



York Township and Spring Garden Township

Multi-Municipal Comprehensive Plan

The 10-Year Comprehensive Plan for Advancing
Neighborhoods, Resources, and Vitality

**SPRING GARDEN TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

RESOLUTION 2025-22

**A RESOLUTION APPROVING THE ADOPTION OF THE YORK TOWNSHIP AND
SPRING GARDEN TOWNSHIP MULTI-MUNICIPAL COMPREHENSIVE PLAN**

WHEREAS, the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended, hereafter referred to as the "MPC") empowers townships, individually or jointly, to plan for their development and conservation through the development of comprehensive plans and various implementing ordinances and tools; and

WHEREAS, Spring Garden Township and York Township share common municipal boundaries; and

WHEREAS, the governing bodies of Spring Garden Township and York Township have agreed to jointly develop the York Township and Spring Garden Township Multi-Municipal Comprehensive Plan; and

WHEREAS, the governing bodies contracted Environmental Planning and Design, LLC to develop the York Township and Spring Garden Township Multi-Municipal Comprehensive Plan; and

WHEREAS, the governing bodies applied for and were allocated Municipal Assistance Program Grant funds to assist in the comprehensive planning efforts; and

WHEREAS, public meetings were held and public surveys were conducted to obtain public input for consideration during the drafting of the York Township and Spring Garden Township Multi-Municipal Comprehensive Plan; and

WHEREAS, the draft York Township and Spring Garden Township Multi-Municipal Comprehensive Plan has been distributed to adjoining municipalities, York County Planning Commission, and York Suburban School District for review and comment; and

WHEREAS, the draft York Township and Spring Garden Township Multi-Municipal Comprehensive Plan was made available to the public through the Spring Garden Township website during the drafting and editing process for public view;

and

WHEREAS, the Spring Garden Township Board of Commissioners conducted a public hearing on October 1, 2025, to inform and to receive public comment on the draft plan.

THEREFORE, BE IT RESOLVED, by the Spring Garden Township Board of Commissioners that:

1. The Spring Garden Township Board of Commissioners hereby adopts the York Township and Spring Garden Township Multi-Municipal Comprehensive Plan pursuant to Article III of the MPC.
2. The Spring Garden Township Board of Commissioners hereby repeals the Spring Garden Township Comprehensive Plan which was adopted by the Spring Garden Township Board of Commissioners on November 14, 2001.
3. This Resolution shall become effective upon adoption.

DULY ADOPTED, this 8th day of October 2025 by the Commissioners of Spring Garden Township in lawful session duly assembled.

ATTEST:



Luther C. Wike Jr, Secretary
(SEAL)

**BOARD OF COMMISSIONERS
SPRING GARDEN TOWNSHIP**



David Detwiler, Vice President



**YORK TOWNSHIP
RESOLUTION NO. 2025 – 23**

A RESOLUTION OF THE TOWNSHIP OF YORK, IN THE COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA, ADOPTING THE YORK TOWNSHIP AND SPRING GARDEN TOWNSHIP MULTI-MUNICIPAL COMPREHENSIVE PLAN, DATED THIS 11TH DAY OF NOVEMBER 2025.

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, as amended from time to time, (the “MPC”) 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, Article III of the MPC further authorizes contiguous municipalities to collaborate to draft and adopt a multi-municipal comprehensive plan; and

WHEREAS, York Township and Spring Garden Township are contiguous municipalities who have worked together to create the York Township and Spring Garden Township Multi-Municipal Comprehensive Plan (the “Plan”) for consideration and adoption by York Township and Spring Garden Township; and

WHEREAS, the York Township and Spring Garden Multi-Municipal Comprehensive Plan was considered by the York Township Planning Commission at a public meeting pursuant to public notice on July 15, 2025 for review and comment; and

WHEREAS, the Plan was sent to all contiguous municipalities, and each municipality’s school district on August 14, 2025 for review and comment; and

WHEREAS, neither York Township, nor Spring Garden Township has received any substantial changes from the contiguous municipalities or from the Dallastown Area School District and York Suburban School District within the forty-five (45) days of submission of the Plan to the same; and

WHEREAS, the 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 October 17, 2025; and

WHEREAS, the comments received at the November 11, 2025 public hearing were duly noted by the Board of Commissioners; and

WHEREAS, after consideration of comments received, the York Township Board of Commissioners has determined that the Plan, as 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 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 by and through the authority of the same, 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 Plan as attached hereto as Exhibit “A”, pursuant to Article III of the MPC. The Plan includes the following:

Part 1: Comprehensive Plan Overview

What is a Comprehensive Plan?
About the Two Townships
Comprehensive Plan Vision
The Keystone Principles
The Structure of This Plan

Part 2: Summary of Goals and Objectives

Shared Goals and Objectives
Spring Garden Township Goals and Objectives
York Township Goals and Objectives

Part 3: Guiding Input and Engagement

Public Engagement Overview
Community Surveys
Open Houses
Recent and Concurrent Planning Efforts

Part 4: Background Information

Demographics
Employment and Education
Housing and Education
Housing, Households, and Household Economics
Public Amenities
Utilities
Connectivity and Mobility
Zoning, Land Use, and Development
Natural Features

Part 5: Multi-Municipal Objectives and Actions

- Regional Planning, Local Implementation
- Efficient Transportation and Connectivity
- Development and Redevelopment in Existing Areas
- Enhanced Recreational and Cultural Amenities
- Respect for the Environment
- Expansion of Housing Opportunities
- Sharing of Land Uses
- Strengthening Economic Opportunity and Quality of Life

Part 6: Spring Garden Township Objectives and Actions

- Walkable and Accessible Infrastructure
- A Safe and Efficient Transportation Network
- Coordinated Land Use Planning
- Expansion of Recreation, Parks, and Green Space
- Increased Coordination and Community Partnerships
- Sustainable Economic Growth

Part 7: York Township Objectives and Actions

- Balanced Growth and Land Use Planning
- Sustainable Transportation and Mobility
- Environmental Sustainability and Open Space Preservation
- Community-Oriented Development
- Housing and Economic Stability
- Public Safety and Infrastructure Resilience

Part 8: Future Land Use Plan

- Key Land Use Designations
- Aligning Zoning with Plan Goals
- Strategic Sites of Interest

Appendix A: Zoning Audit

- Zoning District Classifications in York and Spring Garden Townships
- York Township Use Table
- Uses Unique to York Township
- Spring Garden Township Use Table
- Uses Unique to Spring Garden Township
- York Township Dimensional Requirements
- Spring Garden Township Dimensional Requirements
- Potentially shared Commonly Unwanted Uses
- Uses Not in Either Ordinance That Should Be Added

Appendix B: Survey Results

- Community Survey Analysis
- Business Owner Survey Analysis

Appendix C: Proposed Multi-Municipal Action Table

Appendix D: York County Complete Streets Policy

Appendix E: Transportation Maps

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

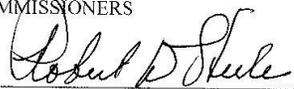
ADOPTED, this 11th of November, 2025, by the Township Commissioners of York Township in a lawful session duly assembled.

ATTEST:

YORK TOWNSHIP BOARD OF COMMISSIONERS



 Gary S. Milbrand, Secretary

By: 

 Robert D. Steele, President

(SEAL)

ACKNOWLEDGMENTS

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CONTENTS

PART 1: COMPREHENSIVE PLAN OVERVIEW	1
Part 1A: What Is a Comprehensive Plan?	2
Part 1B: About the Two Townships	3
Part 1C: Comprehensive Plan Vision	5
Part 1D: The Keystone Principles	5
Part 1E: The Structure of This Plan.....	11
PART 2: SUMMARY OF GOALS AND OBJECTIVES	12
Part 2A: Shared Goals and Objectives	14
Part 2B: Spring Garden Township Goals and Objectives.....	16
Part 2C: York Township Goals and Objectives	17
PART 3: GUIDING INPUT AND ENGAGEMENT	18
Part 3A: Public Engagement Overview.....	19
Part 3B: Community Surveys.....	22
Part 3C: Open Houses	25
Part 3D: Recent and Concurrent Planning Efforts	27
PART 4: BACKGROUND INFORMATION	29
Part 4A: Demographics.....	29
Part 4B: Employment and Education.....	38
Part 4C: Housing, Households, and Household Economics	42
Part 4D: Public Amenities	52
Part 4E: Utilities.....	56

Part 4E: Connectivity and Mobility.....	59
Part 4F: Zoning, Land Use, and Development	70
Part 4G: Natural Features	75
PART 5: MULTI-MUNICIPAL OBJECTIVES AND ACTIONS	76
Shared Goal 1: Regional Planning, Local Implementation	77
Shared Goal 2: Efficient Transportation and Connectivity	78
Shared Goal 3: Development and Redevelopment in Existing Areas	79
Shared Goal 4: Enhanced Recreational and Cultural Amenities	80
Shared Goal 5: Respect for the Environment	81
Shared Goal 6: Expansion of Housing Opportunities	82
Shared Goal 7: Sharing of Land Uses	83
Shared Goal 8: Strengthening Economic Opportunity and Quality of Life	84
PART 6: SPRING GARDEN TOWNSHIP OBJECTIVES AND ACTIONS.....	87
Goal 1: Walkable and Accessible Infrastructure	88
Goal 2: A Safe and Efficient Transportation Network	88
Goal 3: Coordinated Land Use Planning.....	88
Goal 4: Expansion of Recreation, Parks, and Green Space	89
Goal 5: Increased Coordination and Community Partnerships.....	89
Goal 6: Sustainable Economic Growth.....	90
PART 7: YORK TOWNSHIP OBJECTIVES AND ACTIONS	91
Goal 1: Balanced Growth and Land Use Planning	92
Goal 2: Sustainable Transportation and Mobility.....	92
Goal 3: Environmental Sustainability and Open Space Preservation	92
Goal 4: Community-Oriented Development	93

Goal 5: Housing and Economic Stability	93
Goal 6: Public Safety and Infrastructure Resilience.....	93
PART 8: FUTURE LAND USE PLAN.....	94
Part 8A: Key Land Use Designations.....	94
Part 8B: Aligning Zoning with Plan Goals	95
Part 8C: Strategic Sites of Interest.....	96
APPENDIX A: ZONING AUDIT	99
Part A1: Zoning District Classifications in York and Spring Garden Townships	99
Part A2: York Township Use Table	100
Part A3: Uses Unique to York Township.....	109
Part A4: Spring Garden Township Use Table.....	111
Part A5: Uses Unique to Spring Garden Township	117
Part A6: York Township Dimensional Requirements.....	118
Part A7: Spring Garden Township Dimensional Requirements.....	120
Part A8: Potentially Shared Commonly Unwanted Uses	123
Part A9: Uses Not in Either Ordinance That Should Be Added	125
APPENDIX B: SURVEY RESULTS	128
Part B1: Community Survey Analysis.....	128
Part B2: Business Owner Survey Analysis.....	136
APPENDIX C: PROPOSED MULTI-MUNICIPAL ACTION TABLE.....	140
APPENDIX D: YORK COUNTY COMPLETE STREETS POLICY	148
APPENDIX E: TRANSPORTATION MAPS	155



York Township and Spring Garden Township Multi-Municipal Comprehensive Plan

PART 1: COMPREHENSIVE PLAN OVERVIEW



The York Township and Spring Garden Township Multi-Municipal Comprehensive Plan outlines the two townships' aspirations for the next ten years by presenting a series of goals, objectives, and strategies that address the fundamental question of: "What are we, as a community, striving to achieve over the next decade?" This Plan is designed to honor the Townships' historic planning philosophies while adapting to new and emerging challenges. It is a vision that balances respect for tradition and what residents like about their communities with responsiveness to change and an eye toward the future, ensuring that the Townships are able to maintain their quality of life and attractiveness as places to live, work, and play.

Following this vision, the Plan includes a summary of key planning influences, highlighting evolving patterns and trends from the past decade. These influences provide essential context for understanding the opportunities and challenges that shape the Townships' future. By recognizing these factors, the Townships can better navigate their path forward, addressing obstacles and leveraging strengths.

Much like any successful journey, planning for the Townships' future requires a clear understanding of where it stands and what lies ahead. This Plan provides a roadmap that integrates community aspirations with practical

considerations, ensuring progress is achieved efficiently, effectively, and collaboratively. It is a guide for achieving a shared vision while acknowledging the two Townships' unique differences and remaining adaptable to the ever-changing landscape of opportunities and needs.

Part 1A: 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 make a place more livable and efficient as a community — its land use patterns, housing choices, transportation networks, utility systems, recreational assets, and the coordination to keep ideas moving forward.

A comprehensive plan typically contains a vision statement, goals, objectives, recommended actions, and analyses of various considerations. Comprehensive planning is continuous; the adoption of such a plan captures both a reflection of past influences and the evolution of emerging ideas and aspirations. This 10-year plan outlines the Townships' intentions and desires for their future physical development and all of the requirements needed to make these happen in the next decade and beyond.

Comprehensive plans in Pennsylvania are guided by the Pennsylvania Municipalities Planning Code (MPC), a 1968 act of the Pennsylvania General Assembly. The following elements are specified for inclusion in comprehensive plans:

- A statement of community development objectives of the municipality or municipalities concerning future development, including location, character, and timing;
- A land use plan, which may include provisions for the amount, intensity, and character of proposed land uses of different types (residential, commercial, industrial, etc.) as well as uses with regional impact and significance;
- A housing plan to meet the needs of current and future residents;
- A transportation plan that addresses the movement of people and goods using a variety of modes of transportation;
- A community facilities and utilities plan, including plans for public uses and infrastructure;
- A natural and historic resources plan that addresses the protection of environmentally sensitive lands, preservation of historic sites, and use of existing minerals;
- An analysis of interrelationships between the components of the comprehensive plan;
- A discussion of implementation strategies for the plan, both short- and long-term; and
- A compatibility statement indicating consistency with adjacent communities' comprehensive plans as well as the county's comprehensive plan.

Part 1 B: About the Two Townships

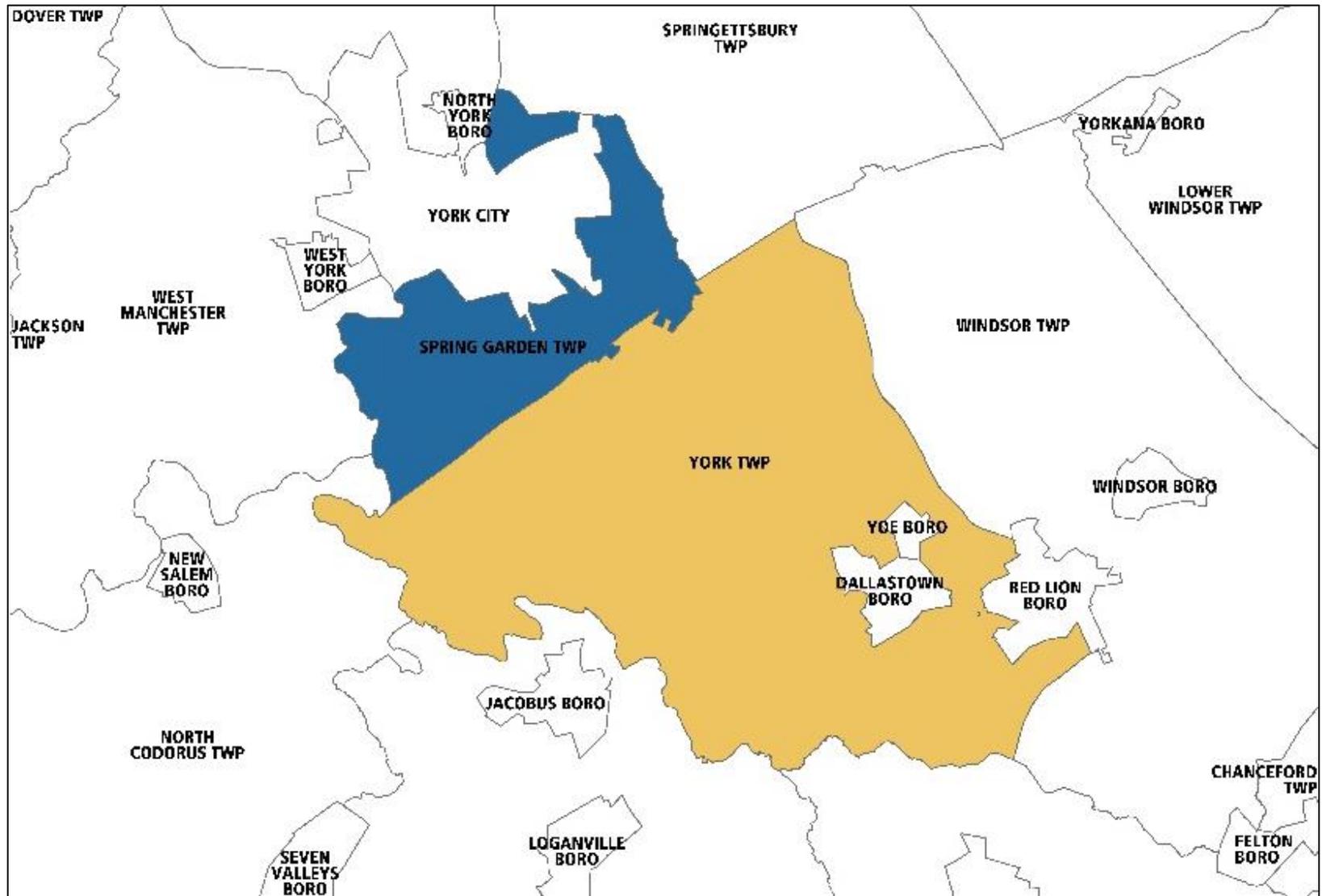
Spring Garden and York Townships are neighboring suburban communities in York County south of the City of York. The goal of this joint comprehensive planning effort is to analyze the two municipalities both as a geographic area and as unique separate communities. The Plan furthers current cooperative efforts and includes new opportunities for intergovernmental approaches to the cost-effective delivery of government services. At the same time, it represents an update to York Township’s 2014 and Spring Garden’s 2001 comprehensive plan.

Spring Garden Township is York County’s most historic suburban community, directly adjacent to the City of York. The Township is characterized by a mix of residential, commercial, industrial, and institutional land uses that were largely developed in the mid- to late-twentieth century. These uses are set among a landscape of gently rolling hills, tree-lined streets, and small streams that flow into the nearby Codorus Creek. Spring Garden is home to several parks and recreational areas, including the 85-acre Reservoir Park owned by York Water Company and the nearly 100-year-old Country Club of York. The Township is also home to York College of Pennsylvania and Penn State York, which are the County’s only four-year tertiary-level educational institutions. Additionally, a number of nationally important manufacturing

businesses are headquartered in Spring Garden, including York International, Wolf Home Products, and Stauffer Biscuit.

York Township, located south of Spring Garden, is the most populous suburb of the City of York. It has an expansive suburban and rural character over its 25-square-mile land area featuring newer residential subdivisions, pockets of preserved farmland, and regional commercial developments. The Township is defined by its open spaces and picturesque agricultural landscapes, as well as by the South Queen Street corridor, one of York County’s most important commercial arteries since the late 1800s, connecting Spry, a hamlet within the Township, with the historic boroughs of Dallastown, Yoe, and Red Lion. The Township enjoys access to Lake Redman and Lake Williams, two picturesque reservoirs that supply much of the County’s drinking water. Heritage Hills Golf Resort, William H. Kain County Park, and several local parks provide ample recreational opportunities. Numerous working farms, some of which are open to the public, are located in the southern part of the Township.

Both Townships benefit from proximity to the City of York, the county seat, and Interstate 83, which connects Baltimore with Harrisburg. At the same time, they maintain a quieter, suburban lifestyle with high-performing school districts and quality housing. Their mix of history, nature, and modern amenities make them desirable locations for families and businesses within York County.



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Figure 01: Spring Garden and York Townships, with surrounding communities. Spring Garden includes a discontinuous northern enclave consisting of the Windsor Park neighborhood and the Township’s main industrial area. York Township surrounds the two enclaves of Yoe and Dallastown Boroughs.

Part 1C: Comprehensive Plan Vision

The vision for the York Township and Spring Garden Township Multi-Municipal Comprehensive Plan is **to maintain thriving, interconnected suburban communities that effectively balance growth and development with preservation, sustainability, and quality of life.**

Spring Garden and York Townships are built on community connections nurtured through generations of families and long-time residents, many of whom have remained in the area for more than 20 years.

The Townships are desirable places to live, enjoying great school districts, a friendly suburban environment, and proximity to major highways. Their neighborhoods consist largely of single-family detached, owner-occupied homes, making for stable and family-oriented living environments. Residents take pride in the open spaces and parks that add to the beauty of the landscape of farmland, woodlands, and rolling hills. Highly valued public safety agencies and school districts add to the reputation that the Townships enjoy as safe and comfortable places to live, work, and play.

Even while not agreeing on every issue or individual development, residents and Township officials alike generally support a reasonable approach to development — growth that is strategically clustered around existing development that does not change the Townships' current character.

Part 1D: The Keystone Principles

The **Keystone Principles and Criteria for Growth, Investment, and Resource Conservation**, adopted in 2005 by the Pennsylvania Economic Development Cabinet, provide a good framework for most suburban communities in the Commonwealth wrestling between a desire for continued growth and a need to maintain the quality of life that brought residents to the communities in the first place. These principles, which focus on increasing resource efficiency and promoting economic and environmental sustainability, are used by state agencies to guide investment and support local growth and economic development. A few of the principles are especially relevant for York and Spring Garden as the Townships plan for their future. Additionally, following and referencing these principles in planning recommendations may help in creating more attractive grant applications to state agencies for specific projects.

The following 10 items are the Keystone Principles and Criteria for Growth, Investment, and Resource Conservation, as adopted by the Pennsylvania Economic Development Cabinet. They are presented here in order of importance to Spring Garden and York Townships (rather than in their original order). The underlined items are the key takeaways from these principles in terms of general recommendations and concepts. The principles are then followed by a brief discussion of their relevance to the two Townships.

1. ***“Plan Regionally; Implement Locally. Support multi-municipal, county and local government planning and implementation that has broad public input and support and is consistent with these principles. Provide education, training, technical assistance, and funding for such planning and for transportation, infrastructure, economic development, housing, mixed use and conservation projects that implement such plans.”***

Why plan together?

With changes made in 2000 to the MPC encouraging multi-municipal comprehensive plans, more and more communities have chosen to work together, recognizing that like rivers, economic markets, and state roads, land uses and related decisions do not start and stop at municipal boundaries. Recognizing this, the state passed Acts 67 and 68, which created a menu of benefits available only to communities who plan together. These benefits include:

- Permission to share tax revenue between municipalities
- Priority consideration for state grants
- Authorization to share land uses between the communities (allowing land uses to be placed anywhere in the planning area rather than having to provide space in each community for each use)

- Transfer of development rights between communities, allowing greater density in growth areas to preserve open space in rural resource areas
2. ***“Provide Efficient Infrastructure. Fix it first: use and improve existing infrastructure. Make highway and public transportation investments that use context sensitive design to improve existing developed areas and attract residents and visitors to these places. Provide transportation choice and intermodal connections for air travel, driving, public transit, bicycling and walking. Increase rail freight. Provide public water and sewer service for dense development in designated growth areas. Use on-lot and community systems in rural areas. Require private and public expansions of service to be consistent with approved comprehensive plans and consistent implementing ordinances.”***

Why is this an urgent need?

York County, including Spring Garden and York townships, is growing faster than most places in Pennsylvania. What was once a predominantly rural county with an urban core is now just as equally suburban, with sprawling auto-centric development, ever-increasing traffic congestion on roadways not equipped to handle the traffic, decreasing open space, and longer, more stressful commutes.

It should be easier for residents to access shopping, dining, services, schools, and recreational amenities without always requiring a personal vehicle. By reducing the number of trips that need to be taken by car, overall traffic congestion can be reduced, even in the face of continued growth and development. Constructing sidewalks or even multipurpose bike routes where they don't exist is a cheaper fix than adding new traffic lanes and gives people more freedom of choice in their transportation options.

3. **“Redevelop First.** Support revitalization of Pennsylvania’s many cities and towns. Give funding preference to reuse and redevelopment of ‘brownfield’ and previously developed sites in urban, suburban, and rural communities for economic activity that creates jobs, housing, mixed use development, and recreational assets. Conserve Pennsylvania’s exceptional heritage resources. Support rehabilitation of historic buildings and neighborhoods for compatible contemporary uses.”

How do the two Townships continue to grow without diminishing their quality of life?

Spring Garden Township is a mostly built-out community, with little remaining developable land. However, even in this scenario, its demographics have continued to change. It has become wealthier, and its young median age has held steady over time, defying the norm of most

communities in Pennsylvania and the United States. People clearly want to live there — particularly as it provides access to the top-rated York Suburban School District — but it has become drastically less affordable to do so in recent years.

While York Township is not yet fully developed, it has matured in its growth pattern and population composition more than many of the county’s still-rural townships. The Township also has a growth boundary designated in the York County Planning Commission’s 2017 Comprehensive Plan. Given these circumstances, redevelopment and revitalization of existing aging commercial and residential areas with more walkable mixed-use development will help to limit sprawl and inefficient traffic patterns that lead to congestion.

4. **“Concentrate Development.** Support infill and ‘greenfield’ development that is compact, conserves land, and is integrated with existing or planned transportation, water and sewer services, and schools. Foster creation of well-designed developments and walkable, bikeable neighborhoods that offer healthy lifestyle opportunities for Pennsylvania residents. Recognize the importance of projects that can document measurable impacts and are deemed ‘most ready’ to move to successful completion.”

Why concentrate development?

In past surveys, including the survey conducted for York Township’s 2014 Comprehensive Plan, residents overwhelmingly expressed a desire for more concentrated rather than dispersed development and the preservation of community character and open spaces. Concentrating development such as multifamily housing with commercial uses in a mixed-use format also promotes transportation efficiency, reducing the need for necessary vehicular trips that add to traffic congestion.

Being more intentional about where development can happen and how it can happen is a luxury that growing, in-demand communities have. As long as such communities have up-to-date land use ordinances (and potentially design guidelines, if deemed warranted), they do not need to just accept any development that comes through. Spring Garden and York Townships fit the criteria for growing, in-demand communities, as people continue to move there for their high-performing school districts and central location within the County.

5. ***“Enhance Recreational and Heritage Resources. Maintain and improve recreational and heritage assets and infrastructure throughout the Commonwealth, including parks and forests, greenways and trails, heritage parks, historic sites and resources, fishing and boating areas and game lands offering recreational and cultural opportunities to Pennsylvanians and visitors.”***

How do largely built-out communities provide new recreational opportunities?

Being more intentional about where development can happen and how it can happen is a luxury that growing, in-demand communities have. As long as such communities have up-to-date land use ordinances (and potentially design guidelines, if deemed warranted), they do not need to just accept any development that comes through. Spring Garden and York Townships fit the criteria for growing, in-demand communities, as people continue to move there for their high-performing school districts and central location within the County.

6. ***“Restore and Enhance the Environment. Maintain and expand our land, air and water protection and conservation programs. Conserve and restore environmentally sensitive lands and natural areas for ecological health, biodiversity and wildlife habitat. Promote development that respects and enhances the state’s natural lands and resources.”***

How does environmental protection benefit residents?

Residents move to suburban communities like York and Spring Garden for access to open space and proximity to bucolic farmlands and woodlands. These assets add to the Townships’ quality of life and character. Intentionally concentrating new development around existing

development and reusing previously developed properties rather than inefficiently using up more greenspace will not only help maintain what attracted residents in the first place but also protect the environment, respect natural resources and important agricultural uses, potentially reduce stormwater events, and increase property values.

7. **“Expand Housing Opportunities.** Support the construction and rehabilitation of housing of all types to meet the needs of people of all incomes and abilities. Support local projects that are based on a comprehensive vision or plan, have significant potential impact (e.g., increased tax base, private investment), and demonstrate local capacity, technical ability and leadership to implement the project. Coordinate the provision of housing with the location of jobs, public transit, services, schools and other existing infrastructure. Foster the development of housing, home partnerships, and rental housing opportunities that are compatible with county and local plans and community character.”

Why is it important to provide a diversity of housing?

Having a wide variety of housing types makes communities more resilient to fast-moving economic trends. For instance, a community with little multifamily housing will not be as attractive to younger residents, especially with rising housing costs and the increasing unaffordability of owner-occupied homes. It also ensures

people working in the community can live there, spending their hard-earned money there rather than somewhere else. A diversity of housing also helps older residents stay in the community as they downsize. Just as with transportation, the key to a successful community is the presence of choice.

8. **“Be Fair.** Support equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning to ensure social, economic, and environmental goals are met. Ensure that in applying the principles and criteria, fair consideration is given to rural projects that may have less existing infrastructure, workforce, and jobs than urban and suburban areas, but that offer sustainable development benefits to a defined rural community.”

What does equitable sharing of the benefits and burdens of development look like?

Multi-municipal planning is both a privilege and a responsibility. It means that communities can share land uses over a larger area rather than having to provide for every land use in each community. A community that already has a high population density, for instance, can potentially accommodate more multifamily housing than a less urban community where preservation of open space and farmland is more important and where utility connections may not be universally available. While York

and Spring Garden Townships are communities with historically different character and development timelines, they are both converging into mature suburbs, and now is a better time than ever to share land uses even while maintaining separate zoning ordinances.

9. ***“Increase Job Opportunities.*** *Retain and attract a diverse, educated workforce through the quality of economic opportunity and quality of life offered in Pennsylvania’s varied communities.* *Integrate educational and job training opportunities for workers of all ages with the workforce needs of businesses. Invest in businesses that offer good paying, high quality jobs, and that are located near existing or planned water and sewer infrastructure, housing, existing workforce, and transportation access (highway or transit).”*

How do communities retain and attract a quality workforce?

Spring Garden and York Townships enjoy robust, diverse economies centered around manufacturing, logistics, “meds and eds,” agritourism, and retail. Building on these strengths and providing the housing options, recreational amenities, and quality schools that highly educated workers want for their families will ensure that the two Townships remain attractive places to both live and work. The concepts and recommendations discussed

above are what will help to maintain the quality of life and high-performing economies of the Townships.

10. ***“Foster Sustainable Businesses.*** *Strengthen natural resource-based businesses that use sustainable practices in energy production and use, agriculture, forestry, fisheries, recreation and tourism. Increase our supply of renewable energy. Reduce consumption of water, energy and materials to reduce foreign energy dependence and address climate change. Lead by example: support conservation strategies, clean power and innovative industries. Construct and promote green buildings and infrastructure that use land, energy, water and materials efficiently.* *Support economic development that increases or replenishes knowledge-based employment or builds on existing industry clusters.*”

How do communities build on existing industry to expand their economies and promote economic sustainability?

Over the course of their history, York and Spring Garden Townships have long enjoyed diverse economies that capitalize on regional strengths. Fruit and tobacco farming, lumber mills, mining of both iron ore and aggregates, cigar production, and furniture production were some of the Townships’ early industries and ensured that the communities did not simply

become “one-industry towns” subject to the whims of boom-and-bust cycles. The Townships’ current economies continue to reflect this diversity, with an emphasis on healthcare, education, manufacturing, logistics/distribution, and retail/services alike. The key to sustaining a resilient local economy is to continue this spirit of economic diversification and to continue taking advantage of positive factors such as an advantageous location, access to good education, and a high quality of life — factors that attract employers and employees.

Part 1E: The Structure of This Plan

This Comprehensive Plan is built upon a structured framework of goals, objectives, and actions, designed to guide community development and decision-making. Each component plays a unique role in translating broad aspirations into achievable outcomes.

- **Goals** represent overarching, long-term aspirational statues that the Townships aim to achieve. They are general statements of intent, providing a foundation for policies and initiatives while offering a vision of the desired future. The Goals in this Plan shared by both Townships are based on refined versions of the Keystone Principles discussed in Part 1D.
- **Objectives** serve as specific statements that provide context to the Goals. They articulate a clear purpose or

aim, often providing directions that advance their associated Goals. The Comprehensive Plan Goals and Objectives shared by both Townships and for each individual Township are listed and summarized in **Part 2**.

- **Actions** outline the steps needed to accomplish the Objectives. These are concrete methods or strategies that are often measurable, time-sensitive, and actionable. They may include estimated costs and identify lead partners or collaborators for effective implementation. Actions, which are more detailed and less conceptual in nature than Goals or Objectives, are provided in **Parts 5, 6, and 7** of this Plan, for both Townships, Spring Garden Township, and York Township, respectively.

In addition to Goals, Objectives, and Actions, this Plan also includes ample background information about the two Townships in **Part 4** as well as results and analysis of public engagement efforts around this Plan in **Part 3**. Finally, a Future Land Use Plan is included in **Part 8**.

PART 2: SUMMARY OF GOALS AND OBJECTIVES



This Comprehensive Plan highlights key issues and opportunities based on an analysis of community input, data, and trends. Both Townships value recreation and cultural amenities, with Spring Garden residents placing a higher emphasis on these assets.

Economic opportunities are a shared priority, though York Township expresses greater concern over local business incentives and workforce needs. Transportation issues vary, with York Township focusing more on road access and walkability, while Spring Garden is impacted by congestion. Housing priorities differ, with Spring Garden emphasizing affordability and design consistency, while York Township values housing diversity. Both communities stress balanced development and preserving character, but with different approaches: York Township favors clustered residential developments, while Spring Garden supports mixed uses.

Opportunities for improved connectivity, public safety, and sustainable growth are central to both communities' goals, guiding future planning efforts that respect local character while addressing shared challenges. Accordingly, residents in both Townships share support for a reasonable approach to development without overdevelopment — preserving the essence of the Townships' character, open spaces, and quality of life.

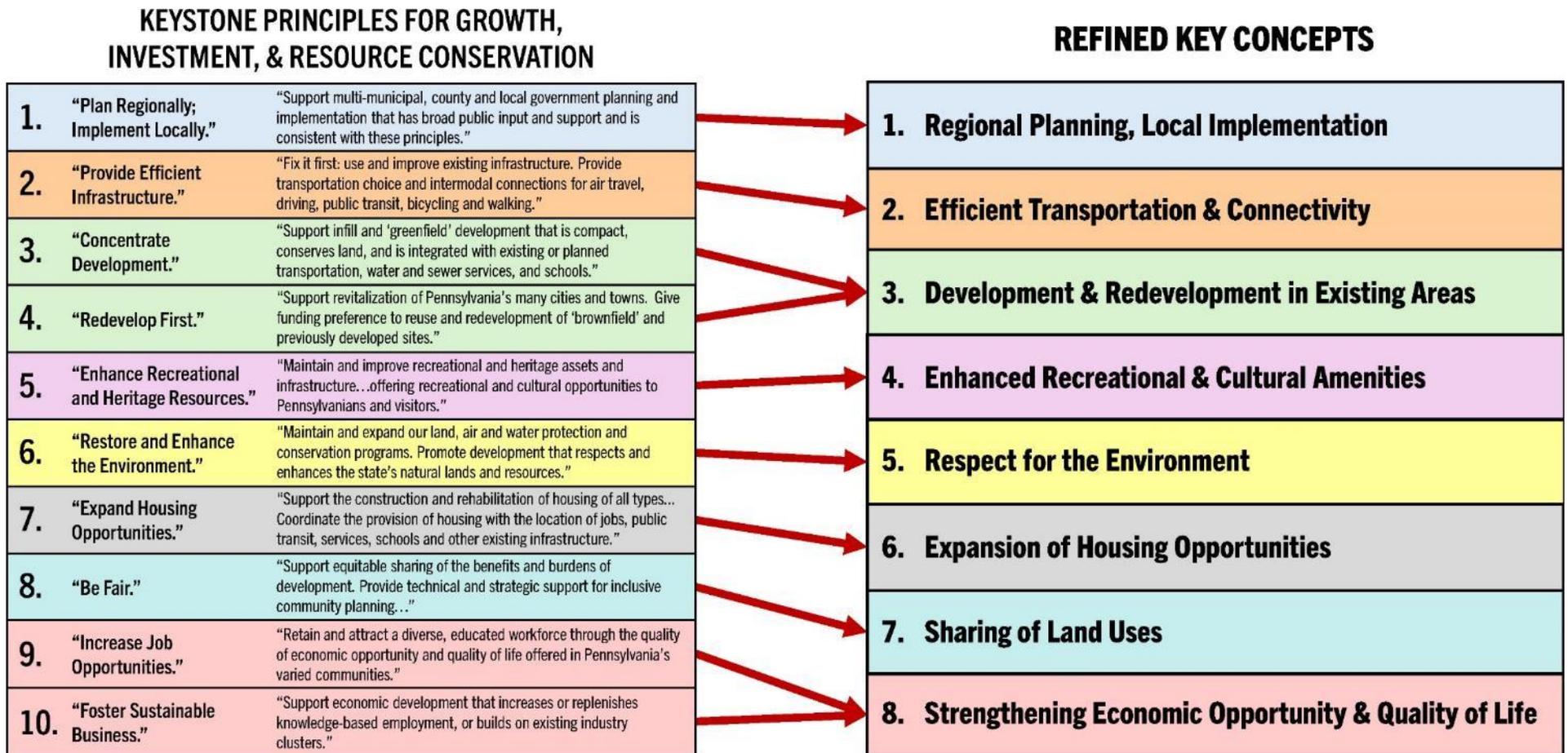


Figure 02: The Keystone Principles and Criteria for Growth, Investment, and Resource Conservation, adopted in 2005 by the Pennsylvania Economic Development Cabinet, provide a good starting point for broad-based goals for suburban communities. This Comprehensive Plan has refined these principles into goals more tailored to York and Spring Garden Townships.

