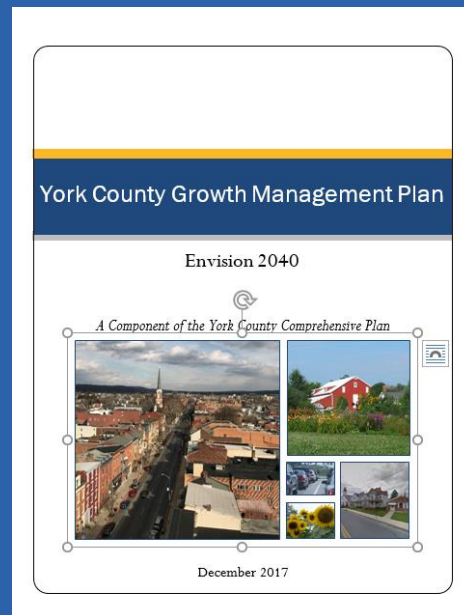
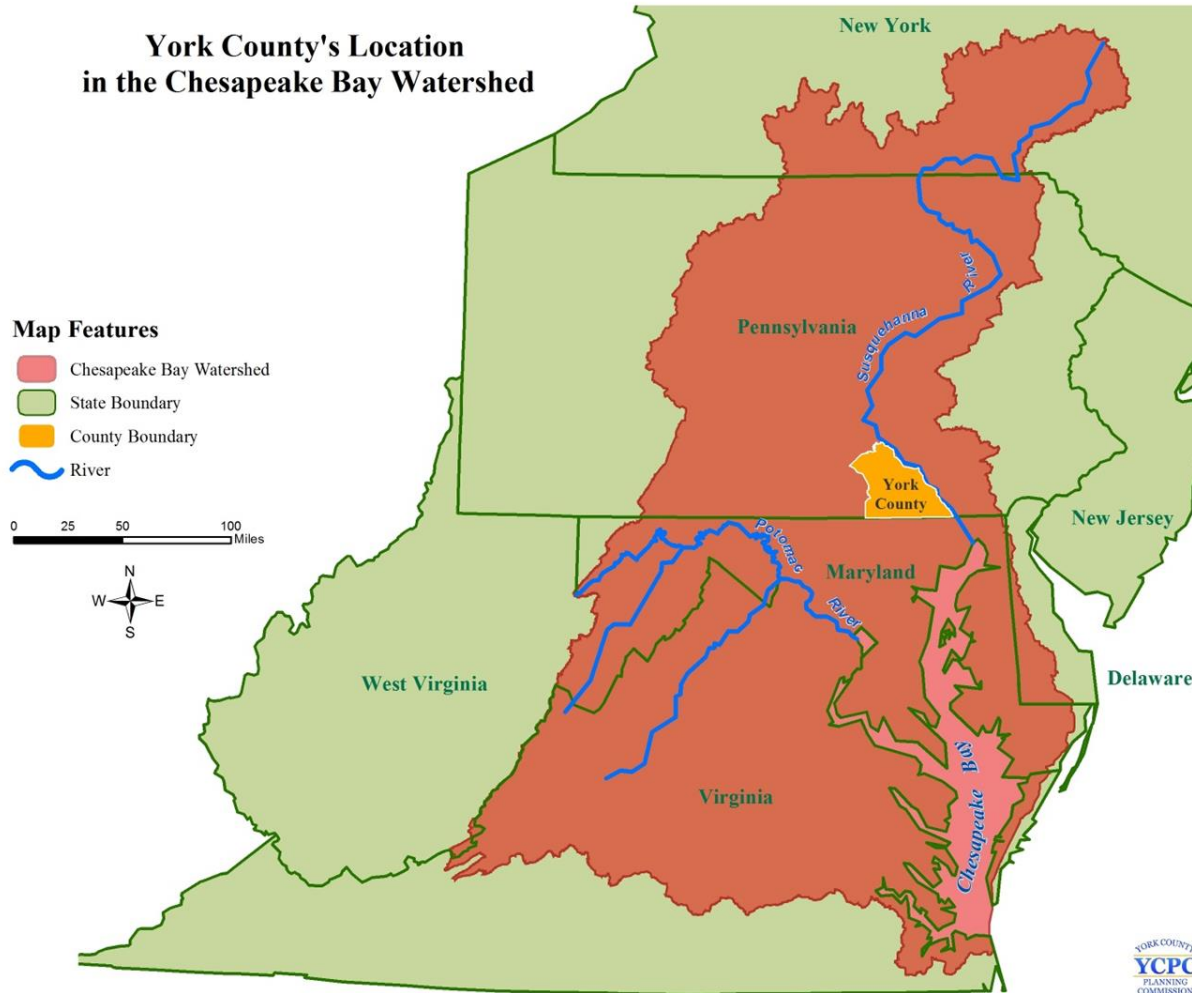


