



York Township Comprehensive Plan

**The 10-year Comprehensive Plan for advancing
neighborhoods, nature, recreation, education
and business vitality
in
York Township, Pennsylvania**

May 2014

YORK TOWNSHIP

RESOLUTION NO. 2014 - 5

A RESOLUTION OF THE TOWNSHIP OF YORK, IN THE COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE YORK TOWNSHIP COMPREHENSIVE PLAN, DATED THIS 7TH DAY OF MAY 2014.

WHEREAS, York Township utilizes a comprehensive plan to guide the future development of land within the municipality; and

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code provides that the Township shall provide for and adopt, and may modify, a comprehensive plan setting forth policies that govern the future physical development of the municipality which shall be reviewed at least every ten (10) years; and

WHEREAS, the York Township Comprehensive Plan was considered by the York Township Planning Commission at a public meeting pursuant to public notice on January 27, 2014 for review and comment; and

WHEREAS, the York Township Comprehensive Plan was sent to all contiguous municipalities, and the municipality's school district on March 14, 2014 for review and comment; and

WHEREAS, York Township received no substantial changes from the contiguous municipalities nor the Dallastown Area School District within the forty-five (45) days of submission of the York Township Comprehensive Plan; and

WHEREAS, the York Township Comprehensive Plan has been made available in the York Township administrative office and the York County Law Library; and

WHEREAS, notice of a public hearing by the York Township Board of Commissioners was advertised and published on April 16, 2014 and April 25, 2014; and

WHEREAS, the York Township Board of Commissioners held a public hearing pursuant to public notice on the York Township Comprehensive Plan on May 7, 2014; and

WHEREAS, the comments received at the May 7, 2014 meeting were duly noted; and

WHEREAS, after consideration of comments received, the York Township Board of Commissioners has determined that the York Township Comprehensive Plan, as

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originally set forth in the attached Exhibit "A", should not be substantially revised in whole or in part; and

WHEREAS, the York Township Board of Commissioners has found the York Township Comprehensive Plan to be beneficial to the health, safety and welfare of the citizens of York Township.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF YORK TOWNSHIP, PENNSYLVANIA, and it is hereby resolved and enacted by the authority of the same.

Section 1. The York Township Board of Commissioners by this resolution adopts the York Township Comprehensive Plan as attached hereto as Exhibit "A", pursuant to Article III of the Pennsylvania Municipalities Planning Code. The York Township Comprehensive Plan includes the following:

Part 1: Introduction.

Goals
Key Issues and Opportunities
Survey
Demographics and Housing
Community Character

Part 2: Vision

Overview
Land Use Housing and Development
Infrastructure and Transportation
Recreation and Open Space
Local Government and Services
Regional Relationships, Compatibility and Interconnections
Interrelationships with Key Action Plan

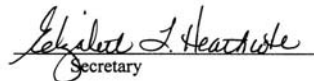
Part 3: Demographic Background


All maps, charts, textual matter and other matters providing further explanation and support are attached and fully implemented herein, and marked Exhibit "A".

ADOPTED, this 7th of May, 2014, by the Township Commissioners of York Township in a lawful session duly assembled.

ATTEST:

YORK TOWNSHIP BOARD OF COMMISSIONERS


Secretary

By: 
President

(SEAL)

ACKNOWLEDGMENTS

BOARD OF COMMISSIONERS

Robert W. Kessler

George W.W. Jones Jr.

Robert D. Steele, P.E.

Albert Granholm

Paul D. Knepper

TOWNSHIP STAFF

Elizabeth Heathcote, Manager

Jeffrey Sholly, P.E., Township Engineer

Gary Milbrand, P.E., GIS Engineer

Lisa Frye, Zoning Officer

PLANNING COMMISSION

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Raymond Fertig

Tammy Morrison

James Norton, P.E.

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WELCOME

What is a Comprehensive Plan?

A comprehensive plan is both a document and a process. It is a public policy guide for big picture thinking about the factors that actually make a place to live a community – its land use patterns, housing choices, transportation networks, utility systems, recreation and the coordination to keep ideas moving forward.

Planning is continuous; the penning of a Comprehensive Plan captures both a reflection of past influences and the evolution of emerging ideas and aspirations. This 10-year plan outlines the Township's intentions and desires for its future physical character and all of the requirements needed to make those specific goals happen in the coming decade.

A Comprehensive Plan includes and can go well beyond a wide range of elements required by the Pennsylvania Municipalities Planning Code. A Comprehensive Plan contains a Vision Statement, Goals, Objectives, Recommended Actions and analyses of various considerations. A Vision Statement describes what the community aspires to be.

This draft is considered an update to the 1993 York Township Comprehensive Plan, which was updated in 2003.

Goals-Objectives-Actions Overview

Goals

- describe an idea or sought-after end
- are non-specific/general statements
- are the foundation to which policies could refer

Objectives

- advance a goal's specific purpose, aim, ambition or element
- suggest a course of action

Actions

- Describe how an objective will be carried out
- Describe method or provide guidelines
- Are usually measurable and/or time sensitive
- May have an associated cost
- Identify lead or potential partners for implementation

Adopted by resolution, a Comprehensive Plan is not legally binding like in a zoning ordinance (adopted by ordinance). The community's ordinances are amended as appropriate to legally implement the Comprehensive Plan. Building on a series of technical analyses, observations from fact-finding and field work along with feedback from the public, the Comprehensive Plan presents a range of concepts and recommended actions for the Township and its lead or potential partners to pursue over the coming decade. Focusing on the community's future, the document presents aspirations. Supporting information is peppered throughout the Plan with more extensive facts and detailed analyses included within the document's appendix.

Part 1: Introduction

PART 1: INTRODUCTION

This Plan's first part presents the big aspirations of the community: its goals and its objectives. These statements lay out the overarching ideas to answer the question "What are we, as a community, trying to achieve?"

The Plan's vision statement, goals and objectives build upon the framework of York Township's existing Comprehensive Plan. All of these ideas aim to stay true to the community's historic planning philosophies while responding to new and/or emerging challenges. A summary of key planning influences –evolving patterns over the past decade - follows these aspirations. As with many decisions in life, one often reaches a destination efficiently, effectively and most enjoyably when he or she knows what influences and obstacles exist along the way.

Goals

Goals identify what the community wants to achieve in the coming decade.

1. Balance Land Use and Development Impacts

Take a balanced approach with strategic development activities and conservation goals to maintain the ambiance and quality of York Township’s neighborhoods, business corridors and rural landscape.

2. Leverage the Current Transportation System

Improve the efficiency and safety of vehicular and non-vehicular networks through land use, access management strategies, and physical improvements.

3. Maximize Existing Infrastructure Investments

Manage impacts of growth, protect public health and promote sustainability by aligning agricultural, residential and non-residential opportunities with available and adequate infrastructure and services.

4. Enhance and Broaden Existing Amenities

Enhance cultural, natural and historic resources by strategically building on the existing physical spaces and programs for York Township’s residents.

5. Take a Long-Term View on Policies

Maintain fiscal responsibility related to the Township’s policies and to the delivery and cost-effectiveness of the community’s high-quality services.

6. Maintain Character and Quality

Reinforce and enhance the community’s commitments to quality education, fiscal management, responsible development and business opportunity as well as to distinct character and quality of the built environment and open spaces.

Part 1: Introduction

Key Issues and Opportunities

Comprehensive Plan Survey

More than 400 residents participated in the York Township Comprehensive Plan Survey by taking the survey online, in person or remotely and mailing it. Eighty-six percent (86%) of respondents have lived in the Township for six or more years; forty-five percent (45%) have been residents for 20 or more years. The responses gathered shaped an understanding of other factors such as demographic information, Planning Commission input, Planning Team observations and public meeting input. Most survey responses have a clear majority of opinion. Some considerations that reflect varying majority responses are highlighted in different-shaded graphics in the following summary charts. Some of the key survey points include:

- The school district is the top reason that residents and their families moved to the Township.
- Protecting community character and existing open spaces is important.
- Respondents are interested in enhancing recreational offerings found in the Township.
- Many respondents indicated that selected roads and intersections had no serious traffic problems; other people identified congestion as a problem at isolated intersections.

Part 1: Introduction



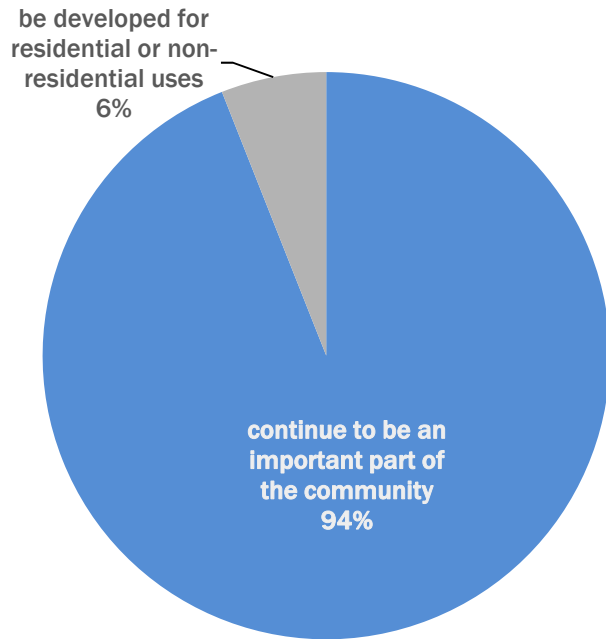
Part 1: Introduction

Survey

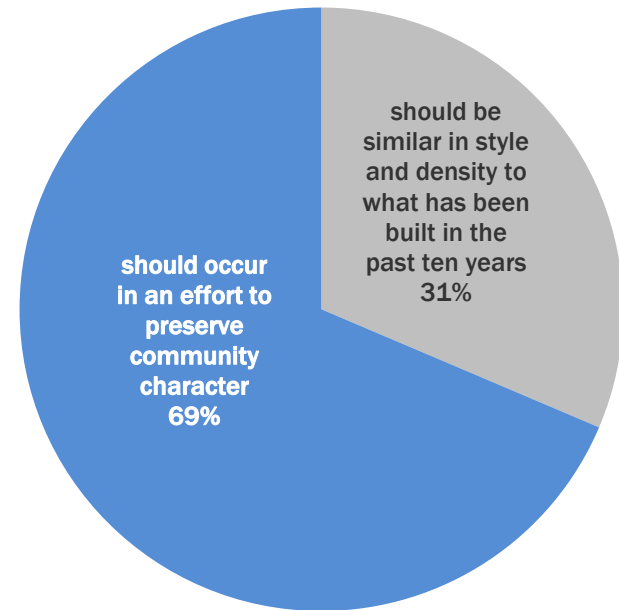
Survey Results: Land Use and Housing

Figures 1-4

Survey Results: The agricultural and rural areas of the community should...



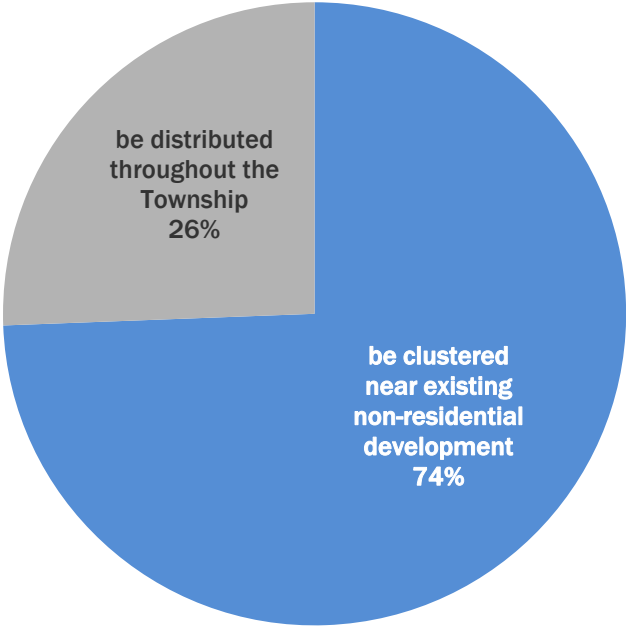
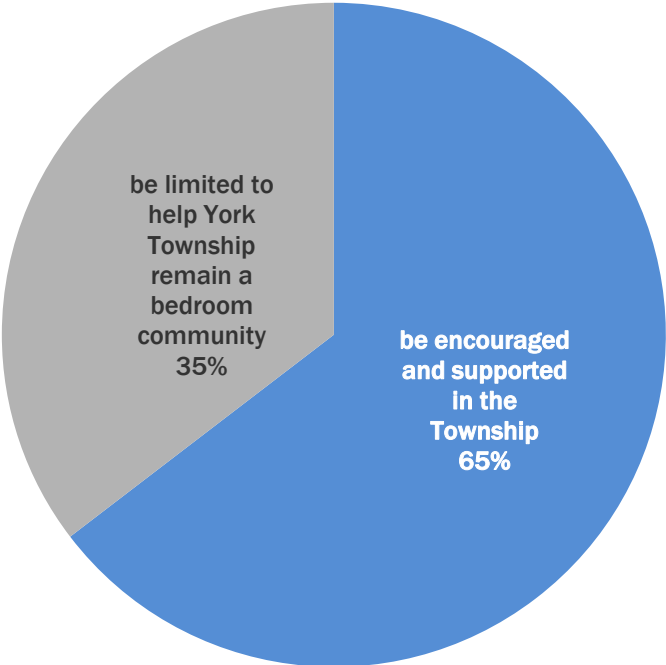
Survey Results: New housing developments...



Survey Results: Development

Survey Results: New commercial developments should ...

Survey Results: Employment opportunities should ...

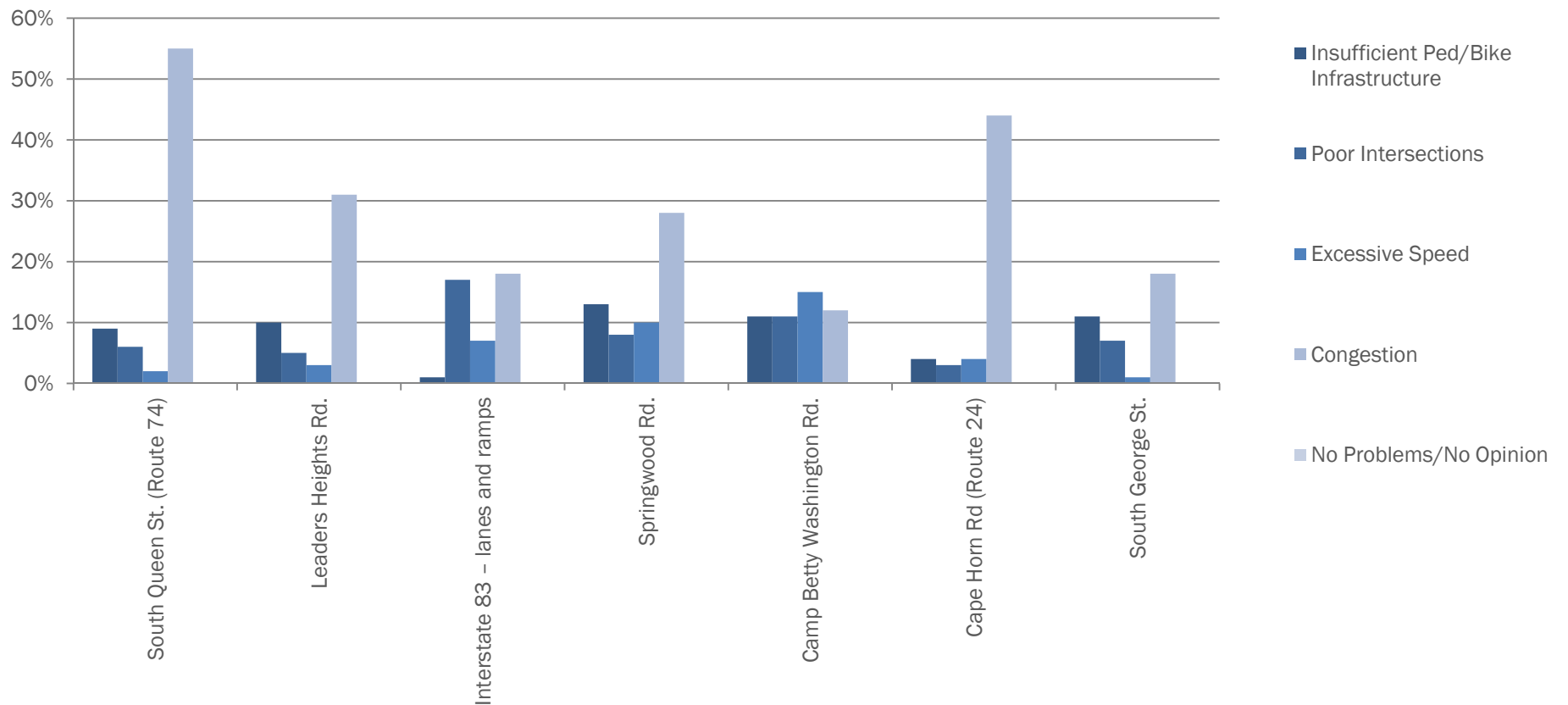


Part 1: Introduction

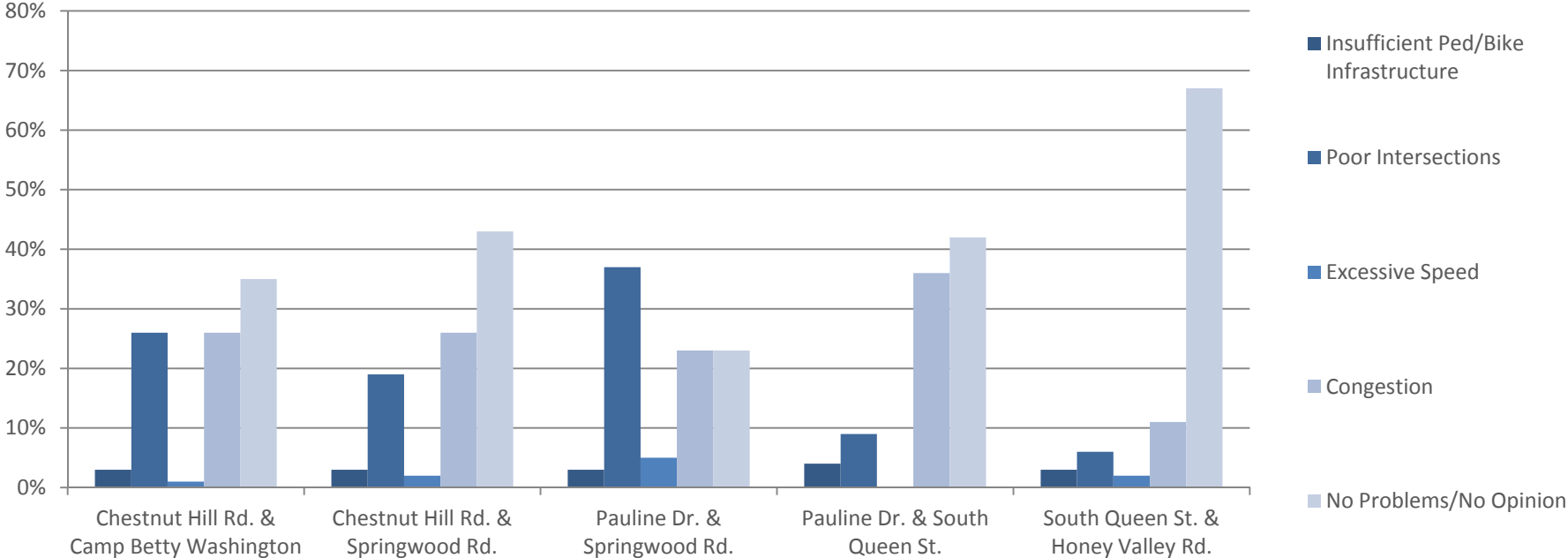
Survey Results: Transportation

Figures 5-6

Survey Results: Are there problems with these roadways? If “yes”, what is the primary issue?



Survey Results: Are there problems with these intersections? If "yes", what is the primary issue?

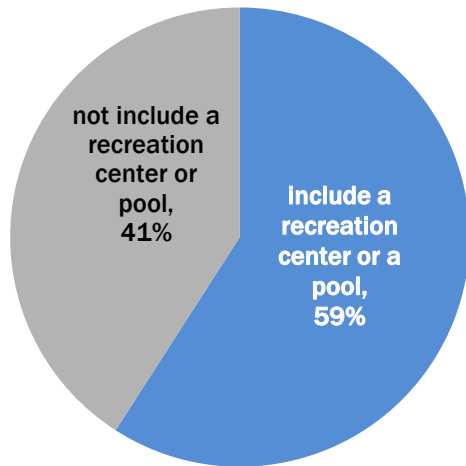


Part 1: Introduction

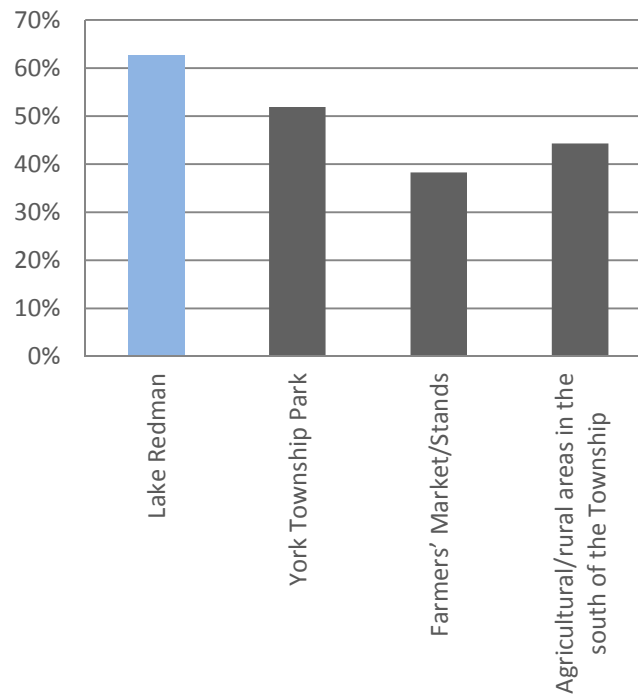
Survey Results: Recreation and Open Space

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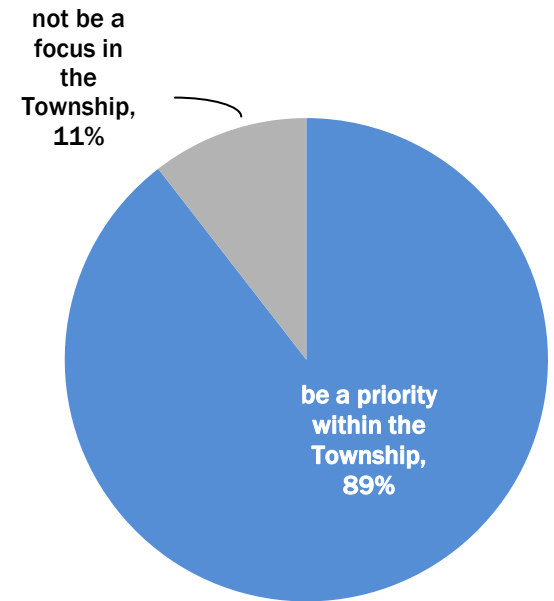
Survey Results: Additional recreational amenities should...



Survey Results: What are the most important or memorable places in York Township?



