

**TRANSPORTATION IMPACT FEE
LAND USE ASSUMPTIONS REPORT**

**York Township
York County, Pennsylvania**

**Prepared by:
Traffic Planning and Design, Inc.**

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Table of Contents

INTRODUCTION 1
 Study Purpose 1
 Study Process 1
 Data Sources 2
 Land Use Assumptions Process 2
 EXISTING CONDITIONS 2
 Population 2
 Land Use 3
 Building Permits 4
 Transportation Network 8
 POTENTIAL DEVELOPMENT AREAS 9
 Developable Land 9
 FUTURE GROWTH 10
 Anticipated Development 11
 York Township Land Use 2020 12

Tables

- Table 1: Census Data and Population Projections 1960-2020
- Table 2: 2009 Existing Land Use / Land Cover
- Table 3: Total Residential Building Permits, 1981-2009
- Table 4: Projected Residential Building Permits to 2020
- Table 5: Structure Permits by Select Land Uses 1981-2009
- Table 6: Projected Structure Permits by Select Land Uses 2010 –2020
- Table 7: Developable Land by Zoning District
- Table 8: Land Anticipated to Develop in 10 Years by Zoning District
- Table 9: Existing Land Use & Assumed Land Use 2020
- Table 10: Land Use Assumptions by Parcel

Charts

- Chart 1: Historic Population Data and Population Projections 1960-2020
- Chart 2: Residential Building Permits 1981-2009; Projections to 2020

Maps

- Map 1: 2009 Existing Land Use / Land Cover
- Map 2: Roadway Functional Classification
- Map 3: Developable Land
- Map 4: Zoning Districts as of June 9, 2009
- Map 5: Land Developed by 2020
- Map 6: Assumed Land Use/Land Cover 2020

INTRODUCTION

Study Purpose

This Transportation Impact Fee Land Use Assumptions Report has been prepared for York Township, York County, Pennsylvania in accordance with Sections 501-A through 506-A of the Pennsylvania Municipalities Planning Code (MPC). The MPC authorizes municipalities within the Commonwealth to enact, amend and repeal impact fee ordinances and to establish impact fees for off-site public transportation capital improvements necessitated by new development.

The purpose of this report is to develop land use assumptions in order to project future development and changes in land use within the next ten years, from 2010 to 2020. The MPC requires the development of land use assumptions as a prerequisite to the development of the Transportation Capital Improvements Plan (CIP). The MPC outlines the necessary components of the Land Use Assumptions Report as follows:

- (i). Describe the existing land uses within the designated area or areas and the highways, roads or streets incorporated therein.
- (ii). To the extent possible, reflect projected changes in land uses, densities of residential development, and intensities of nonresidential development and population growth rates which may affect the level of traffic within the designated area or areas over a period of at least the next five years. These projections shall be based on an analysis of population growth rates during the prior five year period, current zoning regulations, approved subdivision and land developments, and the future land use plan contained in the adopted municipal comprehensive plan. It may also refer to all professionally produced studies and report pertaining to the municipality regarding such items as demographics, parks and recreation, economic development and any other study deemed appropriate by the municipality.”

This report describes and illustrates existing conditions, potential development areas and areas of future growth. Land use assumptions for each parcel for the year 2020 are also provided. Developable parcels were categorized in one of three ways: those currently in the development process, those likely to be developed within the next ten years and those not likely to develop within the next ten years. For parcels likely to develop within the next ten years, assumptions were made regarding the probable type and density of development based on current zoning.

Study Process

The study process included historic data research and presentation, basic permitting and land use trend analysis, and future land use assumptions based on community consensus. Historic population and land use data were collected from York Township, York County Planning Commission, and the United States Census Bureau. Current land use data are based on York Township Engineering department data as of December 2010. Basic trend analysis and land use assessments were developed in partnership between York Township officials and employees, consultants, and members of the Transportation Impact Fee Advisory Committee. Land use assumptions were made based on population, permitting and development trends, and potential development scenarios under current zoning.

Data Sources

The Land Use Assumptions Report process includes the following data sources:

- York Township Land Use / Land Cover database, York Township, 2009.
- York Township Building Permit Data 1981-2000, F. W. Dodge Building Statistic sheets, York Township.
- York Township Zoning Districts, December, 2010, York Township.
- York County Tax Assessment Office Parcel Data, June 2009, York County Planning Commission.
- York County Population Projections, York County Planning Commission, 2008.
- United States Census Data, United States Census Bureau, 2000.

Land Use Assumptions Process

The land use assumptions process for the Land Use Assumptions Report included the following actions:

- Charting of population data and comparison to previous population projections.
- Charting of building permit data, including residential and non-residential data and projections based on existing trends.
- Reviewing and updating land use and land cover databases to reflect current land use and land cover.
- Identification of developable land based on land use categories, vacancy, and underutilization.
- Categorization of developable land for future land use assumptions.
- Projection of land use assumptions based on current York Township Zoning and 2003 York Township Comprehensive Plan.

EXISTING CONDITIONS

Population

Population data was analyzed based on available information from U.S. Census Data and the York County Planning Commission’s most recent (2008) future growth projections for the years 2010 and 2020. In addition, population data for the most recent 5 years of data (1995 and 2000) was evaluated to ensure the future planning projections are consistent with the most recent population trends.

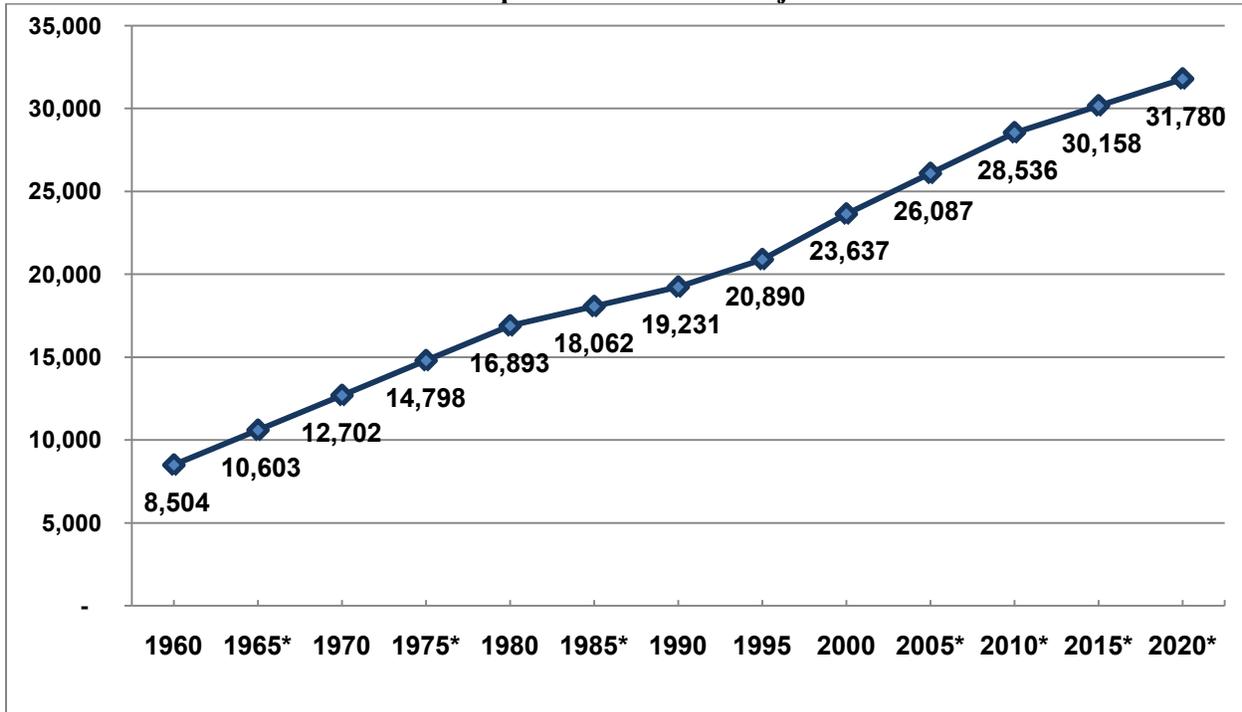
Table 1 and Chart 1 illustrate population growth since 1960. The total population of York Township has steadily increased over the last 50 years. Between the 1990 and 2000 census, the population increased by 23%, an average of 2.3% per year. For the most recent 5 year period (1995-2000), the population increased by 13%, an average of 2.6% per year. The County Planning Commission projections indicate a growth of approximately 20% , an average of 2% per year, between 2000 and 2010. The projections from 2010 to 2020 show an increase in total population of 10%, an average of 1% per year.

