Region municipalities (West Manheim, Manheim, and Penn Townships and Hanover Borough) to develop a water budget.	Board of Supervisors	Cultural and Natural Resources
hort-Range	As part of the pending zoning ordinance update, the Township should address potential light pollution.	Planning Commission	Cultural and Natural Resources
Mid-Range	Establish an Environmental Advisory Council to assist in Natural Resource Protection.	Board of Supervisors	Cultural and Natural Resources

(457 RESPONDENTS OUT OF 1,155 SURVEYS MAILED WHICH EQUALS A 40 % RESPONSE RATE)

1. Where do you live in the Township (refer to the locator map below)?

Percent		
20.1	A	
23.6	В	
23.8	С	
20.4	D	
12.1	E	



(457 RESPONDENTS OUT OF 1,155 SURVEYS MAILED WHICH EQUALS A 40 % RESPONSE RATE)

2. How long have you lived in Heidelberg Township?

Percent	
0.9	Less than 1 year
13.5	1 – 5 years
12.8	6 – 10 years
26.5	11 – 20 years
46.3	More than 20 years

3. Which of the following describes your family?

Percent	
4.0	Single no children
4.2	Single parent
31.1	Couple with children at home
31.9	Empty nester (couple or single-no
	children at home)
7.9	Retired single (incl. widow/widower)
20.9	Retired married

4. Why did you choose to live in Heidelberg Township? Please select the three- (3) most important reasons.

most i	important reasons.
Percent	
24.4	Housing availability
69.4	Rural lifestyle
10.3	Farmland availability
14.5	Low taxes
11.9	Quality of schools
10.7	Convenience to services
31.1	Convenience to work
46.3	Attractiveness/character of area
23.3	Safety/security/low crime rate
18.8	Lived here all my life

5. For those adult members of your household currently working, please indicate where they are employed. *Choose one location for each working adult.*

Adult 1	Adult 2	2 - Percent
6.9	15.2	In the home/home office
3.8	3.5	Heidelberg Township
22.3	24.8	Hanover Borough
7.8	6.2	Spring Grove Borough
35.9	35.4	Elsewhere in York County
7.5	7.8	Adams County
0.6	1.6	Lancaster County
0.0	0.4	Cumberland County
5.3	2.3	Elsewhere in Pennsylvania
2.8	0	Carroll County, Maryland
3.4	0.8	Baltimore County, Maryland
0.6	0.4	Frederick County, Maryland
3.1	1.6	Elsewhere in Maryland

6. What is your primary water source?

Percent	
2.9	Public water
93.8	Well
2.9	Spring
0.4	Other

7. Have you ever experienced periods when your well or spring ran dry?

5.3	Yes
94.7	No

8. If you had your water tested, what were the results?

Percent	
86.3	Satisfactory
13.7	Unsatisfactory

9. How would you describe the quality of your water?

Percent	
27.5	Excellent
41.2	Good
21.8	Satisfactory
9.5	Not satisfactory

(457 RESPONDENTS OUT OF 1,155 SURVEYS MAILED WHICH EQUALS A 40 % RESPONSE RATE)

10. Do y Percent	ou treat your water?		than a change in the place of your yment, which of the following	
42.2	Yes	factors would most likely cause you to		
57.8	No	leave Heidelberg Township?		
11 How	old is your septic system?		e select the three- (3) most important	
Percent	old is your septic system.	Parant	ns.	
7.6	One to five years	Percent	T f 1:f 1-	
12.3	Six to ten years	66.4	Loss of open space/rural lifestyle	
33.0	Eleven to twenty years	2.1	Inadequate parks and recreation	
			opportunities	
44.4	Twenty-one to fifty years	10.1	Decrease in quality of schools	
2.7	Greater than fifty years	62.7	Area is over-developed/traffic	
		66.1	Taxes too high	
	often do you have your septic system	3.0	Inadequate housing opportunities	
pum	ped?	2.1	Inadequate shopping opportunities	
Percent		4.0	Inadequate community services	
11.4	Never	38.5	Safety/security/high crime rate	
41.9	At least every two years	12.0	Other (Please provide in box below)	
30.8	At least every five years		,	
15.9	Greater than five year intervals			
	·	See Comm	nent Report	
13. Have you ever experienced problems with		Bee Comm	iem Report	
	septic system?			
Percent	septie systemic			
13.5	Yes			
86.5	No			
00.0 110				
14 Do	our of your poishbons have puchlams			
	any of your neighbors have problems	17. Whic	ch of the following open space,	
	their septic systems?		eation, and/or environmental	
Percent	¥7		irces do you believe are the	
15.8	Yes			
84.2	No	most important? Please select the		
1 5 3371.	-lC 41 C-11		(2) most important resources.	
	ich of the following statements	Percent		
	describes your opinion on the	35.5	Opportunities for passive recreation	
	rent amount of development		(trails, etc.)	
	wth in Heidelberg Township?	18.0	Opportunities for active recreation	
Plea	ase darken circle corresponding to		(baseball, etc.)	
the	best answer.	77.9	Natural resource protection (streams,	
Percent			slopes)	
53.7	Too much	63.6	Open space protection	
4.0				



1.6

44.7

Too little

About right

(457 RESPONDENTS OUT OF 1,155 SURVEYS MAILED WHICH EQUALS A 40 % RESPONSE RATE)

18. Where should commercial and industrial development in Heidelberg Township be located?

Please select the one best answer per use.

Percent

Commercial	Industrial	- Percent
39.2	60.5	Limited to an exclusive
		zoning district
30.8	9.2	Spread out along major
		roadways
4.9	1.4	No limitations on
		location- anywhere
25.1	28.9	No new commercial or
		industrial development

19. Which of the following planning issues are most important to you? Please select the three- (3) most important issues.

итро	riani issues.
Percent	
50.9	Agricultural preservation
48.9	Natural resources protection (streams
	slopes)
5.4	Opportunities for senior housing
4.5	Historic resources protection
3.3	Proximity to shopping and services
18.1	Trails for walking and biking
4.9	Employment opportunities
37.3	Open space preservation
5.6	Housing affordability
29.0	Management of development
45.1	Traffic and road conditions
27.9	Drinking water quality and quantity
11.4	Adequate sewage disposal
3.1	Recreational opportunities
2.2	Other (Please provide in box below)

See Comment Report

20. Do you own a business in Heidelberg Township?

Percent 7.5 Yes 92.5 No

21. If you answered yes to question #20, including yourself, how many people do you employ in Heidelberg Township?

Percent	
55.5	One
38.9	Two to five
5.6	Six to ten
0	Eleven to twenty-five
0	Greater than 25

22. Currently, most municipalities work separately from one another. Would you like to see Heidelberg Township pursue more regional/joint efforts?

Percent 40.8 Yes 59.2 No

19.7

23. What measures should the Township encourage in order to preserve important historical resources? Please choose all that apply.

that ap	ply.
Percent	
57.8	Increase public knowledge of these resources via a Township newsletter or web site
9.1	Provide increased financial contributions directed at historic resource protection
51.8	Adopt regulations that provide additional protection to the historical resources located in the Township

The Township should not increase its efforts at historic preservation

(457 RESPONDENTS OUT OF 1,155 SURVEYS MAILED WHICH EQUALS A 40 % RESPONSE RATE)

24. Please identify the top three- (3) environmental features toward which the Township should direct future preservation, protection and restoration efforts.

Percent	
65.9	Streams, stream valleys and
	surface water quality
63.0	Groundwater protection
57.5	Agricultural/forestry areas
37.0	Open space areas
42.3	Wildlife habitat
27.2	Protection from excessive noise
	levels

25. Do you feel there is adequate affordable housing available for every individual and family?

Percent 48.0 Yes

11.1

40.9 Unaware

No

26. If you answered "no" to the previous question, what type of housing opportunities should Heidelberg Township promote?

Percent	
50.7	Single homes on single lots
5.5	Two homes within the same building
	but as separate lots (Duplex)
8.2	Townhouses
2.7	Apartments or Condos
1.4	Mobile Homes
28.8	Senior Housing
2.7	Other

27. What are the most problematic or dangerous intersections in the Township? Please select the two- (2) most dangerous or problematic intersections.

Percent	
66.1	Intersection of Hanover Road (RT.
	116), Iron Ridge Road, and Porters
	Road
53.1	Intersection of Hanover Road (RT.
	116) and Smith Station Road
34.8	Intersection of Menges Mill Road and
	Old Hanover Road
22.5	Glatco Road, Woodland Drive and
	Moulstown Road

28. Please provide any other dangerous roadways or intersections that were not included in the question 27's list in the box below.

See Comment Re	eport	

29. Is the lack of public transportation in the Township a concern for you?

Percent 14.6 Yes 85.4 No



(457 RESPONDENTS OUT OF 1,155 SURVEYS MAILED WHICH EQUALS A 40 % RESPONSE RATE)

30. Rate the overall quality of the following services. Then, indicate, by darkening the circle, in the "Additional Funding" column if you would support additional funding to improve the level or delivery of service.

Township Direct Services (Results in Percent)

·					Have	Support	
	Very			Very	Not	Additional	
	Good	Good	Poor	Poor	Used	Funding	
Maintenance of township roads	6.6	62.3	25.9	4.3	0.9	21.8	
Winter road maintenance	13.6	67.5	14.1	3.4	1.4	13.8	
Staff response to questions & comments	12.0	37.6	7.0	1.7	41.7	1.7	
Building permits & code enforcement	8.4	49.6	7.0	1.7	33.3	2.2	
Subdivision/land development review	3.5	26.2	5.9	2.7	61.7	3.0	
Parks and recreation facility maintenance and	8.1	41.0	4.0	0.7	46.2	10.6	
improvements							
Services the Township either contributes \$ to or has an inter-municipal agreement							
Police service	16.9	64.5	3.3	0.7	14.6	7.5	
Garbage collection	24.3	64.3	2.6	0.9	7.9	1.4	
Large item collection	19.8	54.8	5.7	1.2	18.5	1.7	
Residential recycling	8.8	34.6	11.0	5.3	40.3	5.7	
Fire response	18.6	38.0	1.4	0.2	41.8	9.3	
Ambulance service	12.5	35.1	3.1	0.2	49.1	6.1	
Parks and recreation events	10.9	34.4	3.8	0.7	50.2	5.5	
0	ther Serv	rices					
Maintenance of State roadways (PENNDOT)	7.8	61 <i>.</i> 5	23.6	6.4	0.7	4.2	
(Rt. 116)							
Cable Service	7.3	55.4	11.2	4.9	21.2	1.2	

31. What is your opinion about the manner in which Heidelberg Township is addressing the following issues? *Please select one opinion per use*.

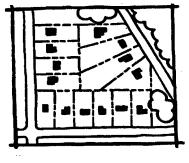
		Insufficient	Township	No opinion/
		Township	is overly	inadequate
Issue	Satisfied	involvement	involved	information
Conservation of open space	22.7	15.4	1.2	60.7
Environmental resource protection	18.6	12.8	1.9	66.7
Historic resource protection	13.8	8.1	1.9	76.2
Establishment of a trails system	13.9	16.3	4.3	65.5
Access to recreation facilities and programs	33.6	5.5	4.7	56.2



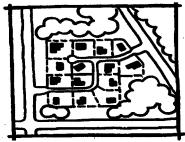
(457 RESPONDENTS OUT OF 1,155 SURVEYS MAILED WHICH EQUALS A 40 % RESPONSE RATE)

32. If the same number of lots would be built on a given piece of land, which one of the following development designs do you prefer to see in Heidelberg Township?

Percent



Conventional development where lots cover the entire site with uniform lot sizes and structures with no open space



78.9 Cluster development which preserves permanent open space and the conservation of natural features

How frequently do you conduct the

33. For each of the following activities, indicate whether you typically conduct the activity inside of Heidelberg Township. Then, indicate, by darkening the circle, whether or not you would like more opportunities to conduct the activity within the Township.

(Results in Percent)

Township?	
Activity Frequently Occasionally Never Yes No	1
Grocery/daily needs shopping 15.3 33.5 51.2 69.7 30.3	3
Durable goods outlet (furniture, appliances, 11.8 42.4 45.9 23.9 76.	1
etc.)	
Specialty stores (hardware, antiques, etc.) 3.1 20.2 76.7 19.1 80.9	9
Personal services (automobile, daycare, florist) 6.4 20.7 72.9 15.0 85.0)
Health services (doctor, dental, etc.) 4.8 10.7 84.5 19.7 80.3	3
Professional services (banking, legal, financial) 4.8 9.1 86.1 15.5 84.5	5
Entertainment (gym, theatre, sports club) 1.7 6.0 92.3 17.2 82.8	В
Eating out/restaurants 6.1 49.5 44.4 28.9 71.3	1



Would you like more

(457 RESPONDENTS OUT OF 1,155 SURVEYS MAILED WHICH EQUALS A 40 % RESPONSE RATE)

34. Pennsylvania land use law does not permit municipalities to exclude particular development types. Keeping that in mind, what should the Township's position be on each of the following land uses?

Please select one opinion per use. (Results in Percent)

The second of th	1 0100110)		No
Land use	Encourage	Discourage	opinion
Agricultural uses/Farms	91.7	1.6	6.7
Bed and breakfasts	42.1	23.1	64.8
Single-family homes	65.2	20.0	14.8
Two family homes (duplexes/twins)	11.5	71.7	16.8
Multi-family (apartments/townhouses)	5.8	81.8	12.4
Manufactured homes park	3.0	83.4	13.6
Neighborhood commercial (local stores)	43.0	38.4	18.6
Community commercial (shopping centers)	13.2	73.6	13.2
Office buildings	11.7	71.5	16.8
Industrial development	17.1	67.7	15.2
Schools and school facilities	40.7	31.4	27.9
In-home businesses (home occupations)	52.9	19.7	27.4
Cellular phone facilities on existing structures	30.6	39.5	29.9
Stand alone cellular phone towers	13.7	59.2	27.1
Senior housing	40.4	26.6	33.0
Affordable housing	39.5	34.3	26.2
Child care centers	41.9	24.8	33.3
Restaurants	42.9	33.4	23.7
Continuing care facilities	34.8	31.7	33.5
Open space	92.0	1.6	6.4
Parks and Recreation	67.1	14.0	18.9

35.	Is	there	a	residential	burning	problem
	wit	hin He	ide	lberg Towns	hip?	

10.6 Yes 89.4 No

36. If you answered yes to question 35 please indicate what the problem is within the box provided.

See Comment Report	

37. Would you support a burning ordinance that would ban residential burning within Heidelberg Township?

Percent 14.6 Yes 85.4 No

(457 RESPONDENTS OUT OF 1,155 SURVEYS MAILED WHICH EQUALS A 40 % RESPONSE RATE)

38. For each of the following recreational activities, please indicate those activities in which you or members of your household currently participate, and those activities in which you would like to participate, if facilities were more readily available. Please also note those activities for which you would support direct Township action to make available.

(Results in Percent)

	Yes, my	Would ye	ou like more		
	family		to participate	Would you su	pport Township
	currently	within Heidelberg		action to make activities	
Description of activity	participates	Township?		more available?	
-		Yes	No	Yes	No
Field sports (baseball/softball)	23.7	27.4	7 2. 6	46.8	53.2
Lacrosse	3.6	8.4	91.6	24.7	75.3
Basketball	15.8	24.2	75.8	41.0	59.0
Tennis	12.5	29.4	70.6	40.7	59.3
Golf	20.4	27.0	73.0	31.1	68.9
Gymnasium activities	9.3	17.3	82.7	24.2	75.8
Multipurpose activity rooms	6.1	25.3	74.7	33.2	66.8
Cultural arts center	10.4	22.6	77.4	25.8	74.2
Swimming	21.1	34.4	65.6	38.0	62.0
Ice hockey/ice skating	7.9	21.2	78.8	24.2	75.8
Cross country skiing	5.7	18.5	81.5	25.3	74.7
Volleyball	9.3	24.2	75.8	37.7	62.3
Horseback riding	11.1	35.9	64.1	42.9	57.1
Picnicking	42.3	57.7	42.3	60.0	40.0
Stream access/canoeing/fishing	41.2	58.2	41.8	56.1	43.9
Shooting/archery	30.8	35.8	64.2	38.6	61.4
Hunting	39.8	42.0	58.0	40.0	60.0
Boating	30.5	39.6	60.4	41.2	58.8
Fishing	41.9	50.0	50.0	52.1	47.9
Hiking on trails	47.0	67.8	32.2	62.8	37.2
Running/jogging/walking	60.2	66.7	33.3	63.0	37.0
Biking trails	36.2	60.2	39.8	60.5	39.5
Camping	30.1	36.2	63.8	40.0	60.0
Nature preserve activities	24.7	57.4	37.6	62.7	39.1

39. Please provide additional comments based on the survey questions or any other input you wish to provide on the back of this page. See Comment Report



HEIDELBERG TOWNSHIP COMPREHENSIVE PLAN RESIDENT SURVEY COMMENT REPORT

(457 RESPONDENTS OUT OF 1,155 SURVEYS MAILED WHICH EQUALS A 40 % RESPONSE RATE)

The following summarizes the comments were received from respondents as part of Heidelberg Township Resident Survey. The comments have been reduced by consolidating duplicate comments where applicable and listing the comments in descending order. The numbers following the comments represent the number of times similar comments were provided. For ease of review comments have been grouped under similar themes.

COMMUNITY FACILITIES

- Do not want to pay for additional recreational services (8)
- Do not support pubic sewer or water (6)
- Looking forward to rail trail of old trolley line (3)
- Need multiple use facility for walking, biking, and roller bladeing (3)
- Do not raise the taxes (3)
- Water ponding in front of Elementary school needs to be addressed (ice area in winter time) (2)
- Don't like it that so much development has closed off trails for horseback riding (2)
- My neighbors have bad sewer problems along Smith Station Road (2)
- Retired should not have to pay school taxes (2)
- People need to secure their trash so it does not go on other people's property (2)
- Township Supervisors are not responsive to issues raised by the residents
- Need better access to streams for fishing
- When railroad sprays for weeds don't spray where there are lawns, gardens or flowers
- The Township needs to financially support the local library systems
- I will help the Township financially wherever I can
- Concern of development not supporting infrastructure needs
- No one will use the Township Park because of lack of connectivity and dangerous intersection as well as proximity to Codorus Park
- Would like to have curbside pick-up of leaves
- Dirt bikes have caused excessive damage to existing trails should have a separate park for dirt bikes
- Pathways and bicycle paths would be used to a great advantage in the Codorus Park
- Need recreation for kids so we can keep them on the right track
- Need kids skate board park in the area
- Stop illegal chemical applications on farms that is contaminating groundwater
- Increased development and added driveways has caused unaddressed drainage problems on Packing House Road.
- Residents need to be made aware of their responsibility of proper septic system maintenance
- Need walking path to new Township park
- Police protection was much better prior to regionalization

HEIDELBERG TOWNSHIP COMPREHENSIVE PLAN RESIDENT SURVEY COMMENT REPORT

(457 RESPONDENTS OUT OF 1,155 SURVEYS MAILED WHICH EQUALS A 40 % RESPONSE RATE)

- Property taxes too high and will not be able to afford to live in Township
- Senior discounts should be in place for boating like hunting and fishing
- Concerned on West Nile Virus in the Township
- Support the current local government budget size
- Would like to have a tax collector with more hours and friendlier to residents

ECONOMIC DEVELOPMENT

• Bring high tech jobs to the Township

LAND USE

- Apartment building at the intersection of Cannery Road and Smith Station Road have been an eye sore for twenty years
- Restore the house and mill in Menges Mill as a museum
- Like to see a family owned campground would be an ideal place with proximity to Gettysburg, Hershey and Baltimore

PLANNING

- Need noise ordinance (3)
- Oppose factory farms in the Township (2)
- Too many buildings on small lots-need larger lots
- No large development
- Need to have a well organized plan to accommodate and control the location of change
- People do not obey the laws now- how will you enforce a burn ordinance
- Need to conduct regional planning
- Get rid of outdoor based music (noise coming from Michaels Restaurant and Bar)
- Is there a law on unlicensed vehicles or junkyards in the Township?
- Need leash law
- Need to designate hunting areas

RESOURCE PROTECTION

- Township should do everything in its power to preserve farms/farmers (3)
- Concerned about pollution (water, air, noise, EMF pollution)
- Need a water budget plan
- Stench from manure applications is terrible

HEIDELBERG TOWNSHIP COMPREHENSIVE PLAN RESIDENT SURVEY COMMENT REPORT

(457 RESPONDENTS OUT OF 1,155 SURVEYS MAILED WHICH EQUALS A 40 % RESPONSE RATE)

SENSE OF COMMUNITY

- Keep things landscape of the Township the same (8)
- Thank you for allowing us to fill out this survey (3)
- Love the Township
- Do not turn into Penn Township
- With so much development in neighboring municipalities wouldn't be great to maintain rural character
- Heidelberg Township is one of the best places in all of York County do not make it into one of the worst.

TRANSPORTATION

- There has got to be a better way to maintain road surfaces rather than tar and chipping (3)
- Development in neighboring townships has already doubled the traffic in our area. The Township needs to make a focused effort to maintain a rural lifestyle for its residents.
- Speed limits need to be enforced on Glatco Lodge Road
- Need road and railroad crossing improvements in Porters Sidling
- Lower speed limit on Iron Ridge Road to 25 to 30 MPH

H:\03\03553501\Citizen Survey\Heidelberg Township Resident Survey Comment.doc

MARCH 23, 2004 HEIDELBERG TOWNSHIP VISIONING SESSION

One hundred and thirteen people participated in this public outreach session

Participants were asked to provide comments on the following topics and rank the three most important under each. The number that follows the comments indicates the number of participants that voted the comment as important.

Park, Rec. & Open Space:

• D	on't need more parks (Codorus covers it)	72
• D	evelop rail trail w/comfort, sitting areas	21
• N	faintain stream / river water quality	20
• N	faintain, improve, and follow thru with Twp.	
fa	icility park.	14
• C	pen space planning	10
• E	ncourage maintenance of surrounding trails	5
• II	nprove Trolley line	3
• N	finimal disturbance to parks	3
• E	nhance Trails at Codorus Park	
()	walking and horse)	2
• G	olf course (9-hole) putting green	2
• T	wp. Supervisors need to support	
p	ark & rec. board	2
• L	aunch ramp in H.T. (concrete)	2
• F	orward thinking so that future generations	
C	an afford to live here	2

Transportation:

•	Improve drainage on many roads	30
•	Rt. 116/Smith Station Rdimprove	26
•	Rt. 116 improved by Elementary School	
	(visibility, icing, mailboxes safety)	23
•	Rt. 116/Porters Rddangerous, improve.	23
•	Yuengling Dr./Smith Station Rd.	
	(improve sight)	9
•	Iron Ridge/Old Hanover Rdimprove	9
•	Mengis Mill Rd./RR-repair	8
•	Jacob's Mill/116	5
•	Wider shoulders	5
•	Increase Bike/Ped. Traffic opportunities (rail	trail)4

(Transportation Continued):

• '	Too much truck traffic	
	(Gladfelter, Hanover Foods, L & H Truck.	3
	Jake Brake Control	3
• (Old Hanover/Menges Mills	3
•]	Decrease & enforce speed limits	3
• '	Yuengling Dr. & South Station	
]	Blind spots & speed too high	
,	New guardrail made visibility worse	2
• ;	S-curve at Krugs Junkyard	2
• ′	Trucks not using existing "Bypass"	1
• ;	Study needed for flashing lights at	
•	dangerous intersections	1
	More mailboxes to same side of homes	
	along 116 as well	1
	Good sight distance/no traffic	1
	Bad Roads:	
	Iron Ridge	3
	Pigeon Hill Rd. (Jackson/Paradise)	1
	Old Hanover (curves)	2
	Jacob's Mill (Bridge)	1
	Gitts Run Rd., between railroad tracks of 116	1
	No curbing, sidewalks	3
	Sidewalks and curbs in developments	1
1	(pedestrian safety)	1
Land L	Use & Quality of Life:	
•	Slow development	29
	Maintain wooded areas (preserve)	29
	No high density housing	20
	No development	18
	No shopping centers	14
	Mandate developer contribution to	
	infrastructure improvements	12
•	No big developments	11
	Limited & well-planned develop.	11
	Building moratorium	11
	Family farms	11
	Protect rural feeling -stream, woods	9
	the farmers farm	7

(Land Use and Quality of Life Continued):

•	Direct development away from East, central	
	of Township	6
•	Enable a Twp. (resident) vote on development	
	plans	6
. •	Land protected-keep agricultural	6
•	Support existing industrial/commercial	
	zoning districts	5
•	Implement industrial/commercial growth	5
•	Outdoor lighting-Control	3
•	Sustainable growth control/not market driven	3
•	Protect Codorus Creek	3
•	Efficient use of space (not 1 house on one acre)	2
•	Control development to control pollution	2
•	Spread out houses (preserve rural atmosphere)	2
•	Improve air quality (Farmers not plowing,	
	odors linger) Farmers leave dead livestock-brings	S
	flies (severe)	2
•	Promote Single-family development	2
•	Public input on dev.	1
•	Groundwater conservation	1
•	Strict conservation districts	1
•	Trucking traffic (safety)	1
•	Recreation Park (kid-friendly)	1
•	Rail trail	1
•	Keep same population density/plots of land	1
	• • •	
Munic	cipal/Utility Services:	
•	Newsletter-meetings & agendas, events	
	feature articles on development or	
•	infrastructure improvements	61
•	Public water/sewer for industrial area	38
•	Likes well/septic. Not for hook up to public	22
•	CSX improve rail crossing (almost need to	
	stop to cross)	20
•	Willing to forego additional services to maintain	
	existing standard of living	18
•	More newspaper coverage of Twp. &	
	school board meetings (Hanover/York)	17

Municipal/Utility Services Continued:

•	Supervisors should encourage, not discourage	
	public input at Twp. meetings	13
•	Good fire company	10
•	Provide Twp. website	9
•	No cell towers	7
•	Leaf collection and/or disposal	6
•	Allow choice of cable & trash providers	6
•	Hanover paper is how you know what's	
	going on	5
•	Eliminate recycling charges	5
•	Cluster development near needs area	5
•	Good Shoulders	4
•	Good Police	4
•	Good Adams Electric	3
•	Promote Rail-trail	3
•	Better police patrolling control/enforce speed	
	limits	3
•	More people need to attend Twp. meetings	2
•	Lower electric costs	1
•	Improve quality of electric service	
	(no blackouts)	1
•	Where will sewage discharge?	1

H:\03\03553501\Presentation\HEIDELBURG TWP. COMP comments.doc

Sample Landscaping Ordinance

§ 117-55. Definitions.

As used in this article, the following words shall have the meanings indicated below:

DECIDUOUS PLANT—A woody perennial which loses its foliage at the end of each growing season.

DENSE SCREEN—A series of vegetative plantings which provides essentially an opaque screen.

EVERGREEN PLANT—A woody perennial which retains its foliage for more than one growing season.

GROUNDCOVER—A low perennial (excluding annuals and turf grasses) with a mature height of between three inches and 18 inches.

LANDSCAPED DIVIDER STRIP—A landscaped island separating and running the length of two rows of contiguous parking spaces within a parking lot and which provides opportunities for landscaping and traffic circulation control.

LANDSCAPING—The addition of trees, plants and other natural and decorative features to the land.

MIDROW LANDSCAPED ISLAND—A landscaped island located within a row of contiguous parking spaces in a parking lot and which provides for landscaping opportunities within parking lots.

PARKING AREA—That area within an off-street parking lot which includes any paved surface within 10 feet of a parking space.

PLANTING UNIT (PU)—A unit of measure used to determine the quantity of plantings required in a residential, commercial, industrial or other development project. For the purposes of this chapter, one planting unit (PU) equals one major deciduous tree; two minor deciduous trees; two evergreen trees; five shrubs; or 500 square feet of groundcover, exclusive of residential yard area.

SHRUB—A low, multi-stemmed woody plant with a mature height of between 18 inches and 10 feet.

TERMINAL LANDSCAPED ISLAND—A landscaped island located on either end of rows of parking spaces within a parking lot which provides opportunities for landscaping and which defines the ends of parking aisles, thus contributing to traffic circulation control.

TREE, EVERGREEN—An evergreen plant with a mature height exceeding 15 feet and a height at planting of between five and six feet.