Part 2 | Goals and Objectives

Part 2A: Shared Goals and Objectives

The Keystone Principles outlined and discussed in Part 1D provide a natural starting point for a set of Comprehensive Plan goals to be shared between the two Townships. The following eight goals are a consolidation and refinement of the Keystone Principles as better adapted to York and Spring Garden Townships.

Shared Goal 1: Regional Planning, Local Implementation

Objective: Foster more shared planning and regional collaboration. This includes collaboration through coordinated planning efforts and resource-sharing across the Townships, recognizing interconnected challenges and opportunities. Coordinating land uses and infrastructure could ensure thoughtful, efficient, and equitable development that benefits both communities.

Shared Goal 2: Efficient Transportation and Connectivity

Objective: Improve the ways that people and goods move around the Townships and to their ultimate destination points. Long term solutions could include expanding public transit, expanding formalized pedestrian and bicycle-friendly networks, or other approaches to support safe, seamless,

and efficient movement while fostering accessibility and connectivity of residents and commerce.

Shared Goal 3: Development and Redevelopment in Existing Areas

Objective: Redevelop previously developed sites for economic activity that creates jobs, housing, mixed use development, and recreational assets. When existing underutilized properties are redeveloped, it takes advantage of existing infrastructure that is already there, preserving undeveloped greenspace. Concentrating development such as wish mixed-use development and redevelopment promotes transportation efficiency, reducing the need for necessary vehicular trips that add to traffic congestion.

Shared Goal 4: Enhanced Recreational and Cultural Amenities

Objective: Maintain, improve, and expand recreational and heritage assets and infrastructure, including parks, greenways, and trails.

Integrating an expanded network of cultural and recreational spaces such as parks and trails offer opportunities for cultural engagement, physical activity, and connection with nature and further contribute to increasing the Townships' desirability as places to live, work, and play.

Part 2 | Goals and Objectives

Shared Goal 5: Respect for the Environment

Objective: Retain and enhance open spaces, farmlands, and woodlands to maintain the semi-rural and suburban character of the Townships. This can be achieved by clustering development within areas of existing infrastructure, reinforcing quality open space, and other strategies tailored to local conditions and natural features.

Shared Goal 6: Expansion of Housing Opportunities

Objective: Improve housing diversity and affordability. Explore and address any extent of mismatch between the housing products desired by potential new residents drawn to the jobs in the area and what housing is available. Accompanying the existing housing stock with mixed-use developments could provide walkable, vibrant neighborhoods that integrate residential, commercial, and recreational uses, providing resilience in the face of changing economic conditions and making the Townships a desirable place for community members of all ages and housing preferences.

Shared Goal 7: Sharing of Land Uses

Objective: Support sharing of the benefits and burdens of development over a larger physical area to better ensure that

land uses that may be inconsistent with the development character and infrastructure can be accommodated.

The MPC's 2000 amendments made it possible for the first time for municipalities to share one permitted land use roster even while maintaining separate zoning ordinances. By cooperatively providing for land uses at a multi-municipal scale, municipalities can zone for uses that are appropriate for their municipality and provide sufficient land area for uses with less worry that they will need to accommodate them in potentially inappropriate locations.

Shared Goal 8: Strengthening Economic Opportunity and Quality of Life

Objective: Make economic opportunity, general prosperity, and a high quality of life the goal for all residents who choose to call the Townships home. A diverse economy blending local and regional businesses provides an opportunity to create and maintain lucrative jobs that employ a strong, stable, and educated workforce and strengthens the Townships' resilience to economic cycles.

Part 2 | Goals and Objectives

Part 2B: Spring Garden Township Goals and Objectives

Goal 1: Walkable and Accessible Infrastructure

Objective: Ensure safe, well-maintained, and interconnected sidewalks that improve mobility and accessibility for all residents, particularly near schools and key public spaces.

Goal 2: A Safe and Efficient Transportation Network

Objective: Improve roadway safety and expand public transportation options to improve connectivity and accessibility.

Goal 3: Coordinated Land Use Planning

Objective: Encourage orderly development, redevelopment, and infill, including land-efficient mixed-use development.

Goal 4: Expansion of Recreation, Parks, and Green Space

Objective: Improve the quality of recreational areas, trails and open space to support active and passive recreation.

Goal 5: Increased Coordination and Community Partnerships

Objective: Encourage increased cooperation in sharing resources and services among municipalities, local institutions, and community organizations.

Goal 6: Sustainable Economic Growth

Objective: Encourage development that is consistent with long-term financial sustainability and community character.



Part 2 | Goals and Objectives

Part 2C: York Township Goals and Objectives

Goal 1: Balanced Growth and Land Use Planning

Objective: Permit growth that does not come at the expense of rural character and infrastructure.

Goal 2: Sustainable Transportation and Mobility

Objective: Promote walkability, public transportation, and road safety to improve mobility and accessibility throughout the Township.

Goal 3: Environmental Sustainability and Open Space Preservation

Objective: Protect wetlands and natural spaces while expanding recreational opportunities for residents.

Goal 4: Community-Oriented Development

Objective: Encourage mixed uses that enhance livability and access within the Township.

Goal 5: Housing and Economic Stability

Objective: Support policies that ensure workforce housing and long-term financial stability for the Township.

Goal 6: Public Safety and Infrastructure Resilience

Objective: Ensure that transportation, open spaces, and development projects prioritize safety for all residents.



PART 3: GUIDING INPUT AND ENGAGEMENT



The Multi-Municipal Comprehensive Plan is the vision and shared goals of the two Townships founded on a prolonged and strong public participation process. Through dialogue, workshops, and feedback, the public assisted in contributing valuable knowledge to better determine areas of significant emphasis that will inform future planning endeavors.

Community response identified a striking list of matters to prioritize, ranging from transportation and access to development, recreation, and cultural services. As with every community, common themes were seen throughout municipalities and every neighborhood presented considerations that will be carefully integrated into the planning process. One overarching issue of discussion was increasing mobility, creating accessible and connected networks accommodating all modes of transportation. A need for parks, open spaces, and cultural assets was also understood across municipalities, with a focus on how to better create and access inclusive spaces for the community.

The thoughtful planning of land use and the potential for revitalization were also themes that recurred, namely in reference to underused properties and the potential for strategic redevelopment. There were mentions of strategies for promoting growth consistent with community values as well as constructing local economies.

Part 3 | Guiding Input and Engagement

This Comprehensive Plan is a blueprint to cooperative decision-making, reconciling conflicting perspectives and setting a path of sustainable, well-rounded development. In expressing shared as well as individual priorities, the plan enables the long-term vision of each municipality while confirming their collective commitment to a prosperous and lasting future.

Part 3A: Public Engagement Overview

The formulation of this Comprehensive Plan required a profound understanding of the needs and aspirations of the residents of this community. This could only be achieved by involving as many residents as possible through several means to ensure that the inputs were broad and inclusive. This provided an opportunity for the planning process to reflect community perspectives while attending to the unique needs of each Township.

This was accomplished through active participation in planning commission meetings in York Township through August to October 2024 and committee meetings held in both municipalities through September to November 2024. Such meetings created a great insight into the Townships' priorities and the operational frameworks of the same to ensure that this plan would not only be contextually relevant but practical to implement as well. Channels of communication ensured that the representatives could voice their own concerns and problems, making the proposed plan

indeed collaborative and addressing the needs of the authorities with due efficacy.

Initial data collection included questionnaires throughout the process, demographic data collection, and an assessment of the initial feelings of residents concerning their communities. This survey provided a foundation upon which resident ideas and opinions of valued elements in the community could be outlined alongside points to be developed into statements of goals and preliminary action steps. These early inputs guided the process toward more refined and achievable objectives that will be defined later in the sections below in the plan.

Following the surveys, open houses were held in each community where the draft goals and action items developed from the findings of the surveys were presented. These events allowed residents to interact directly with the planning team, provide comments on the proposed goals, and give suggestions for their refinement. In this more interactive, one-on-one setting, specific examples, locations, and ideas could be shared by residents. This direct interaction served not only to validate the planning approach but also revealed more subtle and community-specific objectives.

The input from the open houses was then incorporated into this plan; major goals and actions were revised or strengthened based on the feedback received. This iterative process has kept resident input at the very front of the plan development process. During this, residents and members of

Part 3 | Guiding Input and Engagement

the Township contributed their views, preferences, and possible solutions, which have been carefully considered in the plan to represent their concern across the board.

Following determination of the revised goals and actions, a draft plan was prepared and presented to the planning commissions of the two Townships (York Township in March 2025 and Spring Garden Township in April 2025). Further opportunities for collaborative review could be provided—the commissions could deliberate on the draft and provide additional comments. Incorporating the comments further refined the plan to the priorities and capacities of the two Townships. This was a necessary step to make sure the two Townships agreed and were on a common path forward.

The comprehensive plan was to be community-centered, actionable, and supported by both Townships through this collaborative and iterative process. It reflected not only the aspirations of its residents but also provided a real roadmap to realize the shared goals of the communities.



2024 OUTREACH - OVERVIEW

*All Percentages noted represent respondent feedback on category survey in Fall 2024.

<p>Recreational & Cultural Amenities</p> <p>Importance of parks, open spaces, and recreational connections</p> <p>Inclusion of cultural venues like theaters and historic sites</p>		<p>Environment</p> <p>Preservation of Open Space and Agriculture</p> <p>Sustainability and Management</p>	
<p>Economic Opportunity & Quality of Life</p> <p>Job opportunities and clustering of commercial development</p> <p>Incentives for local businesses and workforce needs</p>		<p>Implementation</p> <p>Community focus on proximity to shopping, services, and employment areas</p> <p>Greenways and Rural Preservation</p> <p>Specific emphasis on regional greenway connections and broader planning for agricultural/rural areas</p>	
<p>Housing Opportunities</p> <p>Affordability and style consistency with current housing stock</p> <p>Addressing housing diversity for various demographics</p>		<p>Development & Redevelopment</p> <p>Clustered commercial development and housing developments aligned with existing styles</p> <p>Preservation of community character and historic sites</p> <p>Character preservation in redevelopment projects</p>	
<p>Transportation & Connectivity</p> <p>Issues with roadways access / congestion</p> <p>Increased walkable access</p> <p>Focus on pedestrian/bike infrastructure</p>		<p>Land Use Updates and Sharing</p> <p>Mixed land use through integration of proximity</p> <p>Strategies for maintaining the balance between residential and non-residential uses</p>	

Part 3 | Guiding Input and Engagement

Part 3B: Community Surveys

In Fall 2024, both York Township and Spring Garden Township conducted surveys that collected community input on a variety of priorities, showing similarities and differences between the two communities.

Many valued assets in both Townships are associated with recreation and culture. Among Spring Garden respondents, an overwhelming 90% identified the availability of parks and open spaces and related recreational connections, while 60% of the sample in York Township did so. These cultural amenities-most particularly theaters and historical sites-were endorsed by 70% of Spring Garden respondents, yet received roughly similar interest, at 50%, from those citizens of York.

After that, the most significant issues in both Townships were economic opportunities and quality of life, where 50% of the respondents in each Township noted job opportunities and clustering of commercial development. Fifty percent of York Township was concerned with incentives for local businesses and workforce needs, while Spring Garden Township was concerned about the same issues at 20%.

Transportation and connectivity need varied: In York Township, 55% of the residents mentioned roadway access issues, while only 21% did in Spring Garden, where congestion was less of an issue. Walkability was more important in York at 50% compared to Spring Garden at

13%, though both communities noted a growing focus on pedestrian and bike infrastructure.

Housing priorities also differed. Affordability and consistency of style with existing housing stock were much more important in Spring Garden at 80%, compared to York at 55%. Similarly, housing diversity to meet the needs of different demographics was important to 50% in York and 35% in Spring Garden.

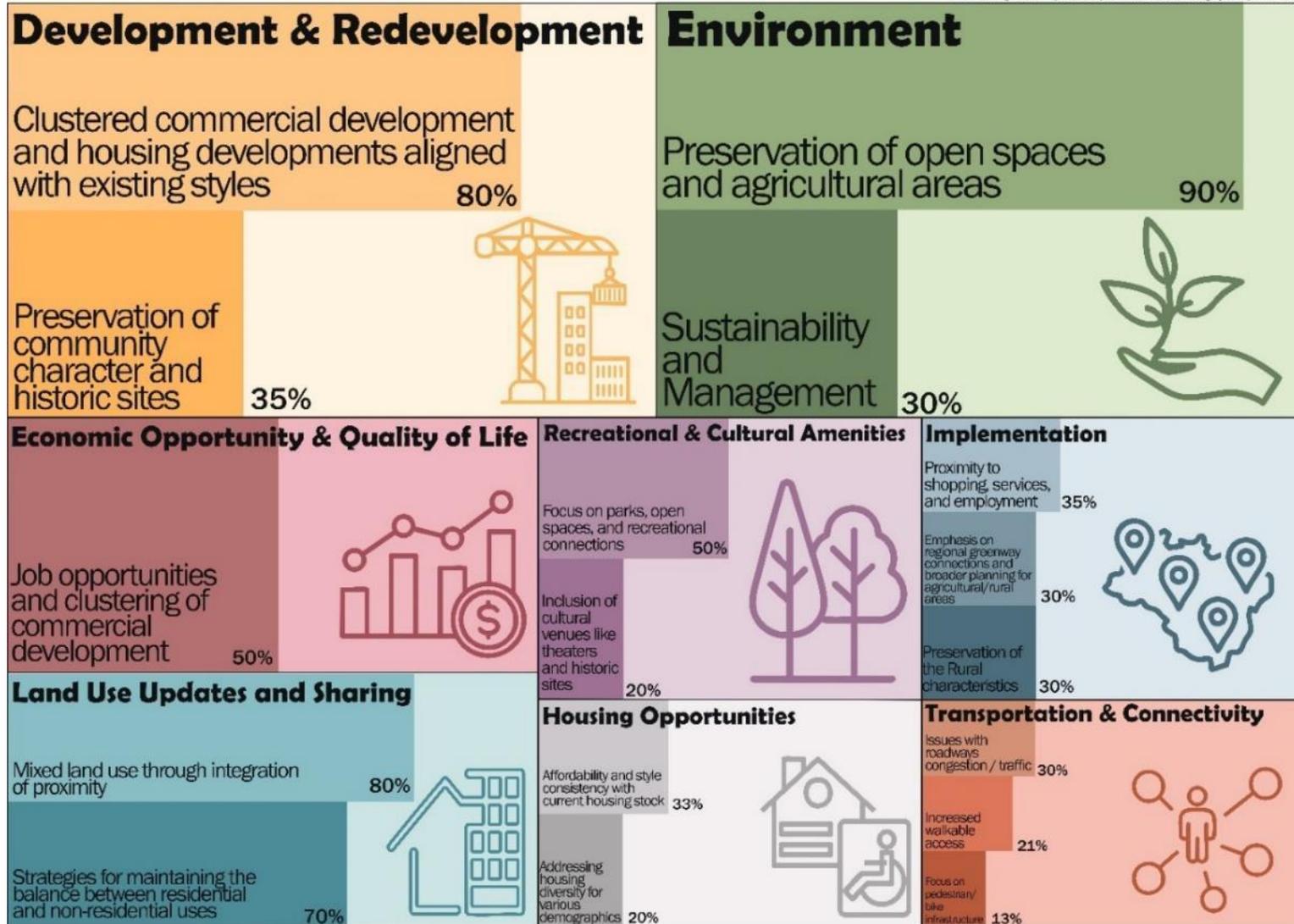
Spring Garden placed a higher priority on preserving open spaces and agriculture at 90% compared to York Township, where 60% emphasized it. Maintaining regional greenway connections and rural areas planning were noted by 55% in York and 30% in Spring Garden.

Both communities had an interest in balanced development and land use. Where 60% of York's residents preferred clustered commercial and housing developments that conformed to the existing styles, only 35% in Spring Garden shared this view. The preservation of community character was similarly more important in York, at 45%, than in Spring Garden, at 30%.

These insights provide valuable guidance for future planning, highlighting the unique and overlapping needs of each Township.

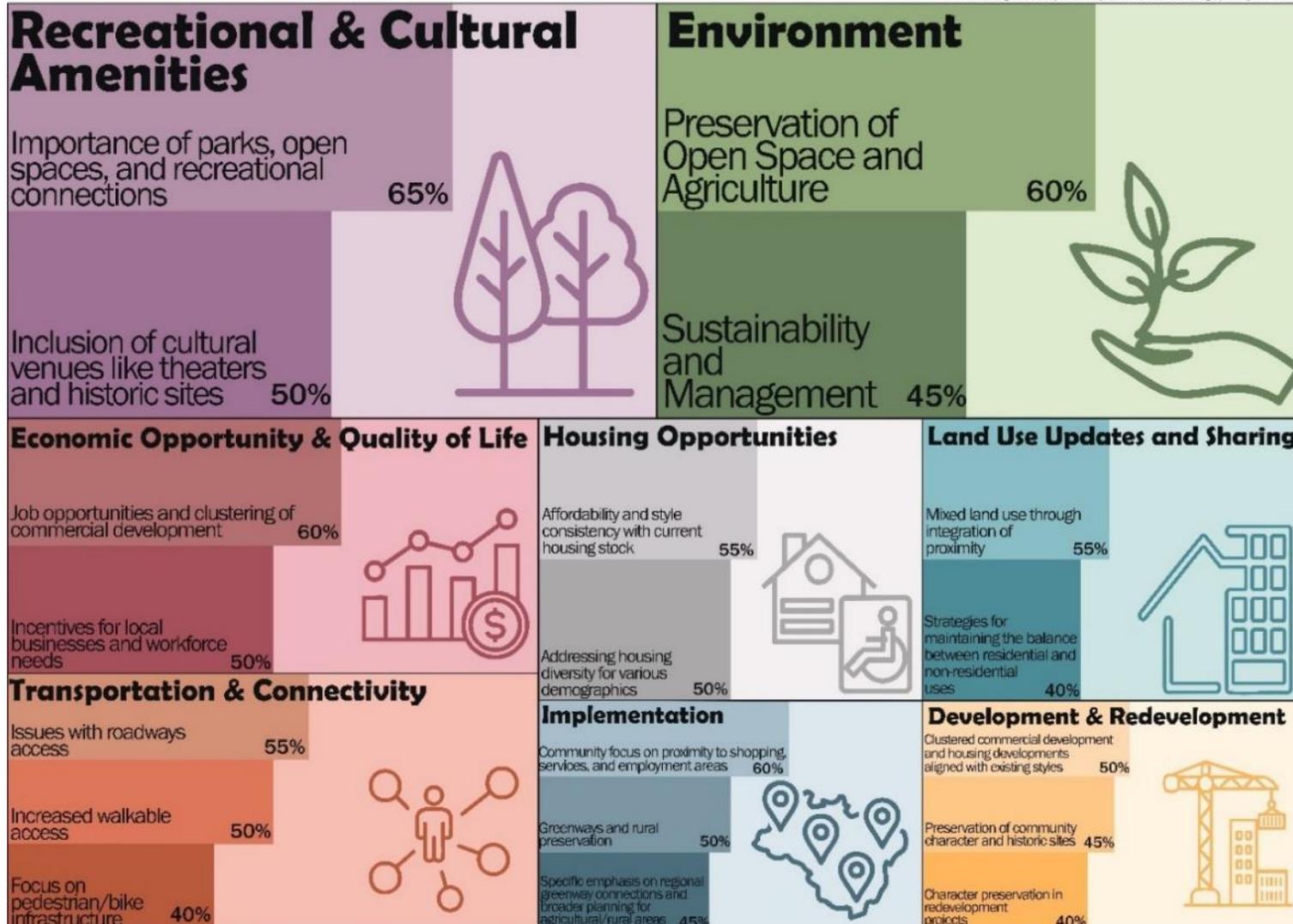
SPRING GARDEN TOWNSHIP 2024 OUTREACH

*All Percentages noted represent respondent feedback on category survey in Fall 2024.



YORK TOWNSHIP 2024 OUTREACH

*All Percentages noted represent respondent feedback on category survey in Fall 2024.



Part 3 | Guiding Input and Engagement

Part 3C: Open Houses

The Spring Garden and York Township Open Houses, held in February and March 2025, were indeed the treasure chest that supplied much of the insight sought after: how residents envisioned their communities in the future. The following bullets summarize the results of the feedback received at the two Open Houses.

- Both Townships strongly emphasized a desire to balance growth with preserving those qualities that have attracted people to the Townships in the first place.
- Residents of York Township showed concern about the pressures being felt from new residential developments on the school district and infrastructure. There was a strong desire to maintain the Township’s rural character. Many spoke in opposition to large warehouse developments or self-storage facilities in favor of uses that are more thoughtfully carried out to preserve open space and farmland.
- Additionally, walkability became an overriding priority within the Townships. In York Township, for instance, the citizens asked for a more connected sidewalk network—one which would better link neighborhoods to public spaces and transportation.
- A desire for safe and accessible walking routes was expressed at the Spring Garden Open House, mainly around schools where clean sidewalks are a must.
- Public transportation was again brought up with participants in both Townships feeling the need to expand public transit services for better community service.
- Traffic decongestion, completion of road construction, proactive traffic studies, and improved planning were desired to meet growing transportation demands. Performance standards for roadways and intersection safety reviews began to take shape.
- Recreational spaces and community amenities were very popular. The residents of York Township made it clear that casual activity spaces and well-maintained parks were important to them. Concerns over a lack of parking availability at existing recreational areas called for better accessibility.
- There was much interest in Spring Garden formalizing a Parks and Recreation Department in order to oversee the development and maintenance of recreational facilities within the Township. Some were willing to consider cooperating with York Township, while others felt that an independent department would serve the community without further burdening resources in York.

Part 3 | Guiding Input and Engagement

- Meanwhile, financial stability aimed at growth and investments compatible with long-term fiscal planning ran parallel.
- Spring Garden residents voiced interest in revenue generation from new commercial spaces as a means to support community expenses, such as redevelopment or open space preservation.
- Another major theme was economic sustainability: Residents in York Township explored ways to ensure responsible growth without overburdening local services. Support was broad for tools, such as transfer of development rights (TDR) and conservation easements, which can facilitate development in a manner that protects valuable land but allows strategic expansion where appropriate. In Spring Garden, discussions over rezoning pointed toward mixed-use areas where commercial and residential spaces can share space and allow local businesses to take root while accommodating the demand for workforce housing.
- Safety remained a common interest for both municipalities. The York residents expressed concern over traffic flow and road conditions, especially safe intersections and more reliable infrastructure planning. In Spring Garden, there was a broader discussion on public safety in underutilized spaces and the importance of clear land use planning to prevent isolated or unsafe areas from developing.
- It has become clear from these discussions that, while their objectives are often quite similar in nature, ways of attaining these goals are sometimes quite different. The open houses really brought the careful planning concept home respecting each Township's character yet fostering thoughtful and sustainable development and growth. This is one of the bases for this Plan, which emphasizes the broad desires of both communities: connectivity, stability, and quality of life.

Part 3 | Guiding Input and Engagement

Part 3D: Recent and Concurrent Planning Efforts

One of the hallmarks of good planning is interorganizational coordination — that is those prepared by the Townships and those with whom they collaborate. This Comprehensive Plan evaluates past and ongoing efforts and builds upon them with relevant action steps. Collectively, the goals and objectives of these individual efforts form the baseline for the Townships to collaborate and to implement future actions.

York County Planning Commission has maintained a county-wide comprehensive plan consisting of multiple component documents that have served to guide the priorities of this Plan. The components of the **York County Comprehensive Plan** address multiple areas of concern including but not limited to growth management, agricultural land protection, economic development, housing and community development, transportation, open spaces, hazard mitigation, and water resources. Each of these components work in conjunction with each other and set forth actions municipalities can take. The major component documents which make up the York County Comprehensive Plan are:

- **Agricultural Land Protection Plan**

Analyzes designated rural areas in the county in townships with regards to existing and proposed development, large

farm parcels, soil quality, and the use of agricultural protection.

- **Economic Action Plan**

Guides economic growth and development across the county with three overarching themes: creating opportunities for all people, fueling the engines of prosperity, and enhancing the county’s sense of place.

- **GOYORK 2045, The Metropolitan Transportation Plan**

Develops a coordinated effort to implement transit improvements supported by a public consensus of the county’s physical, social, economic, and institutional environments.

- **Growth Management Plan**

Presents a vision for York County's future, where balance is achieved between promoting economic growth and prosperity; protecting and preserving important historic, cultural, and natural resources; and maintaining the quality of life that residents cherish.

- **Hazard Mitigation Plan**

Assesses the risks associated with various natural and man-made hazards such as severe weather events, hazardous materials incidents, and urban fires, with the

Part 3 | Guiding Input and Engagement

objective of obtaining adequate funding in such an emergency.

- **Heritage Preservation Plan**

Sets goals for heritage preservation in the County, provides an account of the historical development of York County, assesses existing preservation planning efforts, and offers a variety of tools and resources for those interested in preservation.

- **Housing and Community Development Plan**

Establishes a shared, holistic vision of the state of housing and community development in York County based on responsible planning for future growth including revitalization of boroughs, city, townships, and protection of natural, agricultural, and historic resources.

- **Integrated Water Resources Plan**

Develops a long-range integrated water resources plan that will be used by the entities who share watershed boundaries within and around York County. The plan ties together the issues that are related to water resources, provides a usable and understandable process which incorporates existing laws, data, reports, plans, and organizations, as well as providing the user with data, information, and analysis concerning the future of York County water resources.

- **Open Space & Greenways Plan**

Provides a blueprint for developing a statewide network of greenways to be enjoyed by current and future generations. Reacting to the state, the York County Open Space and Greenways Plan examines the way in which the County can create greenways and protect open space and natural resources.

In addition to the County Comprehensive Plan, the **2001 Spring Garden Township Comprehensive Plan Update**, **2014 York Township Comprehensive Plan**, the **2015 York Township Comprehensive Parks, Recreation, and Open Space Plan**, and the **2023 York County Bicycle and Pedestrian Plan** also informed the development of this Plan.

Specifically, this Plan reinforces the findings of those earlier plans, including the need to maintain what residents like about where they live (community character, open spaces, great school districts), to expand recreational offerings, and to improve what continues to be a regional challenge: mobility/connectivity and traffic congestion.

PART 4: BACKGROUND INFORMATION

Part 4A: Demographics

Spring Garden Township has a young demographic profile, as evidenced by the consistent median age in the mid-to-late 30s over the last 35 years, which became even younger in the 2010s. This can be partly explained by the almost 4,000 students enrolled at York College and a limited number of non-commuter students at Penn State York, as well as young families moving into the area because of the highly rated York Suburban School District.

Meanwhile, York Township has a more mature population, with a median age of 43.7 years and 22.7% of its residents are aged 65 and older. Similarly, families are drawn to York Township, which also favors the top-performing Dallastown Area School District, reflected in the significant proportion of children under 15 years old.

Both Townships have seen significant diversification over the last 35 years, similar to York County and South-Central Pennsylvania. This diversification has supported continued population growth amidst an aging state and declining household sizes. The Hispanic/Latino population has been the most rapidly growing demographic, doubling each decade since 1990 and now comprising 6.3% (2,721) of the combined population of 43,402 residents across the two

Townships. The largest subgroup in this category is Puerto Ricans. While rapidly growing, the Hispanic/Latino population is smaller in both Townships combined than in the City of York where they account for 38.1 % of residents or 17,076. A majority of the stores and restaurants serving York County's Hispanic/Latino population remains concentrated in the city.

The other ethnic groups have also grown considerably. The Black population has increased within York Township, while the Asian population, many with Chinese descent, has increased within Spring Garden Township.

Both Townships are better educated than York County and the State as a whole. More than 80% of the adults in each Township have graduated from high school, a statistic that has been held for more than 35 years. Spring Garden has 30%+ college graduates and 10%+ advanced degree holders while York Township has 20%+ college graduates.

Disability statistics are similar across the Townships, with only a 3% difference in physically challenged populations between them. However, when the breakdown data by disability type is studied, it shows that York Township has a larger percentage of the population with an ambulatory difficulty, meaning these residents have a hard time moving on their own. Statistics on disability will be used to ensure

Part 4 | Background Information

future projects are accessible to all residents. The disability data shown does not include any institutionalized persons, such as nursing home residents.

When examining the age distribution of residents in Spring Garden and York Townships, a significant concentration of 15 to 25-year-olds in Spring Garden stands out. This is largely due to the presence of York College in the area. The presence of the college is felt through the median age as well. In York Township it is 40.6 years, while in Spring Garden, it is slightly younger at 35.1 years. As a result, it's crucial for Spring Garden's programs to cater not only to long-time residents but also to the student population.

When looking at median income, York Township has seen its earnings rise above inflation, whereas Spring Garden's median income has declined in recent years, signaling potential economic shifts in the area.

In terms of poverty rates, both Townships fall within a similar range, with 6.5-8.9% of the population living below the 2022 poverty line. This indicates comparable economic challenges in both areas.

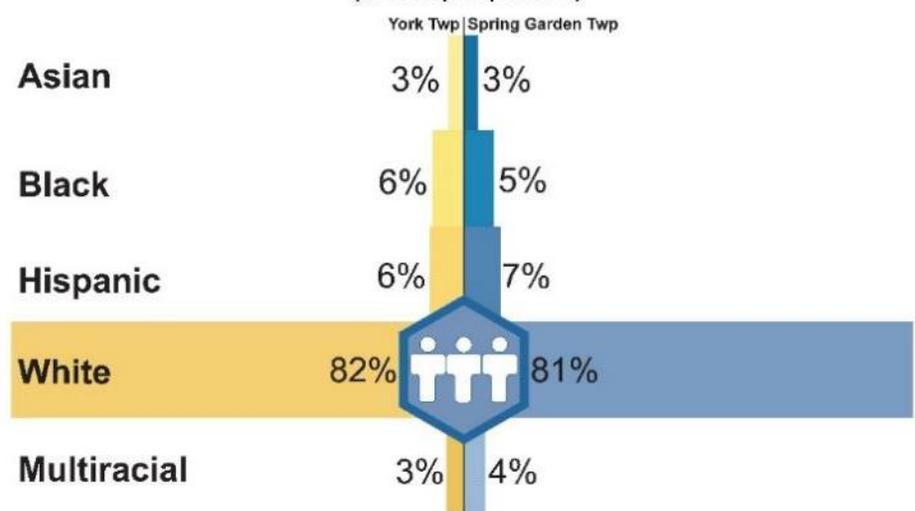
Regarding educational attainment, the two Townships are quite alike. However, York Township has about 9% more high school graduates, while Spring Garden has approximately 7% more residents with bachelor's degrees. This shows a subtle difference in educational profiles between the two areas.

Population Growth by Decade



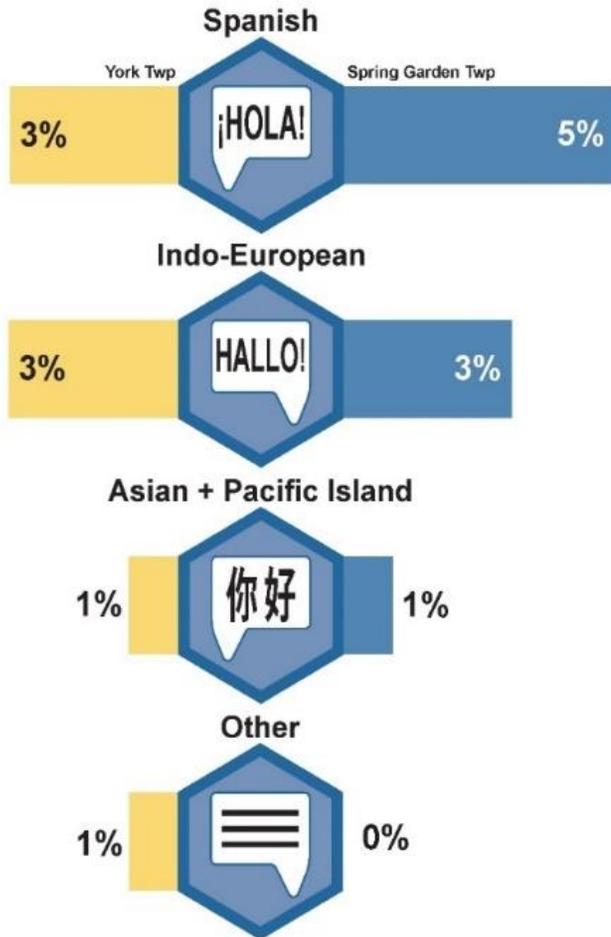
Racial Makeup

(% of Twp Population)

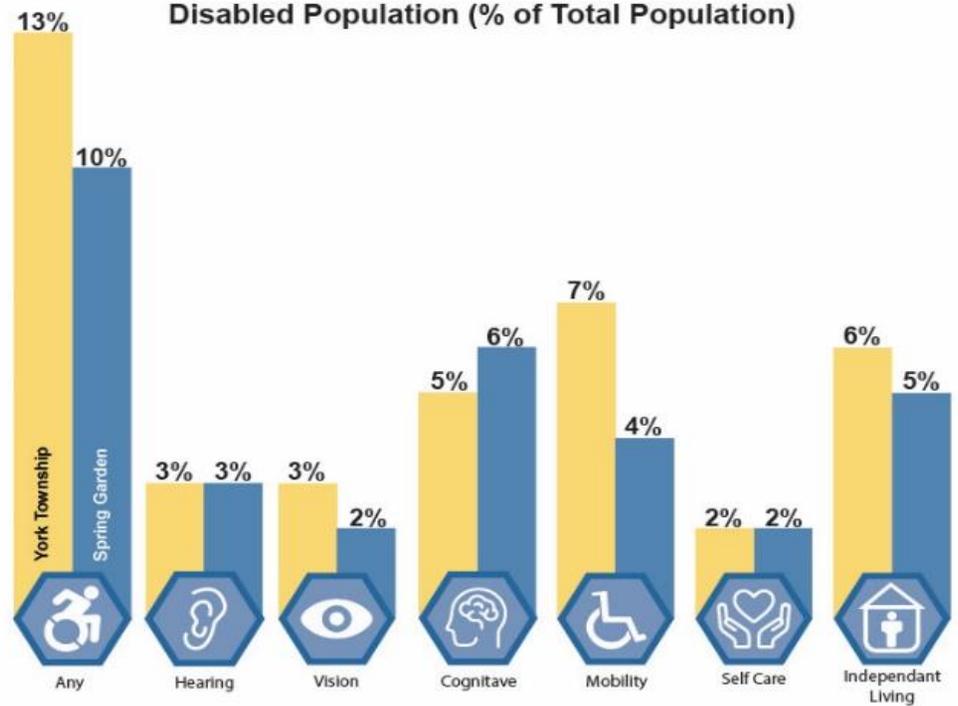


Language Spoken at Home

% of Total Population (2020)

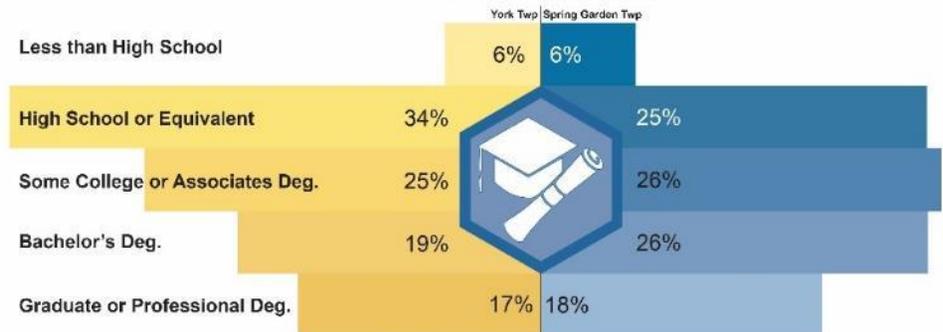


Disabled Population (% of Total Population)



Educational Attainment

(% of Twp Population Over 25y/o)



Part 4 | Background Information

Population Change and Age Analysis (U.S. Decennial Census)

	Year	Total population and % change by decade		Med. age	Under 18 years		18-64 years		65 years and over	
York Twp.	1990	19,237		38.2	4,063	21.1%	12,164	63.2%	3,010	15.6%
	2000	23,637	+22.9%	41.0	5,110	21.6%	14,221	60.2%	4,306	18.2%
	2010	27,793	+17.6%	43.3	5,929	21.3%	16,480	59.3%	5,384	19.4%
	2020	29,719	+6.9%	43.7	6,098	20.5%	16,875	56.8%	6,746	22.7%
Spring Garden Twp.	1990	11,201		38.7	4,013	35.8%	4,814	43.0%	2,374	21.2%
	2000	11,974	+6.9%	38.3	2,289	19.1%	7,470	62.4%	2,215	18.5%
	2010	12,578	+5.0%	38.8	2,378	18.9%	8,097	64.4%	2,103	16.7%
	2020	13,683	+8.8%	36.9	2,752	20.1%	8,449	61.7%	2,482	18.1%
York County	1990	339,574		34.5	24.3%		62.6%		13.1%	
	2000	381,751	+12.4%	37.8	24.6%		61.9%		13.5%	
	2010	434,972	+13.9%	40.1	23.5%		62.5%		14.0%	
	2020	456,438	+4.9%	41.4	21.9%		59.7%		18.4%	
Penna.	1990	11,881,643		35.1	23.5%		61.1%		15.4%	
	2000	12,281,054	+3.4%	38.0	23.8%		60.6%		15.6%	
	2010	12,702,379	+3.4%	40.1	22.0%		62.6%		15.4%	
	2020	13,002,700	+2.4%	41.0	20.4%		60.5%		19.1%	

Findings, Housing and Households:

- Spring Garden Township's median age has remarkably stayed consistent for the past 35 years, even declining in the 2010s. Close to 4,000 students attend York College, which is a contributor to the Township's youthful median age, but young families are also attracted to the community for the highly-rated York Suburban School District.
- York Township has a mature population, with a median age of 43.7 years and an over-65 population of 22.7%. Families are attracted to York Township for the top-performing Dallastown Area School District, which is reflected in the large percentage of children under 15 residing in the Township.

