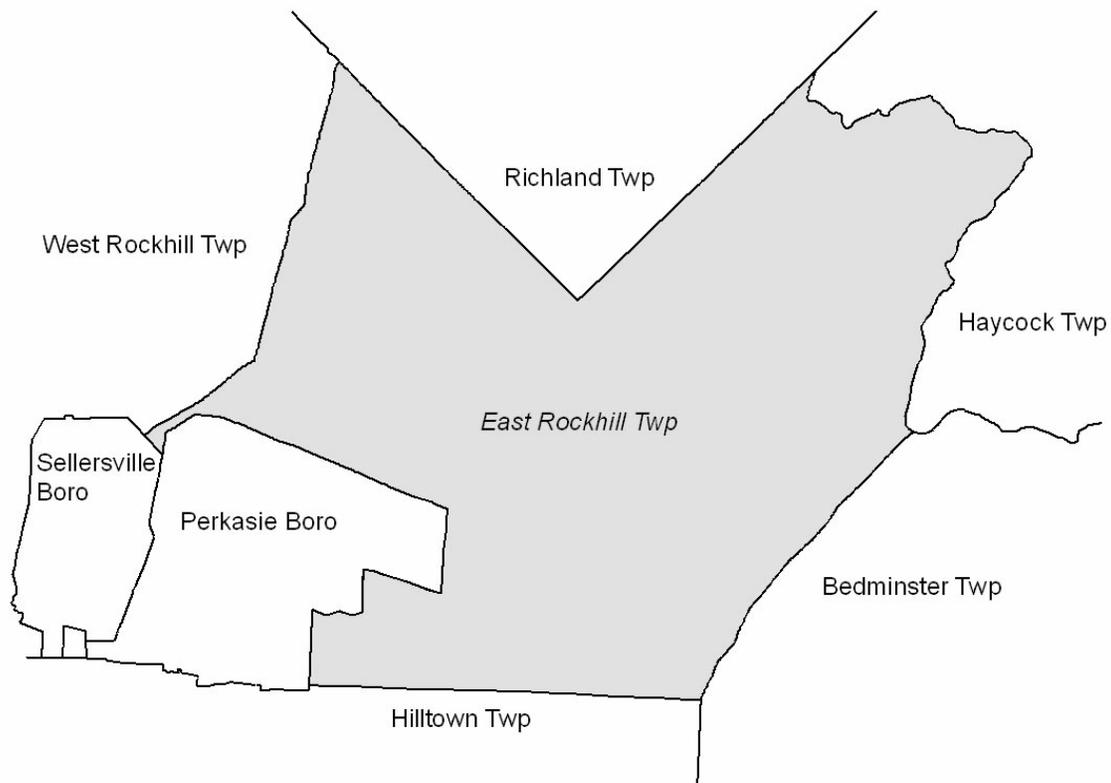


Adjacent Land Use and Zoning

The Pennsylvania Municipalities Planning Code (MPC) requires that comprehensive plans take into account the planning in surrounding areas, the county, and the region. The purpose of the following discussion is to ensure that policies developed for East Rockhill do not create conflicts with adjoining lands and to encourage a regional approach to planning problems and issues. Based upon this review, the surrounding municipalities seem to have compatible planning and zoning policies. The existing land uses along the border of East Rockhill are also generally consistent with the planning and zoning policies established for each of the respective municipalities. The six municipalities that border East Rockhill Township are Bedminster, Haycock, Hilltown, Richland, and West Rockhill townships as well as Perkasio Borough.



Bedminster Township

The *Bedminster Township Comprehensive Plan* (1996) designates the area adjacent to the municipal border as Village, Park Buffer, or Agricultural Preservation. The portions of township designated as Village correspond to the villages of Keelersville and Hagersville, which are located within both Bedminster and East Rockhill townships. Both townships have village zoning districts that roughly correspond to the village limits of Keelersville and Hagersville and contain district regulations that are intended to permit only uses and area and dimensional requirements that will complement the existing village character. The Park Buffer, extending about 4,000 feet between Nockamixon State and the ridgeline, is intended to promote future land uses that are compatible with the natural qualities of the park. The remaining area along the municipal border is designated

Agricultural Preservation (also corresponding to the name of the underlying zoning district) which is consistent with East Rockhill's Agricultural Preservation future land use policies for this portion of the township. East Rockhill's Agricultural Preservation (AP) zoning district based largely upon Bedminster's AP district regulations, is intended to preserve prime farmland and farmland of statewide importance soils while clustering lots on the least productive soils.

Haycock Township

Haycock Township is a member of the Quakertown Area Planning Committee (QAPC). The *Quakertown Area Comprehensive Plan for Haycock Township* designates the area along the municipal border as Resource Protection Areas. The corresponding areas are zoned RP—Resource Protection which requires a minimum lot size of 2 acres for single-family detached dwellings. This is comparable with this comprehensive plan's recommendation of RP—Resource Protection District (and underlying RP zoning district which requires a minimum lot area of 1.8 acres) for this portion of East Rockhill Township.

Hilltown Township

In the recently adopted *Comprehensive Plan Update for Hilltown Township, Bucks County, Pennsylvania* (2003) the area bordering East Rockhill Township is designated as Rural Residential and Country Residential-2 which also corresponds to the name of the underlying zoning districts. The Rural Residential area is comparable with this plan's recommendation of Rural Areas—Agricultural Preservation, since both are rural zoning district designations. In Hilltown, the Country Residential-1 and Country Residential-2 districts are intended to accommodate the majority of the future residential development. The Country Residential-2 zoning district, which permits a minimum lot area of 50,000 square feet with single-family detached use and 20,000 square feet with the single-family cluster option, is located opposite this plan's Development Area consisting of the Suburban zoning district and a potentially new zoning district known as Suburban-1. The Suburban district allows a minimum lot area of 22,000 square feet with detached dwelling use and 12,500 square feet with detached dwelling cluster option. The potential Suburban-1 district regulations will be developed later (if appropriate) but will most likely be similar in density to the Suburban District. Therefore, the recommendations of this comprehensive plan are consistent with the Hilltown's adjacent land use and zoning.