TREE, MAJOR DECIDUOUS—A canopy tree with a mature height exceeding 25 feet and a minimum caliper at the time of planting in excess of two inches.

TREE, MINOR DECIDUOUS—A tree with a mature height of between 10 feet and 25 feet and a minimum caliper at the time of planting of between one inch and two inches.

§ 117-56. Intent; landscape plans.

- A. Purpose. In expansion of § 117-2 of this chapter, it is the purpose of this section to establish minimum standards for the provision, installation and maintenance of landscape plantings in order to achieve a healthy, beautiful and safe community. Furthermore, it is the intent of this section to:
 - (1) Improve the appearance of all areas through the incorporation of open space into development in ways that harmonize and enhance the natural and built environment.
 - (2) Improve environmental quality by recognizing the numerous beneficial effects of landscaping upon the environment, including but not limited to the improvement of air quality, the maintenance of areas essential for storm water management and aquifer recharge and reducing air, noise, heat and chemical pollution.
 - (3) Maintain and increase the value of land by requiring landscaping to be incorporated into development, thus becoming by itself a valuable capital asset.
 - (4) Provide direct and important physical and psychological benefits to human beings through the use of landscaping to reduce noise and glare and to soften the harsher aspects of development.
 - (5) Preserve existing natural vegetation and incorporate native plants and plant communities into landscape design.
 - (6) Establish procedures and standards for the administration and enforcement of the landscaping requirements of this chapter.
- B. Contents of landscape plans. All landscape plans required by this chapter shall:
 - (1) Be drawn to scale and include appropriate dimensions and distances;
 - (2) Delineate any existing and/or proposed parking spaces or other vehicular areas; access aisles, driveways, building footprints and similar features;

- (3) Designate by name and location the plant material to be installed or preserved in accordance with this chapter;
- (4) Identify and describe the location and characteristics of all other landscape materials to be used;
- (5) Include a table clearly displaying the relevant information necessary for the Board of Supervisors to evaluate compliance with the provisions of this chapter. Such a table shall include gross acreage, acreage of preservation areas, amount of vegetation to be planted or preserved and other such information as the Board of Supervisors may require.

§ 117-57. Requirements for specific projects.

- A. Attached residential development. For single-family attached (townhouse) or multifamily residential development projects, or for residential projects including a mixture of dwelling unit types, the following landscaping standards shall be applied.
 - (1) Quantity of landscaping. A minimum of two planting units shall be required for every proposed dwelling unit.
 - (2) Credit for existing vegetation. For multifamily residential development projects, or those projects which include a mixture of dwelling unit types, credit for up to 50% of the minimum landscaping quantity requirements may be given for retaining existing major deciduous trees on the site, provided that the following conditions apply:
 - (a) The major deciduous trees are in good health.
 - (b) The major deciduous trees are located within 25 feet of at least one dwelling unit.
 - (c) The applicant agrees to replace any major deciduous tree which contributes to the minimum quantity of landscaping with another major deciduous tree if it should die within two years of the completion of the development.
 - (3) Common residential parking lots. Common residential parking lots shall be designed and landscaped in accordance with § 117-31 of this chapter. Interior and perimeter landscaping elements required by § 117-31 may contribute to no greater than 50% of the minimum landscaping quantity requirements for a residential development project established by Subsection A(1).

- B. Detached residential development. For single-family detached or single-family semidetached residential development projects, the following landscaping standards shall be applied:
 - (1) Quantity of landscaping. A minimum of one planting unit shall be required for every proposed dwelling unit.
 - (2) Shade trees. At least one major deciduous tree shall be planted at intervals of between 50 feet and 70 feet along both sides of all streets of the residential development. Such major deciduous trees shall be located between the sidewalk and the building setback line.
 - (3) The required shade trees shall be planted at least five feet from the sidewalk. No shad trees shall be planted between the sidewalk and the curb.
- C. Nonresidential development. For all nonresidential development, the following landscaping standards shall be applied:
 - (1) Quantity of landscaping. The following quantities of landscaping shall be provided:
 - (a) A minimum of one planting unit shall be provided for each 20 linear feet of center line along adjacent and interior roads.
 - (b) A minimum of two planting units shall be provided for every 1,000 square feet, or fraction thereof, of building coverage.
 - (2) Credit for existing vegetation. Credit for up to 50% of the minimum landscaping quantity requirements may be given for retaining major deciduous trees on the site, provided that the following conditions apply:
 - (a) The major deciduous trees are in good health.
 - (b) The major deciduous trees are located within 25 feet of the nonresidential use.
 - (c) The applicant agrees to replace any major deciduous tree which contributes to the minimum quantity of landscaping with another major deciduous tree if it should die within two years of the completion of the development.
 - (3) Additional requirements. The following additional landscaping requirements shall be applied to nonresidential development projects:
 - (a) A minimum ten-foot wide planting area shall be provided along all property lines which abut residential zoning districts or properties. A

- dense screen of deciduous trees, evergreen trees and/or shrubs, planted in such a pattern to form a six-foot-high screen within three years, is required.
- (b) Where a residential project is proposed which required 25 or more planting units of landscaping, the landscaping plan required by this chapter shall be prepared by a licensed landscape architect.
- (c) Where a nonresidential project is proposed which requires five or more planting units of landscaping, the landscape plan required by this chapter shall be prepared by a licensed landscape architect.
- (d) To the maximum extent feasible, all landscaping plans should include native plant species.
- D. Parking lots. Parking lots shall be designed to conform with the following requirements:
 - (1) Landscaping within the parking area of all off-street parking lots containing 25 or greater parking spaces shall be required and shall be provided with the following:
 - (a) Terminal landscaped islands shall be provided at both ends of all rows of parking spaces. Terminal landscaped islands shall be designed to protect parked vehicles, to help define the traffic circulation pattern of the parking lot and to provide landscaping area.
 - (b) Each terminal landscaped island shall measure not less than five feet in width and 15 feet in length.
 - (c) Each terminal landscaped island shall include at least one minor deciduous tree, with the remaining area landscaped with appropriate ground cover or grass.
 - (d) Where parking space rows are proposed with 20 or more parking spaces, one midrow landscaped island shall be provided for every 20 contiguous parking spaces. Midrow landscaped islands shall have the same dimensions as terminal landscaped islands.
 - (e) A landscaped divider strip between abutting rows of parking shall be installed. Landscaped divider strips shall be designed to help define the traffic circulation pattern, to provide visual breaks within the parking area and to help separate pedestrian and vehicular traffic. Landscaped divider strips shall be a minimum of five feet in width.
 - (f) At least one minor deciduous tree shall be planted for every twenty-foot interval within the landscaped divider strip. The remaining area of the divider strip shall be landscaped with ground cover or grass. Unpaved pedestrian walkways may be substituted for a portion of the required

- ground cover or grass to facilitate pedestrian movements through the parking lot.
- (g) Curbing or wheel stops shall be provided around all terminal landscaped islands and landscaped divider strips to prevent vehicular encroachment.
- (2) All parking lots shall be surrounded by a perimeter landscaping strip which meets the following requirements:
 - (a) Perimeter landscaped areas shall be provided around the perimeter of all parking areas, except where the one side of the parking area is bounded by a principal structure.
 - (b) The minimum width of the perimeter landscaping area around a parking area shall be 10 feet, measured outward from the edge of the parking lot.
 - (c) At least one minor deciduous tree shall be planted for every twenty-foot interval within the perimeter landscaping area. The remaining area of the perimeter landscaping strip shall be landscaped with appropriate ground cover or grass.

§ 117-58. Installation standards.

- A. The landscape contractor shall furnish and install and/or dig, ball, burlap or transplant all plant materials listed on the landscape plan. Bare root is not permitted for any tree.
- B. All plants shall be nursery grown. Plants taken from cold storage shall not be acceptable.
- C. A professional horticulturist/nurseryman shall be consulted to determine proper time to move and install plant material so that stress to the plant is minimized. Planting of deciduous material may occur during winter months, provided that there is no frost in the ground and frost-free topsoil planting mixtures are used.
- D. The landscape contractor shall excavate all plant pits, hedge trenches and/or shrub beds as follows:
 - (1) All pits shall be generally circular in outline, with vertical sides. Tree pits shall be deep enough to allow 1/8 of the ball to be above the existing grade. Tree pits must be a minimum of 10 inches larger on every side than the ball of the tree.
 - (2) If areas are designated as shrub beds or hedge trenches, they shall be cultivated to at least 18 inches in depth. Areas designated for ground cover shall be cultivated to at least 12 inches in depth.

E. After cultivation, all plantings shall be mulched with a minimum three-inch layer of organic mulch or another similar material, approved by the Township Supervisors, over the area of the planting.

§ Maintenance requirements.

- A. General. The owner or assigns of land subject to this chapter shall be responsible for the maintenance of landscaping in good condition so as to present a healthy, neat and orderly landscape area.
- B. Pruning. All pruning should be accomplished according to good horticultural standards. Plants shall be pruned only as necessary to promote healthy plant growth. Unless approval is provided by the Board of Supervisors, plants shall be allowed to attain their normal size and shall not be severely pruned in order to permanently maintain growth at a reduced height.
- C. Mowing. Grass shall be mown as required to encourage deep root growth.
- D. Edging. All roadway, curb and sidewalk components included in such landscape plans shall be edged in order to prevent encroachment from adjacent landscaped areas.
- E. Watering.
 - (1) General. All watering of planted areas shall be managed so as to:
 - (a) Maintain healthy flora;
 - (b) Make plant material more drought tolerant;
 - (c) Avoid excessive turf growth;
 - (d) Minimize fungus growth;
 - (e) Stimulate deep root growth;
 - (f) Minimize leaching of fertilizer; and
 - (g) Minimize cold damage.
- F. Safety. All sight triangles shall remain clear, and any plant which could endanger safety such as unstable limbs shall be removed and the plant material replaced. It shall be the responsibility of the property owner to ensure all plantings and architectural elements are maintained to provide a safe environment.

- G. Landscape guarantees. All landscaping required by this chapter shall conform to the following guarantees:
 - (1) The installation of required landscaping, in accordance with the approved landscape plan, shall be guaranteed in accordance with the requirements of § 117-26D of this chapter.
 - (2) In addition, any required vegetative element which dies within 18 months of planting shall be replaced by the developer. Any vegetative element which, within 18 months of planting or replanting, is deemed, in the opinion of the Building Permit Officer, not to have survived or to have grown in a manner uncharacteristic of its type shall be replaced. Substitutions for certain species of plants may be made only when approved by the Board of Supervisors.

Appendix One

SAMPLE TDR ORDINANCE

The following sample TDR Ordinance was drafted for West Pikeland Township (Chester County, Pa.). It was prepared through the efforts of the Township Ordinance Task Force with the assistance of the Brandywine Conservancy and the Chester County Planning Commission. The TDR article is part of the Township's new zoning ordinance, in final draft at the time this manual went to print. The basic form of this ordinance text should be useful in a variety of municipal settings. The densities used for calculation of sending and receiving rights are specific to the local context.

E

ľ

ARTICLE XVII

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

SECTION 1701. PURPOSE

The primary purpose of establishing a transferable development rights (TDR) program is to permanently preserve prime farmland, sensitive natural areas, and rural community character that would be lost if the land were developed. In addition, this Article is intended to protect property rights by allowing landowners whose land is intended for preservation to transfer their right to develop to other areas of West Pikeland Township deemed appropriate for higher density development based on the availability of community facilities and infrastructure.

SECTION 1702. BASIC CONCEPT AND AUTHORIZATION

- A. The provisions of this Zoning Ordinance which permit transferable development rights allow landowners in areas of West Pikeland Township proposed for conservation, called "sending areas," to sell the right to develop all or a portion of their and to landowners in areas of West Pikeland Township proposed for additional development, called "receiving areas." The transferable development rights provisions set forth below are specifically authorized under Sections 603(c)(2.2) and 619.1 of the Pennsylvania Municipalities Planning Code, under the terms of which development rights are acknowledged to be severable and separately conveyable from a sending area to a receiving area.
- B. When landowners in the sending area sell their right to develop all or a portion of their land, they must restrict that portion of land from which development rights are sold against any future development as provided in this ordinance, although the land may still be used for purposes that do not involve development, such as agriculture or forestry. When landowners in the receiving area buy the development rights from landowners in the sending area, they receive the right to build more homes on their land than they would have been allowed had they not purchased development rights.

- C. Deed restrictions imposed in the sending area will not prohibit the landowner's sale of the land after the development rights have been severed, although such land cannot thereafter be used for development purposes. The deed restriction on the land from which the development rights have been severed shall run in favor of the Township or an approved conservation organization.
- D. The owner of the tract in the sending area from which the development rights are severed or any subsequent purchaser or purchasers of the development rights may declare the development rights for sale, may hold the development rights or may resell the development rights. The only use which may be made of the development rights is the ultimate transfer to a developer with a tract in the receiving area. The Township shall have no obligation to purchase the development rights which have been severed from a tract in the sending area.

SECTION 1703. SALE OF TDRS FROM SENDING AREA

Owners of tracts which meet the following requirements may sell their development rights:

A. Sending Area Qualifications

TB)

98 1

13.

118

ENE i

III J

- 1. The sending area tract of land shall be located within the RC Resource Conservation zoning district.
- 2. At least eighty (80) percent of the sending area tract must be restricted from future development in accordance with section 1703.E, below.
- 3. The acreage to be restricted shall be contiguous and shall not extend less than seventy-five (75) feet in the narrowest dimension at any point except for such lands specifically serving as trail links.
- 4. The portion of the parcel which will not be restricted shall be usable under the use, area, dimensional, performance and other standards of the Ordinance.

B. Calculation of Transferable Development Rights

1. The total number of development rights available on a sending tract shall be determined by multiplying the Adjusted Tract Area, as calculated in Section 905.A.2, by 0.6.

[Note: The permitted density in West Pikeland's RC district, using the conservation design option, is calculated by multiplying the adjusted tract area, in acres, times 0.5. The TDR multiplier was set at 0.6 to add incentive for its use. The adjusted tract area is determined by subtracting existing rights-of-way and certain environmentally constrained lands from the gross tract area.]

2. Land previously restricted against development by covenant, easement or deed restriction shall not be eligible for calculation of transferable development rights unless and until such time as said covenant, restriction or easement is dissolved or rescinded with agreement of all beneficiaries of such covenant, restriction or easement.

3. Any sending tract shall retain at least one development right, unless the tract is joined in a single deed with an adjacent tract or tracts with retained or remaining development right(s). All remaining development rights may be severed from the tract.

C. Declaration of Transferable Development Rights and Certification by Township

Any owner in the sending area may elect to declare the development rights that may be severed from a tract of land, based on application of the provisions of subsection 1703.B, and may request a written certification from the Township of the-number of rights that may be severed, which certification shall not be unreasonably withheld.

D. Severance of Transferable Development Rights

- 1. Transferable development rights which have been severed shall be conveyed by a Deed of Transferable Development Rights duly recorded in the Office of the Chester County Recorder of Deeds. The Deed of Transferable Development Rights shall specify the tract of land to which the rights shall be permanently attached or that the rights shall be transferred to the Township, retained by the owner of the sending tract, or another person in gross.
- 2. The Deed of Transferable Development Rights which severs the development rights from the sending tract shall be accompanied by restrictive covenant(s) or conservation easement(s) which shall permanently restrict development of the sending tract as provided below and which shall be recorded in the Office of the Recorder of Deeds at the same time as or prior to the Deed of Transferable Development Rights.
- 3. All Deeds of Transferable Development Rights and restrictive covenants or conservation easements shall be endorsed by the Township prior to recording, which endorsement shall not be unreasonably withheld.
 - a. Deeds submitted to the Township for endorsement shall be accompanied by a title search of the sending area tract(s) and a legal opinion of title affirming that the development right(s) being transferred by the Deed have not been previously severed from or prohibited upon the sending area tract.
 - b. A title report should be prepared within ten (10) days prior to submission of the Deed and the legal opinion of title must meet the reasonable approval of the Township Solicitor.
- 4. The severance of development rights from a sending area tract shall not affect the ability of the tract owner to develop the tract's existing historic structures under the provisions for renovation and reuse of historic structures in Section 804.F of this ordinance.

- 5. If the agreement of sale of development rights would entail less than an entire parcel, the portion of the parcel from which the development rights are transferred shall be clearly identified on a plan of the entire parcel, drawn to scale, the accuracy of which shall be satisfactory to the Township. Such plan shall also include a notation of:
 - a. The number of development rights applicable to the entire parcel,
 - b. The number of development rights applicable to the identified portion of the parcel from which the development rights are to be transferred, and
 - c. The number of development rights which remain available to the remaining portion of the parcel.
- 6. If the agreement of sale of development rights would entail less than the entire number of development rights represented by a recorded Deed of Transferable Development Rights, the applicant shall indicate in the Deed the disposition of the remaining development rights.

E. Sending Area Restrictive Covenant

7..... [] · [.514...

al 🗓

8 1

3 Í

Any sending tract from which development rights have been severed must be permanently restricted from future development by a conservation easement or other restrictive covenant which meets the following requirements:

- 1. Except where any development rights are retained, the restrictive covenant shall permanently restrict the land from future development for any purpose other than agricultural uses, public park land, conservation areas and similar uses.
- 2. The restrictive covenant shall be approved by the Board of Supervisors of West Pikeland Township, in consultation with the West Pikeland Township Solicitor.
- 3. The restrictive covenant shall designate West Pikeland Township, and/or a bona fide conservation organization acceptable to the Township at its sole discretion, as the beneficiary/grantee, but shall also designate the following parties as having separate and independent enforcement rights with respect to the restrictive covenant(s):
 - a. All future owners of any portion of the sending parcel, and
 - b. All future owners of any portion of any parcel to which the transferable development rights shall be permanently attached.
- 4. The restrictive covenant shall apply to the tract of land from which development rights are sold (sending tract) and shall specify the number of development rights to be severed as well as any to be retained. No portion of the tract area used to calculate the number of development rights to be severed shall be used to satisfy minimum yard setbacks or lot area requirements for any development rights which are to be retained or for any other development.

- 5. Retained development rights may not exceed one (1) dwelling unit per twenty (20) acres. Notwithstanding the foregoing, tracts within the RC Resource Conservation District existing at the time of adoption of this section which are less than twenty (20) acres in gross area may retain no more than one development right.
- 6. Parcels with retained development rights may be developed with traditional farm/estate building groupings including, in addition to one (1) primary residence, customary accessory agricultural structures and one (1) tenant residence which shall be less than fifty (50) percent of the total habitable square footage of the primary residence. In order to be utilized, this option must be specified in the restrictive covenants and on the Conservation Plan.
- 7. All owners of all legal and beneficial interest in the tract from which development rights are severed shall execute the Restrictive Covenant(s). All lienholders of the tract from which development rights are severed shall execute a joinder and/or consent to the Restrictive Covenant(s).
- 8. Final approval for any subdivision or land development plan utilizing transferred development rights shall not be granted prior to the recording of appropriate restrictions at the Chester County Recorder of Deeds.

SECTION 1704. RECEIVING AREA QUALIFICATIONS AND CALCULATIONS

[Note: Each municipality must carefully determine appropriate locations for the receipt of TDRs, as discussed in this manual, along with acceptable limits to the incremental increases in density which may be permitted through receipt of TDRs.]

Owners of tracts which meet the following requirements may use development rights that are purchased from sending area landowners.

A. Receiving Area Qualifications

Receiving area densities may be increased through the use of TDRs in accordance with the provisions of this Section when the receiving tract of land is located in either of the following zoning districts:

- 1. RD Residential Development zoning district, or
- 2. RC Resource Conservation zoning district, only where the RC-3 Village/Hamlet Design Option is utilized for the development to which TDRs are being transferred.

B. Provision for Transfer of Development in Receiving Sites

1. <u>Increase in Permitted Density.</u> Under the RD-2 Cluster Subdivision Design Option, in a mobile home park, in a retirement community, or under the RC-3 Village/Hamlet Design Option, subject to conditional use approval, the maximum density otherwise applicable may be increased through receipt of transferable development rights up to a maximum increase of fifty (50) percent or as shown indicated in the table below, whichever is less.

MAXIMUM PERMITTED DENSITY

RD-2 Cluster Design Retirement Community Mobile Home Park RC-3 Village/Hamlet Design

N. I

Without TDR
2.0 dwelling units/acre
3.0 dwelling units/acre
3.0 dwelling units/acre
1 du/80,000 sf (1.8 acres)

3.0 du/acre 4.5 du/acre 4.5 du/acre

With TDR

1 du/60,000 sf (1,4 ac.)

a. Calculation of permitted density shall otherwise comply with the provisions of the RD Residential Development zoning district or the RC Resource Conservation zoning district in the case of the Village/Hamlet Design. The incremental increase in density above that otherwise provided in the RD Residential Development zoning district or RC Resource Conservation zoning district must be fully accounted for through proof of purchase and transfer of development rights in accordance with the provisions of this article. Received development rights, above the applicable base density may be developed at the following rates:

[Note: West Pikeland determined that the following multipliers might be used to increase the number of units which may be developed at receiving sites above the actual number of TDRs purchased, in order to generally equate the value of a TDR in the Receiving Zone to the value of a large-lot single-family home which otherwise may have been built in the Sending Zone.]

- (1) 1.25 single-family detached dwelling units per development right purchased from the sending parcel(s);
- (2) 1.5 single-family semi-detached or attached (twins and townhouses) dwelling units per development right purchased from the sending parcel(s);
- (3) 2.0 multi-family dwelling units per development right purchased from the sending parcel(s); and
- (4) 2.5 mobile home units, in a mobile home park, per development right purchased from the sending parcel(s).
- b. For each ten (10) percent increase in density over the otherwise applicable base density, the applicable minimum open space requirement may be reduced 2.5 percent, measured as a percentage of gross tract area. In no case shall the minimum required open space be reduced below sixty-five (65) percent for the RC-3 Village/Hamlet Design, forty (40) percent of gross tract area for the RD-2 Cluster Subdivision, below thirty-five (35) percent of gross tract area for a retirement community, or below twenty-five (25) percent for a mobile home park of gross tract area.

[Note: West Pikeland determined that modest reduction in required open space was appropriate to allow for greater flexibility in the accommodation of increased densities permitted through receipt of TDRs. Required minimum open space standards for each development type prior to the above reductions are: 75 percent for the RC-3 Village/Hamlet Design, 50 percent for the RD-2 Cluster, 40 percent for the retirement community, and 30 percent for the mobile home park.]

- 2. Design Requirements and Modification of Area and Bulk Standards. All development using transferable development rights must comply with all requirements and design standards applicable in the RD Residential Development zoning district or the RC Resource Conservation District for the RC-3 Hamlet/Design Option except as specifically provided in this Article. For any development where at least twenty (20) transferable development rights are received, applicable area and bulk requirements may be modified up to twenty-five (25) percent subject to conditional use approval by the Board of Supervisors. Any conditional use approval to permit such modification(s) shall be subject to the following criteria:
 - a. The design and modifications shall be consistent with the purposes and the land-use standards contained in this Ordinance.
 - b. The design and modifications shall not produce lots or street systems that would be impractical in terms of layout or circulation or detract from the appearance of the development or surrounding community and shall not adversely affect emergency vehicle access.
 - c. The applicant shall demonstrate to the Board of Supervisors that the proposed modification(s) will produce equal or better development design and open space conservation results than could be achieved without the requested modification(s) and that they represent the minimum modification necessary.
 - d. If the Board of Supervisors determines that the applicant has met his/her burden of proof, it may grant modification(s) of the requirements herein. In granting modifications, the Board of Supervisors may impose such conditions as will, in its judgment, secure the objectives and purposes of this Ordinance.

SECTION 1705. PLAN SUBMITTAL PROCESS

- A. All applicants for use of transferable development rights shall submit subdivision or land development plans as required in accordance with the West Pikeland Township Subdivision and Land Development Ordinance for the use to which transferable development rights will be added. A conditional use application shall be submitted where applicable. Submitted subdivision or land development plans and/or conditional use applications, as applicable, shall, in addition to meeting all other applicable provisions, include submission of the following:
 - 1. A Deed of Transferable Development Rights or an agreement of sale for all development rights proposed to be purchased from the sending area site(s). The applicant must prove ownership or equitable ownership of the appropriate number of development right(s), up to the maximum additional increment calculated as above.
 - 2. For residential TDR transfer, a note on the plan showing the total number of dwelling units proposed on the receiving area site, the total number that could be built not using TDRs, and the incremental difference between the two. This difference represents the number of additional dwelling units that could be constructed using received development rights.

- 3. A plan of the sending site(s) from which the applicant proposes to purchase development rights. This plan shall show all information needed to determine the number of development rights which may be sold, as required herein. In addition, the plan shall be accompanied by a metes and bounds description of the property(s), as well-as each tax parcel number, and owner name. If the applicant is purchasing development rights from a portion of a sending area site, this portion shall be shown on the plan and described with metes and bounds. If the development rights have previously been severed from a tract in the sending area, a copy of the recorded Deed of Transferable Development Rights shall be submitted.
- 4. A title search of the tract from which the transferable development rights will be transferred sufficient to determine all owners of the tract and all lienholders. If the development rights have previously been severed from the tract in the sending area, a title search of the rights set forth in the Deed of Transferable Development Rights sufficient to determine all of the owners of the development rights and all lienholders shall be furnished to the Township.
- B. In order to receive final plan approval, the Applicant must provide documentation that appropriate restrictive covenants have been recorded for all sending area lands whose development rights are being used by the Applicant. These restrictive covenants must meet the requirements stipulated herein. The restrictive covenant on the sending area land shall be recorded first, followed by a Deed of Transfer, in accordance with the provisions of the Pennsylvania Municipal Planning Code, as amended, which transfers the development rights from the sending area landowner to the receiving area landowner.

SECTION 1706. PUBLIC ACQUISITION

West Pikeland Township may purchase development rights and may accept ownership of development rights through transfer by gift. All such development rights may be resold or retired by the Township. Any such purchase or gift shall be accompanied by Restrictive Covenants as specified in Section 1703.E.

SECTION 1707. AMENDMENT AND/OR EXTINGUISHMENT

The Township reserves the right to amend this Ordinance in the future, and the Township expressly reserves the right to change the manner in which the number of development rights shall be calculated for a tract in the sending area and the manner in which development rights can be conveyed. The Township further expressly reserves the right to terminate its transferable development rights program at any time. No owner of the land or owner of development rights shall have any claim against the Township for damages resulting from a change in this Ordinance relating to the regulations governing the calculation, transfer and use of development rights or the abolition of the transferable development rights program. If the transferable development rights program is abolished by the Township, no developer may attach development rights to any tract in the receiving area after the effective date of the ordinance abolishing the transferable development rights program unless an application in conformity with the provisions of this Article was filed prior to the effective date of such ordinance and thereafter is continuously processed to approval, and, following such approval, a complete subdivision and/or land development application complying such rights is thereafter filed within six (6) months from the date of such approval.

79

Appendix Two

MODEL TDR RESTRICTIVE COVENANT

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

RESTRICTIVE COVENANT AGREEMENT

This Transfer of Development Rights (TDR) Restrictive Covenant Agreement, made this _____ day of ______, 2003, by and between (include full name and address), hereinafter "Grantor" and (municipality), hereinafter "Grantee."

RECITALS

The Pennsylvania Municipalities Planning Code, 53 P.S. 10101, et seq. defines "Transferable Development Rights" as: "The attaching of development rights to specified lands-which are desired by a municipality to be kept undeveloped, but permitting those rights to be transferred from those lands so that the development potential which they represent may occur on other lands within the municipality where more intensive development is deemed by the municipality to be appropriate," and enables municipalities to transfer-development rights for the purpose of preserving (type of land municipality desires to preserve). Grantor is the owner in fee simple of _____ acres of real property, hereinafter described, in the (name of sending area), located in (municipality). The property is now improved with (list improvements).

(Name of municipal zoning ordinance) recognizes the right of an owner of property in the (name of sending area) to transfer a certain number of development rights; provided that such a conveyance is in conjunction with a restrictive covenant agreement restricting the land from future development of any non-agricultural uses, except for parkland, conservation areas, and similar uses. The parties intend that this Restrictive Covenant Agreement so restrict the property and that, hereafter, (number of-development rights) Development Rights numbered (numbers assigned by municipality) may be conveyed from the property by a deed in the recordable form approved by the (municipal governing body) without the conveyance of an additional Restrictive Covenant Agreement to Grantee.