Part 4 | Background Information

Race and Ethnicity (U.S. Decennial Census)

	Year	White	Black	Hispanic or Latino	Asian or Pacific Isl.	Native American	Other race
York Twp.	1990	18,728	160	34	277	0	38
		97.4%	0.8%	0.2%	1.4%	0.0%	0.2%
	2000	22,481	349	337	295	31	7
		95.1%	1.5%	1.4%	1.2%	0.1%	0.0%
		+20.0%	+118.1%	+891.2%	+6.5%	--	-81.6%
	2010	24,847	979	905	631	41	20
		89.4%	3.5%	3.3%	2.3%	0.1%	0.1%
		+10.5%	+180.5%	+168.5%	+113.9%	+32.3%	+185.7%
	2020	24,251	1,696	1,821	865	57	101
		81.6%	5.7%	6.1%	2.9%	0.2%	0.3%
		-2.4%	+73.2%	+101.2%	+37.1%	+39.0%	+405.0%
	Spring Garden Twp.	1990	10,932	148	81	40	0
97.6%			1.3%	0.7%	0.4%	0.0%	0.0%
2000		11,393	188	196	102	9	3
		95.1%	1.6%	1.6%	0.9%	0.1%	0.0%
		+4.2%	+27.0%	+142.0%	+155.0%	--	--
2010		11,282	448	439	219	25	8
		89.7%	3.6%	3.5%	1.7%	0.2%	0.1%
		-1.0%	+138.3%	+124.0%	+114.7%	+177.8%	+166.7%
2020		11,088	745	900	338	13	51
		81.0%	5.4%	6.6%	2.5%	0.1%	0.4%
		-1.7%	+66.3%	+105.0%	+54.3%	-48.0%	+537.5%

Part 4 | Background Information

	Year	White	Black	Hispanic or Latino	Asian or Pacific Isl.	Native American	Other race
York County	1990	321,547	10,721	4,787	1,972	401	146
		94.7%	3.2%	1.4%	0.6%	0.1%	0.0%
	2000	349,456	13,515	11,296	3,347	568	278
		91.5%	3.5%	3.0%	0.9%	0.1%	0.1%
		+8.7%	+26.1%	+136.0%	+69.7%	+41.6%	+90.4%
	2010	374,779	22,493	24,397	5,444	108	609
		86.2%	5.2%	5.6%	1.3%	0.1%	0.1%
		+7.2%	+66.4%	+116.0%	+62.7%	+11.8%	+119.1%
	2020	365,353	25,768	39,360	6,675	640	1,768
		80.0%	5.6%	8.6%	1.5%	0.1%	0.4%
		-2.5%	+14.6%	+61.3%	+22.6%	+0.8%	+190.3%
	Penna.	1990	10,431,156	1,074,985	220,479	132,651	14,822
87.8%			9.0%	1.9%	1.1%	0.1%	0.1%
2000		10,322,455	1,202,437	394,088	220,987	14,904	13,086
		84.1%	9.8%	3.2%	1.8%	0.1%	0.1%
		-1.0%	+11.9%	+78.7%	+66.6%	+0.6%	+73.3%
2010		10,094,652	1,327,091	719,660	349,003	16,909	16,469
		79.5%	10.4%	5.7%	2.7%	0.1%	0.1%
		-2.2%	+10.4%	+82.6%	+57.9%	+13.5%	+25.9%
2020		9,553,417	1,368,978	1,049,615	509,836	15,028	54,541
		73.5%	10.5%	8.1%	3.9%	0.1%	0.4%
		-5.4%	+3.2%	+45.8%	+46.1%	-11.1%	+231.2%

Part 4 | Background Information

Race and Ethnicity, Foreign-Born, and Non-English-Speaking Population (U.S. Decennial Census)

		York Township		Spring Garden Township		York County	Pennsylvania
Total population, 2020		29,719		13,683		456,438	13,002,700
White		24,251	81.6%	11,088	81.0%	80.0%	73.5%
Black or African American		1,696	5.7%	745	5.4%	5.6%	10.5%
Hispanic or Latino		1,821	6.1%	900	6.6%	8.6%	8.1%
Asian		853	2.9%	336	2.5%	1.4%	3.9%
Pacific Islander		12	0.0%	2	0.0%	0.0%	0.0%
Native American		57	0.2%	13	0.1%	0.1%	0.1%
Other race		101	0.3%	51	0.4%	0.4%	0.4%
Multiracial		928	3.1%	528	3.9%	3.7%	3.5%
Foreign-born population	1990	1.9%		2.3%		1.4%	3.1%
	2000	2.1%		2.7%		2.2%	4.1%
	2010	4.7%		2.8%		3.5%	5.6%
	2020	6.0%		4.7%		4.1%	7.0%
Population speaking language other than English at home	1990	4.1%		3.5%		3.8%	7.3%
	2000	3.9%		5.8%		5.3%	8.4%
	2010	5.6%		3.8%		6.7%	9.9%
	2020	7.2%		9.7%		7.9%	11.5%

Findings — Demographics:

- Both Townships' populations have diversified over the past 35 years, much like York County and South Central Pennsylvania as a whole. This has kept the population growing, even as the state ages and household sizes shrink.
- The Black population has grown significantly in York Township, while the Asian population has done the same in Spring Garden Township. Residents of Chinese descent make up the largest Asian ethnic group in both Townships.
- The Asian and Pacific Islander population makes up just over 1,200 people, or 2.8%, across the two Townships, which is a higher percentage than found in York County as a whole but lower than the statewide percentage.

Part 4 | Background Information

Hispanic/Latino vs. Non-Hispanic/Latino Population Growth (U.S. Decennial Census)

	1990		2000		2010		2020	
	Hispanic or Latino	Not Hispanic or Latino	Hispanic or Latino	Not Hispanic or Latino	Hispanic or Latino	Not Hispanic or Latino	Hispanic or Latino	Not Hispanic or Latino
York Twp.	34	19,203	337	23,300	905	26,888	1,821	27,898
			+891.2%	+21.3%	+168.5%	+15.4%	+101.2%	+3.8%
	19,237		23,637		27,796		29,719	
Spring Garden Twp.	81	11,120	196	11,778	439	12,139	900	12,783
			+142.0%	+5.9%	+124.0%	+3.1%	+105.0%	+5.3%
	11,201		11,974		12,578		13,683	
York County	4,787	334,787	11,296	370,455	24,397	410,575	39,360	417,078
			+136.0%	+10.7%	+116.0%	+10.8%	+61.3%	+1.6%
	339,574		381,751		434,972		456,438	
Penna.	220,479	11,661,164	394,088	11,886,966	719,660	11,982,719	1,049,615	11,953,085
			+78.7%	+1.9%	+82.6%	+0.8%	+45.8%	-0.2%
	11,881,643		12,281,054		12,702,379		13,002,700	

Findings — Demographics:

- The Hispanic and Latino population in the two Townships has grown orders of magnitude faster than the non-Hispanic/Latino population over the past few decades. It has been the fastest growing cohort over this time in both Townships, more than doubling in each decade since 1990. It sits now at 2,721, or 6.3% of 43,402 total residents.
- Though the Hispanic/Latino population has overtaken the Black population as a percentage of the overall population, the Black population is still growing in absolute numbers in both Townships and the County, however, in contrast to the White population, which peaked in the 2000s and has modestly declined since then.
- The Hispanic and Latino population in Pennsylvania topped 1 million for the first time in the 2020 Census, representing a nearly five-fold increase since 1990. The vast majority of this growth has taken place in the counties located along or east of the Kittatinny Ridge (Blue Mountain) — which includes York County. Close to 40,000 Hispanic and Latino residents now call York County home, a 722% increase between 1990 and 2020. By contrast, the counties of Western and Northern Pennsylvania are generally older and whiter and have experienced long-term population decline.

Part 4 | Background Information

Hispanic or Latino Residents by Specific Origin (American Community Survey, 2022 5-Year Estimates)

Hispanic or Latino specific origin	York Township 2022 population: 29,838			Spring Garden Township 2022 population: 13,630			Both Townships combined 2022 population: 43,468		
	Hispanic or Latino pop.	% of Hispanics & Latinos	% of total township pop.	Hispanic or Latino pop.	% of Hispanics & Latinos	% of total township pop.	Hispanic or Latino pop.	% of Hispanics & Latinos	% of total township pop.
 Puerto Rican	514	33.2%	1.7%	256	26.1%	1.9%	770	30.4%	1.8%
 Mexican	144	9.3%	0.5%	386	39.4%	2.8%	530	21.0%	1.2%
 Peruvian	263	17.0%	0.9%	130	13.3%	1.0%	393	15.5%	0.9%
 Dominican	357	23.0%	1.2%	7	0.7%	0.0%	364	14.4%	0.8%
 Salvadoran	185	11.9%	0.6%	8	0.8%	0.0%	193	7.6%	0.4%
 Cuban	64	4.1%	0.2%	23	23.5%	0.2%	87	3.4%	0.2%
 Colombian	0	0.0%	0.0%	34	3.5%	0.2%	34	1.3%	0.0%
 Honduran	0	0.0%	0.0%	28	2.9%	0.2%	28	1.1%	0.0%
 Argentinian	0	0.0%	0.0%	24	2.4%	0.2%	24	0.9%	0.0%
 Paraguayan	0	0.0%	0.0%	22	2.2%	0.2%	22	0.9%	0.0%
 Other	22	1.4%	0.0%	62	6.3%	0.5%	84	3.3%	0.2%
TOTAL	1,549	--	5.2%	980	--	7.2%	2,529	--	5.8%

Findings — Demographics:

- Puerto Ricans make up the majority of the two Townships' Hispanic/Latino population.
- The Hispanic/Latino population in the City of York (17,076, or 38.1% of City residents) still dwarfs that of the two Townships, and the vast majority of York County's Hispanic/Latino stores and restaurants are still located in the City of York.

Part 4B: Employment and Education

An analysis of employment trends from 2010 to 2020 reveals shifting industry dynamics across York and Spring Garden Townships. Manufacturing and retail/wholesale trade have declined in both municipalities, while professional, scientific, and technical services have seen growth. These shared trends suggest a gradual shift away from traditional industrial and trade-based employment toward knowledge-based industries.

Beyond these common patterns, employment changes in other sectors have diverged between the two townships. York Township saw growth in utilities, finance & insurance, and healthcare & social services, whereas Spring Garden Township experienced declines in these industries.

Conversely, Spring Garden Township saw a significant 8% increase in accommodation and food service employment, while York Township experienced a slight decline. This shift indicates an expanding service and hospitality sector in Spring Garden, likely driven by increased demand for restaurants, hotels, and related services.

To support these evolving trends, both townships need to adapt their economic development strategies. With the decline in manufacturing and retail employment, economic initiatives should focus on fostering professional and technical job growth through business-friendly zoning, workforce training, and infrastructure improvements that

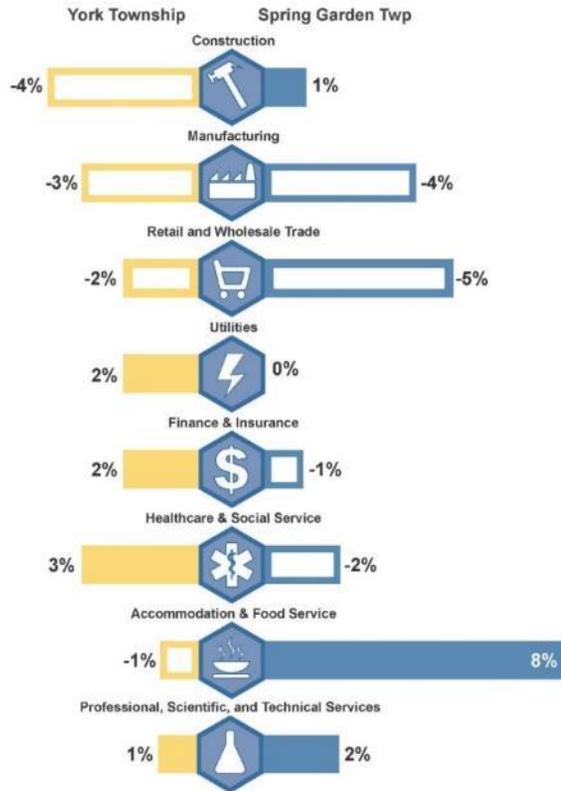
support office and research-oriented businesses. Additionally, Spring Garden's growing hospitality industry suggests a need for enhanced tourism and commercial development strategies, while York Township may need to attract new service-sector businesses to offset declines in food service and retail employment.

Further, the economic trend highlights that while the median income in the townships has increased year after year, inflation has greatly impacted the purchasing power of residents.

By responding proactively to these trends, both townships can position themselves for sustainable economic growth, ensuring that employment opportunities align with the changing workforce demands of their communities.



Changes in Industry of Employment 2010 to 2020 (% of Employed Population)



Top 50 Employers 4th Quarter, 2023

York County

Combined Government Ownerships

Rank	Employer	Rank	Employer
1	York Hospital	26	York International Corporation
2	Amazon.com Services Inc	27	Dallastown Area School District
3	Federal Government	28	OSS Orthopaedic Hospital LLC
4	WellSpan Health	29	Starbucks Corporation
5	WellSpan Medical Group	30	Central York School District
6	Wal-Mart Associates Inc	31	South Western School District
7	York County	32	Red Lion Area School District
8	Giant Food Stores LLC	33	Snyder's Lance Inc
9	BAE Systems Land & Armaments LP	34	Pinnacle Health Medical Services
10	Harley-Davidson Motor Company Inc	35	Pixelle Specialty Solutions LLC
11	Kinsley Construction Inc	36	Spring Grove Area School District
12	Utz Quality Foods LLC	37	Target Corporation
13	CHR Corporation	38	Northeastern School District
14	FedEx Ground Package System Inc	39	Broder Bros Co
15	United Natural Foods Inc	40	Lowe's Home Centers LLC
16	Abacus Corporation	41	Exelon Generation Company LLC
17	UPMC Pinnacle Memorial	42	RH Sheppard Inc
18	Weis Markets Inc	43	Apple Automotive Group Inc
19	UPMC Pinnacle Hanover	44	West Shore School District
20	York City School District	45	Dover Area School District
21	Church & Dwight Co Inc	46	Graham Packaging Company LP
22	York College of Pennsylvania	47	Chewy Inc
23	Manpower US Inc	48	American Bankers Insurance Company
24	State Government	49	D F Stauffer Biscuit Co Inc
25	ES3 LLC	50	Northern York County School Dist

Source: Quarterly Census of Employment and Wages

Findings — Employment and Education:

- Both Townships have a much higher proportion of college graduates in their populations than York County as a whole. Both Townships have also remained ahead of Pennsylvania as a whole, in this regard.
- Both Townships have maintained an adult population of 80+% high school graduates for at least the past 35 years.
- Spring Garden Township has maintained an adult population of 30+% college graduates and 10+% advanced degree holders for at least the past 35 years.
- York Township has maintained an adult population of 20+% college graduates for at least the past 35 years.

Educational Attainment, Persons 25 Years and Over (U.S. Decennial Census)

	Year	Did not finish high school	High school graduate or GED	Some college, no degree	Associate’s degree (2-year)	Bachelor’s degree (4-year)	Graduate or professional degree
York Twp.	1990	19.8%	38.4%	13.0%	6.0%	14.9%	7.9%
						4-year degree or higher: 22.8%	
						High school graduate or higher: 80.2%	
	2000	14.7%	33.9%	16.5%	6.7%	18.7%	9.6%
						4-year degree or higher: 28.3%	
						High school graduate or higher: 85.3%	
	2010	8.5%	35.9%	18.6%	7.8%	17.9%	11.3%
						4-year degree or higher: 29.2%	
						High school graduate or higher: 91.5%	
	2020	6.4%	33.8%	17.1%	9.7%	19.8%	13.1%
						4-year degree or higher: 32.9%	
						High school graduate or higher: 93.6%	
Spring Garden Twp.	1990	16.3%	32.6%	15.1%	5.7%	20.2%	10.2%
						4-year degree or higher: 30.4%	
						High school graduate or higher: 83.7%	
	2000	13.1%	29.1%	16.2%	6.2%	22.9%	12.6%
						4-year degree or higher: 35.5%	
						High school graduate or higher: 86.9%	
	2010	6.6%	26.0%	16.7%	8.5%	26.7%	15.6%
						4-year degree or higher: 42.2%	
						High school graduate or higher: 93.4%	
	2020	7.2%	28.6%	15.5%	9.6%	22.5%	16.5%
						4-year degree or higher: 39.0%	
						High school graduate or higher: 92.8%	

	Year	Did not finish high school	High school graduate or GED	Some college, no degree	Associate's degree (2-year)	Bachelor's degree (4-year)	Graduate or professional degree
York County	1990	27.2%	41.7%	12.3%	4.9%	9.5%	4.4%
						4-year degree or higher: 13.9%	
						High school graduate or higher: 72.8%	
	2000	19.3%	41.6%	15.0%	5.7%	12.5%	5.9%
						4-year degree or higher: 18.4%	
						High school graduate or higher: 80.7%	
	2010	13.3%	41.5%	16.0%	7.7%	14.1%	7.4%
						4-year degree or higher: 21.5%	
						High school graduate or higher: 86.8%	
	2020	9.7%	39.2%	16.5%	9.5%	16.3%	8.9%
						4-year degree or higher: 25.2%	
						High school graduate or higher: 90.3%	
Penna.	1990	25.3%	38.6%	12.9%	5.2%	11.3%	6.6%
						4-year degree or higher: 17.9%	
						High school graduate or higher: 74.7%	
	2000	18.1%	38.1%	15.5%	5.9%	14.0%	8.4%
						4-year degree or higher: 22.4%	
						High school graduate or higher: 81.9%	
	2010	12.6%	37.8%	15.9%	7.3%	16.3%	10.1%
						4-year degree or higher: 26.4%	
						High school graduate or higher: 87.4%	
	2020	9.0%	34.2%	15.9%	8.6%	19.5%	12.8%
						4-year degree or higher: 32.3%	
						High school graduate or higher: 91.0%	

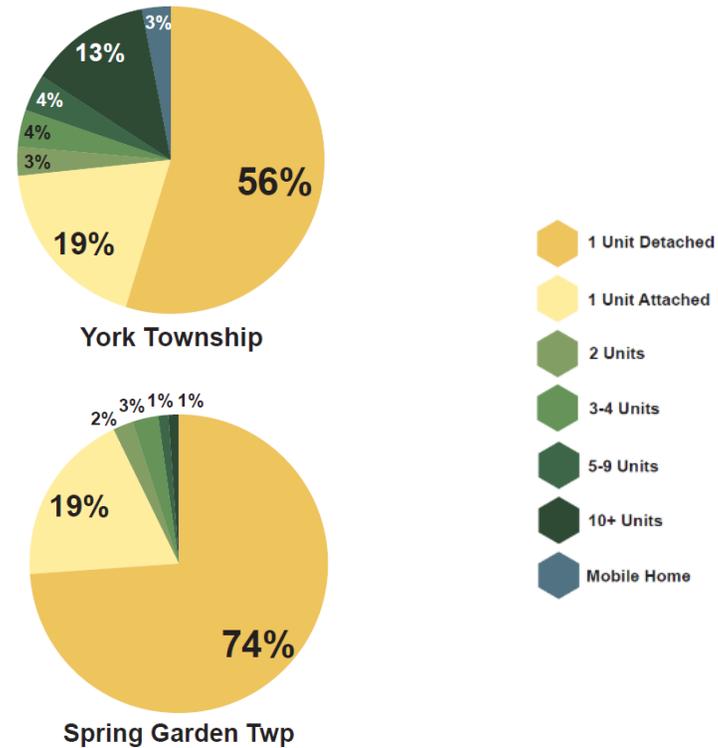
Part 4C: Housing, Households, and Household Economics

Spring Garden Township is a first-ring suburb of the City of York, with an older housing stock-the median age of housing structures is 70 years. Its residential landscape is dominated by single unit detached dwellings, comprising nearly 75% of all housing, significantly higher than in York Township, York County, or Pennsylvania. Multi-unit housing is much less prevalent, with only 7% of homes having three or more units. This traditional composition of housing, along with a low percentage of renter households, reflects the area's stable, long-established community. The requirement for 55% of York College students to live on campus contributes to the low proportion of rental housing in the Township.

In contrast, York Township has a newer and more mobile population, as nearly one-third of its residents moved to the Township within five years of 2020. Its housing market is more diverse and active than Spring Garden's, which has a higher predominance of single-family detached homes.

Spring Garden has a higher median household income compared to York Township, York County, and Pennsylvania. Both Townships have a growing share of renters being cost-burdened, meaning that they pay 30% or more of their income for housing costs. This trend is especially pronounced in Spring Garden and mirrors larger national trends as well.

York County is a competitive real estate market as a whole. As of August 2024, Realtor.com ranked the York-Hanover metro area 50th "hottest" market in the U.S. and 7th in Pennsylvania. Driven by a decline in inventory since the COVID-19 pandemic, this demand has caused homes to sell fast, although some stabilization has been seen recently.



Housing Units and Household Composition (U.S. Decennial Census)

	York Township		Spring Garden Township		York County	Pennsylvania
Total housing units, 2020	12,699		4,853		187,187	5,742,828
Total households / Occupied housing units	12,126	95.5%	4,619	95.2%	94.9%	90.7%
Vacant housing units	573	4.5%	234	4.8%	5.1%	9.3%
Owner-occupied units	8,422	69.5%	3,966	85.9%	73.6%	67.3%
Renter-occupied units	3,704	30.5%	653	14.1%	26.4%	32.7%
Single mother household with children under 18	521	4.3%	233	5.0%	4.6%	4.8%
Multigenerational households (3 or more generations in one home)	333	2.7%	132	2.9%	3.9%	3.7%
Average household size	1990	2.46	2.47	2.60	2.57	
	2000	2.34	2.43	2.52	2.48	
	2010	2.34	2.45	2.53	2.45	
	2020	2.40	2.55	2.53	2.42	
Median year housing structure built	2000	1976	1952	1967	1957	
	2010	1982	1954	1972	1959	
	2020	1987	1954	1975	1963	

Findings — Housing, Households, and Household Economics:

- Spring Garden Township has a low percentage of renter households. All non-commuter students (55%) at York College are required to live on campus, which explains the low percentage.
- A growing number of both Townships’ renter households are cost-burdened (defined as spending 30% or more of household income on housing costs). This is in line with national trends.
- Spring Garden has a considerably higher median household income than York Township, York County, and Pennsylvania.
- York Township has a lower poverty rate, lower unemployment rate, and higher median home value than Spring Garden Township, York County, and Pennsylvania.

Householder Tenure (U.S. Decennial Census)

	Census Year	Householder moved into current home 5 or fewer years ago		Householder moved into current home 10 or fewer years ago		Householder moved into current home over 30 years ago	
York Township	2000	4,684	47.5%	6,286	63.8%	1,067	10.8%
	2010	4,052	35.6%	6,606	58.1%	1,553	13.6%
	2020	3,813	32.6%	5,936	50.7%	1,639	14.0%
Spring Garden Township	2000	1,470	35.2%	2,081	49.8%	918	22.0%
	2010	1,049	24.0%	2,094	47.8%	882	20.1%
	2020	905	21.4%	1,799	42.6%	732	17.3%
York County	2000	42.3%		59.0%		12.6%	
	2010	29.2%		52.1%		15.1%	
	2020	27.4%		44.7%		15.8%	
Pennsylvania	2000	38.4%		53.8%		17.0%	
	2010	28.2%		49.1%		18.3%	
	2020	27.7%		45.3%		18.7%	

Findings — Housing, Households, and Household Economics:

- As a first-ring suburb of the City of York, Spring Garden Township has an older housing stock, with a median age of housing structure of 70 years.
- Many York Township residents are rather new, with almost 1/3 having moved to the Township five or fewer years ago, as of 2020. Just over 1/5 of Spring Garden Township residents are newcomers, which is lower than is typical of Pennsylvania and York County as a whole.
- Almost 3/4 of Spring Garden Township’s housing stock is made up of single-unit detached dwellings, a far higher percentage than York Township, York County, and Pennsylvania. Just 7% of the Township’s dwellings have 3 or more units.

Economic Characteristics of Residents

	Year	Median household income		Population below poverty line		Unemployment rate	Cost-burdened householders	
		Nominal	2024 CPI value	Persons	Families		Homeowners	Renters
York Twp.	1990	\$37,058	\$89,388	3.3%	1.9%	2.4%	11.6%	28.2%
	2000	\$48,449	\$88,190	5.0%	3.7%	3.2%	19.1%	34.4%
	2010	\$63,269	\$91,283	6.0%	3.7%	5.8%	24.8%	45.3%
	2020	\$69,302	\$84,130	6.5%	4.0%	2.8%	20.0%	53.0%
	2022	\$78,465	\$83,302	6.8%	3.9%	3.0%	19.9%	53.7%
Spring Garden Twp.	1990	\$37,044	\$89,354	4.7%	1.7%	2.8%	10.2%	23.6%
	2000	\$52,673	\$95,878	4.5%	2.2%	8.0%	18.2%	29.6%
	2010	\$68,650	\$99,046	6.6%	4.6%	3.6%	26.7%	45.9%
	2020	\$77,791	\$94,436	9.1%	5.4%	7.2%	21.7%	49.4%
	2022	\$93,914	\$99,703	8.9%	5.4%	6.4%	19.4%	58.9%
York County	1990	\$32,605	\$78,647	6.3%	4.3%	3.8%	12.6%	31.4%
	2000	\$45,268	\$82,399	6.7%	4.6%	3.6%	19.7%	30.3%
	2010	\$57,494	\$82,951	9.0%	6.3%	6.4%	27.5%	43.9%
	2020	\$68,940	\$83,691	8.7%	5.7%	4.6%	20.3%	47.2%
	2022	\$79,183	\$84,064	8.6%	6.0%	4.6%	20.1%	48.1%
Penna.	1990	\$29,005	\$69,963	11.1%	8.2%	6.0%	16.8%	37.9%
	2000	\$40,106	\$73,003	11.0%	7.8%	5.7%	20.8%	35.6%
	2010	\$48,314	\$69,706	12.4%	8.5%	7.3%	27.1%	48.3%
	2020	\$63,627	\$77,241	12.0%	8.1%	5.4%	20.0%	46.7%
	2022	\$73,170	\$77,681	11.8%	8.0%	5.4%	19.7%	47.4%

Median Home Values, Gross Rents, and Owner/Renter Status

	Year	Median home value		Owner-occupied housing units		Median gross monthly rent		Renter-occupied housing units	
		Nominal	July 2024 CPI value			Nominal	July 2024 CPI value		
York Twp.	1990	\$96,800	\$233,493	5,638	72.8%	\$513	\$1,237	2,102	27.2%
	2000	\$123,800	\$225,348	6,911	70.1%	\$635	\$1,156	2,946	29.9%
	2010	\$191,800	\$276,724	8,264	70.2%	\$860	\$1,241	3,504	29.8%
	2020	\$198,900	\$241,458	8,422	69.5%	\$1,098	\$1,333	3,704	30.5%
	2022	\$235,400	\$249,911	8,729	70.2%	\$1,196	\$1,270	3,698	29.8%
Spring Garden Twp.	1990	\$86,400	\$208,407	3,550	86.2%	\$421	\$1,016	567	13.8%
	2000	\$112,300	\$204,415	3,671	87.8%	\$552	\$1,005	509	12.1%
	2010	\$164,500	\$237,336	3,781	87.9%	\$1,094	\$1,578	521	12.1%
	2020	\$171,800	\$208,560	3,966	85.9%	\$1,226	\$1,488	653	14.1%
	2022	\$222,300	\$236,004	3,646	83.8%	\$1,373	\$1,458	703	16.2%
York County	1990	\$79,200	\$191,040	74.4%		\$409	\$987	25.6%	
	2000	\$110,500	\$201,138	76.1%		\$531	\$967	23.9%	
	2010	\$175,500	\$253,207	75.5%		\$748	\$1,079	24.5%	
	2020	\$183,300	\$222,520	73.6%		\$972	\$1,180	26.4%	
	2022	\$220,700	\$234,305	75.6%		\$1,094	\$1,161	24.4%	
Penna.	1990	\$69,500	\$167,642	70.6%		\$404	\$975	29.4%	
	2000	\$97,000	\$176,565	71.3%		\$531	\$967	28.7%	
	2010	\$159,300	\$229,833	69.6%		\$739	\$1,066	30.4%	
	2020	\$187,500	\$227,619	67.3%		\$958	\$1,163	32.7%	
	2022	\$226,200	\$240,144	69.2%		\$1,110	\$1,178	30.8%	

Realtor.com “Hottest” Real Estate Markets in the U.S., as of August 2024

Realtor.com’s Hotness Score is derived by adding a metropolitan area’s Supply Score (based on that metro area’s listings’ median days on market, as compared to other metro areas) and Demand Score (based on that metro area’s average Realtor.com listing views relative to other metro areas) and taking the average of both.

- The York–Hanover metro area is the 50th “hottest” real estate market in the country and 7th in Pennsylvania, as of August 2024. Neighboring Lancaster and Harrisburg–Carlisle are even hotter.
- A high Hotness Score means that high demand is being met with low inventory (supply) as buyers (whether homeowners or investors) quickly claim available homes.

1	Manchester-Nashua, NH	99.83	22	Saginaw, MI	87.96	41	Harrisburg-Carlisle, PA	80.43
2	Oshkosh-Neenah, WI	98.66	23	Peoria, IL	87.79	42	Binghamton, NY	80.27
3	Rockford, IL	98.49	24	Lansing-East Lansing, MI	86.96	43	Scranton-Wilkes-Barre-Hazleton...	80.10
4	Springfield, MA	97.83	25	Norwich-New London, CT	86.45	44	Fort Wayne, IN	79.10
5	Concord, NH	97.66	26	Reading, PA	85.79	45	South Bend-Mishawaka, IN-MI	78.93
6	Worcester, MA-CT	97.49	27	Cleveland-Elyria, OH	85.79	46	Youngstown-Warren-Boardman, ..	78.76
7	Hartford-West Hartford-East Har..	97.32	28	Springfield, IL	85.28	48	Burlington-South Burlington, VT	78.26
8	Providence-Warwick, RI-MA	95.15	29	Rochester, NY	85.12	49	Lafayette-West Lafayette, IN	78.26
9	Akron, OH	94.48	30	Cincinnati, OH-KY-IN	84.78	50	York-Hanover, PA	78.09
10	La Crosse-Onalaska, WI-MN	94.15	31	Allentown-Bethlehem-Easton, PA..	83.95	51	Jackson, MI	77.76
	Monroe, MI	94.15	32	Topeka, KS	82.78	52	Detroit-Warren-Dearborn, MI	77.59
12	Racine, WI	93.65	33	Duluth, MN-WI	82.61	53	Grand Rapids-Wyoming, MI	77.09
13	Canton-Massillon, OH	92.64	34	Boston-Cambridge-Newton, MA-..	82.11		Syracuse, NY	77.09
14	New Haven-Milford, CT	91.14	35	Jefferson City, MO	81.77	55	Buffalo-Cheektowaga-Niagara Fal..	76.92
15	Erie, PA	90.47		Wausau, WI	81.77	56	Green Bay, WI	76.76
16	Columbus, OH	90.30	37	Trenton, NJ	81.61		Huntington-Ashland, WV-KY-OH	76.76
18	Janesville-Beloit, WI	89.97	38	Davenport-Moline-Rock Island, IA..	81.44	58	Joplin, MO	76.09
19	Milwaukee-Waukesha-West Allis, ..	89.63	39	Eau Claire, WI	81.10	59	Ann Arbor, MI	75.75
20	Lancaster, PA	88.96	40	Portland-South Portland, ME	80.77		Louisville/Jefferson County, KY-IN	75.75
	Toledo, OH	88.96						

Realtor.com “Hottest” Real Estate Markets in Pennsylvania, as of August 2024

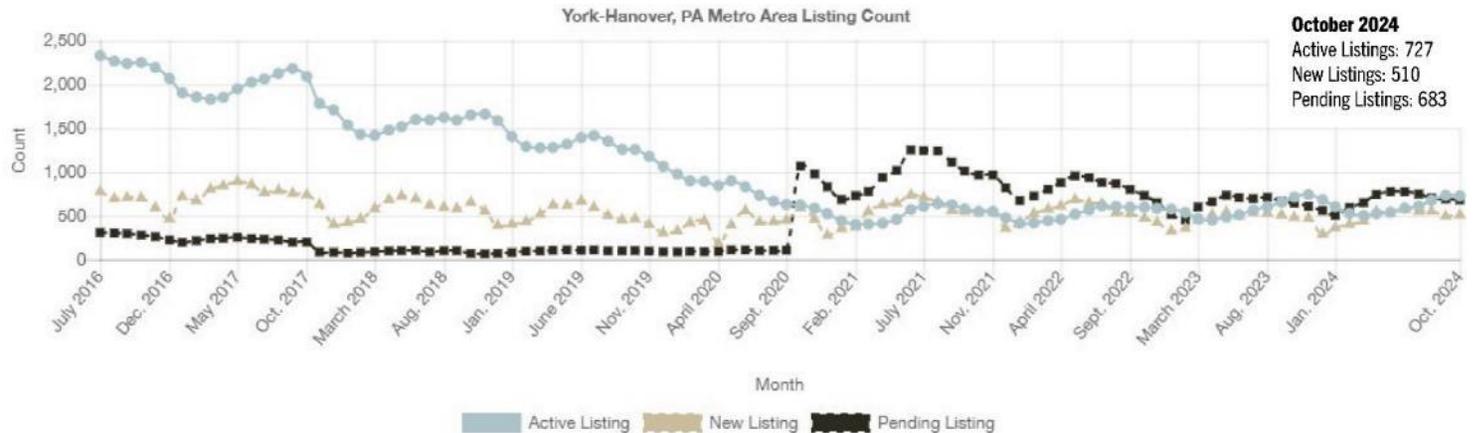
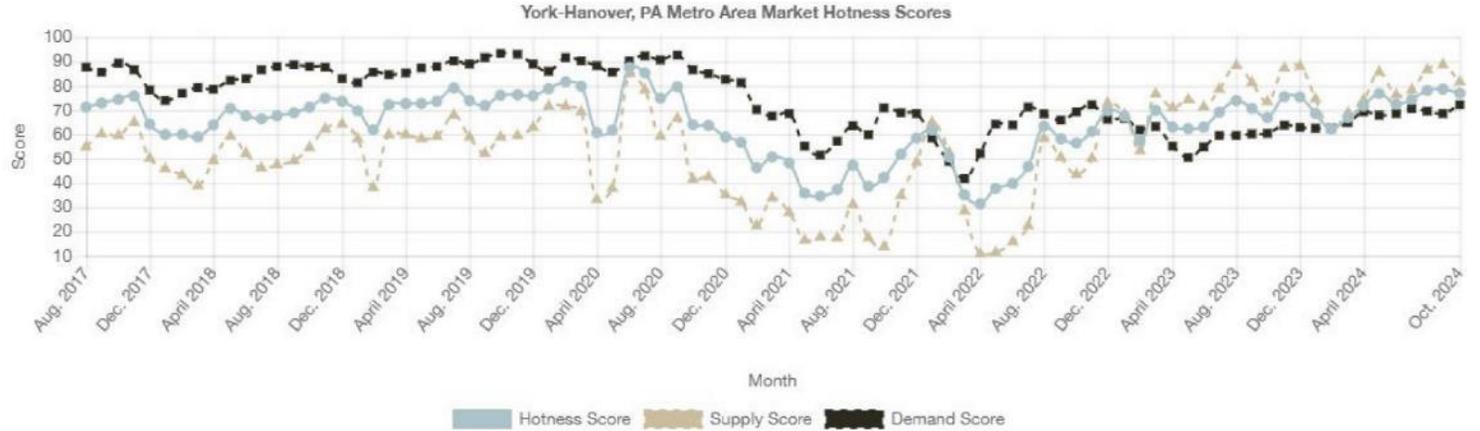
15	Erie, PA	50	York–Hanover, PA
20	Lancaster, PA	72	Chambersburg–Waynesboro, PA
26	Reading, PA	74	State College, PA
31	Allentown–Bethlehem–Easton, PA-NJ	77	Pottsville, PA
41	Harrisburg–Carlisle, PA	95	Philadelphia–Camden–Wilmington, PA-NJ-DE
43	Scranton–Wilkes-Barre–Hazleton, PA	100	Pittsburgh, PA

York-Hanover MSA Housing Market Supply and Demand, Market "Hotness" and Listing Count



Since the COVID-19 pandemic, the York–Hanover metro area’s available housing inventory has shrunk, with buyers quickly snatching up listed homes, as shown by the sustained jump in pending real estate listings since September 2020.

