

Future Land Use and Growth Management

A primary aim of a comprehensive plan is to ensure that there is an adequate mix of land uses to satisfy resident needs while promoting a balance between the natural and built environments. Providing a well-balanced mix of agricultural, residential, commercial, recreational, institutional, and industrial uses enhances the vitality of a community. A municipality must provide services and facilities to satisfy the needs of its residents while meeting its fair share of growth. A municipality should ensure that its land use regulatory system is based on sound planning and growth management principles. Factors that affect future land uses include population growth, transportation network, infrastructure (water and sewer), natural resources, and compatibility with adjacent municipal comprehensive plans.

In the resident survey distributed as part of the comprehensive planning process, protection of natural resources, preservation of open space, growth management, and protection of historic resources were rated the four top priorities when planning for the future of East Rockhill. This section provides a community vision for future growth and development in East Rockhill that address these planning priorities. Specific planning measures will be discussed that will promote the concentration of future development within appropriate areas of the township, while enhancing the preservation of its valuable natural, agricultural, open space and historic resources. This section will also examine if East Rockhill is meeting its fair share of future housing demands including the provision of areas zoned for multifamily development. Various planning tools and techniques that will enhance the overall protection of the township's resources will be examined. Lastly, a review of adjacent municipal comprehensive plans and the county comprehensive plan will identify the relationship and potential impacts upon the township from adjacent municipalities. The following concepts and techniques will form the basis of the East Rockhill's land use vision and growth management strategy for the future.

Development District Concept

A planning tool widely used in Bucks County to guide growth is the development district concept. The fundamental objective of this concept is to concentrate future development in areas best equipped to handle growth (e.g., areas which contain existing or planned water and sewer service), while minimizing land use conflicts and capital costs to residents. East Rockhill has employed the development district concept since the adoption of its 1987 comprehensive plan and township's zoning ordinance was amended to reflect the future land use policies established at this time. A significant portion of the residential and nonresidential development has been concentrated into areas designated by township officials to accommodate future growth in appropriate locations at densities sufficient to support necessary facilities and services. This is evidence that the development district concept has been an effective planning tool in East Rockhill. However, to account for new development, zoning ordinance amendments (e.g., the creation of the Agricultural Preservation zoning district), and other planning implications (e.g., the adoption of the township's sewage facility plan update and the advent of the sewage treatment plant), there is a

need to reevaluate the development district concept in East Rockhill. This section provides an update of the development district boundaries and future land use policies based on an analysis of current land use and zoning patterns, infrastructure, and natural resource conditions.

The Future Land Use map forms the basis of the township's community vision and highlights the future planning areas for East Rockhill Township. (See Figure 13.) The purpose and overview of each planning area is described below.

Development Area

The Development Area is intended to accommodate the bulk of existing and future development, and has been sized to accommodate the projected housing demands. This area generally corresponds to the R-1 Residential, Suburban, Commercial-Office, Cultural-Educational, and I-1 and I-2 Industrial zoning districts. The purpose of this area is to concentrate higher density residential and nonresidential uses and to coordinate this growth with the provisions of public services. This area has been designated for several reasons, but primarily due to the presence of public water and sewer nearby. In order to provide a variety of different uses including higher density housing types, public water and sewer are intended to serve the Development Area. To retain the rural character of the township, public water and sewer lines should not be extended outside the Development Area until the land within the Development Area is at capacity or approaching capacity.

In addition to the existing water and sewer service issues, the Development Area is best suited for development due to its proximity to Perkasio Borough and existing development within the township. The roads within these areas are better equipped to handle additional traffic. Since there are no large concentrations of sensitive natural resources, the Development Area is appropriate for higher density/intensity development. Nevertheless, any development within this area should still respect the inherent resources located on the site.