York County Comprehensive Plan *Growth Management Plan Component*

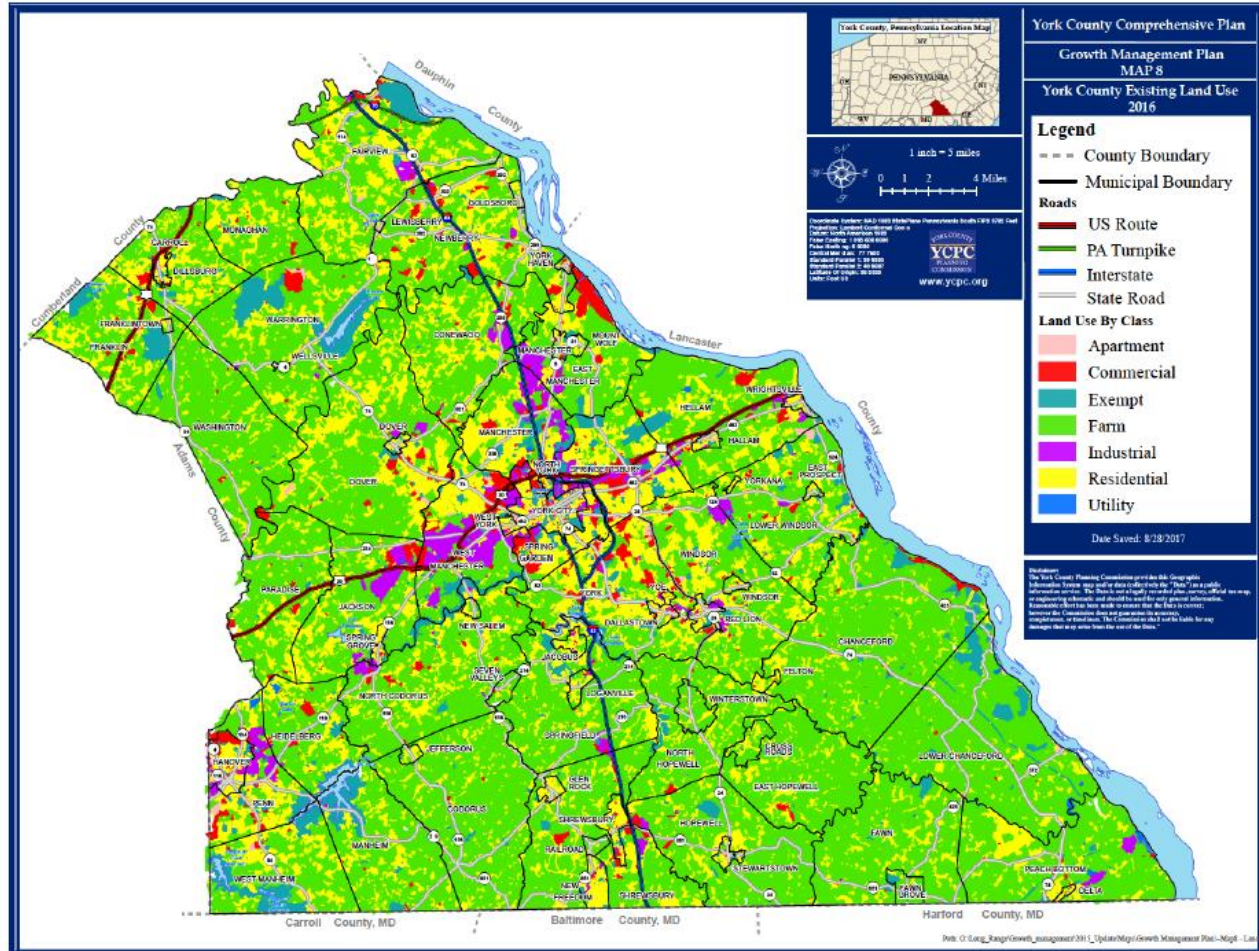


Location in the Chesapeake Bay Watershed

York County's Location in the Chesapeake Bay Watershed



Existing Land Use



Managing York County's Growth into the Future

- York's Envisioning Scenarios Study
- Growth and Rural Areas Concept
- Capture 85% of residential development in Growth Areas (~20% is vacant or undeveloped)
- Growth Management Map & Tools
- Policy/Action Plan