However, demand in the metro area has also slowed since the pre-pandemic period, helping to stabilize the market somewhat, despite a long-term decline in active listings.

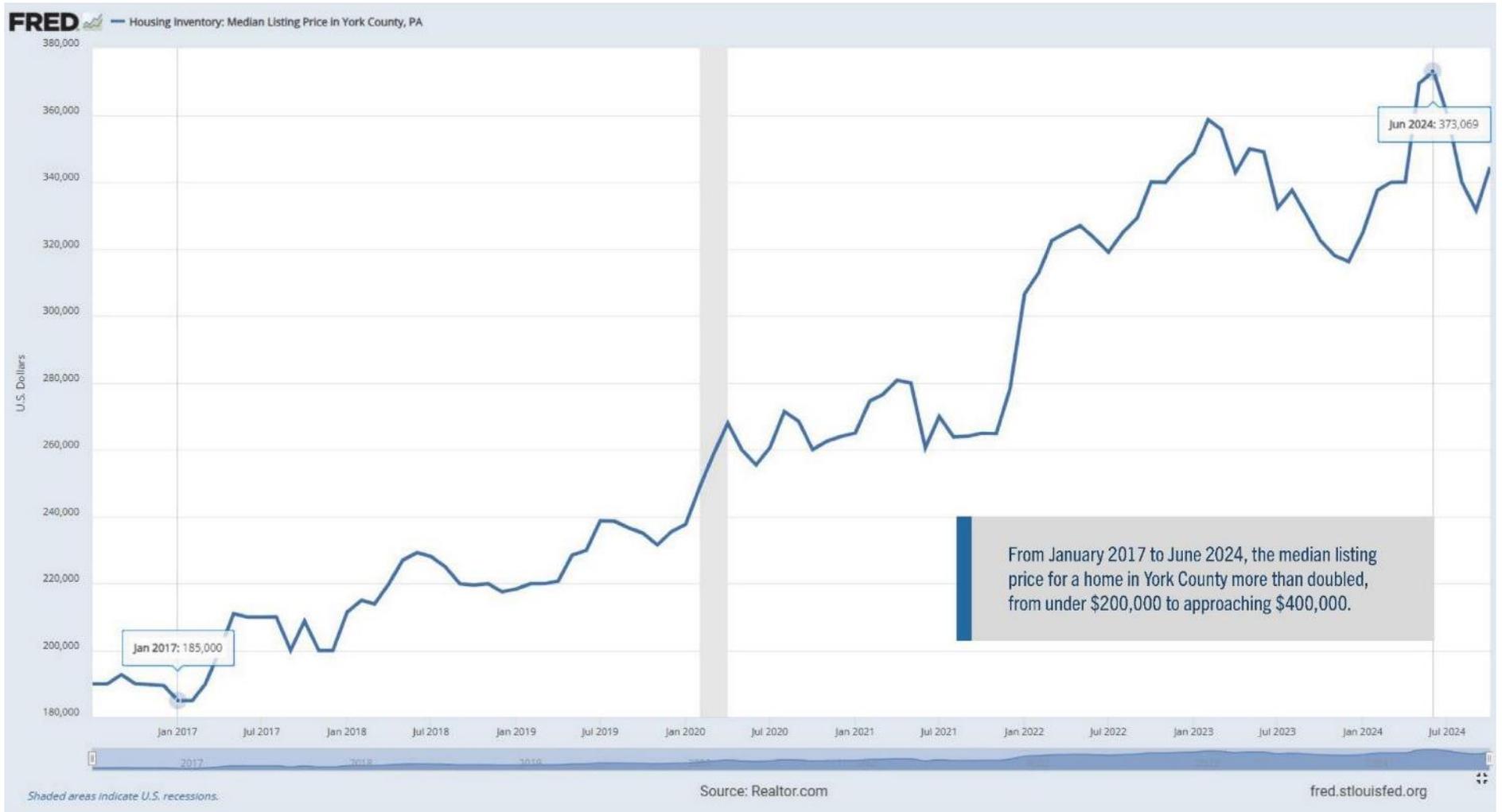


October 2024
 Active Listings: 727
 New Listings: 510
 Pending Listings: 683

York-Hanover MSA Housing Market Supply and Demand, Median Listing Price and Days on Market



Median Home Listing Price Since 2017, York County, PA



Part 4D: Public Amenities

Fire protection and rescue services within each Township are delivered by one or more independent fire companies.

Spring Garden Township is served by York Area United Fire and Rescue (YAUFR), which maintains five stations, two of which are located within the Township. York Township is served by four fire companies: Alliance Fire and Rescue Services, York Township Goodwill Fire Company, Southern Area Fire and Emergency Rescue York Station, and Goodwill Fire Company Jacobus. Such fire departments are highly important in the response to emergency calls both for residential and commercial areas. Ambulance and emergency medical services are also widely available. Spring Garden Township is home to two stations operated by First Capital EMS, which offers a subscription service to residents for emergency medical coverage. York Township enjoys coverage from three providers: First Capital EMS, Jacobus Lions Ambulance Club, and the Red Lion Area Ambulance Association. This wide network ensures that life-saving medical help is not too far away whenever it is needed.

For medical emergencies, there are two major emergency rooms in York County. WellSpan York Hospital is on the border of Spring Garden and York City and provides crucial healthcare to the area. UPMC Memorial Hospital is northwest of York City and offers emergency and specialized medical services.

The police department serving the municipalities is the York County Regional Police Department, assuring community safety and crime prevention.

Parks, open spaces, and trails are also essential to the well-being of Spring Garden and York Townships, offering residents a variety of recreational and outdoor opportunities. These green spaces not only encourage healthy lifestyles but also serve as gathering places that strengthen community ties and support environmental sustainability.

York Township is home to several parks that feature walking trails, sports fields, playgrounds, and picnic areas, providing spaces for both active and passive recreation. The Township continues to explore ways to enhance accessibility to these areas and improve existing parkland to meet the needs of its growing population.

Spring Garden Township, with its blend of suburban and natural landscapes, also offers a network of parks and open spaces that contribute to the Township's charm and livability. Efforts have been focused on expanding pedestrian connections to ensure that residents can safely and easily access recreational areas.

Figure 03. Emergency Services in the Two Townships

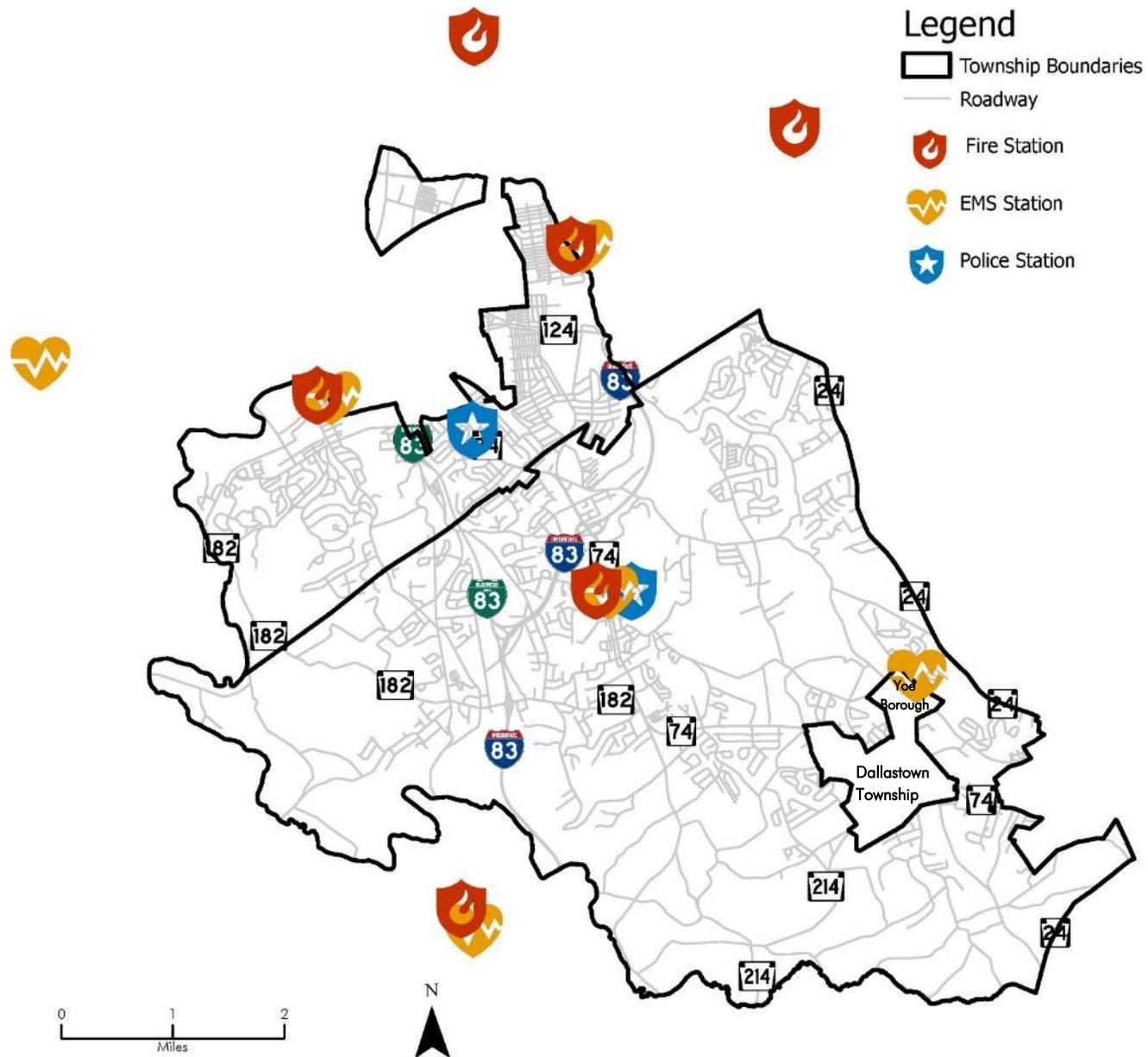


Figure 04. Parks

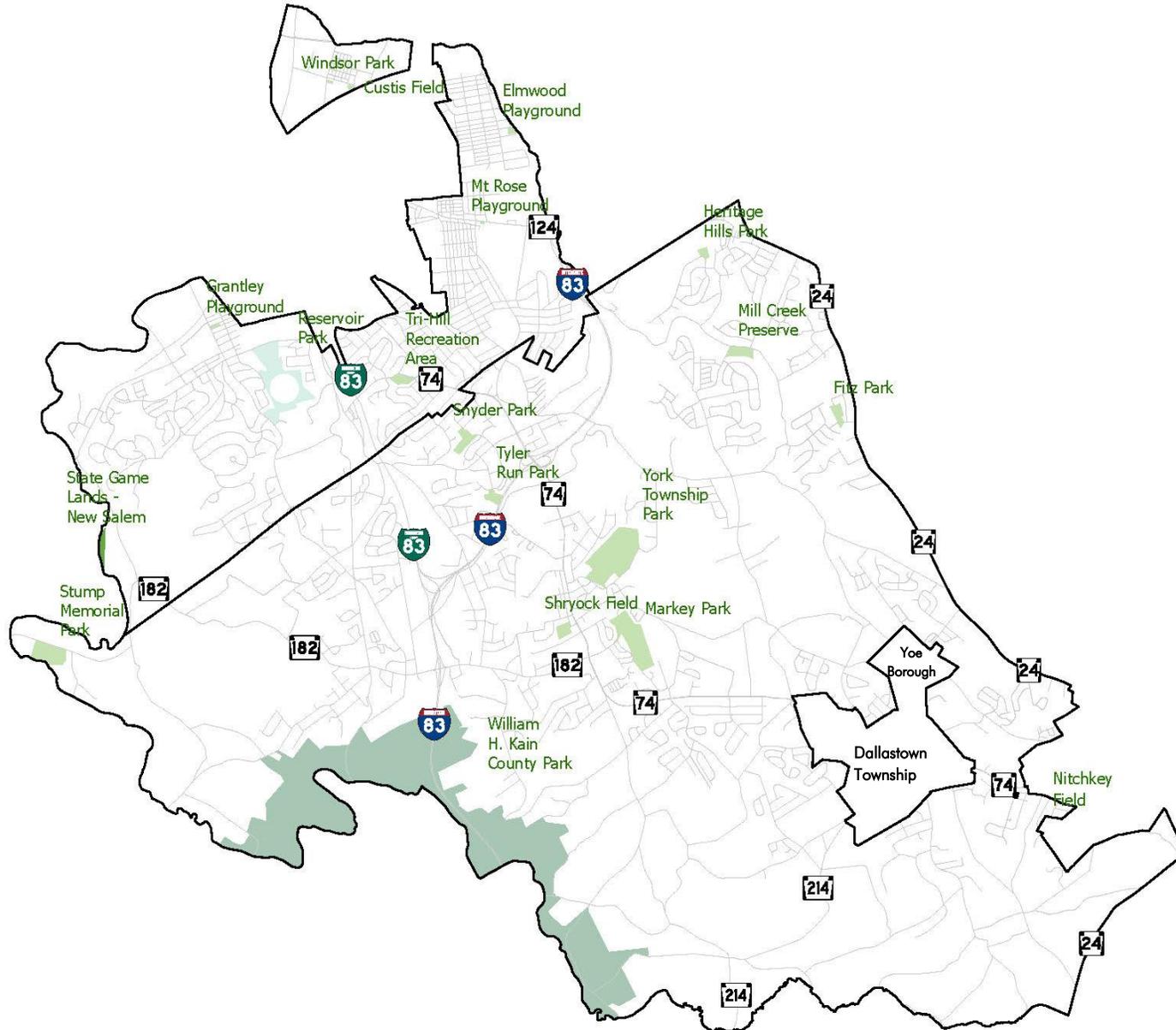
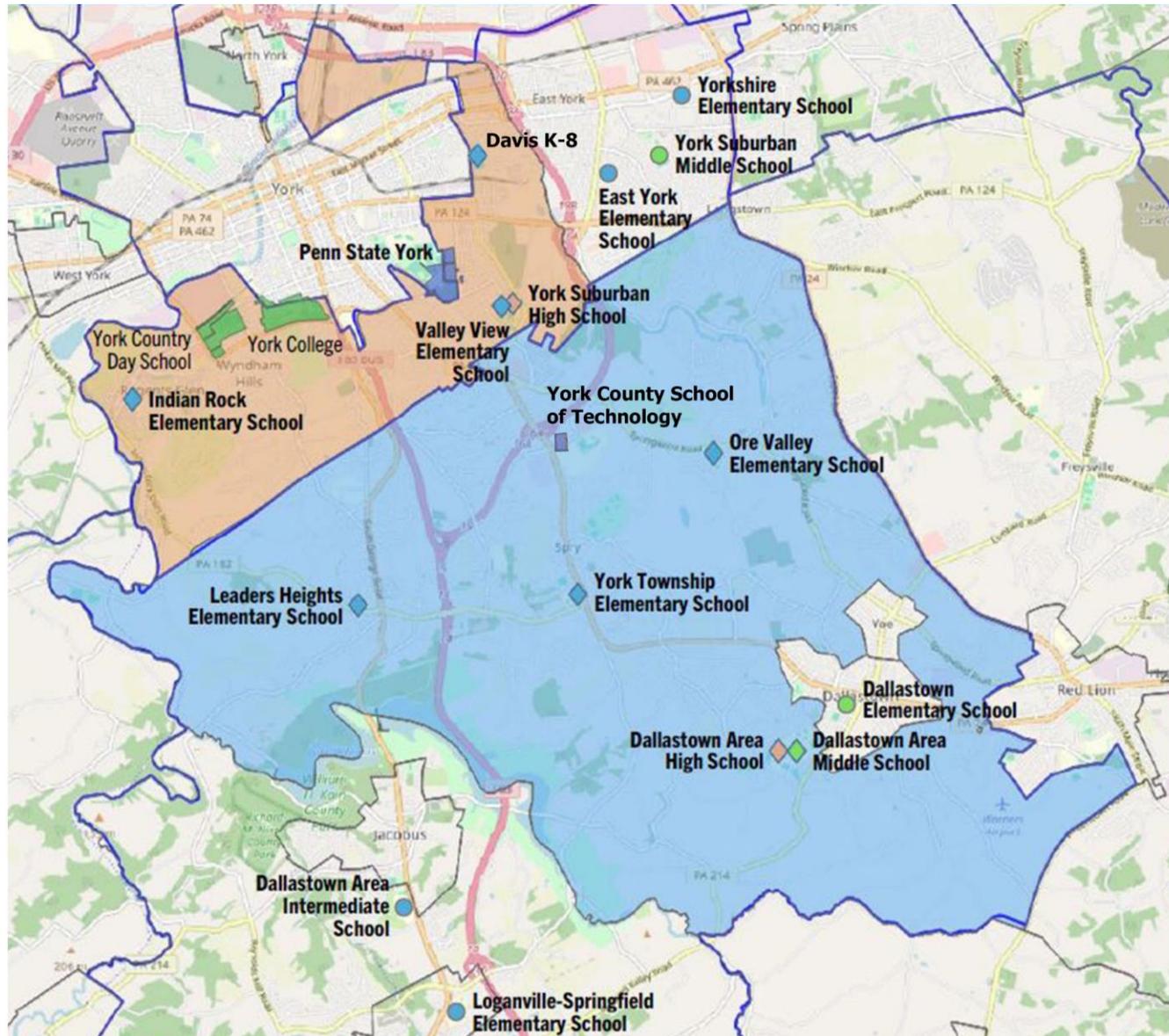


Figure 05. Educational Institutions in York and Spring Garden Townships (Focus on Public Institutions in the Municipalities)



Part 4E: Utilities

Figure 06. Water Service

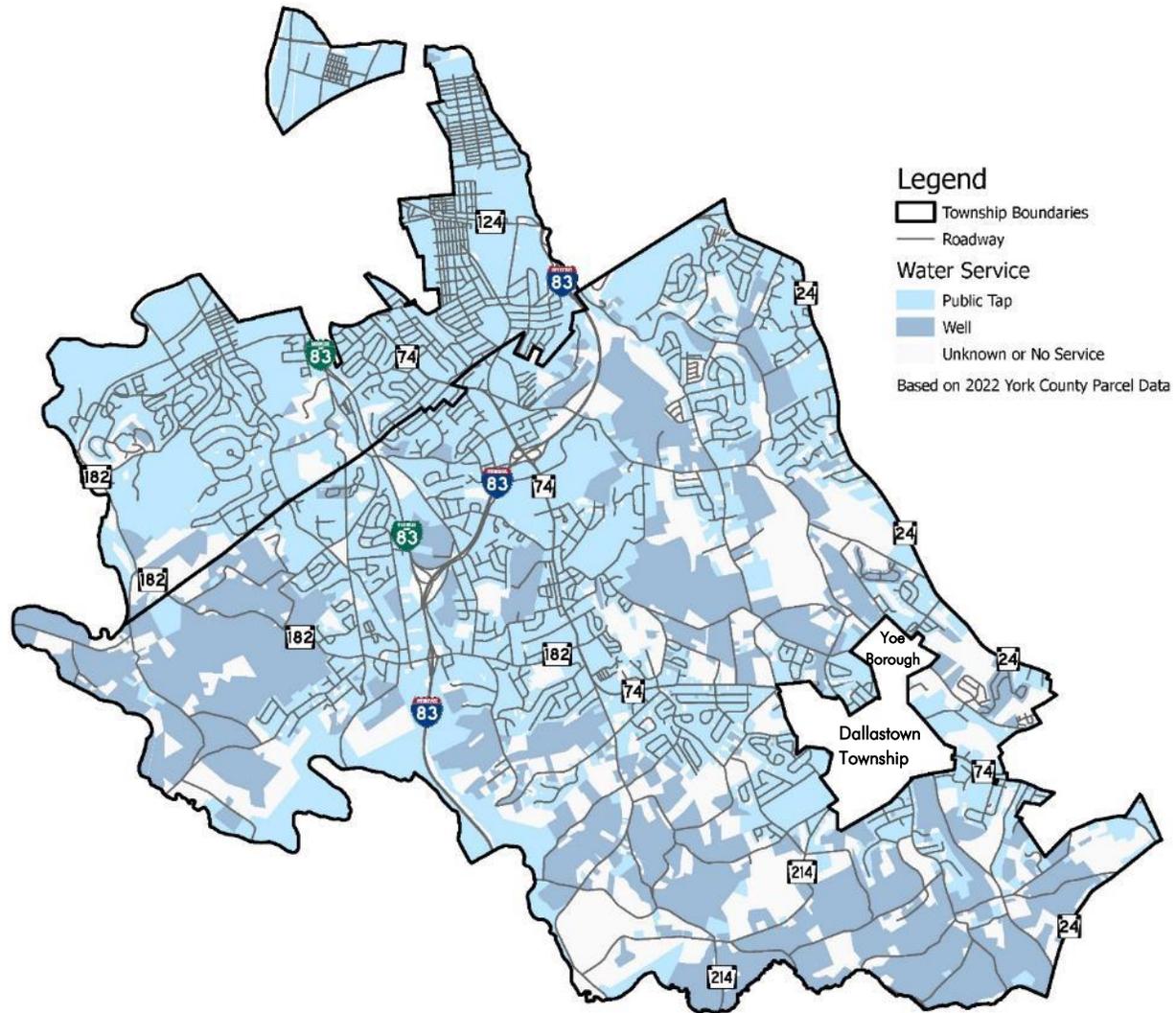


Figure 07. Sewer Service

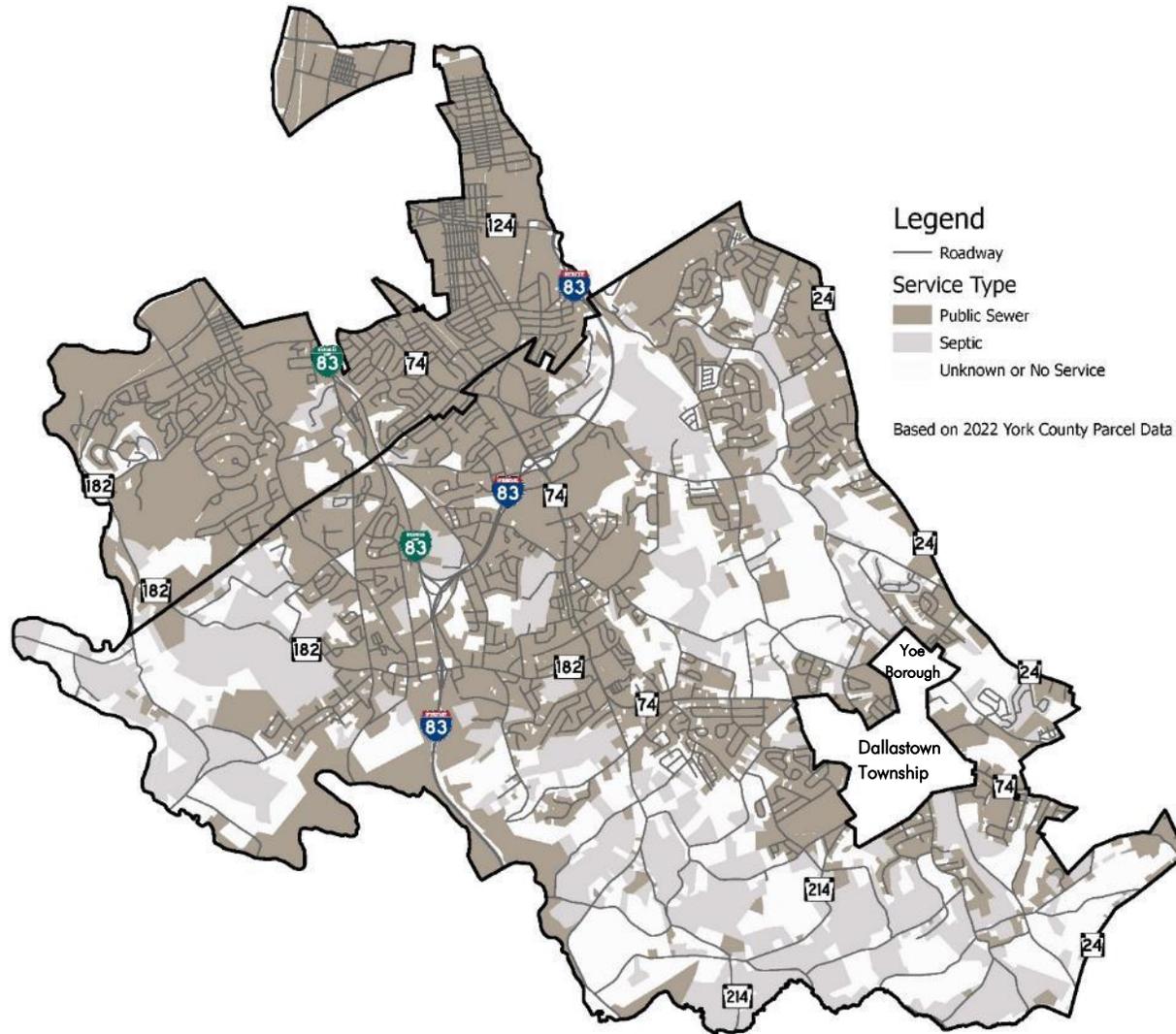
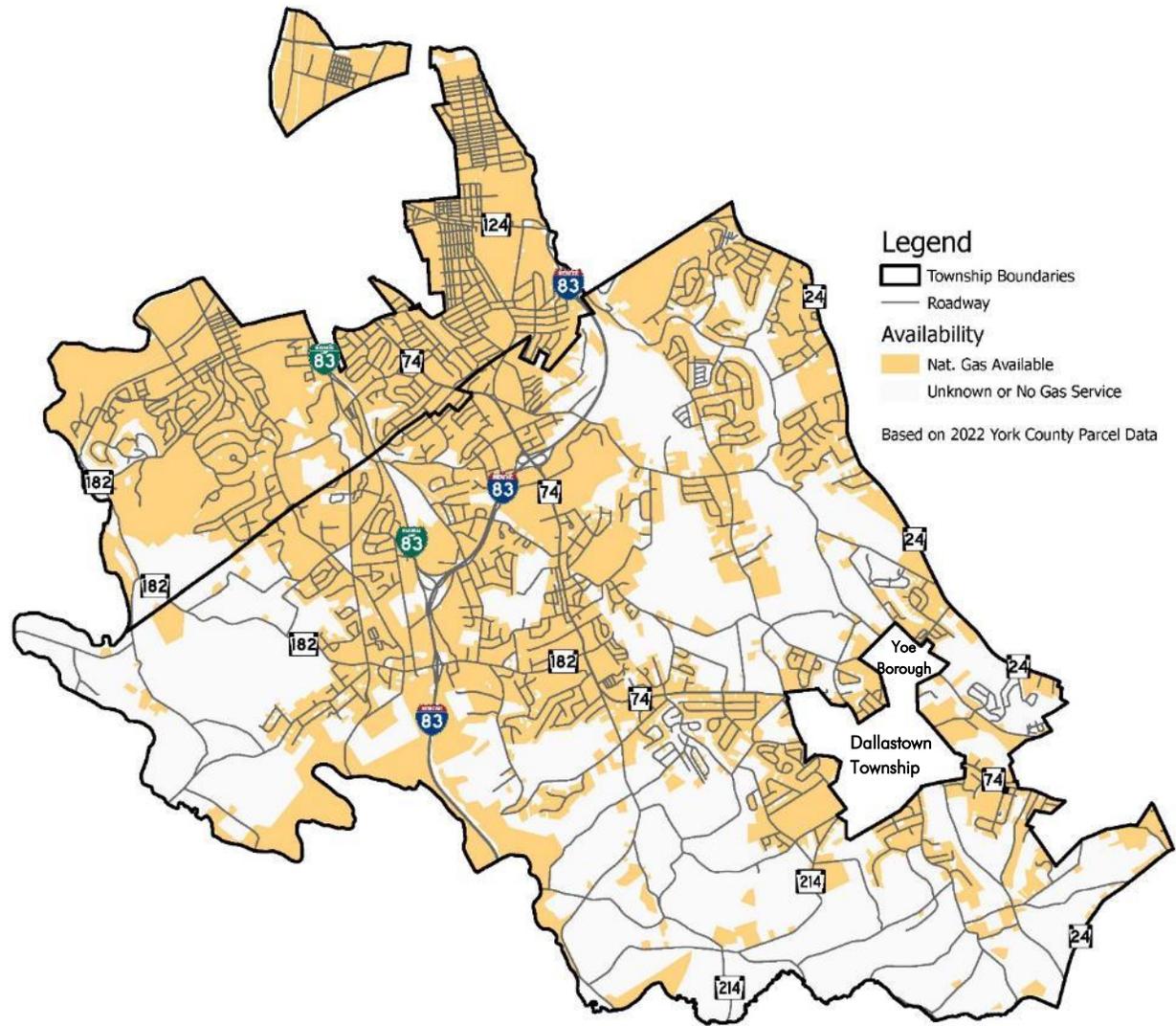


Figure 08. Gas Service



Part 4E: Connectivity and Mobility

Spring Garden and York Townships have a constantly improving transportation system that connects their residents to nearby cities. While public transit, sidewalks, and bike corridors do exist, accessibility and connectivity continue to require further development.

Public transportation in the area is mainly provided by rabbitransit, a regional bus system serving York, Hanover, Gettysburg, and Harrisburg and which offers additional services such as Stop Hopper, Shred Ride (paratransit), and Veteran’s Transportation. There are three rabbitransit routes through Spring Garden and York Townships, connecting them to adjacent communities. Route 10S, along South Queen Street, provides a route from York City to Red Lion. For those traveling outside the area, the South York Park and Ride provides a connection to Route 83S, which runs south on I-83 into Maryland, where it intersects the Maryland Transit Administration (MTA) network, connecting passengers to both Baltimore and Washington, DC. Route 32 provides special service between WellSpan’s York Hospital and Apple Hill campus. Running on a limited weekday schedule from 8 a.m. to 2 p.m., this route is free to ride.

Sidewalk infrastructure is inconsistent and disconnected within the Townships though being better in areas that are near York City. An example of priority walking routes would be sidewalks that lead directly to and are connected with bus

routes. There are very few of these connections, making public transit difficult to access without a car. Addressing this should be a priority for better future walkability.

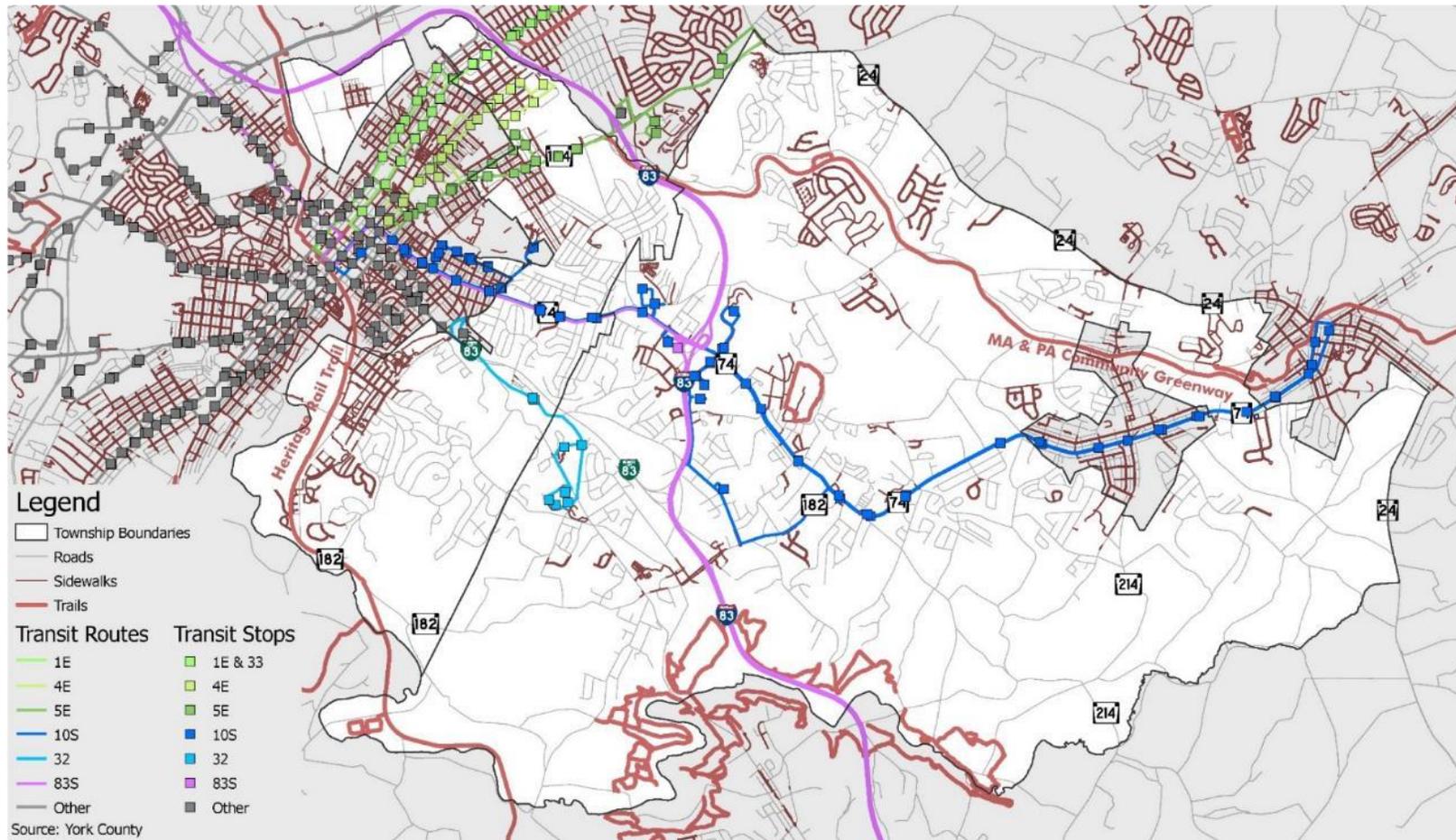
The corridors for bikes are also limited, even with the presence of the York County Heritage Rail Trail. It connects the residents of the Wyndham Hills area with the York City bike network and has several access points such as Crest Way, Heritage Lane, and Indian Rock Dam Road. Two other bike corridors have also been proposed for York County: one along Old Baltimore Pike, which would connect York City to Loganville, and another along South Queen Street, which would connect York City to Red Lion. These could be major routes that greatly improve the cycling infrastructure in the region and provide alternative transportation options. For further expansion opportunities, review the York County Bicycle and Pedestrian Plan, specifically Proposed Route 12 and Bike Network Connections E, L, and R.

The Mill Creek Trail and Greenway are currently in development to enhance regional mobility. The planned route begins at Greenhill Road Extended, follows Mill Creek to Elmwood Park, and continues via an on-street bike lane along South Belmont Street North, Elmwood Boulevard, and King Street. This route is intended to connect with the existing King Street bike lane through York City, improving multimodal access and connectivity across York and Spring Garden area.

Strategic enhancements in sidewalk connectivity and bicycle infrastructure will promote better mobility for current and future residents. These connection improvements could be further reinforced by strengthening partnerships with local transportation authorities to create more connections and

networks on a regional level, between where people live, where they work, and where they shop.

Figure 09. Mobility and Transportation



Traffic patterns in the two Townships are the result of high-volume roadways combined with critical safety concerns. Interstate 83 is the major transportation route for both Townships, although a number of non-interstate roads also have relatively high volumes of traffic. The most congested road segment in York Township is Cape Horn Road, SR 24 between East Prospect Road, SR 124 and Windsor Road.

Spring Garden Township’s busiest non-interstate roadway is Country Club Road and South Richland Avenue, between Indian Rock Dam Road and Grantley Road, near York College’s West Campus. This reflects the Township's proximity to academic and residential hubs. See **Appendix E** for Spring Garden Township road classifications.

Transportation safety is a concern in both Townships, especially at major intersections and roadways with large pedestrian and bicycle traffic, usually proximal to residential and commercial areas. The areas identified with non-motorist injuries in York Township in 2023 are South Queen Street at St. Charles Way, Hollywood Drive at Midland Avenue, and Springwood Road at Chapel Church Road. For Spring Garden, these were along East Market Street, Third Avenue, and Mount Rose Avenue.

In total, there were 19 fatal crashes over the past decade: 15 in York Township and four in Spring Garden. The majority of these took place on high-speed state roads with inadequate pedestrian infrastructure (sidewalks, crosswalks, and

pedestrian refuge islands). For the most part, visibility was not an issue; however, lack of crosswalks along the roadways was a significant factor.