The residential portions of the Development Area has been designated in recognition of the township's legal obligation to provide sufficient land for a variety of housing types while satisfying its fair share of multifamily growth. The Development Area satisfies these obligations and is sized large enough to accommodate the projected population and housing projections through the year 2015. (See Appendices A and B for a discussion on the Development Area Capacity Analysis and Multifamily Fair Share Analysis.) The Development Area (as defined in the 1987 comprehensive plan) was expanded into areas that will provide concentrated growth that is conveniently served by public infrastructure and services. Specifically, the Suburban zoning district (which was not included in the Development Area in the previous comprehensive plan) is included in the Development Area. Another expansion area includes several large rural residential lots and smaller single-family residential lots along Old Bethlehem Pike. Previously, this area was designated Resource Protection Area; but inclusion in the Development Area should be considered since the concentration of natural resources is not as significant as other areas in the Resource Protection Area,

and this area can be conveniently served by the extension of public water and sewer lines located southeast of the Development Area along Hill Road. Also, the expansion area is consistent with West Rockhill Township's future land use policy that includes a Development Area on the opposite side of Old Bethlehem Pike. Lastly, the Development Area has been expanded to include The Pines at Penridge and Cedarbrook Crossing developments that were constructed after the adoption of the previous comprehensive plan.

The Glenwood Village Shopping Center, along with other commercial centers in the township and the greater region, continue to satisfy the shopping needs of township residents. While there is limited land available for commercial use, there may be some opportunities for infill development and adaptive reuse in portions of the Development Area.

There are a few industrial uses that are dispersed throughout the township. Zoning revisions to the I-1 and I-2 Industrial zoning districts (located in the vicinity of the Penridge Airport) are intended to promote attractive high-quality light industrial developments with appropriate landscaping that will minimize impacts to adjacent land uses.

Rural Areas

Rural Areas are broken into four separate future land use categories—Resource Protection, Agricultural Preservation, Village Enhancement, and Rural Holding. The purpose of the Rural Areas is to protect large environmentally sensitive areas, to maintain and enhance the agricultural industry to preserve prime agricultural lands, to protect established neighborhoods, and protect and enhance rural villages and commercial areas. The land use policies and descriptions for each are as follows:

Resource Protection—These areas include significant natural resource lands that require special attention, primarily concentrated northwest of Three Mile Run Road. The purpose of this district is to protect areas that contain large concentrations of natural resources such as forests, steep slopes, scenic areas, wetlands, streams, floodplains, and ponds. Included in this area are the following Natural Area Inventory sites: Quakertown Swamp, Rock Hill, and Haycock Mountain, and Nockamixon State Park (for further description, see the Open Space and Farmland Preservation section). The purpose of the Resource Protection Area is to provide maximum protection of these resources through a variety of regulatory measures and planning tools. The permitted uses and their intensities should be limited in this area to ensure that these resources are preserved, while providing for low-density residential development with suitable sewage disposal. The Resource Protection area contains the Resource Protection, Commercial-Office, and Extraction zoning districts.

Some nonresidential development is appropriate in the Resource Protection area to serve nearby residents. The Commercial-Office (C-O) district located

along Dublin Pike near Richland Township contains a commercial use (Wagon Wheel) and several vacant lands. There is a proposal to construct a village-style shopping center on the larger of the two vacant sites. The intensity and appearance of future development in the C-O district should be consistent with the rural character in which it is located.

Agricultural Preservation—This area (which corresponds to the zoning district by the same name) is located in the southeastern corner of the township and contains soils classified as Prime Farmland and Additional Farmland of Statewide Importance the Natural Resources and Conservation Service (NRCS). The purpose of this area is to recognize and protect the area designated as a significant agricultural area where active farming predominates. This comprehensive plan recognizes that farmland serves an important function and should be retained when possible to preserve the character of the township. It is not a holding zone but an area having a positive purpose in utilizing the prime agricultural soils for benefit of the entire community. This policy is supported by a Commonwealth court case *Heritage Building Group v. the Plumstead Township Board of Supervisors* (2003). In this case the court permitted agricultural land to be considered developed and thus a legitimate land use, not vacant and classified as a holding zone for future development.

Because of the presence of active, productive farms in the East Rockhill, a primary goal of this comprehensive plan is to promote the preservation of prime agricultural land. In 2000, agricultural preservation zoning was adopted by the township to limit the conversion of farmland into nonagricultural uses. It focuses on permitting landowners to subdivide a limited number of residential lots from their property based on a minimum acreage necessary for a viable farm unit. Development on large lots or in clusters where open space is preserved shall be permitted.