Table 1: Census Data and Population Projections 1960-2020

Year / Population and Projections	1960 Census	1970 Census	1980 Census	1990 Census	2000 Census	2010*	2020*
Total Population	8,504	12,702	16,893	19,231	23,637	28,536	31,780

*Projections provided by the York County Planning Commission.
 Sources: United States Census and York County Planning Commission.

Chart 1: Historic Population Data and Projections 1960-2020



*Five year increments were obtained via data interpolation. Actual data obtained for 1995.

Sources: (1) U.S. Census (2) York County Planning Commission.

Land Use

As shown in Table 2, over one-third (37%) of the land in York Township is classified agriculture, an additional 27% is classified residential and one in every six acres (16%) is classified forest. Together these land uses comprise approximately 80% of the land in the Township. The remaining 20% is classified as commercial, industrial, transportation, parks/open space, lakes and wetlands, or institutional. Map 1: 2009 Existing Land Use / Land Cover illustrates the location of these land uses and the location of the York County Urban Growth Boundary.

An agricultural classification includes row crops, cover crops, rangeland and orchards. A residential classification includes low density (single family homes), medium density (townhouses) and high density (condos, mobile homes, apartments) residential development. Institutional classification includes schools, churches, assisted living facilities, libraries and cemeteries.

Table 2: 2009 Existing Land Use / Land Cover

Land Use Type	Acres	Percent of Total
Residential	4,435	27%
Commercial	645	4%
Industrial	142	1%
Transportation	1,312	8%
Parks / Open Space	448	3%
Agriculture	6,025	37%
Forests	2,676	16%
Lakes	9	0.1%
NWI Wetlands	263	2%
Institutional	422	3%
Total	16,377	100%

Source: 2009 GIS Land Use Data

Building Permits

In accordance with the MPC, an analysis of approved subdivision and land developments was included in the development of land use projections. Since building permits are required for each land development, a review of building permits provides a comprehensive source of past land development trends.

Residential building permits have dominated structural permit issuance in York Township for the past twenty years. Residential permits account for approximately 96% of all structural permits issued since 1981. Residential and non-residential structure permit data were derived from F. W. Dodge Building Statistic sheets (Dodge Sheets) for 1981 to 2000 and include counts of permits for new structures as well as permits for expansion of existing structures. Building permit projections are based on trends of structure permitting from 2000 to 2009. The projections presume no change in current trends and that adequate developable land remains for the trend to continue.

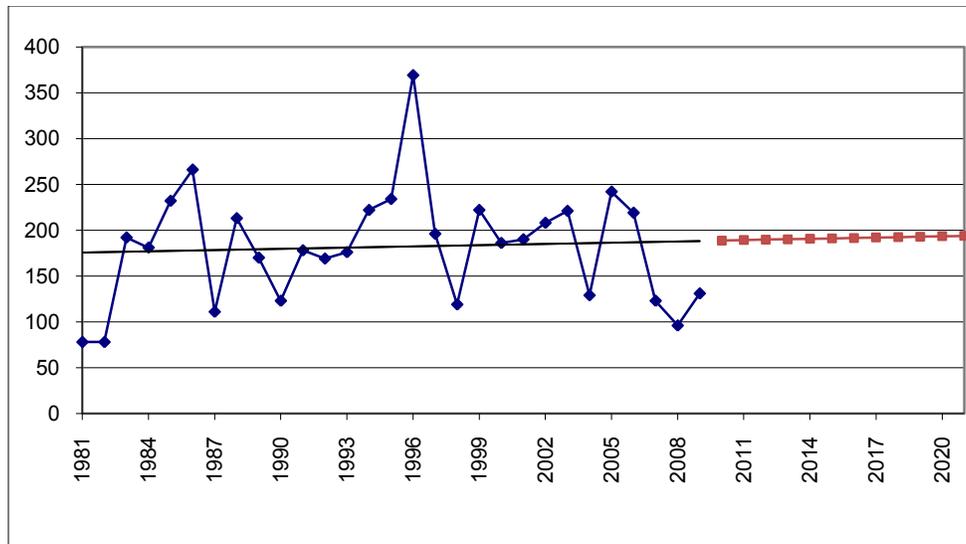
Residential Building Permits

According to York Township building permit data, a total of 5,274 residential permits have been filed at the Township since 1981. Just less than half (47%) of the permits filed since 1981 were permits for single-family units; the remaining 53% were permits for multi-family units. Table 3 and Chart 2 below illustrate the number of residential building permits issued per year since 1981. The average annual number of permits was 182 per year.

Table 3: Total Residential Building Permits, 1981-2009

Year	Total Residential Permits	Year	Total Residential Permits
1981	78	1997	196
1982	78	1998	119
1983	192	1999	222
1984	181	2000	186
1985	232	2001	190
1986	266	2002	208
1987	111	2003	221
1988	213	2004	129
1989	170	2005	242
1990	123	2006	219
1991	178	2007	123
1992	169	2008	96
1993	176	2009	131
1994	222		
1995	234	Total	5,274
1996	369	Average	181.9

Chart 2: Residential Building Permits 1981-2009; Projections to 2020



Source: York Township Building Permit data, F. W. Dodge Building Statistic sheets 1981-2000.

Based on residential permit data from 1981-2009, projections were made concerning future residential permits and are illustrated in Table 4 and Chart 3. As Table 4 and Chart 3 illustrate, the number of residential building permits is expected to increase annually. The total number of permits projected to be issued within the next ten years, based on past trends, is 2,102 permits.

Table 4: Projected Residential Building Permits to 2020

Projected Years	Projected Residential Permits
2010	189
2011	189
2012	190
2013	190
2014	191
2015	191
2016	192
2017	192
2018	192
2019	193
2020	193
Total	2,102

Source: York Township Building Permit data

Non-Residential Building Permits

Commercial structure permits have contributed the greatest amount (83%) toward the 250 total non-residential structure permits issued between 1981 and 2009 (refer to Table 5: Structure Permits by Select Land Uses 1981-2009). Commercial structure permits include permits for service stations, repair garages, banks, professional offices, stores, and customer services. Commercial structure permits are projected to remain the predominant type of non-residential permit issued in the next ten years (refer to Table 6: Projected Structure Permits by Select Land Uses 2010–2020).

Industrial structure permits include permits for a variety of industrial uses. Seven industrial permits have been issued since 1981 and, based on current trends; none are projected to be issued by 2020. The projections associated with industrial uses in Table 6 below denote a lack of industrial permits and should not be interpreted as industrial uses leaving York Township.

Institutional structure permits include permits for churches and other religious structures, hospitals and hospital institutions, public works and utilities. Since 2000, institutional permits have contributed approximately two permits per year to the total non-residential permit count and are projected to continue contributing, although at a similar rate.

Table 5: Structure Permits by Select Land Uses 1981-2009

Year / Land Use	Commercial	Industrial	Institutional	Total Permits
1981	4	0	0	4
1982	4	0	2	6
1983	23	4	0	27
1984	5	1	1	7
1985	8	0	1	9
1986	7	1	2	10
1987	3	1	0	4
1988	12	0	2	14
1989	9	0	1	10
1990	16	0	0	16
1991	6	0	0	6
1992	6	0	5	11
1993	2	0	1	3
1994	3	0	0	3
1995	3	0	0	3
1996	3	0	0	3
1997	7	0	2	9
1998	4	0	1	5
1999	6	0	0	6
2000	8	0	1	9
2001	6	0	1	7
2002	7	0	1	8
2003	6	0	5	11
2004	8	0	3	11
2005	15	0	1	16
2006	5	0	0	5
2007	6	0	1	7
2008	11	0	2	13
2009	5	0	2	7
Totals	208	7	35	250

Source: York Township Building Permit data and F. W. Dodge Building Statistic sheets.

Table 6: Projected Structure Permits by Select Land Uses 2010 –2020

Projected Year / Land Use	Commercial	Industrial	Institutional	Projected Total Permits
2010	9	0	2	11
2011	9	0	2	11
2012	9	0	2	11
2013	8	0	2	10
2014	8	0	2	10
2015	8	0	2	10
2016	7	0	2	9
2017	7	0	2	9
2018	7	0	1	8
2019	6	0	1	7
2020	6	0	1	7
~Total	84	0	19	103

Source: York Township Building Permit data and F. W. Dodge Building Statistic sheets.

Transportation Network

The York Township transportation network provides access to local, regional and state communities. Locally the network provides travel corridors for the Township’s citizens and regionally the network provides travel corridors for York Countians. Additionally, the network provides citizens of the state with a travel corridor via Interstate 83. Map 2: Roadway Functional Classification illustrates the transportation network of the Township as categorized using PennDOT’s functional classification system. The classification system includes Interstate Highways, Other Freeways and Expressways, Principal Arterials, Minor Arterials, Collectors and Local Roads as determined using PennDOT’s 2009 Functional Classification for York County. The following describes how roads in York Township are currently classified.