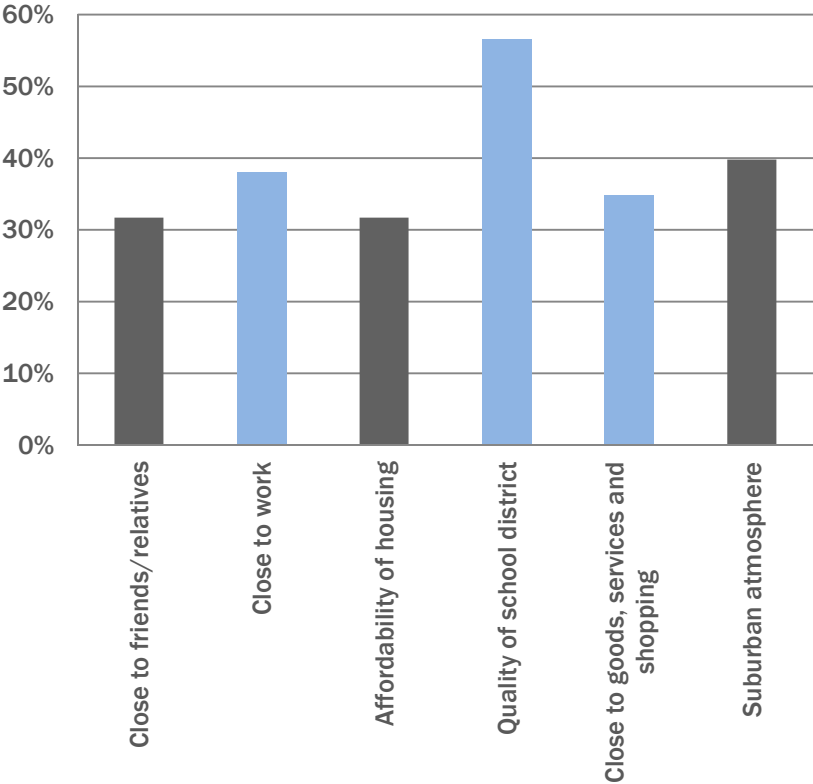
Survey Results: Open space conservation should...



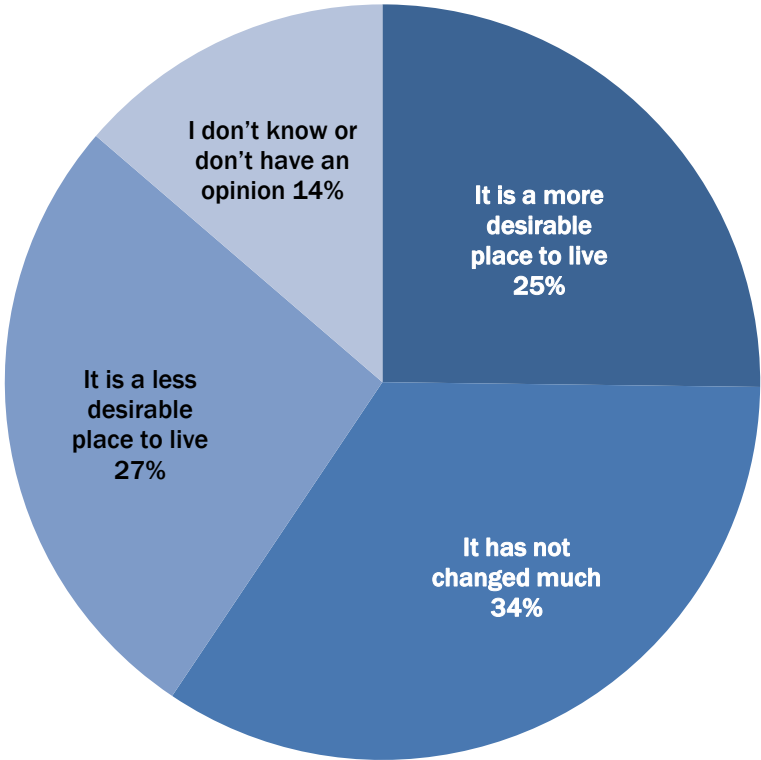
Survey Results: Community Character

Figures 10-12

Survey Results: What influenced your original decision to live/work in York Township?

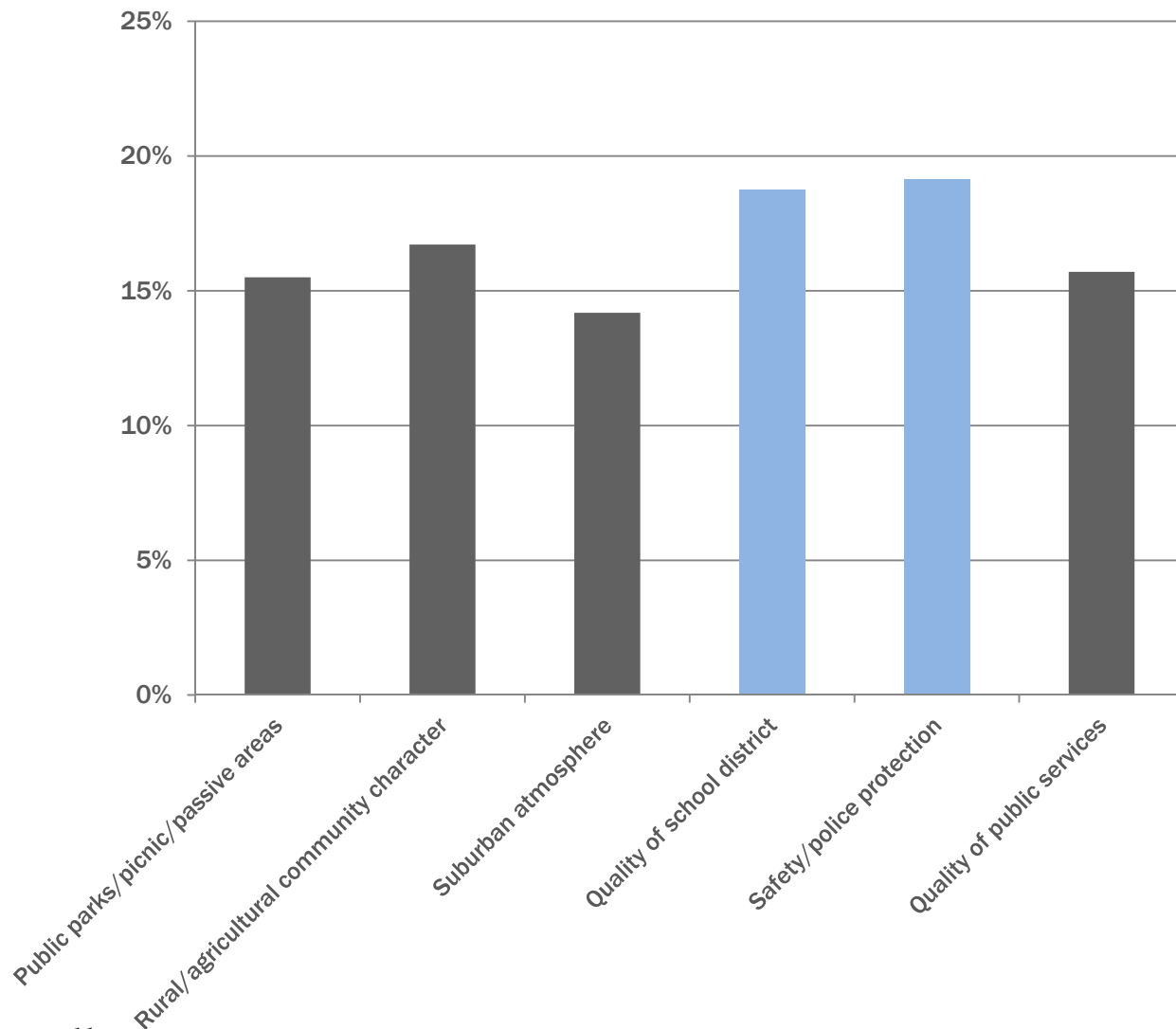


Survey Results: How has York Township changed since you have lived/worked here?



Part 1: Introduction

Survey Results: Over the next decade what is the most important aspect needed to enhance York Township's community character?





Part 1: Introduction

Demographics and Housing

York Township's population patterns are shaped, in large part, by the patterns and relationships of major road corridors.

More highly intense single and multi-family neighborhoods are generally clustered around major road corridors and near Dallastown Borough. In general, as development moves away from the main thoroughfares, intensity lessens. The southern portion of the Township beyond the Urban Growth Boundary (also referenced within the York County Comprehensive Plan as the Established Primary Growth Area) and the central-northern area of the Township feature the lowest population density.

The community's suburban environment and its more rural area beyond the designated Urban Growth Boundary are appreciated by many residents as a significant element in the community's character.

York Township's population has increased by 18% over the past decade. The median age in the Township and the percentage of residents age 65 and older has increased as well. During the same time period, the population of York County has increased by 14%.

Figure 13

Population, York Township

	Total population	Median Age In Years	% Under 5 Years	% 5 to 19 Years	% 20 To 44 Years	% 45 To 65 Years	% 65 Years And Over
2010	27,793	43.3	5.2%	18.2%	25.4%	28.7%	19.3%
2000	23,637	41.0	5.30%	18.5%	33.2%	25.0%	18.2%

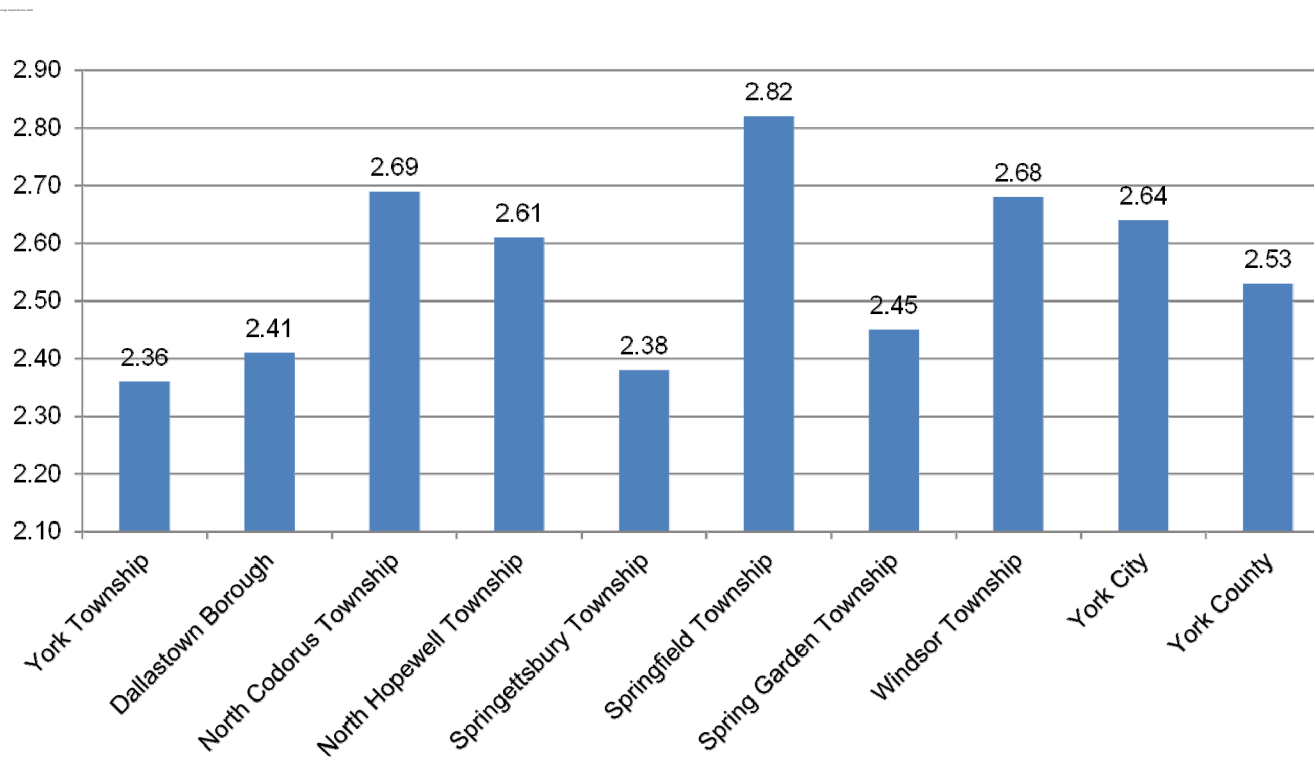
Part 1: Introduction

With an average of 2.36 people per household, York Township has the lowest average household size of all surrounding communities and in York County. The number of households in York Township increased by 16% between 2000 and 2010—from nearly 10,000 households to more than 11,500 households. Of the surrounding

communities, Springfield Township and Windsor Township were the only communities with higher percentage population change between 2000 and 2010. Springfield and Spring Garden Townships were the only communities with higher median and mean household income than York Township in 2010.

Figure 15

Average Household Size, 2010



Per the 2000 US Census and available through the Pennsylvania State Data Center, total population projections were developed for Pennsylvania Counties, 2000-2030. York County's selection of the detailed projections contained in the full "Detailed Population Projections By Age, Gender, Race and Hispanic Origin: Pennsylvania 2000 to 2030" publication are contained below. To accompany the County information, a series of projections were developed in various ways related to York Township's growth. The Township should conduct a 5-year review of its building permits to determine the impacts of such actual growth in relationship to these generalized projections. At present, areas identified for residential growth appear to meet the continued needs of the Township's residents over the course of the 15-year projection as well as in the immediate future. However, the Township should view these patterns on a periodic basis in context of ensuring future housing needs of the communities population are able to be met. Further, over the course of preparing for the next Comprehensive Plan update, the Township should recognize that as the percentage of represented age groups (e.g. families of young children, seniors, etc) may or may not shift, accommodating demands for various housing products (e.g. seniors needs for one-level living, smaller lots, etc.) as related to future policy action may or may not also need to be considered.

Figure 16

Population Projections

York County	April 1, 2000	July 1, 2010	July 1, 2020	July 1, 2030	% Change	% Change	% Change
	Census	Projection	Projection	Projection	2000-2010	2000-2020	2000-2030
	381,751	416,743	450,887	482,984	9.2	18.1	26.5
York Township	April 1, 2000	April 1, 2010	July 1, 2020	July 1, 2030	% Change	% Change	% Change
	Census	Census	Projection	Projection	2000-2010	2000-2020	2000-2030
applying straight line of 2000-2010 growth	23,637	27,795	32,684	38,434	17.6%	38.3%	62.6%
applying County-scale US Census projections	23,637	27,795	27,915	29,901	17.6%	18.1%	26.5%
applying a "middle of the road" projection	23,637	27,795	30,300	34,167	17.6%	28.2%	44.6%

Part 1: Introduction

Most of York Township’s housing units were built before 2000, but the community has a relatively even distribution of housing units for parallel structure built between 1970 and 2010. York City, Springfield Township and Spring Garden Township have significantly older housing stock than York Township. Within the past decade the national housing market and the national economy experienced a downturn; national unemployment has increased and remained high while state budget constraints have tightened. At the time of this Plan update, the national economy appears to remain in a slow recovery.

Figure 17
Year Housing Units Built, 2010

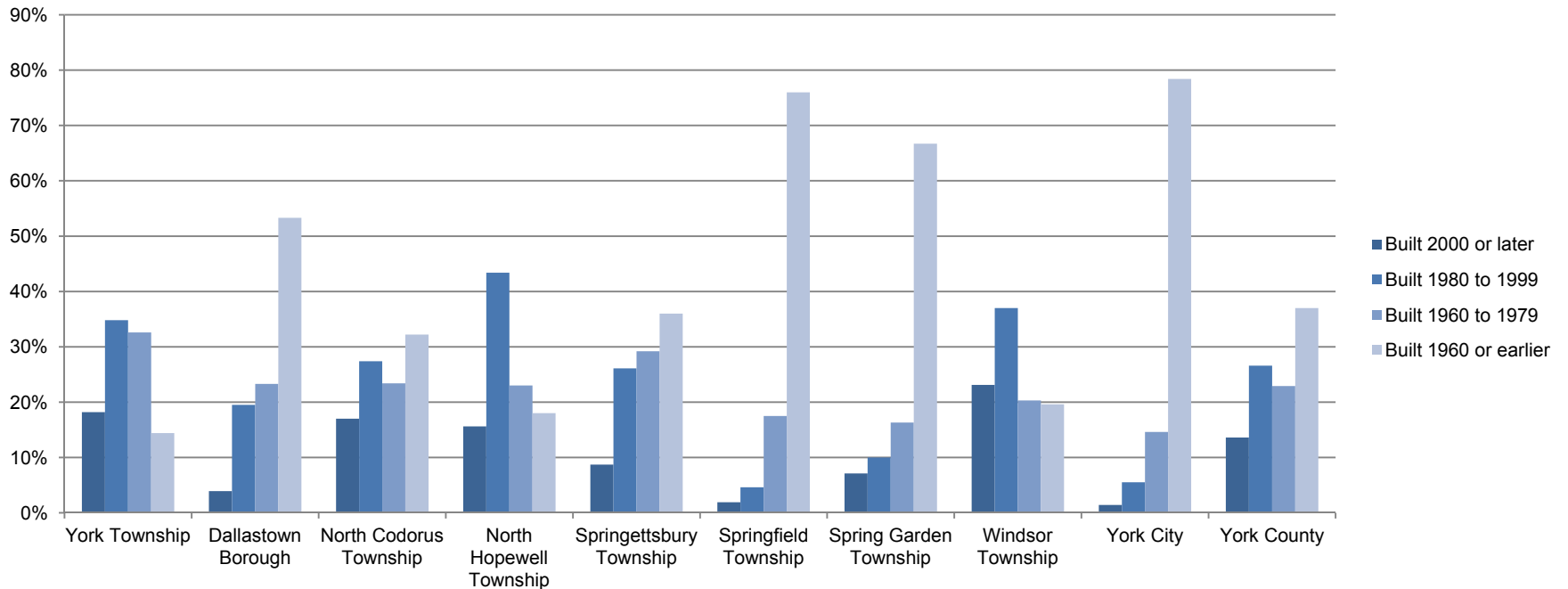
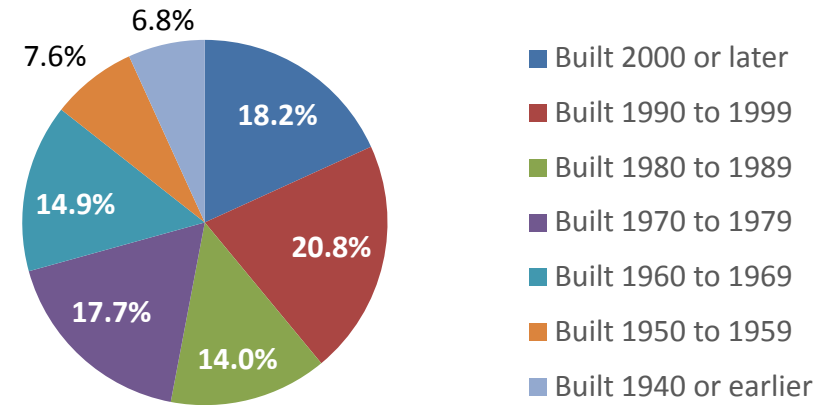


Figure 18

York Township, Year Housing Units Built



Neighborhoods and Roads

The community's physical character is shaped, in large part, by the patterns and relationships of its neighborhoods and roads. Each neighborhood has a different identity and provides those of all ages with an opportunity for making a place to call "home".

Within more urbanized portions of the Township, as changes in development have occurred over time, the nature of land uses has become an eclectic mix of businesses along main corridors surrounded by more highly intense single and multi-family neighborhoods. In general, as development moves away from the main thoroughfares, intensity lessens.

As part of public input solicited for the planning process, many have expressed their appreciation of the community's suburban environment and its more rural area beyond the designated urban growth boundary*. From those of greater density to those of lesser, varying development character within the Township emerge. Further contributing to the character of these landscapes has been the extent and relationship of natural resources, geologic features,

expansion of infrastructure and topography. Each of these landscapes has the potential to influence one another.

Some of the most influential factors affecting communities' future character are the manner in which future development occurs and its responsiveness to the surrounding established built and natural environment.

Extending from access points along Interstate 83 roads and the numerous main thoroughfares are a series of Township-significant connector roads. These roads bring together residential and non-residential development as well as neighborhood to neighborhood.








Beyond State-owned roads that are found throughout the community, there are more than 120 miles of roads for which the Township cares seasonally.

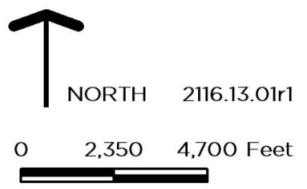
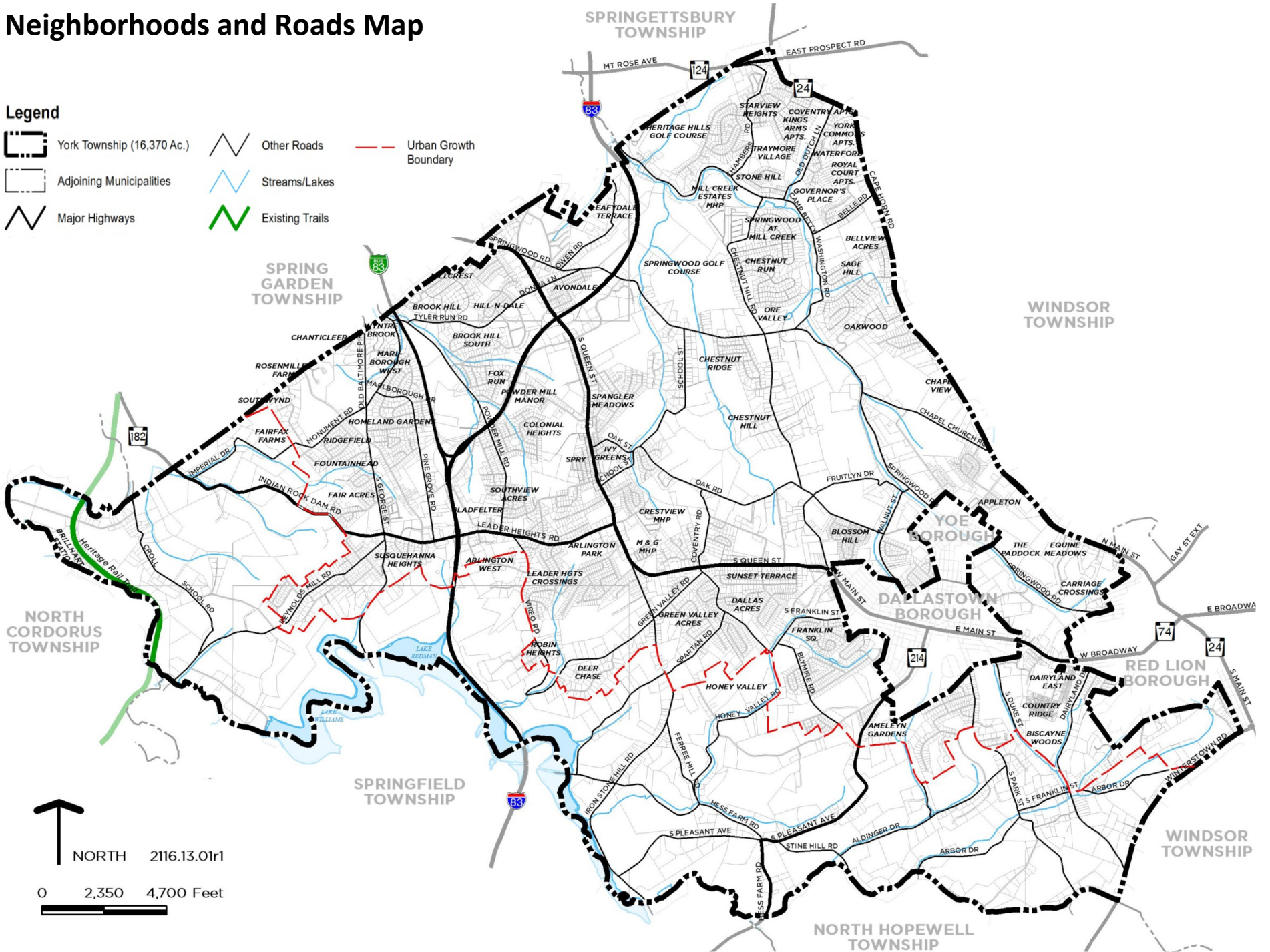
**Also referenced in the York County Comprehensive Plan as the Established Primary Growth Area.*

Figure 19

Neighborhoods and Roads Map

Legend

-  York Township (16,370 Ac.)
-  Other Roads
-  Urban Growth Boundary
-  Adjoining Municipalities
-  Streams/Lakes
-  Existing Trails
-  Major Highways



Land Use

As shown on the Existing Generalized Land Use Map, the community's existing land use character is shaped, in large part, by the patterns and relationships of its neighborhoods, agricultural rural areas and commercial corridors.