It is recognized that there are established residential neighborhoods within and adjacent to the Agricultural Preservation (AP) zoning district. While the character of these neighborhoods should be protected by township ordinances, those residents must realize that they reside in an area that is intermingled with agricultural uses. Beyond its historical value, farmland is a productive resource, contributing to the local economy and providing scenic open space valued by residents. Moreover, normal farming operations and activities should also be afforded protection by local ordinances. To promote the economic vitality of farming operations in the AP district, township officials may want to expand farmers opportunities to include additional nonagricultural activities such as pick-your-own harvesting, hay rides, educational tours, and recreational activities (i.e., batting cages and miniature golf). However, any future ordinance amendments should ensure that these activities are appropriately regulated to prevent negative impacts upon neighboring properties (e.g., lighting glare, noise, and traffic).

Village Enhancement—The existing villages are a unique resource, providing residents and nonresidents alike with a historic snapshot of East Rockhill’s early beginnings. The Village Enhancement area includes the villages of Hagersville, Keelersville, Rockhill Station, and Rich Hill and correspond to the Village Residential and/or Village Commercial zoning districts. The township’s villages vary considerably in the strength of their identity, both physically and socially. All of the villages, with the exception of Rockhill Station are located along primary roadways. Roadway improvements (e.g., cartway widening, turning lanes, or higher speed limits) may have a detrimental effect on the villages. Fortunately, according to the *2003 Bucks County Transportation Improvement Program*, the only scheduled improvement is the Route 313 bike lane that is proposed to run from Richland Township (through East Rockhill) to Dublin Borough along Dublin Pike. The bike trail can be incorporated into the village setting without undermining Hagersville historic integrity.

The villages are distinctive settlement patterns and should be preserved or enhanced through appropriate land use regulations. Potential for infill and/or expansion of a village should be predicated by a village planning and zoning study. In this comprehensive plan update, township officials have recommended provisions for a limited expansion of Hagersville (see discussion Zoning Recommendations below for more detail.)

Rural Holding—The Rural Holding area include the bulk of the township’s park and recreational lands (e.g., Willard H. Markey Park and the municipal golf course), township-owned open space lands, natural resource areas (e.g., steep slopes along Ridge Road), and large-lot residential development. However, there are also some limited commercial areas along Ridge Road and Dublin Pike. This area is intended to accommodate lower density/intensity development. Portions of this area (which corresponds to the Rural Residential and Commercial Office zoning districts) may serve as a reserve area for future residential development. Public water service should not be provided in this area at this time. Public sewer has been extended into this area to serve malfunctioning systems along Schwenk Mill Road and the municipal golf course. However, future tie-ins should be limited to only these areas.

Portions of the Rural Holding Area (not currently developed) are intended to be kept in reserve for future growth. Higher density residential development should not be encouraged in this area until the Development Area is approaching build out. At this time, township official can determine the appropriate extent and location of the expansion that will be cost effectively served by public sewer and/or water connections. The Commercial-Office district at the corner of Dublin Pike and Ridge Road contains a vacant lot this is about 10 acres in size. Future development of this site should be responsive

to the context and scale of the two existing commercial uses (County Place Restaurant and bed and breakfast use) within the zoning district. Access management should be considered in the design and layout to enhance vehicular safety and flow along these arterial roadways.

Purpose and Intent of Zoning Districts

Municipalities are authorized by the Pennsylvania Municipalities Planning Code (MPC) to enact and enforce zoning powers to support their specific land use policies. There are 12 separate zoning districts (and one potentially new zoning district) in East Rockhill as shown in Figure 13, and each district has a specific purpose. The township has located each district to encourage various types of development in appropriate areas of the township. The following provides a brief description of each district's purpose and intent:

Agricultural Preservation (AP)—The purpose of the Agriculture Preservation District is to recognize and protect those areas of the township where farming predominates. Within the District, areas with Class I, II and III agricultural soils, as defined by the U.S. Department of Agricultural Soils Survey, shall be protected in accordance with the standards established herein. This district recognizes that farmland is being used to produce a product and has a positive purpose in utilizing the prime agricultural soils for the benefit of the entire community. Residents of the AP District are advised that there may be noise, odors, dust, fumes or other disturbances associated with agricultural practices which are considered to be acceptable effects of farming and shall not be regulated by township nuisance laws.