Interstate Highways

- I-83 from Springettsbury Township to Springfield Township

Other Freeways and Expressways

- I- 83 (Business) from Spring Garden Township to I- 83

Principal Arterials:

- Queen Street from Spring Garden Township to Dallastown
- State Highway 124 (Mount Rose Ave & Edgewood Road) from Springettsbury Township to Windsor Township

Minor Arterials:

- Main Street from Yoe to Red Lion Borough
- Duke Street from Dallastown to about Dairyland Drive
- George Street from Springfield Township to Spring Garden Township
- Hollywood Drive from Spring Garden Township to Queen Street
- Leaders Heights Road from George Street to Queen Street

- Lombard Road from Cape Horn Road to Yoe Borough
- Longstown Road from State Highway 124 to Cape Horn Road
- Pleasant Avenue from Dallastown to Blymire Road
- Winterstown Road from Red Lion Borough to Barshinger Road

Collectors:

- Cape Horn Road from Windsor Road to Mount Rose Avenue
- Camp Betty Washington Road from Springettsbury Township to Springwood Road
- Country Club Road from Main Street to Red Lion Borough
- Country Club Road from Red Lion Borough to Winterstown Road
- Croll School Road from Spring Garden Township to Days Mill Road
- Days Mill Road from North Codorus Township to Croll School Road
- Duke Street from about Dairyland Drive to Winterstown Road
- George Street - Yoe (Springwood Road) from Yoe Borough to Red Lion Borough
- George Street - Yoe (Springwood Road) from Walnut Street to Yoe Borough
- Hess Farm Road from Springfield Township to Iron Stone Hill Road
- Hess Farm Road from Stine Hill Road to North Hopewell Township
- Indian Rock Dam Road from Spring Garden Township to George Street
- Iron Stone Hill Road from Queen Street to Springfield Township
- Pleasant Avenue from Blymire Road to Hess Farm Road (214)
- Powder Mill Road from George Street to Leaders Heights Road
- Reynolds Mill Road from Springfield Township to George Street
- Springwood Road from Hollywood Drive to George Street- Yoe Borough
- Tyler Run Road from Powder Mill Road to Queen Street
- Walnut Street from Springwood Road to Dallastown Borough
- Winterstown Road from Barshinger Road to North Hopewell Township

Local Roads:

All other York Township roads are classified as Local Roads.

POTENTIAL DEVELOPMENT AREAS

Developable Land

Developable land in York Township include land classified as agricultural land, forested land, low density residential on parcels greater than two acres, and vacant properties. The developable land projections were developed after reviewing areas of developable land for consistency with the 2003 York Township Comprehensive Plan and subsequent zoning changes.

Vacant properties are defined as residential, commercial or industrial parcels for which York County Tax Assessment data shows that the assessed land value plus the assessed building value (or improved value) equals the total assessed value. The property, therefore, does not have an improved value. Identifying developable land is significant because developable land represents land available for new development.

Table 7 below provides an estimate of the developable land in acres using the above criteria. Note that the table further refines agriculture and forested land uses into several subcategories. Map 3: Developable

Land illustrates the location of developable land in the Township. Map 4: Zoning Districts as of June 9, 2009 illustrates the location of zoning districts.

Table 7: Developable Land by Zoning District (acres)

Zoning District	Total Developable Land
RL3 – Low Density Residential	1,816
RM5 - Medium Density Residential	960
RH9 - High Density Residential	295
OP - Office Professional	158
CS - Shopping Commercial	224
CH - Commercial Highway	13
I – Industrial	74
FO – Farm Open Space	6,453
Total	9,993

Sources: York Township GIS Data 2009

As Table 7 illustrates, 9,993 acres are identified as developable in York Township. Land zoned residentially (RL3, RM5 and RH9 combined) comprises approximately one-third (33%) of the total developable land in the Township. Residential land uses greater than two acres, regardless of zoning district, comprise 9% of the developable land. Crops and pasture account for the highest percentage of developable land at 39% and vacant properties comprise 5% of the developable land. Herbaceous rangeland, residential land uses greater than two acres in size, and vacant properties are present in all zoning districts except Commercial Highways. Note that Map 3 illustrates protected farmland including Agriculture Security Areas and Farm and Natural Land Trust preserves as defined by the York County Agriculture and Land Preservation Office.

FUTURE GROWTH

Projected development patterns and land use assumptions for York Township have been derived from information about current population, development trends, existing conditions and potential development areas and have been reviewed to ensure consistency with future land use scenarios in the 2003 York Township Comprehensive Plan and subsequent zoning changes.

Although there is a significant amount of land available for development in York Township, only a portion of the available land is anticipated to develop within the next ten years. Additional future growth which is anticipated to occur within the next ten years has been identified based on a number of factors including population trends, current development trends, and probable infrastructure improvements.

Anticipated Development

Approximately 1,618 acres (16%) of the 9,993 developable acres in York Township are anticipated to develop over the next ten years. Table 8 below illustrates in which zoning districts development is anticipated to occur. Map 5: Developable Land with Assumed Development 2020 illustrates the location of the 1,618 acres of development anticipated to occur over the next ten years.

Table 8: Land Anticipated to Develop in 10 Years by Zoning District

Zoning District	Acres	Percent of Total
RL3 - Low Density Residential	672.2	41.5%
RM5 - Medium Density Residential	134.0	8.3%
RH9 - High Density Residential	37.2	2.3%
OP - Office Professional	115.8	7.2%
CS - Shopping Commercial	156.6	9.7%
CH - Commercial Highway	6.8	0.4%
I - Industrial	56.2	3.5%
FO - Farming Open Space	439.2	27.1%
Total	1,618.0	100%

Source: York Township GIS, 2009.

Development activity is anticipated in all of the Township’s zoning districts. Three zoning districts, FO, RM5 and RL3 (Farming Open Space, Medium Density Residential and Low Density Residential, respectively) are expected to receive 76.9% of the development in the next ten years. The Low Density Residential district is anticipated to absorb 41.5% of the development. Non residential development will comprise of approximately 17.4% of new development over the next 10 years. The large majority of the non residential development will be retail and office.

Development in these areas is projected to occur for a variety of reasons. Development pressure from surrounding municipalities will likely spur development in certain areas of the Township. In other areas, the presence of infrastructure makes it likely that development will take place.

York Township Land Use 2020

York Township 2020 land use assumptions were based on a combination of factors, including pending subdivision or land development projects, anticipated areas of development, current development trends, current zoning and the 2003 York Township Comprehensive Plan. Table 9 below shows existing land use, 2020 land use assumptions and corresponding changes in land use from 2009 to 2020. Map 6: Assumed Land Use/Land Cover 2020 illustrates 2020 land use assumptions.

Table 9: Existing Land Use & Assumed Land Use 2020

Land Use Type	Existing 2009		Assumed 2020 Based On Current Zoning		Change 2009 to 2020	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent
Residential	4,435	27%	5,636	34%	1201	7%
Commercial	645	4%	716	4%	71	0.4%
Industrial	142	1%	142	1%		0.00%
Transportation	1,312	8%	1,312	8%		0.00%
Parks / Open Space	448	3%	209	1%	(239)	-1%
Agriculture	6,025	37%	5,125	31%	(900)	-5%
Forests	2,676	16%	2,554	16%	(122)	-1%
Lakes	9	0.1%	9	0.1%		0%
NWI Wetlands	263	2%	263	2%		0%
Institutional	422	3%	411	3%	(11)	-0.1%
Total	16,377	100%	16,377	100%	~	~

Source: York Township GIS Data, 2009.

It is anticipated that residential land use in York Township will continue to increase over the next ten years. Also anticipated is a change in the density patterns from past residential trends. In the interest of ensuring a desirable quality of life for its residents, York Township is exploring alternatives to typical residential development patterns including a change of the minimum lot size, change in lot configurations and preservation of open space.

The anticipated increase in commercial and industrial land uses is mostly a function of anticipated infill development and current vacant land that is zoned for industrial, commercial or office professional uses. Agricultural, open space and forest uses are anticipated to decrease by approximately 1,261 acres in the next ten years. Of that acreage, approximately 239 is currently open space and 900 acres is agricultural.

Table 10, which follows this text, describes by location the land use assumptions to 2020 that will be used for analyzing the sufficiency of the transportation network and projecting future transportation improvements. Table 10 is a list by individual site of the parcels anticipated to develop in the next ten years and the maximum build-out which could occur. The results of Table 10 reflect the amount and type of development which is possible based upon current zoning. However, conditions and economies may change and future development may differ from the projected amount of development. The table includes all of York Township's land use types.