Both Townships can work to mitigate these challenges through traffic-calming measures such as landscaped medians, pedestrian refuge islands, speed humps, and chicanes. These features could slow traffic, improve visibility, and enhance safety for all road users.

The York Area Metro Planning Organization (YAMPO) has adopted a **Complete Streets Policy** based on the York County Bicycle and Pedestrian Plan. The policy emphasizes designing and maintaining streets that cater to all users, including pedestrians, cyclists, motorists, trucks, local deliveries, and transit users. See **Appendix D** for a copy of the policy.

Crashes, Jan 2014-Dec2023 (PennDOT Data)

Roads/ Streets	No. of Crashes
S Queen St (SR 74)	671
Interstate 83	538
Springwood Rd (SR 2022)	387
Leader Heights Rd (SR 182)	220
Cape Horn Rd (SR 24)	220
S George St (I-83 Business / SR 3001)	188
Country Club Rd (SR 3054)	173
Mount Rose Ave (SR 124)	151
Hollywood Dr (SR 3073)	131
Camp Betty Washington Rd (SR 2005)	128
E Market St (SR 462)	114
Indian Rock Dam Rd (SR 182)	101
Total Crashes	4900

Figure 10. Fatal Crashes in York Township, Jan 2014-Dec 2023 (PennDOT Data)

Crashes in York Township Resulting in Fatalities, Past 10 Years

- ✘ Camp Betty Washington Rd (SR 2005) near Alyce Cir
- ✘ Queenswood Dr near Kingswood Dr
- ✘ S Queen St (SR 74) at Interstate 83
- ✘ Interstate 83 Business near Powder Mill Rd overpass
- ✘ Springwood Rd (SR 2002) at School St
- ✘ S Queen St (SR 74) at St. Charles Way/Pauline Dr
- ✘ Springwood Rd between (SR 2002) near Camp Betty Washington Rd (SR 2005)
- ✘ Duke St (SR 2083) between Dairyland Dr and Meadowview Dr
- ✘ Yoe Dr between Chapel Church Rd and Katonah Dr
- ✘ Cape Horn Rd (SR 24) at Windsor Way
- ✘ Interstate 83 at Interstate 83 Business interchange
- ✘ Cape Horn Rd (SR 24) at Vista Dr
- ✘ Orchard St at Walnut St
- ✘ Sunset Dr between Locust Hill Rd and Clover Hill Rd
- ✘ E Main St (SR 74) at Kings Point Apartments
- ✘ Grantley Rd (SR 4001) at Monument Rd



E Main St at Kings Point Apartments



Grantley Rd at Monument Rd



Cape Horn Rd at Vista Dr



Springwood Rd at School St



S Queen St at St. Charles Way/Pauline Dr

Figure 11. Fatal Crashes in Spring Garden Township, Jan 2014-Dec 2023 (PennDOT Data)

Crashes in Spring Garden Township Resulting in Fatalities, Past 10 Years

- ✘ Loucks Mill Rd (SR 3029) at Windsor St
- ✘ Lancaster Ave at Edgecomb Ave
- ✘ Country Club Rd (SR 3054) at Grantley Rd (SR 4001)
- ✘ Indian Rock Dam Rd (SR 182) at Northern Central Railway crossing



Loucks Mill Rd at Windsor St



Lancaster Ave at Edgecomb Ave

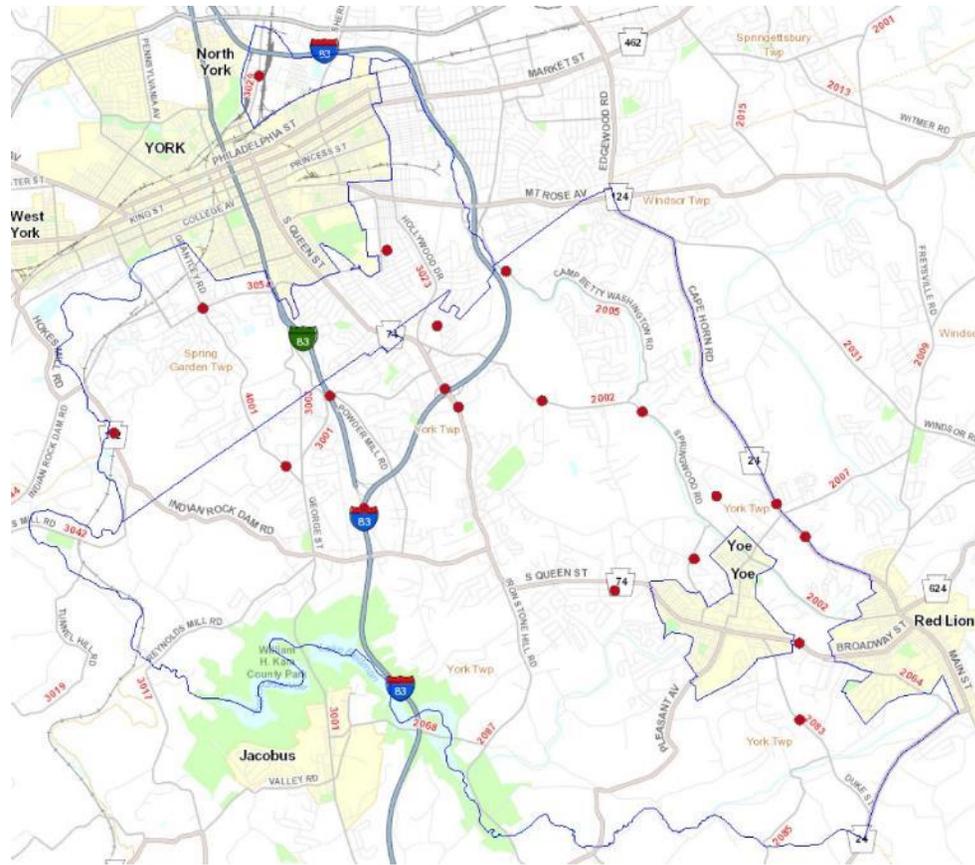


Country Club Rd at Grantley Rd



Indian Rock Dam Rd at Northern Central Railway

Figure 12. Fatal Crash Map, Jan 2014-Dec 2023 (PennDOT Data)



- ✗ Past 10 years: 19 total fatal crashes (15 in York Township, 4 in Spring Garden Township)
- ✗ Most fatal crashes occurred on state roads
- ✗ Most fatal crashes occurred where there were no sidewalks, only a sidewalk on one side of the road, or at intersections with high traffic volumes
- ✗ Fatal crashes often occurred on wide roadways that encourage speeding
- ✗ Lack of nearby crosswalks seemed to be a culprit in fatal crashes where visibility was not an issue



No crosswalks along Grantley Rd at Country Club Rd, and no pedestrian signals, despite presence of pushbuttons



No median or pedestrian refuge island on Cape Horn Rd, and sidewalk on present on one side of the street

Figure 13. Crashes Involving Injury to Non-Motorists, York Township, 2023 (PennDOT Data)

2023 Crashes Resulting in Injury of Non-Motorists, York Township

- S Queen St (SR 74) at St. Charles Way/Pauline Dr
- Hollywood Dr (SR 3023) at Midland Ave*
- Springwood Rd (SR 2002) at Chapel Church Rd
- Lombard Rd (SR 2007) at Cape Horn Square
- Pine Grove Rd at Country Meadows Retirement Community



S Queen St at St. Charles Wy/Pauline Dr



Hollywood Dr at Midland Ave



Springwood Rd at Chapel Church Rd



Lombard Rd at Cape Horn Square



Pine Grove Rd at Country Meadows

* Crash resulting in serious injury

Figure 14. Crashes Involving Injury to Non-Motorists, Spring Garden Township, 2023 (PennDOT Data)

2023 Crashes Resulting in Injury of Non-Motorists, Spring Garden Township

- E Market St (SR 462) between N Yale St and N Ogontz St*
- Hollywood Dr (SR 3023) at Midland Ave*
- Third Ave between S Yale St and S Ogontz St*
- Mt. Rose Ave (SR 124) at Hill St (SR 3023)
- Mt. Rose Ave (SR 124) at Mount Rose Cemetery



E Market St between Yale & Ogontz Sts.



Hollywood Dr at Midland Ave



Third Ave between Yale & Ogontz Sts.



Mt. Rose Ave at Hill St



Mt. Rose Ave at Mount Rose Cemetery

* Crash resulting in serious injury

Figure 15. Traffic Incidents in the Two Townships, Jan 2014-Dec 2023 (PennDOT Data)

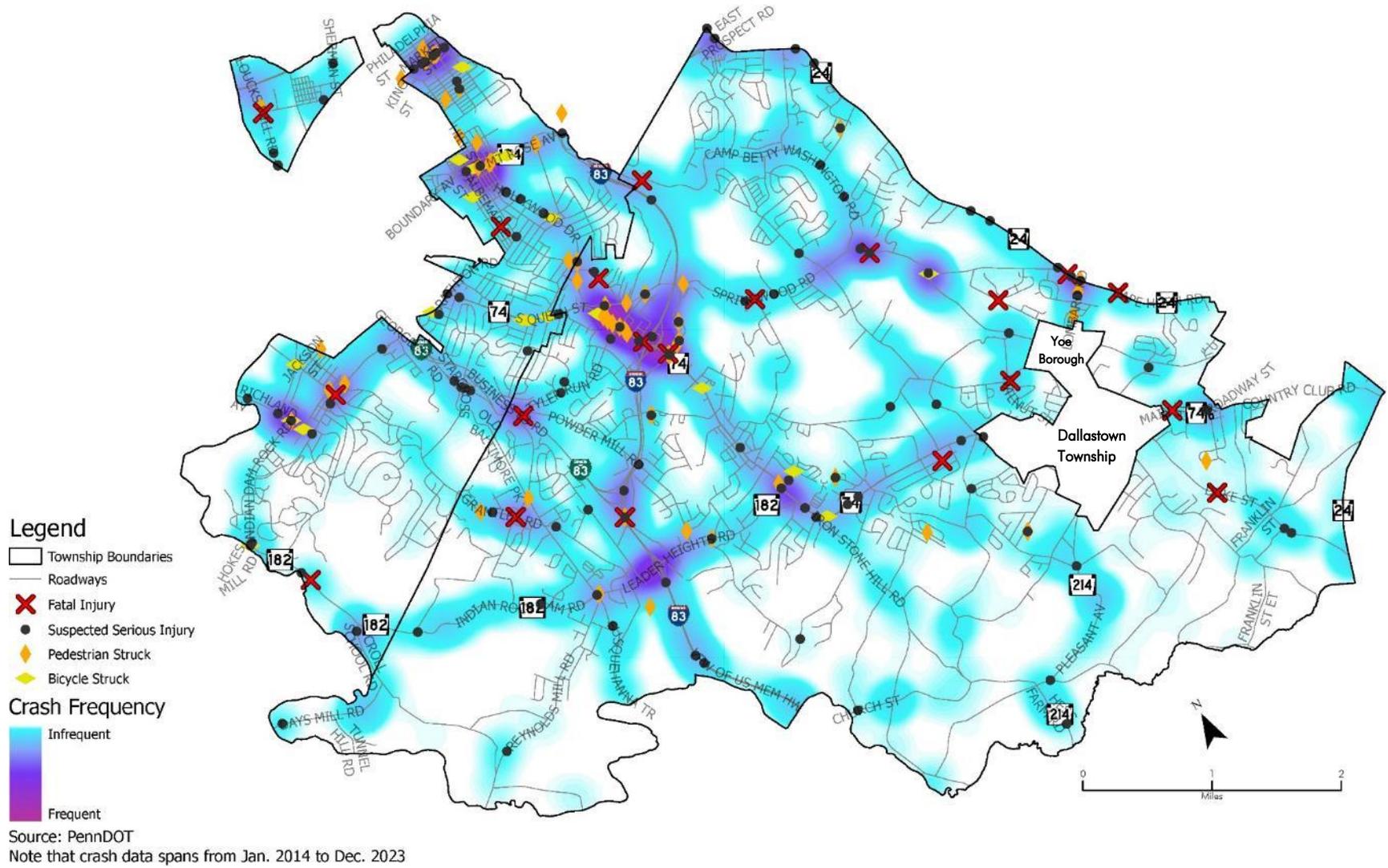
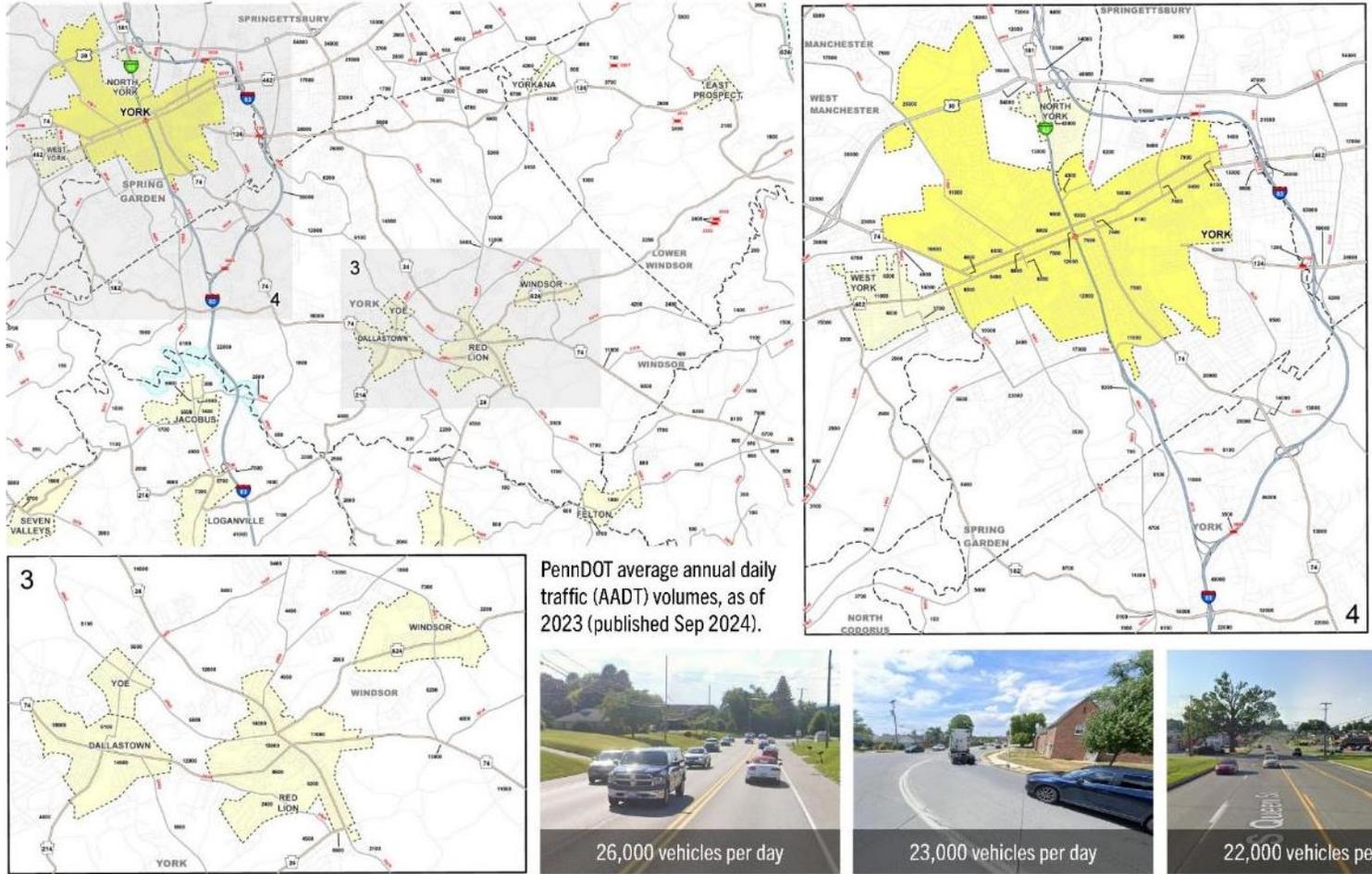


Figure 16. Traffic Volumes, AADT 2023 (PennDOT Data)



- Aside from I-83, the busiest roadway in the two Townships is the stretch of **Cape Horn Rd (SR 24)** between E Prospect Rd (SR 124) and Windsor Rd in York Township.
- The second busiest non-Interstate roadway is **Country Club Rd and S Richland Ave** in Spring Garden Township, between Indian Rock Dam Rd and Grantley Rd, near York College’s West Campus.
- Not far behind is the stretch of **S Queen St (SR 74)** between Leader Heights Rd (SR 182) and Iron Stone Hill Rd (SR 2087) in York Township.
- The stretch of **S Queen St (SR 74)** between I-83 and Rathton Rd (SR 3054) is the third busiest roadway, transcending both Townships.

Figure 17. Potential Transportation Safety Solutions

Arterial road in Charlotte, North Carolina with landscaped median, pedestrian refuge islands, bike lanes, and signed crosswalk



Short midblock median island with decorative colored stamped concrete or pavers in center left-turn lane, despite no sidewalks



Chicane (mid-block curb bump-out), acting to slow traffic and reduce distracted driving on a residential street in Victoria, British Columbia



Speed hump and zebra-striped/signed crosswalk along a curved roadway, acting to slow traffic, reduce distracted driving, and promote visibility of all road users



Part 4F: Zoning, Land Use, and Development

The current land use and zoning in Spring Garden and York Townships reflect their unique roles within the region, balancing residential, commercial, and natural spaces while addressing growing development pressures.

In Spring Garden, land use is characterized by its established suburban fabric and focus on preserving community character. The Township features an older housing stock, with single-unit detached dwellings dominating nearly 75% of residential areas, reflecting their stable, long-standing neighborhoods. Commercial development is concentrated along key corridors, such as Country Club Road and South Richland Avenue, near York College and other activity hubs. The Township also emphasizes the preservation of open spaces and historical sites, with limited multi-unit housing and careful zoning to maintain the aesthetic and functional integrity of its neighborhoods.

York Township presents a more dynamic and evolving land use profile. It has experienced significant residential growth, with nearly one-third of its residents moving to the Township within the past five years. Its zoning supports a mix of residential and commercial development, particularly clustered developments aligned with existing architectural styles. York Township's zoning also promotes walkable communities and proximity to amenities, catering to the needs of a diverse and growing population. Key corridors,

such as South Queen Street and Cape Horn Road, serve as focal points for commercial and mixed-use activities. Additionally, the Township's zoning framework accommodates the preservation of rural areas and greenways, ensuring a balance between development and natural spaces.

A side-by-side comparison of York and Spring Garden Townships' zoning permits indicates similar and disparate allowed uses. Both Townships' residential zoning allows for single-family homes, multi-family homes, and accessory dwelling units in some cases. York Township includes more comprehensive commercial and mixed-use allowances, while Spring Garden is zoned for professional offices and commercial structures. Industrial zoning also varies; York provides for more intensive manufacturing and warehouse uses than Spring Garden's limited Industrial Park designations. Special land uses also reflect significant differences, necessitating coordination of zoning terminology and practices in support of more coordinated land development endeavors.

Between 1993 and 2010, development in the Townships was most prominent in Spring Garden and northern York Township. In the 2010s, development was more evenly spread throughout both Townships. There was notably less development within this timeframe, however, even when considering the difference in time spans, indicating a maturing of the two communities.

Figure 18. Existing Land Use

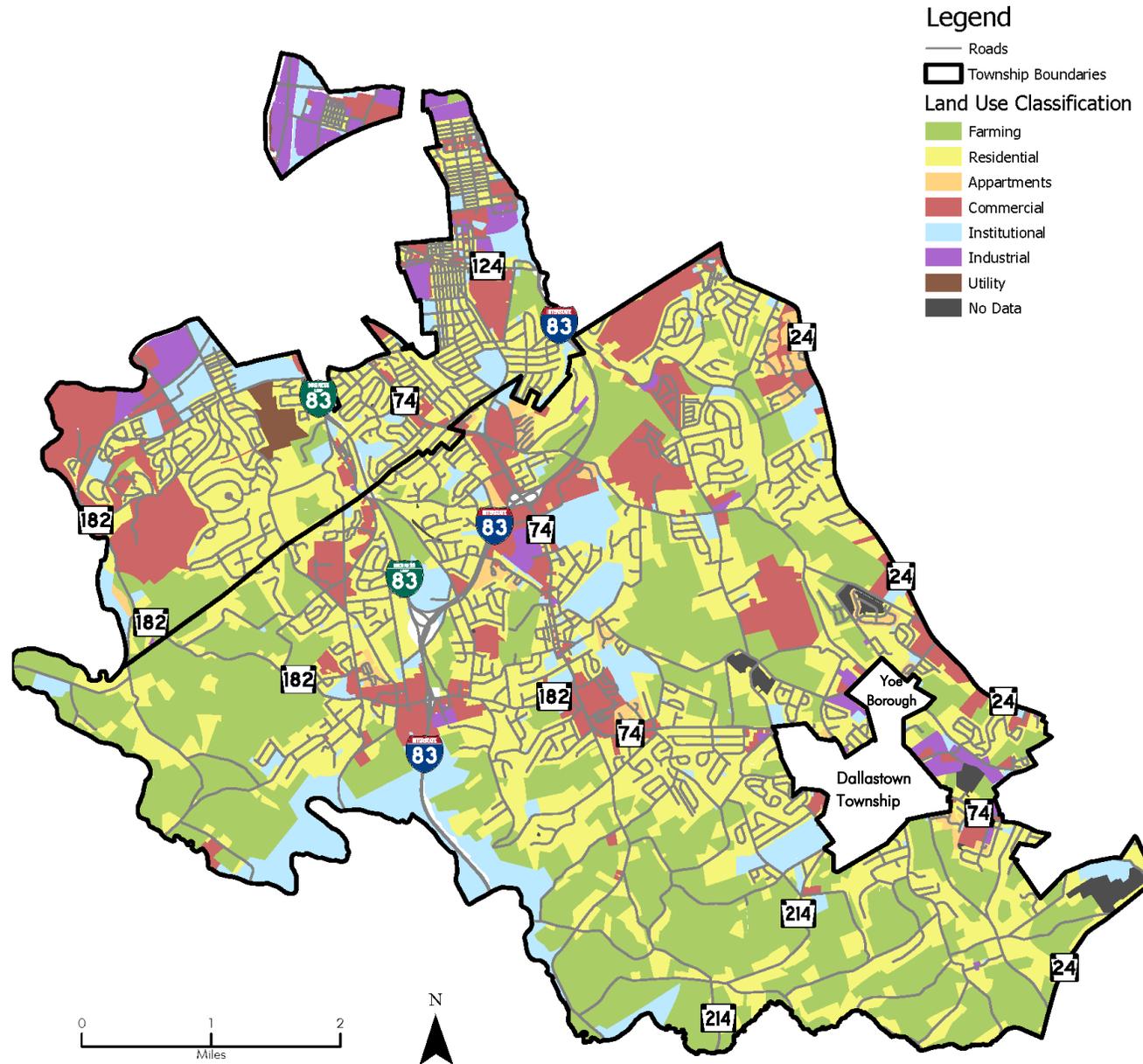


Figure 19. Primary Urban Growth Boundary

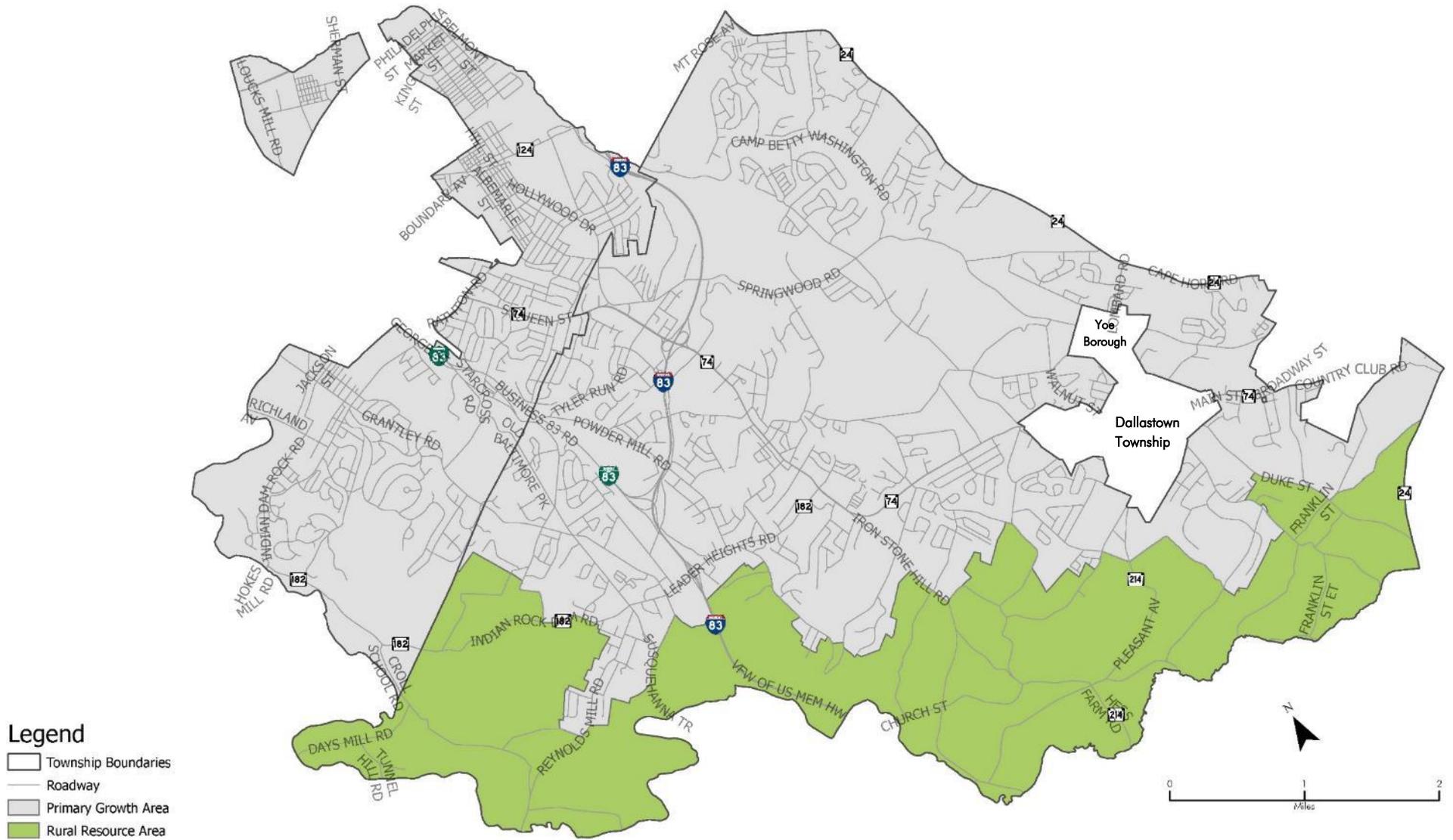


Figure 20. Existing Zoning

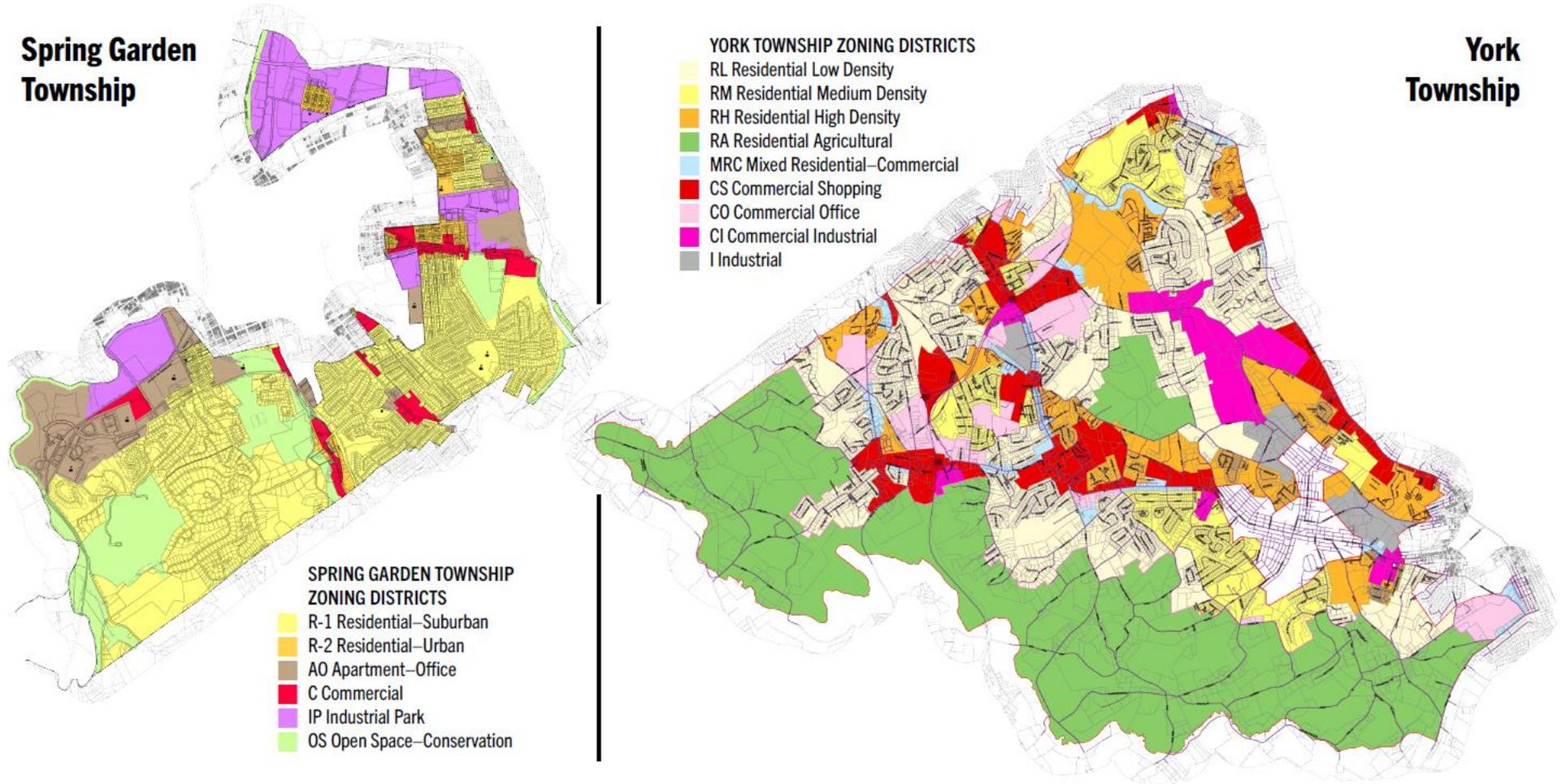
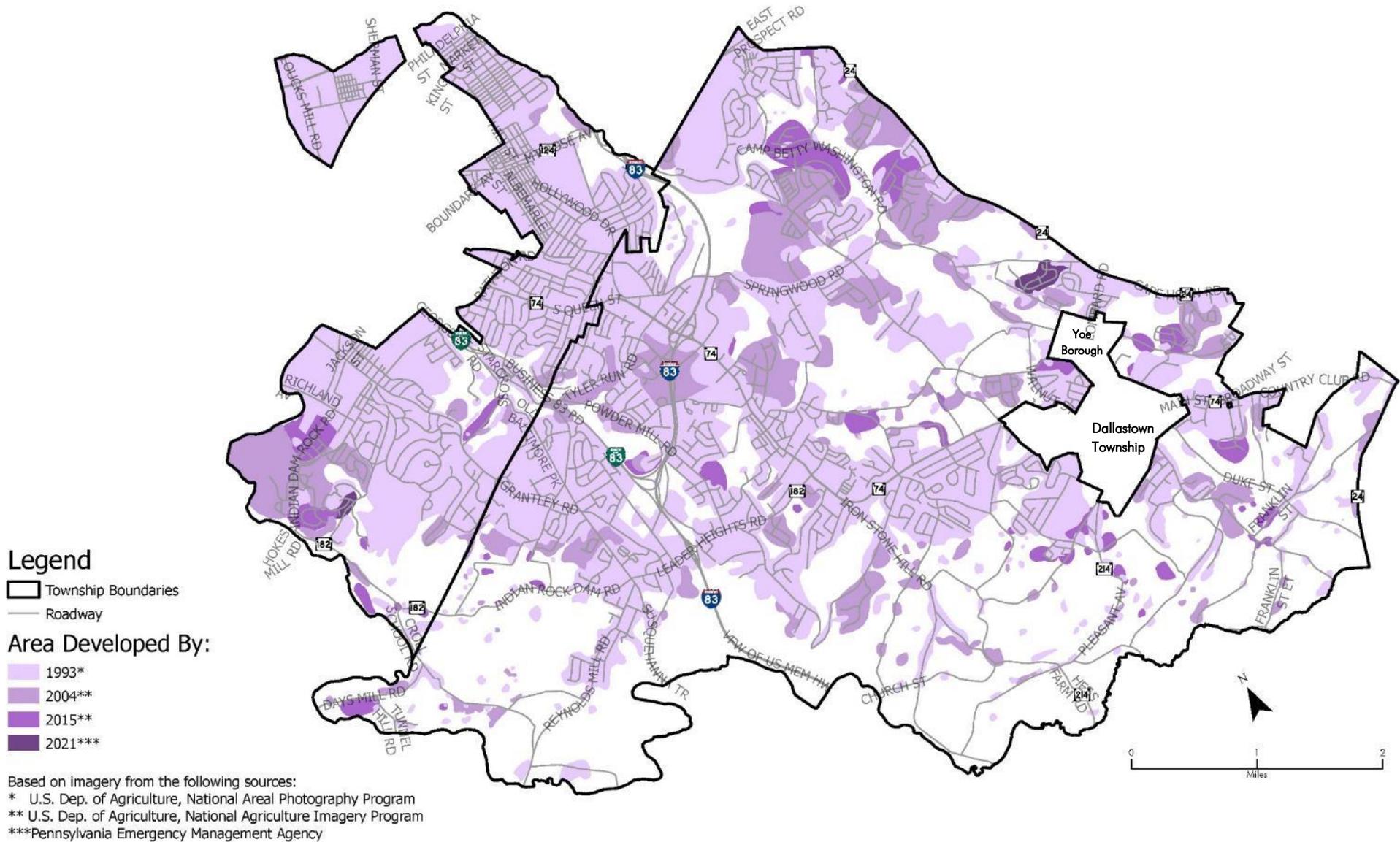
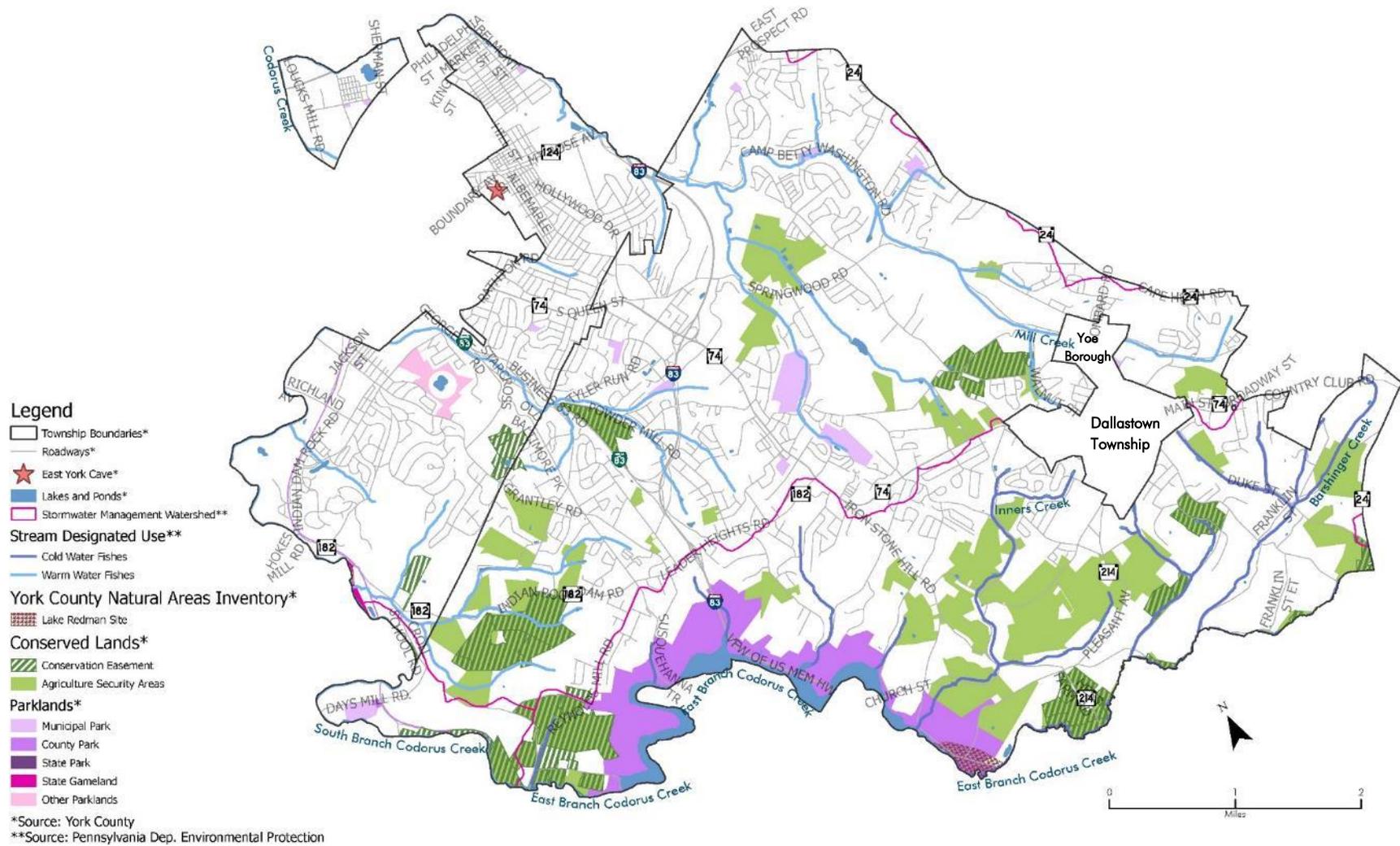


Figure 21. Timeline of Development



Part 4G: Natural Features

Figure 22. Natural Features in York and Spring Garden Townships



PART 5: MULTI-MUNICIPAL OBJECTIVES AND ACTIONS



In response to Spring Garden and York Townships' continued growth and desirability as places to live, work, and play, a number of action steps can be taken that involve the collaborative efforts of both Townships. In analyzing population, economic, and housing trends presented in Part 4, looking at the remaining land available for either development or preservation, and identifying potential locations for revitalization and redevelopment, the Townships will be able to explore opportunities for balancing growth with quality of life, improving transportation connections, developing technical policies and potential capital projects with considerations of future revenues and expenses, and planning for infrastructure needs.