'(Full name of Grantor) represents that it is the owner in fee simple of the property as of the date of execution of this Restrictive Covenant Agreement.

NOW, THEREFORE, to permit the transfer of _____ Development Rights and in consideration of the covenants, terms, conditions, and restrictions hereafter set forth and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does grant and convey to Grantee, its successors,

and assigns, forever and in perpetuity, an interest and restrictive covenant agreement of the nature and character and to the extent hereinafter set forth in respect to all that property situate in (municipality), Chester County, Pennsylvania described as: (Insert full or partial property description [those lands under restrictive covenant agreement], including name of sending area and, if any, street address.) The terms, conditions, and restrictions of this Restrictive Covenant Agreement are as follows: This Restrictive Covenant Agreement shall be perpetual. It is a restrictive covenant agreement in gross. and as such, is inheritable and assignable and runs with the land as an incorporeal interest in the property. enforceable with respect to the property by the Grantee, and its successors and assigns, against the Grantor and his heirs, successors, and assigns. The term "development" includes an individual dwelling unit or any other improvement of the land for any use other than agriculture, parkland, conservation area, or similar use. For each "development" to be occupied or maintained on the property, one Development Right must be retained. One Development Right must also be retained for each "development" that may be occupied in the future. There are a total of ____ acres within the property, and therefore, prior to the execution of this Restrictive Covenant Agreement, a total of ____ Transferable Development Rights existed under and by virtue of the (municipality) zoning ordinance. The restriction imposed by this Development Rights Restrictive Covenant Agreement shall operate independently of the restrictions imposed by the zoning of the property. There is/are existing "development(s)" on the property. As a result of this Restrictive Covenant Agreement, the parties intend that Grantor may convey ___ Development Rights numbered ____. From this date forward, no more than ____ additional "Developments" may take place on the property, so that the total of _____ existing "development(s)" and up to a maximum of _____ additional "developments" shall never exceed the total of _____ Development Rights which remain after the proposed conveyance of _ Development Rights. This may not be interpreted to permit additional "development" inconsistent with the zoning of the property or to prevent the reconstruction of existing "development" which complied with the terms of this Restrictive Covenant Agreement in the event such "development" is destroyed or damaged. Grantee, its successors, and assigns may, with reasonable notice, enter the property from time to time, for the sole purpose of inspection and enforcement of the terms, conditions, and restrictions of this Restrictive Covenant Agreement. This right of inspection does not include the interior of "developments." Nothing herein may be construed to convey to the public a right of access or use of the property, and the

Grantor, his heirs, successors, and assigns retain exclusive right to such access and use, subject only to the

provisions of this Restrictive Covenant Agreement.

1

The parties agree that monetary damages would not be adequate remedy for breach of any of the terms, conditions, and restrictions herein contained, and therefore, in the event that the Grantor, his heirs, successors, and assigns violate or breach any such terms, conditions, or restrictions herein contained, the Grantee, its successors, any assigns may institute a suite to enjoin by ex parte, preliminary and/or permanent injunction such violation and to require the restoration of the property to its prior conditions. The Grantee, its successors, and assigns, by any prior failure to act, does not waive or forfeit the right to take action as may be necessary to insure compliance with the terms, conditions, and purposes of this Restrictive Covenant Agreement.

The parties agree that this Restrictive Covenant Agreement is intended to benefit both (a) all future owners of all or any portion of Grantor's land hereinabove described, and (b) all future owners of all or any portion of the property to which the transferable development rights are being concurrently transferred under and by virtue of that certain "Deed of Transfer of Development Rights (TDR)" by and between Grantor and the owner of the receiving property (name of owner of receiving property as set forth in the deed). Such parties, their successors and assigns, shall have a separate right, independent from Grantee herein, to enforce the terms and conditions of this Restrictive Covenant Agreement.

IN WITNESS WHEREOF, the Grantor and Grantee have hereunto set their hands and seals in the day and year above written.

SIGNATURES

ACK	VOV	VΪ	ED	Gλ	IFN	JTS

Approved as to form and legality this ___ day of _____, 2003.

RELEASE OF LENDER (If Lender Involved) (separate document)
Parcel Number, including block and unit number ______.

Appendix Three

Tem

ئۇرىي ئۇرىي

 $s \mathbb{R}_{\mathbb{R}}$

SAMPLE TOR DEED

DEED OF TRANSFERABLE DEVELOPMENT RIGHTS (TDR)

1	THIS DEED, made this of, 2003, by and between, hereinafter "Grantor" and, hereinafter "Grantee."
	Giantoi and
	WHEREAS, the Pennsylvania Municipalities Planning Code, 53 P.S. 10101, et seq. enables municipalities to transfer development rights for the purpose of preserving designated resources and land areas; and
	WHEREAS, an easement granted to (municipality), pursuant (municipal zoning ordinance), and section number and recorded at Book, Page, in the Recorder of Deeds Office of Chester County, Pennsylvania, restricts future development from being constructed, occupied, or maintained on property hereinafter described situate in (name of sending zone), (municipality), Chester County, Pennsylvania, and thereby authorizes the conveyance of Development Rights.
	NOW, THEREFORE, in consideration of, and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor does grant and convey to Grantee, his/her heirs, successors, and assigns, for attachment to and use in conjunction with development of Grantee's property situate in (name of receiving district) (municipality), Chester County, development rights numbered originally attached to property situate in the (name of sending district), (municipality), Chester County, described as:
145	(insert property description for sending parcel including street address)
	BEING the same property which Grantor acquired by deed bearing date the day of, 2003, and recorded in the Chester County Recorder of Deeds Office in Book, Page
	AND, Grantor covenants that it will warrant specially the property rights hereby conveyed, that it will execute such further assurances of said property rights as may be requisite and that it has the right to convey the property rights.
, i	IN WITNESS WHEREOF, Grantors have affixed their hands and seals in the day and year above written.
	SIGNATURES
	ACKNOWLEDGMENTS
a 4	Approved as to form and legality by the governing body of (municipality), pursuant to Section 619.1 of the Pennsylvania Municipalities Planning Code this day of, 2003.
a (1)	
9 (1	Chairman Transfer of Development Righ

COMMUNITY WATER SYSTEM - Any water system meeting the definition of the term Community Water System established by DEP other than a water system owned and operated by a governmental body, municipal authority, or a public utility regulated by the Pennsylvania Public Utility Commission.

DCNR - Pennsylvania Department of Conservation and Natural Resources.

DEP - Pennsylvania Department of Environmental Protection.

EPA - United States Environmental Protection Agency.

PERSON - Any individual, partnership, company, association, society, corporation or other legally recognized entity and the members of such association or partnership and the officers of such corporation.

PUBLIC WATER SYSTEM - A water supply and distribution system operated by a municipality, municipal authority, or utility regulated by the Pennsylvania Public Utility Commission.

TRACT - All land that is the subject of a Development, whether initially or cumulatively, and whether comprised of one or more lots of record.

412. Applicability.

- A. All residential subdivisions or residential land development proposing five or more lots and/or units whether initially or cumulatively, as of the effective date of this Ordinance.
- B. All non-residential land development.

413. Connection to Public Water System or Provision of Community Water System.

- A. All Development which falls under Section 412 above shall be served by public water if the Board of Supervisors determines that public water is available.
 - (1) If connection to an existing public water system is proposed, the applicant shall submit an agreement committing the public water

provider to provide such water as the Development will utilize for such period of time and under such terms and conditions as the public water provider provides water service elsewhere in its service area.

- B. In all cases the applicant shall demonstrate that the water to be supplied shall be potable and shall meet all applicable standards of DEP or the EPA.
- C. If applicant proposed to serve the Development with a community water system, the applicant shall demonstrate that the community water system shall be in compliance with all requirements of this Article, the Subdivision and Land Development Ordinance, and the DEP.

414. Minimum Requirements for Water Supply.

If the applicant proposes to serve the Development by means of a water supply system using water obtained from the Tract (irrespective of whether that water is being distributed as a part of a community water supply system or individual wells), that water supply source may be utilized only when the Report establishes, and the engineer performing the study to support the Report certifies, that the water supply will provide the required yield and demand, and that withdrawal rates and amounts shall be managed to balance natural recharge rates and amounts on a site-specific basis to insure that the potential of interference with adjacent properties is minimized.

415. Requirements for Water Service Feasibility Report.

- A. An applicant shall contact the Township before beginning preparation of the Report and shall submit an application to file a water service feasibility report. Such application shall be accompanied by the filing fee established by ordinance or resolution. The application shall at a minimum state:
 - (1) The professional engineer and/or professional geologist who will prepare the report.
- (2) The Tract which will be developed and the nature and extent of the proposed development.
 - (3) The scope and the method of analysis of the study and testing data prior to initiating the study necessary to prepare the Report.
 - B. The Township Engineer shall approve the scope and the method of analysis of the study and testing data. The applicant shall reimburse the Township for all costs incurred by the Township Engineer in meeting with the applicant and reviewing the application.
 - C. The Applicant shall present the completed Report and all supporting data to the Township before approval of the preliminary plan or, if the Subdivision Ordinance does not require submission of a preliminary plan, with the application for approval of a final plan.

- D. The Township Engineer shall review the Report to determine if it contains all information this Article requires. If the Report is incomplete, the Township Engineer shall reject the Report and inform the applicant of the deficiencies in writing. The applicant may resubmit the Report after addressing the Township Engineer's comments or may appeal the determination of the Township Engineer to the Board of Supervisors. The applicant shall reimburse the Township for all costs of the Township Engineer in meeting with the applicant, analyzing the Report, and presenting information to the Township Planning Commission and Board of Supervisors.
- E. The Applicant shall include the following data, presented in tabular form, for all existing wells within a one-quarter mile (1/4) miles radius of the Tract as provided by the Water Well Inventory maintained by DCNR Bureau of Topographic and Geologic Survey as part of the Report:
 - (1) Pennsylvania Well Identification number
 - (2) Date Drilled
 - (3) Latitude and Longitude
 - (4) Current street address
 - (5) Well Depth
 - (6) Static Water Level
 - (7) Well Yield
 - (8) Yield Measure Method
 - (9) Length of Yield Test
- F. <u>Minimum Residential Yield/Demand Requirement</u>. The minimum acceptable yield and demand for residential units shall be three hundred fifteen (315) gallons per day per unit of residential occupancy at a demand rate of not less than two (2) gallons per minute for one (1) hour, either with or without the use of a storage system. The Report shall demonstrate that the water source can supply this yield and that the water so supplied will be potable.
- G. Minimum Principal Non-Residential Yield/Demand Requirement. The minimum acceptable yield and demand for non-residential units shall be four hundred (400) gallons per day per unit of non-residential occupancy at a demand rate of not less than four (4) gallons per minute for one (1) hour, either with or without the use of a storage system. The Report shall demonstrate that the water source can supply this yield and that the water so supplied will be potable.
- H. The Report shall contain a drawdown/well interference analysis as follows:
 - (1) For any Development proposing five (5) to ten (10) lots or dwelling units, either initially or cumulatively as of the effective date of this Ordinance, the report may be prepared using available reference information and data or may be prepared by on-site testing and observation.

- (2) For any Development proposing eleven (11) or more dwelling units, including remaining lands, either initially or cumulatively as of the effective date of this Ordinance, the report shall be prepared using onsite testing and observations.
- (3) A drawdown/well interference report shall be prepared for all non-residential Developments proposing water consumption of four hundred (400) gallons per day, either initially or cumulatively, as of the effective date of this Article.
 - (a) For non-residential Developments proposing more than four hundred (400) gallons per day, but less than one thousand two hundred (1,200) gallons per day, either initially or cumulatively as of the effective date of this Article, the Report may be prepared using available reference information and data, or may be prepared by on-site testing and observation.
 - (b) For non-residential Developments proposing one thousand two hundred (1,200) or more gallons per day, either initially or cumulatively as of the effective date of this Article, the Report shall be prepared using on-site testing and observations.
 - (c) For those Tracts for which the drawdown/well interference report was prepared by using available reference information and data (as opposed to onsite testing and observation), and the Report indicates that the yield or demand will be within twenty five (25 %) percent of the minimum requirements as provided above, the applicant shall be required to install the well(s) and demonstrate that the supply is capable of meeting the yield and demand requirements prior to the application for any permits authorizing any construction upon the Tract.
 - (d) The on-site testing and observations as required above shall be accomplished by at least one (1) pumped well and at least two (2) observation wells which have hydraulic continuity with the pumped well(s).
 - (e) The Report shall demonstrate that the groundwater recharge on the specific tract will exceed the anticipated water withdrawal during a one (1) in ten (10) year drought or a forty (40%) percent below normal reduction in precipitation for recharge based upon the following:
 - (i) The area available for recharge shall be based upon postdeveloped impervious conditions.
 - (ii) The recharge rate may include estimated recharge from on-lot sewage disposal systems.

- (iii) The recharge rate shall include an analysis of the impact of the post developed storm water management system.
- (iv) The recharge rate may include estimated recharge from storm water management infiltration facilities based upon a forty (40%) percent reduction in precipitation.
- (f) For residential Developments, the water withdrawal rate shall be based upon a rate of three hundred fifteen (315) gallons per day per three- (3) bedroom dwelling.
 - (i) The water withdrawal rate shall be increased by ninety (90) gallons per day for each additional bedroom over three (3) bedrooms.
- (g) Commercial, industrial, agricultural or any other non-residential Development water withdrawal rates shall be calculated by increasing the DEP sewage flows as provided Pennsylvania Code Title 25, Environmental Protection, Chapter 73, Standards for Sewage Disposal, Section 73.17, Sewage Flows, by twenty (20%) percent.
 - (i) The Report shall include a description of the proposed use, the proposed number of employees and whether or not water will be used for cleanup and/or processing or otherwise in connection with the use. The applicant shall in addition set forth the proposed allocation of available water supply between or among the proposed uses and shall set forth a plan or proposal pursuant to which such allocation can reasonably be monitored and enforced by the Township.
- (h) Water withdrawal rates for all other uses not provided for by the above shall be based upon the maximum anticipated peak demand increased by twenty (20%) percent.
 - (i) The Report shall include a description of the proposed use, the proposed number of employees and whether or not water will be used for cleanup and/or processing or otherwise in connection with the use. The applicant shall in addition set forth the proposed allocation of available water supply between or among the proposed uses and shall set forth a plan or proposal pursuant to which such allocation can reasonably be monitored and enforced by the Township.

(i) The applicant shall develop a preliminary groundwater computer model to produce a plot of the anticipated drawdown within the groundwater system to demonstrate that the installation of the proposed water system(s) will not lower the groundwater table in the area so as to endanger or decrease the water supplies necessary for any existing or potential use(s) upon properties adjacent to the proposed project.

416. Review of and Effect of Report.

- A. The applicant shall supply the Report to the Township Engineer for review to determine compliance with this Article. The Township Engineer shall determine whether the Report contains all information and studies this Article requires and whether the Report demonstrates that there proposed water supply for the Development meets the minimum standards of this Article.
- B. The Township Engineer shall provide the Township Planning Commission and the Board of Supervisors with a review of the Report.
- C. The Township Planning Commission shall review the Report and shall notify the Board of Supervisors whether the Development meets the minimum requirements of this Article for a safe, adequate and reliable water supply.

417. Regulations for Community Water Systems installed in the Township.

- A. Any person who proposes the installation and use of a community water system shall demonstrate that the community water system meets the requirements of this Article for a safe, adequate and reliable water supply. Such person shall submit an application to the Township for a permit to operate a community water system which applicant shall include:
 - (1) A report prepared under this Article.
 - (2) A copy of all information supplied to DEP concerning the community water system.
 - (3) A copy of the DEP approval to operate the community water system.
- B. The Township may annually inspect each community water system. The owner of the community water system shall pay all costs associated with the yearly inspection of the community water system. The person performing the

- inspection shall be deemed qualified by the Township to perform the inspections required by this Ordinance.
- C. All persons who own a lot which is served by a community water system shall properly use such community water system. The owner of the community water system shall property maintain the community water system.
- D. Any person who owns a lot served by a community water system, any person who occupies a lot served by a community water system, any person who owns a community water system, and any person maintaining a community water system shall report any malfunctioning or contamination of such community water system to the Township. Such report shall be made as soon as possible but in no case later than three (3) days after discovery of the malfunction or contamination.

Susquehanna River Basin Commission

SRBC

a water management agency serving the Susquehanna River Watershed

Overview for the Development of Local Water Budgets

The Susquehanna River Basin Commission (SRBC) manages and protects water resources in the Susquehanna River Basin to ensure adequate supplies for domestic, agricultural, and industrial uses, as well as for recreation and the protection of instream uses. In areas with documented high water use and limited water supplies, SRBC encourages steps to be taken to better manage and allocate the region's water resources. Among the important steps is for local governments to participate in local and regional water resources planning efforts. These planning efforts may include the preparation of water budgets that assess water supply availability for the communities in particular watersheds and groundwater basins. SRBC supports the application of a water-budget approach in these areas.

Unique watershed characteristics, coupled with a wide range of potential management approaches, preclude the use of one methodology for all water budget studies. However, to assist parties interested in conducting a water budget, SRBC developed this "Overview for the Development of Local Water Budgets" to present important considerations in the conduct of water budget investigations.

A water budget is an accounting of the water resources within a watershed and groundwater basin. Like a financial budget, a water budget includes:

- sources and quantities of water income (rain, snowmelt, etc.);
- water savings (storage); and
- water expenses (water uses).

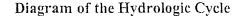
As in financial accounting, water budgeting allows for the planning and management of water resources in a sustainable manner. A water budget is an important first step in planning to meet future municipal, agricultural, industrial, recreational, and instream flow needs. Managing water as a sustainable resource also contributes to the preservation of water quality and aquatic habitat.

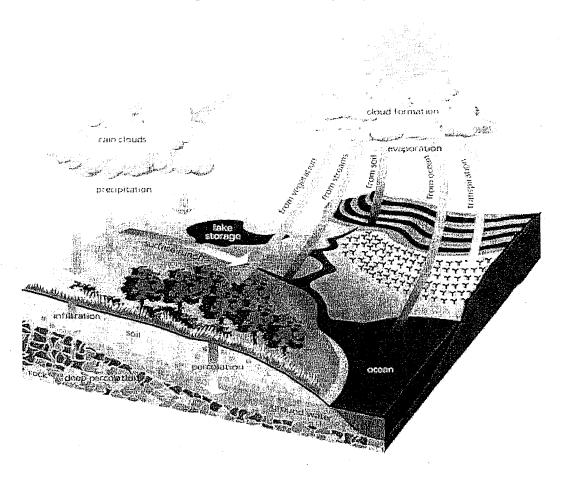
Basis for Water Budgets: The Hydrologic Cycle

The water resources in a given area are a product of the hydrologic cycle. The hydrologic cycle is the name given to the cyclical movement of water from the atmosphere to groundwater and streamflow, to the oceans, and back to the atmosphere.

Precipitation is the dominant source of water 'income' for the land-based portions of the hydrologic cycle; surface water and groundwater. Upon reaching the surface, precipitation becomes surface flow, soil moisture, or groundwater. Most of the precipitation that becomes soil moisture is

slowly utilized by plants or evaporates (evapotranspiration). The runoff and groundwater components move through the watershed towards areas of lower elevation. (See hydrologic cycle diagram below taken from the Federal Interagency Stream Restoration Working Group (10/1998), Stream Corridor Restoration: Principles, Processes, and Practice; ISBN-0-934213-59-3.)





Runoff from a precipitation or meltwater event is concentrated into streamflow, where it forms a flood wave. The flood wave moves rapidly through the watershed and, for small watersheds, exits within hours to a few days.

By comparison, the flow of groundwater is relatively slow, typically only a few to several feet per day. During a precipitation event, water is received by the aquifer more rapidly than it can flow away, resulting in a rise in the water table. The amount of groundwater is not constant, but increases in response to recharge and decreases in response to discharge, as seeps and springs. The discharge of groundwater to streams sustains the flow between periods of high runoff (floodwaves and meltwater events). The amount of streamflow between high flow events (i.e., most of the time) is equal to the amount of groundwater released from aquifers within a watershed. The groundwater contribution to streamflow is called base flow. The base flow is not constant, but gradually declines following a precipitation or meltwater event.

Seasonal variations in precipitation cause variations in the amount of groundwater and surface water available in a watershed. Therefore, water resource planning must either consider

development based on the amount of water available during a low-flow period with conservation measures when the resource drops below the planning level, or develop a plan based on the amount of water available during higher flow periods, with seasonal cuts in production rates. Maintenance of sufficient instream flows also is important to protect fishery resources, water based recreation, and water quality during low-flow events.

While some uses are seasonal, most occur during the summer, when the amount of water available is commonly the lowest. Therefore, most water planning is usually developed based on the amount of water available during a drought with a relatively long recurrence interval. This both minimizes environmental impacts and the frequency of periods requiring mandatory conservation.

The available water resources are fundamentally limited by the amount of precipitation an area receives by the area of water collection (watershed/recharge area), and by the volume of groundwater storage. Other important factors include soil and aquifer characteristics, topography, vegetative cover, and land uses that alter the ability of the surface materials to accept precipitation and recharge. Impervious cover such as paved parking areas, roads, and buildings causes an increase in the amount of runoff and a corresponding decrease in groundwater storage and flow. While the amount of water flowing through the watershed remains essentially unchanged, flood flows are increased and base (groundwater) flows are decreased.

Water Use and Management

Water is used for a variety of purposes including municipal, industrial, agricultural, and residential. Some uses simply utilize the water, treat it, and return it to the watershed as treatment plant or septic system discharge. Such uses typically return about 90 percent of the water withdrawn. Natural streamflow is essentially maintained downstream from the point of treated water discharge. However, the area of withdrawal and the point of discharge are often widely separated, leaving the intervening stream reach with a reduced flow that may affect other water users and aquatic habitat. Uses for which only a fraction or none of the water is returned are called consumptive. Examples of consumptive use include irrigation, evaporative cooling, bottled water, and water incorporated into food products. Water used consumptively is not returned to the watershed, leaving a depleted reach below the point of taking.

Water Budgets

The development and utilization of water resources must be managed in a sustainable manner if instream, recreational, municipal, agricultural, and other uses are to be accommodated. A water budget analysis starts with an evaluation of the existing water resources (water income), and then subtracts the existing water uses (water expenses) to arrive at the current water budget.

The scale (i.e., sophistication or level of effort) of the water budget study is determined by the requirement that all major factors in the water budget be included within the area of study. The study area must include the recharge area for all major (greater than 100,000 gpd) groundwater withdrawals. Midbasin studies require inflow-outflow data for the study area.

Some watershed characteristics that are important to the development of a water budget include basin area, topography, the number, lithology, geologic structure, area and location of aquifers, soil properties, size and location of developed areas, location and magnitude of water withdrawals and returns, and climate. The amount of existing information on these will determine the amount of fieldwork required and have a significant impact on the cost of the study. Watersheds differ widely in nearly all of these characteristics. The methods and level of effort required to

develop a water budget must be appropriate to the conditions in the study area, and the amount of information available.

The development of a water budget will generally require most, if not all of the following information:

- 1. The amount and seasonal distribution of precipitation;
- 2. The variation in precipitation due to year-to-year climatic variability;
- 3. The amount and seasonal distribution of streamflows;
- 4. The variation in streamflows due to year-to-year climatic variability;
- 5. The amount and seasonal distribution of stream base flows;
- 6. The variation in stream base flows due to year-to-year climatic variability;
- 7. An evaluation of riparian and aquatic habitat; and
- 8. A topographic map and/or database with:
 - a. Locations and magnitudes of water withdrawals;
 - b. Locations and magnitudes of water returns;
 - c. Capture area for all high capacity wells;
 - d. Wellhead protection areas;
 - e. Areas of impervious cover;
 - f. Soil drainage characteristics;
 - g. Land use planning and zoning;
 - h. Locations and nature of water quality problems;
 - i. Total Maximum Daily Loads (TMDLs) for all streams;
 - j. Aquifer types;
 - k. Aquifer structure;
 - 1. Water table configuration; and
 - m. Storage facilities.

Uncertainties in the water budget due to lack of data on the basin surface water and groundwater flow may require the acquisition of additional information from a network of surface water and groundwater monitoring points for an extended period. In some cases, this information will be available from similar, nearby watersheds, and can be scaled to the watershed under study.

The area to be included in the study is determined by the hydrogeomorphic setting, and the location of large withdrawals and discharges within that setting. It is essential to include the capture area and area of contribution for all surface water and groundwater withdrawals of 100,000 gallons per day or greater and all consumptive use withdrawals of 20,000 gallons per day or greater.

Who Needs to be Involved?

A water budget study will generally require the involvement of county, state, and federal agencies, watershed groups, and other stakeholders. Professionals specializing in groundwater, streamflow, aquatic and riparian habitats, climate, engineering, and planning also will be needed. Much of this expertise is available from state and federal agencies, and municipalities, industries, and authorities within the watershed, as well as regional consulting firms.

A professional with expertise in the development of water budgets will be required to coordinate the study effort, evaluate the information, and produce a report. An advisory committee composed of representatives from local municipalities, industries, professionals, and other stakeholders is often of considerable help. The report must present the information, analyses, and conclusions of the study, and provide recommendations for the sustainable and equitable

management of the water resources in the watershed. Copies of the report should generally be provided to the SRBC, appropriate state and federal agencies, water authorities, municipalities, libraries and other interested parties within the watershed.

What Comes Next?

A water budget study is generally performed in order to provide a factual basis for water resources management and land-use planning. The results of a water budget study present the current water resources availability, location, and degree of utilization. The results provide a factual basis for planning growth and infrastructure development.

The water budget study will allow the management of water resources in a sustainable manner by:

- 1. Quantifying the amount of water that can be developed and be sustainable;
- 2. Identifying areas nearing or exceeding the sustainable amount of water available;
- 3. Identifying areas where water resources are currently underutilized, allowing potential well and reservoir sites to be 'banked' for future development; and
- 4. Identifying areas that are essential to the replenishment and sustainability of the resource (local subwatersheds and groundwater recharge areas).

Water budget study results also form the basis for monitoring and tracking water resource availability and future development impact. A surface water and groundwater monitoring network allows tracking of the water resources as they are developed and land use changes occur.

For more information on water budget studies, please contact Mr. Robert Pody of our staff at (717) 238-0425, ext. 218. The following federal, state, and regional agencies also have expertise in water resource planning, and may be able to assist in providing additional information related to water budgets:

Environmental Protection Agency	http://www.epa.gov/
U.S. Army Corps of Engineers, Baltimore District	http://www.nab.usace.army.mil/
U.S. Geological Survey, Pa. Office	http://wwwpah2o.er.usgs.gov/
U.S. Geological Survey, N.Y. Office	http://ny.usgs.gov/
Maryland Dept. of Natural Resources	http://www.dnr.state.md.us/index.asp
Maryland Dept. of the Environment	http://www.mde.state.md.us/
N.Y. State Dept. of Environmental Conservation	http://www.dec.state.ny.us/
Pa. Dept. of Conservation and Natural Resources	http://www.dcnr.state.pa.us/
Pa. Dept. of Environmental Protection	http://www.dep.state.pa.us/
Capital Region Water Board	http://www.crwb.org/
Delaware River Basin Commission	http://www.state.nj.us/drbc/drbc.htm
Interstate Commission on the Potomac River Basin	http://www.potomacriver.org/
Chester County Water Resources Authority	http://www.chesco.org/water_cov.html

Sample Outdoor Lighting Ordinance

General Provisions

- §101. Title. This Chapter shall be known, and may be cited, as the "Township of XX Outdoor Lighting Ordinance."
- §102. Purposes. This Chapter is enacted for the following purposes:
- A. To establish requirements for outdoor lighting installations which promote public safety and welfare during the nighttime while minimizing the adverse effects of glare and light trespass often associated with outdoor lighting;
- B. To protect the privacy of property owners by limiting the potential for glare and light trespass from outdoor lighting installations located on adjacent properties and roadways;
- C. To prohibit outdoor lighting installations which are of excessive intensity and/or are deficient of photometric control such that the resulting glare and light trespass create a nuisance to pedestrians, cyclists, or motorists on neighboring properties and roadways;
- D. To promote outdoor lighting installations which serve to enhance the nighttime safety and enjoyment of pedestrians, cyclists, and motorists throughout the community;
- E. To set forth outdoor lighting requirements which are consistent with lighting industry standards and practices, available technologies, and the lighting sciences.
- **§103. Applicability**. The requirements of this Chapter shall apply to all outdoor lighting installations as follows:
- A. Outdoor lighting installations which are newly designed, constructed, erected, or otherwise placed into operation after the effective date of this Chapter;
- B. Alterations, rehabilitations, or renovations to existing outdoor lighting installations, which are commenced with after the effective date of this Chapter, and which involve the complete replacement of an existing lighting system with a new lighting system.
- §104. Non-Applicability. The requirements of this Chapter shall not apply to, nor be retroactive to, existing outdoor lighting installations which began operation before the effective date of this Chapter. Routine maintenance of said existing outdoor lighting installations shall not be required to comply with the requirements of this Chapter. Routine maintenance activities include the following:
- A. Replacement of lamps that are burned-out or inoperative.
- B. Replacement/repair of damaged or inoperative luminaire components such as ballasts, ignitors, lenses, reflectors, refractors, sockets, or photocell controls.
- **§105. Exemptions**. The requirements of this Chapter shall not apply where superseded by County, State, or Federal law.