Table 10 - Residential Land Use Assumptions by Parcel

Unique ID	Assumed Development	Assumed Units to Develop	Est % to Develop	Current Zoning	General Location	Parcel Size (Acres)
1 38	Low Density Residential	8	20%	F-O	Heritage Hills	45.5
3 99	Low Density Residential	1	100%	RM5	Lot	0.4
2 118	Low Density Residential	1	100%	RL3	Lot	2.1
2 122	Low Density Residential	21	100%	RL3	Old Dutch Lane	10.8
3 157	Low Density Residential	13	20%	F-O	Heritage Hills	72.22
3 165	Low Density Residential	1	100%	RM5	Lot	0.4
3 193	Low Density Residential	1	100%	RM5	Lot	0.3
1 194	Low Density Residential	1	100%	RL3	Lot	0.5
1 224	Low Density Residential	1	100%	RL3	Lot	1.0
3 505	Medium Density Residential	1	1%	RM5	Heritage Hills	1.2
3 512	Low Density Residential	1	100%	RM5	Lot	0.3
3 523	Low Density Residential	1	100%	RM5	Lot	0.2
3 549	Low Density Residential	1	100%	RM5	Lot	0.5
3 557	Low Density Residential	1	100%	RM5	Lot	0.5
3 598	Medium Density Residential	20	25%	RM5	Stone Hill	31.6
3 621	Low Density Residential	1	100%	RM5	Lot	2.1
3 624	Low Density Residential	1	100%	RM5	Lot	0.7
3 631	Low Density Residential	1	100%	RM5	Lot	2.9
2 689	Low Density Residential	66	50%	F-O	Stone Bridge	123.6
1 853	Medium Density Residential	240	50%	RL3 & F-O	Bridgewater (TND)	206.7
3 921	Low Density Residential	1	100%	RL3	Lot	0.5
3 947	Low Density Residential	1	100%	RL3	Lot	1.6
2 952	Low Density Residential	43	25%	RL3	Sage Hill	76.9
2 1,006	Low Density Residential	1	100%	RL3	Lot	0.3
2 1,059	Low Density Residential	1	100%	RL3	Lot	0.4
3 1,319	Medium Density Residential	5	100%	RM5	Donna Lane	1.2
3 1,327	Low Density Residential	1	100%	RL3	Lot	2.2
1 1,342	Low Density Residential	1	100%	RM5	Lot	0.4
1 1,370	Low Density Residential	1	100%	RL3	Lot	0.3
3 1,377	Low Density Residential	1	100%	RL3	Lot	0.3
1 1,387	Low Density Residential	1	100%	RL3	Lot	0.8
1 1,396	Low Density Residential	1	100%	RL3	Lot	0.5
3 1,402	Low Density Residential	1	100%	RL3	Lot	0.9
3 1,405	Low Density Residential	1	100%	RL3	Lot	0.3
3 1,421	Low Density Residential	1	100%	RL3	Lot	0.3
3 1,553	Low Density Residential	1	100%	RL3	Lot	2.2
3 1,565	Low Density Residential	1	100%	RL3	Lot	0.3
3 1,686	Low Density Residential	1	100%	RL3	Lot	0.8

YORK TOWNSHIP LAND USE ASSUMPTIONS REPORT

Unique ID	Assumed Development	Assumed Units to Develop	Est % to Develop	Current Zoning	General Location	Parcel Size (Acres)
2 1,704	Low Density Residential	5	100%	RL3	Chestnut Hill Rd	5.7
2 1,712	Low Density Residential	3	30%	RL3	Springwood Rd	3.9
2 1,716	Low Density Residential	3	30%	RL3	Springwood Rd	4.4
1 1,734	Low Density Residential	1	100%	RL3	Lot	0.2
2 1,852	Low Density Residential	7	100%	RL3	Chestnut Hill Rd	7.5
2 1,854	Low Density Residential	1	30%	RL3	Springwood Rd	0.9
2 1,855	Low Density Residential	3	30%	RL3	Springwood Rd	4.4
2 1,869	Low Density Residential	25	30%	RL3	Waltemeyer	56.6
2 1,985	Low Density Residential	1	100%	RL3	Lot	0.4
2 1,996	Low Density Residential	1	100%	RL3	Lot	0.5
2 2,004	Low Density Residential	1	100%	RL3	Lot	0.6
2 2,021	Low Density Residential	1	100%	RL3	Lot	0.6
2 2,026	Low Density Residential	1	100%	RL3	Lot	0.6
3 2,050	Low Density Residential	1	100%	RL3	Lot	0.5
3 2,055	Low Density Residential	1	100%	RL3	Lot	0.5
3 2,061	Low Density Residential	1	100%	RL3	Lot	0.4
3 2,069	Low Density Residential	1	100%	RL3	Lot	0.4
3 2,080	Low Density Residential	1	100%	RL3	Lot	0.5
2 2,168	Low Density Residential	43	25%	RL3	Chapel Church Rd	66.2
2 2,322	High Density Residential	21	70%	RH9	Chantaclear	18.0
2 2,525	Low Density Residential	13	25%	RL3	Chapel Church Rd	20.1
3 2,685	Low Density Residential	1	100%	F-O	Lot	1.1
3 2,712	Low Density Residential	1	100%	F-O	Lot	0.7
3 2,741	Low Density Residential	1	100%	F-O	Lot	0.9
2 2,743	Low Density Residential	2	25%	RL3	Chapel Church Rd	2.5
3 2,794	Low Density Residential	1	100%	F-O	Lot	0.8
2 2,832	Low Density Residential	2	100%	RL3	Chapel Church Rd	11.9
3 2,983	Low Density Residential	27	25%	RL3	Harvest View	59.7
3 3,130	Low Density Residential	1	100%	F-O	Lot	0.3
3 3,159	Low Density Residential	1	100%	F-O	Lot	0.9
3 3,331	Low Density Residential	1	100%	F-O	Lot	0.6
3 3,418	Low Density Residential	1	100%	RL3	Lot	0.3
3 3,419	Low Density Residential	1	100%	RM5	Lot	1.8
1 3,582	Low Density Residential	1	100%	RM5	Lot	0.3
3 3,583	Low Density Residential	1	100%	F-O	Lot	0.5
1 3,598	Low Density Residential	1	100%	F-O	Lot	0.7
1 3,607	Low Density Residential	1	100%	RM5	Lot	0.6
3 3,620	Medium Density Residential	2	100%	RM5	Lot	0.5
3 3,632	Low Density Residential	1	100%	F-O	Lot	1.0

YORK TOWNSHIP LAND USE ASSUMPTIONS REPORT

Unique ID	Assumed Development	Assumed Units to Develop	Est % to Develop	Current Zoning	General Location	Parcel Size (Acres)
1 3,633	Low Density Residential	1	100%	F-O	Lot	1.7
2 3,709	High Density Residential	55	20%	O-P	Village at Grove	31.7
2 3,718	High Density Residential	60	70%	RH9	Ivy Greens	9.5
3 3,730	Medium Density Residential	1	100%	RM5	Lot	0.3
3 3,788	Medium Density Residential	40	100%	RM5	Heather Glen	10.8
1 3,856	Low Density Residential	45	45%	RL3	Springwood at Mill Creek	15.0
3 3,882	Low Density Residential	1	100%	RL3	Lot	0.6
3 4,046	Medium Density Residential	6	15%	RM5	Heather Glen	12.6
3 4,079	Medium Density Residential	29	50%	RM5	Fitz	13.3
2 4,332	Low Density Residential	12	100%	RL3	Cherrywood	6.9
2 4,501	High Density Residential	248	100%	O-P	Leader Heights	18.0
3 4,537	High Density Residential	46	100%	RH9	S. Queen St.	3.1
1 4,728	Medium Density Residential	13	20%	RM5	Oak Road	15.3
3 5,069	Low Density Residential	1	100%	RM5	Lot	0.7
3 5,210	Low Density Residential	1	100%	RL3	Lot	0.4
2 5,426	Low Density Residential	1	25%	RL3	George St	2.7
3 5,458	Low Density Residential	1	100%	RL3	Lot	1.0
3 5,637	Low Density Residential	1	100%	RL3	Lot	0.3
1 5,715	Low Density Residential	1	100%	RL3	Lot	0.7
3 5,775	Low Density Residential	1	100%	RL3	Lot	0.9
2 5,849	Medium Density Residential	123	70%	RM5	Paddock	27.9
1 5,916	Medium Density Residential	2	100%	RM5	Southwood	0.4
1 5,932	Medium Density Residential	2	100%	RM5	Southwood	0.4
1 5,961	Medium Density Residential	2	100%	RM5	Southwood	0.3
1 5,987	Medium Density Residential	2	100%	RM5	Southwood	0.4
1 6,013	Medium Density Residential	3	100%	RM5	Southwood	0.9
1 6,038	Medium Density Residential	3	100%	RM5	Southwood	0.8
1 6,041	Low Density Residential	1	100%	RM5	Southwood	0.5
1 6,052	Medium Density Residential	3	100%	RM5	Southwood	0.4
1 6,054	Medium Density Residential	3	100%	RM5	Southwood	0.7
1 6,064	Medium Density Residential	2	100%	RM5	Southwood	0.3
1 6,072	Medium Density Residential	2	100%	RM5	Southwood	0.4
1 6,075	Medium Density Residential	2	100%	RM5	Southwood	0.6
1 6,076	Medium Density Residential	2	100%	RM5	Southwood	0.3
2 6,173	Medium Density Residential	2	100%	RM5	Southwood	0.5
2 6,210	Low Density Residential	1	100%	RL3	Lot	1.9
2 6,292	Low Density Residential	1	100%	RL3	Lot	0.9
2 6,553	Low Density Residential	1	100%	RL3	Lot	0.5
2 6,588	Low Density Residential	1	100%	RL3	Lot	0.6