The Comprehensive Plan calls out recommendations centered around each of the Goals established in Part 2A rather than just running through a list of every topic under the sun. These are the concepts deemed to have the greatest positive effect on the two Townships' future as they evolve from fast-growing bedroom communities into stable, mature suburbs. The Plan aims to ensure that what distinguishes York and Spring Garden for the next generation of residents is a commitment to sound decision-making, efficient land use and transportation planning, and responsive service to residents and businesses.

Part 5 | Multi-Municipal Objectives and Actions

While the two Townships are just at the beginning stages of potentially cooperating on shared efforts and resources, this Plan suggests a series of **Key Actions for Multi-Municipal Consideration**. These Actions can be found under each of the eight Shared Goals in this chapter.

Once the basic groundwork has taken place to determine if more formal multi-municipal cooperation efforts are appropriate in the interests of both Townships, a documented action table that more specifically identifies targeted actions can be developed. Such table would identify potential partners, relative costs, estimated timeframes, and potential funding sources for each action. An example of such a multi-municipal action table can be found in **Appendix C**. Please note that this table is only an example and not intended to commit any party or partner to any of the example action steps listed.

Shared Goal 1: Regional Planning, Local Implementation

Objective: Foster more shared planning and regional collaboration.

With changes made in 2000 to the MPC encouraging multi-municipal comprehensive plans, more and more communities have chosen to work together, recognizing that rivers, economic markets, state roads, land uses, and related decisions do not start and stop at municipal boundaries.

Recognizing this, the Commonwealth passed Acts 67 and 68. These acts, which in part became Article XI of the MPC, “Intergovernmental Cooperative Planning and Implementation Agreements,” specify the privileges and responsibilities of local governments who plan together. The menu of benefits available to such communities include:

- Permission to share tax revenue between municipalities (if participating municipalities adopt an Intergovernmental Cooperation and Implementation Agreement).
- Priority consideration for state grants
- Authorization to share land uses between the communities (allowing land uses to be placed anywhere in the planning area rather than having to provide space in each community for each particular use)
- Transfer of development rights between communities, allowing greater density in growth areas to preserve open space in rural resource areas

Key Actions for Multi-Municipal Consideration

1. Collaborate on grant applications for shared priorities, such as transportation improvements, recreational facilities, and sustainability initiatives. Focus on securing multi-municipal grants, which typically receive higher evaluation scores.
2. Coordinate land use planning efforts between the two Townships under the framework provided by the MPC,

Part 5 | Multi-Municipal Objectives and Actions

identifying areas for complementary zoning or shared development goals.

3. Consider the possibility of developing joint recreational programs by assessing community needs, pooling resources, and leveraging facilities in both Townships to offer inclusive and diverse activities.
4. Engage with regional stakeholders to address traffic congestion and enhance road safety, prioritizing key corridors and intersections that impact both Townships and surrounding areas.
5. Expand and connect the trail network by collaborating with neighboring municipalities, landowners, and advocacy groups to identify strategic extensions and improve accessibility across the region.

Shared Goal 2: Efficient Transportation and Connectivity

Objective: Improve the ways that people and goods move around the Townships and to their ultimate destination points.

York County, including Spring Garden and York Townships, is growing faster than most places in Pennsylvania. What was once a predominantly rural county with an urban core is now just as equally suburban, with sprawling auto-centric development, ever-increasing traffic congestion on roadways

not equipped to handle the traffic, decreasing open space, and longer, more stressful commutes.

It should be easier for residents to access shopping, dining, services, schools, and recreational amenities without always requiring a personal vehicle. By reducing the number of trips that need to be taken by car, overall traffic congestion can be reduced, even in the face of continued growth. Constructing sidewalks or even multipurpose bike routes where they don't exist is a cheaper fix than adding new traffic lanes and gives people choices in transportation that they did not have before.

Key Actions for Multi-Municipal Consideration

1. Prioritize safety improvements at intersections identified as high-risk for accidents involving motorists and non-motorists.
2. Adopt a Vision Zero strategy to systematically reduce and ultimately eliminate traffic fatalities and severe injuries.
3. Perform a comprehensive sidewalk assessment to identify and prioritize roadways where sidewalks are needed most urgently.
4. Evaluate specific roadways to assess feasibility and strategies for reducing vehicular speeds in alignment with community needs.
5. Identify and develop routes that enhance connectivity between the Heritage Rail Trail and nearby neighborhoods, business areas, and parks.

Part 5 | Multi-Municipal Objectives and Actions

6. Collaborate with PennDOT to explore and implement traffic-calming measures in areas where they are both necessary and feasible.
7. Actively seek and participate in grant opportunities to fund mobility initiatives that align with the shared goals and priorities of both Townships.
8. Evaluate the feasibility of Intermunicipal Bike Routes in the context of the York Community Complete Streets Policy to connect important nodes such as Violet Hill Park, York Township Park, etc.

Shared Goal 3: Development and Redevelopment in Existing Areas

Objective: Redevelop previously developed sites for economic activity that creates jobs, housing, mixed use development, and recreational assets.

Support rehabilitation of historic buildings and neighborhoods for compatible contemporary uses. Support infill and “greenfield” development that is compact, conserves land, and is integrated with existing or planned transportation, water and sewer services, and schools. Foster creation of well-designed developments and walkable, bikeable neighborhoods that offer healthy lifestyle opportunities.

Spring Garden Township is a mostly built-out community, with little remaining developable land. However, even in this

scenario, its demographics have continued to change. It has become wealthier, and its young median age has held steady over time, defying the norm of most communities in Pennsylvania and the United States. People clearly want to live there, particularly as it provides access to the top-rated York Suburban School District, but it has become drastically less affordable to do so.

While York Township is not yet fully developed, it has matured in its growth pattern and population composition more than many of the county’s still-rural Townships. The Township also has an adopted primary growth area boundary that is consistent with the York County 2024 Comprehensive Plan. Given these circumstances, redevelopment and revitalization of existing aging commercial and residential areas with more walkable mixed-use development will help to limit sprawl and inefficient traffic patterns that lead to congestion. A key re-development opportunity in could be the Penn State, York Campus. With its closure, the Township could re-develop it to further cater to the needs of the Township with uses that would serve the residents over a long period of time.

In past surveys, including the survey conducted for York Township’s 2014 Comprehensive Plan, residents overwhelmingly expressed a desire for more concentrated rather than dispersed development and the preservation of community character and open spaces. Concentrating development such as multifamily housing with commercial

Part 5 | Multi-Municipal Objectives and Actions

uses in a mixed-use format also promotes transportation efficiency, reducing the need for necessary vehicular trips that add to traffic congestion.

Being more intentional about where development can happen and how it can happen is a luxury that growing, in-demand communities have. If such communities have up-to-date land use ordinances (and potentially design guidelines, if deemed warranted), they do not need to just accept any development that comes through. Spring Garden and York Townships fit the criteria for growing, in-demand communities, as people continue to move there for their high-performing school districts and central location within the County.

Key Actions for Multi-Municipal Consideration

1. Focus development and redevelopment within established dense areas, such as commercial and residential hubs, to preserve greenspace and farmland.
2. Update zoning regulations to reduce setback requirements in designated dense areas, enabling more pedestrian-friendly and walkable development patterns.
3. Enhance street safety adjacent to new mixed-use developments by implementing measures such as continuous sidewalks, pedestrian refuge islands, clearly marked crosswalks, and traffic-calming features.
4. Develop and adopt specific design guidelines for these dense areas to encourage high-quality development and

redevelopment that aligns with the community's character and goals.

Shared Goal 4: Enhanced Recreational and Cultural Amenities

Objective: Maintain, improve, and expand recreational and heritage assets and infrastructure, including parks, greenways, and trails.

Parks, recreation, green space and trails are a basic, important to and, to many extents, an overlooked segment of local government services. When the budgets come around, it's often the services such as recreation that are first to the chopping block.

However, recreation is an increasingly important function when it comes to attracting quality, high-paying jobs and the residents that come with them. Both Townships have relatively recent and well-done comprehensive recreation, parks and greenspace plans as well: Spring Garden Township dates to 2016, and York Township to 2015 with updates for it dated 2025. Many of the recommendations contained therein remain relevant, and indeed, even more essential as trails, walkability, parks, and pedestrian-centered development becomes more popular and achievable.

The York and Spring Garden Township residents both enjoy access to the York County Heritage Rail Trail, a popular bike

Part 5 | Multi-Municipal Objectives and Actions

route that connects the two Townships directly to a wider East Coast Greenway network. While the Rail Trail is a beloved recreational asset, it does not provide easy connections to places off the trail in the two Townships, including York Township Park, Reservoir Park, and Lake Redman. There are opportunities to better connect all these recreational assets into a network of open spaces. In planning for new open space and recreational opportunities such as these and the Millbourne Estate (future Appell Botanical Gardens), the two Townships will need to balance and prioritize resource, maintenance, and management requirements.

Key Actions for Multi-Municipal Consideration

1. Collaborate with regional organizations such as York County, the York County Community Foundation, and the Farm & Natural Lands Trust of York County to explore and implement strategies for converting vacant sites into parkland or conservation areas.
2. Enhance connections between existing recreational areas in the Townships by identifying key gaps and developing pathways, trails, or greenways, particularly in regions where multiple recreational sites are in proximity.
3. Develop and expand recreational and cultural programs tailored to diverse age groups, leveraging feedback from residents to create activities that align with community interests and needs.
4. Considering the near built out nature of the community, it is highly encouraged that all future developments/ re-

developments incorporate open spaces that complement activity on the site as well as the surrounding parcels.

5. Conduct feasibility studies for expansion and/ or creation of more projects such as the York County School of Technology.

Shared Goal 5: Respect for the Environment

Objective: Retain and enhance open spaces, farmlands, and woodlands to maintain the semi-rural and suburban character of the Townships.

Residents move to suburban communities like York and Spring Garden for access to open space and proximity to bucolic farmlands and woodlands. These assets add to the Townships' quality of life and community character. Intentionally concentrating new development around existing development and reusing previously developed properties rather than inefficiently using up more greenspace will not only help maintain the quality of life and community character that attracted residents to the Townships in the first place but also protect the environment, respect natural resources and important agricultural uses, and potentially reduce stormwater events. Further, plans should be made to ensure a reliable water supply, aligned with state and basin plans, and to address the impacts of uses such as mineral extraction and commercial agriculture on water sources.

Part 5 | Multi-Municipal Objectives and Actions

The Urban Growth Boundary has been a successful means of preserving the rural character of the southern portion of York Township, including farmland and forests. Similarly, Spring Garden Township continues to maintain a semi-rural environment in its western flank, along with abundant woodlands in the hilly center of the community and several miles of frontage along Codorus Creek and Mill Creek. The rural, pastoral character of these areas is highly valued by residents and provides an escape from overdevelopment and traffic congestion closer to I-83. Emphasizing and conserving this character will help to maintain a high quality of life for residents, allow them to continue to enjoy one of the things they love most about their community.

Key Actions for Multi-Municipal Consideration

1. Partner with YCPC, the Farm & Natural Lands Trust of York County, the York County Agricultural Land Preservation Board, the Watershed Alliance of York (WAY), the York County Conservation District (YCCD), the York County Economic Alliance, and other relevant stakeholder groups to identify and preserve specific properties with high value for permanent protection, including through conservation easements.
2. Review and update zoning regulations to discourage sprawl and promote compact, contiguous development that preserves open spaces and minimizes disruption to wildlife corridors.
3. Incorporate stormwater management systems, such as rain gardens or bioswales, into existing parks, recreational areas, and green spaces to improve water quality and reduce runoff.
4. Apply for state grants to fund tree planting initiatives, prioritize locations based on need and impact, and engage Township residents, schools, and local groups in tree planting and maintenance efforts. Better publicize the programs from the Watershed Alliance of York's (WAY's) Watershed Forestry Program that pays landowners \$6,000/acre to plant riparian forest buffers.

Shared Goal 6: Expansion of Housing Opportunities

Objective: Improve housing diversity and affordability.

Having a wide variety of housing types makes communities more resilient to fast-moving economic trends. For instance, a community that has very little multifamily housing will not be as attractive to younger residents, especially with rising housing costs and the continued decline in affordability of owner-occupied homes. It also ensures that people working in the community can live there, spending their hard-earned dollars directly in the community rather than somewhere else. A diversity of housing also helps older residents stay in the community as they downsize. Just as with transportation

Part 5 | Multi-Municipal Objectives and Actions

options, the key to a successful community is the presence of choice.

The varieties of housing products within the Townships are predominantly single-family detached with some single-family attached units. It will be important to explore how much of a mismatch this is between what potential new residents drawn to the jobs in the area desire and what housing products are available and in proximity to dependent services. Mixed-use development that includes both non-residential and residential uses can introduce benefits to the community such as increasing housing options, reducing pressure to develop in more rural portions of the Townships, and increasing the vitality of business areas.

Key Actions for Multi-Municipal Consideration

1. Update zoning regulations to explicitly support mixed-use development, infill projects, and the redevelopment of underutilized properties, ensuring they align with the community's needs and character.
2. Develop strategies to increase the availability of "missing middle" housing, such as duplexes, townhomes, and small-scale apartments, targeting young professionals entering the workforce and older residents seeking smaller, more manageable homes.
3. Prioritize zoning and planning efforts that emphasize housing density and efficient land use, rather than

prescribing specific housing types, to meet diverse demographic needs.

4. Consider providing for accessory dwelling units in upcoming zoning amendments to help meet the housing needs of diverse age and demographic groups who may want more freedom than an apartment but less responsibility than an owner-occupied house.
5. Enhance connectivity between residential areas and key destinations like shopping centers, workplaces, and community services through pedestrian-friendly infrastructure, bike lanes, and public transit options, reducing the reliance on personal vehicles.

Shared Goal 7: Sharing of Land Uses

Objective: Support sharing of the benefits and burdens of development over a larger physical area to better ensure that land uses that may be inconsistent with the development character and infrastructure can be accommodated.

Multi-municipal planning is both a privilege and a responsibility. It means that communities can share land uses over a larger area rather than having to provide for every land use in each community. A community that already has a high concentration of manufacturers, for instance, can potentially accommodate more industry than a community in which necessary utility connections would need to be constructed. While York and Spring Garden Townships are communities with historically different character and

Part 5 | Multi-Municipal Objectives and Actions

development timelines, they are both converging into mature suburbs, and now is a better time than ever to share land uses even while keeping separate zoning ordinances.

Providing for all land uses, which is a requirement for Pennsylvania municipalities that adopt zoning ordinances, does not mean that a municipality must have vacant land available for every conceivable land use. However, failure to provide for all land uses can leave the municipality vulnerable to zoning validity challenges from development applicants alleging an exclusionary zoning ordinance.

In order to ensure that zoning ordinances are not exclusionary and that adequate areas are zoned to provide for specific land use categories, sometimes zoning districts that permit commercial and industrial uses are designated in parts of a municipality where there is inadequate infrastructure for such uses. By cooperatively providing for land uses at a multi-municipal scale, municipalities can zone for uses that are appropriate for their municipality and provide sufficient land area for uses with less worry that they will need to accommodate them in potentially inappropriate locations.

Key Actions for Multi-Municipal Consideration

1. Define and designate land uses for each Township based on their unique needs and growth patterns, ensuring alignment with community priorities and long-term goals.
2. Incorporate emerging and evolving land uses into zoning ordinances, such as renewable energy facilities, tech hubs, or mixed-use developments, to proactively address future trends and prevent incompatible uses.
3. Streamline regulations for traditional industrial land uses, such as manufacturing or warehousing, while refining guidelines for modern industrial operations, including fulfillment centers, distribution hubs, and lean manufacturing facilities.
4. Revise dimensional and design standards to encourage sustainable, visually appealing, and context-sensitive development that complements each Township's character and vision.
5. Exploring shared development incentives for mixed-use districts, encouraging balanced growth in residential and commercial areas.

Shared Goal 8: Strengthening Economic Opportunity and Quality of Life

Objective: Make economic opportunity, general prosperity, and a high quality of life the goal for all residents who choose to call the Townships home.

Spring Garden and York Townships enjoy robust, diverse economies centered around manufacturing, healthcare, and education (“meds and eds”). Building on these strengths and providing the housing options, quality schools, recreational

Part 5 | Multi-Municipal Objectives and Actions

and cultural activities, and services and that highly educated workers want for themselves, and their families will ensure that the two Townships remain attractive places to both live and work. Invest in businesses that offer good paying, high-quality jobs and that are located near existing utility infrastructure, housing, workers, and transportation. And support economic development that increases or replenishes knowledge-based employment or builds on existing industry clusters such as the robust manufacturing sector.

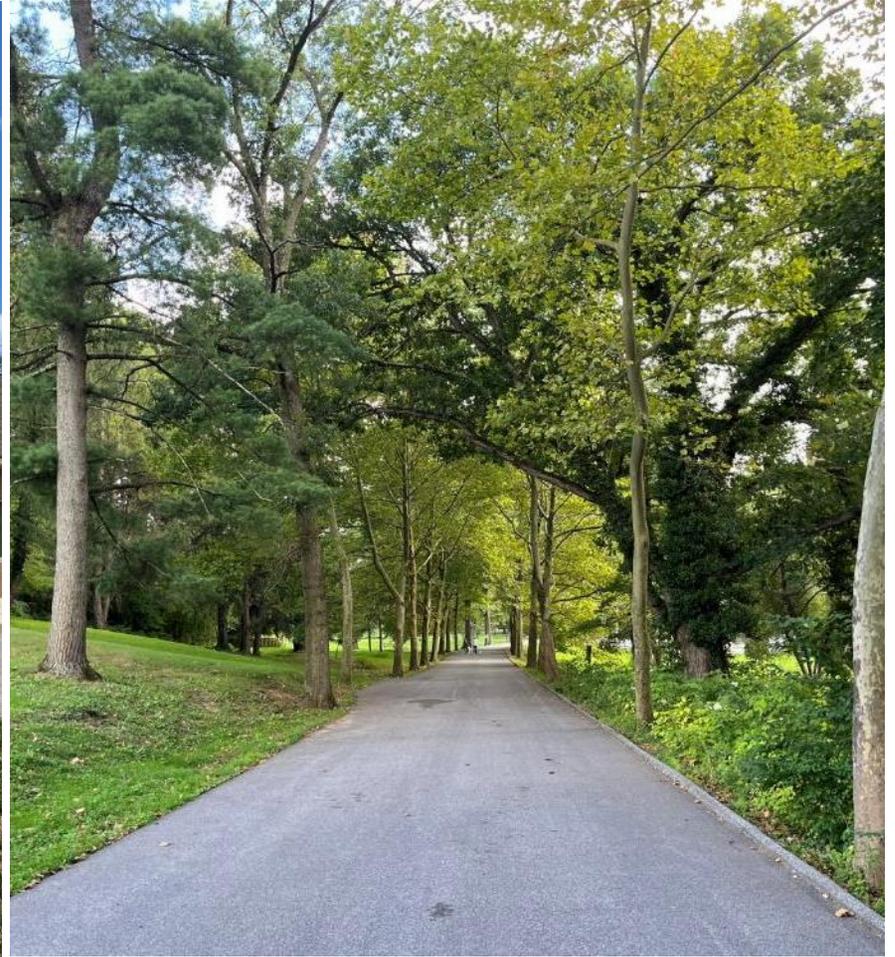
Key Actions for Multi-Municipal Consideration

1. Update zoning regulations to support development aligned with the Townships' key economic sectors, such as manufacturing, healthcare, and education, by encouraging mixed-use spaces, innovation hubs, and industrial clusters.
2. Enhance quality-of-life amenities, such as parks, cultural venues, and recreational facilities, to position the Townships as attractive and distinct communities within the York region.
3. Encourage and facilitate development and redevelopment projects that create appealing residential, commercial, and community spaces to attract and retain knowledge workers essential to the Townships' economic growth.
4. Promote initiatives and programs that foster unique Township identities, build community pride and a strong sense of belonging among residents.
5. Collaborate with local school districts to implement education and workforce training programs that equip young residents with skills for in-demand careers, ensuring they have opportunities to establish roots in the community.
6. Further cooperation with regional institutions such as the York County Regional Police Department to enhance security in the region and to streamline systems.

Part 5 | Multi-Municipal Objectives and Actions



PART 6: SPRING GARDEN TOWNSHIP OBJECTIVES AND ACTIONS



Part 6 | Spring Garden Objectives and Actions

Goal 1: Walkable and Accessible Infrastructure

Objective: Ensure safe, well-maintained, and interconnected sidewalks that improve mobility and accessibility for all residents, particularly near schools and key public spaces.

Key Actions:

1. Conduct a Township-wide sidewalk audit to assess current conditions and prioritize repairs and expansions as part of updating the Township's 2004 Future Curbs and Sidewalks Map (see Appendix E). Consider existing data available from the YCPC to enhance audit.
2. Improve sidewalk connectivity in the northern region to facilitate safe pedestrian access to schools and community facilities.
3. Integrate sidewalk improvement strategies into the comprehensive plan to promote long-term walkability.

Goal 2: A Safe and Efficient Transportation Network

Objective: Improve roadway safety and expand public transportation options to improve connectivity and accessibility.

Key Actions:

1. Work with regional public transportation partners to enhance services for residents and the workforce.
2. Prioritize and focus safety improvements at key intersections to improve the flow of traffic and enhance pedestrian safety.
3. Prepare and adopt an active transportation plan to increase and streamline connectivity throughout the communities.
4. Promote a complete streets approach where roadways are designed to safely accommodate vehicles, cyclists, and pedestrians.

Goal 3: Coordinated Land Use Planning

Objective: Encourage orderly development, redevelopment, and infill, including land-efficient mixed-use development.

Key Actions:

1. Develop mixed-use zoning criteria that accommodates a combination of non-residential, residential and open space activities.
2. Update the Township zoning map to expand opportunities for mixed use-oriented development, redevelopment and infill.
3. Develop a shared land use strategy with York Township.
4. Determine and develop workforce-related housing provisions.

Part 6 | Spring Garden Objectives and Actions

5. Collaborate with York Township to align the full range of housing use permissions throughout the multi-municipal planning area.
6. Evaluate existing ordinance requirements for open space, buffer yards, setbacks, etc. to align with the community needs and preferences.
7. Evaluate existing commercial and industrial land use categories and definitions to determine if refining the criteria by intensity levels would be appropriate in assigning these types of uses to certain districts or in application of performance standards based on the intensity.

Goal 4: Expansion of Recreation, Parks, and Green Space

Objective: Improve the quality of recreational areas, trails and open space to support active and passive recreation.

Key Actions:

1. Reinforce the Parks and Recreation Commission's responsibility on the maintenance, operation, and equipping of Township parks, recreation areas, and facilities.
2. Update the 2016 Spring Garden Township Comprehensive Recreation, Parks & Open Space Plan as it approaches its 10-year mark to address the

continued increase in interest for open spaces within the community.

- o Address open space parcel expansion and enhancement throughout the Township through the plan.
3. Further explore the comparative ecologic, economic and Township operational impacts and demands of various potential land use scenarios of the 1799 Mt. Rose parcel; determine and implement the preferred land use strategy that best supports realistic short-term and long-term growth and sustainability.

Goal 5: Increased Coordination and Community Partnerships

Objective: Encourage increased cooperation in sharing resources and services among municipalities, local institutions, and community organizations.

Key Actions:

1. Consider shared programs with York Township for recreational offerings while maintaining independent control of the operations of local facilities.
2. Collaborate with local institutions and community organizations on beautification projects and seek alternative funding sources.

Part 6 | Spring Garden Objectives and Actions

3. Public-private partnership opportunities should be explored as part of supporting community projects and infrastructure improvements.

Goal 6: Sustainable Economic Growth

Objective: Encourage development consistent with long-term financial sustainability and community character.

Key Actions:

1. Pursue Sustainable Pennsylvania certification for Economic Development and Revitalization, Strategic Engagement and Resilience, Energy, Land Use and Housing, Parks and Land Conservation, etc.
2. Work towards collaboration opportunities with organizations like the Horticulture Program at York College, local schools, and community groups to secure funding and experience.
3. Work with the York County Economic Alliance as a collaborative partner on targeted development opportunities and redevelopment/revitalization of strategic sites.

PART 7: YORK TOWNSHIP OBJECTIVES AND ACTIONS



Part 7 | York Township Municipal Goals and Actions

Goal 1: Balanced Growth and Land Use Planning

Objective: Permit growth that does not come at the expense of rural character and infrastructures.

Key Actions:

1. Preserve the character of the community by creating guidelines for uses and structures that are permitted in the municipality.
2. Support the maintenance of existing density using zoning strategies to direct development to certain locations.
3. Utilize build-out calculations to determine the remaining growth capacity to assess whether infrastructure can support development.

Goal 2: Sustainable Transportation and Mobility

Objective: Promote walkability, public transportation, and road safety to improve mobility and accessibility throughout the Township.

Key Actions:

1. Improve walkable access to key destinations, including non-residential spaces that integrate with existing neighborhoods.

2. Work with regional public transportation partners to enhance services for residents and the workforce.
3. Commission traffic studies plan and manage congestion, to guide and enforce performance standards for improved safety.
4. Focus on prioritizing the completion of major roads and existing projects, like Paddock Road.

Goal 3: Environmental Sustainability and Open Space Preservation

Objective: Protect wetlands and natural spaces while expanding recreational opportunities for residents.

Key Actions:

1. Consider and enact policies aimed at protecting environmentally sensitive land and ensuring long-term environmental sustainability.
2. Invest in parkland improvements while balancing recreational expansion with the Township's financial model.
3. Identify and assist in the mitigation of parking deficiencies at trailheads and recreational areas.
4. Update the Parks and Recreation Plan for the municipality with emphasis on the use of easements and TDR programs that could be utilized to advance conservation initiatives.

Goal 4: Community-Oriented Development

Objective: Encourage mixed uses that enhance livability and access within the Township.

Key Actions:

1. Promote multi-use, efficient development that includes housing, small-scale commercial space, and public amenities all in one place, to limit sprawl and promote walkability.
2. Provide clear land use guidelines, including clarity on zoning policies and dwelling types.

Goal 5: Housing and Economic Stability

Objective: Support policies that ensure workforce housing and long-term financial stability for the Township.

Key Actions:

1. Collaborate with Spring Township to align the full range of housing use permissions throughout the multi-municipal planning area.
2. Offset investments in recreation and beautification with considerations for the long-term financial well-being of the Township.
3. Leverage revenue-generating strategies, such as commercial development in appropriate areas, to offset tax concerns.

Goal 6: Public Safety and Infrastructure Resilience

Objective: Ensure that transportation, open spaces, and development projects prioritize safety for all residents.

Key Actions:

1. Prioritize and focus safety improvements at key intersections to improve the flow of traffic and enhance pedestrian safety.
2. Address concerns related to secluded spaces by incorporating lighting, visibility improvements, and active land uses to enhance public safety.

PART 8: FUTURE LAND USE PLAN



Future land use planning serves as a guiding framework for sustainable growth and development, ensuring that communities evolve in a way that reflects shared values, economic priorities, and environmental considerations. This Comprehensive Plan provides a strategic vision for land use, balancing development, conservation, and infrastructure investment across the participating municipalities. While the Future Land Use map is a tool to represent what the communities envision for their future, it is not indicative of what specific zoning map designations exist as adopted nor is it intended as a Zoning Map. It helps lay the groundwork for any future policy updates and achieving planning vision and goals.

Part 8A: Key Land Use Designations

The future land use framework categorizes land into key designations, ensuring that all land uses are thoughtfully positioned to enhance the overall quality of life for residents. In general, the framework has been crafted using the bulleted criteria below. It should be noted that while this framework should be considered an informed model that can be used as a basis upon which to draft the zoning map, additional study should be undertaken. Specifically, planners should fine-tune the suggested district boundaries in the

Part 8 | Future Land Use Plan

future land use map, especially with an eye toward potential buffers between land uses; industrial use impacts; further protecting creek corridors and other environmentally sensitive areas; the proper application of the intensity and type of recreational use of township-owned land; and how best to deploy mixed use districts in relation to industrial and residential.

- Agricultural/Environmental Preservation areas were defined by flood zones, conservation efforts, and agricultural easements to protect natural resources.
- Recreational areas align with existing parks and recreational areas, maintaining community access to green spaces.
- Residential areas were determined by density, with High-Density Residential near existing apartments, Medium-Density and Suburban Residential based on census block population density, relative scale of development and existing lot intensity, and Rural Residential south of the York Township’s designated growth boundary to preserve lower-density development.
- Mixed-Use is designated in Spring Garden Township based on existing parcel suitability, integrating residential and commercial uses.
- Commercial and Mixed-Use districts were placed where commercial activity already exists to strengthen economic hubs.

- Institutional districts reflect current institutional land use, ensuring the continuity of essential public services.
- Industrial districts were maintained in established industrial areas, with exceptions in the northern exclave, where industrial uses dominate except for the areas that host floodplains and an existing neighborhood.

A core strategy of the Plan is to maintain commercial corridors that serve as anchors for residential areas, improving accessibility and connectivity within the municipalities. Industrial uses have been strategically placed along the peripheries to support economic expansion while minimizing impacts on residential neighborhoods.

Part 8B: Aligning Zoning with Plan Goals

By outlining a long-term vision, this Plan supports growth management while preserving neighborhood character, protecting natural resources, and fostering economic opportunities. Thoughtful land use planning enhances mobility by integrating residential, commercial, and recreational spaces, making communities more accessible and connected.

To align zoning with Comprehensive Plan goals, the following adjustments are recommended:

- Expand mixed-use zoning to encourage walkability and economic diversification.

Part 8 | Future Land Use Plan

- Adjust density regulations by reviewing zoning lot requirements (see **Appendix A**) for more flexible development standards.
- Consider new zoning designations to accommodate emerging land use trends such as event venues, agritourism, and sustainable energy developments (see **Appendix A**).

Coordinated planning efforts between York and Spring Garden Townships will be instrumental in achieving these objectives, ensuring a well-balanced approach to land use that enhances community resilience and sustainability.

Part 8C: Strategic Sites of Interest

In addition to discussions about the future land use framework for the entirety of both Townships, robust engagement should be conducted or should continue to be conducted regarding the reuse of strategic sites of interest. Reuse plans should balance both the desires of residents and the realistic costs to improve or maintain such sites. In York Township, the former Red Lion Country Club on Country Club Road is one such target site for reuse, while in Spring Garden, the Township-owned property along Mount Rose Avenue that was formerly home to the United Piece Dye Works is another such site.

In the case of the former 58-acre country club property, owned by the Red Lion Area School District, recent debate

centered around a developer proposal for a high-density age-restricted housing community, the property's commercial zoning classification, and a desire of some residents for the land to be returned to nature as an "outdoor classroom" and nature preserve.

In the case of the latter property, which was a listed Superfund site and underwent remediation over the past two decades, much recent debate has centered around whether the 56-acre site should be developed with a mixed-use development or turned into a nature preserve. In the recent past, that site had also been proposed for a municipal complex before Spring Garden Township ultimately chose its current location at Tri Hill Road.

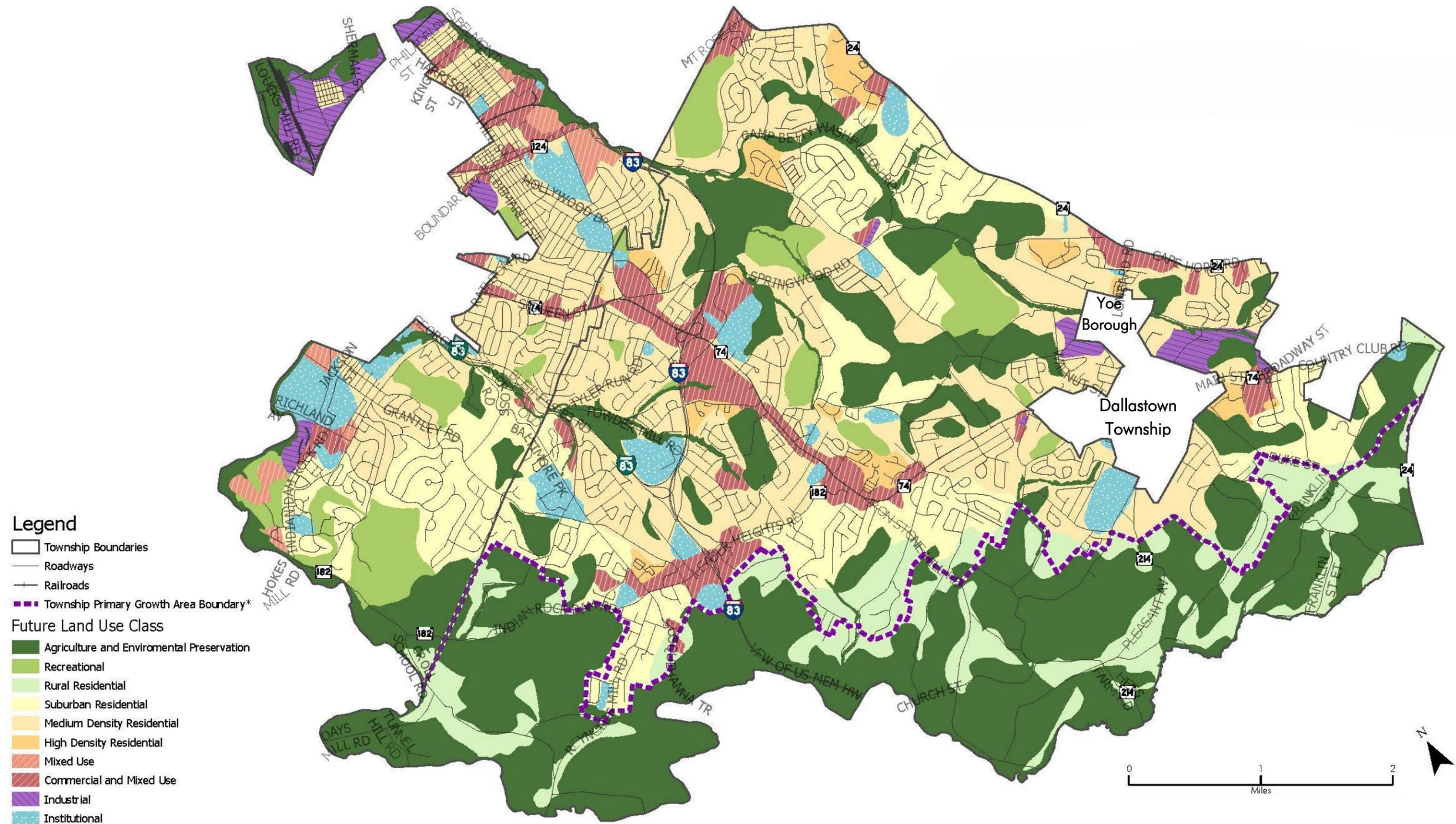
Multiple considerations need to be taken into account for any reuse option of a strategic site, including the following:

- The ability of governmental property owners to formally establish and maintain additional recreational land, including an analysis of financial resources, human resources, and liability;
- Environmental considerations related to the sites, including the presence of floodplains or wetlands;
- Potential remediation that may be required for safe reuse beyond any that has already been completed;
 - The potential for a compromise or split-use scenario between multiple types of uses to best balance the goals of all stakeholders.