§106. Modifications. An applicant may request the Board of Supervisors to grant a modification of the requirements of one or more provisions of this Chapter if the literal enforcement will exact undue hardship because of peculiar conditions to the land in question; provided, that such modification will not be contrary to the public interest and that the purpose of the intent of this chapter is observed. All requests for modification shall be in writing and shall accompany and be part of the application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of this Chapter for which the modification is requested and a description of the minimum modification necessary.

Part2

Adoptions by Reference

- **§201.** Adoption of the ES Lighting Handbook. The publication, a copy of which is on file in the Planning and Zoning Office of the Township of XX, XX County, Pennsylvania, being marked and designated as "Lighting Handbook", most recent edition, as published by the Illuminating Engineering Society of North America (ESNA), and referred to in this Chapter as "The ES Lighting Handbook," is hereby adopted by reference and made a part hereof as if fully set out in this Chapter.
- **§202.** Adoption of the ANSI/ES Lighting Definitions. The publication, a copy of which is on file in the Planning and Zoning Office of the Township of XX, XX County, Pennsylvania, being marked and designated as "American National Standard, Nomenclature and Definitions for Iluminating Engineering", most recent edition, as published by the Illuminating Engineering Society of North America (IESNA) and approved by the American National Standards Institute, Inc. (ANSI), and referred to in this Chapter as "The ANSI/ES Lighting Definitions," is hereby adopted by reference and made a part hereof as if fully set out in this Chapter.

Part 3

Definitions

- §301. Language Interpretations. For the purposes of this Chapter, certain terms and words used herein shall be interpreted as follows:
- A. The word "shall" denotes a mandatory requirement; the word "should" denotes an advised or recommended provision that is desirable but not mandatory.
- B. The word "includes" or "including" shall not limit the term to the specific example, but is intended to extend its meaning to all other instances of like kind and character.
- C. Words used in the present tense include the future; words used in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural the singular.

§302. Zoning Definitions. The meaning and applicability of words and terms in this Chapter which are related to zoning, zoning districts, lots, lot usage, yards, and the like, shall be in accordance with the XX Township Zoning Ordinance (Ord. 224, as amended).

§303. Selected Lighting Definitions. The following lighting definitions are selected from The ANSI/IES Lighting Definitions and The ES Lighting Handbook for ready reference within the text of this Chapter:

Candela. The SI unit of luminous intensity. One candela is one lumen per steradian (lm/sr).

Candlepower. Luminous intensity expressed in candelas.

Cutoff Angle (of a luminaire). The angle, measured up from nadir, between the vertical axis and the first line of sight at which the bare source is not visible.

Footcandle. A unit of illuminance. One footcandle is one lumen per square foot (lm/ft2).

Glare. The sensation produced by luminances within the visual field that is sufficiently greater than the luminance to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance or visibility.

Blinding Glare. Glare that is so intense that for an appreciable length of time after it has been removed, no object can be seen.

Direct Glare. Glare resulting from high luminances or insufficiently shielded light sources in the field of view.

Disability Glare. The effect of stray light in the eye whereby visibility and visual performance are reduced.

Discomfort Glare. Glare that produces discomfort. It does not necessarily interfere with visual performance or visibility.

Reflected Glare. Glare resulting from reflections of high luminances in polished or glossy surfaces in the field of view.

Illuminance. The areal density of the luminous flux incident at a point on a surface.

Illumination. An alternative term for illuminance. Commonly used in a qualitative or general sense to designate the act of illuminating or the state of being illuminated.

Lamp. A generic term for a man-made source of light.

Light. Radiant energy that is capable of exciting the retina and producing a visual sensation. The visible portion of the electromagnetic spectrum extends from about 380 to 770 nanometers.

Light Loss Factor (LLF). The ratio of illuminance for a given area to the value that would occur if lamps operated at their initial rated lumen output and if no system variation or deprecation had occurred.

Light Trespass. A subjective perception of undesirable illumination including the following examples:

- 1. The classic "light shining in a window"
- 2. Unwanted light on an adjacent property
- 3. Excessive brightness in the normal field of vision (nuisance glare)

Lumen. SI unit of luminous flux. Photometrically, it is the luminous flux emitted within a unit solid angle (one steradian) by a point source having a uniform luminous intensity of one candela.

Luminaire. A complete lighting unit consisting of one or more lamps (light sources) together with the parts designed to control the light distribution, and other mechanical and electrical components.

Cutoff Luminaire. A luminaire light distribution is designated as cutoff when the candlepower per 1000 lamp lumens does not numerically exceed 25 (2.5%) at an angle of 90 above nadir (horizontal), and 100 (10%) at a vertical angle of 80 above nadir.

Luminance. The emitted or reflected light from a surface; relates directly to perceived "brightness." The unit of luminance is the candela per square meter (cd/m₂).

Luminous Flux. Radiant flux (radiant power); the time rate of flow of radiant energy evaluated in terms of a standardized visual response.

Luminous Intensity. The luminous flux per unit solid angle in the direction in question. May be expressed in candelas or lumens per steradian (lm/sr).

Lux. The SI unit of illuminance. One lux is one lumen per square meter (lm/m₂).

Nighttime. The hours between the end of evening civil twilight and the beginning of morning civil twilight. Civil twilight ends in the evening when the center of the sun's disk is 6 degrees below the horizon, and begins in the morning when the center of the sun's disk is 6 degrees below the horizon.

Spill Light. Light shining beyond a facility that may annoy occupants of the adjacent property.

Part 4

General Design Requirements

§401. Design Calculations in Accordance With The IES Lighting Handbook. In addition to the specific requirements established in this Chapter, the design calculations for outdoor lighting installations shall be in accordance with the IES Lighting Handbook. This includes, but is not limited to, technical definitions, terminology, calculation methods and procedures, photometric classifications, and photometric testing procedures. Illuminance selection should be based on the usage of the area to be illuminated, the level of activity, and nighttime security requirements.

Requirements for Outdoor Area and Roadway Lighting Installations

- **§501. Applicability of Requirements**. The requirements of Part 5 of this Chapter apply to all outdoor lighting installations as follows:
- A. Outdoor lighting installations which are employed for nighttime area illumination of parking lots, car sales lots, yards, roadways, streets, driveways, walkways, bikeways, cartways, entryways, and similar areas or lots; and
- B. Outdoor lighting installations which are located on any property in any zoning district within the Township of XX except for the following:
- 1. A lot which is comprised of one (1) single or two family dwelling.
- 2. A lot which is being used as a farm.
- §502. Use of Cutoff Luminaires Required. All luminaires employed in outdoor area and roadway lighting installations shall be the cutoff luminaire type.
- A. The candlepower distribution classification of the luminaire as a cutoff type shall be in accordance with The ANSI/IES Lighting Definitions and The IES Lighting Handbook. The manufacturer of the luminaire shall provide certification of the cutoff classification based on photometric testing performed in accordance with the IES Lighting Handbook and the applicable testing procedures referenced therein. The requirement for the use of cutoff luminaire types shall include, but is not limited to, the following outdoor area and roadway lighting configurations:
- 1. Pole-mounted luminaires.
- 2. Luminaires mounted on the exterior of buildings and structures.
- 3. Luminaires mounted on or within exterior canopies of buildings and structures.
- 4. Pedestal- or bollard-mounted luminaires.
- B. Cutoff luminaires shall be mounted plumb and level in accordance with the intended application of their design. For the purposes of this requirement, the photometric nadir of the luminaire (zero degree vertical angle of the candlepower distribution) shall be oriented plumb and the vertical angle of 90 degrees above nadir (horizontal) shall be oriented level. Cutoff luminaires shall not be installed in a canted or tilted position which permits candlepower distribution above the horizontal.
- C. Exception: Luminaires which do not meet the strict definition for cutoff luminaires, yet employ advanced or alternative technology which causes the photometric performance to approach that of cutoff luminaires, may be approved by the Township of XX, or its duly appointed representative, on a case-by-case basis. Such luminaires include, but are not limited to, period-style luminaires with refractive globes and internal cutoff reflectors.
- D. Exception: Luminaires with a total initial lumen output of 10,000 lumens or less shall be permitted for decorative, accent, or supplementary lighting applications provided that glare shields are incorporated which cut off the candlepower distribution at and above the horizontal (level).

- §503. Maximum Maintained Illuminance Levels Permitted At Property Lines Produced By Outdoor Area Lighting Installations. The maximum maintained illuminance levels permitted at the property line(s) during the nighttime, produced by the sum of all outdoor area lighting installations on said property, shall be as measured at grade in Horizontal Footcandles or Horizontal Lux according to Table 503.
- A. Exception: By written agreement between the respective property owners, an outdoor lighting installation on one property may illuminate areas or roadways on adjacent properties beyond the property line.
- B. Exception: This requirement does not apply to outdoor roadway lighting installations intended for the nighttime illumination of public roadways, streets, highways, alleys, cartways, and the like.
- C. Exception: At designated vehicular, cyclist, and pedestrian entries/exits between properties and public roadways, streets, highways, alleys, cartways, and the like; provided that the excepted area of illumination (maintained illuminance levels at grade higher than permitted in Table 503) is limited to the said property and the adjoining pavement and right-of-way of public roadways, streets, highways, alleys, cartways, and the like. The excepted area of illumination shall not extend beyond fifty (50) feet from the centerline of the designated entry/exit in any direction along the property line(s) of the said property.

TABLE 503

MAXIMUM MAINTAINED ILLUMINANCE LEVELS

PERMITTED AT PROPERTY LINES

PRODUCED BY OUTDOOR AREA LIGHTING INSTALLATIONS

For outdoor area lighting installations	Maximum maintained	Maximum maintained
to which the	illuminance level	illuminance level permitted at
requirements of Part 5 apply:	permitted at	property line measured at grade
	property line	in Horizontal Lux
	measured at grade in	
	Horizontal	
	Footcandles	
Outdoor area lighting installation is located on said property and property line adjoins a public roadway or public	0.5	5.4

right-of-way	- PRINTED AND AND AND AND AND AND AND AND AND AN	
Outdoor area lighting installation is located on said property and property line adjoins a non-residential property	0.2	2.2
Outdoor area lighting installation is located on said property and property line adjoins a residential property	0.1	1.1

§504. Illumination Under Outdoor Canopies. All outdoor lighting installations which illuminate the area under outdoor canopies shall comply with §502 and §503. In accordance with the sign ordinance, canopies may not be illuminated with the exception of the portion which is classified as a sign.

- A. Outdoor canopies include, but are not limited to, the following applications:
- 1. Fuel island canopies associated with service stations and convenience stores.
- 2. Exterior canopies above storefronts in shopping centers and malls.
- 3. Exterior canopies above driveways and building entrances.
- 4. Pavilions and gazebos.

§505. Design Submittal and Approval Requirements. The design for all outdoor area and roadway lighting installations, to which the requirements of Part 5 apply, shall be submitted for review and approval by the Township of XX in accordance with °1201 of this Chapter.

Part 6

Requirements for Outdoor Sports and Recreational Lighting

- **§601. Applicability of Requirements.** The requirements of Part 6 of this Chapter apply to all outdoor lighting installations as follows:
- A. Outdoor lighting installations which are employed for nighttime area illumination of sports and recreational facilities including, but not limited to, ballfields, ballparks, stadiums, tennis courts, soccer fields, golf courses, driving ranges, recreation fields, and the like; and,
- B. Recreational facilities, such as ballfields, tennis courts, and basketball courts, located on single-family, two-family or farm lots; and.
- C. Outdoor lighting installations which are located on any property in any zoning district within the Township of XX except for the following:
- 1. A lot which is comprised of one (1) single or two family dwelling.
- 2. A lot which is being used as a farm.
- §602. Use of Glare Shields Required For Non-Cutoff Luminaire Types. Where non-cutoff luminaires such as floodlights are used to meet the lighting design objectives for outdoor sports and recreational lighting, the luminaires shall be equipped with glare shields, visors, barndoors, and other similar shielding accessories as required to meet the following criteria:

- A. The candlepower distribution from all lighting installations shall be cut off at and above the horizontal (level).
- B. To the extent practicable, the candlepower distribution from all lighting installations shall be further cut off at angles below the horizontal (level) to restrict direct illumination to within the functional area being illuminated for sports and recreation purposes.
- §603. Maximum Maintained Illuminance Levels Permitted At Property Lines Produced By Outdoor Sports and Recreational Lighting Installations. The maximum maintained illuminance levels permitted at the property line(s) during the nighttime, produced by the sum of all outdoor sports and recreation lighting installations on said property, shall be as measured at grade in Horizontal Footcandles or Horizontal Lux according to Table 503 in Part 5 of this Chapter (for outdoor area lighting installations).
- **§604. Design Submittal and Approval Requirements**. The design for all outdoor sports and recreation lighting installations, to which the requirements of Part 6 apply, shall be submitted for review and approval by the Township of XX in accordance with °1201 of this Chapter.

Part 7

Requirements for Outdoor Sign Lighting

- §701. Applicability of Requirements. The requirements of Part 7 of this Chapter apply to all outdoor lighting installations employed for nighttime illumination of signs and billboards which are defined in the XX Township Signs and Billboards Ordinance (Ord. 340, as amended).
- §702. Use of Glare Shields Required For Non-Cutoff Luminaire Types. Where non-cutoff luminaires such as floodlights are used to meet the lighting design objectives for outdoor sign and billboard lighting, the luminaires shall be equipped with glare shields, visors, barndoors, and other similar shielding accessories as required to meet the following criteria:
- A. The candlepower distribution from all lighting installations shall be cut off at all angles beyond those required to restrict direct illumination to within the perimeter of the sign or billboard being illuminated.

Part 8

Requirements for Outdoor Lighting of Facades of Buildings and Structures

- **§801. Applicability of Requirements**. The requirements of Part 8 of this Chapter apply to all outdoor lighting installations employed for nighttime illumination of the facades of buildings and structures.
- **§802.** Use of Glare Shields Required For Non-Cutoff Luminaire Types. Where non-cutoff luminaires such as floodlights are used to meet the lighting design objectives for outdoor illumination of building and structure facades, the luminaires shall be equipped with glare

shields, visors, barndoors, and other similar shielding accessories as required to meet the following criteria:

A. The candlepower distribution from all lighting installations shall be cut off at all angles beyond those required to restrict direct illumination to within the perimeter of the facade being illuminated.

Part 9

Requirements for Residential Outdoor Lighting

- **§901. Applicability of Requirements**. The requirements of Part 9 of this Chapter apply to all outdoor lighting installations located on a lot which is comprised of one (1) single or two family dwelling or farm.
- §902. Use of Glare Shields Required For Non-Cutoff Luminaire Types. All non-cutoff luminaires such as floodlights shall be equipped with glare shields, visors, barndoors, and other similar shielding accessories as required to meet the following criteria:
- A. For area lighting applications, the candlepower distribution from all lighting installations shall be cut off at and above the horizontal (level).
- B. For all other applications, the candlepower distribution from all lighting installations shall be cut off at all angles beyond those required to restrict direct illumination to within the area or surface being illuminated.

Part 10

Requirements for Outdoor Landscape Lighting

- §1001. Applicability of Requirements. The requirements of Part 10 of this Chapter apply to all outdoor lighting installations employed for nighttime illumination of trees, shrubs, vegetation, and the like.
- §1002. Use of Glare Shields Required For Non-Cutoff Luminaire Types. All non-cutoff luminaires such as floodlights shall be equipped with glare shields, visors, barndoors, and other similar shielding accessories as required to meet the following criteria:
- A. The candlepower distribution from all lighting installations shall be cut off at all angles beyond those required to restrict direct illumination to within the perimeter of the landscape feature being illuminated.

Part 11

Temporary Outdoor Lighting

mounted luminaires, and luminaires mounted on the exterior of buildings and structures. Identity each luminaire by a type designation.

- 8. The results of the lighting design superimposed on the site plan. This may be in the form of isofootcandle diagrams or isolux diagrams, drawn to scale with the value of contours labeled; or indicated with point-by-point values. In either case, the information presented shall be of sufficient quantity and detail to determine compliance with the requirements of this Ordinance.
- 9. The lighting design information required in B. below.
- B. Required lighting design information:
- 1. The total light loss factor(s) used in the calculations to determine maintained illuminance values.
- 2. The maximum maintained illuminance value at grade within the functional area being illuminated (in horizontal footcandles or horizontal lux).
- 3. The average maintained illuminance value at grade of the functional area being illuminated (in horizontal footcandles or horizontal lux).
- 4. The maximum maintained illuminance values at grade along all property lines (in horizontal footcandles or horizontal lux).
- C. Required luminaire information:
- 1. A luminaire (light fixture) schedule of all luminaires used for the outdoor lighting installation. Each luminaire type shall be indicated by a type designation which correlates with those indicated on the site plan. The luminaire schedule may be indicated on the site plan or submitted separately. The luminaire schedule shall include the following information for each luminaire type: description of luminaire, mounting configuration and height, IES candlepower distribution classification (cutoff semi-cutoff, or non-cutoff), IES lateral light distribution if applicable (Type I, Type II, Type III, Type IV, or Type V), lamp type, lamp wattage, and lamp initial lumens.
- 2. Manufacturer's product data sheets (catalog cuts) for each luminaire type.
- 3. Manufacturer's photometric report (certified to IES standards) for each luminaire type. The photometric report shall clearly indicate the cutoff classification of the luminaire.
- §1204. Veracity of Design Submittal Information. The lighting design information and luminaire information submitted for approval shall correlate with the actual lighting equipment installed in the field. Installation of lighting equipment in the field, which is not the same as that approved in the design submittal, is prohibited. where the actual lighting equipment to be installed cannot be verified during the design phase of a project (such as with a competitively-bid, publicly funded project), preliminary approvals may be obtained for the outdoor lighting design based on performance specifications. However, once the actual equipment to be installed is determined, the design submittal requirements of this Part shall apply.
- §1205. Design Light Loss Factor(s) and Initial Illuminance Levels. For purposes of enforcement, initial illuminance levels (measured at grade in horizontal footcandles or horizontal lux) produced by outdoor lighting installations shall be the maintained illuminance levels indicated by the approved design submittal divided by the light loss factor (LLF) indicated by the approved design submittal. To account for variations in illuminance levels, the initial illuminance

level may deviate upwards from the approved design, including the light loss factor, by a factor of ten percent.

Search Subjects







APPENDIX - I. STATE ENABLING STATUTE

ACT 148 OF 1973

CHAPTER 30 B. ENVIRONMENTAL IMPROVEMENT

ARTICLE I. SHORT TITLE: DEFINITIONS: APPLICABILITY

Cross References

Environmental Advisory Councils. see § 11501

et seq. of this title.

CHAPTER 30 C. ENVIRONMENTAL ADVISORY COUNCILS

Section. Section.

11501. Council created; purposes and creation. 11506. Commissions with related responsibility, 11502. Membership; term of office; expenses. continuance or general powers.

11503. Specific powers. 11507. State aid; coordination of state and local

11504. Records of meetings; annual reports. activities.

11505. Appropriations. 11508. Open Space and recreation areas, management

and development.

Provisions constituting Chapter 30 C, Environmental Advisory Councils, consisting of §§ 11501 to 11508, were enacted by Act 1973, Dec. 21,

No. 1§8, §§ 1 to 8.

Cross References

Environmental improvement compact. see

§ 11400-101 et seq. of this title.

§ 11501. Council created; purposes and general powers.

The governing body of any city, borough, township, or incorporated town, or group of two or more such political subdivisions, may by ordinance establish an Environmental Advisory Council to advise other local governmental agencies, including, but not limited to, the planning commission, park and recreation boards and elected officials, on matters dealing with protection, conservation, management, promotion and use of natural resources including air, land and water resources, located within its or their territorial limits.

1973, Dec. 21 P.L. 425, No. 148, § 1, imd. effective.

Historical and Statutory Noted.

Title of Act:

An Act authorizing the establishment of environmental advisory councils by certain political subdivisions. 1973. Dec. 21 P.L. 425, No. 148 imd. effective.

§ 11502. Membership; term of office; expenses.

An Environmental Advisory Council shall be composed of no less than three nor more than seven residents of the political subdivision establishing the council, who shall be appointed and all vacancies filled by the governing body of the political subdivision. Where two or more political subdivisions jointly establish an Environmental Advisory Council the members shall be appointed in the same manner, by each of the respective political subdivisions establishing the council, each constituent political subdivision to have equal membership on the joint council. Duly appointed council members shall serve for a term of three years except that initial appointments shall be so staggered that the terms of approximately one-third of the membership shall expire each year, the terms of their successors to be of three years each. Members shall receive no compensation for their services, but shall be reimbursed for the expenses actually and necessarily incurred by them in the performance of their duties. The appointing authority shall designate the chairman of the council except that in joint councils the chairman shall be elected by the duly selected members. Whenever possible, one member shall also be a member of the municipal planning board.

1973, Dec. 21 P.L. 425, No. 148, § 2, imd. effective.

§ 11503. Specific powers.

An Environmental Advisory Council organized under this act shall have power to identify environmental problems and recommend plans and programs to the appropriate agencies for the promotion and conservation of the natural resources and for the protection and improvement of the quality of the environment within its territorial limits; to make recommendations as to the possible use of open land areas of the political subdivisions within its territorial limits; to promote a community environmental program; to keep an index of all open space areas, publicly or privately owned, including, but not limited to flood-prone areas, swamps and other unique natural areas, for the purpose of obtaining information on the proper use of such areas; and to advise the appropriate local governmental agencies, including but not limited to, the planning commission and recreational park board or, if none, to the elected governing body or bodies within its territorial limits in the acquisition of property, both real and personal, by gift, purchase, grant, bequest, easement, devise or lease in matters dealing with the purposes of this act.

An Environmental Advisory Council shall not exercise any powers or perform any duties which by law are conferred or imposed upon a State agency.

1973, Dec. 21, P.L. 425, No. 148, § 3, imd. effective.

§ 11504. Records of meetings; annual report.

An Environmental Advisory Council shall keep records of its meetings and activities and shall make an annual report which shall be printed in the annual municipal report or, if none, otherwise made known and available.

1973, Dec. 21, P.L. 426, No. 148, § 4, imd. effective.

§11505. Appropriations.

The governing body of any political subdivision establishing an Environmental Advisory Council may appropriate funds for the expenses incurred by the environmental advisory council. Appropriations may be expended for such administrative clerical, printing and legal services as may from time to time be required and as shall be within the limit of funds appropriated to the Environmental Advisory Council. The whole or any part of any funds so appropriated in any year may be placed in a conservation fund allowed to accumulate from year to year, or be expended in any year.

1973, Dec. 21, P.L. 426, No. 148 § 5, imd. effective.

§11506. Commissions with related responsibility, continuance or creation.

Nothing in this act shall be construed to require a political subdivision to abolish any existing commissions with a related responsibility or to prevent its establishment.

1973, Dec. 21, P.L. 426, No. 148, § 6, imd. effective.

§ 11507. State aid; coordination of state and local activities.

The State Conservation Commission in the Department of Environmental Resources shall establish a program of assistance to environmental advisory councils that may include educational services, exchange of information, assignment of technical personnel for natural resources planning assistance, and the coordination of State and local conservation.

1973, Dec. 21, P.L. 426, § 7, imd. effective.

§ 11508. Open space and recreation areas, management and development.

The Secretary of Community Affairs shall establish a program of assistance to environmental advisory councils in planning for the management, use and development of open space and recreation areas.

1973, Dec. 21, P.L. 426, No. 148 § 8, imd. effective.



Individuals & Families | Students | Educators | Farmers | Local Government | Business | PA Home Site | Ask DEP | Plug-Ins | Home Page

Last Modified on 02/28/1997 11:10:57.

Search Subjects







APPENDIX - II. SAMPLE LOCAL ORDINANCES ESTABLISHING EACS

ORDINANCE NO. 76

AN ORDINANCE CREATING AN ENVIRONMENTAL

ADVISORY COUNCIL PROVIDING OPERATING

PROCEDURES AND STATING THE POWERS OF THE COUNCIL.

The Board of Supervisors of Tinicum Township, Bucks County, hereby ordains as follows:

Section 1. An advisory council to be known as the Tinicum Township Environmental Advisory Council, is hereby created and shall continue to function until this ordinance is revoked.

Section 2. The Environmental Advisory Council shall be composed of five residents of this municipality.

Section 3. Council members shall be appointed in accordance with the following procedures:

- (1) All council members shall be appointed by the Governing Body of the political subdivision.
- (2) Council members' terms of office shall expire on the first Monday in January following the last year of their term of office.
- (3) Duly appointed council members shall serve a term of three years, except that initial appointment shall be so staggered that the terms of approximately one-third of the membership shall expire each year.
- (4) Whenever possible, one member shall also be a member of the local planning commission.

Section 4. Council members shall receive no compensation for their services, but may be reimbursed for the expenses actually and necessarily incurred by them in the performance

I UKU Z UI C

of their duties.

Section 5. The EAC is to be advisory to and shall coordinate its activities with the elected officials, planning commission, historical commission, and other such local governmental agencies.

Section 6. The governing body shall designate the chairman of the council.

Section 7. The Environmental Advisory Council shall have the following powers:

- (1) Identify environmental problems.
- (2) Recommend plans and programs to the appropriate agencies for the promotion and conservation of the natural resources and for the protection and improvement of the quality of the environment within the area of this municipality.
- (3) Make recommendations as to the possible use of open land areas of this municipality.
- (4) Promote a community environmental program.
- (5) Keep an index of all open areas, publicly or privately owned, including, but not limited to, flood prone areas, swamps, and other unique natural areas.
- (6) Advise the appropriate local governmental agencies in the acquisition of property, both real and personal.
- (7) To undertake such environmental tasks as requested by the governing body of this municipality.

Section 8. The Environmental Advisory Council shall keep records of its meetings and activities and shall make an annual report which shall be printed in the annual municipal report or otherwise made known and available. Minutes of each meeting shall be forwarded to the governing body.

Section 9. The governing body of this municipality may, from time to time, appropriate funds for the expenses incurred by the council.

ENACTED AND ORDAINED on this 1st day of May, 1990. This ordinance shall become effective five (5) days after adoption.

TINICUM TOWNSHIP SUPERVISORS

Nicholas C. Forte, Chairman

Bruce Wallace, Vice-Chairman

Charles Yax, Member

ATTEST:

Joan T. Haas, Manager/Secretary

RESOLUTION NO. 882

A RESOLUTION OF THE TOWNSHIP OF LOWER MAKEFIELD, BUCKS COUNTY, PENNSYLVANIA ESTABLISHING A PROCEDURE FOR THE IDENTIFICATION AND PRESERVATION OF OPEN SPACE TO BE KNOWN AS THE LOWER MAKEFIELD OPEN SPACE INITIATIVE.