Resource Protection (RP)—The purpose of the Resource Protection District is to protect areas containing sensitive natural features and areas of natural scenic beauty. Agricultural and low-intensity residential uses are permitted with standards and densities designed to encourage preservation of natural resources.

Rural Residential (RR)—The Rural Residential Districts are intended to promote the preservation of agriculture as a primary use of undeveloped land outside the Development Area. Limited residential uses are permitted as well as agricultural uses. The standards and densities are intended to provide a positive incentive for the preservation of large amounts of open space and the retention of the Township's rural character.

Suburban (S)—The purpose of the Suburban Districts is to accommodate single-family detached residential uses. Clustering and performance standard developments provide landowners with some flexibility. In keeping with the Township's rural character, densities are moderate. The protection of natural resources is ensured through performance standards.

Suburban-1 (S-1)—The purpose of the proposed Suburban-1 district is to accommodate single-family detached and multifamily residential uses. Clustering and performance standard developments provide landowners with some flexibility. The maximum density is slightly higher than the Suburban district but the protection of natural resources is ensured through performance standards.

R-1 Residential (R-1)—The purpose of the Residential Districts is to accommodate all type of residential structures, single-family and multifamily to ensure a balanced community. The R-1 District is medium density in keeping with the township's character. Performance standards encourage clustered development with open space areas for resource protection and recreation.

Village Residential (VR)—The Village Residential Districts are intended to preserve the character of the township's villages. A variety of residential uses are permitted in these districts. Standards and densities are designed to be compatible with existing conditions in the villages.

Village Commercial (VC)—The Village Commercial District deals with a small commercial area adjacent to the village of Hagersville. The intent of this district is to provide local residents with a limited amount of commercial services.

Cultural-Educational (C-E)—The Cultural-Educational District is intended to maintain the character of areas currently used by major institutions.

Commercial-Office (C-O)—The Commercial-Office District is intended to provide a wide range of commercial and service uses for the needs of local and area residents. Office uses are also permitted in this district. Appropriate design standards will ensure that future development is compatible with existing commercial and office uses.

Industrial-1 (I-1)—The Industrial-1 District is intended to provide for industrial, major commercial, intensive office and laboratory uses with suitable open space and landscaping in keeping with the township's rural character. Such developments should be planned for adequate improvements, internal streets and compatibility with adjacent uses. Adverse impacts on neighboring residential developments must be avoided.

Industrial-2 (I-2)—The Industrial-2 District is intended to provide for industrial, major commercial, intensive office and laboratory uses similar to the Industrial-1 District with smaller lots and suitable open space and landscaping. Such developments should be planned for adequate improvements, internal streets and compatibility with adjacent uses. Adverse impacts on neighboring residential developments must be avoided.

Extraction (E)—The Extraction District is established to permit extraction of sand, gravel, shale, clay, stone, or similar operations in including borrow pits in a safe and nondeleterious manner. The rehabilitation of land during the extractive operation and at the time operations are ended will be required.

Zoning Recommendations

The analysis presented in this comprehensive plan leads to the suggestion of several recommendations for new or revised zoning districts. These suggested changes are as follows:

Creation of Suburban-1 zoning district—To accommodate future housing projections while providing a transition between the R-1 and/or Suburban zoning districts, township officials should consider the creation of a new zoning district known as the Suburban-1 district. The Suburban-1 district will be similar to the existing Suburban District, but will permit certain multifamily units to aid in satisfying the fair share of multifamily units (see Appendix B for further discussion) and a slightly higher maximum density for Performance Standard Development (i.e., 3 versus 2 dwelling units per acre). The performance standards such as the minimum site area, maximum density, minimum open space, and maximum impervious surface will need to be examined in more detail to ensure that the district regulations are consistent with the district's purpose. The new zoning district will be located in appropriate areas within the Development Area. Two areas that have been targeted include vacant and rural residential lands in the following areas: (1) northeast of Three Mile Run Road, between Old Bethlehem Pike and Hill Road, and (2) adjacent to the township's sewage treatment facility on the northwest and southeastern side of Branch Road. (See Figure 13.)