The Existing Zoning Map shows the current zoning districts in the Township. This presents the various districts in which policies apply to the Township's management of growth and development in the future.

The third map associated with land use is the Inconsistent Land Use Map, which synthesizes information from the Generalized Land Use Map and the Existing Zoning Map to identify areas where residential and non-residential land uses may take on various

characteristics other than what may be generally described within the parameters of the current zoning.








As changes in development have occurred over time, land uses in the Township have become a mix of businesses along main corridors surrounded by more highly intense single and multifamily neighborhoods. In general, as development moves away from the main thoroughfares, intensity lessens.

Some of the most influential factors affecting communities' future land use are the manner in which its development occurs and its responsiveness to surrounding established built and natural environment.

Figure 20

Existing Generalized Land Use Map

Legend

-  York Township (16,370 Ac.)
-  Adjoining Municipalities
-  Major Highways
-  Other Roads
-  Streams/Lakes
-  Existing Trails
-  Urban Growth Boundary

EXISTING GENERALIZED LAND USE

-  Agricultural (5,822 Ac.)
-  Residential (5,857 Ac.)
-  Apartment (204 Ac.)
-  Commercial (1,555 Ac.)
-  Public/Semi-Public (467 Ac.)
-  Industrial (159 Ac.)
-  Park and Open Space (1,087 Ac.)
-  Right of Way (1,278 Ac.)

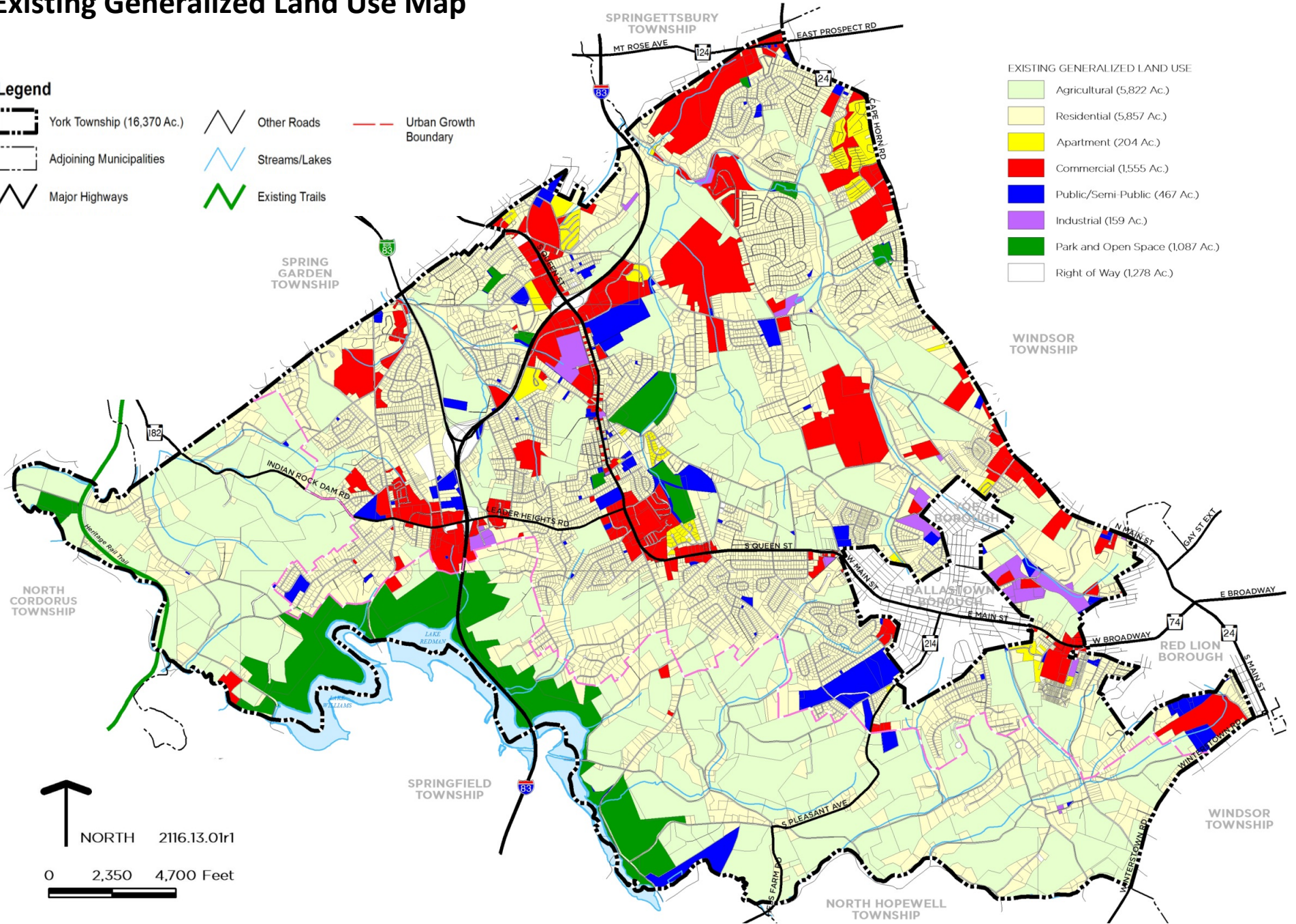


















Figure 21

Existing Zoning Map

Legend

-  York Township (16,370 Ac.)
-  Adjoining Municipalities
-  Major Highways
-  Other Roads
-  Streams/Lakes
-  Existing Trails
-  Urban Growth Boundary

ZONING

-  RL Residential Low Density (3,743 Ac.)
-  RM Residential Medium Density (1,423 Ac.)
-  RH Residential High Density (1,730 Ac.)
-  RA Residential Agricultural (6,084 Ac.)
-  MRC Mixed Residential - Comm (448 Ac.)
-  CS Commercial Shopping (1,218 Ac.)
-  CO Commercial Office (761 Ac.)
-  CI Commercial Industrial (621 Ac.)
-  I Industrial (339 Ac.)

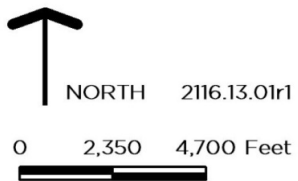
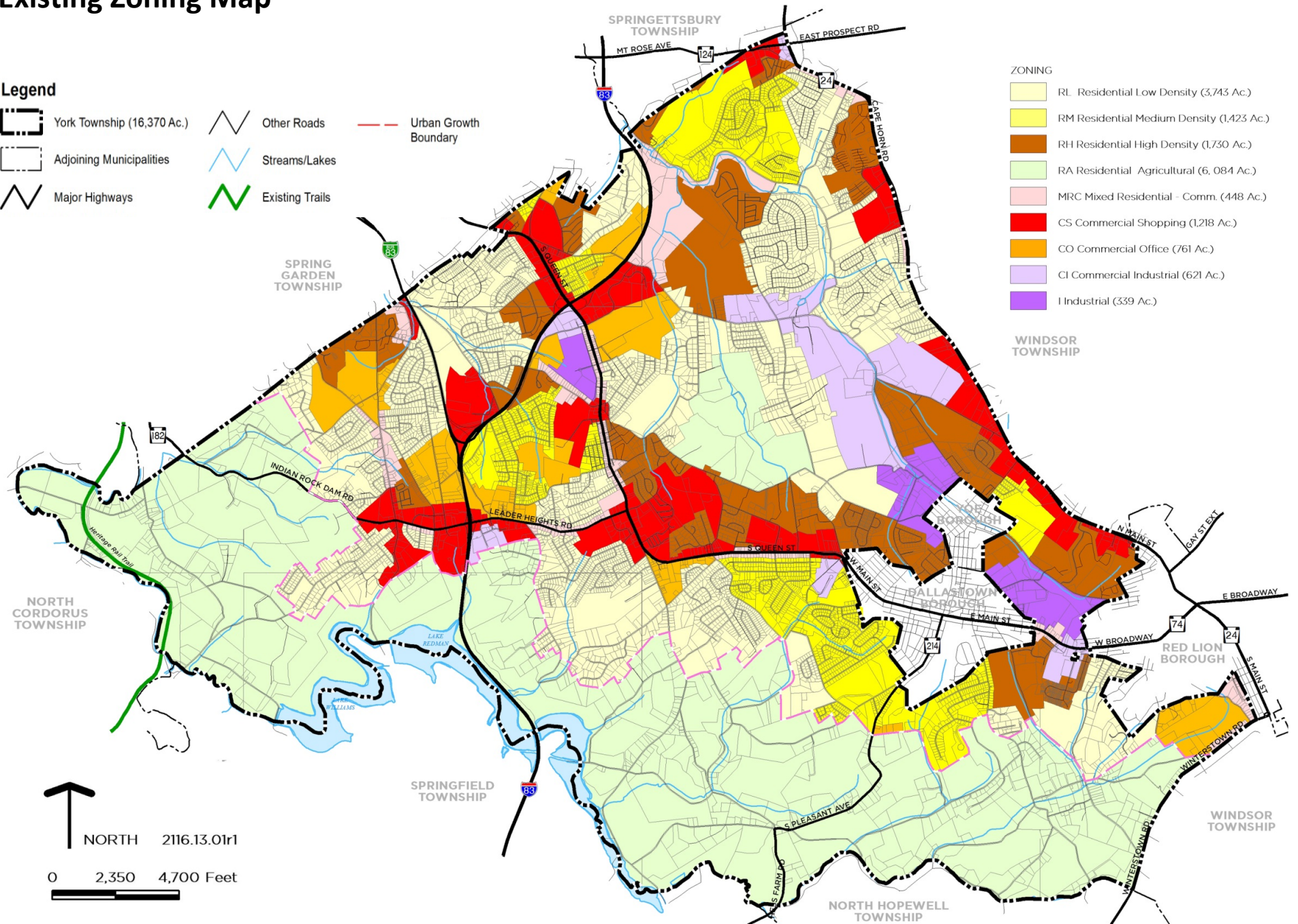
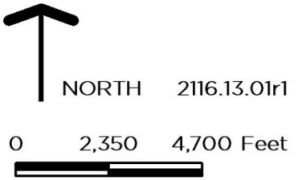
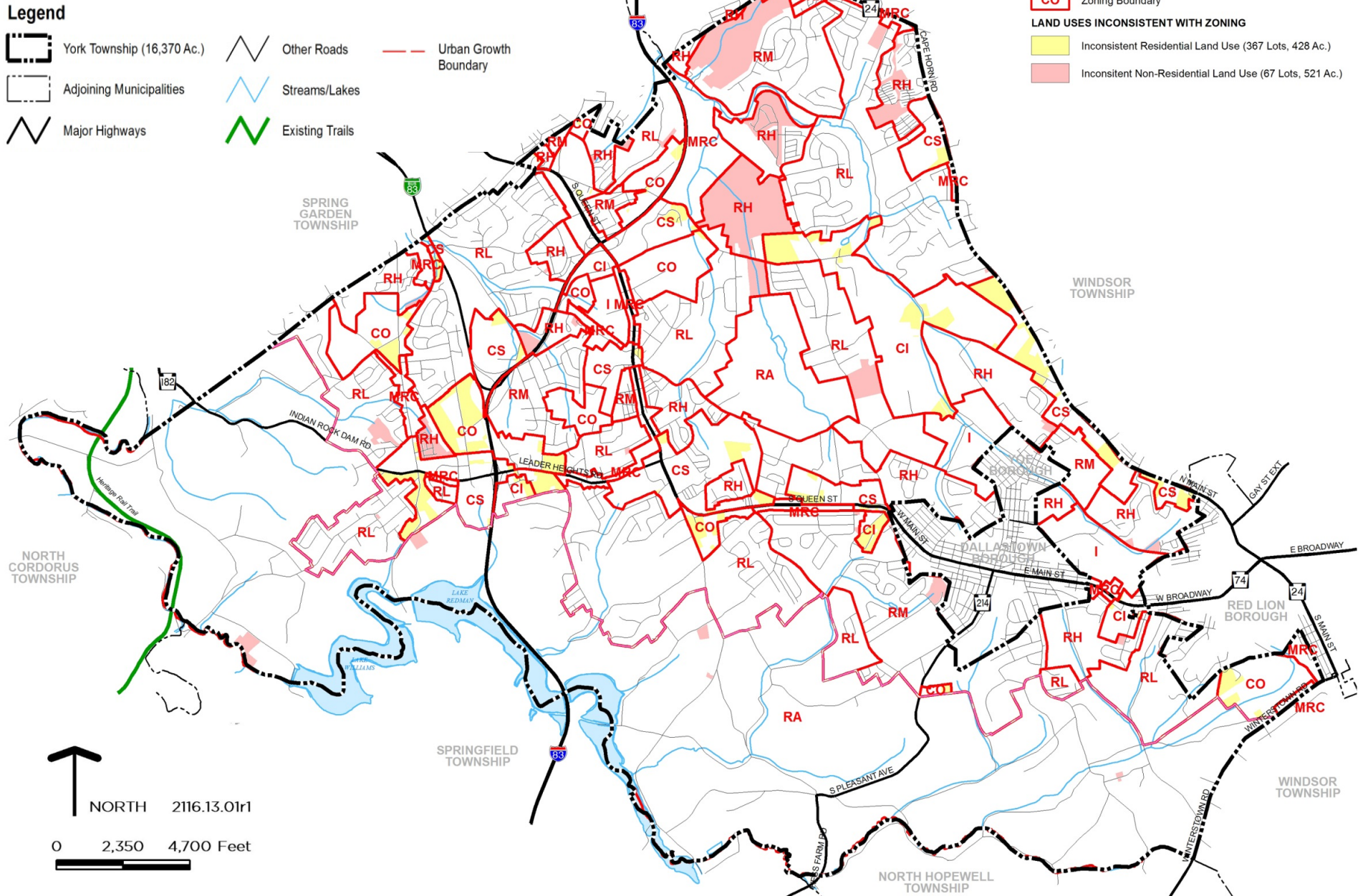


Figure 22

Inconsistent Land Use Map



Civic and Recreation Amenities

Civic and recreation amenities focus upon engaging residents the public with activities and projects. In communities like York Township, these amenities are proven contributors to economic vitality by making a place an attractive destination for businesses, by sparking redevelopment, by increasing property values, by improving public safety, by raising the visibility of a community and, in many situations, by generating dollars through tourism. The Township provides a significant number of amenities that residents are able to enjoy. These efforts, offered by the public and the private sectors, can be found throughout the community.

Civic amenities are increasingly essential to a strong business climate within and around York Township. By some estimates, two-thirds of college educated adults age 25-34 (the "creative class") decide first where to live and then where to work. Civic and recreation amenities – entertainment, the arts, sports, science, recreation and cultural attractions such as parks and museums – play an important role in the desire to live in a given area. By creating or promoting access to a strong, cohesive civic amenities infrastructure, the Township has opportunity to continue strengthening its sense of community and residents' quality of life. The Township also aspires to have a civic and recreation amenities

infrastructure that reflects the cultural importance of York Township's role in Central Pennsylvania.

The overarching purpose of understanding the locations of civic amenities was to assist the community in creating a proactive, realistic vision for the Township's next generation of assets.

While not traditionally considered part of civic amenities, York Township's agricultural resources are an important segment of its identity and the quality of life for residents who enjoy knowing that they can quickly reach rural destinations.


Building upon the trends present within the Comprehensive Plan's community survey, the Township, in coming years, will continue seeking to understand which civic amenities in the Township people enjoy, are adequate, are missing and/or need to be improved. Where opportunities exist, the community and its neighbors can extend its network of amenities into agricultural tourism, recreation, kid-friendly destinations and other local and/or regional-scale destinations. By balancing assets through a combination of public and private sector efforts, venues can aim to be both economically and physically sustainable for the people of York Township.

Figure 24






Civic Amenities Map

Part 1: Introduction

Legend

-  York Township (16,370 Ac.)
-  Adjoining Municipalities
-  Major Highways
-  Other Roads
-  Streams/Lakes
-  Existing Trails
-  Urban Growth Boundary

OTHER CIVIC AMENITIES

-  Ambulance/EMS Station
-  Fire Station
-  Historic Site
-  Hospital
-  Library
-  Major Shopping Complex
-  Place of Worship
-  Police Station
-  Public Works Facility
-  Township Building

SCHOOLS

-  Public School
-  Private School

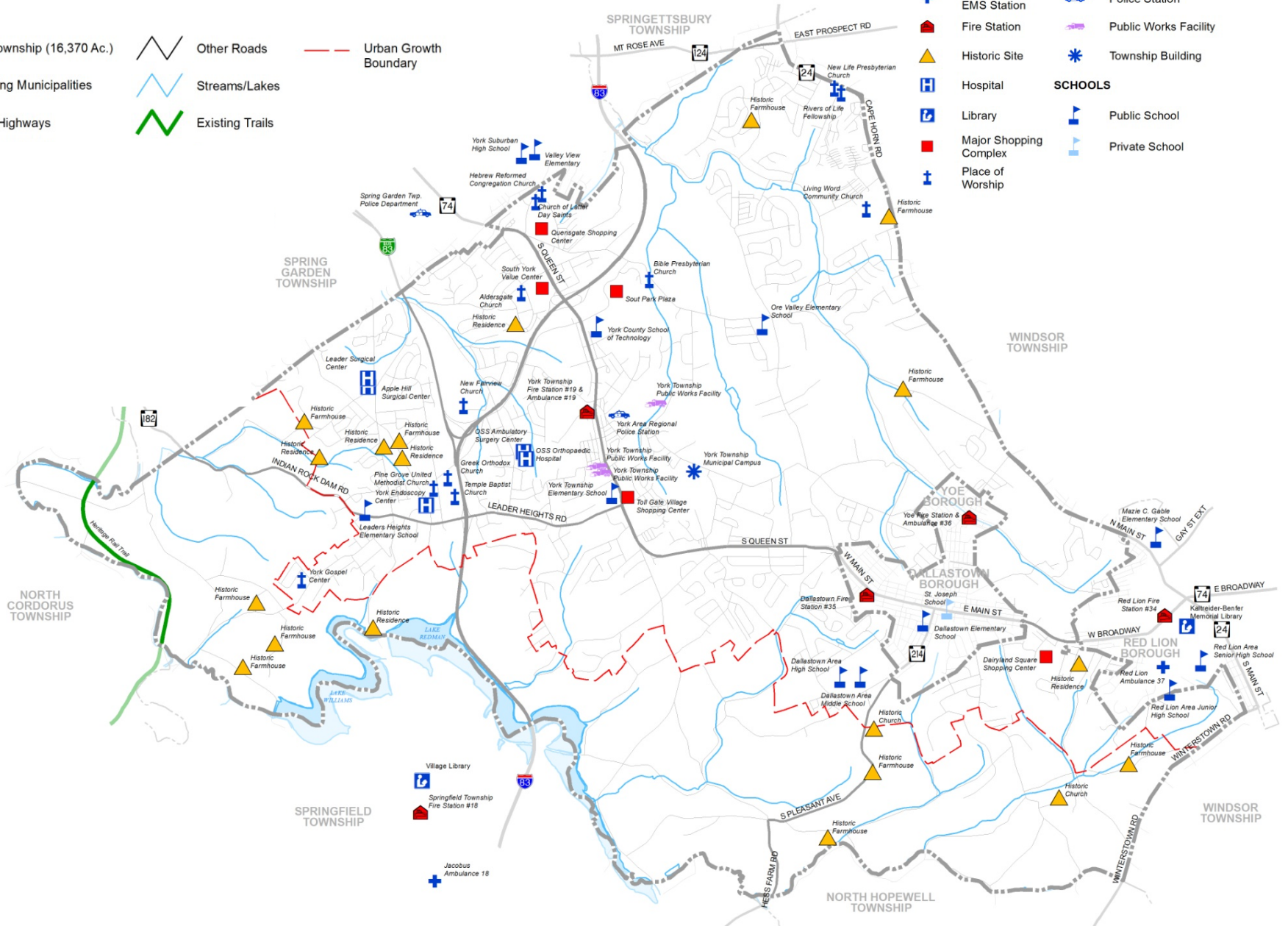
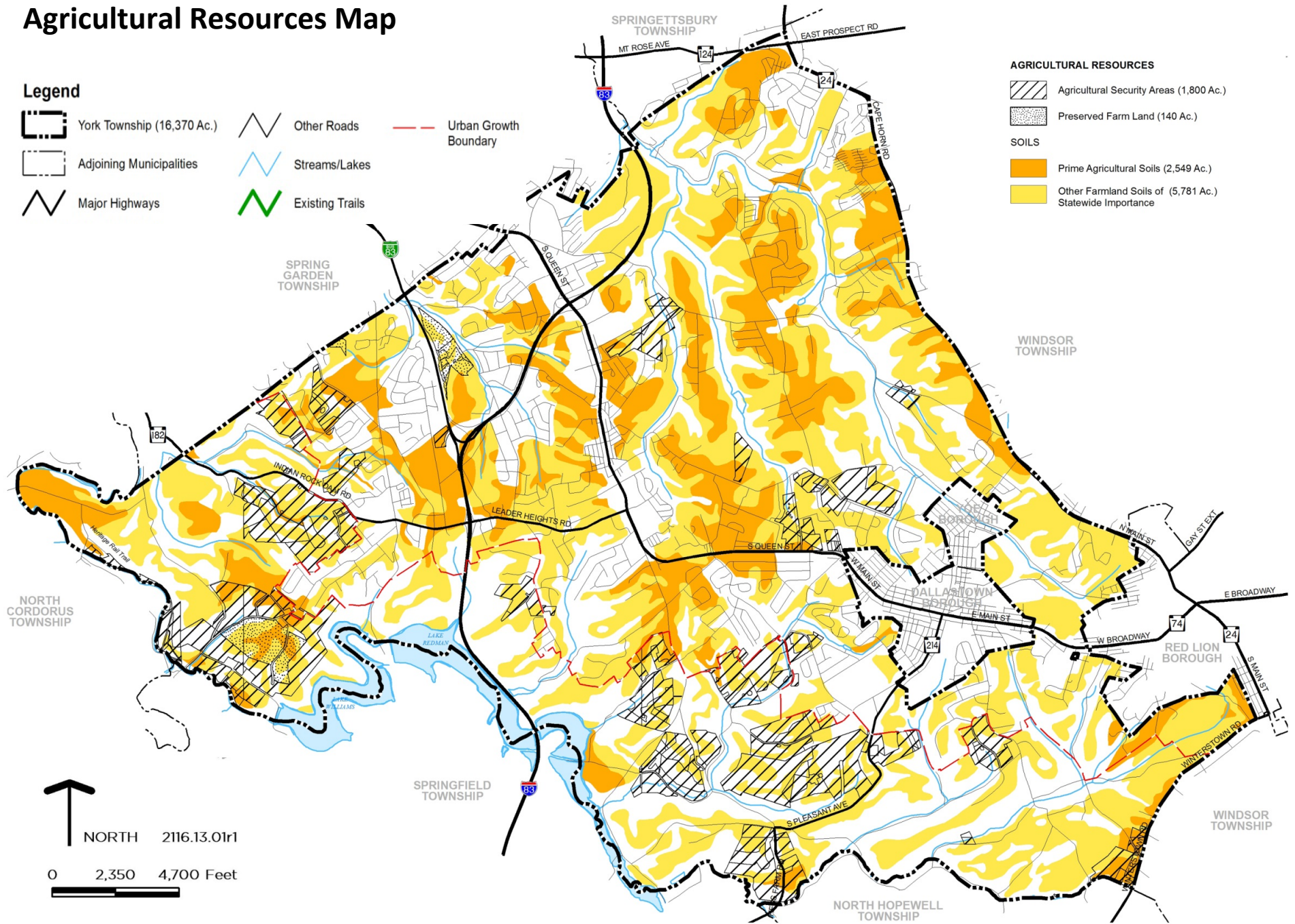


Figure 25

Agricultural Resources Map



Natural Resources

York Township's rural or pastoral character is highly valued by residents. Emphasizing and conserving this character will help to maintain a high quality of life for residents and allow them to continue to enjoy one of the things they love most about their community.