York County Comprehensive Plan

Growth Management Plan MAP 20

York County Growth Management Envision 2040

Legend

- County Boundary
- Municipal Boundary

Growth/Rural Areas

- Established Primary Growth Area
- Established Secondary Growth Area
- Established Future Growth Area
- Established Rural Area

⊗ Inconsistencies*

*See appendix for detailed maps
showing areas of inconsistency

Date Saved: 11/20/2017

Disclaimer:
The York County Planning Commission provides this Geographic Information System map and/or data (collectively the "Data") as a public information service. The Data is not a legally enforceable plan, contract, or engineering document and should be used for only general information. Available data has been used to ensure that the Data is correct; however, the Commission does not guarantee its accuracy, completeness, or timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data.


York County, Pennsylvania Location Map



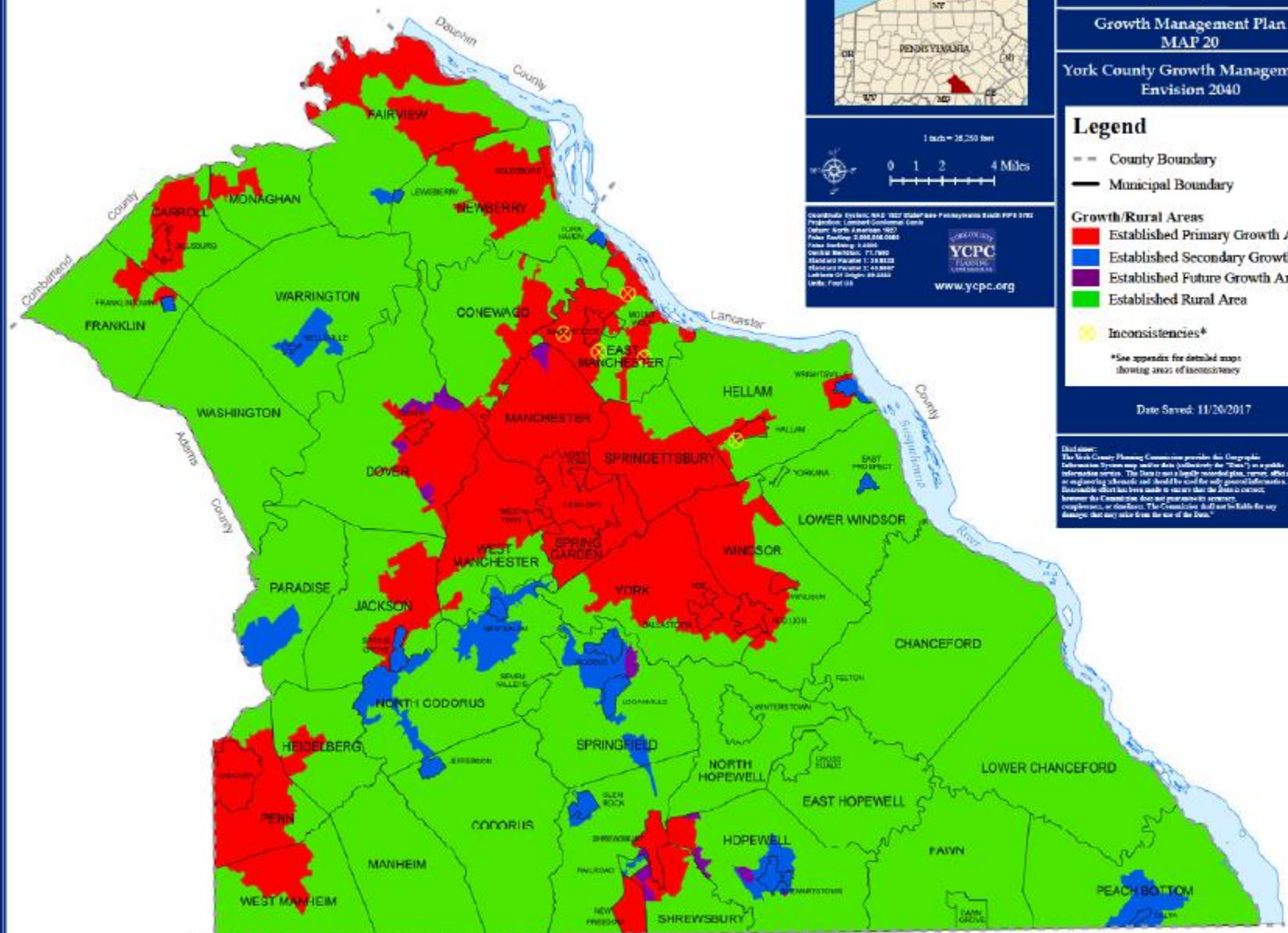
1 inch = 25,000 feet



Coordinate System: NAD 1983 StatePlane Pennsylvania South FIPS 5003
Projection: Lambert Conformal Conic
Datum: North American 1983
False Easting: 2,000,000.000
False Northing: 0.000
Central Meridian: 77.7500
Standard Parallels: 39.8333
Blattstad Parameter: 40.0000
Latitude of Origin: 39.0000
Units: Feet US