Perkasie Borough

The *Comprehensive Plan of Perkasie Borough* (1993) designates the area along the East Rockhill border as a mix of land uses—Residential-Low, Residential-Medium, Residential-High Density and Nonresidential. The corresponding underlying zoning districts are R Residential-1A, Residential-1B, Industrial-1, and Commercial-1 districts. In this comprehensive plan's future land use map, the area adjacent to Perkasie Borough is designated Development Area and the underlying zoning districts consist of: Residential-1, Industrial-1, Industrial-2, Cultural-Education, Commercial-Office, Suburban, Suburban-1 and a limited area of Rural Residential. The Development Area is intended to accommodate the majority of future residential and nonresidential uses in

East Rockhill. Therefore, East Rockhill's future land use policies are consistent with Perkasio's adjacent land use and zoning.

Richland Township

Richland Township is also a member of the QAPC, and in 1997 the municipal officials adopted their own comprehensive plan. The *Comprehensive Plan, Richland Township, Bucks County, Pennsylvania* designates land adjacent to East Rockhill Township as predominately Natural Resource Protection Areas on Undeveloped Tracts or Developed Lands, and a limited area of Agricultural and Other Reserve Areas. The latter is scattered along the length of the border between Richland and East Rockhill. All of these areas are located outside of the Richland's designated Primary Potential Growth Areas. The corresponding zoning districts are the Resource Protection and Rural Agricultural districts, which permit single-family detached dwellings with a minimum lot area of 5 and 2 acres, respectively. This comprehensive plan's future land use map designation for the border of Richland Township is Resource Protection. The underlying Resource Protection zoning district requires a minimum lot area of 1.8 acres for single-family detached units. This comprehensive plan discusses the potential expansion of the existing Commercial-Office (C-O) zoning district along Dublin Pike (S.R. 313) to the border of Richland Township (known as Richland Center) which is predominately residential in nature. It is recommended that future commercial development as part of the C-O district expansion is designed to be compatible with its rural context. Therefore, the recommendations of this comprehensive plan are consistent with Richland's future land use and zoning policies.

West Rockhill Township

In 2005, West Rockhill township officials adopted the *West Rockhill Township, Bucks County, Pennsylvania, U.S.A., Comprehensive Plan*. The comprehensive plan's future land use map designates the area along the municipal border adjacent to Old Bethlehem Pike as Development Area. This area is intended to accommodate the bulk of future development/infrastructure expansion and is designed and sized to contain projected future growth, including infill and adaptive reuse opportunities. The underlying zoning districts along the municipal border are Residential Conversion, Neighborhood Conversion, Planned Commercial, and Planned Industrial. The West Rockhill comprehensive plan states that the township should consider expanding the Planned Commercial district along Old Bethlehem Pike. By expanding the district in this location, the area will become a more commercially-oriented arterial. With an expanded district in place, the extension of public water and sewer to Bethlehem Pike could provide the necessary infrastructure to help further the development of this arterial.

In this comprehensive plan's future land use map, the area along the municipal border is designated as Development Area and Rural Areas—Resource Protection and Village Enhancement. The Development Area, located adjacent to Perkasio Borough and extending up Old Bethlehem Pike south of its intersection with Rockhill Road, is consistent with West Rockhill's Development Area designation. In this comprehensive plan, the area above the Development Area is designated Rural Areas—Resource Protection and Village Enhancement. However, given the natural resources and village areas along this portion of Old Bethlehem Pike, East Rockhill officials have decided not

to extend the Development Area beyond the limit of the potential Suburban-1 district. Therefore, this comprehensive plan's future land use and adjacent zoning is compatible with those of West Rockhill Township.

Bucks County Comprehensive Plan

The *Bucks County Comprehensive Plan* (1993) provides policy recommendations and guidelines to assist municipalities with managing growth, developing comprehensive plans (and related documents), and evaluating development proposals. The plan also identifies various planning tools that can be used to manage growth in a manner consistent with the sound planning practices centered on the Development District Concept. It is up to local elected officials to select those planning tools that will best meet the present and future needs of their community. The township's comprehensive plan update is consistent with the county's growth management goals and objectives since the Development District Concept is an integral part of the plan. Under this approach, higher density residential and intensive nonresidential developments are channeled into areas where public services can be efficiently and economically provided, thereby preserving the township's significant natural, historic, and scenic resources. The residential development areas are sized to accommodate future residential growth until 2015 and possibly beyond. The designated development areas are not areas with significant or widespread environmental concerns.

In terms of natural resource protection, East Rockhill's current planning and zoning policies and standards are comparable to those recommended by the county. Environmental performance standards, performance zoning, and cluster provisions play an important role in the township's zoning ordinance. The township's interest in protecting farmland and encouraging the continuation of agriculture is reaffirmed in this comprehensive plan update.

The zoning ordinance includes provisions for a variety of residential housing types and arrangements that is consistent with this comprehensive plan's housing policies. The Development Area permits higher density housing developments that encourage affordable housing opportunities in the township. The need to provide consider appropriate housing opportunities (e.g., senior housing) has been identified and was addressed in this comprehensive plan update. Therefore, the basic housing policies between the county and township are consistent.