As shown on the Natural Resources Map, many of the sensitive areas within the Township are outside of the existing Growth Boundary. Steep slopes and surface water will likely continue to be maintained in those areas because of development restrictions. There is, however, a significant area of steep slopes on the northwest corner of the Township.

York Township adjoins two major water resources. These facilities are notable for scenery, water supply and recreation. Lawful activities such as extraction of minerals may impact water supply sources. Activities like that are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities. Further, commercial agriculture production may impact water supply sources. Hence, the extent to which development impacts natural resources within the community will be based upon the combination of Federal, State and Township's technical requirements for development.



Figure 26

Landform Analysis Map

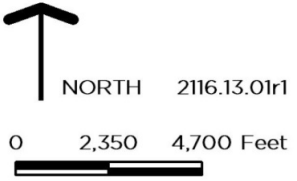
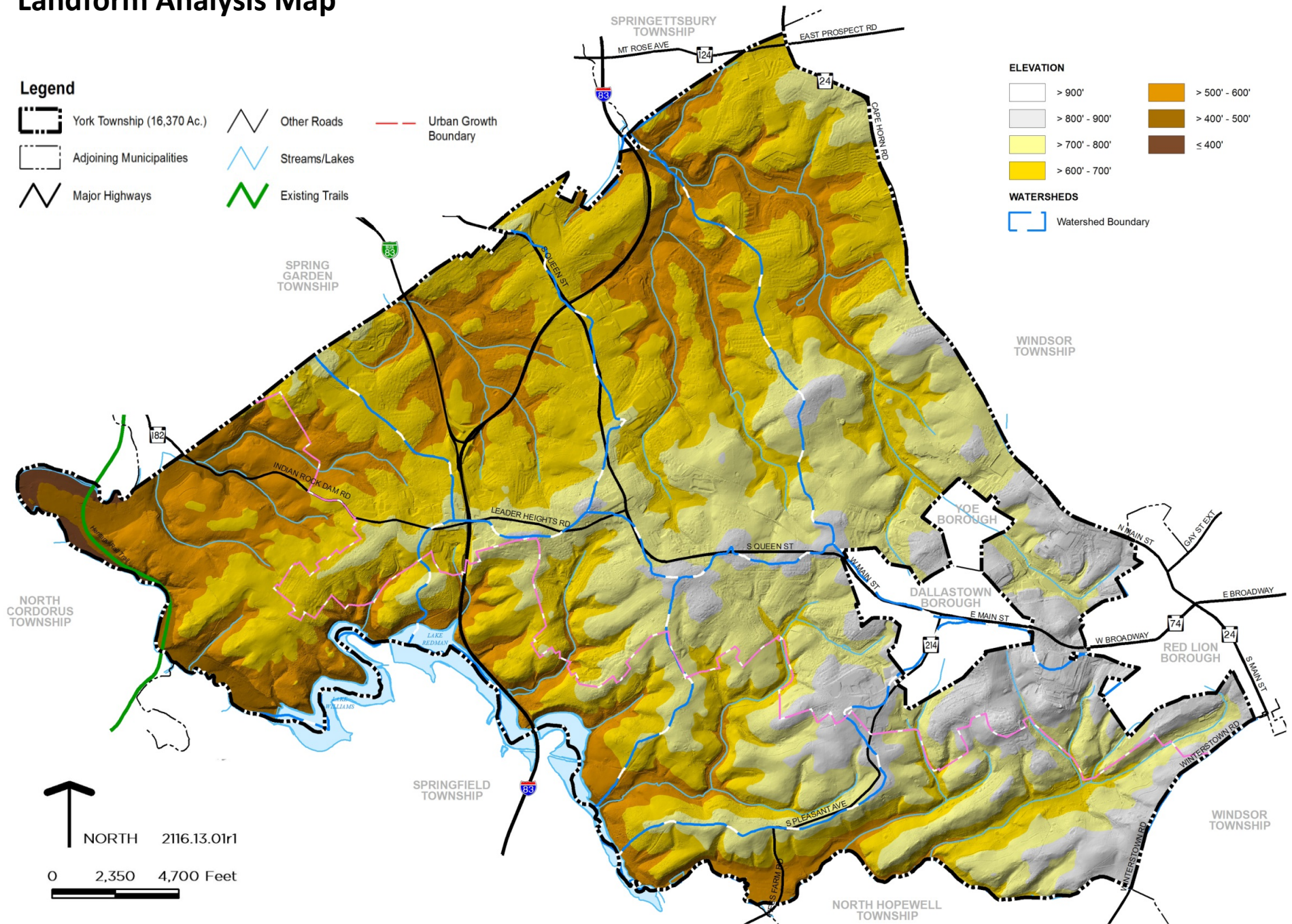









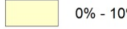



Figure 27

Slope Analysis Map

Legend

-  York Township (16,370 Ac.)
-  Adjoining Municipalities
-  Major Highways
-  Other Roads
-  Streams/Lakes
-  Existing Trails
-  Urban Growth Boundary

SLOPES

	0% - 10%	8,091 Ac.
	> 10% - 25%	6,174 Ac.
	> 25% - 33%	942 Ac.
	> 33%	1,163 Ac.
		Total 16,370 Ac.

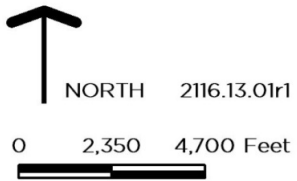
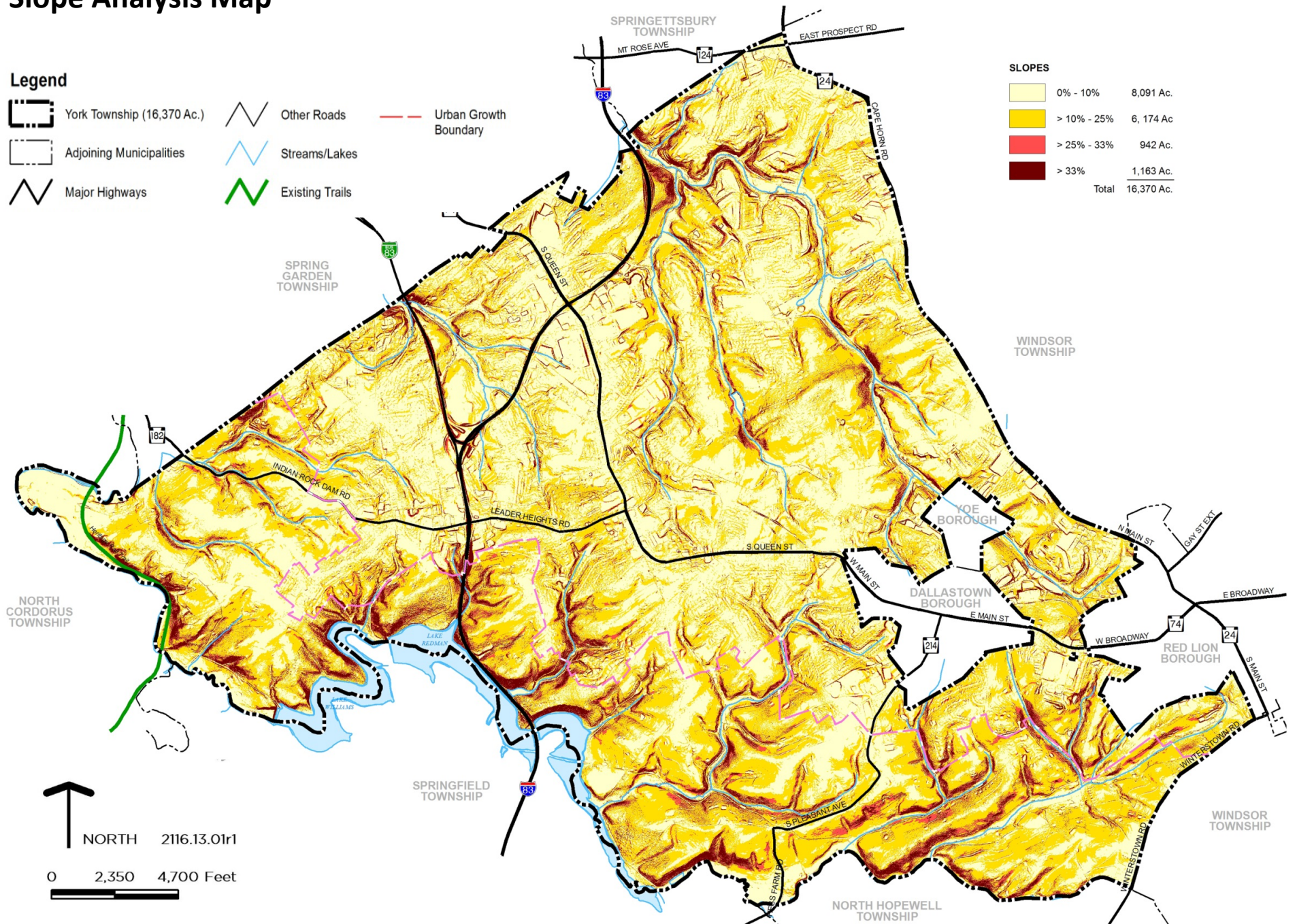









Figure 28

Natural Resource Map

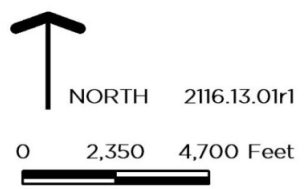
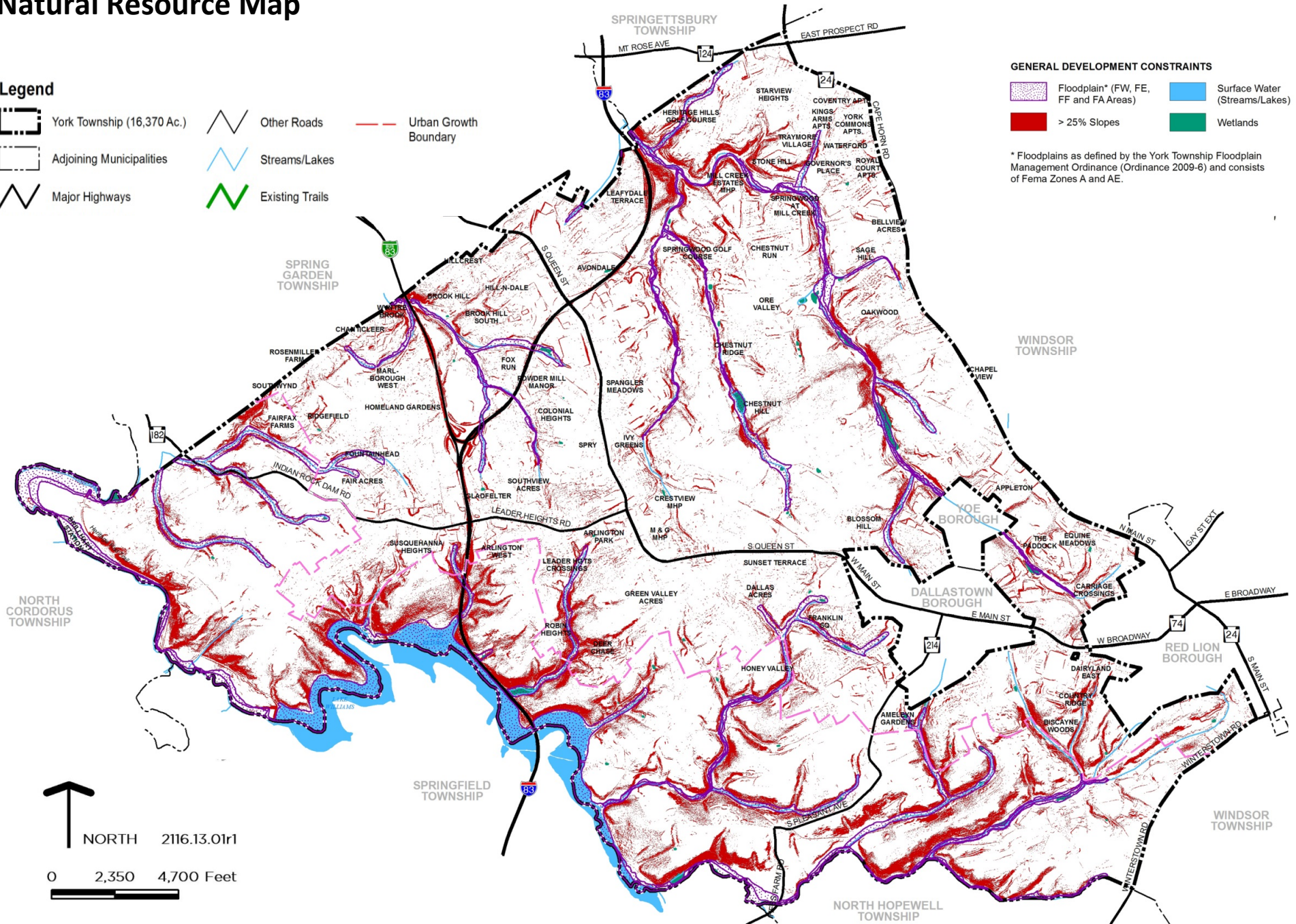
Legend

-  York Township (16,370 Ac.)
-  Adjoining Municipalities
-  Major Highways
-  Other Roads
-  Streams/Lakes
-  Existing Trails
-  Urban Growth Boundary

GENERAL DEVELOPMENT CONSTRAINTS

-  Floodplain* (FW, FE, FF and FA Areas)
-  Surface Water (Streams/Lakes)
-  > 25% Slopes
-  Wetlands

* Floodplains as defined by the York Township Floodplain Management Ordinance (Ordinance 2009-6) and consists of Fema Zones A and AE.



Based upon on-going dialogue with Planning Commission and primary Township staff, the following were identified as key drivers in the planning process.

Community Character

Past “outside world” perception of the community is that of a working community

Dual personality of the community: suburban bedroom community and rural working landscape

Lack of identifying features such as gateways and community gathering places

Maintaining rural/agricultural areas while encouraging new development

Perceived lack of history/historic relevance

Land Use, Housing and Economic Development

Areas need to be available for future residential and non-residential growth.

Commercial development is clustered in nodes and distributed throughout the community to promote/encourage convenience

The Township wants to promote its business-friendly attitude/position.

Transportation and Connectivity

Convenient relative to external destinations

Can be difficult to get around within Township - periods of severe congestion and lack of inter-neighborhood vehicular connections

Sidewalks need to connect pedestrians/bicyclists to destinations such as shopping, parks, etc.

Natural, Historic and Civic Resources

The Township needs more activities for residents of all ages.

Park and recreation areas are scattered in the community; it is not apparent how they work together as a system.

Ample open spaces (fields, woodlands, etc.) but lack interconnectivity.

Cooperation, Government Services and Utilities

The Township wants to promote coordination and cooperation with the School District

High-quality public school system.

Existing high levels of community service; high levels of service for tax dollars.

Part 2: Vision

PART 2: VISION

Overview

From the goals and objectives, the Comprehensive Plan's ideas for the future come together. Recommendations within this Comprehensive Plan aim to produce positive results for the overall community while being straightforward and cost-effective.

It is important to recognize that each goal and objective in the preceding part relates to the others.

This Plan revolves around several central themes:

- **Retaining similar land use patterns**
- **Upholding the existing growth boundary while preserving agricultural land uses and rural character**
- **Encouraging compatible densities in proximity to both highway interchanges and the City of York**
- **Enhancing connectivity in the primary street/arterial road corridors**

For each series of objectives, where it is applicable, key recommendations are highlighted. These key recommendations complement or frame the context for the full range of the Comprehensive Plan's concepts that Township aims to pursue over the coming decade. More specific information about each key recommendation is also included in the Action Plan table found at the end of the document.

Land Use, Housing and Development

In realizing continued Comprehensive Plan successes into the coming decade, land use housing and development remain an important aspect of community discussion and action. For York Township, upholding quality within the community's character is not just a generic planning concept; in the Township, it is a valued frame of mind in context of a long-standing tradition of community distinction.



Part 2: Vision

Land Use and Housing

In delivering a plan for land, the Township has identified objectives to encourage continued quality development, an influx of future generations of long-term residents and coordinated community ordinances.

York Township's physical environment has evolved to satisfy the requirements of the Township's growing and changing need. Local residents' activities create a need for various land uses as well as for the amenities and infrastructure systems that support land uses. The relationships of existing and future land uses will shape the character and quality of life in the community for many years to come. To more accurately assess the Township's future needs, an analysis of physical environment trends and patterns was completed.

The community's demographic patterns will likely be significant influences shaping land use-related discussions in the coming decade. These socio-economic patterns will also shape what housing products and other development ideas are realized. A specific housing strategy could be created as a complement to this Comprehensive Plan.

Based on US Census findings, as the country's population is changing, so are its real estate preferences. These lifestyle changes have significant implications for suburban development. For the first time, there are more single-person households (26.4 percent) than married-couple-with children households. The groups growing the most quickly, people in their mid-20s and empty nesters in their 50s, are the groups most likely to look for an alternative to low-density, single-family housing. (ULI, *High Density Development, Myth and Fact*, 2005) The following map illustrates the general pattern of land use anticipated over the course of this Comprehensive Plan. The patterns are aimed to reflect desired relationships of types of land uses, housing and their intensities.



Future Land Use and Housing Plan

The Future Land Use and Housing Plan is a reflection of the goals, objectives and recommendations of the overall Comprehensive Plan as well as an integration of the preceding elements. While not a Zoning Map, the Future Land Use and Housing Plan can serve to help the Township government in guiding future growth decisions.

Agriculture/Low-Density Residential

Agricultural land is important to the identity of the Township. While areas south of the Urban Growth Boundary* are primarily agricultural/ residential in character, there are significant areas of low-density residential and agricultural uses north of the Urban Growth Boundary as well. The Survey conducted as part of this Plan indicated that residents of the Township feel strongly about preserving the agricultural land. These areas provide opportunities for estate-style, low-density and agricultural uses that are rural or semi-rural in character. Some land may not necessarily have a full range of urban utilities and services which will be contingent upon topography, density, lot size and development designs.

Low/Medium-Density Residential

The suburban character is also important to York Township's identity and character. The Low/Medium-Density Residential areas have opportunities for neighborhoods that offer a variety of lot sizes, housing and ownership options. From detached single-family homes to medium-density multi-family development, these areas support new residential growth and townhouses with the use of services and infrastructure.

High-Density Residential

High-Density Residential is suitable for more intense land uses such as multi-family housing, including apartments, townhouse and condominiums.

Mixed Use, Non-Residential Office, Retail and Light Industrial

Mixed Use areas provide flexibility for the development and/or redevelopment of both residential and non-residential uses; policies that continue to encourage alignment of such opportunities are important to the community's future and should be pursued as appropriate. These areas are suitable for a wide range of commercial uses. Additionally, a wide range of commercial uses are appropriate in these areas from community-scale and light industrial to interchange-scale that will meet the needs of highway users.

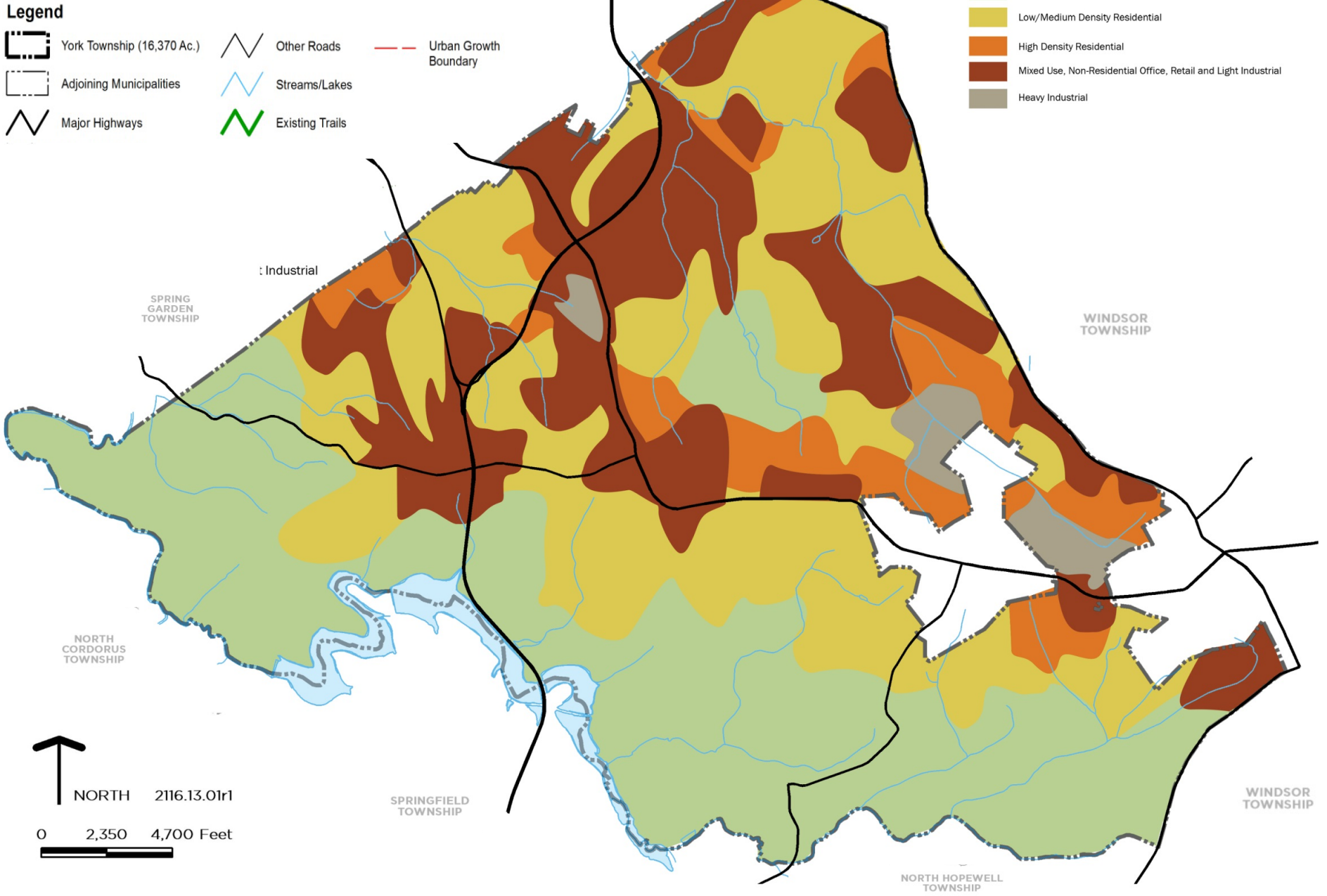
Heavy Industrial

Areas identified as appropriate for Heavy Industrial are, generally, already being used for such activities, are acceptable at these locations and could continue in the same facilities. Light industrial, manufacturing, processing, wrecking and storage are all appropriate there.