Expansion of the VR/VC district adjacent to Hagersville—In order to provide additional commercial and multifamily residential housing opportunities while possibly providing the remediation of failing on-site septic systems in the Hagersville area, an expansion of the Village Residential and Village Commercial districts should be considered. The intension is to provide limited village-style residential and nonresidential development adjacent to Hagersville that will enhance the overall village character. Also, township officials should explore the possibility of amending the VR district regulations to include the provision of multifamily housing opportunities. Township officials should also explore regulatory provisions that will aid in the overall protection of the village character and architecture.

The potential sites for expansion are TMP# 12-14-45-3 (proposed for VR district) and a portion of 12-14-39 (proposed for VC district). This proposed expansion will provide a limited area for development on both sides of Dublin Pike while helping to strengthen and unify the village context (See Figure 13.) In order to address the remediation of existing on-lot septic systems in and around the village, future development proposals in the village expansion area should include coordination between the township and applicant to implement a sewage disposal

option (consistent with the Act 537 plan) that will address the failing on-lot systems in the Hagersville area as well as provide for any proposed new units.

Potential expansion of the C-O district near Richland Township—In order to provide additional nonresidential opportunities in this portion of Dublin Pike, township officials are exploring a potential expansion of the C-O district up to the municipal boundary of Richland Township. This potential expansion would be compatible with surrounding area, which is predominately residential in nature, if future commercial development is designed to be compatible with its rural context. The intent of the village-style shopping center that is proposed in the C-O district is to provide a commercial use that blends in with its surroundings. However, due to poor soils in this vicinity, the applicant was forced to install an on-lot sand mound system along Dublin Pike. Typically, the manufactured appearance of a sand mound system located along a roadway leaves much to be desired. Therefore, if this is the best form of sewage disposal available to these sites, the township and applicant should explore creative ways to utilize the sand mounds as natural berms in conjunction with natural buffer planting to optimize the visual appearance to motorists along Dublin Pike.

Potential Tools and Techniques

Identifying what the township should look like in the future as well as how this can be accomplished is important component of comprehensive planning. The township has various means at their disposal that may be used to accomplish this community vision. This section describes a number of innovative tools and strategies that can be used to shape the future land use and design of the township. This section describes a number of innovative tools and strategies that can be used to shape the future land use and design of the township. These recommendations are in addition to the many tools and ordinance provisions that the township already uses to implement its land use vision, including wellhead protection ordinances, natural resource protection standards, site capacity calculations, performance subdivisions, open space preservation, and stormwater management ordinances. The combination of the township's ordinances and strategies serve to protect critical natural resources and keep densities low in designated Resource Protection Areas and allow well-planned development and infrastructure expansion in designated Development Areas.

Traditional Neighborhood Development—Authorized by the MPC, a Traditional Neighborhood Development (TND) zoning district attempts to establish a pedestrian-oriented, mixed-use development similar to that of older boroughs and villages. TND's are compact, pedestrian-oriented, mixed-use communities that seek to recreate traditional small town neighborhoods and strategically located open space for public use, and are characterized by a grid street pattern, short setbacks, narrow street widths, a mix of land uses, and a pedestrian-friendly environment. A TND features include a mix of house types on smaller lots, narrow streets on a grid, features such as porches and garages placed in rear of the house, and the creation of usable public space. The primary difference between a TND and conventional suburban development are the physical neighborhood composition and overall land use pattern.

A typical suburban development is composed of one building type such as a single-family home, townhouse, or apartment and use curvilinear streets and cul-de-sacs. TNDs integrate key elements of a neighborhood such as small-lot single-family homes, multifamily units, schools, retail stores, civic buildings, and parks with a formal grid street network. All elements of the neighborhood are within walking distance, so that residents are not as reliant on their cars for meeting their daily transportation needs.

In East Rockhill, TND's would be most appropriate in the Development Area or could serve as the expansion of an existing village, such as Hagersville. In conjunction with the district regulations, carefully constructed design guidelines would guide the look and the pattern of the development. TND's can be used in conjunction with TDR's (see below).