WHEREAS, the Board of Supervisors of Lower Makefield Township recognizes that open space adds to the aesthetic beauty and value of the community, and maintains its rural character;

WHEREAS, the Board of Supervisors of Lower Makefield Township recognizes that open space can increase property values and, consequently, tax revenues;

WHEREAS, the Board of Supervisors of Lower Makefield Township recognizes that open space can provide Township residents with a variety of active and passive recreational opportunities;

WHEREAS, the Board of Supervisors of Lower Makefield Township recognizes that open space serves a variety of necessary functions including storm water management and flood control, agricultural use, composition of natural debris, and limits the impact of development;

WHEREAS, the Board of Supervisors of Lower Makefield Township recognizes that preservation of open space in the Township's interest and is necessary to preserve the quality of life for Township residents; and

WHEREAS, Article XIX of the Second Class township Code specifically authorizes the Board of Supervisors to preserve and acquire open space for the public benefit.

NOW, THEREFORE, be it **RESOLVED** that Lower Makefield Township shall undertake the Open Space Initiative as set forth herein:

SECTION ONE: OBJECTIVE

To identify available open space and important natural resources, advise the Township of opportunities to acquire or otherwise preserve open space and the resources therein, and set forth guidelines for the acquisition or preservation of open space within the Township's means.

SECTION TWO: DEFINITIONS

The definitions in this section shall be limited in their application to this Resolution and shall not be construed to restrict or expand the definitions of the same or similar terms found in other Township ordinances, resolutions, codes or the Comprehensive Master Plan:

"Open Space"- Those lands located in Lower Makefield Township which remain in a natural state, or are used for agricultural or recreational purposes, and are not owned, possessed or controlled by a real estate developer or subject to a real estate development agreement. Open Space does not include land occupied by structures, roads, rights-of-way, parking lots or storm water detention basins.

"Environmental Advisory Council"- Five (5) member Township committee which shall explore preservation options and make recommendations to the Board of Supervisors.

"Open Space Fund"- Moneys set aside by the Township for the purpose of acquiring or preserving open space.

"Open Space Preservation Plan"- Any preliminary or final plan for the acquisition or preservation of a parcel of open space in the Township.

"Real Estate Developer"- Any person or entity engaged in the business of residential, commercial or industrial development of real estate for profit.

"Real Estate Development Agreement"- Any binding legal contract or agreement to option or sell real estate between a landowner and a real estate developer.

"Supervisors"- The Board of Supervisors of Lower Makefield Township.

"Township" - The Township of Lower Makefield.

SECTION THREE:

CREATION OF AN ENVIRONMENTAL ADVISORY COUNCIL

- (1) The Board of Supervisors shall appoint a five (5) member Environmental Advisory Council (EAC) to explore all options for the acquisition and /or preservation of open space and make recommendations to the Board on feasible alternatives for acquisition or preservation.
- (2) The Board of Supervisors will utilize its best efforts to appoint to the EAC, as members, one (1) member of the Board of Supervisors, one (1) member of the Planning Commission, and one (1) member of the Park and Recreation Board. The terms of office for any member of the EAC, who also serves as a member of another board or commission of the Township. shall be for one (1) calendar year commencing with their appointment by the Board of Supervisors. Any person appointed to the EAC who is not a member of a Board or Commission affiliated with the Township shall be appointed for a three (3) year term which said terms shall be staggered for all members at large appointed to the EAC so that the first person shall be appointed for an initial three (3) year term, the next for an initial two (2) year term and the last for an initial one (1) year term. Prior to the expiration of the term of appointment, the Board of Supervisors, the Planning Commission, and Park and Recreation Board shall provide the Board of Supervisors, in writing, with a recommendation for one of their members to be appointed to the EAC but the Board of Supervisors shall make the final determination as to the membership of the EAC. In addition, the Board of Supervisors may also appoint a representative of a recognized conservancy or land trust to act as a consultant to the committee, including but not limited to, the agencies noted in Appendix "A" to this Resolution
- (3) The EAC shall endeavor to meet monthly as the need arises.

SECTION FOUR: ESTABLISHING AN OPEN SPACE FUND

The Township may establish a fund as permitted by law for the purpose of acquiring or preserving open space and the important natural resources located therein.

SECTION FIVE: IDENTIFICATION

(1) The EAC shall identify and map all areas of open space and important natural resources in the Township.

- (2) The EAC shall attach priority to each area of open space. A priority of one (1) shall indicate the lowest level of desirability for preservation. A priority of ten (10) shall indicate the highest level of desirability for preservation. When setting priorities, the EAC shall consider the following factors:
- a. presence of protected natural resources and other natural features of the open space including but not limited to the presence of wetlands, the location of open space within a watershed area or flood plain, and the presence of species of flora and fauna of special concern;
- b. suitability for use for agricultural purposes;
- c. suitability for use for recreational purposes;
- d. suitability for other uses consistent with the character of the land as open space;
- e. aesthetic value to the community;
- f. negative features such as the known presence of environmental hazards, contaminants, nuisances or other dangers;
- g. The danger or likelihood of imminent development;
- h. presence of historical structures;
- i. presence of archaeological sites or other features of importance to the preservation of the heritage of Lower Makefield;
- j. linkage of adjoining areas of protected open space that may be protected in the future; and
- k. importance to the free movement of wildlife through the area.
- (3) The EAC shall present its findings to the Board of Supervisors. The EAC, with approval of the Board of Supervisors, may alter the priorities as circumstances warrant.
- (4) The identification, mapping and prioritizing should be completed within eight (8) to twelve (12) months of the formation of the EAC. The identification, mapping and prioritizing shall be the first phase of a comprehensive environmental resource inventory of the Township that shall be revised and expanded as necessary to reflect changing conditions in the Township.
- (5) The Board of Supervisors hereby authorizes expenditure of funds not to exceed \$1,000.00 to match available grants for supplies and professional assistance in the identification, mapping and prioritizing process.

SECTION SIX: NOTICE

(1) The Board of Supervisors shall send a letter via first class mail to all owners of open space designated as a priority of five (5) or higher by the EAC advising them of the Township's interest in acquiring and/or preserving open space. The letter shall request the landowner's voluntary cooperation in notifying the Township should they consider the sale or transfer of all or any portion of their open space.

(2) From time to time, but no more than twice in any calendar year, the Board of Supervisors may send a follow-up letter to all owners of open space designated as a priority of five (5) or higher by the EAC advising them of the Township's continued interest in acquiring and/or

preserving open space and requesting their continued voluntary cooperation.

- (3) The Board of Supervisors may also send a letter to local realtors and real estate agencies advising them of the Township's interest in acquiring and/or preserving open space, and requesting their voluntary cooperation in notifying the Township of opportunities for acquisition and/or preservation of open space once they arise.
- (4) The Board of Supervisors or the EAC may also initiate personal contact with landowners when deemed appropriate.

SECTION SEVEN:

ADOPTING AN OPEN SPACE PRESERVATION PLAN

- (1) Upon notification of the availability of open space for acquisition or preservation, the EAC shall appoint one or more of its members to meet with the landowner or his/her agent. The EAC may request the participation of representatives of a land trust or conservancy in the discussions with the landowner or his/her agent.
- (2) Within sixty (60) days after appointment, the EAC representative(s) shall meet with the landowner or his/her agent, and shall report back to the EAC regarding possible methods of acquiring or preserving the parcel. The EAC shall then make a recommendation to the Board at its next regularly scheduled public meeting.
- (3) The EAC and Board of Supervisors may consider all methods for acquiring or preserving the open space that are permitted
- (4) If the Board of Supervisors deems that acquisition or preservation of the parcel is feasible, it shall authorize the EAC to draft a preliminary open space preservation plan. The plan shall specify:
- a. identity of all parties to be involved in the transaction
- b. the intentions of the parties with regard to the parcel
- c. the size and location of the parcel
- d. natural and historic features of the parcel
- e. the intended use of the parcel
- f. possible methods of acquisition or preservation
- g. possible sources of funding
- (5) Not later than sixty (60) days after receiving authorization from the Board of Supervisors, the EAC shall present a preliminary open space preservation plan to the Board of Supervisors. The Board of Supervisors shall approve, conditionally approve, or reject the plan.

- (a) If the plan is approved as presented, or with changes or conditions, the Board of Supervisors shall direct the EAC to finalize the plans with the landowner or his/her agent, and incorporate the changes or conditions, if any.
- (b) If the plan is rejected, the Board of Supervisors may direct the EAC to meet with the landowner or his/her agent in an effort to develop an alternative preliminary open space preservation plan. If the landowner and the EAC develop a new preliminary open space plan, the procedures set forth in this paragraph shall be followed.
- (6) Upon approval of the preliminary open space preservation plan, the Board of Supervisors shall retain an environmental consultant to evaluate the open space for potential environmental hazards and contamination.
- (7) Upon approval of the preliminary open space preservation plan, the Board of Supervisors shall also authorize a title search for the parcel.
- (8) Not later than sixty (60) days after approval or conditional approval of the preliminary open space preservation plan, the EAC shall present to the Board of Supervisors at a regularly scheduled public meeting a final open space preservation plan. The plan shall meet the requirements of paragraph four (4) (a)-(e) above, but shall identify the final source (s) of funding and the chosen method(s) of acquisition and/or preservation.

At the meeting, the Board of Supervisors shall review the environmental consultant's evaluation of the parcel and the title search. After a hearing, the Board of Supervisors shall vote to approve or reject the final open space preservation plan.

(9) Upon approval of the final open space preservation plan, the Board of Supervisors shall take the actions required by the plan within a reasonable time.

SECTION EIGHT:

REFUND OF REALTY TRANSFER TAX

In lieu of acquiring or preserving open space through its own funds, the Township may facilitate the transfer of open space from the landowner to a third party desiring to keep the land in its natural state by refunding the Township percentage of the realty transfer tax. In return, the deed shall bear a restriction to run with the land prohibiting future development except for agricultural or recreational uses.

SECTION NINE: SEVERABILITY

If any section, paragraph, sub-section, clause or provision of this Resolution shall be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of this Resolution as a whole or any part thereof other than that portion specifically declared invalid.

SECTION TEN: EFFECTIVE DATE

This Resolution shall become effective in accordance with the provisions of the Second Class Township Code of the Commonwealth of Pennsylvania.

RESOLVED, this 15th day of August, 1994

Sample Public Dedication of Park and Recreation Land Ordinance

In accordance with the recommendations of the XX Township Park and Recreation Plan, all residential and non-residential subdivisions and land developments shall be provided with park and recreation land that shall be dedicated to the Township. The developer may request that the Township not require the dedication of land, and any such request shall be accompanied by an offer to pay a fee in lieu of dedication of the land, computed in accordance with the regulations provided herein, an offer to construct recreational facilities and /or an offer to privately reserve land for park or recreation purposes.

- 1. The land reserved for park, recreation and open space usage shall be a single lot which shall comply with the requirements of this ordinance relating to length to depth ratios and which shall be accessible to the public. No more than fifteen (15) percent of the lot shall consist of floodplain, wetlands or other features that shall render the lot undevelopable. No storm water management facilities designed to retain or detain water from other portions of the development shall be permitted on such land reserved for park, recreation and open space usage.
 - A. In the event that the tract contains natural features which are worthy of preservation, the developer may request that the Board permit the provision of recreational land configured in such a manner as to best preserve natural features.
 - B. The park, recreation and open space land shall be accessible to utilities such as sewer, water and power that are provided with the subdivision, and if so requested by the municipality that will accept dedication of the land, the developer shall extend such utilities to the park, recreation and open space land.
 - C. If the adjoining property has previously been developed and recreational land has been provided at the boundary of that previously developed property, the Board shall require that the recreational land required of the development shall be located adjoining the previously provided recreational land.
- 2. All residential subdivisions and residential land development fewer than five (5) new dwelling units and non-residential land developments smaller than 10,000 square feet from are exempt from park and recreation land dedication requirements.
- 3. The minimum area of land to be reserved as park or recreational land for each residential lot created in a subdivision or each dwelling unit created in a residential land development shall be as specified on the Park and Recreation Land Dedication Schedule adopted by resolution of the Board of Supervisors and available at the Township office.
- 4. The minimum area of land to be reserved as park or recreation land for each non-residential lot created or non-residential land development shall be as specified on

the Park and Recreation Land Dedication Schedule adopted by resolution of the Board of Supervisors and available at the Township office.

- 5. The developer may request that the Board permit the provision of park and recreation land other than through public dedication of land as set forth above. The developer shall set forth, in writing, the means by which he will fulfill this requirement which may include the payment of a fee in lieu of dedication of all or a portion of the amount of land required to be dedicated, construction of recreational facilities, the private reservation of land, or any combination of dedication, fees, construction of recreational facilities, or private reservation.
 - A. If a fee in lieu of dedication is proposed by the developer, said fee shall be the fair market value of the land required to be dedicated under Subsections (3) and (4) above.
 - (1) The developer shall provide the Board with all information necessary to determine that fair market value of the land, including but not limited to:
 - (a). A copy of the agreement of sale if the developer is an equitable owner and has purchased the land within the past two (2) years, or,
 - (b). An appraisal of the property conducted by an MAI appraiser acceptable to the Township.
 - (2) Fair market value shall be computed by dividing the total price for the tract by the number of acres within the tract and then multiplying that number by the amount of land required to be dedicated.
 - B. If the developer does not wish to conduct an appraisal to determine the fair market value of the land required to be dedicated, he shall pay a fee, as specified on the fee schedule adopted by resolution of the Board of Supervisors at the Township office.
 - C. Payment of all such fees shall be a condition of final plan approval, and no plans shall be signed by the Board until such fees are paid.
 - D. All fees shall be held and used by the Township in accordance with the requirements of Article V of the Municipalities Planning Code.
 - E. If the developer proposes to construct recreational facilities, the developer shall present a sketch plan of such facilities and an estimate of the cost of construction.

- F. If the developer proposes the private reservation of land, the developer shall provide for the maintenance of such land through either the inclusion of such land as common elements of a condominium or the creation of a home owners' association which shall meet the requirements for a unit owners' association contained in the Pennsylvania Uniform Condominium Act, 68 Pa. C.S. §3101 et seq.
 - (1) Such documentation shall be recorded, shall provide that the land cannot be further developed and shall give the Township the rights to maintain the land as set forth in Article VII of the Municipalities Planning Code dealing with the maintenance of common open space in planned residential developments.
 - (2) Notwithstanding the foregoing, the developer may request that the Board approve transfer of the land to an organization dedicated to the conservation of natural resources with deed restrictions preventing further development acceptable to the Township Solicitor.
- 6. The developer shall enter into an agreement with the Township setting the fees to be paid, the facilities to be constructed, or the land to be privately reserved and the method of its maintenance. All such agreements shall be in a form satisfactory to the Township Solicitor.



Growing Smarter Toolkit

Catalog of Financial and Technical Resources

Commonwealth of Pennsylvania Edward G. Rendell, Governor www.state.pa.us

Department of Community and Economic Development Dennis Yablonsky, Secretary www.inventpa.com



Growing Smarter Toolkit

Catalog of Financial and Technical Resources

Comments or inquiries on the subject matter of this publication should be addressed to:

Governor's Center for Local Government Services
Department of Community and Economic Development
400 North Street, 4th Floor
Commonwealth Keystone Building
Harrisburg, Pennsylvania 17120-0225
(717) 787-8158
1-888-223-6837

E-mail: ra-dcedclgs@state.pa.us

Additional copies of this publication may be obtained from:

Governor's Center for Local Government Services Department of Community and Economic Development 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, Pennsylvania 17120-0225 (717) 783-0176

Publication is available electronically via the Internet:

Access www.inventpa.com Select "Communities in PA," select "Local Government Services," then select "Publications."

No liability is assumed with respect to the use of information contained in this publication. Laws may be amended or court rulings made that could affect a particular procedure, issue or interpretation. The Department of Community & Economic Development assumes no responsibility for errors and omissions nor any liability for damages resulting from the use of information contained herein. Please contact your local solicitor for legal advise.

Preparation and printing of this edition of the *Growing Smarter Toolkit* was financed from appropriations of the General Assembly of the Commonwealth of Pennsylvania.

Copyright © 2002, Pennsylvania Department of Community and Economic Development, all rights reserved.

Introduction

Grant money or technical assistance can stretch your tax dollars and help small budgets go the distance. But, you must be patient and realistic about the funding and assistance that is available, just as you must be patient and realistic about achieving your community visions and goals.

Each year, the Commonwealth of Pennsylvania makes available millions of dollars in financial assistance. This does not even account for the millions of dollars in human resources devoted to the technical assistance programs that support grant funding, education and training. This catalog should help you find and access those resources so your community can benefit from them.

How to Use This Catalog

This catalog lists the current technical and financial assistance programs available in Pennsylvania. Each listing should provide you basic information on the program and a point of contact for more information. The programs are listed under general categories in the table of contents. For convenience, each program is also cross-referenced in the index at the back of the catalog.

At the beginning of each section, different state agencies or commissions are highlighted. These agencies and commissions work to support the technical or financial assistance programs either directly or indirectly. At times, these are the agencies that make the programs you need possible. You should become familiar with them and how they can help you.

Many of Pennsylvania's programs are designed to meet the diverse needs of our Commonwealth. Some programs combine agency interests and resources. And so, to ensure that you find the resource you need, some programs are listed under several, appropriate categories. This doesn't mean that a multi-listed program offers multiple sources of funding to one applicant. Rather, it ensures that the information is accessible to you regardless of where you look for it.

It is that simple. Identify programs that may be relevant to your project, then pick up the telephone, and call the contact listed. Most resources listed in this catalog direct you to a website for even more information and applications. But, if you can't find the information you are looking for or need, the Governor's Center for Local Government Services is available to help. You can call them at 1-888-2CENTER.

Table of Contents

Farmland Preservation	1
Financial Assistance Programs	2
Open Space Preservation	7
Technical Assistance Programs	8
Financial Assistance Programs	8
Environmental Protection and Conservation	11
Technical Assistance Programs	12
Financial Assistance Programs	12
Infrastructure	19
Technical Assistance Programs	20
Financial Assistance Programs	20
Transportation	23
Technical Assistance Programs	24
Financial Assistance Programs	28
Historic Preservation	33
Technical Assistance Programs	
Financial Assistance Programs	
Urban Revitalization	39
Financial Assistance Programs	
Affordable Housing	43
Financial Assistance Programs	
Brownfield Restoration and Land Recycling	
Financial Assistance Programs	
Intergovernmental Cooperation	
Financial Assistance	
1 manetal Assistance	
Agancies Working to Support Danneykania's Creaving Smorter Initiatives	
Agencies Working to Support Pennsylvania's Growing Smarter Initiatives Pennsylvania Department of Agriculture	1
Pennsylvania Rural Development Council	
Pennsylvania Department of Conservation and Natural Resources	
Pennsylvania Department of Environmental Protection	
Pennsylvania Utilities Commission	
Pennsylvania Department of Transportation.	
Pennsylvania Historical and Museum Commission	
Pennsylvania Department of Community and Economic Development	
Pennsylvania Department of Revenue	
Pennsylvania Housing Finance Agency	
Governor's Center for Local Government Services	51

Farmland Preservation

Agriculture is the largest economic sector in Pennsylvania. Agricultural enterprises provide employment, personal income and taxes to local and regional economies. These enterprises use and conserve renewable natural resources and sustain and perpetuate our agricultural heritage. Farms and forests serve as important cultural resources, and their continued presence maintains Pennsylvania's rural culture, lifestyles and traditional economy.

Farmland Preservation Programs

Financial Assistance

- Agricultural Security Areas
- Pennsylvania Agricultural Conservation Easement Purchase Program
- Clean and Green Program
- Installment Purchase
 Agreement Pilot Program
- Land Trust Reimbursement Grant Program
- Next Generation Farmer Loan

Agencies Working to Support Pennsylvania's Growing Smarter Initiatives

Pennsylvania Department of Agriculture

The Pennsylvania Department of Agriculture (PDA) has worked to preserve farmland and agricultural production long before the principles of Executive Order 1999-1 on Land Use directed state agencies to incorporate farmland preservation into their land use policies. With more than 50,000 farms and 7.7 million acres of crop and pasture land, Pennsylvania farms produce food, create jobs and provide scenic open space, wildlife habitat, clean water and other environmental benefits. PDA's programs support the Governor's Growing Smarter Initiatives. PDA's participation on the Interagency Land Use Team helps local government officials and state agencies continue their efforts to keep Pennsylvania's farmland in agricultural production.

Pennsylvania Rural Development Council

Pennsylvania is distinguished to have the largest rural population of any state in the nation. The Pennsylvania Rural Development Council helps to support these rural communities maintain this distinction and position themselves as full partners in the changing world economy. The Pennsylvania Rural Development Council provides information to rural counties or those who have rural resources in their communities, and facilitates the efficient and effective use of existing and new resources between the federal, state, local, public and private sectors. A partner with the Interagency Sound Land Use Team, the Pennsylvania Rural Development Council supports the Growing Smarter Initiatives and the agencies providing the resources in this catalog.

For more information, contact:

Pennsylvania Rural Development Council

Phone: (717) 787-1954

Website: www.ruralpa.state.pa.us

Agricultural Security Areas

Program Sponsor:

Pennsylvania Department of Agriculture, Bureau of Farmland Preservation

Description of Program:

Designating land as an Agricultural Security Area (ASA) is a tool for protecting farms and quality farmland from the encroachment of non-agricultural uses. Once designated as an ASA, a farmer's land is protected from nuisance ordinances enacted by local municipalities. When farmland is designated in an ASA, additional levels of review are required for projects that involve condemnation.

Program Requirements:

This is a voluntary program for farmers who meet the eligibility requirements. A combined minimum of 250 acres is required for the establishment of an ASA. An ASA may include non-adjacent farmland parcels of at least 10 acres or be able to produce \$2,000 annually from the sale of agricultural products.

An ASA is a prerequisite for consideration under the Easement Purchase Program.

Program Availability:

ASAs are designated only once every 7 years. However, new parcels of farmland may be added to an established ASA at any time.

Contact Information:

For more information, visit PDA's website at: http://sites.state.pa.us/PA_Exec/Agriculture/bureaus/farmland_protection/index.htm

Contact:

Mary Bender, Director Pennsylvania Department of Agriculture Bureau of Farmland Preservation

Phone: (717) 783-3167

E-mail: mabender@state.pa.us

Pennsylvania Agricultural Conservation Easement Purchase Program

Program Sponsor:

Pennsylvania Department of Agriculture, Bureau of Farmland Preservation

Description of Program:

The Pennsylvania Agricultural Conservation Easement Purchase Program was developed to enable state and county governments to purchase agricultural conservation easements (sometimes called development rights) from owners of quality farmland.

Program Requirements:

In order to be chosen for easement purchase, an eligible farm must first be part of an Agricultural Security Area (ASA). The farm is rated against other eligible parcels according to specific criteria related to the quality of the farmland, stewardship practices related to conservation, nutrient management and control of soil erosion and sedimentation and the likelihood of conversion from farmland to other uses. State minimum requirements for the program can be found at:

http://sites.state.pa.us/PA_Exec/Agriculture/G2/apply.html.

Program Availability:

Counties participating in the program have appointed agricultural land preservation boards with a state board created to oversee the program. The state board is responsible for distribution of state funds, approval and monitoring of county programs and specific easement purchases.

Participating counties and county agricultural land preservation board information is available online at http://sites.state.pa.us/PA_Exec/Agriculture/G2/list of contacts.html.

Contact Information:

Farmland Preservation applications are available from County Agricultural Land Preservation Boards.

A contact list is available online at: http://sites.state.pa.us/PA_Exec/Agriculture/G2/list_of_contacts.html. The appropriate county administrator can provide assistance including information on application deadlines and requirements.

Contact:

Mary Bender, Director Pennsylvania Department of Agriculture Bureau of Farmland Preservation

Phone: (717) 783-3167

E-mail: mabender@state.pa.us

Clean and Green Program

Program Sponsor:

Pennsylvania Department of Agriculture, Bureau of Farmland Preservation

Description of Program:

The "Clean and Green" program protects farmland, forestland and open space by taxing land according to its use rather than the prevailing market value. This is a voluntary program for landowners.

Program Requirements:

This voluntary program generally requires that the landowner keep a 10-acre minimum in designated use (agricultural use, agricultural reserve and forest reserve).

Parcels less than 10 acres and capable of producing \$2,000 annually from the sale of agricultural products are eligible for the agriculture use designation.

Program Availability:

The program is administered at the local level by county tax assessment offices. Land taken out of the permitted use becomes subject to a rollback tax, imposed for up to 7 years, and an interest penalty.

Contact Information:

To apply, landowners must contact their county tax assessment office for an application. The deadline for application is June 1 of each year for consider-

ation for the following tax year.

For more information, visit PDA's website at: http://sites.state.pa.us/PA_Exec/Agriculture/bureaus/farmland protection/index.htm.

Contact:

Doug Wolfgang

Pennsylvania Department of Agriculture

Bureau of Farmland Preservation Phone: (717) 783-3167, or by E-mail: dowolfgang@state.pa.us

Installment Purchase Agreement Pilot Program

Program Sponsor:

Pennsylvania Department of Agriculture, Bureau of Farmland Preservation

Description of Program:

The Installment Purchase Agreement Pilot Program is a program whereby landowners may defer payment of capital gains taxes on an agriculture conservation easement purchase. The interest paid over the life of the IPA is not subject to Federal or Pennsylvania State income taxation.

Program Requirements:

At the time a farmer applies to the county to sell an easement, the former will be asked to indicate a preference for direct (all-cash) or installment purchase or some combination of the two. For any installment purchase, the county and the farmer then negotiate the terms of the transaction. An agreement of sale is submitted to the PA Department of Agriculture for approval.

Program Availability:

The long-term installment purchase program is available to farmers as an option when selling agricultural conservation easements. All program requirements for purchase of the easements must be met.

Each person considering selling a development rights easement under this program must rely on

advice from their own tax or financial advisor to evaluate the possible financial benefits of this transaction in light of individual circumstances, and to advise on IRS treatment of IPAs.

Assistance with obtaining an advisor can be obtained by contacting:

Michael W. Evanish, Manager Pennsylvania Farm Bureau MSC Business Services Phone: (717) 761-2740

E-mail: mwevanish@pfb.com

Contact Information:

For more information visit PDA's website at: http://sites.state.pa.us/PA_Exec/Agriculture/bureaus/farmland protection/IPA.html.

Applications may be obtained from a County Agricultural Land Preservation Board. For a listing visit PDA's website at:

http://sites.state.pa.us/PA_Exec/Agriculture/G2/list of contacts.html.

Contact:

County Farmland Preservation Board or Mary Bender, Director Bureau of Farmland Preservation Pennsylvania Department of Agriculture at

Phone: (717) 783-3167

E-mail: mabender@state.pa.us

Land Trust Reimbursement Grant Program

Program Sponsor:

Pennsylvania Department of Agriculture

Description of Program:

This program awards reimbursement grants to qualified land trusts. The program will reimburse qualified land trusts up to \$5,000 for expenses incurred in the acquisition of agricultural conservation easements. These expenses include appraisal costs, legal services, title searches, document preparation, title insurance, closing costs and survey costs.

Program Requirements:

The program is limited to qualified land trusts only. Land trusts must register with the State Board and shall be tax-exempt institutions and include the acquisition of agricultural conservation easements in their stated purpose.

The subject property must meet minimum criteria published in the Pennsylvania Bulletin.

Program Availability:

The Pennsylvania Agricultural Land Preservation Board is authorized to allocate up to \$500,000 from the Supplemental Agricultural Conservation Easement Purchase Account for reimbursement grants to be awarded to qualified land trusts.

Funds available for grants under the Land Trust Reimbursement Grant Program are available on a first-come, first-served basis until the funding is depleted.

Contact Information:

For more information, visit PDA's website at:

http://sites.state.pa.us/PA_Exec/Agriculture/bureaus/farmland_protection/landtrust.html.

Contact:

Sandra Robison

Pennsylvania Department of Agriculture

Bureau of Farmland Preservation

Phone: 717-783-3167

E-mail: srobison@state.pa.us.

To register as a qualified land trust with the State Board to be eligible for reimbursement through this program, contact:

The Bureau of Farmland Preservation

Phone: (717) 783-3167

Next Generation Farmer Loan

Program Sponsor:

Pennsylvania Department of Agriculture

Description of Program:

This program provides public assistance to new or beginning farmers to purchase land, farm equipment, farm buildings and breeding livestock.

The program uses federal tax-exempt mortgage financing to reduce a farmer's interest rate for capital purchases. The program is used between a borrower and a lender for a loan to make a direct purchase of farm and agricultural machinery and equipment. The tax-exempt interest income to the lender enables them to charge the borrower a lower interest rate. The interest income is exempt from federal, state and county taxes.