** Also referenced in the York County Comprehensive Plan as the Established Primary Growth Area*

Figure 29

Future Land Use and Housing Plan



Objective 1: Encourages development that best utilizes existing building stock, complements neighboring land uses and established community character, encourage “close-to-home” access to goods and professional services and is environmentally responsive.

- Evaluate the applicability and feasibility of creating a Township-supported architectural review board for non-residential properties; pursue as warranted.

- Develop an evaluation scoring system associated with fiscal, physical, social and environmental trade-offs of decisions within and outside of the Urban Growth Boundary.*
 - Highlight proximity and potential interconnections of public spaces/ areas.
 - Evaluate proposed development in the context of the rankings.
 - Continue to uphold key cultural/historic working landscapes with land use and development controls. Encourage the continuation of lands and locations for locally cultivated agriculture and its economy.
 - Encourage commercial development/ reinvestment and strategically located industrial-oriented development/ reinvestment along major corridors in non-residential areas.



* Also referenced in the York County Comprehensive Plan as the Established Primary Growth Area.

Part 2: Vision

Objective 2: Continue to provide a full range of housing types throughout the community to encourage retention of long-term residents and to attract a new generation of long-term residents.

- Maintain and update (as needed) a New Resident Welcome series through the Township website to promote the area’s housing options and to assist new and potential residents in understanding Township requirements, available resources and regulations.
- Prepare a housing strategy that reflects existing residential development characteristics. Goals of the housing strategy are to support housing that is:
 - diverse and provides for a mix of socio-economic interests
 - sustainable, well-designed and barrier-free
 - in character with the surrounding neighborhood
 - strategically located to complement public safety, public works, infrastructure and transportation system capacities
- Inventory the existing housing stock (single-family, low-density residential, medium-density residential, high-density residential) and determine if existing levels are optimum to provide adequate housing in the coming years.

✓ Key Recommendation

Maintain and update (as needed) a New Resident Welcome series through the Township website to promote the area’s housing options and to assist new and potential residents to understand Township requirements, available resources and regulations.

- *The packets should feature Township quality-of-life initiatives like the Wellness Program (Objective 11), the Pedestrian/Bicycle Connectivity Plan (Objective 12) and the Lifelong Learning program (Objective 13) as well as other amenities like access to Lake Redman.*

Part 2: Vision

- Develop public-private partnerships where possible and practical to realize construction of residential housing product/price point that can attract young adults to begin investing in a residence within the Township:
 - seniors who desire to maintain residency in the Township
 - young adults new to the community but in need of a different housing product/price point/investment (owner versus renter) than what is currently available
- Partner with banks, real estate agents, large local employers and other regional entities to advertise and promote available loan/mortgage programs that attract young adults to begin investing in housing within the Township.
- Reach out to existing and prospective residents with a promotional campaign and a new resident "care package" to:
 - outline advantages for long-term residents to remain within the community
 - encourage home ownership throughout the community especially within traditional, single-family neighborhoods



Part 2: Vision

Development

Over the next 10 years the Township seeks to encourage continued housing/neighborhood stability, be cognizant of impacts on land, agriculture and natural resources; and to encourage development of properly placed commercial, industrial and mixed use opportunities. Diversity in the Township's tax base has proved to be a prudent approach of York Township's fiscal management team.



Objective 3: Strategically address land use and development issues and reinforce the community's high-quality development standards.

- Complete strategic ordinance updates to align sidewalks, bikeway, lighting, signage and landscape construction with priority areas for development and connectivity.
- Evaluate the applicability and feasibility of design guidelines for non-residential development beyond sidewalks (e.g., for banners, lighting and landscape).
 - Highlight proximity and potential interconnections of public spaces/areas.
 - Evaluate proposed development in the context of the rankings.

The creation of a Public Realm District is a Key Recommendation in the Transportation Section of this Comprehensive Plan. Objective 6 and the associated recommendations can be integrated into the creation of a Public Realm District.

Objective 4: Utilize existing zoning and subdivision ordinances to encourage greater development synergies, understanding and compliance.

- Continue to support zoning provisions as applicable to concentrate commercial and residential development in the areas where they already exist and in those areas where the land meets these specific uses.
- Consider adopting innovative construction requirements or incentives (based on LEED® or other standards) for major new buildings to use less energy and to help offset their resource demands.
- Focus on compatibility and open spaces in residential areas, and emphasize the importance of transitions between existing and developing areas.

Part 2: Vision

Objective 5: Promote York Township as a business-friendly community.

- Form an organization or entity to promote economic development in York Township. Evaluate various models such as economic development boards or community development corporations. Use the existing York County Economic Alliance as a resource for building this organization.
- Review existing Ordinances and ensure that there are adequate areas for non-residential growth, particularly in the area of the I-83 interchanges and major corridors to broaden the community's tax base.
- Create a New Business Information series on the Township's website to assist new and potential business owners in understanding Township requirements, available resources and regulations.
- Evaluate the opportunities and options for creating a Business Community Liaison (BCL) to help guide business owners considering locating or expanding in the Township as well as to identify potential enhancements to the business community.

✓ *Key Recommendation*

Create a New Business Information series on the Township's website to assist new and potential business owners in understanding Township requirements, available resources and regulations.

✓ *Key Recommendation*

Evaluate the opportunities and options for creating a Business Community Liaison (BCL) to help guide business owners considering locating or expanding in the Township as well as to identify potential enhancements to the business community.

- *Work with the existing York County Economic Alliance or comparable organization to determine potential Liaison strategies/personnel (for instance, one day per week or two days per month, etc.)*
- *Existing Township staff could assist in coordinating/compiling information related to permitting, applications, regulations, etc.*
- *The BCL could guide businesses in the permitting and application procedures and could provide information about available bank loan programs, County regulations or programs, etc. The BCL should also be able to discuss Township issues and concerns with business owners and serve as a point-of-contact for the business community.*



Part 2: Vision

Infrastructure and Transportation

Infrastructure

Potable drinking water is provided to the Township by York Water Company, the Red Lion Municipal Authority or the Dallastown-Yoe Water Authority. The Dallastown-Yoe Water Authority purchases water from the Red Lion Municipal Authority to serve its customers. All developed properties outside the existing public water service area are served by individual wells.

One of York Water Company's sources of water is Lake Redman, located along the southern border of the township. Other sources include Lake Williams, Codorus Creek and the Susquehanna River. The water company authorizes all extensions and hook-ups to its distribution system to serve new developments.

The majority of wastewater generated in York Township is discharged to the public sanitary sewer system owned by the York Township Water and Sewer Authority and operated by York Township. The Township is divided into two sewer service basins, the York City basin and the Springettsbury basin. In addition to the public sewer system, the Township has approximately 1,800 residences served by individual on-lot septic systems. The majority of these systems are located within the Township's Residential-Agricultural zoning district located west of the public sewer service areas (Act 537 Plan).

Although the majority of the residences of York Township have both public water and public sanitary sewer service, approximately 700 homes are located outside these service areas and currently depend upon both private wells and individual on-lot septic systems

for water supply and sanitary sewage disposal. Analysis conducted as part of the Act 537 Plan indicated that the groundwater quality in the Township is adequate to support continued use of the individual wells for potable water supply.

York Township addresses storm water management issues at the local level through criteria in its ordinances. The following is a listing of the minimum control measures the Township will implement in compliance with the DEP Protocol Stormwater Management Program.

- Public Education and Outreach
- Public Participation and Involvement
- Illicit Discharge Detection and Elimination
- Construction Site Stormwater Runoff Control
- Post-Construction Stormwater Management in New Development and Redevelopment
- Pollution Prevention and Good Housekeeping for Municipal Operations and Maintenance

The following maps illustrate the general pattern of water and sewer service in the context of current development, service areas and the Township's established Urban Growth Boundary (*Also referenced in the York County Comprehensive Plan as the Established Primary Growth Area*).

Figure 30

Water Service Area

Legend

- York Township (16,370 Ac.)
- Adjoining Municipalities
- Major Highways
- Other Roads
- Streams/Lakes
- Existing Trails
- Urban Growth Boundary

Water Service Area

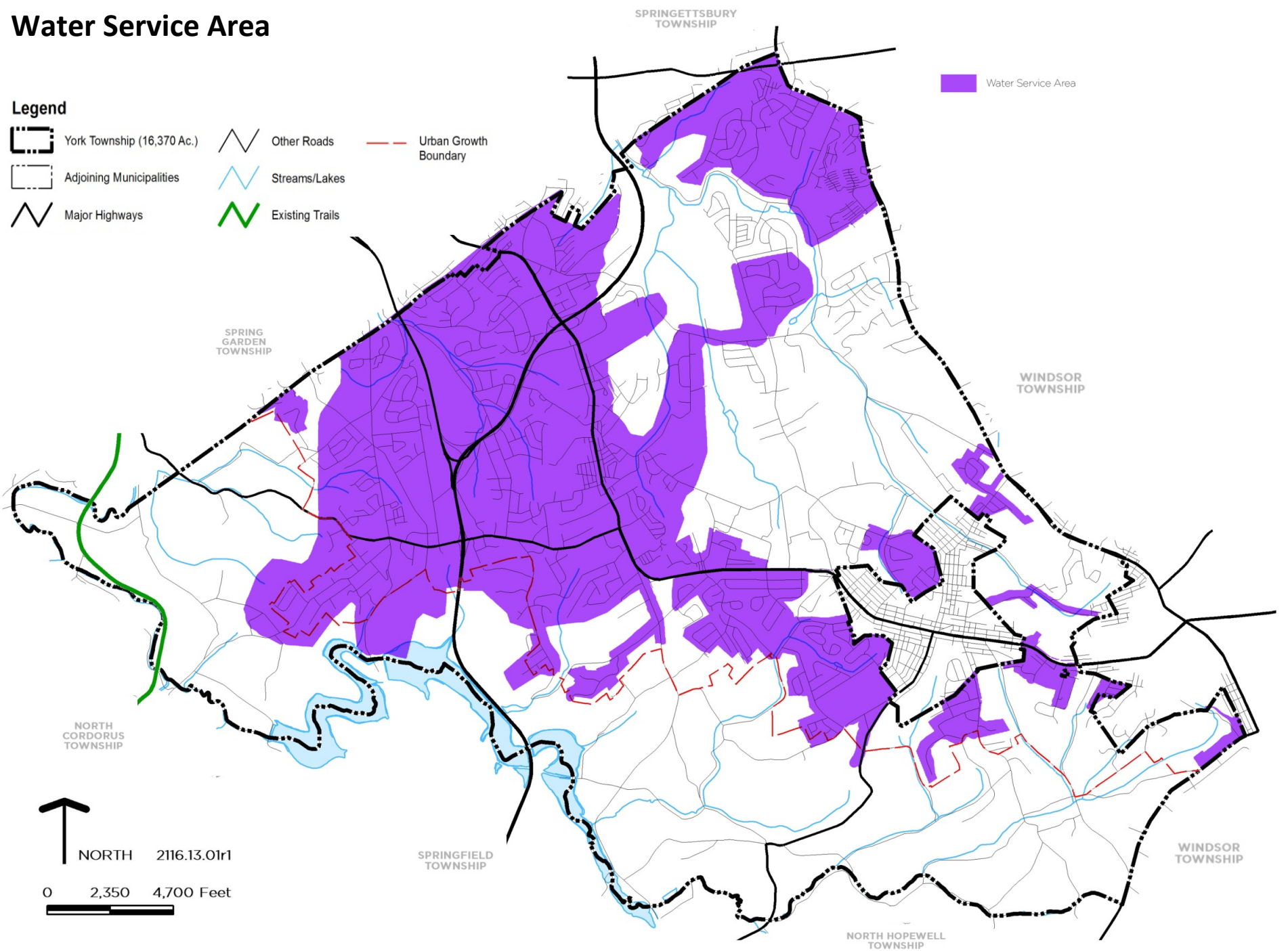
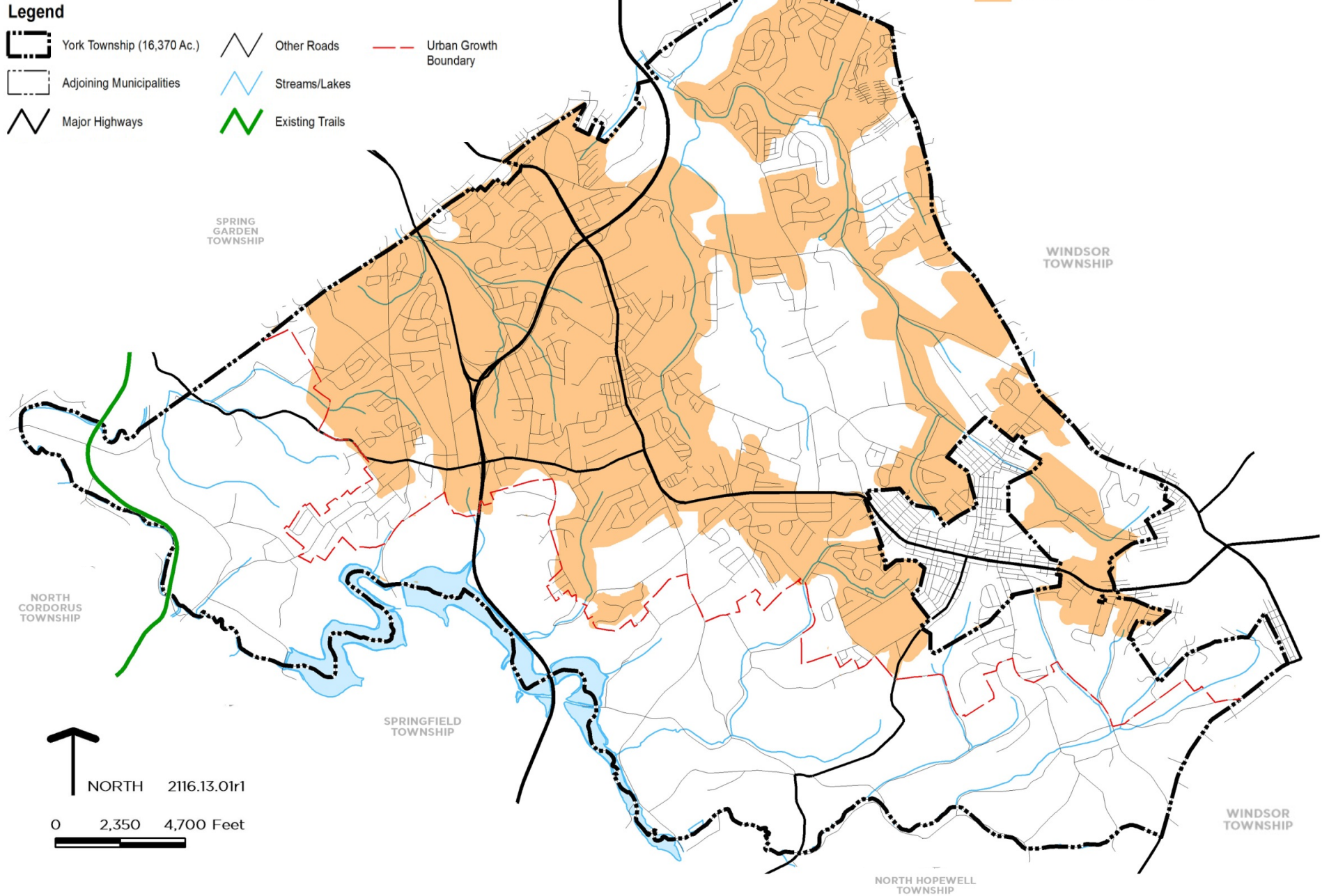


Figure 31

Sewer Service Area



Transportation

The community's transportation system continues to play a significant role in the Township's future. In addition to accommodation for vehicles, the potential for expanding the pedestrian/bicycle system within York Township could be important in the coming years.

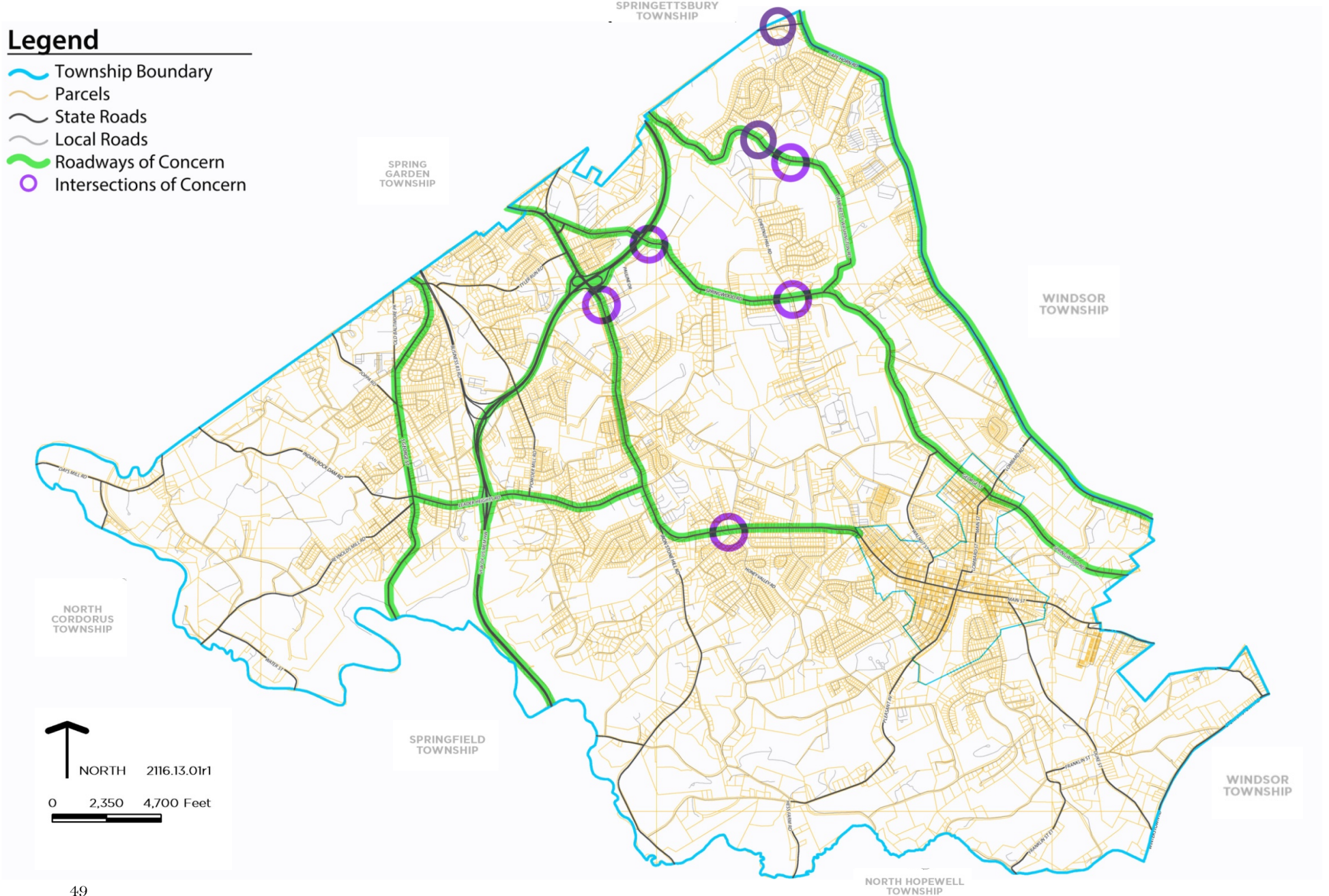
In delivering a plan for transportation plan, the Township has identified several areas of safety and efficiency concern—illustrated on the following map—as well as objectives to encourage continued quality development; to embrace future generations of residents; and coordinated community transportation.

Where applicable, transportation areas of concern should be examined and pursued as the Township continues to prioritize roadways and key intersection improvements in the context of planning for and with the York Area Metropolitan Planning Organization (YAMPO) Transportation Improvement Programs (TIP) PennDOT's Twelve-Year Program.



Figure 32

Transportation Infrastructure Areas of Concern





Part 2: Vision

Objective 6: Enhance the transportation infrastructure to promote ease and safety for vehicular traffic.

- Develop vehicular street connections between existing corridors and collector roads in conjunction with future land development activities.
- Continue to prioritize roadway and key intersection improvements based on PennDOT's Twelve-Year Program.
- Create a Township Transportation Plan based on the PennDOT Smart Transportation Initiative.

The State of Pennsylvania and the Pennsylvania Department of Transportation (PennDOT) have developed the current Smart Transportation Initiative to support multi-modal transportation facilities that are safe and affordable; responsive to the needs of all users, and supportive of community planning goals. Smart Transportation promotes the implementation of transportation strategies and improvements based upon an understanding of financial constraints, community needs and aspirations, land use, and environmental constraints.

✓ *Key Recommendation*

Continue to prioritize roadways and key intersection improvements based on PennDOT's Twelve Year Program.

Future roadway improvements, which are focused on improving the safety and efficiency related to the movement of motor vehicles, should continue to be evaluated and updated as a part of the YAMPO Transportation Improvement Program (TIP) and the PennDOT Twelve Year Program.

As of 2014, the YAMPO Transportation Improvement Program includes the following:

- *The Reynolds Mill Road (SR3017) bridge was rehabilitated by PennDOT in 2012.*
- *The 2013-2016 YAMPO TIP included the PA Route 24 (SR0024) improvements programmed for construction in FFY's 2013 and 2014. The construction let date for the project was July 25, 2013. The project involves widening of the cartway and adding of lanes.*
- *The Iron Stone Hill Road (SR2087) bridge is programmed for construction in Federal Fiscal Year (FFY)2018;*
- *The Indian Rock Dam Road (SR0182) bridge is programmed for construction in FFY 2015; and*
- *Cape Horn Road (SR0024) is programmed for resurfacing in FFY 2016.*

Similarly, the PennDOT Twelve Year Program includes the following projects:

- *PA 24 (Cape Horn Road) Improvements*
- *Iron Stone Hill Road Bridge*
- *Reynolds Mill Road Bridge*

Other planned improvements should be focused on addressing the specific corridors and intersections of concern. The Township should also continue to evaluate the potential and need for new roadway alignments and roadway extensions. One of these that would assist with creating a more complete transportation network within the Township and is consistent with the future Land Use and Zoning maps is the extension of Farm Lane to Oak Road.