YORK TOWNSHIP LAND USE ASSUMPTIONS REPORT

Unique ID	Assumed Development	Assumed Units to Develop	Est % to Develop	Current Zoning	General Location	Parcel Size (Acres)
2 6,834	Low Density Residential	1	100%	RL3	Lot	0.4
1 6,888	Low Density Residential	1	100%	RL3	Lot	0.4
1 6,997	Low Density Residential	1	100%	RL3	Lot	0.2
1 7,176	Low Density Residential	1	100%	RL3	Lot	0.3
1 10,182	Low Density Residential	13	100%	F-O	Sparton Rd	13.5
3 10,252	High Density Residential	82	57%	RH9	Biscayne Woods	13.6
1 10,469	Low Density Residential	1	100%	RM5	Lot	0.4
3 10,639	Low Density Residential	12	25%	RL3	Fields at Fox Hollow	41.0
1 11,111	Low Density Residential	4	50%	F-O	S. Franklin St	22.9
1 11,143	Low Density Residential	1	100%	F-O	Lot	0.3
1 11,144	Low Density Residential	1	100%	F-O	Lot	1.3
1 11,354	Low Density Residential	21	100%	F-O	Stine Hill	105.0
1 11,421	Low Density Residential	8	66%	F-O	S. Pleasant Ave Ext.	44.0
1 11,511	Low Density Residential	8	33%	F-O	S. Park Street	25.7
	Total (Unit)	1,505			Total (Acres)	1,324.5

Table 10 - Non Residential Land Use Assumptions by Parcel

Unique ID	Assumed Development	Assumed Units to Develop	Est % to Develop	Current Zoning	General Location	Parcel Size (Acres)
2 2	Commercial	13	100%	C-S	E PROSPECT RD	1.4
3 6	Commercial	17	100%	C-S	E PROSPECT RD	1.2
1 660	Commercial	28	100%	C-S	TTMT	11.2
1 701	Commercial	68	100%	C-S	Living Word	12.5
2 924	Commercial	48	100%	C-H	Ian MacKenzie	3.4
2 977	Commercial	49	100%	C-H	Ian MacKenzie	3.4
1 1,373	Commercial	34	100%	C-S	Pauline Dr.	2.3
2 1,490	Commercial	24	100%	C-S	Pauline Dr.	1.7
2 1,753	Commercial	13	100%	C-S	Pauline Dr.	1.0
2 1,858	Commercial	64	100%	C-S	Wright Brothers	4.4
2 1,865	Commercial	24	100%	C-S	Pauline Dr.	1.6
2 2,248	Commercial	289	50%	O-P	Apple Hill	13.3
2 2,288	Commercial	37	50%	O-P	Apple Hill	4.5
2 2,328	Commercial	75	50%	O-P	Apple Hill	3.5
3 2,942	Commercial	163	20%	C-S	Grove Farm	37.5
3 3,333	Commercial	90	20%	C-S	Grove Farm	20.6
2 3,749	Commercial	36	30%	O-P	OSS	29.2
1 4,247	Commercial	6	100%	C-S	Cape Horn Crossing	0.4
1 4,273	Commercial	1	100%	C-S	Cape Horn Crossing	1.0
1 4,300	Commercial	1	100%	C-S	Cape Horn Crossing	3.8
1 4,341	Commercial	35	100%	C-S	Cape Horn Crossing	2.4
1 4,362	Commercial	1	100%	C-S	Cape Horn Crossing	0.5
1 4,413	Commercial	1	100%	C-S	Cape Horn Crossing	0.3
3 4,813	Park	18.8	100%	F-O	Stump Park	18.8
2 5,060	Commercial	6	33%	O-P	Southfield Drive	7.8
3 5,290	Commercial	3	100%	C-S	First Capital FCU	1.6
3 5,373	Commercial	24	100%	C-S	Course Rd	1.7
2 5,407	Commercial	125	100%	C-S	M & G	12.1
2 5,420	Commercial	12	100%	O-P	George St	0.9
2 5,421	Commercial	19	100%	C-S	Arby's	2.7
2 5,432	Commercial	27	100%	C-S	Leader Heights Rd	1.9
2 5,449	Commercial	2	100%	C-S	Leader Heights Rd	0.5
3 5,460	Commercial	16	100%	C-S	Course Rd	13.5
3 5,483	Commercial	17	100%	C-S	Course Rd	1.2
3 5,543	Commercial	17	100%	C-S	Yoe Ambulance	1.2
2 5,599	Commercial	11	100%	C-S	Pine Grove Cr	0.7
2 5,618	Commercial	13	100%	C-S	Pine Grove Cr	0.9
3 5,695	Commercial	15	100%	C-S	Course Rd	1.0
3 5,716	Commercial	16	100%	C-S	Course Rd	1.1
2 5,771	Commercial	17	100%	C-S	Pine Grove Cr	1.2
2 5,955	Commercial	139	100%	C-S	Sun Valley	9.7
2 6,151	Commercial	26	100%	C-S	Mack's	1.8
Total Commercial (1,000's Sq. Ft.)		1620			Total (Acres)	222.6
Total Park (Acres)		18.8			Total (Acres)	18.8