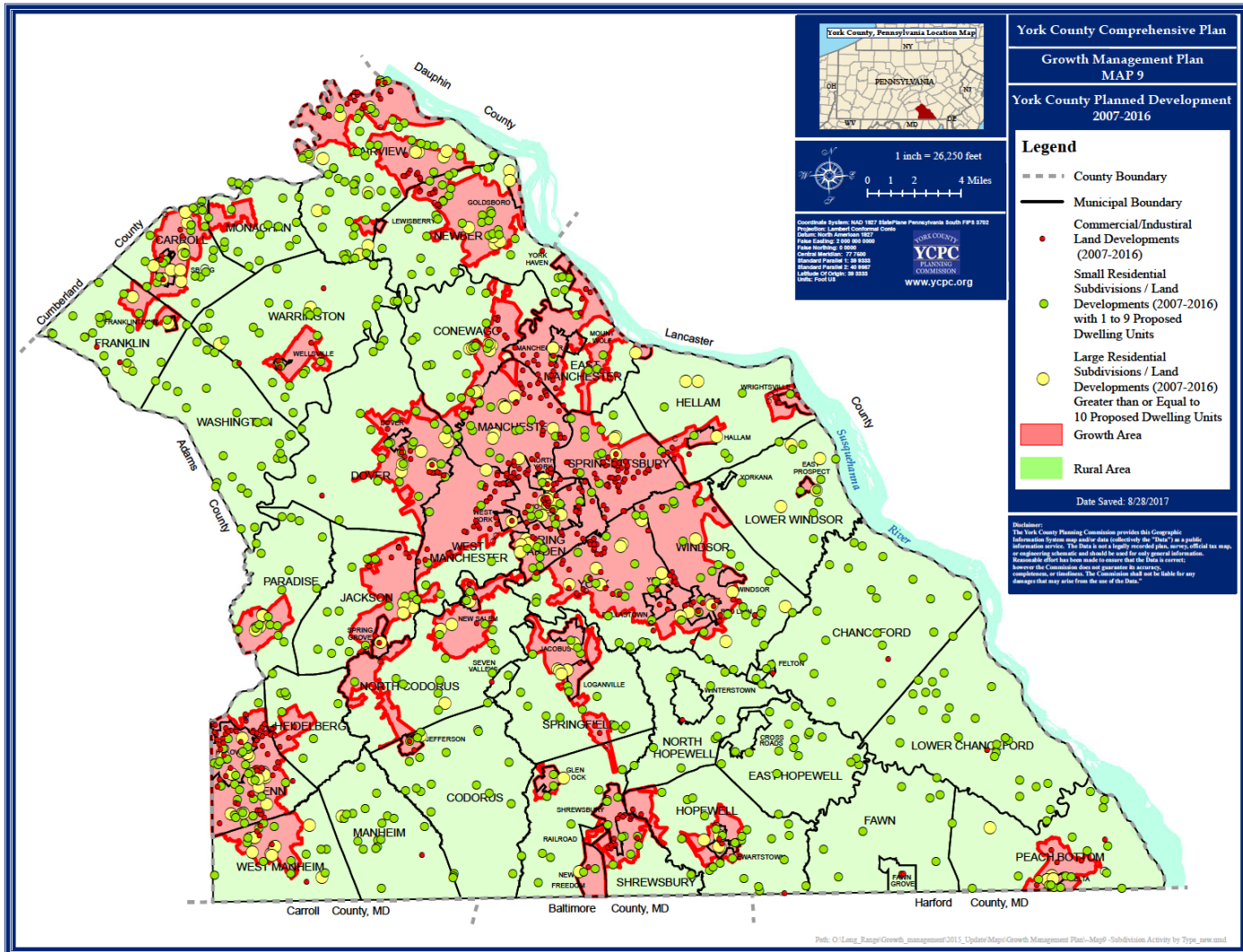


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Planned Development



Growth Areas: Key Features

□ Primary Growth Area

- Highest intensity & density of development
- Full range of land uses, housing types, community facilities, & utilities
- Prevalence of green infrastructure, parks, preserved historic properties, & cultural/arts venues
- Easy access to major transportation routes & transit
- Promote complete streets & streetscape improvements
- Future growth thru vacant/underutilized parcels & redevelopment

□ Secondary Growth Area

- Concentrated mix of land uses, but less density/intensity
- Transit service less prevalent
- Focus on preserving local character
- Provide amenities to retain/attract businesses & services
- Future growth thru infill development & redevelopment



Rural Areas: Key Features

□ Agricultural Resource Land

- High concentrations of prime ag soils, ag land cover, & ASAs
- Areas vital to maintaining ag industry
- Promote use of effective ag zoning & conservation easements



□ Natural Resource Land

- Abundance of significant natural resources and ecologically sensitive areas
- Provide opportunities for recreation & resource-based economic uses
- Promote use of restricted development & critical environmental overlays