Transfer of Development Rights—A transfer of development rights (TDR) program shifts development away from agricultural land or sensitive natural areas, and concentrates in development areas. The theoretical basis of TDR is the legal definition of land ownership as consisting of a “bundle of property rights,” including: the right to use airspace above the land; and the right to develop the land. These rights can be separated from each other.

Transfer of development rights programs separate the right to develop property from the bundle of property rights. TDR programs allow property owners in the area where development is to be limited, the “sending area,” to sell development rights for use on properties in a “receiving area” where a concentration of growth is desired. TDR programs in Pennsylvania must be voluntary, where sending area landowners have the option to build homes or to sell the development rights. Other states permit mandatory programs, where actual development is prohibited or strictly limited in the sending area. In Pennsylvania, TDR programs can only be used to transfer development rights within a single municipality, or among municipalities with a joint zoning ordinance, as authorized by 1992 MPC amendments.

Site Analysis and Resource Conservation Plan—A mechanism could be incorporated into the subdivision ordinance to employ the good design principle intentions of the sketch plan submission requirements as part of the preliminary plan submission requirements. Site Analysis and Resource Conservation Plan requirements combine elements from “standard” subdivision ordinance requirements with conservation design principles, both for natural resources and cultural features (e.g., historic resources, viewsheds). Such requirements would not affect the development potential of a site, but would encourage better site planning essential to ensuring the preservation of the village and outlying area.

The purpose of a site analysis and resource conservation plan is to ensure that all development occurs in a manner that respects the natural environment and the cultural features that are important to the site, the surrounding area, and the township. With such an analysis and plan, the applicant and township officials would have a sound understanding of the conditions around the site that provide the context for the

proposed development. It would be more useful than an environmental assessment or environmental impact statement in that it would deal with the site before anything is built and address how valuable resources could be preserved versus just indicating what impacts would result after the development is built.

An existing resources inventory would be required to provide a comprehensive analysis of conditions on the proposed development site and areas within 500 feet, showing topography, natural drainage patterns, vegetative cover, soils and geology, historic buildings or sites, viewsheds/scenic views, pastureland and cropland, areas identified by the Pennsylvania Natural Diversity Inventory, solar access and orientation, and other features on and of the site. Narrative would be provided to indicate ways in which the applicant would respect the existing valuable resources described in the site analysis.

The resource conservation plan would require that the layout of the lots or development occur so that the areas identified as being important in the site analysis are preserved and the areas of secondary importance are used for development. Limits on site disturbance, use of natural drainage patterns, preservation of historic areas and scenic views, preservation of solar access, protection of natural areas, protection of groundwater resources, and consideration of low-impact grading techniques (see below) would all be required considerations.

The requirements of the site analysis and resource conservation plan could be supplemented by encouraging applicants to schedule preapplication meetings and site visits with the township officials before full-scale engineering work is started.

Low-Impact Grading—Among the most harmful development practices is site grading. Grading is the process of clearing a site of vegetation and smoothing sloping areas to create an even topography. Mass grading is harmful because it destroys valuable species habitat and reduces water quality by introducing sediment into local streams and lakes. Grading will also destroy an area's rural nature; it effectively replaces native vegetation and topography with a flat expanse of lawn.

Two development techniques can greatly reduce the impacts of grading: site fingerprinting and minimum disturbance. Site fingerprinting reduces the total amount of disturbance of a site by limiting grading and clearing for a subdivision to areas where structures, roads, and rights-of-ways are required. Grading and clearing can be further reduced by using shared driveways, designing roads to follow open paths in vegetation, and avoiding additional disturbance for material storage areas.

Minimum disturbance techniques further reduce impacts by using alternative construction techniques. Heavy equipment will typically compact soil (increasing imperviousness) and damage root systems. Minimum disturbance techniques use a carefully delineated disturbance area and through low impact construction practices attempt to preserve unstable soils and maintain a site's hydrologic function. Minimum disturbance techniques have the added benefit of reducing construction costs due to the decreased need for site grading.