York Township

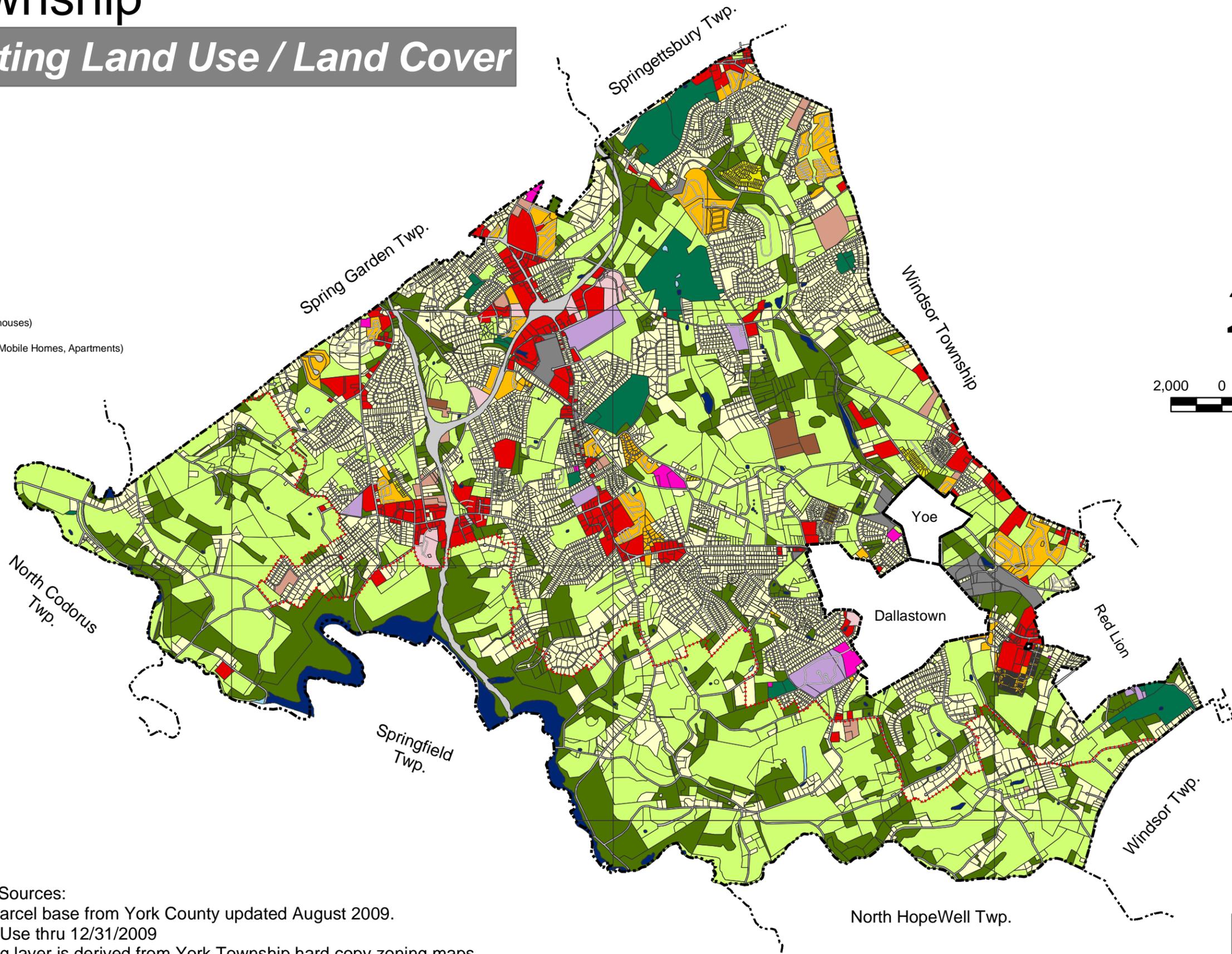
2009 Existing Land Use / Land Cover

Legend

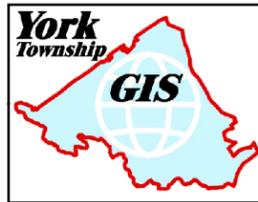
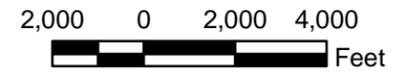
-  Municipal Boundary
-  Urban Growth Boundary

Landuse Classification

-  Commercial
-  Industrial
-  Residential - Low (Single Family)
-  Residential - Medium Density (Townhouses)
-  Residential - High Density (Condos, Mobile Homes, Apartments)
-  Agriculture
-  Forest
-  Park/Open Space
-  Open Water
-  NWI Wetland
-  Transportation
-  Institutional - School
-  Institutional - Churches
-  Institutional - Other
-  Institutional - Assisted Living
-  Cemetery



2



Data Sources:
 Tax parcel base from York County updated August 2009.
 Land Use thru 12/31/2009
 Zoning layer is derived from York Township hard copy zoning maps.
 Growth Boundary developed by York Planning Commission and modified by York Township - 2000.

Map 1

York Township

Roadway Functional Classification

Legend

 Township Boundry

PENNDOT Functional Classification

 Interstate Highways

 Other Freeways and Expressways

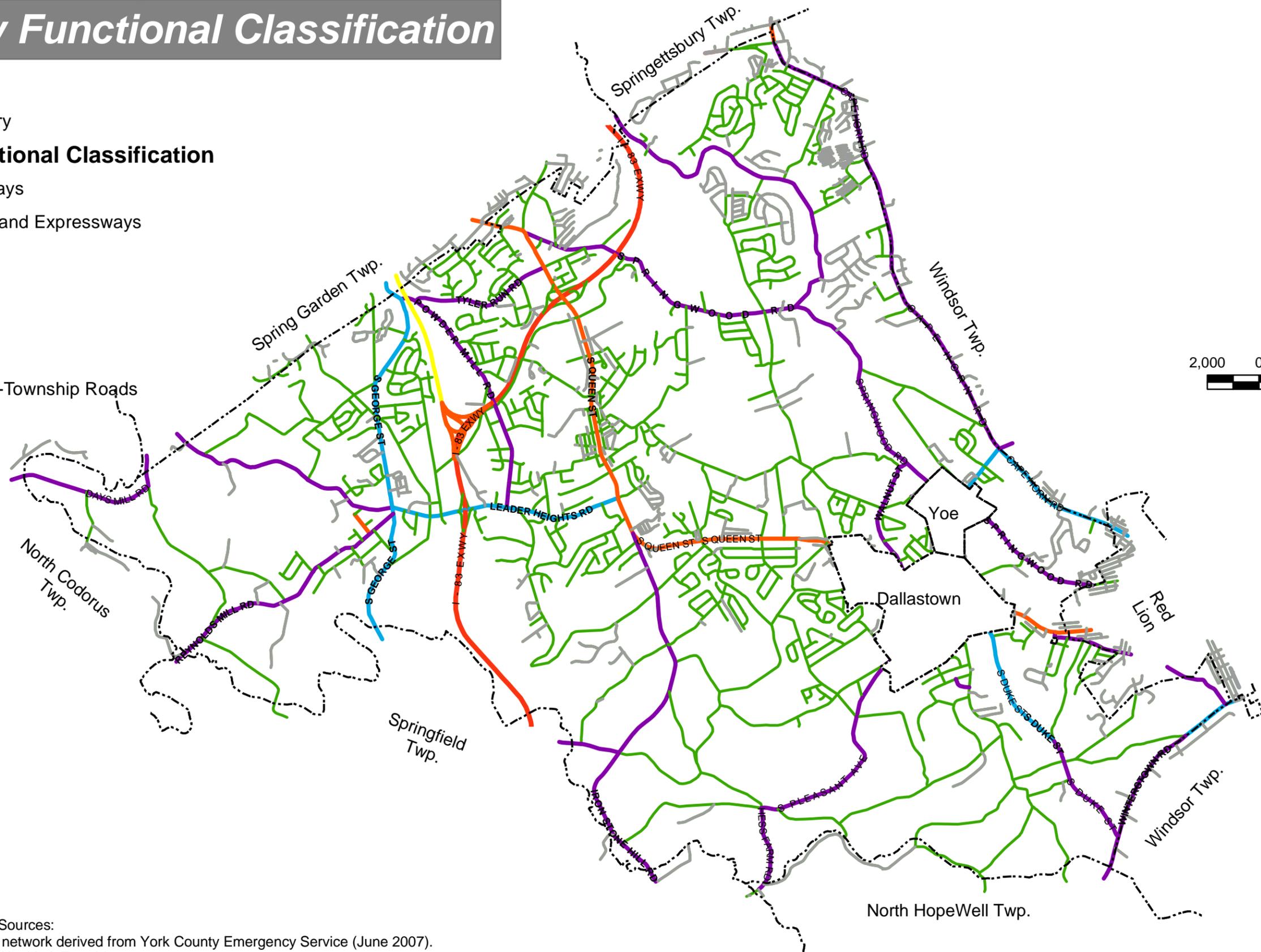
 Principal Arterial

 Minor Arterial

 Collector

 Local

 Private or Out-of-Township Roads



2

2,000 0 2,000 4,000
Feet



Data Sources:
Road network derived from York County Emergency Service (June 2007).
Edited by York Township.