Program Requirements:

Eligible applicants are new or beginning farmers who meet the lender credit standards. Applicants must also be a permanent resident of Pennsylvania and at least 18 years of age. Each applicant will be required to document access to adequate working capital, farm equipment and livestock, if appropriate.

Eligible applicants cannot have prior direct or indirect ownership interest in a substantial amount of land. Under this program, a substantial amount of land means a parcel that exceeds 30% of the median farm size in the county in which the land is located, or which had at any time during ownership a fair market value in excess of \$125,000.

When the transaction is complete, the qualified applicant must be the sole owner and principle user.

Program Availability:

The maximum loan amount is \$250,000 per person. However, the total loan proceeds allocated to the purchase price of used equipment may not exceed \$62,500. The lender or the contract seller establishes all loan terms and makes all credit decisions.

Fees associated with the program vary between lenders and Industrial Development Authorities (IDAs). Fees are negotiated independent of the Pennsylvania Department of Agriculture.

Contact Information:

For more information, visit PDA's website at: http://sites.state.pa.us/PA_Exec/Agriculture/next generation loan/index.html.

Contact:

Russell C. Redding Deputy Secretary Pennsylvania Department of Agriculture Phone: (717)-787-3418

E-mail: rredding@state.pa.us

Open Space Preservation

Pennsylvania's natural resources are significant factors in our economic vitality, environmental health and quality of life. Greenways, waterways, wetlands and other kinds of natural areas function as valuable resources for open space, wildlife habitat, water protection, recreation and tourism.

Open Space Preservation Programs

Technical Assistance

• Community Conservation Partnerships Program

Financial Assistance

• Community Conservation Partnerships Program

Agencies Working to Support Pennsylvania's Growing Smarter Initiatives

Pennsylvania Department of Conservation and Natural Resources

The Department of Conservation and Natural Resources (DCNR) manages the 116 state parks and 2.1 million acres of state forest land; provides information on the state's ecological and geologic resources; and establishes community conservation partnerships with financial and technical assistance to benefit rivers conservation, trails, greenways, community parks and recreation, regional heritage parks and open space and natural areas protection. The Community Conservation Partnerships Program grants have been used by local municipalities and nonprofit groups to shape the landscape and communities in which we live, work and play.

Community Conservation Partnerships Programs

Program Sponsor:

Pennsylvania Department of Conservation and Natural Resources – Bureau of Recreation and Conservation

Description of Program:

The Community Conservation Partnerships Program is one of Pennsylvania's primary funding sources dedicated to helping communities, counties, nonprofits and regional coalitions undertake a variety of park, recreation, conservation, heritage and greenways projects.

The sources of funding for the program are the state's Keystone Recreation, Park and Conservation Fund (Key 93), Environmental Stewardship and Watershed Protection Act (Growing Greener), Act 68 Snowmobile/ATV Fund and general fund appropriations for the Pennsylvania Heritage Parks Program. The program is supplemented with federal funds from the Land and Water Conservation Fund (LWCF) and the Transportation Equity Act for the Twenty-first Century (TEA-21).

The Community Conservation Partnerships Program contains the following grant components: Community Recreation Grants, Land Trust Grants, Rails-to-Trails Grants, Rivers Conservation Grants, Heritage Parks Grants, Snowmobile/ATV Grants, Land and Water Conservation Fund Grants and Pennsylvania Recreational Trails Grants.

Program Requirements:

Grants are provided for planning, acquisition, development and rehabilitation of park, recreation, conservation, greenways and heritage areas and facilities and, in some components, maintenance of trails. Some components of the program offer funding for technical assistance, education and training projects. Heritage Parks grants can also fund promotion and marketing, special purpose studies and other heritage conservation, tourism and development projects.

Generally, all grant components require a match, usually 50%, of cash or in-kind contributions. In addition, ownership or control of the project site is generally required.

Specific requirements for each grant component (except for the Heritage Parks Grants) are detailed on DCNR's website at www.dcnr.state.pa.us/grants. Program requirements for the Heritage Parks Grant can be found at

www.dcnr.state.pa.us/brc/heritageparks/index.htm.

Program Availability:

Eligible applicants are county and local governments; municipal authorities; and nonprofit recreation, conservation, greenway and watershed groups. For some components, private for profit enterprises, school districts and other educational institutions can receive funding.

For the Heritage Parks Program, only designated Heritage Park management entities are eligible. In turn, these entities pass the funding onto eligible communities and nonprofit groups in their heritage corridors, areas or regions.

Technical Assistance on the grant components is available through the appropriate Regional Office or the Central Office in Harrisburg.

Contact Information:

DCNR's Community Conservation Partnerships Program website www.dcnr.state.pa.us/grants provides a detailed explanation of the program and each of the grant components. The website contains the Grant Application Manual and forms, pre-application workshop information and other application instructions and requirements. Information about the Pennsylvania Heritage Program and the Heritage Parks Grants can be found at www.dcnr.state.pa.us/brc/heritageparks/index.html.

Or, for more information and copies of the manuals, forms, and other program materials, including technical assistance and pre-application workshop information, contact the appropriate Regional Office listed.

Regional Field Offices:

Southeast Field Office

Assisting Bucks, Chester, Delaware, and Montgomery counties and Philadelphia

908 State Office Building 1400 Spring Garden Street Philadelphia, PA 19130-4088 Phone: (215) 644-0609

Fax: (215) 560-6722

Northeast Field Office

Assisting Berks, Bradford, Carbon, Lackawanna, Lehigh, Luzerne, Monroe, Northampton, Pike, Schuylkill, Sullivan, Susquehanna, Tioga, Wayne and Wyoming counties

201 Samters Building 101 Penn Avenue Scranton, PA 18503-2025 Phone: (570) 963-4157 Fax: (570) 963-3439

Southcentral Field Office

Assisting Adams, Bedford, Blair, Cambria, Cumberland, Franklin, Fulton, Huntingdon, Juniata, Mifflin, Perry, Somerset and York counties

P.O. Box 1554 Harrisburg, PA 17105-1554 Phone: (717) 772-3839 Fax: (717) 705-2943

Northcentral Field Office

Assisting Centre, Clinton, Columbia, Dauphin, Lancaster, Lebanon, Lycoming, Montour, Northumberland, Snyder and Union Counties

P.O. Box 1554 Harrisburg, PA 17105-1554 Phone: (717) 772-3839 Fax: (717) 705-2943

Southwest Field Office

Assisting Allegheny, Armstrong, Beaver, Butler, Fayette, Greene, Indiana, Washington and Westmoreland counties

1405 State Office Building 300 Liberty Avenue Pittsburgh, PA 15222-1210 Phone: (412) 880-0486 Fax: (412) 565-2635

Northwest Field Office

Assisting Cameron, Clarion, Clearfield, Crawford, Elk, Erie, Forest, Jefferson, Lawrence, Potter, Mercer, McKean, Venango and Warren counties

1301 French Street 1200 Lovell Place Erie, PA 16503-2646 Phone: (814) 871-4190 Fax: (814) 454-7494

Pennsylvania Heritage Parks Program Coordination Offices:

Eastern PA District

201 Samters Building 101 Penn Avenue Scranton, PA 18503-2025 Phone: (570) 963-4973 Fax: (570) 963-3439

Western PA District

P.O. Box 1554 Harrisburg, PA 17105-1554 Phone: (717) 772-4361 Fax: (717) 705-2943

Environmental Protection and Conservation

Pennsylvania has a long history of protecting its environment. From improving air quality, the restoration of wetlands, improving abandoned minelands and brownfields, improving water resource management and protecting our watersheds to waste management and recycling, Pennsylvanians have taken seriously the responsibility to leave Penn's Woods as a living, sustainable legacy for generations to come.

Technical Assistance

 The Pennsylvania Small Towns Environmental Program (PENN STEP)

Financial Assistance

- Growing Greener Grant Program
- Water
 - Coastal ZoneManagement Program
 - Source WaterProtection Grants
 - Storm WaterManagement Program
 - Section 319 Nonpoint
 Source Management Grant
- Solid Waste Management
 - Act 101 County
 Planning Grants
- Mitigation/Resistance Planning
 - Competitive Hazard Mitigation Grants
 - Flood Mitigation
 Assistance Program
 - Project Impact
 - Floodplain Land Use Assistance Program

Agencies Working to Support Pennsylvania's Growing Smarter Initiatives

Pennsylvania Department of Environmental Protection

The Pennsylvania Department of Environmental Protection (DEP) is the state agency largely responsible for administering Pennsylvania's environmental laws and regulations. DEP's responsibilities include: reducing air pollution; making sure the drinking water is safe; protecting water quality in Pennsylvania's rivers and streams; making sure waste is handled properly; managing the Commonwealth's recycling programs and helping citizens prevent pollution and comply with the Commonwealth's environmental regulations. DEP is committed to general environmental education and encouraging effective public involvement in setting environmental policy. To meet its responsibilities, DEP works as a partner with individuals, organizations, governments and businesses to prevent pollution and restore Pennsylvania's natural resources.

The Pennsylvania Small Towns Environmental Program (PENN STEP)

Program Sponsor:

Pennsylvania Department of Environmental Protection (DEP), Bureau of Water Supply Management

Program Requirements:

PENN STEP is designed for smaller communities interested in solving their drinking water or wastewater problems through self-help techniques. This program provides guidance, assistance and support directly to members of the community that are responsible for project organization, implementation and completion. This program includes assistance for choosing engineering services, project planning, organizing local resources, working with volunteer labor and working with contractors. PENN STEP can assist in a community's search for equipment, materials and funding. PENN STEP can also help coordinate various forms of assistance from state, federal, and private sources.

Program Availability:

A public meeting is held with a PENN STEP representative who explains the program to an interested community, answers any questions and discuses the potential readiness criteria.

To be eligible for PENN STEP, a program is evaluated according to the potential of the community to successfully undertake the project and the readiness of the community to do the project work.

Contact Information:

For more information go to http://www.dep.state.pa.us/dep/deputate/waterops/re design/subpages/subpages/pennstepmain.html

To start the process, interested communities should contact:

Kevin Karmosky Pennsylvania Department of Environmental Protection PENN STEP Coordinator Phone: (717) 787-0122

E-mail: kkarmosky@state.pa.us.

Growing Greener Grant Program

Program Sponsor:

Pennsylvania Department of Environmental Protection (DEP), Growing Greener Grant Center

Description of Program:

Authorized by the Environmental Stewardship and Watershed Protection Act for 1999, the purpose of this grant is to address water quality impaired watersheds in Pennsylvania that are polluted by nonpoint sources of pollution such as abandoned mine drainage, urban and agricultural runoff, atmospheric deposition, on-lot sewage systems and earthmoving. The grant addresses these and similar concerns through local, watershed-based planning, restoration and protection efforts.

Program Requirements

Eligible proposals address nonpoint source pollution in the short-term or long-term through local, water-shed based planning, restoration or protection efforts. Proposals fall into one or more of the following categories:

- 1. organization of a watershed group;
- 2. watershed assessments and development of watershed restoration or protection plans;
- 3. implementation of watershed restoration or protection projects;
- 4. demonstration projects, and
- 5. education/outreach projects.

Projects must be discussed with the appropriate DEP watershed manager before preparing the grant application.

Program Availability:

Grant rounds are held annually. Grant applications are posted on DEP's website prior to deadline. Electronic submissions are accepted. If filing is done electronically, five copies of the required topographic maps and letters of support must be provided in hard copy format.

Contact Information:

Program background and guidelines are available on DEP's website at:

http://www.dep.state.pa.us/growgreen/defaultdep.html

DEP Regional Watershed Managers or County Watershed Specialists are listed at:

http://www.pawatersheds.org/KWN/service_providers/wsmanagers.html

http://www.pawatersheds.org/KWN/service_providers/wsspecialists.html

Ronald Stanley
Pennsylvania Department

of Environmental Protection (DEP)

Phone: 1-877-PAGREEN or (717) 705-5400

E-mail: growinggreener@state.pa.us

Coastal Zone Management Program

Program Sponsor:

Pennsylvania Department of Environmental Protection (DEP), Office of River Basin Cooperation

Description of Program:

The Coastal Zone Management (CZM) Program provides grants and technical assistance to municipalities, certain nonprofit organizations and state agencies with direct impacts on Pennsylvania's two designated Coastal Zones, the Lake Erie shore line and the Delaware Estuary. These are federal funds which are administered by the U.S. National Oceanic and Atmospheric Administration (NOAA), a branch of the U.S. Department of Commerce.

Program Requirements

Potential applicants located within the designated Coastal Zone areas and with direct impacts on Lake Erie and the Delaware Estuary may apply for funding for projects which advance the CZM policies. Project proposals should address one or more of the following ten policy areas: Coastal Hazard Areas, Dredging and Spoil Disposal, Fisheries Management, Wetlands, Public Access for Recreation,

Historic Sites and Structures, Port Activities, Energy Facility Siting, Intergovernmental Coordination and Public Involvement.

Program Availability:

Any single project is generally limited to a maximum of \$50,000. Most grants require a 50% (dollar-for-dollar) match either in cash or with in-kind materials and/or services. Cash-match funds may include monies provided by a state private grant program but **may not** include funds from another federal grant source. Grant funding is based on the federal fiscal year and project term lengths begin October 1st each year. All CZM funded projects must be completed within eighteen months of their start date.

Contact Information:

Program fact sheets and guidance information are available on the PA DEP website at http://www.dep.state.pa.us/river/czmp.html

For a grant application contact:

Jim Nagy

Pennsylvania Department

of Environmental Protection (DEP)

Phone: (717) 783-2402

E-mail: jnagy@state.pa.us

Everald McDonald

Pennsylvania Department

of Environmental Protection (DEP)

Phone: (717) 772-5619

E-mail: emcdonald@state.pa.us

Source Water Protection Grants

Program Sponsor:

Pennsylvania Department of Environmental Protection (DEP), Bureau of Watershed Management

Description of Program:

Source Water Protection Grants are made available as a component of the Growing Greener Grant Program application. Grants are available to develop, complete or implement local source water

protection programs once a source water assessment is completed. Such programs protect drinking water sources used by community water systems based on the results of the state-provided source water assessment.

Program Requirements:

Recipients of grants must establish Source Water Protection (SWP) programs that meet DEP's minimum requirements. The SWP program should include public education, program promotion, support for pollution prevention methods, integration with land use planning and restoration and/or conservation of the source water protection area.

Program Availability:

Applicants apply for these grants as part of the Growing Greener Grant Application. Timeframes and due dates are consistent with the Growing Greener Grant program.

Funding for wellhead protection projects are capped at \$50,000. Funding for watershed protection projects are capped at \$200,000. Applicants must provide a 10% match.

Contact Information:

For more information, contact:

Jennifer Bandura Pennsylvania Department of Environmental Protection (DEP) Phone: (717) 772-4044

Program background and information can be found at www.dep.state.pa.us (directLINK "source water").

Stormwater Management Program

Program Sponsor:

Department of Environmental Protection (DEP), Bureau of Watershed Management

Description of Program:

This program provides grants to counties to develop storm water management plans for designated watersheds and to municipalities to implement the plans. The Pennsylvania Stormwater Management Act (Act 167) requires that county develop and adopt storm water management plans for the watersheds within their boundaries and also to update those plans every five (5) years. The municipalities, located in the county adopted watershed plan areas, are required to enact, implement and administer storm water control ordinances. The grant assistance to counties and municipalities is limited to 75% of the costs for the eligible expenses.

Program Requirements:

The county must submit to DEP a letter of interest and a proposal for a watershed plan. A formal application by the counties is not necessary for this grant. Municipalities need to submit a reimbursement form annually to DEP.

Program Availability:

DEP makes \$1.2 million available for this program each fiscal year. Counties and municipalities are eligible for funding.

Contact Information:

More information can be found at www.dep.state.pa.us (directLINK "stormwater").

Contact:

Durla Lathia,
Pennsylvania Department
of Environmental Protection (DEP)

Phone: (717) 772-5661 Email: dlathia@state.pa.us

Letters of interest with proposals, or Municipal Reimbursement Form, should be submitted to:

Durla Lathia Pennsylvania Department of Environmental Protection (DEP) P.O. Box 8555 Harrisburg, PA 17105

Section 319 - Nonpoint Source Management Grant

Program Sponsor:

Pennsylvania Department of Environmental Protection (DEP), Bureau of Watershed Management

Description of Program:

Section 319 of the federal Clean Water Act provides states with grant funds to address specific nonpoint source water pollution problems. This funding essentially covers the same types of projects eligible under the Growing Greener Program.

Program Requirements:

All grant funds are made on a reimbursement basis. Water quality impaired watersheds that are polluted by nonpoint sources are eligible for Growing Greener funds and Section 319 funds.

Program Availability:

Proposals may be submitted by municipalities (counties, boroughs, townships, cities), incorporated nonprofit organizations and county conservation districts. Section 319 funds for FY 2003 will not be available before October 1, 2002.

Applicants apply for these grants as part of the Growing Greener Grant Application. Timeframes and application deadlines are consistent with that program.

Contact Information:

Russell Wagner Pennsylvania Department of Environmental Protection (DEP)

Phone: (717) 772-5642

E-mail: ruwagner@state.pa.us

Or visit

http://www.dep.state.pa.us/dep/deputate/watermgt/WC/Subjects/NonPoint.html

Act 101 – County Planning Grants

Program Sponsor:

Pennsylvania Department of Environmental Protection (DEP), Bureau of Land Recycling and Waste Management

Description of Program:

This is a reimbursement grant for preparation of county solid waste management plans required by Act 101.

Program Requirements:

Counties are eligible to receive 80% funding for preparation of a county solid waste management plan. This covers feasibility studies for management of waste in the county, including costs associated with educational programs for household hazardous waste and pollution prevention. It does not cover construction costs.

Applicants must set up a pre-application conference with DEP Regional Recycling Coordinators prior to application.

Program Availability:

A maximum of \$200,000 is available per county. A total of \$2 million is allocated for the program each year. The application period is open-ended. Grant applications are only available from regional DEP staff after the pre-application conference.

Contact Information:

For contact information for DEP Regional Recycling Coordinator access the DEP website at:

http://www.dep.state.pa.us/dep/deputate/airwaste/wm/RECYCLE/document/DEPCOORD.html

Contact:

Larry Holley Pennsylvania Department of Environmental Protection (DEP)

Phone: (717) 787-7382 E-mail: lholley@state.pa.us

Competitive Hazard Mitigation Grants

Program Sponsor:

Pennsylvania Emergency Management Agency (PEMA), Hazard Mitigation Office

Description of Program:

The Hazard Mitigation Grants Program provides funding to local governments for the acquisition and relocation or removal of structures from flood-prone areas. Funding is also provided for elevating existing structures or to "flood proof" them, and for the construction of structural hazard controls such as debris basins or floodwalls. Funding is also awarded for other measures that provide protection or reduces the likely damage from future disasters.

The Hazard Mitigation Grants Program may also fund measures that affect properties not damaged in a recent disaster, but which remain vulnerable to future disasters. The identification of projects in the Hazard Mitigation Plan will be used by PEMA to speed disaster recovery assistance to the affected communities immediately following an unusual catastrophic event.

Program Requirements:

Grants under the program are made ONLY to local governments, special districts, private nonprofit agencies with a governmental function or Indian tribes. A local government may serve as an applicant agent for individuals.

For acquisitions, project applications that are submitted to FEMA for approval are reviewed for eligibility, cost-effectiveness and environmental impact.

Program Availability:

Funding is generally given to acquisition and elevation projects. Because funds are limited, PEMA selects and prioritizes eligible projects on a competitive basis and submits the projects to FEMA for approval. The Hazard Mitigation Grants Program can provide up to 75% funding for hazard mitigation measures.

Contact Information:

Ron Killins, Sr., State Hazard Mitigation Officer Pennsylvania Emergency Management Agency Bureau of Recovery and Mitigation

Phone: (717) 651-2145

E-mail at: rkillins@state.pa.us

For useful information and links, go to http://www.pema.state.pa.us/. Select Programs/Services, then Disaster Prevention & Recovery, then select Hazard Mitigation.

Flood Mitigation Assistance Program

Program Sponsor:

Pennsylvania Emergency Management Agency, Hazard Mitigation Office

Description of Program:

The Flood Mitigation Assistance Program (FMAP) provides funding to assist states and communities in implementing measures to reduce or eliminate the long-term risk of flood damage to buildings, manufactured homes and other structures insurable under the National Flood Insurance Program (NFIP). FMAP is a pre-disaster grant program.

Program Requirements:

Communities that have flood mitigation plans can request approval of their plans from the FMAP state point of contact and FEMA. Approved plans make a community eligible to apply for FMAP project grants.

Program Availability:

Any state agency, participating NFIP community or qualified local organization is eligible to participate in the FMAP.

FMAP funds are distributed from FEMA to the state. PEMA serves as the grantee and program administrator for the FMAP. FEMA may contribute up to 75% of the total eligible costs. At least 25% of the total eligible costs must be provided by a non-federal source. Of this 25%, no more than half can be provided as in-kind contributions from third parties.

Contact Information:

For more information about the Flood Mitigation Assistance Program, contact:

PEMA's State Hazard Mitigation Office Phone: (717) 651-2145, or 1-800-635-9692

Or visit PEMA's website at http://www.pema.state.pa.us

Project Impact

Program Sponsor:

Pennsylvania Emergency Management Agency, Hazard Mitigation Office

Description of Program:

Project Impact is an initiative sponsored by the Federal Emergency Management Agency (FEMA) to create disaster resistant communities. Project Impact challenges communities to use long-term grassroots solutions and resources to prevent natural and technological disasters. Designated Project Impact communities receive funding to develop workgroups and projects that address every aspect of creating a healthy, disaster resistant community.

Program Requirements:

Any community that can show a significant threat from any natural or technological hazard is eligible to become a Project Impact community.

A municipality, multi-municipal group or county can seek designation. Applicants must demonstrate, among other things, the presence of multiple potential hazards, a history of problems or declared disasters and the leadership to build and continue partnerships.

Program Availability:

A municipality applies for designation to PEMA. PEMA's Hazard Mitigation Team reviews the application and forwards its recommendation to the Office of the Lieutenant Governor for review. From there, the application is sent to FEMA's regional office for final consideration.

Contact Information:

For more information about Project Impact, contact:

PEMA's State Hazard Mitigation Office Phone: (717) 651-2145, or 1-800-635-9692

Or visit PEMA's website at http://www.pema.state.pa.us

Floodplain Land Use Assistance Program

Program Sponsor:

Pennsylvania Department of Community and Economic Development (DCED), Governor's Center for Local Government Services

Description of Program:

The Floodplain Management Program of the Governor's Center for Local Government Services focuses on providing technical and financial assistance to local governments to help them adopt and administer land use regulations and controls, to reduce and avoid future flood damages.

Program Requirements:

Municipalities seeking assistance must be participating in the National Flood Insurance Program (NFIP), complying with Act 166 and submitting an Annual Report. Funds are available to assist in the preparation, administration and enforcement of floodplain management regulations.

Program Availability:

A letter of intent must be submitted to the Governor's Center for Local Government Services. The letter of intent is available online at: www.landuseinpa.com.

Funding is awarded for up to 50% of eligible costs.

Contact Information:

Kerry Wilson Pennsylvania Department of Community and Economic Development Governor's Center for Local Government Services

Phone: 1-888-2CENTER (1-888-223-6837)

E-mail: kerwilson@state.pa.us.

Visit the Governor's Center for Local Government Services website for additional information at: http://www.landuseinpa.com.

Infrastructure

Pennsylvania's water is a strategically important resource. The social and economic viability of the Commonwealth is greatly dependent upon the quantity and quality of this resource and its efficient distribution and use.

Water Facilities

Technical Assistance

 Water and Waste Water Outreach Program

Financial Assistance

- Small Water Systems Regionalization Grant Program
- Small Water Systems
 Consolidation and
 Construction Grant Program
- Act 537 Sewage Facilities Planning Assistance
- · Public Utilities
- PENNVEST Funding

Agencies Working to Support Pennsylvania's Growing Smarter Initiatives

Pennsylvania Public Utility Commission

The Pennsylvania Public Utility Commission (PUC) is an independent, administrative, quasi-judicial agency vested with the responsibility to supervise and regulate all of the public utilities conducting business in the Commonwealth. The PUC regulates all investor-owned utility systems and municipalities that serve outside their municipal limits. Over the past two years, the PUC has supported the work of Pennsylvania's Interagency Team on Land Use and adopted a Policy Statement in accordance with the Commonwealth's goal to make state agency actions consistent with sound land use planning. To achieve this goal, the PUC routinely provides staff expertise and assistance to public utilities in the areas of water/wastewater, energy and telecommunications.

Expert and technical assistance is provided for applications (including new companies, mergers and acquisitions, additional territory, and abandonments), rate increase requests, utility visits to assist in compliance with regulations, line extensions and installations and waiver of various regulations.

For further information, contact:

Judith A. Koch-Carlson, (717) 783-5392 – Water/Wastewater Robert J. Bennett, (717) 787-5553 – Energy Gary Wagner, (717) 783-6175 – Telecommunications

For additional information about the PUC, please visit the website at www.puc.paonline.

Water and Waste Water Systems Outreach Program

Program Sponsor:

Pennsylvania Department of Environmental Protection (DEP), Division of Technical Assistance and Outreach

Description of Program:

This program provides technical assistance to municipal plant operators and staff and to small water systems. On-site assistance is provided through the Environmental Training Partnership (ETP). Technical assistance providers work for the program on a part-time basis and are otherwise employed full time as professionals in the water or wastewater field. Depending on the complexity of the site or the problems encountered, technical assistance can last anywhere from four weeks to one year or longer.

Program Requirements:

Any publicly or privately owned water or wastewater system that has a desire to achieve, maintain or improve compliance is eligible for the program. There is NO COST for the on-site assistance. However, costs to implement necessary changes are the responsibility of the treatment system.

Program Availability:

This program is voluntary and services are provided upon request.

The program offers hands-on on-site assistance in services such as: Process Control, Laboratory Procedures, Utility Management, Facility Management, Energy Efficiency, Auditing, Chlorine Minimization, Pre-Treatment, Solids Management, Grant Preparation, Self-Help Construction Practices, Safety, Collection System Operations, Distribution Systems Operations and Record Keeping and Reporting.

Contact Information:

A request for assistance can be made with DEP by contacting the program directly.

Ned Sterling Pennsylvania Department of Environmental Protection (DEP)

Phone: (717) 787-0122

E-mail: nsterling@state.pa.us

More information can be obtained on the Drinking Water and Wastewater Operator web page at www.dep.state.pa.us (directLINK "operators").

Small Water Systems Regionalization Grant Program

Program Sponsor:

Pennsylvania Department of Environmental Protection (DEP), Bureau of Water Supply Management

Description of Program:

This program offers reimbursement for feasibility studies by local small water systems to study regionalization options.

Program Requirements:

The proposed regionalized water system must involve at least one small water system (a community water system, that serves 3,300 or fewer people).

A local sponsor is needed for project.

Program Availability:

Grant awards are limited to no more than 75% of the total cost of conducting a water systems regionalization study or \$75,000, whichever is less. The grantee must provide the local share in the form of matching funds or in-kind services at a minimum of 25% of the total cost of the study. The grantee must pay 100% of any costs in excess of \$100,000.

DEP has allocated \$500,000 for this grant for each Fiscal Year.

Contact Information:

Grant application/technical guidance is available on the DEP website at

http://www.dep.state.pa.us/TechnicalGuidance/Draft technical guidance.asp.

For background and guidance on the program, access the DEP website at www.dep.state.pa.us (directLINK "Act 537").

The grant application can be accessed on the DEP website at

http://www.dep.state.pa.us/dep/subject/All_Final_Te chnical guidance/bwsch/bwsch.html

Click on Document 362-5512-002.

PENNVEST Funding

Program Sponsor:

The Pennsylvania Infrastructure Investment Authority (PENNVEST)

Description of Program:

The Pennsylvania Infrastructure Investment Authority (PENNVEST) offers low-interest loans for design, engineering and construction of both publicly and privately owned drinking water distribution and treatment facilities, wastewater treatment and collection systems, and municipal storm water conveyance and control systems. PENNVEST ranking criteria considers public health and environmental benefits, as well as economic development impacts of a project, in order to bring together the goals of environmental improvements and job creation.