□ Rural Centers

- Consists of small boroughs and villages
- Mix of residential & small-scale, neighborhood oriented retail/service uses
- Areas where Rural Area growth/development should be directed
- Areas with strong community pride & sense of place



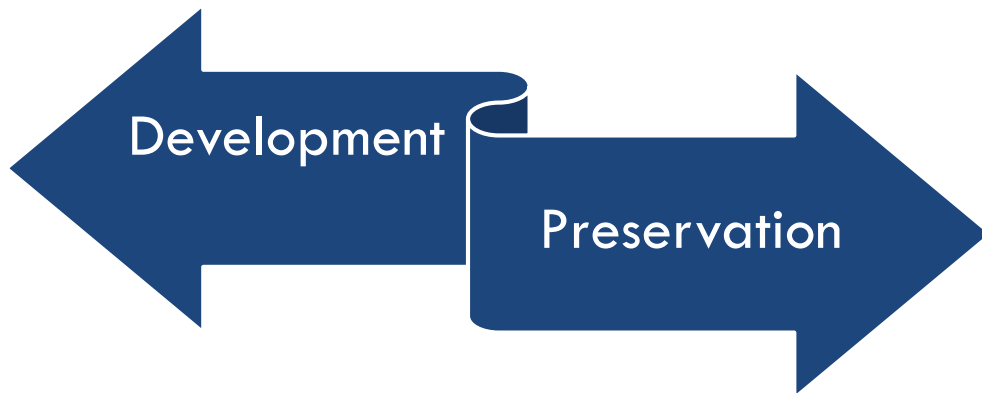


Policy and Action Plan



Implementation of Policies and Actions

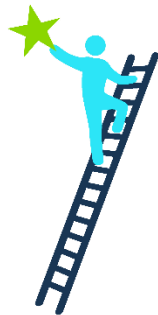
Striking the balance



- Work cooperatively with municipalities and public/private agencies
- Engage in a continuous dialogue with stakeholders
- Promote education and outreach services
- Encourage the use of the Plan as a tool to guide public policy decisions

Successes & Challenges

- **Municipal Buy-In**
- **Open Space & Land Protection Program**
- **More Regional Comp Plans**
- **Trail Towns Program**
- **Partnerships**
- **Vacant/Underutilized C/I Land Assessment**
- **Water Quality Monitoring Program**
- **Model Ordinances**



- **72 Local Governments**
- **County Only Advisory**
- **Educating Municipal Officials**
- **Adoption of GM Tools**
- **Acceptance of Higher Density Development**
- **Limited Funding for Planning**
- **PA MPC Land Use Requirement**





Questions or comments?

Pam Shellenberger, Chief, Long Range Planning Division