Riparian Corridor Conservation District and Management Plan—A riparian corridor conservation district is an overlay zoning district that regulates the uses and activities within a designated margin along riparian corridors and wetlands. The district is generally divided into two zones. Zone 1 consists of a 30-foot margin that extends from the edge of the stream or wetland. In Zone 1 typical permitted uses include wildlife sanctuaries, nature preserves, fishing areas, passive park and recreation areas, and stream bank stabilization. Uses permitted by conditional use approval include corridor crossings by farm vehicles and livestock, recreational trails, roads, railroads, and utility lines. Zone 2 consists of a 60-foot margin that extends from the edge of Zone 1. In Zone 2 permitted uses include wildlife sanctuaries, nature preserves, passive park and recreation areas, recreational trails, front, side, and rear yards of private lots, and agricultural uses existing at the time of the adoption of the ordinance. Uses permitted by conditional use approval in Zone 2 include corridor crossings by farm vehicles and livestock, recreational trails, roads, railroads, and utility lines; camps, campgrounds, picnic areas, golf courses, and playgrounds; and naturalized stormwater basins. Uses such as clear-cutting, hazardous material storage, permanent structures, subsurface sewage disposal areas, chemical application of farmland, and motor vehicle traffic are specifically prohibited within the corridor. Permitted activities within the corridor must be accompanied by the implementation of an approved Corridor Management Plan that identifies management techniques that will be used to offset disturbances to the corridor.

Accessory Farm Business—In addition to retail sales of commercially grown agricultural products, an accessory farm business ordinance would permit the use of a farm for entertainment purposes. Permitted entertainment uses would include educational tours, seasonal festivals related to products grown on the site, craft fairs, hayrides, and horse shows. The purpose of this use is to provide farmers with additional sources of revenue so that they do not have to resort to selling their property to developers. The nature of permitted accessory uses and the respective use regulations should safeguard against potential negative impacts (e.g., noise and lights) upon neighboring properties.

Historic Preservation Zoning—A local historic district ordinance designates an area containing historic structures and protects by (1) limiting the type of alterations that may be made to existing buildings, (2) reviewing proposed demolitions, and (3) ensuring compatible design of new construction. Historic districts created under the authority of the enabling legislation, Act 167, are not zoning districts; the review process is a procedure separate from zoning concerns. The Pennsylvania Historical and Museum Commission must certify all areas proposed for a historic district as having historic character. Act 167 also requires the appointment of a historical architecture review board (HARB), which reviews and advises the governing body about any alterations within the district. The governing body then decides whether to approve or deny the proposal.

A historic preservation overlay district provides local designation and regulations of historic properties through local zoning. Historic resources may be further divided into classes depending upon their significance, with National Register properties

receiving greater protection than locally identified buildings. Historic overlay zoning can include one or more of the following provisions:

- Permitting additional uses within historic structures, with a condition of use being that alterations meet design guidelines;
- Review of demolition proposals by a local historic commission;
- Review by a local historic commission of proposed subdivisions and land developments;
- Preparation of impact statements for proposed subdivisions and land developments;
- Buffering adjacent to historic properties;
- Review by the historical commission of the design of proposed alterations to historic properties.

Design Guidelines for Village and Development Areas—Design guidelines would be very helpful in carrying out a vision of what the Development Area and Village Enhancement area should look like in the future. Design guidelines describe and illustrate preferred design approaches to developers to provide a better sense of what the community is looking for. Design guidelines are very useful in getting better development results in historic and village areas.

Typically, design guidelines consist of statements that describe a preferential treatment of a specific aspect of the design of a building or site. For instance, a design guideline might specifically address entryways: “Solid or residential-type doors with small areas of glass should be avoided. Openings containing double entry doors should be retained.” Another might address street character: “Entrances, porches, balconies, decks, and seating should be located along the street edge to promote pedestrian use of the street edge.” Such guidelines, especially when illustrated, can be helpful in maintaining the character of the community and encourage pedestrian traffic.

Joint Municipal Planning and Zoning—Joint planning and zoning occur when municipalities agree to work together to develop a single planning document or zoning regulations for use in all the municipalities involved. The purpose of joint municipal planning and zoning is to address regional concerns and development that has impacts across municipal borders. Pennsylvania courts have interpreted the MPC to require that all uses and housing types be provided for within a municipality. However, with joint planning and zoning in place, all uses may be provided for within the joint area, rather than each municipality. This can allow more development to concentrate where public services are available. In turn, the most valuable farmland and natural resources can be preserved.