Part 8 | Future Land Use Plan



Figure 23: Future Land Use Map



*Areas North of this line are in the York County Primary Growth Area. All of Spring Garden Twp. is in the Primary Growth Area

APPENDIX A: ZONING AUDIT

Part A1: Zoning District Classifications in York and Spring Garden Townships

This table looks at the zoning district classifications from both Townships. In each of the columns, the most similar classification in the Townships' existing zoning ordinances is listed in the associated row. This table intends to group related zoning classifications that have slightly different naming conventions.

York Township		Spring Garden Township	
RA	Residential Agricultural	OS	Open Space - Conservation Floodplain
RH	Residential High Density	R-2	Residential Urban
RM	Residential Medium Density	R-1	Residential Suburban
RL	Residential Low Density	-	-
CS & CO	Commercial Shopping & Commercial Office	C	Commercial
CI	Commercial Industrial		
MRC	Mixed Residential - Commercial	A-O	Apartment Office
I	Industrial	IP	Industrial Park

Appendix A | Zoning Audit

Part A2: York Township Use Table

P = Use by right

SE = Use by special exception

A = Accessory use

A (SE) = Accessory use for a special exception

	RL	RM	RH	RA	MRC	CO	CS	CI	I
Residential Uses									
Accessory Farm Dwelling				SE					
Age Restricted Community		SE	SE			SE			
Accessory Unit, Single Bedroom	A (SE)			A (SE)	A (SE)				
Assisted Living/Personal Care/Skilled Nursing/Congregate Senior Living Facility		SE	SE		SE	P	P	P	
Conversion Apartment		SE	SE		SE				
Day-Care, In Home	A (SE)								
Domiciliary Care Home	A (SE)								
Dwelling, Multi-Family (townhomes, apartments and/or condominiums on a single lot)			SE		SE				
Dwelling, Single-Family Attached (townhomes on individual lots)			P		P				

Appendix A | Zoning Audit

	RL	RM	RH	RA	MRC	CO	CS	CI	I
Dwelling, Single-Family Detached	P	P	P	P	P				
Dwelling, Single-Family Semi Detached (each dwelling on individual lot)		P	P		P				
Dwelling, Two-Family (both dwellings on one lot)		P	P		P				
Group Home	P	P	P	P	P				
Manufactured/Mobile Home Park			SE						
Residential Conservation Development	P	P	P	P					
Rooming House				SE	SE		P	P	
Non-Residential Uses									
Adult Oriented Business									SE
Agribusiness				SE					
Agricultural Operation				P					
Agricultural Outbuilding				A					
Airport/Heliport				SE					
Alternative Energy System (excluding solar and/or geothermal)	A (SE)								
Animal Shelter and/or Rescue				P					

Appendix A | Zoning Audit

	RL	RM	RH	RA	MRC	CO	CS	CI	I
Apartment/Residence in Conjunction with a Commercial Use					A (SE)				
Auction House/Outdoor Auction/Flea Market								SE	SE
Automated Teller Machine					A	A	A	A	A
Bank and Similar Financial Institution					P	P	P	P	
Bar							SE	SE	
Bed-and-Breakfast Inn	SE	SE	SE	SE	SE				
Betting Establishment								SE	SE
Bulk Storage and Processing of Material									P
Bus Shelter	A	A	A	A	A	A	A	A	A
Camp/Campground				SE					
Car Wash							P	P	P
Cemetery	P	P	P	P	P				
Coffee or Tea Shop					P	P	P		
Commercial Alternative Energy Facility				SE					
Commercial Greenhouse, Nursery and/or Garden Center				SE	SE		SE	P	SE

Appendix A | Zoning Audit

	RL	RM	RH	RA	MRC	CO	CS	CI	I
Commercial Kennel and Animal Hospital with Accessory Kennel Facility				SE				P	P
Commercial Riding Stable				SE					
Communication Antenna	A	A	A	A	A	A	A	A	A
Communications Antenna, Tower and Equipment	SE	SE	SE	SE	SE	SE & A (SE)	SE	SE	SE
Convenience Store (with fuel dispensing)							SE		
Convenience Store (without fuel dispensing)							P	P	
Crematorium								P	P
Day Care Center, Child or Adult			SE		P	P	P	P	P
Deck and/or Patio	A	A	A	A	A				
Drive Through Facility						A	A	A	A
Dry Cleaning Processing Plant								P	P
Essential Services	SE	SE	SE	SE	SE	P	P	P	P
Farm Market/Farm Co-op	SE	SE	SE	SE	SE	SE	SE	SE	SE
Farm Occupation				SE					
Forestry (Timber Harvesting)	P	P	P	P	P	P	P	P	P

Appendix A | Zoning Audit

	RL	RM	RH	RA	MRC	CO	CS	CI	I
Foundry, Steel Mill, Sawmill, Lime Kiln, Grain Mill									P
Fuel Dispensing Station							SE	SE	P
Funeral Home					P	P		P	
Gazebo, Pergola, Greenhouse	A	A	A	A	A		A	A	A
Golf Course/Facility	SE	SE	SE	SE	SE	SE	SE	SE	SE
Group Facility							SE		SE
Heavy Equipment Sales, Rental, Service and/or Repair Facility/Commercial Contractor				SE					
Heavy Equipment Sales, Rental, Service and/or Repair Facility/Contractor's Office, Shop and/or Yard								P	P
Helipad				SE		A (SE)	A (SE)	A (SE)	A (SE)
Home Occupation	A (SE)	A (SE)	A (SE)	SE & A (SE)	A (SE)				
Hospital						SE	SE	SE	SE
Hotel/Motel					SE	SE	SE	SE	
House of Worship	P	P	P	P	P		P	P	

Appendix A | Zoning Audit

	RL	RM	RH	RA	MRC	CO	CS	CI	I
Hunting and/or Fishing Preserve				P					
Landscape Business/Landscape Yard				P					
Laundromat/Laundry/Dry Cleaning Service					P	P	P	P	
Lawn and Garden Sales and Service								P	P
Light and Custom Manufacturing								P	
Manufactured/Mobile Home Sales								P	P
Manufacturing									P
Medical Office					P				
Medical Center, Medical Office, Medical Research Facility						P	P	P	
Medical Research Facility or Laboratory									P
Mineral Extraction/Processing									SE
Municipal Park, Playground and/or Recreation Area	P	P	P	P	P	P	P		P
Museum and/or Similar Cultural Facility						P	P	P	
No Impact Home-Based Business	A	A	A	A	A	A	A	A	A
Noncommercial Keeping of Livestock	A (SE)	A (SE)		A					

Appendix A | Zoning Audit

	RL	RM	RH	RA	MRC	CO	CS	CI	I
Office - Professional, Business						P	P	P	
Offices - professional, business (building not to exceed 10,000 s.f.)					P				
Outdoor Race Track				SE					
Outdoor Sales and Display								A	A
Outdoor Seating Area					A	A	A	A	
Outdoor Storage for Commercial and/or Industrial Use									A
Penitentiary									P
Personal Service					P	P	P	P	
Processing Facility, Animal									P
Processing Facility, Animal (enclosed)								P	
Public/Quasi-public Parking Lot							SE		
Public/Quasi-Public Parking Lot and/or Garage						SE		SE	SE
Public/Semi-Public Building and Use	SE	SE	SE	SE	SE	SE	SE	SE	SE
Radio/Television Transmitting Facility							P	P	P
Recreation Facility (Indoor)					P	P	P	P	P

Appendix A | Zoning Audit

	RL	RM	RH	RA	MRC	CO	CS	CI	I
Recreation Facility (Outdoor)	SE	SE	SE	SE	SE		P	P	P
Recycling Center or Plant								SE	SE
Rehabilitation/Therapy Facility						SE	SE	SE	
Research Facility and/or Laboratory								SE	SE
Restaurant, Restaurant Take Out; Restaurant, Fast Food							P	P	P
Restaurant/Restaurant-Take Out					P	P			
Retail Store					P		P	P	
Retail Store (building not to exceed 10,000 s.f.)									
Retail Store (building not to exceed 20,000 s.f.)						P			
Roadside Market	SE	SE	SE	SE	SE	SE	SE	SE	SE
Salvage Yard/Junk Yard									SE
School, Commercial or College/University						P	P	P	
School, Public/Private	P	P	P	P	P				
Seasonal Roadside Stand	A	A	A	A	A	A	A	A	A
Seasonal Sales					A		A	A	

Appendix A | Zoning Audit

	RL	RM	RH	RA	MRC	CO	CS	CI	I
Self-Service Storage Facility								SE	P
Shed and/or Detached Garage	A	A	A	A	A		A	A	A
Shooting Range (Outdoor), Commercial				SE					
Shopping Center/Shopping Mall								P	
Social/Fraternal Club or Organization				SE		P	P	P	
Solar and/or Geothermal	A	A	A	A	A	A	A	A	A
Solid Waste Disposal Facility									SE
Strip Center						P	P	P	
Swimming Pool	A	A	A	A	A				
Temporary Use					A	A	A	A	
Theater and/or Meeting Facility						P	P	P	
Transportation Passenger Terminal							P	P	P
Truck and/or Motor Freight Terminal									P
Vehicle Sales, Repair and/or Inspection Facility							SE		
Vehicle Sales, Repair, Service and/or Inspection Facility								P	P

Appendix A | Zoning Audit

	RL	RM	RH	RA	MRC	CO	CS	CI	I
Vertical Self-Service Storage Facility.							SE	SE	P
Veterinary Office					P	P	P	P	
Warehouse/Distribution Facility									P
Winery				P					

Part A3: Uses Unique to York Township

This table represents the uses that can be found above the York Township Use Table but not in the Spring Garden Township Use Table. The unique uses shown are ones for which Spring Garden Township does not have either the exact same terminology or similar terminology listed as any type of use in Part II Chapter 310 of the Spring Garden Township Zoning Ordinance.

Accessory Farm Dwelling	Fuel Dispensing Station	Radio/Television Transmitting Facility
Accessory Unit, Single Bedroom	Golf Course/Facility	Recycling Center or Plant
Auction House/Outdoor Auction/Flea Market	Group Facility	Rehabilitation/Therapy Facility
Automated Teller Machine	Heavy Equipment Sales, Rental, Service and/or Repair Facility/Commercial Contractor	Residential Conservation Development
Betting Establishment	Heavy Equipment Sales, Rental, Service and/or Repair Facility/Contractor's Office, Shop and/or Yard	Roadside Market
Bus Shelter	Landscape Business/Landscape Yard	Seasonal Roadside Stand

Appendix A | Zoning Audit

Car Wash	Lawn and Garden Sales and Service	Seasonal Sales
Coffee or Tea Shop	Manufactured/Mobile Home Park	Shed and/or Detached Garage
Commercial Alternative Energy Facility	Manufactured/Mobile Home Sales	Social/Fraternal Club or Organization
Day-Care, In Home	Medical Research Facility or Laboratory	Solar and/or Geothermal
Deck and/or Patio	Mineral Extraction/Processing	Strip Center
Domiciliary Care Home	Museum and/or Similar Cultural Facility	Swimming Pool
Drive Through Facility	Noncommercial Keeping of Livestock	Temporary Use
Essential Services	Outdoor Racetrack	Theater and/or Meeting Facility
Farm Market/Farm Co-op	Outdoor Sales and Display	Veterinary Office
Farm Occupation	Outdoor Seating Area	Winery
Forestry (Timber Harvesting)	Outdoor Storage for Commercial and/or Industrial Use	
Foundry, Steel Mill, Sawmill, Lime Kiln, Grain Mill	Penitentiary	

Appendix A | Zoning Audit

Part A4: Spring Garden Township Use Table

P = Use by right

SE = Use by special exception

	R-1	R-2	AO	C	IP	OS
Residential						
Single-Family Dwelling	P	P				
Two-Family Dwelling		P				
Multifamily/Townhouse Dwelling(s)			P			
Multifamily or Two-Family Conversion	SE	SE				
Mobile Home Park			SE			
Bed-and-Breakfast	SE	SE				
Caretaker or Watchman Dwelling					P	
Dormitory	P		SE			
Group Homes	SE	P				
Rooming House or Group Quarters		SE	P			
Agricultural						
Agriculture						P
Farm Building						P

Appendix A | Zoning Audit

	R-1	R-2	AO	C	IP	OS
Greenhouse, Horticultural Nursery						SE
Kennel and/or Animal Hospital						SE
Stable or Riding Academy						SE
Recreation, Conservation, and Open Space						
Campground						SE
Cemetery						SE
Indoor Commercial Recreation Facility				P		
Outdoor Commercial Recreation Facility						SE
Park or Other Recreation Area of a Nonprofit Nature	SE	SE	P			SE
Trap, Skeet, Rifle or Archery Range						SE
Wildlife Preserve						P
Cultural, Medical, Institutional, and Utilities						
Club			SE	SE		SE
College	SE		SE			
Communications Facility					SE	
Helistop, Heliport					SE	

Appendix A | Zoning Audit

	R-1	R-2	AO	C	IP	OS
Hospital			SE			
House of Worship	SE	SE	P	P		
Life-Care Retirement Facility			SE	SE		
Medical Clinic			P	P	P	
Nursing Home			SE	SE		
Public Building or Facility	SE	SE	P	P		SE
Public Utility Building	SE	SE	SE	SE	SE	SE
Schools, Public and Private	SE	SE	SE			
Parking Lot or Parking Garage			P	P	P	
Transportation (Passenger) Terminal				SE	P	
Wind Energy System			SE	SE	SE	SE
Commercial						
Adult Entertainment Facility				SE	SE	
Automobile Service Station				SE	SE	
B.Y.O.B. (Bring Your Own Bottle) Club				SE		
Commercial School				P	P	

Appendix A | Zoning Audit

	R-1	R-2	AO	C	IP	OS
Convenience Store				SE	SE	
Crematorium				SE	SE	
Day-Care Center				P		
Financial Institution			P	P		
Funeral Home			P	P		
Hotel/Motel			SE			
Laundry, Dry-Cleaning Establishment				P		
Nightclub				SE		
Personal Service Business			P	P		
Professional Office			P	P		
Professional Office Flex Space			SE	SE	SE	
Restaurant, Fast-Food				P	P	
Restaurant, Sit-Down			SE	P	P	
Retail Store or Shop			SE	P	P	
Shopping Center or Mall				SE		
Tavern				SE		

Appendix A | Zoning Audit

	R-1	R-2	AO	C	IP	OS
Vehicle Sales, Service and/or Repair Establishment				P	P	
Industrial and Storage						
Assembly of Electronic Apparatus					P	
Electroplating Metals, Molding Plastics					P	
Fabricated Metals, Machinery Making					P	
Food Processing or Packing					P	
Furniture Production					P	
Heavy Storage Service (Warehouse, Building Material Yard, Bulk Fuel Storage)					P	
Hi-Tech Precision Assembly			SE			
Industrial Park					SE	
Instrument Making, Tool and Die Making, Cabinetmaking					P	
Junkyard					SE	
Mini Storage/Self-Storage					P	
Printing and Publishing					P	
Processing Establishment					P	

Appendix A | Zoning Audit

	R-1	R-2	AO	C	IP	OS
Production or Sewing of Apparel					P	
Research Laboratory					P	
Sanitary Landfill					SE	
Soft Drink Bottling, Packaging Products in the Form of Powder or Other Dry State					P	
Stone, Clay, Brick, Block, Asphalt or Glass Production					P	
Textiles, Leather, Rubber, Papermaking					P	
Truck or Motor Freight Terminal					P	
Wholesale Establishment				P	P	
Accessory Uses						
Child Day-Care Facilities (Family Day-Care Home)	P	P	P			
Home Occupation	SE	SE	P	SE	SE	
No-Impact Home-Based Business	P	P	P	P	P	
Noncommercial Gardening	P	P	P	P		
Single-Family Residence in Conjunction with Another Permitted Use			P	P		

Part A5: Uses Unique to Spring Garden Township

B.Y.O.B (bring your own bottle) club
Caretaker or watchman dwelling
Club
Dormitory
Hi-tech precision assembly
Industrial park
Nightclub
Wholesale establishment

Appendix A | Zoning Audit

Part A6: York Township Dimensional Requirements

		Minimum Net Lot Area (sq ft)	Minimum Lot Width (ft)	Minimum Lot Frontage (ft)	Min Front Setback (ft)	Minimum Side Setback (ft, each)	Minimum Rear Setback (ft)	Max Lot Coverage (%)
RL		11500	100	75	25	15	25	40
RM	1F/2F detached	10000	100	75	20	10	25	40
	1F semi detached	7500	65	50	20	10 (only 1 side req)	25	40
	non-residential	10000	100	75	50	50	50	40
RH	1F/2F detached	5000	50	40	20	10	25	60
	1F semi detached	4000	40	40	20	10 (only 1 side req)	25	60
	1F attached	2000	20	20	20	10	25	60
	non-residential	10000	100	75	50	50	50	60
RA	residential	130680	200	180	50	25	40	30
	non-residential	130680	200	180	50	50	50	30
	1F/2F detached	4000	40	40	20	10	15	60

Appendix A | Zoning Audit

		Minimum Net Lot Area (sq ft)	Minimum Lot Width (ft)	Minimum Lot Frontage (ft)	Min Front Setback (ft)	Minimum Side Setback (ft, each)	Minimum Rear Setback (ft)	Max Lot Coverage (%)
MRC	1F semi detached	3000	30	30	20	10 (only 1 side req)	15	60
	1F attached	2000	20	20	20	10	15	60
MRC	mixed use units	1800	20	20	20	20	20	75
	non-residential	5000	40	40	20	20	20	60
CO		10000	100	80	25	10	20	75
CS		10000	100	80	25	10	20	85
CI		10000	100	80	25	10	20	90
I		10000	100	80	25	10	25	90

Additional Requirements:

Max Building Height

- For RL, RM, RH: Principal Buildings - thirty-five (35) feet. The height may be increased by one (1) foot for each additional foot that all front, side and rear setbacks are increased, but may not be increased by more than ten (10) feet.
- For MRC: Max Building Height. Principal buildings - forty-five (45) feet, but not exceed three (3) stories that are entirely above-grade. The height may be increased by one (1) foot for each additional foot that all front, side and rear setbacks are increased, but may not be increased by more than ten (10) feet.

Appendix A | Zoning Audit

- For CO, CS, CI, I: Principal buildings - forty-five (45) feet. The height may be increased by one (1) foot for each additional foot that all front, side and rear setbacks are increased, but may not be increased by more than ten (10) feet.

Density Requirement

- For MRC: For tracts of ten acres (gross lot area) or less, the maximum residential density is 9 dwelling units (DUs) per acre(ac), based on net lot area. For residential tracts, which include the residential elements of mixed-use units, that have areas greater than 10 acres in gross lot area, the maximum residential density is 5 DU/ac based on net lot area. For commercial tracts, which includes the commercial elements of mixed-use units, that have areas greater than 10 acres in gross lot area, the maximum lot density is 10-100%.
- For RH: Single Family Attached dwellings shall have no more than 8 connected DU.

Part A7: Spring Garden Township Dimensional Requirements

		Minimum lot area (sq ft)	Minimum lot width (ft)	Max. lot coverage (%)	Minimum front setback (ft)	Minimum side setback (ft, each)	Minimum rear setback (ft)
Public Water and Public Sewer	R-1	10000	80	45%	25 feet	10 feet (each)	25 feet
	R-2	7500	60	60%	20 feet	5 feet (each)	20 feet
	AO	10000	80	70%	30 feet	10 feet (each)	30 feet
	C	10000	80	75%	30 feet	10 feet	30 feet
	IP	20000	100	80%	30 feet	30 feet (each)	30 feet
Public Water or Public Sewer	R-1	15000	100	35%	25 feet	10 feet (each)	25 feet
	R-2	10000	80	45%	20 feet	5 feet (each)	20 feet

Appendix A | Zoning Audit

		Minimum lot area (sq ft)	Minimum lot width (ft)	Max. lot coverage (%)	Minimum front setback (ft)	Minimum side setback (ft, each)	Minimum rear setback (ft)
	AO	15000	100	55%	30 feet	10 feet (each)	30 feet
	C	15000	100	65%	30 feet	10 feet	30 feet
	IP	30000	125	75%	30 feet	30 feet (each)	30 feet
No Public Water and No Public Sewer	R-1	30000	125	25%	25 feet	10 feet (each)	25 feet
	IP	n/a	n/a	n/a	30 feet	30 feet (each)	30 feet
All Uses	OS	87120	200	20%	50 feet	40 feet (each)	40 feet

Additional Requirements:

Maximum Building Height

- For R-1, R-2, A-O, C: The height limit for a main building shall be 2 1/2 stories, but not over 30 feet, except that the height limit may be extended to 3 1/2 stories, but not over 40 feet, if each yard is increased in width one foot for each additional foot of height over 30 feet. The height limit for accessory buildings shall be two stories, but not over 25 feet. For IP: The building height limit shall be four stories, but not more than 45 feet. The height limit for an accessory building shall be two stories, but not over 25 feet.
- For OS: 35 feet (except farm buildings, for which there is no height limitation).

Paved Area

- For A-O, C, IP: A percentage of the lot area, as provided in the table in § 310-(8, 9, or 10)D herein, may be paved with an impervious surface (driveways, parking areas, walkways), provided stormwater management facilities are installed if determined necessary by the Township Engineer.

Appendix A | Zoning Audit

Interior Yards

- For A-O: Open space between multifamily dwellings shall be provided as follows:
 - (1) When front to front, rear to rear, or front to rear, parallel buildings shall have 50 feet between faces for one story in height, plus five feet for each additional story. If the front or rear faces are obliquely aligned, the above distances may be decreased by as much as 10 feet at one end if increased by a similar or greater distance at the other end. Where service drives, bank grade changes, or collector walks are introduced in this space, the yard distance shall be at least 25 feet.
 - (2) Between end walls of buildings, a yard space of 25 feet for each one-story building, plus five feet for each additional story, shall be required.
 - (3) Between end walls and front or rear faces of buildings, 30 feet for one story, plus five feet for each additional story, shall be required.
 - (4) When two adjacent buildings differ in the number of stories, the spacing shall be not less than the required distance between the buildings having the same height as the highest building.
 - (5) Outer and inner courts shall be permitted when such courts are not less than 50 feet in length and/or width or equal to the dimensions of the full height of the building walls enclosing the court, whichever is greater

Restaurant and Retail Uses

- For A-O: No more than 10% or 5,000 gross square feet, whichever is greater, of the street-level floor in existing or proposed multifamily residential or professional office buildings may be dedicated to restaurant and/or retail uses. No freestanding restaurant or retail store shall be permitted in the A-O Zone.

Individual Townhouses

- For A-O: The minimum lot size for individual townhouses in the A-O District shall be 2,000 square feet for all interior units and 2,500 square feet for all end units. The minimum lot width for individual townhouses in the A-O District shall be 20 feet for all interior units and 25 feet for all end units. There shall be a maximum of 10 townhouse units per acre.

Density Requirements

- For A-O: Maximum residential density is 10 dwelling units per acre.

Appendix A | Zoning Audit

Part A8: Potentially Shared Commonly Unwanted Uses

The uses listed in the table below are potential candidates for land use sharing. These are included in a broad sense, taking into account uses with large traffic impacts, those which may be considered commonly unwanted uses, may have negative environmental impacts or which occupy large amounts of space or are otherwise generally considered to be regional assets. Takes lots of space/tax base. The equivalent term used in each Township’s zoning ordinance is included by column. If any cells are blank, this indicates that the associated Township does not have an explicitly listed use for said use.

York Township Terminology	Spring Garden Township Terminology
Adult Oriented Business	Adult entertainment facility
Airport/Heliport	Heliport
Betting Establishment	
Bulk Storage and Processing of Material (grain, petroleum, steel, rubber, and natural gas and similar products)	Heavy storage service (warehouse, building material yard, bulk fuel storage)
Camp/Campground	Campground
Commercial Kennel and Animal Hospital with Accessory Kennel Facility	Kennel and/or animal hospital
Crematorium	Crematorium
Foundry, Steel Mill, Sawmill, Lime Kiln, Grain Mill	General manufacturing. fabricated metals, machinery , Food, Furniture, Stone, clay, brick, block, asphalt or glass, Textiles, leather, rubber, papermaking
Hospital	Hospital

Appendix A | Zoning Audit

York Township Terminology	Spring Garden Township Terminology
Hotel/Motel	Hotel/motel
Manufactured/Mobile Home Park	Mobile home park
Penitentiary	
Processing Facility, Animal (enclosed)	
Recreation Facility (Outdoor)	Outdoor commercial recreational facility
Recycling Center or Plant	
Rehabilitation/Therapy Facility/Community Rehabilitation Facility	
Rooming House	Rooming house or group quarters
Salvage Yard/Junk Yard	Junkyard
School, Commercial or College/University	College. Dormitory

Appendix A | Zoning Audit

Part A9: Uses Not in Either Ordinance That Should Be Added

<p>Agritourism and Event Venues</p>	<p>Forms of agritourism such as wineries, breweries and event venues should be permitted as a use subject to a hearing, such as special exception or conditional use, and criteria set. Most forms of agritourism have similar uses: (1) the principal use itself (farm/crop/livestock, beverage production); (2) accessory uses such as retail and training courses; and (3) event-based revenue such as wedding barns, rentals, conventions and the like. These all have impacts that must be mitigated: Traffic, parking, truck and other deliveries, lighting, noise and signage. Secondary effects such as stormwater runoff from additional impervious surfaces such as zoning-required parking must also be addressed to protect existing neighboring uses. These should also be tailored to complement various building code requirements that may apply, especially with the customer-based events and offerings. A growing trend, these can have a major impact in what is primarily a rural area.</p>
<p>Wind and Solar Energy as a Principal Use/Utility-Scale</p>	<p>Utility-scale solar energy facilities (meaning that they are intended to produce electricity to be fed back into the grid, known as "net metering,") are proliferating across the Commonwealth. The Spring Garden zoning ordinance contains provisions for "small wind energy systems" only. Both wind and solar energy systems should be included and regulated. Both should be subject to special exception or conditional use approval with criteria to include standards such as minimum lot size, setbacks, screening, emergency access, bonding and decommissioning and land development processing. Analyze the feasibility of sites such as parcels located along Mt Rose Avenue.</p>
<p>Solar and Wind Energy as Accessory Uses</p>	<p>The popularity of rooftop and yard-based solar panels is booming for residential uses, but these do not appear to be approved accessory uses for any use in either ordinance. While accessory wind energy is lagging behind solar, both should be included in an update to stay ahead of the market. These accessory uses should be permitted with performance standards such as restrictions on location, height, glare, shadow flicker and noise.</p>

Appendix A | Zoning Audit

<p>Accessory Dwelling Units</p>	<p>The York Township zoning ordinance allows a single-bedroom accessory unit by special exception in the residential districts. It's suggested for both communities to allow an accessory dwelling unit for any detached single-family residence with only square footage, not bedroom. restriction, and add height and specific setback requirements for standalone ADU's.</p>
<p>Games of Skill</p>	<p>It's unknown exactly if or how the state will regulate this use until the PA Supreme Court rules on the attorney general's appeal on whether they should fall under gambling regulation. If they do not, and if one of the General Assembly's sponsored bills do not preempt local regulation, the townships may want to consider regulating this use, potentially allowing only it as accessory use in convenience stores, bars and similar establishments. Standalone games of skill establishments sometimes have negative impacts, including bright lighting and signage, but the larger concerns are hours of operation, the potential for underage individuals to participate and the often un-attended style of operation. This can lead to temptation on the part of criminals to attempt break-ins and similar criminal activity. Potential criteria could cover signage, lighting (potentially through dark-sky regulations discussed below), limits on hours of operation and a requirement that an attendant be present during hours of operation.</p>
<p>Dark Sky</p>	<p>In order to maintain the rural nature of portions of the townships (primarily York), dark sky provisions could be considered. These regulate intensity, timing, height, size and type of lighting and signage as well as screening, buffering and hooding of lights and signs to ensure that the night sky is not compromised by light pollution. Regulations are often included in a standalone section as well as in the sign chapter.</p>
<p>Glamping</p>	<p>A portmanteau of "glamorous camping," this is exactly what it sounds like: Camping, typically recreational vehicle-based, but with many amenities, such as Internet access, televisions/projectors, beds, interior restrooms and the like. Like Airbnb did for short term rentals, without planning for the potential impacts, these uses have the potential to cause conflicts and neighbor to neighbor issues. Regulations could include strict requirements on minimum lot size to host, maximum number of consecutive night stays and maximum number of nights per year that a property may host, screening, and ensuring sewage, runoff or other issues do not impact neighbors.</p>

Appendix A | Zoning Audit

<p>Food Trucks</p>	<p>These can have an impact from a traffic, noise and parking standpoint, and, while not land-use issues, they could be a public health issue if not licensed and inspected by the appropriate authority. It can also have an impact on the tax base if they are so successful they drive out their brick-and-mortar competitors who pay real estate taxes. Ensuring the trucks are located only in appropriate districts and in parking lots or other places with adequate off-street access, parking and maneuvering is critical. Also, they must have their required food safety protocols and paperwork in place. Permitting, with appropriate fees, should be considered.</p>
<p>Pop-Up Uses</p>	<p>These are becoming somewhat more popular for nonprofit/advocacy efforts and incubator/economic development and publicity purposes. They often will set up shops in vacant storefronts or empty lots, and can include serving food, distributing literature or selling] goods. If not outright prohibited, they should be regulated from signage, traffic control (both motor vehicle and pedestrian), length of operation and building code perspectives, as applicable. York Township has "Temporary Uses", defined by "A use established for a limited duration with the intent to discontinue such use upon the expiration of the time period allowed. "</p>
<p>"Catch-All" Provisions</p>	<p>A major emphasis needs to be laid on strengthening the existing systems and/or creating additional provisions to ensure there is a designated district and applicable criteria for a future use or one that is otherwise not currently listed. This type of provision prevents the ordinance from becoming "exclusionary" in not allowing an otherwise legal use. The remedy for being exclusionary is that an applicant would be permitted through the courts to place the use wherever they would like. The recommendation is that the townships should consider "lawful uses not otherwise permitted" by land use category: residential, industrial and commercial. These should be permitted by special exception or conditional use in respective residential, commercial and industrial zoning districts, taking into account unique impacts of each type of use (for example, parking for residential; performance standards such as lighting, noxious fumes, truck traffic, noise for industrial; traffic, signage and hours of operation for commercial uses.)</p>

APPENDIX B: SURVEY RESULTS

Part B1: Community Survey Analysis

Question 1. What influenced your original decision to live in this Township? Choose all that apply.

- Quality of school district: 510
- Accessibility to I-83, SR-74, or other major corridors: 355
- Close to friends/relatives: 346
- Close to goods, services and shopping: 312
- Suburban atmosphere: 291
- Close to work: 286
- Affordability of housing: 259
- Born/raised here: 189
- Public service/safety: 131
- Activities for children: 110
- Ability to build house/new construction: 72
- Activities for teens/young adults: 62
- Activities for adults: 60
- Advice of friend or employer: 43
- Job opportunities: 29
- Commercial development opportunities: 5

Takeaways:

- The far and away leader of the *individually*-listed aspects with a plurality of the votes (just under 17%) was the quality of the exceptional school districts located in the townships. This is not surprising, and should be noted as a major asset for the area.
- Location is important to respondents, in several ways: Access to major roads, to employment, friends, services and shopping. Taken together, location-related advantages totaled nearly 42.5% of the totals. This bodes well for the overall

Appendix B | Survey Results

positive growth of the community, which must be managed properly to retain the suburban atmosphere prized by survey participants.

- The region's suburban atmosphere was among the top half of topics.
- Less important in terms of attractiveness to outsiders, per respondents, are the availability of activities, the degree of public safety, and job and commercial development opportunities.

Question 2. Based on where you currently live and its character, which of these would you like to see in the community?

- I would like it to stay as a residential neighborhood: 692
- I would like more open space: 352
- I would like to have more stores and shops: 84
- I would like some addition of businesses and services: 64

Takeaways:

- Most respondents (58%) wanted the character of the communities to remain residential, which backs up other findings preferring less development and more open space.
- Interestingly, nearly 30% of respondents actually wanted more open space. It's not clear if they meant additional green space over what currently exists, or as a general comment on appreciation of the current environment.
- Those seeking more stores, shops, businesses and services totaled only 12% of respondents.
- Taken together, it's clear the vast majority of those participating prefer less, or at least focused, development to preserve as rural an atmosphere as possible.

Question 3. From your perspective, what are the most important or memorable places in your Township? Choose up to five.

- Municipal parks: 1231
- Agricultural/rural areas: 428
- Farmers' Market Stands: 362
- Medical facilities: 333
- Restaurants: 293
- Residential Communities: 278
- School Campus: 245
- Shopping Areas: 235

Appendix B | Survey Results

- Historic/Cultural Sites: 139
- Entertainment Venues (e.g. Theaters/Fitness Centers/Golf Course/Resorts): 169
- Municipal Center: 26

Takeaways

- As has is evidenced elsewhere in the survey, respondents deeply value parks, rural areas and open spaces over developed areas. Aggregated, parks, agricultural/rural areas, farmer's market stands and historic/cultural sites total nearly 58% of the total most important or memorable places.
- Commercial-related uses, such as restaurants, shopping areas and entertainment venues, were prized by just under 19% of respondents, and government-related uses (hospitals, schools and municipal center) are highly rated by just over 16%.
- Again, providing land use regulations prioritizing open space and growth boundaries can be effective tools to protect these valued areas.

Question 4. How has this Township changed since you have lived here? Choose one.

- It has not changed much: 356
- It is a less desirable place to live: 313
- It is a more desirable place to live: 138
- I don't know or don't have an opinion: 120

Takeaway:

- While a plurality (38%) of respondents felt the townships have remained largely the same during their residency, nearly as many were downbeat (33%) about how the townships have changed. Only 15% said it has become more desirable, while almost the same amount (13%) didn't have an opinion. Since there was no context given for why they felt that way, it's difficult to gauge the reason; it may have to do with a general concern over macroeconomic concerns such as inflation or the oft-expressed complaints about traffic congestion, playing out here. It may be helpful to try to flesh this question out in public forums.

Appendix B | Survey Results

Question 5. Over the next decade, what is the most important aspect needed to enhance the Township's community character? Please rate the following community attributes in order of importance for preserving the future quality of life in the Townships.

The topics listed below are aggregated by general topic and shown with the number of "Most Important" votes it received.

- The most important aspect of the region rated in the survey included parks, open space, recreation and rural character. Together, these received a combined 1,091 votes, just under 28%.
- As might be expected in most communities, safety/police protection was the individual topic that received the highest number of votes, 608, or 15.3%.
- Relatedly, the suburban feel of parts of the townships was the next group. "Location/Proximity to employment/shopping areas," "suburban atmosphere" and "development of sidewalk or greenway connections to parks, schools, etc." received a combined 604 votes, or 15.2%.
- Next up were Municipal Services and Facilities/Quality of school district: 479, or 12%.
- Quality of public services: 427, or 11%.
- Falling lower on the priority list were:
 - o Preservation of historic sites throughout the Township: 285, or 7%.
 - o Housing and Development Affordability of housing: 212, or 5%.
 - o Activities for youth/young adults: 176, or 4%.
 - o Available land for new housing: 35 votes, or .8%.
 - o Commercial development opportunities: 33, or .8%.

Takeaways:

- The ratings of the least important aspects reinforces a general aversion to new development shown elsewhere in the survey. Thoughtful land-use planning and perhaps a refined urban growth boundary apply here.

Appendix B | Survey Results

Question 6. The undeveloped/agricultural/rural areas of the Township will:

- Continue to be an important part of the community: 868
- Should be developed for residential or non-residential uses: 63

Takeaways:

- Mirroring the feelings in Question 5, respondents value the communities' open spaces, with 93% of respondents wanting undeveloped areas to remain so and continue to be a defining aspect of the community. Again, clear zoning restrictions and rural resource area designations will be helpful.

Question 7. New housing developments:

- Should be similar in style and density to what has been built in the past ten years: 261
- Should not occur in an effort to preserve community character: 659

Takeaways:

- 72% of respondents oppose new housing development. This continues the thread of preserving the suburban/rural feel, and likely betrays the concern about additional traffic from new housing development straining congested roadways. Since new housing is likely inevitable, this could perhaps be handled through (1) comprehensive traffic planning; and (2) prioritizing requirements for developers complete traffic impact studies and considerations for mitigation in the zoning and subdivision and land development regulations. This would help to both deal with the long-term congestion issues as well as shift some of the cost away from local and state government budgets.

Question 8. Employment opportunities:

- Should be encouraged and supported in the Township: 471
- should be limited to help the Township remain a bedroom community: 441

Takeaways:

- Respondents were ambivalent on this question, with 52% stating employment opportunities should be encouraged, and 48% wanting the township to remain a bedroom community. This likely reflects twin desires for continued job growth/economic development but not so much that the region does not over-develop. Since job growth will likely grow,

Appendix B | Survey Results

the best way to handle this is to encourage non-residential growth to be in established areas, as well as to ease burdens on home occupations to allow homeowners to utilize their residences for income, which can allow for economic growth but not impact roads and cause further development of green space, where practicable.

Question 9. New commercial developments should:

- Be clustered near existing non-residential development: 696
- Be distributed throughout the Township: 219

Takeaways:

- 76% of the respondents prefer new commercial to be located near existing non-residential development as opposed to scattered throughout the communities. This would again appear to value open space and, perhaps to a lesser extent, support of focused infrastructure to keep municipal costs lower.