Map 2

York Township

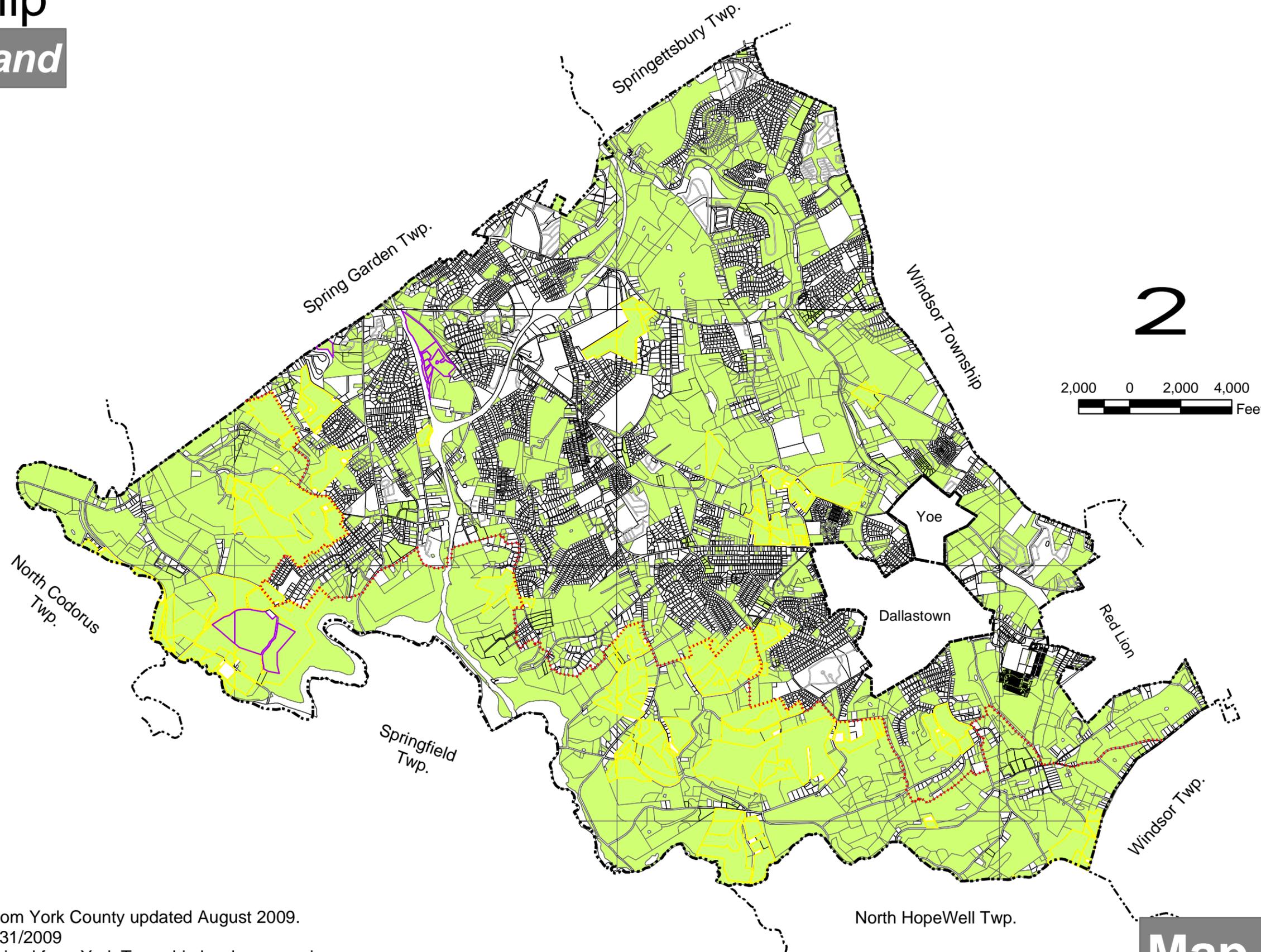
Developable Land

Legend

-  Township Boundary
-  Urban Growth Boundary
-  Agricultural Security Area
-  Farm and Natural Land Trust

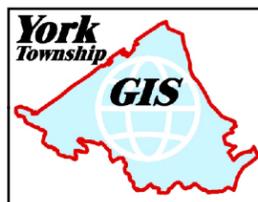
Landuse / Land Cover

-  Developed
-  Developable Land



2

2,000 0 2,000 4,000
Feet



Data Sources:
Tax parcel base from York County updated August 2009.
Land Use thru 12/31/2009
Zoning layer is derived from York Township hard copy zoning maps.
Growth Boundary developed by York Planning Commission and modified by York Township - 2000.

Map 3

York Township

Zoning Districts as of June 9, 2009

Legend

 Township Boundry

 Urban Growth Boundary

Zoning Districts

 RL3 Low Density Residential

 RM5 Medium Density Residential

 RH9 High Density Residential

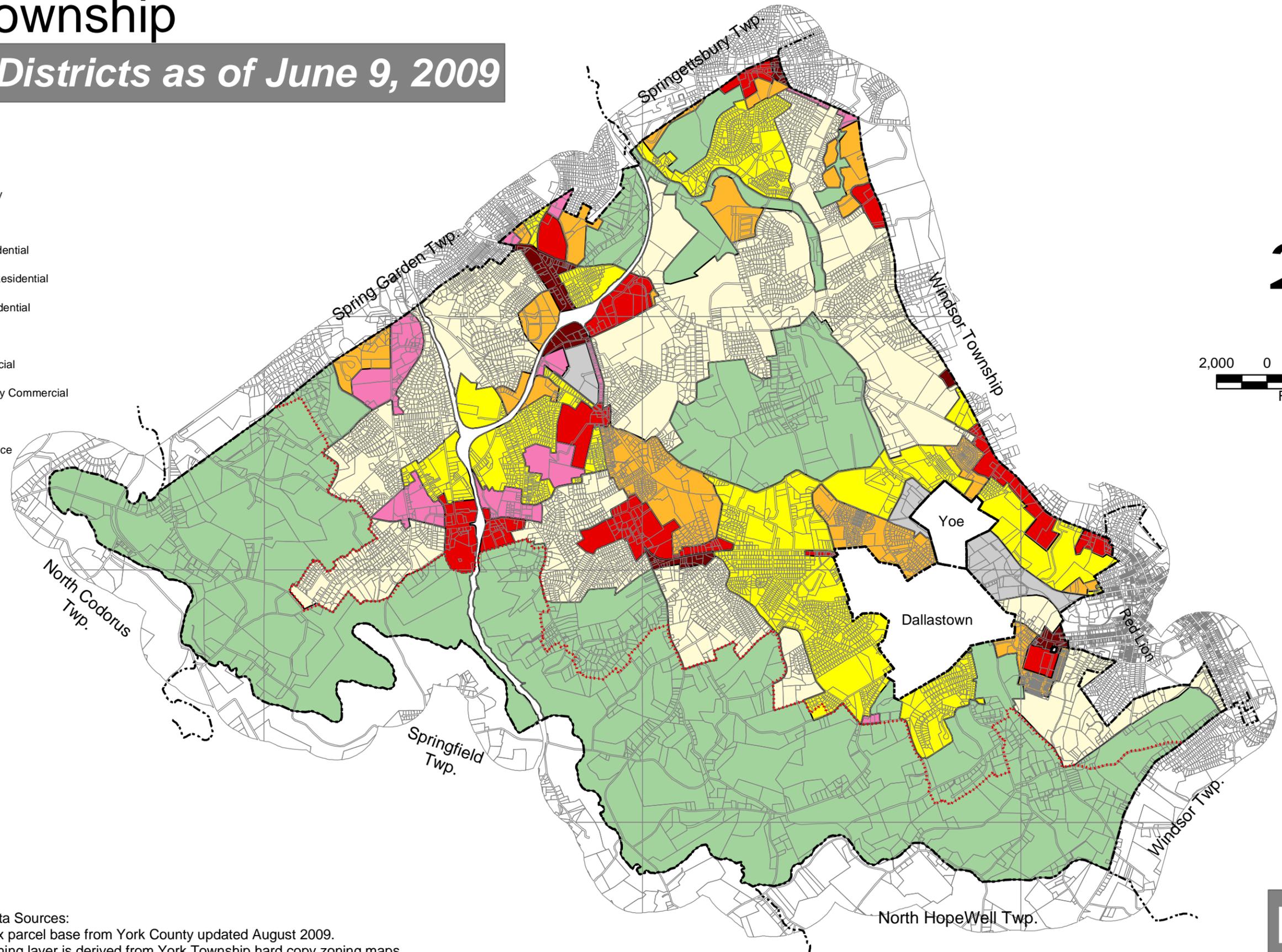
 O-P Office Professional

 C-S Shopping Commercial

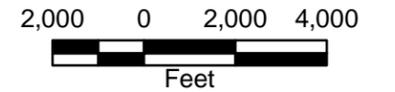
 C-H Heavy and Highway Commercial

 I Industrial

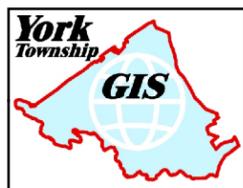
 F-O Farming-Open Space



2



F:\GIS_DataMap_Documents\Zoning_Dept\2010 Land Use Report\Map 4 ZONING_DISTRICTS_11x17.mxd.mxd TST



Data Sources:
Tax parcel base from York County updated August 2009.
Zoning layer is derived from York Township hard copy zoning maps.
Growth Boundary developed by York Planning Commission and modified by York Township - 2000.