A clear and concise transportation plan can assist a local municipality as it partners with and provides input to PennDOT during the planning and development of a transportation project. An effective plan will also assist a municipality and implement improvements along local roadways. A key component of the transportation plan could include language pertaining to the importance of promoting multi-modal transportation facilities to provide the local community with an efficient and effective transportation network.



Part 2: Vision

Objective 7: Enhance the transportation infrastructure to promote ease and safety for non-vehicular traffic and pedestrians.

Pedestrians and bicyclists are legitimate users of a transportation system. All transportation projects could start with an evaluation that includes gaining an understanding of land uses and zoning along and adjacent to a project corridor to assist with gaining an understanding of existing and future needs of motor vehicles, pedestrians and bicyclists alike.

- Form a Township-led wellness program that is based on the existing transportation network and is continuously implemented as new development occurs.
- Publish the Township's Recommended Pedestrian Routes Map online.
- Work with the York Area Regional Police to host pedestrian/bicycle safety/education days.



Objective 8: Develop a focused Complete Streets network through transportation projects in an affordable, balanced, responsible and equitable manner that accommodates and encourages travel by motorists, bicyclists and pedestrians of all ages and ability.

The promotion of a multi-modal transportation network coincides with the Complete Street approach to smart transportation planning. *SmartGrowthAmerica.org* defines a complete street as “safe, comfortable, and convenient for travel for everyone, regardless of age or ability – motorists, pedestrian, bicyclists and public transportation riders.” A local municipality can implement a Complete Streets Policy through a variety of avenues, including: ordinance resolution; comprehensive plan; and design guidelines.

No matter the implementation avenue, the right type of policy for York Township must be based upon an understanding of existing conditions and the future vision with respect to land use and zoning. The implementation of Complete Streets within York Township could focus on providing the safe and effective pedestrian and bicycle facilities at a few key areas within York Township—focused along and adjacent to key corridors and community areas.

- Create and implement a system that includes the evaluation of every transportation project to understand the impact and effectiveness of multi-modal transportation solutions with a goal of providing an integrated network of facilities that are safe and convenient for people of all ages and ability.

✓ *Key Recommendation*

Provide multi-modal transportation facilities within a Public Realm District to link residential zones with adjacent commercial zones.

- *Implement multi-modal transportation alternatives as part of existing and future sidewalk/bikeway requirements and construction.*

Part 2: Vision

- Provide multi-modal transportation facilities within a **Public Realm District** to link residential zones with adjacent commercial zones.
- Provide safe routes to school by linking residential communities, within close proximity to the schools, to the school property with safe pedestrian and bicycle facilities.
- Create and implement a **Pedestrian/Bicycle Connectivity Plan** which improves pedestrian and bicycle access to schools, York Township Park, as well as the other Township Parks, and heavily populated areas. The plan would also look to link existing and future bicycle facilities, including the Heritage Rail Trail and Ma & Pa Trail, to the Queen Street and Leaders Heights Road corridors, as well as the various Township Parks.
- Coordinate with community and regional organizations as applicable regarding the extent and pursuit of potential funding avenues for identified multi-modal projects.

✓ *Key Recommendation*

Create and implement a Pedestrian/Bicycle Connectivity Plan which improves pedestrian and bicycle access to schools, York Township Park, as well as the other Township Parks, and heavily populated areas. The plan would also look to link existing and future bicycle facilities, including the Heritage Rail Trail and Ma & Pa Trail, to the Queen Street and Leaders Heights Road corridors, as well as the various Township Parks.

- *Designate and identify key on-road bicycle routes to establish the community's formal baseline of the bicycling network.*
- *Update the Township's Official Map based on identified multi-modal priority projects.*

Public Realm District

Building upon the Plan’s objective to enhance pedestrian and bicycle connectivity, the concept of a Public Realm District, was developed. The goal for district within the Township is the promotion and implementation of a pedestrian and bicycle friendly transportation network along and adjacent to key corridors and community areas.

This district could focus on providing the safe and effective pedestrian and bicycle facilities at a few key areas within York Township. This following area of focus has been defined as the Central District of York Township:

- Queen Street (SR 0074) corridor -
 - Including St. Charles Way/Pauline Drive and Tyler Run Road, as well as the various residential streets intersecting with Queen Street.
- Leaders Heights Road (SR 0182) corridor -
 - Including Farm Lane and the potential extension of Farm Lane to Oak Road, as well as the various residential streets intersecting with Leaders Heights Road.

The foundation for a welcoming and vibrant Public Realm District exists along each of these corridors. The challenge, however is to promote the district area as a destination, and not just as a “pass thru” area for motor vehicles traveling to and from I-83. The approach to achieving the district within the Township will be to utilize the resource that I-83 offers the Township as a convenient

means of access for motor vehicles, as well as promote pedestrian and bicycle traffic to improve local access.

As they exist, residential areas are located within and around the proposed district. This is both healthy and beneficial to the promotion of a Public Realm District. Recognizing this existing element of the proposed district area, it is anticipated that the district be defined by two zones, Commercial Zones and the Residential Zones.

The Township is encouraged to evaluate the applicability of the following:

- Adopting this District as an overlay zone for the Township Zoning Ordinance;
- Developing an official “Complete Streets” policy outlining the intent and purpose for this zone; and
- Conducting a comprehensive Complete Streets Study with education outreach regarding expansion of the existing infrastructure assessment and multi-modal transportation alternatives developments.

Key Elements

While one of the main focuses of the Public Realm District will be to provide opportunity for transportation via foot and bike, as well as motor vehicle, there are other elements that could be included to establish a sense of place for the district. The following provides a brief description and thoughts on the vision of these key elements.

Part 2: Vision



Multi-Modal Transportation Opportunities

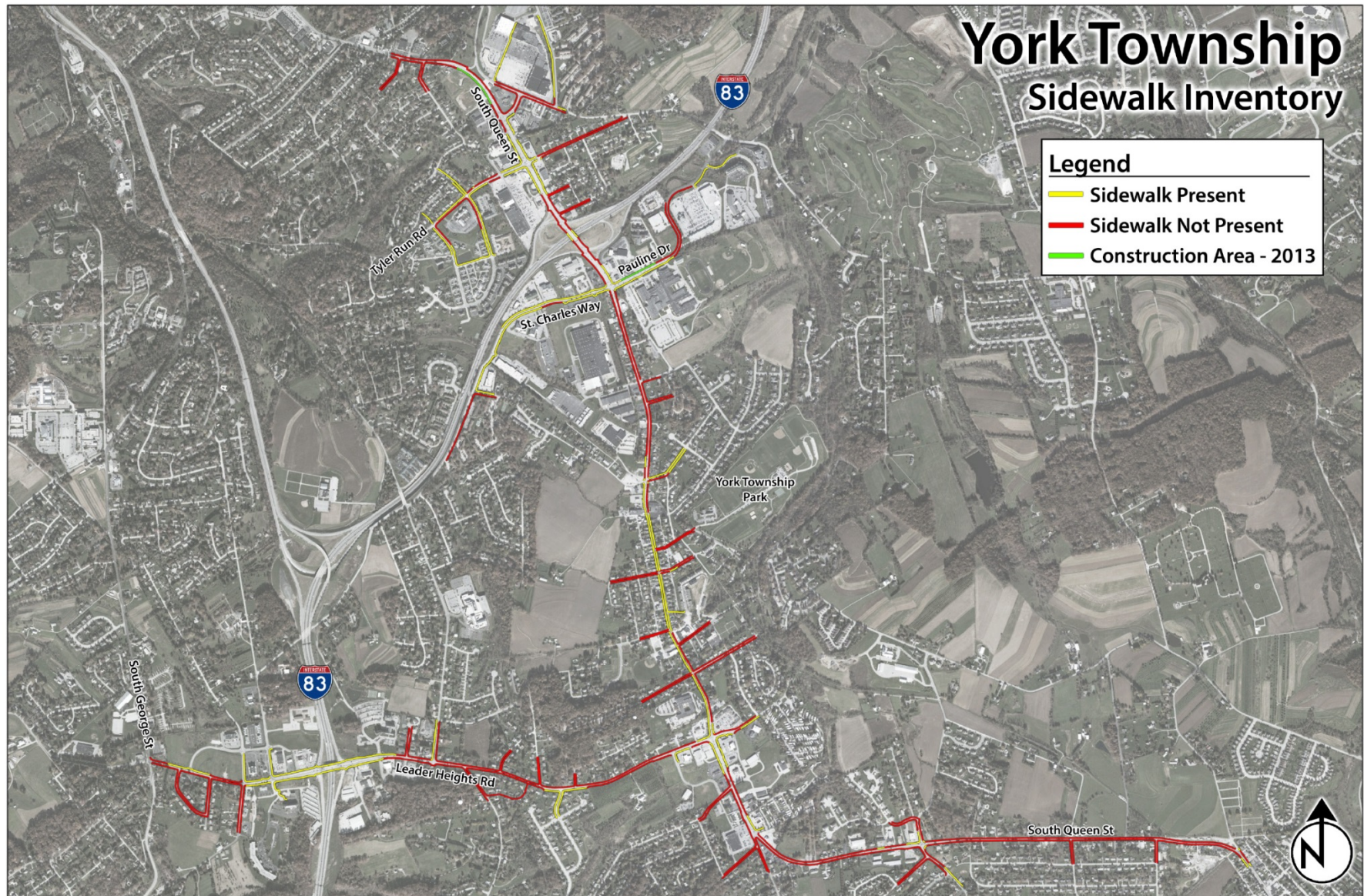
York Township's overriding goal related to pedestrian and bicycle connectivity could be to develop a focused network through transportation projects in an affordable, balanced, responsible and equitable manner that accommodates and encourages travel by motorists, bicyclists and pedestrians of all ages and ability.

Within the proposed Public Realm District, the existing pedestrian network is approximately 30% complete and it is apparent that development/redevelopment is the primary tool for expanding existing pedestrian facilities. Bicycle facilities do not currently exist, with the exception of a few short segments of wider shoulders.



Part 2: Vision

Figure 33



Part 2: Vision

The development of the Public Realm District would include a complete pedestrian and bicycle network. The roadway cross section required to accommodate all modes of travel will vary slightly between the Commercial Zones and the Residential Zones.

The cross section elements, as defined below, were established through a combination of the Township Subdivision and Land Development Ordinance (SALDO), PennDOT's Smart Transportation Guidebook and AASHTO's Guide for Developing Bicycle Facilities.

- Sidewalk widths – 5' minimum
- Shoulder (for bicycles) – 5'
- Travel Lanes – 11' to 13'

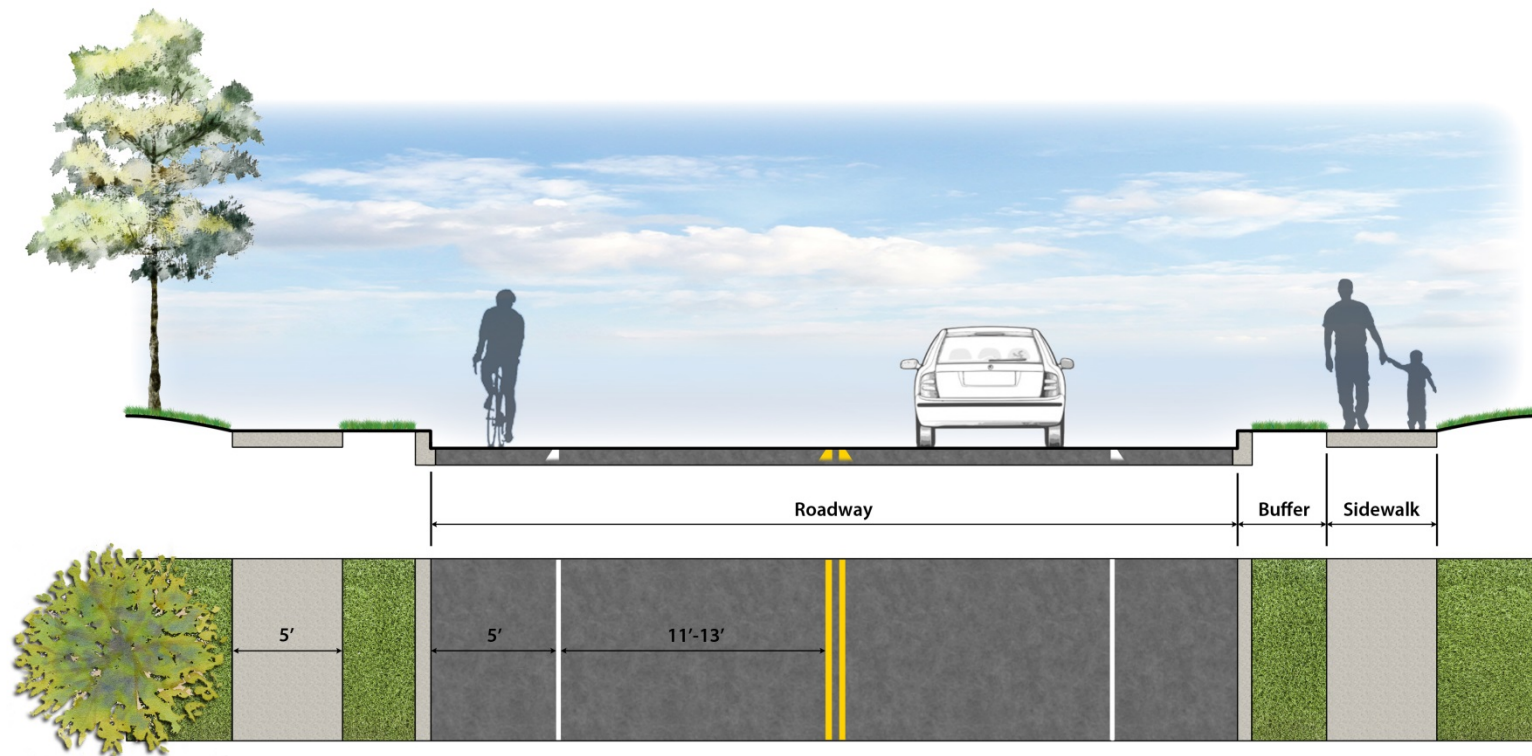


Figure 34

Commercial Zone Cross Section

Part 2: Vision

Locations that require reducing the travel lane to 9' could be limited and all residential local and cul-de-sac streets must meet the standards established by the Township's SALDO including a 5' wide sidewalk. These locations could be reserved for areas where space is not sufficient to provide an 11' lane.

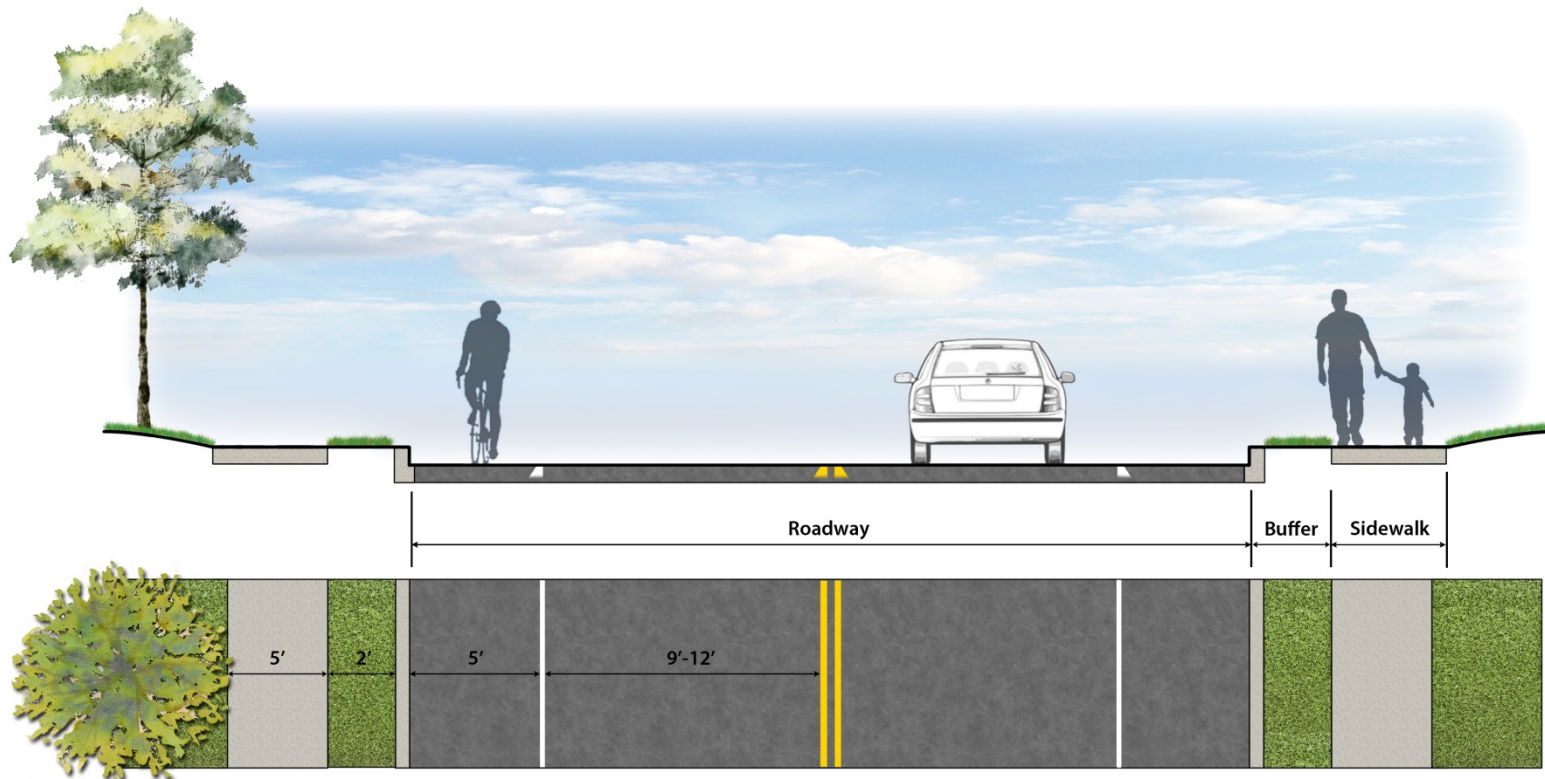


Figure 35
Residential Zone Cross Section

Gateways

Gateway treatments provide a sense of arrival, as well as a means of welcoming visitors into a local community. When positioned properly, a gateway can also function as a means of traffic calming. Effective gateway treatments are positioned along key routes and visible from the appropriate direction. Visibility of a gateway can be enhanced through the use of public art, landscape plantings, lighting and other aesthetic treatments.

In the case of York Township's Public Realm District, the gateway could be used to mark the arrival to the exterior limits of the three Commercial Zones located throughout the public realm district. This would include:

- Along Leader Heights Road, east of Susquehanna Trail;
- Along South Queen Street, near Spring Garden Township; and
- Along South Queen Street, near Dallastown Borough.

Development of gateway features would require additional right-of-way.

Reduction of Sign Clutter

One of the drawbacks along the South Queen Street and Leader Heights corridors is amount of sign clutter. The sign clutter is made up of regulator signs, directional signs, business signs, advertisement signs, etc. A potential solution to addressing sign clutter within the Public Realm District and in other areas across the Township is to consider adopting a Sign Ordinance. A Sign Ordinance would provide guidance for orderly implementation of signing throughout the community as well as help to protect the general public's safety. Various sign categories the ordinance could address include advertising signs, real estate signs, business signs, identification signs, announcement signs and temporary signs. The ordinance could focus on specifications such as size, location, illumination and review/approval process.

Common Elements

The goal of the using common aesthetic elements would identify to visitors that they are within York Township's Public Realm District. This could be accomplished through a wide variety of aesthetic elements, including banners, lighting, special sidewalk treatments or sign "toppers" above the blue local street signs.

Part 2: Vision



Pedestrian/Bicycle Connectivity Plan

Another element of the smart transportation approach to transportation planning and programming for York Township is a pedestrian and bicycle connectivity plan. The focus of the connectivity plan is to connect high population areas to destination areas. This would include connecting neighborhoods to Township parks and schools, as well as to commercial areas. Another element of the connectivity plan is to link the existing bicycle facilities, including the York County Heritage Trail and proposed Ma & Pa Trail to future proposed bicycle and pedestrian facilities.

The goal of the pedestrian/bicycle connectivity plan could not only be to increase availability and opportunities for recreational use, but could also look to increase the extent at which traveling by foot and/or bike is viewed and use as a true transportation mode. The Public Realm District could be the starting point of the overall production and bicycle conductivity plan. Within the Public Realm District, pedestrian and bicycle facilities will be a priority in all transportation planning and invitation projects. The Public Realm District contains several key destination points, including York Township Park, York Township Elementary School and Shyrock Park, as well as various commercial centers. Relevant pedestrian-related planning efforts and mapping that emerged as part of the MA & PA Community Greenway project could be evaluated/ incorporated as appropriate into the Public Realm District improvement efforts. Implementation of these ideas will further strengthen the possibilities and realities for creating hiking and biking opportunities along the former MA & PA Railroad with York and in connection with communities in the greater region.

Implementation of the overall plan, while focused initially on the Public Realm District, should also look to incorporate pedestrian and or bicycle facilities as a part of all transportation projects. The Township may want to evaluate the ways in which the components of pedestrian and bicycle planning could come to fruition as part of the Complete Street Study including developing preliminary streetscape designs for infrastructure funding considerations; conducting final design work inclusive of right-of-way acquisition and utility work once funding is secured and, ultimately, implementing streetscape improvements.

- ① Facility linking existing Heritage Rail Trail to Public Realm District.
- ② Trail linking Heritage Rail Trail to existing trail network around Lake Williams.
- ③ Trail linking existing trail around Lake Williams to neighborhood (ex. sidewalk) in Public Realm District.
- ④ Facility linking Public Realm District to William Kain Park.
- ⑤ Trail/Facility linking future Ma & Pa Trail to Township building and to York Township Park.
- ⑥ Facility linking Public Realm District to Ore Valley Elementary and to future Ma & Pa Trail.