Program Requirements:

Funding is provided for eligible components of projects that include design, engineering, and construction of publicly and privately owned drinking water and wastewater facilities as well as municipal owned storm water systems.

PENNVEST sets its funding based upon several socio-economic factors including the maximum interest rates determined in each individual county. These rates vary depending upon the county unemployment rate and the latest state bond issue, and are different for each county. Generally, rates range 1 from percent to just under 5 percent interest for a typical 20 year term. The funding package is also dependent upon the resulting residential user fee (if

any). The interest rate may be reduced to as low as 1 percent for the entire term of the loan, and some supplemental grant funding may be available in order to keep the user fees in line with similar communities.

For individual homeowners, PENNVEST has a program offering low interest funding to pay for repair or replacement of their malfunctioning on-lot system that serves their principle residence. This program is administered in conjunction with the Pennsylvania Housing Finance Agency (PHFA). PENNVEST is able to provide up to \$25,000 to individual homeowners through innovative programs with an interest rate of close to 1.5 percent.

Program Availability:

PENNVEST can fund any owner and/or operator of a water, sewer or municipal storm-water system with a project to construct a new system or improvements necessary to correct public health, environmental, compliance or safety deficiencies with existing systems. Funding is available for up to 100% of eligible project costs.

Contact Information:

For a detailed explanation of how to apply for PENNVEST funding and important links, please go to

http://www.pennvest.state.pa.us/pennvest/cwp/view.asp?A=4&Q=72530.

Contact your regional PENNVEST Project Specialist for additional information and initial review of your eligibility requirements.

Transportation

Growing Smarter requires striking a balance between preservation, maintenance and growth; between new and old. Pennsylvania's infrastructure, especially its roads, highways and bridges, has helped to shape the landscape and communities in which we live, work and play. Coordination is essential in planning the infrastructure that will continue to shape the kind of Pennsylvania we want to leave as our legacy. Since infrastructure usually extends beyond municipal boundaries, planning for it should be both multimunicipal and local.

Technical Assistance

- Local Training Assistance Program (LTAP)
- Pennsylvania's Traffic Calming Handbook
- Intermodal Coordinator Training
- Rail Freight Properties Directory
- Context Sensitive Solutions
- Highway Occupancy Permit
- PennPlan
- Model Ordinances
- Bicycling Directory of Pennsylvania

Financial Assistance

- Unified Planning Work Program
- Transportation Project/Land Use Planning Coordination Initiative
- Pennsylvania Infrastructure Bank
- Transportation Management Association (TMA) Funding
- Transit Research & Demonstration Program
- Transportation Enhancements Program
- MPO Planning and Programming
- Intelligent Transportation Systems

Agencies Working to Support Pennsylvania's Growing Smarter Initiatives

The Pennsylvania Department of Transportation

The Pennsylvania Department of Transportation (PENNDOT), one of the nation's leading public works organizations is the sole state entity that provides highways, bridges and other transportation systems and services to the Commonwealth of Pennsylvania. It owns and operates the nation's fourth largest state-owned highway system and administers one of the nation's largest grant programs for mass transit, rail freight and aviation. PENNDOT provides these transportation systems and services through the active involvement of customers, partners and employees. Many of PENNDOT's programs support the smart growth initiative and provide funding for studies that coordinate transportation and land use.

More information about PENNDOT and its programs can be accessed by visiting http://www.dot.state.pa.us.

Local Training Assistance Program (LTAP)

D. A. G. L. L. L. T. P. T. P. S. C. C. S.

Project Sponsor:

Pennsylvania Department of Transportation (PENNDOT), Bureau of Planning and Research

Description of Program:

The Local Training Assistance Program (LTAP) is designed to help Pennsylvania municipalities, which maintain 68,500 miles of local roadways, make the best use of their roadway maintenance dollars.

LTAP provides a wide array of services, including technical assistance, training sessions and updates on the latest technologies and innovations, usually at no cost to the municipalities. LTAP is sponsored by PENNDOT, Federal Highways Administration (FHWA) and Penn State University, in cooperation with the Governor's Center for Local Government Services.

Program Requirements:

Technical assistance is available upon request.

The Roads Scholar Program provides up-to-date road and street maintenance information. There is also an extensive list of publications and videos that can be loaned to municipalities at no cost.

Program Availability:

The Roads Scholar Program offers two courses.

- Provides training to municipalities to keep roads safer and properly maintained at lower costs.
- 2. Provides training for foremen, crew leaders, and elected municipal officials in topics such as planning, supervising, policymaking, and managing.

Both courses are offered at no charge.

Contact Information:

Bob Garrett
Pennsylvania Department
of Transportation (PENNDOT)
Bureau of Planning and Research
Phone: (717) 787-0800

E-mail: rgarrett@dot.state.pa.us.

A Technical Assistance Request Form can be found online. This can be submitted electronically or via

telephone at 1-800-FOR-LTAP. Upon request, an engineer will answer your questions or come to your municipality to look at particular problems.

mumerpainty to look at particular problems

Access information via website at:

http://www.ltap.psu.edu.

Pennsylvania's Traffic Calming Handbook

distribusionisti se successivos su tradicionis

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT), Bureau of Highway Safety and Traffic Engineering

Description of Program:

Pennsylvania's Traffic Calming Handbook (Pub. 383) provides guidance for PENNDOT when considering the use of traffic calming measures on state roadways in Pennsylvania. The handbook also provides municipalities with information that can help them establish a traffic calming program for roadways within their jurisdiction.

Program Requirements:

Pennsylvania's Traffic Calming Handbook should be used in conjunction with the Institute of Transportation Engineer's (ITE) "Traffic Calming – State of Practice" publication. Modifications to the study and approval process presented in the publication may be needed to better reflect the conditions of the community.

Program Availability:

When conditions warrant, traffic calming measures may be appropriate on the following roadway types (local or tate-owned):

- Local residential streets
- Collector streets with predominantly residential land uses
- Arterial roads within downtown districts or commercial areas (with posted speeds of 40 mph or less)

Contact Information:

Doug Tomlinson Pennsylvania Department of Transportation (PENNDOT) Bureau of Highway Safety and Traffic Engineering Phone: (717) 787-3657,

E-mail: dtomlin@dot.state.pa.us.

Pennsylvania's Traffic Calming Handbook (Pub. 383) is available on PENNDOT's website at www.dot.state.pa.us, keyword: traffic calming.

Intermodal Coordinator Training

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT), Bureau of Rail Freight, Ports and Waterways

Description of Program:

The initial pilot of an intermodal coordinator training course was held in 2001 to improve communication within the transportation community. The training developed a more formal approach to deal with cross-cutting transportation issues, such as dealing with the eminent domain for railroad right-of-way for a highway project, water port or airport access needs, etc.

Program Requirements:

The next course is currently being developed and may be held in late 2002 to early 2003. Training will be offered at four sessions in different regions of Pennsylvania. A primary focus will be the linkage between economic development and transportation, and techniques in addressing multi-modal/intermodal transportation planning issues.

Program Availability:

The initial four sessions of the course will be available to a group of hand-selected PENNDOT and public planning agency representatives.

Contact Information:

The program is not yet available. However, information may be available by calling:

Ran Marshall Pennsylvania Department of Transportation (PENNDOT) Bureau of Rail Freight, Ports and Waterways Phone: (717) 787-2627

E-mail: emarsha@dot.state.pa.us

Rail Freight Properties Directory

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT), Bureau of Rail Freight, Ports and Waterways, Rail Operations/Intermodal Programs

Description of Program:

The purpose of this directory is to identify properties located along the regional and shortline railroads in Pennsylvania that have the potential to be rail served. The directory serves as a valuable resource to promote economic development and increase the traffic base of the regional and shortline railroads. It also serves to foster ongoing collaborative efforts and communication between the railroads, economic development contacts, chambers of commerce, planning agencies, industrial real estate agents, developers, property owners and others.

The Directory identifies 205 properties in three geographic regions; Western, Central, and Eastern Pennsylvania. It has been used as a resource for companies wanting to move and/or expand business in Pennsylvania and want the benefits of rail service. Additionally, the directory identifies sites located in Keystone Opportunity Zones, providing businesses with added tax reduction benefits.

Program Requirements:

Properties that are rail served by a Pennsylvania shortline or regional railroad that are available for lease or purchase by a business requiring rail transportation can be included in the web-based version of the directory.

Program Availability:

The directory is available to economic development contacts, chambers of commerce, planning agencies, industrial real estate agents, developers, property owners and others.

Contact Information:

The directory can be accessed on the website at www.dot.state.pa.us, click on Special Interest Areas, then Rail Freight then Properties Directory.

Contact:

Ran Marshall
Pennsylvania Department
of Transportation (PENNDOT)
Bureau of Rail Freight, Ports and Waterways,
Rail Operations/Intermodal Programs

Phone: (717) 787-2627

E-mail: emarsha@dot.state.pa.us.

Context Sensitive Solutions

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT), Bureau of Design, Highway Quality Assurance Division

Description of Program:

Context Sensitive Solutions is a collaborative, interdisciplinary approach to designing, constructing and maintaining transportation facilities, in which stakeholders (citizens, agencies, public officials, etc.) are part of the project team. Its goal is to balance safety, mobility and transportation needs while preserving scenic, aesthetic, historic, cultural, environmental and community values.

Program Requirements:

Context Sensitive Solutions builds on the existing project development process to encourage more proactive involvement with the stakeholders throughout the process.

Program Availability:

Training on Context Sensitive Solutions is currently being developed for the Planning, Design, Construction, and Maintenance communities.

Contact Information:

A Context Sensitive Solutions handbook is currently being developed with an anticipated completion date of early 2003. Access to the handbook will be available on the www.dot.state.pa.us website.

Contact:

Dan Stewart
Pennsylvania Department
of Transportation (PENNDOT)
Bureau of Design, Highway Quality
Assurance Division
Phone: (717) 787-0456

E-mail: dstewar@dot.state.pa.us

Highway Occupancy Permit

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT), Bureau of Maintenance and Operations

Description of Program:

Consideration of local land use planning promotes coordination between PENNDOT and municipalities in the issuance of driveway permits. PENNDOT now requires applicants to complete a land use questionnaire when applying for certain driveway permits. PENNDOT uses this form to determine if the proposed project meets local land use requirements. In addition to the land use questionnaire form, early coordination meetings between PENNDOT, the applicant, municipalities and other stake holders provides an opportunity for increased coordination with local land use efforts.

Click on Document 383-5500-213.

Contact:

Dennis Lee

Pennsylvania Department of Environmental Protection

Phone: (717) 772-4058

E-mail: denlee@state.pa.us

Small Water Systems Consolidation and Construction Grant Program

DESERVES SAME AND SERVES SERVED A SHIRLD SHIRLD SHIRLD SAME AND A SHIRLD SHIRLD

Program Sponsor:

Pennsylvania Department of Environmental Protection (DEP), Bureau of Water Supply Management

Description of Program:

This new Initiative, established in 2001, is a follow-up program to the Small Water Systems Regionalization Grant Program. The program offers reimbursement for physical construction of interconnections between water supplies.

Program Requirements:

Eligible projects include construction of waterlines to interconnect water systems and repair of existing small water systems to meet standards or conditions of the acquiring system. Eligible costs associated with these types of projects include design, construction management, project administration, permits, layout, materials and labor.

Program Availability:

Grant awards are limited to 75% of all DEP-approved project costs or \$75,000, whichever is less. Grantee must provide the remaining 25% of the total study costs up to a total study cost of \$150,000. Local share can be in the form of matching funds or in-kind services. In addition to the 25% local share, grantee must pay 100% of any costs in excess of \$150,000.

DEP has allocated \$500,000 for this grant for each Fiscal Year. The application period is open-ended.

Contact Information:

Grant application/technical guidance is available on the DEP website

http://www.dep.state.pa.us/TechnicalGuidance/Draft_technical_guidance.asp.

Click on Document 383-5500-613

Contact:

Dennis Lee

Pennsylvania Department of Environmental Protection

Phone: (717) 772-4058 E-mail: denlee@state.pa.us

Act 537 – Sewage Facilities Planning Assistance

Project Sponsor:

Pennsylvania Department of Environmental Protection (DEP), Bureau of Water Quality Protection

Description of Program:

The Sewage Facilities Planning Assistance Program provides funding for municipalities to prepare new or updated official sewage plans as required by Act 537.

Program Requirements:

Eligible applicants include municipalities, counties and authorities.

Program Availability:

This program is open-ended and eligible applicants can submit applications at any time. The program reimburses applicants 50% of the reasonable and documented costs associated with developing a new or updating an existing sewage plan.

Contact Information:

John McHale Pennsylvania Department of Environmental Protection (DEP)

Phone: (717) 787-8184 E-mail: jomchale@state.pa.us

Program Requirements:

The land use questionnaire is included in all low, medium and high volume driveway applications.

Program Availability:

PENNDOT notifies municipalities of projects that do not meet zoning use requirements. In addition, municipalities and counties are encouraged to contact PENNDOT district offices to request notification of future application submissions for review and comments.

Contact Information:

Walter Knerr Pennsylvania Department of Transportation (PENNDOT) Bureau of Maintenance and Operations Phone: (717) 783-6473

E-mail at: wknerr@dot.state.pa.us.

You may also contact your local PENNDOT district office or visit PENNDOT's website at www.dot.state.pa.us, Keyword: Land Use.

V 551 Amusi **PennPlan**

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT), Department of Planning, Center for Program Development and Management

Description of Program:

PennPlan is the blueprint for all modes of transportation - highways, transit, passenger rail, freight rail, air and water facilities, and bicycle and pedestrian paths - and how these modes will interact and interconnect to form a system in the next quarter century in Pennsylvania. PennPlan identifies transportation directions, the mechanisms to measure progress toward objectives, and the means to achieve success.

Program Requirements:

Project consistency with PennPlan may receive a higher priority in programming.

Program Availability:

PennPlan is available to Municipal Planning Organizations (MPO), Local Development Districts (LDD), county planning commissions and the general public.

Contact Information:

Jim Smedley Pennsylvania Department of Transportation (PENNDOT) Department of Planning, Center for Program Development and Management Phone: (717) 772-1772

E-mail: smedley@dot.state.pa.us

PennPlan is also available on PENNDOT's website at www.dot.state.pa.us, select General Information. then Programs & Initiatives, then PennPlan.

Model Ordinances

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT), Department of Planning, Center for Program Development and Management

Description of Program:

This program is still in its development stage. Model ordinances such as access management, noise and interchange will be developed by PENNDOT and made available for municipalities to adopt. Model ordinances are expected to be available in 2003.

Program Requirements:

Municipalities are encouraged to adopt these various model ordinances to enable them to control access, noise and interchange developments.

Program Availability:

Training on the use and benefits of these ordinances may be made available to help implementation.

Contact Information:

For more information on this developing program, contact:

Angela Watson Pennsylvania Department of Transportation (PENNDOT) Department of Planning, Center for Program Development and Management

Phone: (717) 787-5798

E-mail: awatson@dot.state.pa.us

When completed, model ordinances will be made available via PENNDOT's website.

Bicycling Directory of Pennsylvania

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT), Bureau of Highway Safety and Traffic Engineering, Safety Management Division

Description of Program:

The Bicycling Directory is designed to provide a comprehensive listing of bicycling services and resources for both visitors and residents in Pennsylvania. The Bicycling Directory also encourages people to consider the bicycle as a viable mode of transportation. In addition, Touring Corridors provide six Bicycle PA routes for recreation on your bicycle.

Program Requirements:

There are no requirements to receive benefits under this program.

Program Availability:

Listed individuals and organizations have agreed to provide guidance, assistance and information regarding where to go, how to get there, and what to expect on a Pennsylvania cycling adventure.

Contact Information:

Dave Bachman Pennsylvania Department of Transportation (PENNDOT) Bureau of Highway Safety and Traffic Engineering, Safety Management Division Phone: (717) 783-8444

E-mail at: dbachma@dot.state.pa.us

The Directory is also available on PENNDOT's website at www.dot.state.pa.us.

Unified Planning Work Program

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT), Department of Planning, Center for Program Development and Management

Description of Program:

A Unified Planning Work Program (UPWP) is developed by the Department of Planning, Center for Program Development and Management annually. The UPWP outlines the work to be undertaken each state fiscal year, the end products of that work. and the cost associated with each task. Funding is determined by formulas based on population, transportation system complexity, air quality and other specific needs, and distributed to county and regional planning agencies.

Program Requirements:

Funds are provided to collect and analyze data, conduct long range transportation planning, perform needs studies, do congestion management system planning and to prioritize and program projects.

Work Programs must be submitted to PENNDOT by the end of February each year. A notice to proceed is usually given by July 1st.

Program Availability:

County and Regional Planning Agencies may apply for funding. Funds are provided only on a reimbursement basis.

Contact Information:

Tom Kotay Pennsylvania Department of Transportation (PENNDOT) Department of Planning, Center for Program Development and Management

Phone: (717) 787-7335

E-mail: kotay@dot.state.pa.us.

Transportation Project/Land Use Planning Coordination Initiative

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT), Department of Planning, Center for Program Development and Management

Description of Program:

Federal Planning funds are available for transportation impact studies, corridor studies, comprehensive plan updates, major project/land use coordination and other studies which involve the consideration of land use.

Program Requirements:

Study proposals must be submitted through an Municipal Planning Organization (MPO) /Local Development District (LDD) or Independent county. Funding is available for up to 80% of project/study costs; a 20% local or other funding match is required.

Program Availability:

Municipalities, counties, MPO/LDD/independent counties and other planning organizations are eligible for funding. Funds are available on a statewide competitive basis. Funding priorities are established by PENNDOT on an annual basis.

Funding decisions are made by PENNDOT in March of each year. Funds are distributed on July 1st.

Contact Information:

Angela Watson Pennsylvania Department of Transportation (PENNDOT) Department of Planning, Center for Program Development and Management Phone: (717) 787-5798

Information is also available on PENNDOT's website at www.dot.state.pa.us, select General Infor-

mation, then Programs & Initiatives, then Land Use.

E-mail: awatson@dot.state.pa.us.

Pennsylvania Infrastructure Bank

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT) Center for Program Development and Management

Description of Program:

The Pennsylvania Infrastructure Bank is a PENNDOT operated program of low interest loans to assist in the funding of transportation improvements around the Commonwealth.

Program Requirements:

Most capital projects are eligible. They include new construction of, and improvements to, highways and bridges, transit and rail-passenger facilities and other transportation infrastructure. Construction projects receive the highest priority for funding.

- Projects should meet all federal, state and local planning, environmental and programming requirements.
- Applicants should be able to substantiate the project thoroughly demonstrates congestion reduction, mobility and access, environmental. safety and /or economic benefits. Projects with more than one benefit may be given a higher priority.

The Department can only loan state funds for projects that are part of the state-owned highway system or for projects that are normally eligible for state funds.

Program Availability:

Municipalities, counties, state government entities, public authorities, regional councils and private groups making public improvements to transportation facilities may apply. The amount of assistance will be established on a project by project basis.

Repayment terms are established on a project-specific basis, but should not exceed a maximum of ten years. PENNDOT encourages a repayment term of five years or less.

Contact Information:

More information, including the Pennsylvania Infrastructure Bank Loan Application and Pennsylvania Infrastructure Bank Operating Manual, is available on PENNDOT's website at www.dot.state.pa.us, Keyword: Infrastructure Bank.

Contact:

Jim Smedley Pennsylvania Department of Transportation (PENNDOT) Center for Program Development and Management Phone: (717) 772-1772

E-mail: smedley@dot.state.pa.us.

Transportation Management Association (TMA) Funding

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT) Department of Planning, Center for Program Development and Management

Description of Program:

A Transportation Management Association (TMA) is a non-profit organization whose mission is to develop and implement programs and projects aimed at reducing congestion and/or improving air quality. TMAs work with PENNDOT and local employers to implement these projects. They are funded with Congestion Metigation Air Quality (CMAQ) funds through the regional Municipal Planning Organizations.

Program Requirements:

Only ozone non-attainment or maintenance areas are eligible for CMAQ funds. TMAs must be incorporated as a section 501(c) (3) or (4) organization at the time of application. An emissions analysis is required for CMAQ funds.

Program Availability:

CMAQ funds are allocated to MPOs.

Contact Information:

For more information contact your area MPO. Or you may contact:

Mike Baker Pennsylvania Department of Transportation (PENNDOT) Center for Program Development and Management Phone: (717) 772-0796

E-mail: mbaker@dot.state.pa.us.

Transit Research & Demonstration Program

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT), Bureau of Public Transportation

Description of Program:

This program provides financial assistance for innovative projects that enhance the attractiveness of public transportation.

Program Requirements:

Research projects are those that propose to study a situation or operational function to improve the transit agency's ability to be more efficient and to increase ridership. They are limited to the maximum amount of \$50,000.

Demonstration projects are those that will actually be implemented with R&D program funding. These could involve innovative service delivery or advanced technology to improve transit operations, with the goal of increasing ridership and improving customer service and productivity.

Program Availability:

Eligible applicants include local transportation organizations within the Commonwealth of Pennsylvania and educational institutions, Regional Planning Commissions and private firms providing goods and services to the transit industry (provided that they obtain a local transit agency as a sponsor).

Approved projects are generally eligible for up to 80% of funding. The applicant is responsible for the remaining 20%.

Contact Information:

Chris Johnston Pennsylvania Department of Transportation (PENNDOT) Bureau of Public Transportation Phone: (717) 705-1493

E-mail: cjohnst@dot.state.pa.us.

Additional information is available on PENNDOT's website at www.dot.state.pa.us.

Select: Bureau of Public Transportation in the organization search, then select Transit Research, then Transit Research & Demonstration Program.

Transportation Enhancements Program

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT), Department of Planning, Center for Program Development and Management

Description of Program:

The Transportation Enhancements Program is designed to fund transportation related projects that are over and above what is considered routine construction and maintenance.

Program Requirements:

Projects must fall into one or more of the twelve eligible categories established in the Transportation Equity Act for the 21st Century. Within these categories, projects must have a relationship to the surface transportation system. An example would

be the rehabilitation of an historic train station. Also, a project may function as a component of a transportation system, such as a bike/pedestrian path. Proposals must be for a complete, identifiable and usable facility or activity. Funds are not available for partial projects that cannot function as a complete and useful activity. Funding is available, however, for a particular phase of a multi-phase project. Funds are available for design, acquisition, utility relocation or construction of projects.

Project sponsors may be municipalities or not-for-profit organizations. It is recommended that non-municipal project sponsors strongly consider working through a local or county government entity.

Program Availability:

A project must address a transportation need, use or benefit. For example, creating a pedestrian or bike path adjacent to, or separate but parallel to, an existing roadway addresses a transportation need. While the restoration of an historic building may create a tourist attraction, it is only eligible for funding if it is an historic transportation facility or transportation museum, or if there is a transportation use, need or benefit.

Contact Information:

Dan Accurti
Pennsylvania Department
of Transportation (PENNDOT)
Department of Planning
Center for Program Development
and Management
Phone: (717) 783-2258

E-mail at: daccurt@dot.state.pa.us.

Information is also available on PENNDOT's website at www.dot.state.pa.us, select General Information, then Programs & Initiatives, then Transportation Enhancement Program.

Municipal Planning Organization Planning and Programming

Program Sponsor:

Department of Transportation (PENNDOT), Department of Planning, Center for Program Development and Management

Description of Program:

PENNDOT provides financial guidance to Municipal Planning Organization, Local Development Districts and independent counties for the update of a region's transportation program. Programs are developed or updated every two years to represent the next four years of transportation projects.

Program Requirements:

Potential transportation projects need to be submitted to a region's MPO, LDD or independent county for consideration. Selected projects are included in the region's Transportation Improvement Program.

Projects must be included on a region's Transportation Improvement Program in order to be included in the State Transportation Improvement Program. All transportation projects must be "programmed" to receive transportation funds.

Program Availability:

Municipalities, counties, MPOs, LDDs and independent counties may recommend transportation projects.

Contact Information:

For more information, contact your region's MPO, LDD or independent county planning agency. You may also contact:

Dennis Lebo
Pennsylvania Department
of Transportation (PENNDOT)
Department of Planning
Center for Program Development
and Management

Phone: (717) 787-5246 E-mail: dlebo@dot.state.pa.us

Intelligent Transportation Systems

Program Sponsor:

Pennsylvania Department of Transportation (PENNDOT), Department of Planning, Center for Program Development and Management

Description of Program:

Intelligent Transportation Systems (ITS) are designed to improve the movement of people and goods by deploying technology. Examples of ITS technology include traffic monitoring, incident detection and smart vehicles. The deployment of ITS improves safety, reduces congestion, and reduces the need to implement expensive capacity increasing projects.

Program Requirements:

To be eligible for federal and/or state funding, ITS projects must be included on an Municipal Planning Organization, Local Development District or independent iounty Transportation Improvement Program.

Program Availability:

ITS can be deployed statewide. ITS studies are eligible for federal and state transportation funds.

Contact Information:

For more information, contact your region's MPO, LDD or independent county planning agency. Or you may contact:

Dennis Lebo Pennsylvania Department of Transportation (PENNDOT) Department of Planning Center for Program Development and Management Phone: (717) 787-5246

E-mail: dlebo@dot.state.pa.us

Historic Preservation

Cultural resources can be archeological and historic sites or an historic landscape. However defined, these resources shape our communities and give them character. They serve as an important educational and economic or tourism asset.

Technical Assistance

• Technical Assistance Grant

Financial Assistance

- Certified Local Government Grant Program
- Keystone Historic Preservation Grant Program
- Pennsylvania History and Museum Grant Program
- Historic Preservation Grants
- Statewide Conference Grants

Agencies Working to Support Pennsylvania's Growing Smarter Initiatives

Pennsylvania Historical and Museum Commission

The Pennsylvania Historical and Museum Commission (PHMC) is the Commonwealth's official "history agency." The Bureau for Historic Preservation is part of PHMC and serves as the State Historic Preservation Office (SHPO). The role of the Bureau is to identify and protect the architectural and archaeological resources of Pennsylvania. The Bureau has the responsibility to work with individuals, communities, local governments and state and federal agencies to educate Pennsylvanians about the state's heritage and its value, to build better communities through preservation, to provide strong leadership, both individually and through partnerships, and to insure the preservation of Pennsylvania's heritage.

Technical Assistance Grant

Program Sponsor:

Pennsylvania Historic Museum Commission (PHMC), Bureau of Historic Preservation

Description of Program:

This grant program is designed to help a wide range of applicants acquire skills to undertake projects for organizations, including preservation planning, long range planning and developing a project scope in preparation for applying for a PHMC grant. The grants bring experts in the field to the organization's sites or provide staff training.

Program Requirements:

Eligible organizations must meet the following requirements:

- 1. Must be located in Pennsylvania.
- 2. Must be a local government or have a tax-exempt status.
- 3. Must be incorporated and in existence for two years prior to submission of a grant application.
- 4. If applicable, must be registered with the Pennsylvania Commission on Charitable Organizations.

Program Availability:

Organizations with general operating budgets of less than \$250,000 may apply for technical assistance. Organizations with general operating budgets over \$250,000 may apply if they are acting as a mentor for a smaller group. Organizations such as colleges and universities, conservancies, historical societies, local governments, museums, preservation organizations and schools and school districts are eligible to apply.

Grant awards will not exceed \$1,500. Applicants may apply for and receive more than one Technical Assistance Grant in any one year.

Contact Information:

Applicants for this grant are required to use the web-based electronic grant application process. Exceptions are generally only made for those applicants who do not have the necessary equipment. The electronic grant application can be completed by accessing www.artsnet.org/phmc and then selecting "egrants."

Additional information can be obtained by calling:

Michel R. Lefevre

Phone: 1-800-201-3231, or (717) 787-0771

E-mail: mlefevre@state.pa.us

Certified Local Government Grant Program

Program Sponsor:

Pennsylvania Historic Museum Commission (PHMC), Bureau for Historic Preservation

Description of Program:

This program provides technical and funding assistance to local governments in order to enhance their ability to implement a historic preservation approach to sound land use planning and regulation. This program is funded by the National Historic Preservation Fund.

Program Requirements:

Funding under this program is limited to federally designated Certified Local Governments (CLG). There is only one type of grant. The competitive process awards funding in the categories of cultural resource surveys, National Register nominations, technical and planning assistance, educational and interpretive programs, staffing and training, and pooling CLG grants and third party administration.