Map 4

York Township

Land to Develop By 2020

Legend

 Assumed Development by 2020

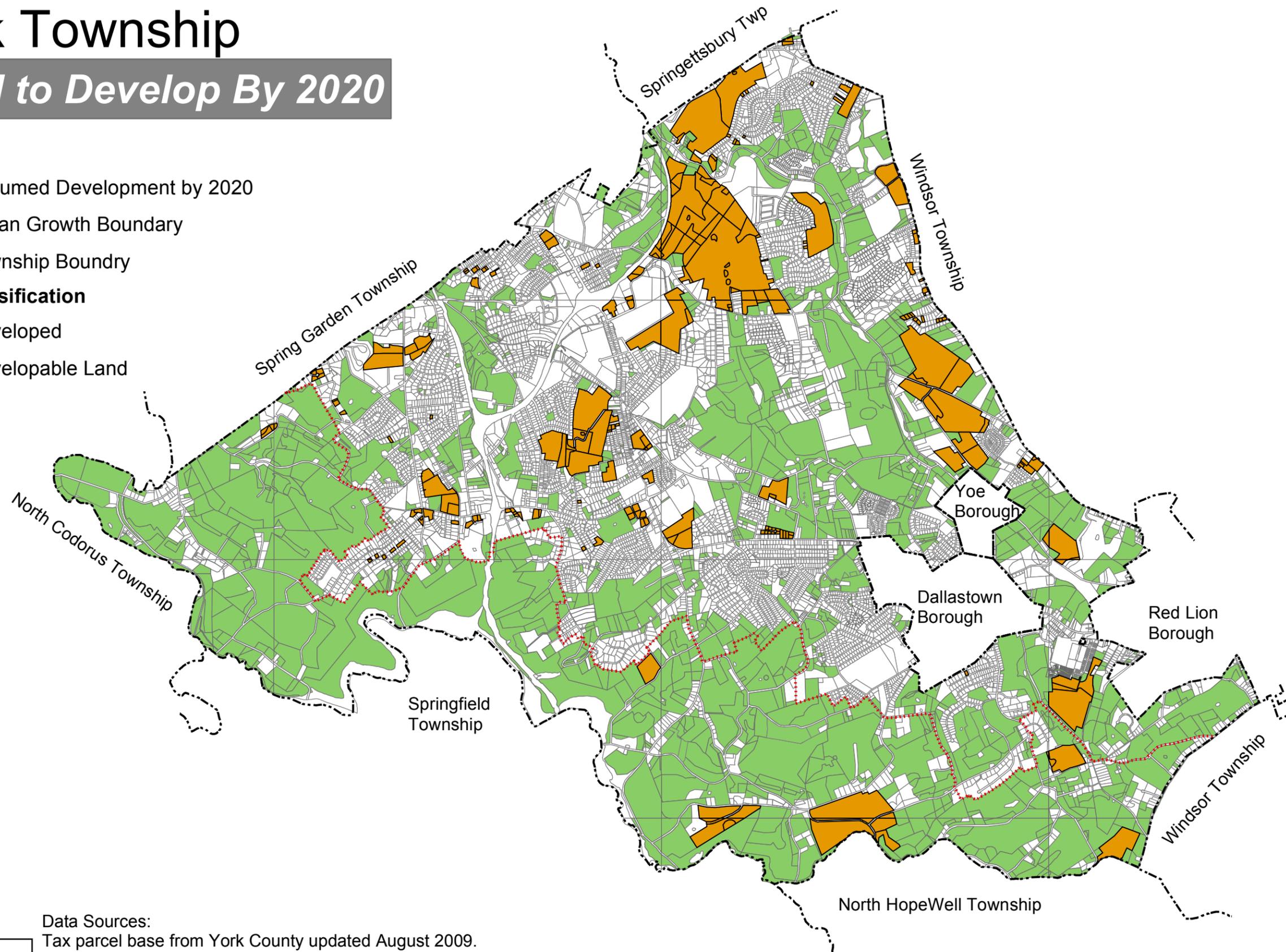
 Urban Growth Boundary

 Township Boundry

Land Classification

 Developed

 Developable Land



F:\GIS_Data\Map_Documents\Zoning_Dept\2010 Land Use Report\Map 5 land_to_Develop by 2020_11x17.mxd GSM



Data Sources:
Tax parcel base from York County updated August 2009.
Land Use thru 12/31/2009
Zoning layer is derived from York Township hard copy zoning maps.
Growth Boundary developed by York Planning Commission and modified by York Township - 2000.

Map 5

York Township

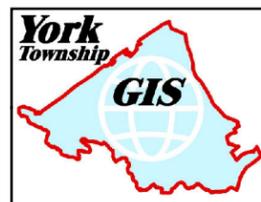
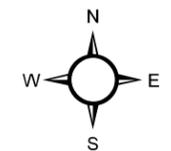
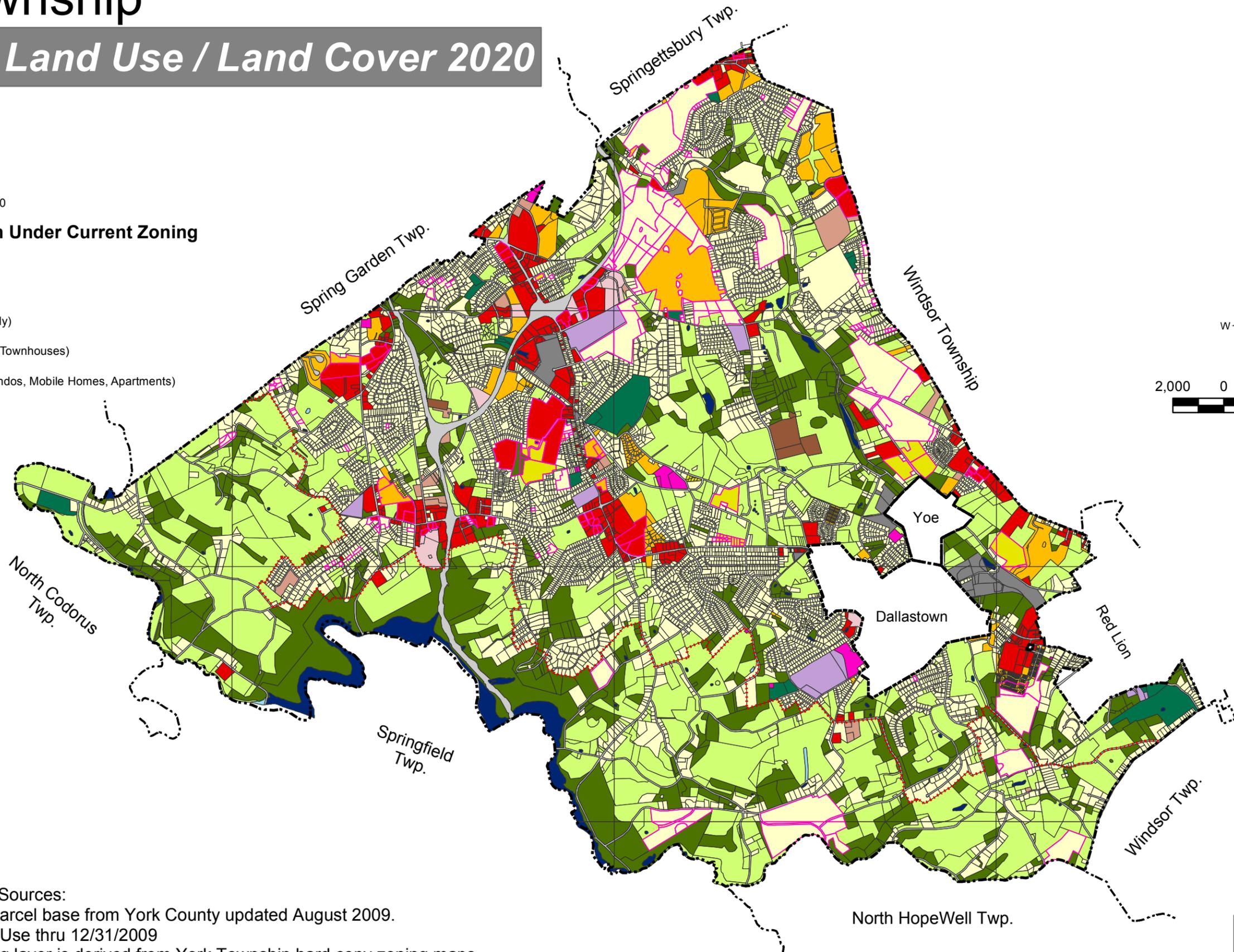
Assumed Land Use / Land Cover 2020

Legend

-  Urban Growth Boundary
-  Municipal Boundary
-  Assumed Development by 2020

Landuse Classification Under Current Zoning

-  Commercial
-  Industrial
-  Residential - Low (Single Family)
-  Residential - Medium Density (Townhouses)
-  Residential - High Density (Condos, Mobile Homes, Apartments)
-  Agriculture
-  Forest
-  Park/Open Space
-  Open Water
-  NWI Wetland
-  Transportation
-  Institutional - School
-  Institutional - Churches
-  Institutional - Other
-  Institutional - Assisted Living
-  Cemetery



Data Sources:
 Tax parcel base from York County updated August 2009.
 Land Use thru 12/31/2009
 Zoning layer is derived from York Township hard copy zoning maps.
 Growth Boundary developed by York Planning Commission and modified by York Township - 2000.

Map 6