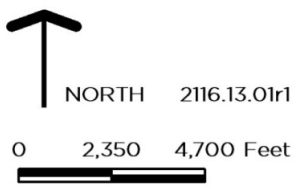
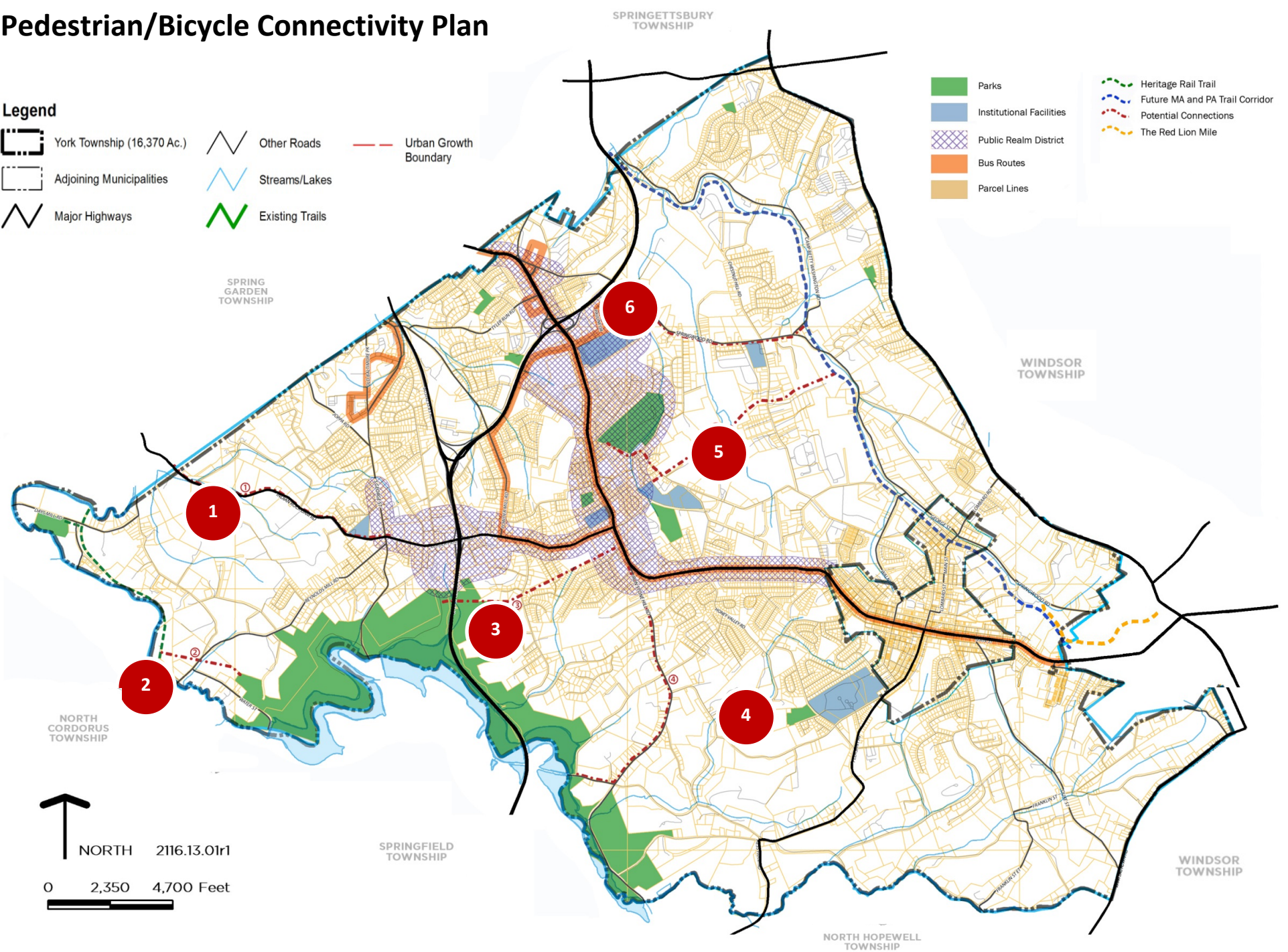
Figure 36

Pedestrian/Bicycle Connectivity Plan

Legend

- York Township (16,370 Ac.)
- Adjoining Municipalities
- Major Highways
- Other Roads
- Streams/Lakes
- Existing Trails
- Urban Growth Boundary

- Parks
- Institutional Facilities
- Public Realm District
- Bus Routes
- Parcel Lines
- Heritage Rail Trail
- Future MA and PA Trail Corridor
- Potential Connections
- The Red Lion Mile



Recreation and Open Space

Recreation and open space are an important part of life in York Township. Building on the 2003 Comprehensive Recreation, Parks and Greenways plan in addition to public input and background analyses, the following objectives guide park and recreation activities in York Township with the recognition that parks and open space add to the quality of life in a community and helps to attract residents, business and economic vitality.



Part 2: Vision



Objective 9: Develop and pursue and Comprehensive Amenities Action Plan

- Work with community groups, the County and other applicable private entities to construct recreation and open space facilities and linkages.
- Collaborate with the York County School of Technology to create and advertise/promote a robust Lifelong Learning program to enrich the lives of retirees who live in or are relocating to York Township.
- Identify and formalize policies associated with ways in which existing and future civic space becomes integral with development and accessible to the community's overall pedestrian network.
- Conduct a Feasibility Study for the development of a Township-owned Recreation Center and/or Swimming Pool. Consider potential partnerships with neighboring municipalities, the Dallastown School District, York County or other entities.

✓ *Key Recommendation*

Conduct a Feasibility Study for the development of a Township-owned Recreation Center and/or Swimming Pool. Consider potential partnerships with neighboring municipalities, the Dallastown School District, York County or other entities.

✓ *Key Recommendation*

Collaborate with the York County School of Technology to create a robust Lifelong Learning program to enrich the lives of retirees who live in or are relocating to York Township.

Part 2: Vision

Objective 10: Plan future growth and development to conserve and preserve natural resources, cultural amenities and environmentally sensitive areas.

- Continue to maintain the Urban Growth Boundary* to ensure all natural resources are managed in a coordinated and effective way.
- Consider using conservation easements, transfer of development rights and other strategies to preserve and conserve specific open spaces that are important to community character and quality of life.
- Continue to promote preservation of riparian areas, to protect water quality.
- Continue to implement and update a stormwater management and floodplain management initiatives to protect public safety, public health, local streams and water quality.
- Continue to identify how the community's amenities and activities contribute to its cultural and historic landscape.

✓ *Key Recommendation*

*Continue to maintain the Urban Growth Boundary.**

**Also referred to as the Established Primary Growth Area by York County.*



Recreation and Open Space Plan

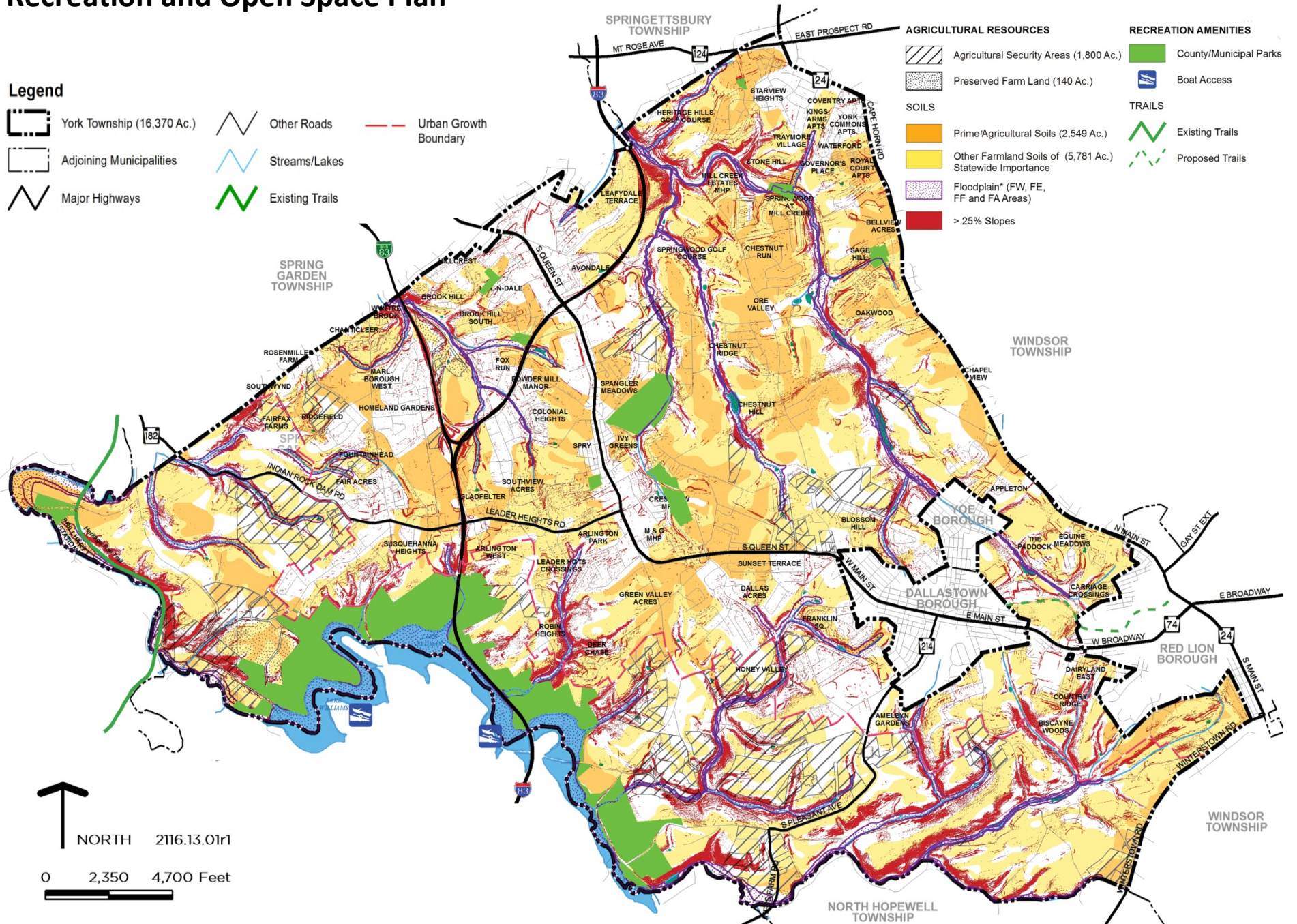
The Recreation and Open Space Plan considers elements that were previously discussed such as Recreation Resources, Civic Amenities, Agricultural Amenities and Population Density. The way in which these opportunities emerge over the coming years in conjunction with the Township's and surrounding communities' more detailed planning efforts provide the opportunity for the Township to become a true and desirable crossroads of recreation in the greater region.

Agricultural resources are an important part of the character of the community and the visual open space that residents find highly desirable. Steep slopes represent areas where development is commonly restricted. These areas can be preserved as low-density residential development or open areas—another strategy aimed at preserving the visual character of the community.

A network of parks and public open spaces extends from Lake Redman in the southeast of the Township. The previously discussed Pedestrian/Bicycle Connectivity Plan aims to physically link these areas while this plan identifies potential ways to expand the recreation and open space system in conjunction with private development or municipal undertaking.

Figure 37

Recreation and Open Space Plan



Local Government and Services

The Township seeks to provide its residents and businesses with high quality services while maintaining fiscal responsibility. Balancing investments of time and resources as part of delivering improvements and programs to the public are of utmost importance to the administration's everyday roles and responsibilities now and in the decade to come.

York Township's leaders and staff are interested in and committed to advancing the effectiveness of services delivered. As identified through the comprehensive planning process, the Township is dedicated to further enhancing efforts of communications and cooperation in order to see the Plan's recommendations through to implementation. As part of delivering York Township's Plan for further improving local government and services, the Township has identified several objectives to address continued community distinction, which are covered in detail on the following pages.



Part 2: Vision

Objective 11: Work to establish a stronger identity for the Township to build a stronger sense of place and to promote meaningful citizen participation in all aspects of local government to inform, engage in and stay abreast of trends.

- Enhance the Township website with highlights of relevant facts, figures, links to relevant articles, etc. Review the website content bi-monthly and update or change content as necessary.
- Outline and implement a coordinated communications strategy that convenes and publishes up-to-date opportunities for involvement in public and quasi-public groups' activities; use a variety of electronic and print media to raise awareness of opportunities in which people can volunteer/stay involved. Determine the media type (e.g. Facebook, Township blog, enhanced website, and magazine) based on organizational capacity and realistic goals for ongoing maintenance and production.
- Organize and expand opportunities for collaboration with Dallastown School District to energize the community's youth in becoming and staying involved in municipally sponsored/offered activities.
- Create and realize a community promotion campaign focused on York Township community assets, development opportunities and resident quality of life that highlight the opportunities and benefits of residing/conducting business in the Township. Customize messages to the wide range of age groups, households and levels of businesses that may consider the Township for a future home and/or that may remain within the community as part of transitioning from one stage of life to another. Utilize the existing newsletter as a starting point for the promotion campaign.
- Prioritize Gateways. Integrate gateways into key development areas and points of community access. As development occurs or funds become available, complete Gateway enhancements.
- Conduct biannual information get-togethers (e.g. Informational Breakfasts) with representatives in real estate, Dallastown School District, developers and business owners, preservation groups and other interested stakeholders to share insights and observations of current and emerging trends within development, education, employment and other relevant community/regional patterns. Consider and respond to relevant planning policy impacts as appropriate.

Objective 12: Track progress related to the on-going implementation of the Comprehensive Plan.

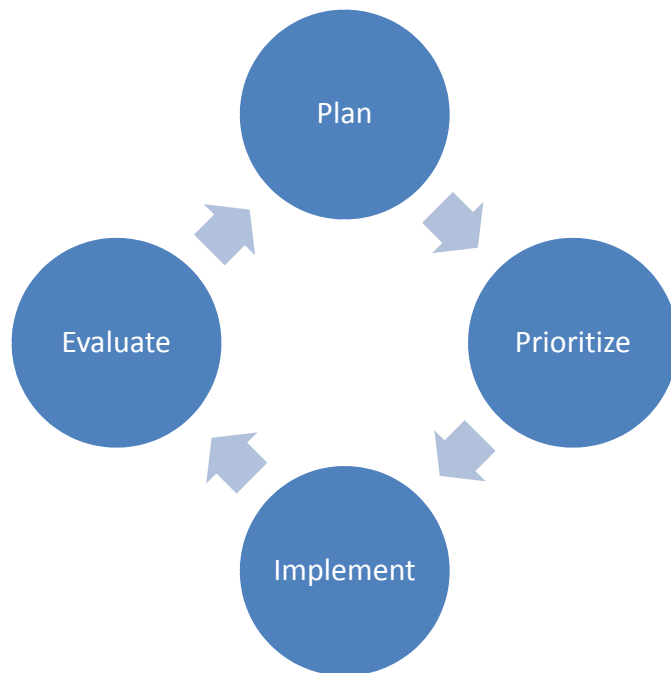
- Form a Comprehensive Plan Implementation Committee to oversee implementation of the Comprehensive Plan. Members can include representatives from Planning Commission, Board of Commissioners, Township Staff, and the various other boards.
- Create a Report Card and self-evaluate implementation progress after five years.
- Outline recommended upcoming actions and focus within the annual review report.

✓ *Key Recommendation*

Form a Comprehensive Plan Implementation Committee to oversee implementation of the Comprehensive Plan. Members can include representatives from Planning Commission, Board of Commissioners, Township Staff and the other various boards.

This Committee will be the champion of the Comprehensive Plan and coordinate implementation efforts Township-wide. It will serve as the key point of contact for building partnerships, conducting outreach and coordinating volunteers.

Figure 38



Part 2: Vision

Objective 13: Support public services and facilities necessary to enhance public health, safety and welfare in order to meet the needs of a growing and aging community without unduly burdening the tax base with additional costs and debt service.

- Continue working with the York Township Water and Sewer Authority to time and align service system extensions with existing areas of population growth. Support sewer/water infrastructure improvements that are aligned with the existing Urban Growth Boundary*. * Also referenced in the York County Comprehensive Plan as the Established Primary Growth Area
 - Formally recognize a Regional Coordination Task Force to undertake proactive strategic planning at a regional level in a forum/venue to share information, discuss issues, and evaluate development opportunities/applications in conjunction with Dallastown School District, the York County School of Technology and neighboring municipalities as issues or opportunities arise.
 - Maintain support and continue to improve current recycling efforts setting annual goals for increased participation/volume. Consider working with the Dallastown School District to undertake a recycling awareness/promotion campaign.
- Coordinate public safety needs in order to optimize delivery of personal and traffic safety services.

✓ Key Recommendation

Formally recognize a Regional Coordination Task Force to undertake proactive strategic planning at a regional level in a forum/venue to share information, discuss issues, and evaluate development opportunities/applications in conjunction with Dallastown School District, the York County School of Technology and neighboring municipalities as issues or opportunities arise.

- *Create a Regional Coordination Task Force and get representatives from stakeholders/agencies to meet quarterly or bi-annually.*
- *For local issues, the Task Force can create/form working committees to address specific problems.*
- *Understand the implications of issues like demographic trends, building permits, housing starts, expected growth, land use, zoning, tax base issues and future services, facilities and classroom needs.*
- *Discuss and evaluate ways to realize facility maintenance/cost efficiencies.*
- *Example: if a community becomes aware that a large number of homes will be developed in upcoming years, implications for road improvements, extension/expansion of services, water and sanitary service, etc. should be comprehensively evaluated.*

Regional Relationships, Compatibility and Interconnections

Nine municipalities either border or are encompassed by York Township and include the following municipalities Springettsbury Township, Windsor Township, Yoe Borough, Dallastown Borough, Red Lion Borough, North Hopewell Township, Springfield Township, North Codorus Township and Spring Garden Township. Current land use patterns, zoning and future land use plans of these adjacent municipalities were considered during the planning process for development of this plan element.

In general, existing and future land use patterns, transportation patterns, and land use regulations appear to be consistent or compatible with surrounding municipalities. Careful review and consideration needs to continue with Springettsbury Township and Windsor Township concerning the Cape Horn Road corridor and the East Prospect Road corridor and their development. As development continues in the township and pressures on environmentally sensitive areas increase, continued and coordinated review and consideration could continue with all townships but in particular with North Codorus Township, Springfield Township, and North Hopewell Township. The existing and proposed development within the Township is generally consistent with the existing and proposed development plans in contiguous municipalities..

Both the existing and proposed development of the Township is generally consistent with the objectives and plans of the York County Comprehensive Plan. The following is a description of planning consistency with respect to each of the surrounding municipalities as well as with respect to York County.

Dallastown Borough: The existing and proposed development of York Township is consistent with Dallastown Borough. The existing land use patterns and proposed residential neighborhoods and commercial and industrial centers are contiguous across boundaries.

North Codorus Township: The existing and proposed development of York Township is consistent with North Codorus Township. The land use patterns along the municipal borders are predominantly rural agricultural/conservation areas. These areas also include very low density residential uses.

North Hopewell Township: The existing and proposed development of York Township is consistent with North Hopewell Township. The land use patterns along York Township's southern border and North Hopewell's northern border are predominantly agriculture with very low density residential development.

Red Lion Borough: The existing and proposed development of York Township is consistent with Red Lion Borough. The land use patterns along the municipal borders consist of contiguous areas currently developed with residential, commercial and industrial land uses.

Springettsbury Township: The existing and proposed development of York Township is consistent with Springettsbury Township. The existing and future land use patterns along the municipal borders are residential in and around Camp Betty Washington Road and commercial retail and office uses along Cape Horn Road. The areas immediately surrounding the two key routes is currently

Part 2: Vision

developed with predominantly development with suburban style residential subdivisions.

Springfield Township: The existing and proposed development of York Township is consistent with Springfield Township. The existing and future land use patterns along both the northeastern border of Springfield Township and the southwestern order of York Township are primarily low density residential and agricultural areas.

Spring Garden Township: The existing and proposed development of York Township is consistent with Spring Garden Township. The existing and future land use patterns along both municipal borders are predominantly low density residential with commercial development clustered along both South George Street and South Queen Street.

Windsor Township: The existing and proposed development of York Township is consistent with Windsor Township. The existing

and proposed land use patterns along the northern border of York Township and the southern border of Windsor Township are areas primarily identified for continued residential development with clusters of commercial development along Cape Horn Road.

Yoe Borough: The existing and proposed development of York Township is consistent with Yoe Borough. The existing and proposed land use patterns along the municipal borders are contiguous commercial and residential neighborhoods.

York County Comprehensive Plan: The existing and proposed development of York Township is consistent with the York County Comprehensive Plan with respect to the presence of the community's growth boundary, its objectives related to agriculture preservation, conservation of natural resources and transportation planning. The plan is generally consistent with the objectives of the York County Comprehensive Plan.

Interrelationships With Key Action Plan

The Comprehensive Plan considers land use, housing, the environment and transportation. The plan identifies land use, environmental and transportation needs, goals and objectives, preferred goals for the future and strategies that address land use, environmental and transportation needs in an integrated fashion. This plan focuses on planning and developing land uses in concert with transportation infrastructure and public services so the Township minimizes both fiscal and environmental impacts.



Part 2: Vision

Implementation

The following Action Plan summarizes the ideas for implementation. This Action Plan is the result of public input, collaboration with Township staff and input from elected officials. In understanding the recommendations in context of their objectives (and goals), the community's action plan table reinforces each action. The timeframe for implementation, the lead or potential partners of specific recommendations, generalized costs and possible funding are all factors unique to each recommendation.

To implement complex projects, the cooperation and collaboration of many will most likely be needed. Each project, policy and action will require the commitment and cooperation of civic leaders, authorities, residents, institutions and businesses. Complex projects also will typically have a high level of direct involvement with elected leaders and the Township's staff. Smaller-scale projects could be initiated by community leaders but may be supported by

volunteers. The manner in which the community's volunteers become engaged in and remain aware of opportunities will be critical to the success of implementing the Comprehensive Plan's actions.

Public-private partnerships are also anticipated to be an important component of Comprehensive Plan implementation. A public-private partnership is commonly formed as a contractual agreement between a public agency (federal, state or local) and a private sector entity. Through this agreement, the skills and assets of each sector (public and private) are shared in delivering a service or facility for the use of the general public.

Comprehensive Planning Committee

Building on past planning successes, York Township could consider establishing a Comprehensive Plan Implementation Committee to enhance communication and coordination in the implementation of the Comprehensive Plan. The Committee will coordinate Plan implementation between Township-based elected officials, staff, authorities, boards, commissions, schools, civic organizations, legislators and faith communities. As the Comprehensive Planning process comes to a close, choose a small group to form the initial Planning Committee. This group could prepare a letter of invitation to identified Comprehensive Planning Committee members outlining Committee roles and responsibilities. Once the Comprehensive Planning Committee has come together, their first steps can include the following:

- Define a clear set of rationales or reasons for the Committee's formation and create communication outlets to build public awareness of the Committee and its role/mission/purpose
- Identify the criteria and full range of projects/policies appropriate for Committee action
- Determine the frequency of Committee meetings
- Establish a Comprehensive Plan Progress Card to be used annually to evaluate the effectiveness, efficiency and status of the Comprehensive Plan's implementation
- Work with identified partners on priority projects and lay the groundwork for upcoming projects
- Utilize the Comprehensive Plan Progress Card as part of pursuits/applications for funding to demonstrate areas that need improvement and areas where improvements have been made

Part 2: Vision

Volunteers and Volunteerism

Volunteers and partnerships will be key to the implementation of this Comprehensive Plan. Recruiting volunteers—from those will be asked to sit on the Comprehensive Plan Implementation Committee to students who will plant flowers—can take effort. However, a robust volunteer program encourages community investment and can go a long way towards implementing the Comprehensive Plan. Again, building on York’s past successes the network of volunteers could possibly be expanded.

Cast a wide net. Recruit volunteers through online volunteer websites and social media.

Make it worthwhile. Help volunteers discover that their skills and interests might match open volunteer positions or projects.

Look close to home. Create an atmosphere where people who are already involved in the Township or civic organizations feel personally invited to become part of the Comprehensive Plan implementation.

Reach out to lapsed or one-time volunteers. Ask every departing volunteer and the individuals volunteering with a group if they are willing to be on your e-mail list for periodic updates and notices.

Keep in touch. Three to four times a year, send everyone on this list a “Volunteering Update,” sharing what has been going on in the

period. Always include a list of *current openings* for volunteers, particularly short-term projects that someone with the right skills can accomplish relatively quickly. Say that you would love to hear from anyone on the list who might be qualified and interested in any of these roles, and ask them to *tell others* they know about these opportunities.

Be Specific. It is vital to be specific and make outreach efforts timely, inviting applications for assignments currently available. It is not enough to vaguely mention the organization's volunteer opportunities with a universal (and impersonal) “ask us about volunteering” notice. Describe all vacancies and include desired qualifications, time commitment, and other pertinent details. Give a URL where someone can learn even more.