Program Availability:

Certified Local Government Grants require a 60/40 match. The historic preservation grant can reimburse up to 60% of the total project. In-kind contributions may be used to satisfy the 40% local match. However, cash matches are strongly encouraged and will be considered in the evaluation process.

The maximum award under this program is \$25,000. Contact Information:

Applicants for this grant are required to use the web-based electronic grant application process. Exceptions are generally only made for those applicants who do not have the necessary equipment. The electronic grant application can be completed by accessing www.artsnet.org/phmc and then selecting "egrants."

Additional information can be obtained by calling:

Certified Local Government Grant Administrator Michel R. Lefevre

Phone: 1-800-201-3231, or (717) 787-0771

E-mail: mlefevre@state.pa.us.

Certified Local Government Grant Manager

Janice E. Stramara Phone: (717) 783-2838

E-mail: jstramara@state.pa.us

Keystone Historic Preservation Grant Program

Program Sponsor:

Pennsylvania Historic Museum Commission (PHMC)

Description of Program:

This program provides funding for preservation, restoration and rehabilitation projects of historic resources listed in or eligible for listing in the National Register for Historic Places.

Program Requirements:

Funding under this program is available to nonprofit organizations and local governments for capital improvements on historic resources listed in or eligible for listing in the National Register of Historic Places. (Private property owners are not eligible for funding under this program.)

Preservation covenants are required on all properties receiving funding from the PHMC.

Program Availability:

Grants will be funded at 50%. Projects under \$5,000 and over \$100,000 may be considered at the Commission's discretion. Grant funding is supported annually with realty transfer tax revenue.

Application deadlines may be obtained by visiting the PHMC Grants Website at www.artsnet.org/phmc or by calling 1-800-201-3231.

Contact Information:

Applicants for this grant are required to use the web-based electronic grant application process. Exceptions are generally only made for those applicants who do not have the necessary equipment. The electronic grant application can be completed by accessing www.artsnet.org/phmc and then selecting "egrants."

Additional information can be obtained by calling:

Keystone Historic Preservation Grant Administrator Bryan Van Sweden Phone: (717) 772-5071

E-mail: bvansweden@state.pa.us

Pennsylvania History and Museum Grant Program

Program Sponsor:

Pennsylvania Historic Museum Commission (PHMC)

Description of Program:

Funding under this program is designated to support a wide variety of museum, history, archives and historic preservation projects, as well as nonprofit organizations and local governments. There are 10 types of grants, among which the following support the Growing Smarter Initiatives. For a complete listing, go to the PHMC Grant website at www.artsnet.org/phmc.

1. Historic Preservation Grants - Grants are available in differing amounts to support cultural resource surveys, National Register

- nominations, planning and development assistance, educational and interpretive programs and archaeology.
- 2. PHMC Technical Assistance Grants These grants assist organizations in solving problems, increasing professionalism and building capacity.
- 3. PHMC Statewide Conference Grants This grant provides monies to organizations that plan and hold conferences relating to issues concerning the history, museum, historic preservation and cultural communities of Pennsylvania.

For additional information, please refer to the program entry under each grant program title.

Historic Preservation Grants

Program Sponsor:

Pennsylvania Historic Museum Commission (PHMC)

Description of Program:

These grants are available in two different amounts to support projects in the categories of cultural resource surveys, National Register nominations, planning and development assistance, educational and interpretive programs and archaeology.

Program Requirements:

Eligible organizations must meet the following requirements:

- 1. Must be located in Pennsylvania.
- 2. Must be a local government or have a tax-exempt status.
- 3. Must be incorporated and in existence for two years prior to submission of a grant application.
- 4. If applicable, must be registered with the Pennsylvania Commission on Charitable Organizations.

Program Availability:

Organizations such as colleges and universities, conservancies, historical societies, local governments, museums, other historical organizations, museums and historic sites owned by the PHMC and operated by independent nonprofit organizations and multi-purpose organizations may apply for funding.

There are two levels of funding for Historic Preservation Grants:

- 1. Grants in amounts up to and including \$5,000 require no matching funds.
- 2. Grants in amounts of \$5,001 up to and including \$15,000 require 50/50 matching funds. In-kind contributions may be used to satisfy the local match requirement. However, cash matches are strongly encouraged and will be considered in the evaluation process.
- 3. Grant awards will not exceed \$15,000.

Contact Information:

Applicants are encouraged to discuss their project ideas with the appropriate grant manager or administrator.

Additional information can be obtained by calling:

Historic Preservation Grant Manager Carol Lee

Phone: 1-800-201-3231 or (717) 783-9918

E-mail: calee@state.pa.us

Applicants for this grant are required to use the web-based electronic grant application process. Exceptions are generally only made for those applicants who do not have the necessary equipment. The electronic grant application can be completed by accessing www.artsnet.org/phmc and then selecting "egrants."

Statewide Conference Grants

Program Sponsor:

Pennsylvania Historic Museum Commission (PHMC)

Description of Program:

Statewide Conference Grants require no match and are awarded as "seed" money to organizations that plan and hold conferences relating to issues concerning the history, museum, historic preservation and cultural communities of Pennsylvania.

Program Requirements:

Organizations such as colleges and universities, educational institutions, historical organizations and societies, historical preservation organizations, libraries (public and private), local governments, museums and other related organizations may apply for funding.

To apply for a Statewide Conference Grant, an organization must have tax-exempt status or be an entity of local government. Additionally, the organization must be incorporated and in existence for at least two years prior to the submission of the grant application and must be registered with the Pennsylvania Commission on Charitable Organizations, as required.

Conferences must be held in Pennsylvania and must appeal to a statewide, regional or national audience.

Program Availability:

Grant awards are subject to the annual availability of funds from the Commonwealth of Pennsylvania.

Contact Information:

Applicants for this grant are required to use the web-based electronic grant application process. Exceptions are generally only made for those applicants who do not have the necessary equipment. The electronic grant application can be completed by accessing www.artsnet.org/phmc and then selecting "egrants."

Additional information can be obtained by calling:

Ira F. Smith III Pennsylvania Historic Museum Commission (PHMC)

Phone: 1-800-201-3231 or (717) 787-9927

E-mail: irsmith@state.pa.us

Urban Revitalization

Despite a movement of growth outside of Pennsylvania's urban cores, the states downtowns remain cultural, historical, educational, architectural and entertainment centers. Revitalizing the downtown communities support the foundation of the Commonwealth and its social and economic viability.

Financial Assistance

- Main Street Program
- New Communities Program
- Keystone Opportunity
 Zones/Keystone Opportunity
 Expansion Zones
- Enterprise Zone Program

Agencies Working to Support Pennsylvania's Growing Smarter Initiatives

The Department of Community and Economic Development (DCED)

The Department of Community and Economic Development works to foster opportunities for businesses and communities to succeed and thrive in a global economy, thereby enabling Pennsylvanians to achieve a superior quality of life. To ensure growth and development in our businesses and communities across Pennsylvania, DCED is the cornerstone to a large number of programs focused specifically on building Pennsylvania's economy, empowering its communities and supporting its local governments.

For access to information about DCED and its programs visit www.inventpa.com. This web site has been developed to help businesses, local governments and individuals harness the power of the web to quickly and easily find the programs, initiatives and assistance that are available.

Pennsylvania Department of Revenue

The Department of Revenue works to revive economically distressed urban and rural communities with one of the most powerful market-based incentives – eliminating taxes. Programs such as the Keystone Opportunity Zones (KOZ) and the Keystone Opportunity Expansion Zones (KOEZ) provide priority status to businesses for various state and local community-building assistance programs. The KOZ/KOEZ initiatives are jointly administered by the Department of Revenue and the Department of Community and Economic Development (DCED). It is through these partnerships that the Department of Revenue and DCED can work together to ensure growth and development for businesses and communities in the Commonwealth of Pennsylvania.

Main Street Program

Program Sponsor:

Pennsylvania Department of Community and Economic Development (DCED)

Description of Program:

This five-year program is designed to help a community's downtown economic development effort through the establishment of a local organization dedicated to downtown revitalization, and the management of downtown revitalization efforts by hiring a full-time professional downtown coordinator. The Downtown Reinvestment Component uses business district strategies to support eligible commercial-related projects located within a central or neighborhood business district. This program has been merged into the New Communities Program.

Program Requirements:

For the Main Street Program, administrative costs associated with the hiring of a coordinator and operating the office and design/facade are granted to private property owners within the target area; for the Downtown Reinvestment Component, physical improvements that are supported by a plan with clearly documented public benefit.

Program Availability:

Generally, a municipality is the applicant for the Main Street Manager Component. Municipalities and redevelopment authorities are the eligible applicants for the Downtown Reinvestment Component. In limited cases, a Main Street nonprofit or Business District Authority with two years of audited records may apply for the funds.

A match is required for funding on the Main Street Component. For the Downtown Reinvestment and Anchor Building components, at least two thirds of total development costs must be committed.

Contact Information:

Diana Kerr Office of Community Development

Phone: 717-720-7411 E-mail: dikerr@state.pa.us. Or, visit DCED's home page at www.inventpa.com. Select Communities in PA, then the Community Resource Directory.

New Communities Program

Program Sponsor:

Pennsylvania Department of Community and Economic Development (DCED)

Description of Program:

This program provides grants to support the Enterprise Zone and Main Street Programs and downtown businesses providing technical and financial assistance to communities.

Program Requirements:

There are no terms or conditions to this program.

Program Availability:

Funding under this program is available to general purpose local governments, redevelopment authorities, economic development agencies, and qualified nonprofit community development agencies.

Eligible uses for funding include administrative support of business development in downtown and business park areas, downtown façade renovations, loan capital for property acquisition and improvements, equipment purchases and modernization.

Contact Information:

Aldona Kartorie
Office of Community Development

Phone: (717) 787-7409 E-mail: akartorie@state.pa.us

Applications are available at: www.inventpa.com. Select Communities in PA, then Building Better Communities, then Community Resources. This program utilizes the single application process.

Keystone Opportunity Zones (KOZ) and Keystone Opportunity Expansion Zones (KOEZ)

CONTRACTOR STATE OF THE STATE OF

Program Sponsor:

Pennsylvania Department of Community and Economic Development (DCED)

Description of Program:

Keystone Opportunity Zones (KOZ) and Keystone Opportunity Expansion Zones (KOEZ) are geographic areas that are virtually free of state and local taxes. A KOZ/KOEZ is given priority for various state and local community-building assistance programs. The goal of the KOZ/KOEZ is to revive economically distressed urban and rural communities with one of the most powerful market-based incentives – eliminating taxes.

Pennsylvania is comprised of 12 KOZ regions. Within each region, there are KOZ subzones and specific properties identified. To view Pennsylvania's KOZ regions, go to: http://koz.inventpa.com//find.html

The KOZ/KOEZ initiatives are jointly administered by the Department of Revenue and the Department of Community and Economic Development (DCED).

Program Requirements:

In order to receive benefits, under this program, you must become qualified and receive state certification. Businesses, property owners and residents must be fully compliant with all local and state taxes as well as building and zoning codes in order to be eligible.

Program Availability:

To receive KOZ/KOEZ tax benefits a KOZ/KOEZ application must be completed and submitted by December 31 of each calendar year for which benefits are sought. The Zone Coordinator for each region will instruct applicants where to file the application.

Contact Information:

For additional information, visit the Pennsylvania Department of Revenue's KOZ website at http://www.revenue.state.pa.us or DCED's website at http://koz.inventpa.com//index.html.

Contact:

Ryan Kociolek Department of Community and Economic Development (DCED) Office of Community Development Phone: (717) 720-7344

Enterprise Zone Program

Program Sponsor:

Pennsylvania Department of Community and Economic Development (DCED)

Description of Program:

The Enterprise Zone Program provides grants to financially disadvantaged communities for preparing and implementing business development strategies within municipal Enterprise Zones (EZ). The objectives of EZs are to improve a zone's business climate and to enable local governments to facilitate growth and employment opportunities. Additionally, the program is designed to help local governments and business communities form public-private partnerships to develop and sustain private investments and job creation. There are currently 29 Enterprise Zones within the state.

This program has been merged into the New Communities Program.

Program Requirements:

Financially disadvantaged communities are eligible to receive assistance under this program.

Program Availability:

Municipalities and redevelopment authorities are eligible for funding to assist in business development surveys, business development strategy/preparation and revolving fund business loans.

Contact Information:

For more information, visit DCED's website at www.inventpa.com.

Affordable Housing

In order to make the Commonwealth a better place to live and foster community and economic development, decent, safe and affordable homes are needed. This includes housing for older adults, persons of modest means and those persons with special housing needs. When communities and government work together to encourage market-sensitive and innovative land use planning concepts in urban areas, opportunities for homeownership and the transformation of distressed urban neighborhoods into attractive places to live are realized. These efforts offer Pennsylvanians a viable alternative to suburbia and sprawl development.

Financial Assistance

- Homeownership Choice Demonstration Program
- Single Family Homeownership (Single Family) Program
- Multifamily Rental Housing Program

Agencies Working to Support Pennsylvania's Growing Smarter Initiatives:

The Pennsylvania Housing Finance Agency

The Pennsylvania Housing Finance Agency (PHFA) is Pennsylvania's leading provider of capital for affordable homes and apartments. In order to make the Commonwealth a better place to live while fostering community and economic development, PHFA provides capital for decent, safe and affordable homes and apartments for older adults, persons of modest means and those persons with special housing needs. PHFA provides a variety of programs that support community and economic development in Pennsylvania's communities.

Homeownership Choice Demonstration Program

Comparate Michigan College Service

Program Sponsor:

Pennsylvania Housing Finance Agency (PHFA)

Description of Program:

The Homeownership Choice Demonstration Program (HCP) is designed to provide funds for the development of single family homes for purchase in urban communities. The HCP is intended to be a part of a municipality's comprehensive approach to increase the net investment in housing in urban areas while building mixed-income communities and encouraging diversity of homeownership.

Program Requirements:

In order to achieve measurable impact, developments need to be conceived within the context of the overall strategic plans designed to produce significant scale. Therefore, PHFA has established 10 guiding principles for the HCP that coordinate program funding with efforts to address other factors that contribute to negative urban environments (i.e., unemployment, crime, lack of green or open space, etc.). The design of the proposed housing development must address the 10 Guiding Principles of the Program, which are found on PHFA's website at: http://www.phfa.org/rfp/HCP_RFP_02152002.htm.

To apply for funding, a proposal must be submitted to PHFA. Guidelines for proposal content and submission requirements are also available on PHFA's website at:

http://www.phfa.org/rfp/HCP_RFP_02152002.htm.

Program Availability:

Funding is available for joint effort between a for-profit builder / developer; local, non-governmental nonprofit builder / developer or Community Development Corporation (CDC) which has been previously engaged in housing development in the community; and the local government. Proposals coming from first class cities must be generated through and submitted by the municipal government.

For-profit homebuilders / developers should work in partnership with local nonprofit builder / developers or Community Development Corporations (CDCs).

This program is available to municipalities.

Contact Information:

For proposal guidelines and submission requirements, visit PHFA's website at: http://www.phfa.org/news/hcp.htm.

Robert Bobincheck

Pennsylvania Housing Finance Agency (PHFA)

Phone: (717) 780-1801 or by E-mail: bbobincheck@phfa.org

Single Family Homeownership (Single Family) Program

Program Sponsor:

Pennsylvania Housing Finance Agency (PHFA)

Description of Program:

The Single Family Homeownership (Single Family) Program enables low- and moderate-income households to purchase new or existing homes by providing below-market interest rate financing through private lending institutions. The Single Family Program also provides consumer education and credit counseling for low and moderate-income households who might otherwise not achieve their goals of homeownership.

Under this program there are 10 separate programs. They are:

- 1. PHFA/Fannie Mae Disability Access Modification Loan Program
- 2. Statewide Homeownership Program
- 3. Lower Income Homeownership Program
- 4. Closing Cost Assistance Program
- 5. Homestead Second Mortgage Program
- 6. Access Home Modification Program
- 7. Access Down Payment and Closing Cost Assistance Loan Program

- 8. Joint Financing Program
- 9. FHA 203(k) Program
- 10. Purchase-Improvement Program

Each program is described on PHFA's website at: www.phfa.org/programs/singlefamily/index.html.

Program Requirements:

Each program has its own prerequisites, qualifications and specifications. Program requirements can be viewed by clicking on the appropriate link at www.phfa.org/programs/singlefamily/index.html.

Program Availability:

Funding is provided to homebuyers who meet the program eligibility requirements.

Contact Information:

Donald J. Plunkett Pennsylvania Housing Finance Agency (PHFA) Phone: (717) 780-3800 or 1-800-822-1174

Visit PHFA's website at http://www.phfa.org

Multifamily Rental Housing Program

Program Sponsor:

Pennsylvania Housing Finance Agency (PHFA)

Description of Program:

Assistance under this program takes the form of loans and tax credits to developers for rental housing construction and rehabilitation and technical assistance to sponsors and applicants who plan to submit funding requests for proposed development.

The Multifamily Rental Housing Program consists of several programs. These include:

- Construction Loan Program
- PennHOMES Program
- Taxable and Tax-exempt Bond Financing
- Low Income Housing Tax Credit Program

Information on each of these programs is available on PHFA's website at:

www.phfa.org/programs/multifamily/index.htm

Program Requirements:

Each program has its own prerequisites, qualifications and specifications. Program requirements can be viewed by clicking on the appropriate link at www.phfa.org/programs/multifamily/index.htm.

Program Availability:

Programs under the Multifamily Rental Housing Program are available to assist private developers, nonprofit organizations and local governments that provide and expand affordable housing opportunities for Pennsylvania's citizens.

Contact Information:

For program applications and information on application deadlines, visit PHFA's website at www.phfa.org/programs/multifamily/index.htm and click on the appropriate link for each program.

David Evans

Pennsylvania Housing Finance Agency (PHFA)

Phone: (717) 780-3800

Brownfields and Land Recycling

The Pennsylvania Brownfield Program encourages the cleanup and redevelopment of industrial and commercial sites and putting these sites back into production in a way that is safe for both workers and the community. Additionally, this preserves farmland and open space.

Financial Assistance

- Brownfield Inventory Grants Under the Hazardous Sites Cleanup Act
- Brownfield Tax Incentive Program
- Keys Sites Initiative

Agencies Working to Support Pennsylvania's Growing Smarter Initiatives

Pennsylvania Department of Environmental Protection

The Pennsylvania Department of Environmental Protection (DEP) is the state agency largely responsible for administering Pennsylvania's environmental laws and regulations. DEP's responsibilities include: reducing air pollution; making sure the drinking water is safe; protecting water quality in Pennsylvania's rivers and streams; making sure waste is handled properly; managing the Commonwealth's recycling programs and helping citizens prevent pollution and comply with the Commonwealth's environmental regulations. DEP is committed to general environmental education and encouraging effective public involvement in setting environmental policy. To meet its responsibilities, DEP works as a partner with individuals, organizations, governments and businesses to prevent pollution and restore Pennsylvania's natural resources.

Brownfield Inventory Grants Under the Hazardous Sites Cleanup Act

ASSESSMENT OF PROPERTY OF A SECOND OF THE SE

Program Sponsor:

Pennsylvania Department of Environmental Protection (DEP) Bureau of Land Recycling and Waste Management

Description of Program:

This grant provides municipalities and economic development agencies funding to inventory brownfield properties in their area. Grantees gather information about the properties available for redevelopment including information about existing infrastructure, suspected or confirmed environmental contamination, and other related site information and post it to the PA Site Finder Directory at http://www.pasitefinder.state.pa.us.

Program Requirements:

Each brownfield site identified and inventoried by approved grantees is eligible for one reimbursement of \$1,000 per site with a maximum amount of \$50,000 allowable per grantee.

Program Availability:

The grant is available to counties, municipalities and economic development agencies. Applications are accepted annually and deadlines are announced in the Pennsylvania Bulletin, DEP UPDATE newsletter and on the DEP website http://www.dep.state.pa.us

Contact Information:

Grant applications can be downloaded from the DEP website at:

http://www.dep.state.pa.us/dep/deputate/airwaste/wm/landrecy/Inventory/BIG.htm.

Contact:

Craig Olewiler

Department of Environmental Protection

Phone: (717) 783-7816

E-mail: colewiler@state.pa.us

Brownfield Tax Incentive

Program Sponsor:

Pennsylvania Department of Environmental Protection (DEP), Bureau of Land Recycling and Waste Management

Description of Program:

The Brownfield Tax Incentive is a federal initiative designed to spur cleanup and redevelopment of brownfields. Environmental cleanup costs for eligible properties may be treated as fully deductible business expenses for the year in which costs are incurred or paid.

Program Requirements:

Eligible properties must meet two requirements:

- 1. The property must be held by the taxpayer incurring the eligible expenses for use in a trade or business, or for the production of income, or the property must be properly included in the taxpayer's inventory.
- 2. A release or threat of release or disposal of any hazardous substance at or on the property.

Note: sites on EPA's National Priorities List (Superfund List) are excluded.

Program Availability:

Eligible costs must be incurred or paid between August 5, 1997 and December 31, 2003.

Contact Information:

J. Thomas Leaver, Outreach Specialist Pennsylvania Department of Environmental Protection (DEP)

Phone: (717) 783-7816 E-mail: jleaver@state.pa.us

Key Sites Initiative

Program Sponsor:

Pennsylvania Department of Environmental Protection (DEP), Bureau of Land Recycling and Waste Management

Description of Program:

Key Sites Initiative is an element of DEP's award winning land recycling program. It assists municipalities and non-profit economic development agencies by providing consulting services to carry out environmental site assessments and prepare cost estimates for cleanup plans in order to make a redevelopment project feasible. This helps to facilitate the voluntary cleanup and reuse of abandoned industrial properties, especially in smaller municipalities that have limited resources.

Program Requirements:

Municipalities and nonprofit economic development agencies that own abandoned properties are eligible to receive these services. Special emphasis is placed on smaller municipalities and agencies that do not have the resources to complete site assessments or cost estimates.

Municipalities or nonprofit entities must demonstrate that the proposed project complies with local land use, zoning and subdivision ordinances.

Program Availability:

Applicants must submit a Letter of Intent (LOI) to the Environmental Cleanup Program Manager in the appropriate DEP regional office. The LOI outlines a general description of the project and its anticipated public benefits.

Contact Information:

Tom Fidler Pennsylvania Department of Environmental Protection (DEP)

Phone: (717) 783-7816 E-mail: tfidler@state.pa.us Regional Environmental Cleanup Managers can be located at:

http://www.dep.state.pa.us/dep/deputate/airwaste/wm/landrecy/FACTS/REGION.HTM#anchor950544.

Intergovernmental Cooperation

The Commonwealth of Pennsylvania is home to 2,567 municipalities – each responsible for providing its residents with services. Intergovernmental cooperation and multimunicipal planning offer users considerable benefits including improved services, enhanced environments and significant savings. Together, communities can effectively address issues that cross municipal boundaries including transportation, schools, emergency services, recreation and resource protection.

Financial Assistance

- Land Use Planning and Technical Assistance Program (LUPTAP)
- Shared Municipal Services Grant Program
- Community Development Block Grants

Agencies Working to Support Pennsylvania's Growing Smarter Initiatives

The Governor's Center for Local Government Services

The Governor's Center for Local Government Services (Center) is considered to be the principal advocate for all Pennsylvania local governments and provides a range of technical and financial assistance. Through these programs, local officials can receive assistance in matters ranging from police complement to fiscal management to assistance on the Municipal Planning Code (MPC), and on the existing tools available to them to help manage growth within their communities and revitalize previously developed areas. The Center works in conjunction with local, state and national associations/organizations providing assistance, training and the necessary tools to make Pennsylvania's communities the best places to live and work.

Land Use Planning and Technical Assistance Program (LUPTAP)

Program Sponsor:

Pennsylvania Department of Community and Economic Development (DCED), Governor's Center for Local Government Services

Description of Program:

This program provides financial assistance for municipalities and counties of the Commonwealth for developing and strengthening community planning and management. The program encourages intergovernmental cooperation in planning, including cooperation with contiguous municipalities, counties and school districts.

Program Requirements:

The LUPTAP program provides financial assistance to fund activities such as:

- 1. Developing new or updated comprehensive community development plans and policies.
- Preparing environmental protection or physical development strategies or special studies that will support comprehensive planning.
- 3. Developing or updating ordinances and other tools for the implementation of comprehensive community development plans and policies or environmental protection or physical development strategies.
- 4. Training and education when proposed as a participatory planning component of a planning program.
- 5. Other worthwhile planning activities that address further land use objectives that do not have a negative impact on land use. (DCED determines what activities are considered "worthwhile planning activities.")

Program Availability:

DCED generally funds 50% of the total cost of an approved application. The grantee is required to provide the remaining 50%, normally as a cash

match. Some or all of the required local match may be substituted with professional services of a grantee's staff, but this should be discussed with the Governor's Center for Local Government Services before submission of the application. A proposal for the substitution is required with the grant submission.

DCED's Single Application for assistance may be submitted at any time.

Contact Information:

John Mizerak Governor's Center for Local Government Services Phone: 1-888-2CENTER (1-888-223-6837)

E-mail: jmizerak@state.pa.us

Applicants must use the DCED Single Application when applying for LUPTAP funding. Copies of the Single Application kit are available through DCED Customer Service at 1-800-379-7448 or 717-787-3405 or on DCED's website at: www.inventpa.com.

Shared Municipal Services Grant Program

Program Sponsor:

Pennsylvania Department of Community and Economic Development (DCED), Governor's Center for Local Government Services

Description of Program:

This program provides funding to promote cooperation between shared municipal services to increase the efficiency and effectiveness in the delivery of these services at the local level.

Program Requirements:

There are two general project categories that a proposed project may fall under. They are:

 Intermunicipal Organization Start-Up - Grants may be awarded to newly-formed Councils of Governments or similar organizations formed for the purpose of undertaking programs of

- intermunicipal cooperation in order to defray the cost of initial administrative expenses.
- 2. Shared Services Grants may be awarded to groups of two or more municipalities acting in concert to defray the cost of performance of any local government function.

Program Availability:

Funding is awarded for such projects as combined police records administration, shared technology initiatives, municipal insurance pooling and shared public works operations. Also funded are programs for regional recreation activities, shared code enforcement operations, shared motorized equipment (not exceeding a maximum grant of \$25,000) or any authorized municipal function accomplished jointly (with the exception of the purchase, renovation or construction of buildings).

Grant funds are usually used to finance up to 50% of the total project cost. The rest of the project cost must be funded by local share. Local share may be provided in cash or by municipal labor or other in-kind services. However, the matching share for shared personnel projects must be in cash.

Contact Information:

Fred Reddig Governor's Center

for Local Government Services

Phone: 1-888-2CENTER (1-888-223-6837)

E-mail: freddig@state.pa.us.

Copies of the Single Application for assistance forms, application instructions and other information are available on line at www.inventpa.com, or by request from any DCED regional office, or by calling the DCED Customer Service Center at 1-800-379-7448.

Community Development Block Grants (DCED)

Program Sponsor:

Pennsylvania Department of Community and Economic Development (DCED), Governor's Center for Local Government Services

Description of Program:

This program provides grant assistance and technical assistance to aid communities in their community and economic development efforts.

Program Requirements:

Community Development Block Grant (CDBG) monies can be used for housing rehabilitation, public services, community facilities, infrastructure improvement development and planning. There are two components to the program:

- 1. Entitlement Program which provides annual funding to 27 third class cities, 128 boroughs and townships and 54 counties; and
- 2. Competitive Program which is available to all non-federal entitlement municipalities in Pennsylvania.

Seventy percent (70%) of each CDBG grant must be used for activities that benefit low- and moderate-income persons.

Program Availability:

Local governments that are not designated by HUD as urban counties or entitlement municipalities are eligible for funding.

Contact Information:

For more information, visit DCED's website at www.inventpa.com.

To request information or apply for the Entitlement Program contact:

Scott Dunwoody

Department of Community

and Economic Development (DCED)

Phone: (717) 720-7402

E-mail at: sdunwoody@state.pa.us

To request information or apply for the Competitive Program contact:

Tom Brennan

Department of Community

and Economic Development (DCED)

Phone: (717) 720-7403

E-mail: tbrennan@state.pa.us