Date any fact sheet, bulletin board notice, article, and whatever informational materials you distribute. Make sure what someone picks up is never older than one month. (Hint: Even if your volunteer opportunities remain somewhat the same, still change the date every month to make sure they feel fresh.)

Enlist paid staff and current volunteers in this recruitment effort. They will benefit from its success.

Figure 39

Key Action Plan

A range of timeframes are associated with the Comprehensive Plan’s actions:

- Immediate –1 to 2 years
- Short-term –2-5 years
- Long-term –5-10 years
- On-going – multiple instances of action anticipated over the course of the Plan

Acronyms

- BC** Board of Commissioner
- BZD** Building and Zoning Department
- CPIC** Comprehensive Plan Implementation Committee
- DS** Dallastown School District
- EAC** Environmental Advisory Council
- GIS** Geographical Information Systems and IT
- NM** Neighboring Municipalities
- PC** Planning Commission
- PID** Public Information Department
- RB** Recreation Board
- RD** Recreation Department
- WSA** York Township Water and Sewer Authority
- YC** York County
- YT** York County School of Technology

-
- \$ \$0 to \$5,000 (organizing events, staff sessions to prioritize recommendations, etc.)
 - \$\$ \$5,000 to \$25,000 (community outreach, etc.)
 - \$\$\$ \$25,000 to \$100,000 (rewriting ordinances, etc.- may require consultants)
 - \$\$\$\$ >\$100,000 (construction projects, property acquisition, development pursuits, etc.)

Part 2: Vision

The following Key Actions are those identified in the comprehensive planning process as the most significant foundation stones upon which other Township planning activities can build. The Key Actions are organized by their associated objective.

Key Recommendations	Time Frame	Potential Lead	Potential Partners	Prob. Costs	Possible Funding	Related Goal
Land Use, Housing and Development						
Objective 2: Continue to provide a full range of housing types throughout the community and encourage retention of long-term residents and attract a new generation of long-term residents.						1, 6, 5
Key Action						
Maintain and update (as needed) a New Resident Welcome series available through the Township website to promote the Township's housing options and to assist new and potential residents in understanding Township requirements, available resources and regulations.	S	CPIC	PC	\$-\$\$	Staff Time, Volunteers	1, 6, 5
Objective 5: Promote York Township as a business-friendly community.						
Key Action						
Create a New Business Information series on the Township's website to assist new and potential business owners to understand Township requirements, available resources and regulations.	S	CPIC	PC, PID	\$-\$\$	Volunteers, Staff Time	1, 3, 6
Evaluate the opportunities and options for creating a Business Community Liaison (BCL) to help guide business owners considering locating or expanding in the Township as well as identifying potential enhancements to the business community.	S	CPIC	BC, PC, PID	\$-\$\$	Staff Time	1, 3, 6

Key Recommendations	Time Frame	Potential Lead	Potential Partners	Prob. Costs	Possible Funding	Related Goal
Infrastructure and Transportation						
Objective 6: Enhance the transportation infrastructure to promote ease and safety for vehicular traffic. 2, 3, 4						
Key Action						
Continue to prioritize roadway and key intersection improvements based on YAMPO TIP and PennDOT's Twelve Year Program.	S-O	BC	PennDOT, BC	\$-\$\$\$\$	Grants, Township Funds, Developer Partnerships	2, 4
Objective 8: Develop a focused Complete Streets network through transportation projects in an affordable, balanced, responsible and equitable manner that accommodates and encourages travel by motorists, bicyclists and pedestrians of all ages and ability. 2, 3, 4						
Key Action						
Provide multi-modal transportation facilities within a Public Realm District to link residential zones with adjacent commercial zones.	S-L	CPIC	BC, PC	\$-\$\$\$\$	Grants, Local Business Partnerships, Developer Partnerships	1, 2, 4
Create and implement a Pedestrian/Bicycle Connectivity Plan which improves pedestrian and bicycle access to schools, York Township Park, as well as the other Township Parks, and heavily populated areas.	S-L	CPIC	PC, NM, YT	\$-\$\$\$\$	Grants, Local Business Partnerships, Volunteers	2, 4

Part 2: Vision

Key Recommendations	Time Frame	Potential Lead	Potential Partners	Prob. Costs	Possible Funding	Related Goal
Recreation and Open Space						
Objective 9: Develop and pursue and Comprehensive Amenities Action Plan.						4
Key Action						
Collaborate with the York County School of Technology to create and advertise/promote a robust Lifelong Learning program to enrich the lives of retirees who live in or are relocating to York Township.	S-M	CPIC	YT, RB	\$-\$\$	Staff Time	4
Conduct a Feasibility Study for the development of a Township-owned Recreation Center and/or Swimming Pool. Consider potential partnerships with neighboring municipalities, the Dallastown School District, York County or other entities.	M	RB	RB	\$\$\$	Grants, General Fund, Staff Time	4
Objective 10: Plan future growth and development to conserve and preserve natural resources, cultural amenities and environmentally sensitive areas.						4
Key Action						
Continue to maintain the Urban Growth Boundary.	O	BC, PC	BC, PC	\$	Staff Time	4

Key Recommendations	Time Frame	Potential Lead	Potential Partners	Prob. Costs	Possible Funding	Related Goal
Local Government and Services						
Objective 12: Track progress related to the on-going implementation of the Comprehensive Plan.						1, 2, 3, 4, 5, 6
Key Action						
Form a Comprehensive Plan Implementation Committee to oversee implementation of the Comprehensive Plan. Members can include representatives from Planning Commission, Board of Commissioners, Township Staff, and the various other boards.	S	PC, BC	BC, PC	\$	Volunteers	5
Objective 13: Support public services and facilities necessary to enhance public health, safety and welfare in order to meet the needs of a growing and aging community without unduly burdening the tax base with additional costs and debt service.						5
Key Action						
Formally recognize a Regional Coordination Task Force to undertake proactive strategic planning at a regional level in a forum/venue to share information, discuss issues, evaluate development opportunities/applications in conjunction with Dallastown School District, the York County School of Technology and neighboring municipalities as issues or opportunities arise.	S-M	PC	YC, DS, YT, NM, GIS, PC, BC	\$	Staff Time	5, 3, 4, 6

Part 3: Demographic Background

PART 3: DEMOGRAPHIC BACKGROUND

Figure 40

Population Comparison

	2000	2010	% Population Change 2000-2010
York Township	23,637	27,793	18%
Dallastown Borough	4,087	4,049	-1%
North Codorus Township	7,915	8,905	13%
North Hopewell Township	2,507	2,791	11%
Springettsbury Township	23,883	26,668	12%
Springfield Township	3,889	5,152	32%
Spring Garden Township	11,974	12,578	5%
Windsor Township	12,807	17,504	37%
York City	40,862	43,718	7%
York County	381,751	434,972	14%

Part 3: Demographic Background

Compared to most neighboring communities, York City and the County, York Township is growing very fast. North Codorus Township, Springettsbury Township and York County are also gaining population but not as quickly as York Township.

Figure 41

Units per Housing Structure, York Township

	Occupied Housing Units	1-Unit Detached	1-Unit Attached	2-Units	3 Or 4 Units	5 To 9 Units	10 To 19 Units	20+ Units	Mobile Home
2010	11,768	54.8%	18.3%	1.2%	5.9%	4.0%	7.1%	5.7%	2.9%
2000	10,258	59.2%	10.2%	1.4%	6.6%	6.3%	6.2%	5.4%	4.8%

As York Township's population has changed, the housing stock has changed as well. 1-unit attached structures have increased from over 10% to over 18% of overall occupied housing units. There is also an increase in housing structures with 10 or more units.

Figure 42

Year Housing Units Built, York Township, 2010

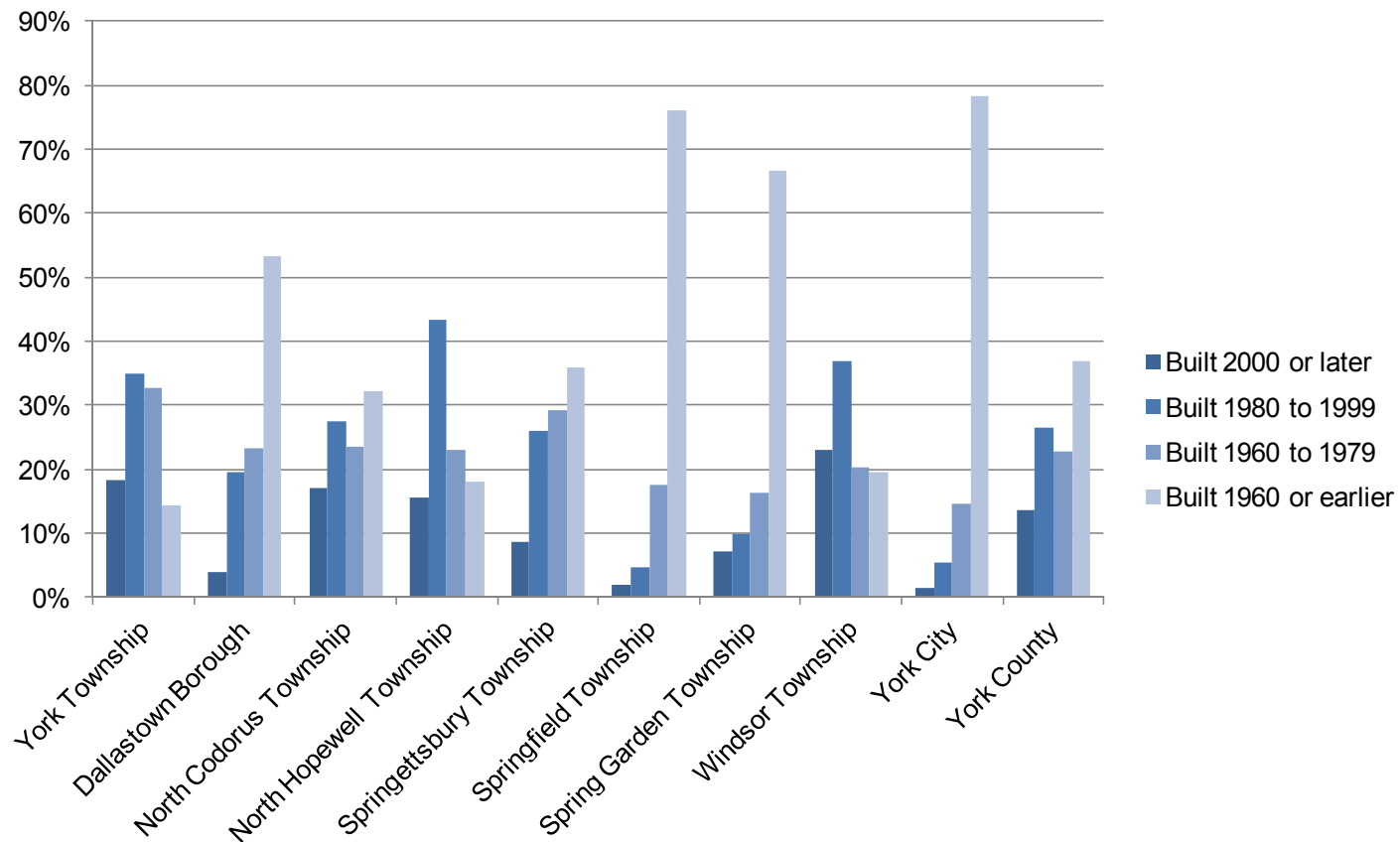
Total Housing Units	Built 2005 Or Later	Built 2000 To 2004	Built Before 2000
11,971	6.6%	11.6%	81.8%

Part 3: Demographic Background

Over 6% of York Township’s housing stock was built between 2005 and 2010. As the national economy continues to recover from its downturn and the housing market improves, York Township has an opportunity to encourage additional new construction and residential growth. Nearly 80% of York Township’s residents moved into their homes in 1990 or later. Dallastown Borough, Spring Garden Township, York City and the County overall have a significant percentage of homes built 1950 or earlier. York Township, on the other hand, has a relatively even distribution of homes built after 1960. York has a wide range of home styles and ages for residents to choose from.

Figure 43

Year Housing Units Built, 2010



Part 3: Demographic Background

Figure 44

Year Householder Moved into Unit, York Township

	Occupied Housing Units	Moved In 2005 Or Later	Moved In 2000 To 2004	Moved In 1990 To 1999	Moved In 1980 To 1989	Moved In 1970 To 1979	Moved In 1969 Or Earlier
2010	11,768	40.7%	19.1%	19.8%	6.3%	7.7%	6.4%
2000	10,258	N/A	N/A	63.8%	15.5%	9.9%	10.8%

Figure 45

Housing Occupancy, York Township

	Occupied Housing Units	Owner-Occupied	Owner-Occupied With Mortgage	Owner-Occupied Without Mortgage	Renter-Occupied
2010	11,768	70.2%	63.6%	36.4%	29.8%
2000	10,258	67.4%	65.3%	34.7%	28.7%

Part 3: Demographic Background

Figure 46

Housing Occupancy Rates, York Township

	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Homeowner Vacancy Rate	Rental Vacancy Rate
2010	12,231	96.2%	3.8%	1.6%	3.4%
2000	11,971	96.1%	3.9%	1.5%	4.6%

The percentage of owner-occupied housing units has increased slightly between 2000 and 2010. Occupancy rates have remained steady with a slight decrease in rental vacancy rates.

Figure 47

Household Size, York Township

	Total Population	Total Households	Average Owner-Occupied Household Size	Average Renter-Occupied Household Size
2010	27,793	11,768	2.53	1.90
2000	23,637	9,857	2.54	1.85

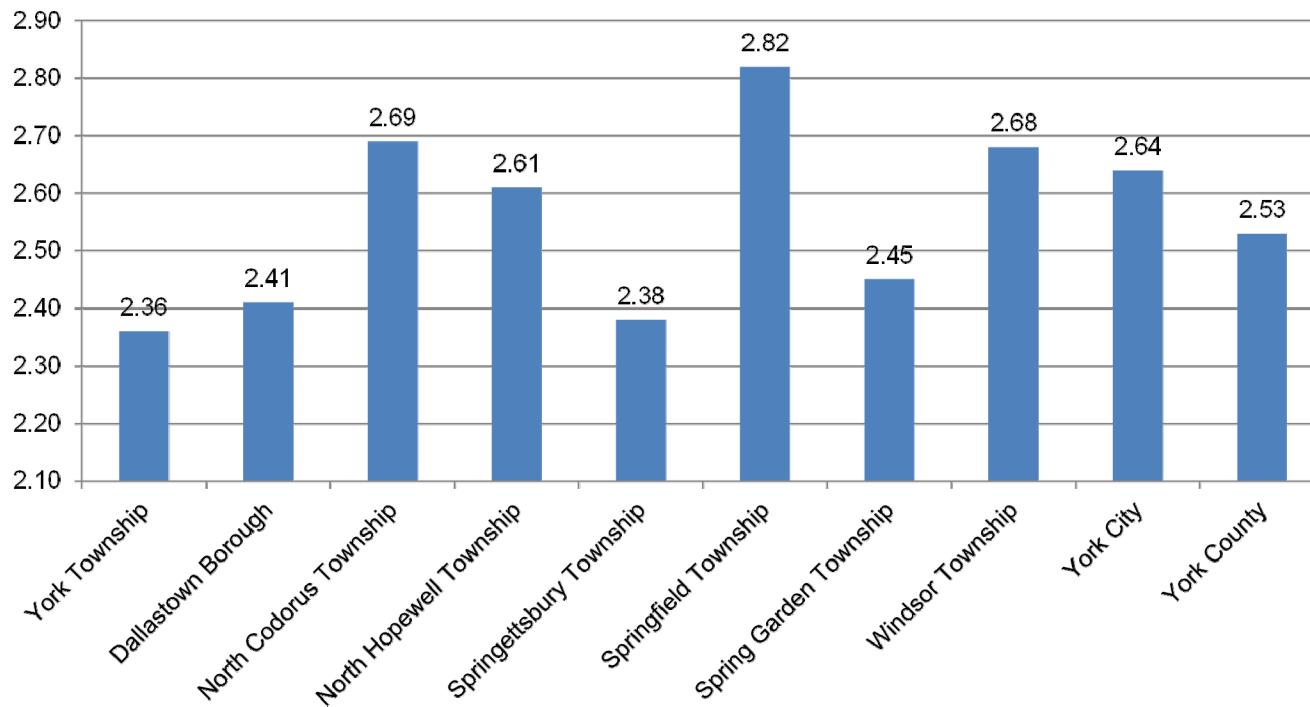
Part 3: Demographic Background

Renter-occupied household size increased modestly from 2000 to 2010 while owner-occupied household size remained steady. These numbers reflect national averages. Although average renter-occupied household size increased from 2000 to 2010, the percentage of owner-occupied housing units also increased during the same time.

Compared to the surrounding communities and York County, York Township has the lowest average household size.

Figure 48

Average Household Size, 2010



Part 3: Demographic Background

General References to 10-Year Employment, Income and Education Changes

Figure 49

Employment, York Township

	Population 16 Yrs +	In Civilian Labor Force	Civilian Employed	Civilian Unemployed	Armed Forces
2010	22,096	64.9%	60.6%	4.3%	0.1%
2000	19,140	67.0%	67.0%	2.2%	0.0%

During the recent economic downturn, the unemployment rate in Pennsylvania peaked in February 2010 at 8.7%. However the unemployment rate in York Township for 2010 was just over 4%. This was an increase from the 2000 level of just over 2% unemployment but far less than the average for the state.

Figure 50

Individual and Household Income, York Township

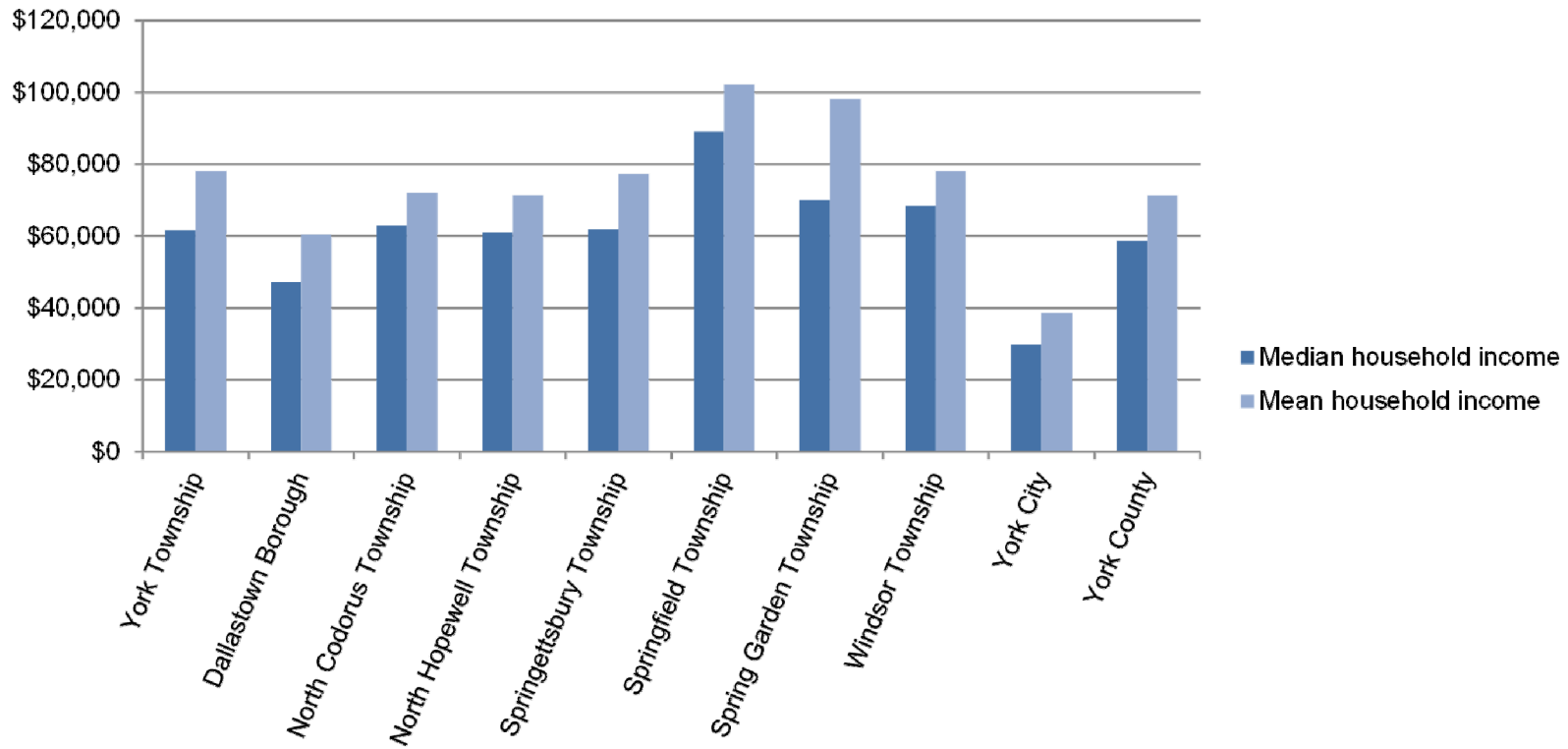
	Total Households	Median Household Income	Mean Household Income
2010	11,501	\$61,600	\$78,054
2000	9,873	\$48,449	\$58,599

Part 3: Demographic Background

The average and mean household income in York Township is roughly the same as most of the surrounding communities and York County. Springfield Township and Spring Garden Township have higher median and mean household incomes. York City's median and mean household income is significantly lower than York Township's.

Figure 51

Household Income, 2010



Part 3: Demographic Background

Figure 52

Industry of Employment, York Township

	2010	2000
Employed Population 16 Yrs+	13,398	12,402
Agriculture, Forestry, Fishing, Hunting, Mining	0.4%	0.5%
Construction	7.7%	5.9%
Manufacturing	16.0%	20.4%
Wholesale Trade	3.9%	4.3%
Retail Trade	11.4%	12.4%
Transportation, Warehouse, Utilities	3.7%	4.5%
Information	1.8%	2.8%
Finance, Insurance, Real Estate, Rental, Leasing	5.3%	6.4%
Professional, Scientific, Management, Administration	8.6%	7.5%
Education Services, Health Care, Social Assistance	24.2%	23.4%
Arts, Entertainment, Recreation, Accommodation, Food Services	7.8%	5.2%
Other	4.7%	4.2%
Public Administration	4.4%	2.6%

Part 3: Demographic Background

Figure 53

Occupation, York Township

	2010	2000
Employed Population 16 Yrs+	13,398	12,402
Management, Business, Science, Art	41.4%	38.1%
Service	13.2%	11.5%
Sales And Office	25.3%	27.9%
Natural Resources, Construction, Maintenance	8.1%	7.4%
Production, Transportation, Material Moving	11.9%	15.0%

The percentage of York Township residents employed in production, transportation and material moving decreased between 2000 and 2010. During the same period, the percentage of residents employed in management, business, science and art increased.

Part 3: Demographic Background

Figure 54

School Status, York Township

	Population 3 Yrs +	Nursery Or Preschool	Kindergarten	Grades 1-8	Grades 9- 12	College Or Graduate School
2010	6,175	5.5%	3.9%	46.6%	21.2%	22.8%
2000	5,086	7.6%	4.4%	47.3%	25.1%	15.6%

The overall population of York Township, as well as the number of residents older than 3, has increased since 2000. The percentage of residents currently enrolled in college or graduate school significantly increased between 2000 and 2010.