Question 10. Open space conservation will:

- Be a priority: 861
- Not be a focus: 62

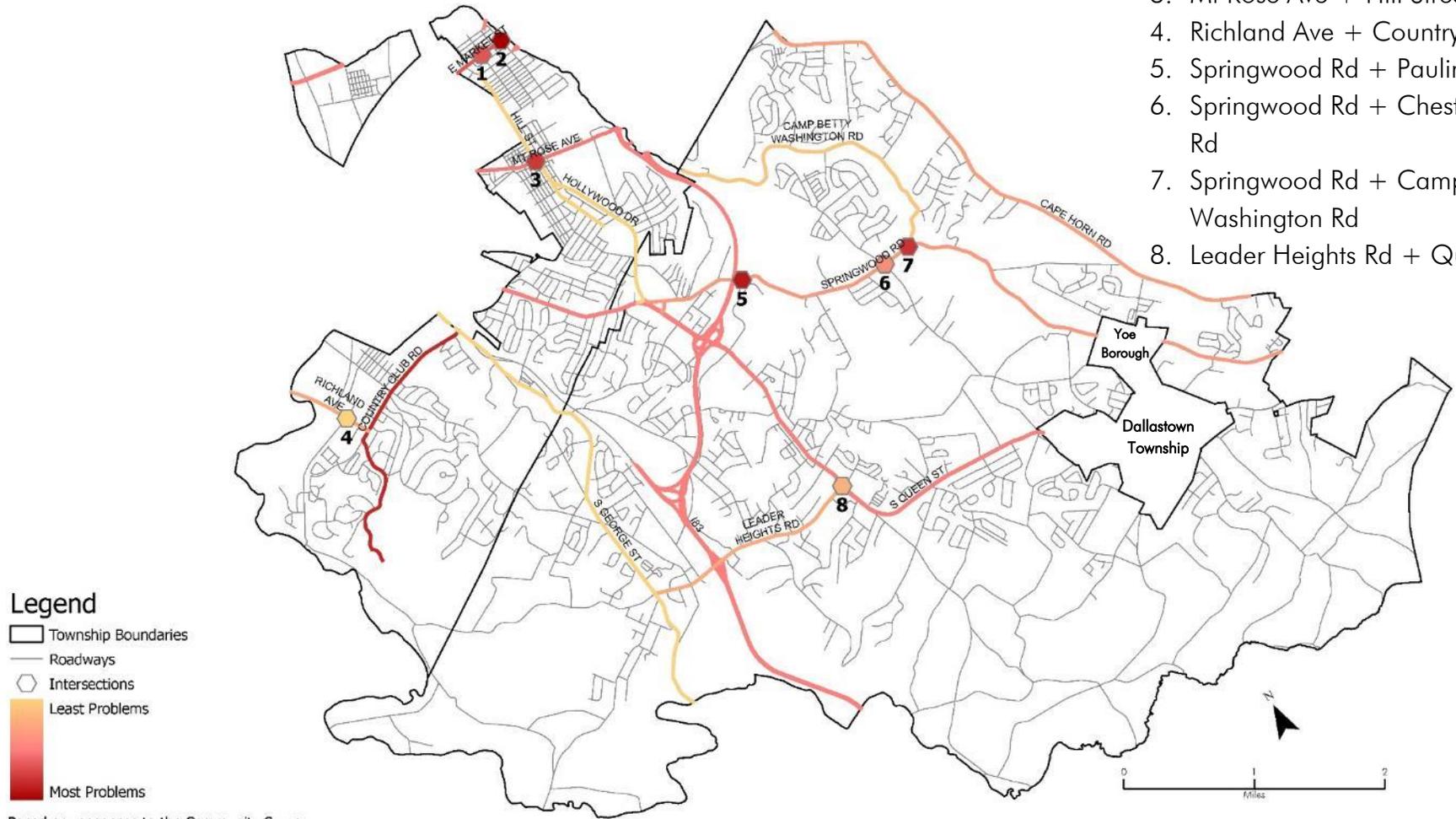
Takeaways:

- Again, open space preservation received the lion's share of votes, with 93% advocating for it.

Appendix B | Survey Results

Figure 24. Community Survey Results: Problematic Roadways

1. Market St + Hill St
2. Market St + Belmont St
3. Mt Rose Ave + Hill Street
4. Richland Ave + Country Club Rd
5. Springwood Rd + Pauline Dr
6. Springwood Rd + Chestnut Hill Rd
7. Springwood Rd + Camp Betty Washington Rd
8. Leader Heights Rd + Queen St

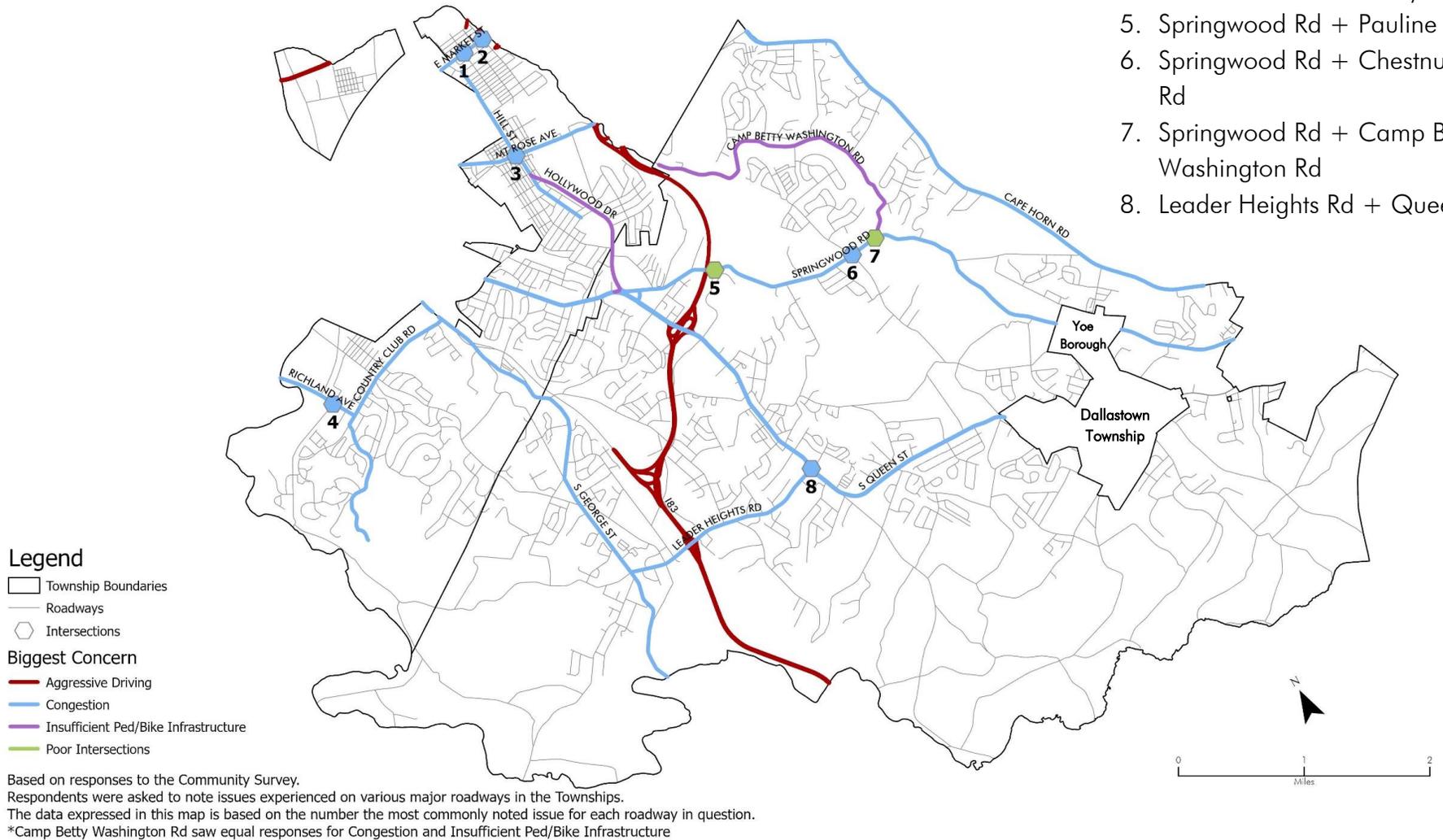


Based on responses to the Community Survey. Respondents were asked to rank issues experienced on various major roadways in the Townships. The data expressed in this map is based on the number of respondents marking "No Problems".

Appendix B | Survey Results

Figure 25. Community Survey Results: Roadway Concerns

1. Market St + Hill St
2. Market St + Belmont St
3. Mt Rose Ave + Hill Street
4. Richland Ave + Country Club Rd
5. Springwood Rd + Pauline Dr
6. Springwood Rd + Chestnut Hill Rd
7. Springwood Rd + Camp Betty Washington Rd
8. Leader Heights Rd + Queen St



Part B2: Business Owner Survey Analysis

With such a small sample size (30 total), it must be cautioned that the data in the York-Spring Garden Business Owner Survey cannot be extrapolated into truly scientific conclusions generalizing opinions reflective of the entire community. That said, the thoughts expressed in the survey can be used as one of many sources to craft a basis upon which thoughtful recommendations can be based.

First, the survey attempted to gauge who took the survey. Respondents included a wide range of industries, including construction, property rentals, personal training, education, retail, training/consulting, natural resources/agriculture, government, food service, office/professional services, healthcare and warehousing. Interestingly, the occupation most widely represented in the respondents (almost a third) was those who work from home.

Responses to how long they've been in operation showed participants as fairly evenly spread from 0-5 years (9), 6-19 years (7) and 20 or more years (8), with 6 not providing this data. This provides a good mix of long-time operators as well as newcomers. The survey asked four questions, with some offering multiple-choice answers and others open-ended, as summarized below.

Question 1. What influenced your original decision to own and operate a business in the Municipality?

Just under half of all respondents indicated a prime reason they operate the business here was simple: They were born or raised locally. This includes home-based business owners, who would conceivably work from home wherever they lived.

Location played a role for several of the respondents, with access to I-83, SR-74, and other major corridors being a major factor, while the availability of space for the business was also important. (Interestingly, proximity to friends and relatives was rated just as highly, and in fact, higher than proximity to their customers, which was in fact not a major reason for the business being located in the area.

From a municipal services and regulation standpoint, about 10 percent of respondents indicated safety and police protection was important to where they chose to open, and to a much lesser extent, the tax rates, business atmosphere and the business approval/application process.

Factors that did not play any role in their decision were availability of parking, walkability, workforce and ordinance regulations.

Appendix B | Survey Results

Takeaways:

- As is often the case throughout Pennsylvania, many of the business people in a community are home-grown. From an economic development standpoint, the communities should support small, locally-grown entrepreneurs.
- The communities must plan for warehousing and distribution centers given the proximity to major corridors serving large population centers in the region.
- The number of home-based businesses represented in this survey suggests there may be many more, or at least an opportunity to grow that industry. The area's environment, closeness to major population centers and ease of travel can attract individuals who can "work from anywhere," which can serve as an economic development driver without also spurring additional development, which is seen in the public surveys as a major contributor to exacerbating existing traffic congestion.

Question 2. What do you like most about the Municipality where you own/operate a business?

Respondents were asked this open-ended question, and offered a range of responses. They generally fell into two groups: thoughts on the municipal community/physical place, and the municipal government.

For those reflecting on place, importance was placed on the area's natural beauty and resources, with various references to parks, farmland, open land, "country-like atmosphere" and "rolling hills."

Responses also include more business-related location advantages, such as proximity to shipping services, employees, customers and I-83.

The municipal government-related answers praised government performance in terms of being knowledgeable and easy to work with; having an efficient permitting process; and being "pro-business" and "well-run."

Takeaways:

- There is a desire among respondents to retain the area's remaining open space, farmland and environmentally-sensitive areas.
- Efforts to ensure ease of access to the area's major corridors is seen as critical to the future local economy, and this is tied directly to the comments indicating congestion is a major negative contributor not only to economics, but also to personal transportation and livability as well.

Appendix B | Survey Results

- While the responses indicated a general satisfaction with local government, comments to the next question show there is little patience with any additional regulations, and the business owners feel some areas of the permitting process, as well as taxes, have room for improvement.

Question 3. What are the drawbacks of the Municipality where you own/operate a business?

The most common responses to this question related to growth.

First: Traffic congestion. Busy, overcrowded roads and intersections that are beyond their design capacity was a common response. Another major concern was insufficient sidewalks and walking paths as well as lacking in other multimodal opportunities such as bicycle paths, lanes and road shoulders.

In some comments, this transportation concern was directly linked to what is perceived as a lack of overall planning, as well as an apprehension of development eating up open space, distilled in this specific response: “The growth and expansion without thinking of the traffic congestion, or insight on property development without consideration of environmental impact and awareness.”

Similar comments related to permitting too much density in housing, including multi-family housing, townhomes and condominiums, especially those that are placed on greenfields. (Conversely, there was one simple, specific comment: “Underdeveloped.”) There was also a desire for small businesses and parks to be more accessible from or located in neighborhoods.

One commenter expressed concern, related to expanded multifamily housing and development of discount stores such as Dollar General, that the community “feels less like a family town and more like a low income catchall,” and concern about anecdotal observations of “many affluent families leaving for areas that are more inline with their values”.

The last major bucket of responses has to do with schools and taxes. Respondents claim public schools are crowded, school taxes are high and they desired an alternative option.

Takeaways:

- Transportation issues are front and center when it comes to the public’s perception of challenges the area faces. Improvements to both capacity and traffic management must be pursued to help the economy grow.

Appendix B | Survey Results

- The community values the natural environment and open space, and future land use planning must focus growth, especially higher-intensity uses such as multi-family housing and industry, to areas adjacent to brownfields, existing development and transportation corridors, and be limited to areas served by public utility infrastructure.
- Growth, as opposed to development, should be the barometer for success. Developing vacant land for uses that would replace or re-locate businesses, leaving empty buildings in more core areas, is not a practice the business community would seem to support.

Question 4. In the future, what would you like to see in your Municipality? (i.e. more development, improved public services, new street signs, etc.)

This question spurred multiple comments, from several respondents. In general, the preferred vision expressed by respondents includes: less development, or at least more focused development, to preserve open space; reduction in congestion and more effective traffic management in general; better multimodal opportunities; and more connectivity between neighborhoods, parks and recreation and retail establishments.

Three comments expressed a desire for less or no new development in general; one preferred less residential development specifically; another advocated for any development to be located near highways and major roadways; and yet another lobbied for, simply, “more responsible” development. Only one respondent indicated there should be more development.

Opposition to new low-income or high-density housing, nor discount retailers, surfaced again in this question.

From a regulatory standpoint, the general feeling was reduction in rules, quicker approvals, elimination of home business permits and the Local Services Tax. There was also one specific comment seeking improved municipal drinking water standards and regulations on waste from chemical processes, both of which may be the purview of the Commonwealth.

Takeaways:

- Again, relief to congested roads is a priority. Whether by adding lanes, smarter traffic management, or addition of multimodal amenities such as walking/biking trails and lanes, connectivity is a critical factor to making the communities as livable as possible moving forward.
- Again, limiting development is an expressed desire. While the community must take reasonable amounts of varied growth, land use regulations should focus on bunching denser uses, and growth in general, to areas adjacent to existing developed neighborhoods and corridors.

APPENDIX C: PROPOSED MULTI-MUNICIPAL ACTION TABLE

Action #.#	DESCRIPTION OF REGIONAL ACTION	POTENTIAL PARTNERS	RELATIVE COST (\$-\$\$\$\$)	ESTIMATED TIMEFRAME	POTENTIAL FUNDING SOURCES
1 Regional Planning, Local Implementation					
Support multi-municipal, county, and local government planning and implementation that has broad public input and support and is consistent with the Key Concepts.					
Action 1.1	Draft and jointly execute an intergovernmental cooperation agreement (ICA) for the implementation of this Comprehensive Plan.	Both Township Boards of Commissioners and Solicitors	\$	< 1 year from now, then ongoing	Township General Funds
Action 1.2	Meet in person jointly (as elected and/or appointed bodies) at least twice a year to discuss shared planning priorities; consider establishing a regional planning committee to coordinate work between the two Townships, with the York County Planning Commission, and with DCED.	Both Township Boards of Commissioners and/or Planning Commissions, Township Managers, Zoning Officers, York County Planning Commission, and DCED	\$	< 1 year from now, then ongoing	Township General Funds
Action 1.3	Identify at least one grant opportunity a year to team on (in any topic area) and submit relevant grant applications.	Both Township Managers and Boards of Commissioners	\$\$\$	< 1 year from now, then ongoing	DCED; DCNR; DEP; PennDOT; PA Fish and Boat Commission; etc.

Appendix C | Proposed Multi-Municipal Action Table

Action #.#	DESCRIPTION OF REGIONAL ACTION	POTENTIAL PARTNERS	RELATIVE COST (\$-\$\$\$\$)	ESTIMATED TIMEFRAME	POTENTIAL FUNDING SOURCES
Action 1.4	Explore shared priorities that go beyond land use planning, such as ways to save taxpayer dollars through shared and/or cooperative purchasing, maintenance equipment, code enforcement, public safety, paving contracts, etc.	Both Township Boards of Commissioners, Public Works Staff, and Public Safety Staff	\$\$\$	< 1 year from now, then ongoing	Township General Funds, other identified sources of funding
2 Efficient Transportation and Connectivity					
Provide transportation choice and intermodal connections for driving, public transit, bicycling, and walking.					
Action 2.1	Identify arterial roadways and intersections that affect traffic safety and congestion in both Townships, and meet jointly to rank/prioritize them for improvements.	Both Township Managers, York County Center for Traffic Safety, and York County Planning Commission	\$	< 1 year from now, then ongoing	Township General Funds
Action 2.2	Meet with PennDOT to discuss and strategize on opportunities to improve configurations and safety of the identified priority arterials and intersections/interchanges.	Both Township Managers, York County Center for Traffic Safety, York County Planning Commission, and PennDOT	\$	1-2 years from now	Township General Funds

Appendix C | Proposed Multi-Municipal Action Table

Action #.#	DESCRIPTION OF REGIONAL ACTION	POTENTIAL PARTNERS	RELATIVE COST (\$-\$\$\$\$)	ESTIMATED TIMEFRAME	POTENTIAL FUNDING SOURCES
Action 2.3	Evaluate the appetite for implementing a joint transportation impact fee across both Townships to pay for transportation infrastructure needs based on new development and redevelopment.	Both Township Boards of Commissioners, Township Managers, and Zoning Officers	\$	1-2 years from now	Township General Funds
Action 2.4	Meet jointly to identify priority streets near the Townships' common boundary for sidewalk construction and/or connectivity; consider a dual-Township streetscape enhancement planning effort.	Both Township Managers and Engineers, York County Center for Traffic Safety, and York County Planning Commission	\$\$\$\$	2-5 years from now	DCED Multimodal Transportation Fund; America Walks Community Change Grants
Action 2.5	Work with York County to develop and expand community connections from the Heritage Rail Trail Park to points of interest in the Townships.	Both Township Managers, York County Center for Traffic Safety, and York County Planning Commission	\$\$\$\$	5-10 years from now	DCNR Community Conservation Partnerships Program Grants; DCED Greenways, Trails, and Recreation Program Grants; DCED Multimodal Transportation Fund

Appendix C | Proposed Multi-Municipal Action Table

3 Development and Redevelopment in Existing Areas					
Reuse and redevelop “brownfields” and previously developed sites for economic activity that creates jobs, housing, mixed use development, and recreational assets.					
Action 3.1	Meet jointly during the development of the individual Township zoning ordinances to share proposed zoning regulations (districts, uses, dimensional requirements, parking requirements, etc.) with one another, with the goal of compatibility along and near the Townships’ shared boundary.	Both Township Managers, Zoning Officers, and Planning Commissions	\$\$	< 1 year from now	Township General Funds
Action 3.2	Evaluate the appetite for implementing a joint subdivision and land development ordinance (SALDO) across both Townships or streamlining the two SALDOs, which would update the 1993 Spring Garden Township SALDO and the 2012 York Township SALDO.	Both Township Managers, Zoning Officers, and Planning Commissions	\$\$\$	2-5 years from now	Township General Funds, or other identified sources of funding
4 Enhanced Recreational and Cultural Amenities					
Maintain, improve, and expand recreational and heritage assets and infrastructure, including parks, greenways, and trails.					
Action 4.1	Negotiate an agreement on the availability of joint recreational and adult educational programming and/or use of recreational facilities for both Townships’ residents.	Both Township Boards of Commissioners, Solicitors, Managers, and Recreation Boards	\$	1-2 years from now	Township General Funds

Appendix C | Proposed Multi-Municipal Action Table

Action 4.2	Strategize jointly on a new recreational programming option that will serve an underserved group common to both Townships (e.g., senior citizens, disabled population, teenagers, etc.).	Both Township Boards of Commissioners and Recreation Boards	\$\$	1-2 years from now	National Recreation and Park Association Grants; PA Department of Aging Pennsylvania Senior Community Center Grant Program
Action 4.3	Meet together to assess the appetite to complete a joint parks, recreation, and open space plan after evaluating progress in implementing the 2015 York Township Comprehensive Parks, Recreation, and Open Space Plan and the 2016 Spring Garden Township Comprehensive Recreation, Parks and Open Space Plan, both of which are now approaching a decade old.	Both Township Managers, Zoning Officers, Planning Commissions, and Recreation Boards	\$\$\$	2-5 years from now	DCNR Community Conservation Partnerships Program Grants
Action 4.4	Work together to strategize on better physical connectivity of individual parks and recreational facilities across the two Townships.	Both Township Managers, Zoning Officers, Planning Commissions, and Recreation Boards	\$\$\$\$	< 1 year from now, then ongoing	DCNR Community Conservation Partnerships Program Grants; DCED Greenways, Trails, and Recreation Program Grants; DCED Multimodal Transportation Fund

Appendix C | Proposed Multi-Municipal Action Table

5 Respect for the Environment					
Conserve and restore environmentally sensitive lands and natural areas for ecological health, biodiversity, and wildlife habitat. Promote development that respects and enhances the Townships' natural lands and resources.					
Action 5.1	Evaluate the appetite for implementing a joint municipal transfer of development rights (TDR) program to allow the two Townships to be more intentional about the desired locations for both conservation and development.	Both Township Boards of Commissioners, Township Managers, and Zoning Officers	\$\$	1-2 years from now	Township General Funds
Action 5.2	Prioritize the conservation of creekside corridors/greenways that extend through both Townships, such as along Mill Creek and Codorus Creek, through development incentives, zoning regulations, or select land purchases.	Both Township Managers and Zoning Officers, York County Planning Commission, and York County Conservation District	\$\$\$	2-5 years from now	DCNR Community Conservation Partnerships Program Grants; PA Fish & Boat Commission York & Lancaster County Habitat Improvement Grant; DCED Watershed Restoration and Protection Program

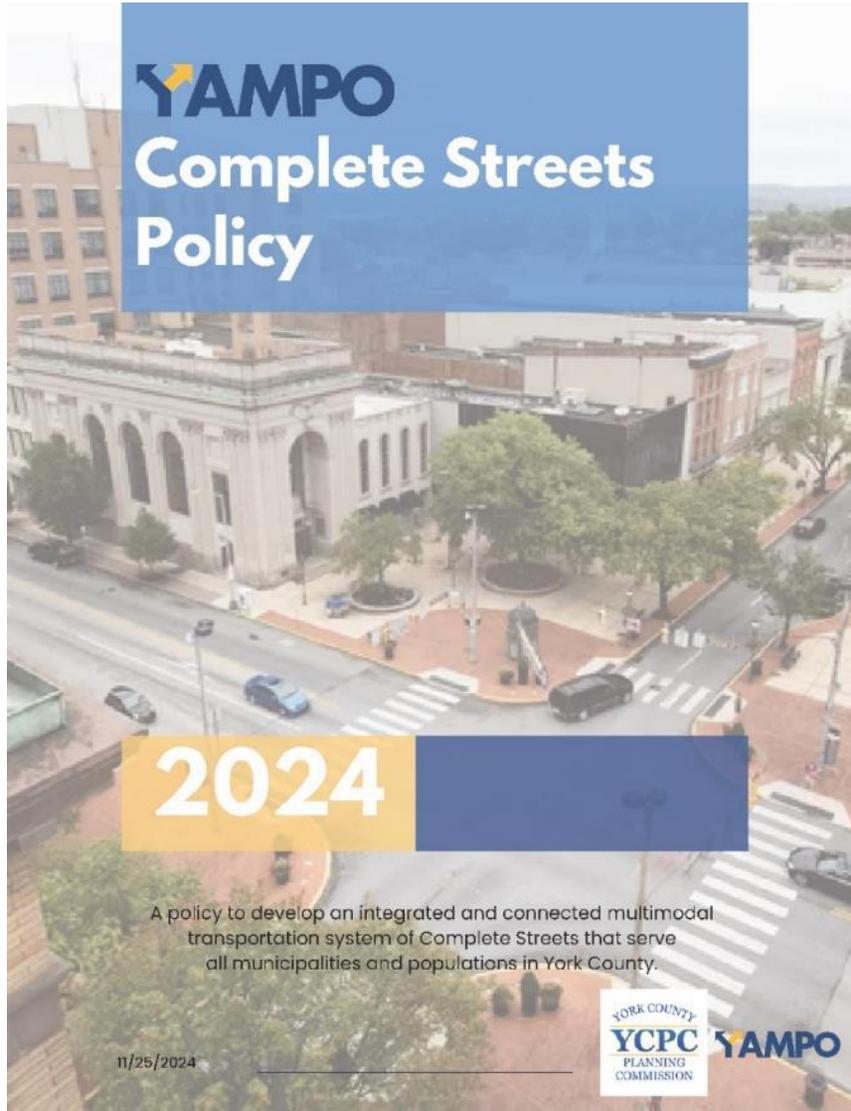
Appendix C | Proposed Multi-Municipal Action Table

6 Expansion of Housing Opportunities					
Support the construction and rehabilitation of housing of all types to meet the needs of people of all incomes and abilities. Coordinate the provision of housing with the location of jobs, public transit, services, schools, and other existing infrastructure.					
Action 6.1	Work together on establishing a cross-township mixed-use density hub in the Queensgate area, with the goal of adding more workforce housing to allow those who work at the Townships' major employers to live and shop there.	Both Township Managers, Zoning Officers, Planning Commissions, York County Planning Commission, and York County Economic Alliance	\$\$\$\$	2-5 years from now	York County CDBG; DCED Pennsylvania Mixed-Use Housing Development Pilot Program
7 Sharing of Land Uses					
Support sharing of the benefits and burdens of development over a larger physical area to better ensure that land uses that may be inconsistent with the development character and infrastructure can be accommodated.					
Action 7.1	Draft and jointly execute an intergovernmental cooperation agreement (ICA) to allow for the sharing of permitted land uses in the Townships' upcoming zoning ordinances.	Both Township Boards of Commissioners and Solicitors	\$	< 1 year from now	Township General Funds
Action 7.2	Develop and adopt separate zoning ordinances that share land use permissions and definitions, and perhaps select overlays (e.g., mixed-use overlay, stream protection overlay, etc.).	Both Township Boards of Commissioners, Planning Commissions, Township Managers, and Zoning Officers	\$\$\$	1-2 years from now	Township General Funds, or other identified sources of funding

Appendix C | Proposed Multi-Municipal Action Table

8 Strengthening Economic Opportunity and Quality of Life					
Retain and continue to attract a diverse, educated workforce through quality of economic opportunity and quality of life. Support economic development that increases or replenishes knowledge-based employment or builds on existing industry clusters.					
Action 8.1	Work jointly on zoning regulations along the two Townships’ major arterial streets and Interstate 83 to promote corridors that encourage the location of regional employment, mixed-use housing, and quality-of-life amenities that enhance the tax base and economies of both Townships.	Both Township Managers, Zoning Officers, Planning Commissions, and York County Planning Commission	\$\$\$	1-2 years from now	Township General Funds; DCED Engage! Grants

APPENDIX D: YORK COUNTY COMPLETE STREETS POLICY



Appendix D | York County Complete Streets Policy

The title of this document is the YAMPO Complete Streets Policy. The York Area Metropolitan Planning Organization (YAMPO) Coordinating Committee adopted this plan on December 5, 2024.

This policy was partly funded through grants from the US Department of Transportation's Federal Highway Administration and Federal Transit Administration, the Pennsylvania Department of Transportation, and the Commissioners of York County, Pennsylvania. The views and opinions expressed herein do not necessarily represent those of the funding agencies.

The York County Planning Commission (YCPC) and the York Area Metropolitan Planning Organization (YAMPO) fully comply with Title VI of the Civil Rights Act of 1964, the Rehabilitation Act of 1973, the Civil Rights Restoration Act of 1987, the Americans with Disabilities Act of 1990 (ADA), Executive Order 12898 on Environmental Justice, and all related nondiscrimination statutes and regulations in all programs and activities that prohibit discrimination on the basis of race, color, national origin, sex, age, and disability. YAMPO's website (www.yampo.org) may be translated into multiple languages to ensure there are no language barriers. Publications and other public documents can also be made available in alternative languages and formats.

To request a translated document, complete the form at <https://pa-yorkcountyparticipating.civicplus.com/FormCenter/YCPC-Forms-6/Document-Translation-Request-48>, call (717) 771-9870, or email planner@ycpc.org.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), YCPC/YAMPO will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

Employment: YCPC/YAMPO does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the ADA.

Effective Communication: YCPC/YAMPO will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in YCPC/YAMPO's programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments.

Modifications to Policies and Procedures: YCPC/YAMPO's will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. For example, individuals with service animals are welcomed in YCPC/YAMPO's offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, or activity of YCPC/YAMPO's, should contact the YCPC Assistant Director at (717) 771-9870 or planner@ycpc.org as soon as possible but no later than 48 hours before the scheduled event.

The ADA does not require the YCPC/YAMPO to take any action that would fundamentally alter the nature of its programs or services or impose an undue financial or administrative burden within the grounds of falling under compliance with nondiscrimination rights and statutes. Individuals who believe they have been aggrieved by an unlawful discriminatory practice by YCPC/YAMPO under Title VI or the ADA have a right to file a formal complaint. Any such complaint must be in writing and filed with YCPC's Assistant Director and/or the appropriate state or federal agency. For more information on YCPC/YAMPO's Title VI program, ADA program, or to obtain a Complaint Form, please visit <https://pa-yorkcountyparticipating.civicplus.com/172/Title-VI>, call (717) 771-9870, or email planner@ycpc.org. YCPC/YAMPO will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as retrieving items from locations that are open to the public, but are not accessible to persons who use wheelchairs.

York County Complete Streets Policy

This document serves as the official Complete Streets Policy for York County, aiming to develop and connect an integrated multimodal transportation system that serves all neighborhoods and populations. It is based on the York County Bicycle and Pedestrian Plan as well as the AARP and Smart Growth Complete Streets Guidelines.



TABLE OF CONTENTS

01 WHAT ARE COMPLETE STREETS

Inclusive, safe, sustainable street design for all users.

02 VISION & PRINCIPLES

Safe, connected streets supporting multimodal transportation and sustainability.

03 APPLICATION OF THE POLICY

Establishing a connected, multimodal transportation network with consistent implementation across municipalities.

04 EQUITY AND ACCESSIBILITY

Prioritizing underserved communities and ensuring ADA-compliant, inclusive transportation infrastructure.

05 DESIGN AND MULTIMODAL CONSIDERATIONS

Emphasizing safe, context-sensitive streets with traffic calming measures and multimodal accessibility.

07 EXCEPTIONS

08 IMPLEMENTATION AND MONITORING

Structured framework, prioritization, reporting, and public engagement to ensure effective policy application and continuous improvement.

09 PERFORMANCE METRICS

COMPLETE STREETS POLICY
November 2024

WHAT ARE COMPLETE STREETS?

Space for PEOPLE

Clear ramps, crosswalks, and safe crossings to make it easy for people with disabilities to cross streets.

Space for BIKES

Designate connected paths and low speeds for bikes that support faster riding, bikes, e-bikes, and e-scooters.

Space for CARS

Traffic calming measures and redesigns to encourage slower speeds and driver awareness of vulnerable road users.

Space for MASS TRANSIT

Bus pullouts, shelters, transit-only lanes, and signal priority to create transit-friendly networks.

Space for SHARED MOBILITY

Designate curbside space for shared use and secure parking that supports users from taxis and bikes to scooters and e-scooters.

Space for REFUGE

Street furniture, trees, lighting, and other green spaces that provide gathering and social interaction.

Why Complete Streets?

This Complete Streets policy is developed based on the Complete Streets Guidelines, which emphasize designing and maintaining streets that cater to all users, including pedestrians, cyclists, motorists, trucks, local deliveries and transit users. The document's main goal is to establish a framework that municipalities within York County can follow to ensure their streets are inclusive, safe, and accessible to everyone, regardless of age, ability, or transportation mode.

The primary objective of this document is to provide guidance for municipalities to implement street designs that reduce traffic-related injuries, promote equitable transportation access, and support environmental sustainability. By creating safer streets and improving multimodal connectivity, this policy helps municipalities meet the transportation needs of all residents, including underserved and vulnerable populations.

This policy aligns with federal and state regulations and the York County Comprehensive Plan, which outlines strategies to promote sustainable growth, reduce transportation-related emissions, and enhance public health by encouraging active transportation modes. The policy also aims to adhere to ADA compliance standards and NACTO Urban Street Design Guidelines, ensuring that every street project contributes to the broader goals of equity, safety, inclusive and integration.

YAMPO Complete Streets Policy 01

Vision

York County is home to a complete and connected bike and pedestrian network. Our facilities are enjoyable for anyone, regardless of age, ability, or experience. Safety is our priority; other communities look to us for leadership in preventing bike and pedestrian crashes.

Principles

01 SAFETY

Streets are designed to minimize traffic-related injuries and fatalities, ensuring that all users can travel confidently and securely.

02 INTEGRATED

YAMPO will sensibly design projects to integrate with surrounding urban, suburban, or rural landscape.

03 CONNECTIONS

The transportation network accommodates a variety of modes—walking, cycling, public transit, and driving—facilitating seamless connections that enhance mobility for everyone.

04 SUSTAINABILITY

Transportation practices promote active transportation modes, reduce reliance on single-occupancy vehicles, and support environmental stewardship to improve public health and reduce emissions.



YAMPO Complete Streets Policy 02

Appendix D | York County Complete Streets Policy



Application of the policy

The YAMPO Complete Streets Policy applies to all transportation-related projects funded by YAMPO, including new road construction, road rehabilitation, maintenance, and significant modifications to existing streets. This policy ensures that transportation systems are developed to accommodate all users—pedestrians, cyclists, motorists, and public transit riders—while promoting a connected and comprehensive transportation network. The scope of this policy is limited to projects that receive funding through YAMPO, ensuring alignment with regional planning goals and resources.

PUBLIC AND PRIVATE PROJECTS

All public infrastructure projects, as well as private developments, will be reviewed with Complete Streets principles in mind.

Multimodal Transportation

The policy encourages the integration of various transportation modes—walking, cycling, public transit, and vehicular traffic—to ensure streets are accessible for all users.

CONNECTED NETWORK

A critical goal of the policy is to establish a continuous, interconnected transportation network that links communities and supports safe, convenient travel for all users, regardless of their mode of transportation.

CONSISTENCY ACROSS MUNICIPALITIES

To create a cohesive network, the policy should be consistently recommended across the county, encouraging the adoption of Complete Streets principles, while recognizing that implementation is up to individual municipalities.



EQUITY AND ACCESSIBILITY

The YAMPO Complete Streets Policy emphasizes equity and accessibility, ensuring that all residents, regardless of income, age, ability, or location, have access to safe and reliable transportation options. This policy aims to address historical transportation inequities and create streets that serve the needs of all community members, particularly those in underserved areas.

Key points of equity and accessibility include:



☑ Prioritizing Underserved Communities

Complete Streets projects in communities that have been historically underserved, including low-income areas, neighborhoods with limited access to transportation options, and areas with higher concentrations of older adults or people with disabilities, will receive prioritization. This ensures that all residents benefit from improved transportation infrastructure.

☑ ADA Compliance

The Americans with Disabilities Act (ADA) is federal legislation which mandates streets are fully accessible to individuals with disabilities, including the installation of curb ramps, accessible crosswalks, and transit stops.

☑ Equitable Distribution of Resources

The allocation of funds and resources for transportation projects will be done with an equity lens.



Appendix D | York County Complete Streets Policy



Design and Multimodal Considerations

The YAMPO Complete Streets Policy emphasizes the need for streets to be designed with all users in mind, ensuring that streets serve pedestrians, cyclists, public transit users, and motorists safely and efficiently. This section outlines design principles and encourages municipalities to adopt multimodal transportation features in their planning and construction of streets. Key design and multimodal considerations include:



01 Multimodal Design

Streets should be designed to accommodate various modes of transportation, including walking, cycling, public transit, and driving. Designs must ensure that all users have safe, convenient access, whether they are pedestrians, cyclists, transit riders, or motorists.

02 Traffic Calming Measures

The policy encourages traffic calming measures like curb extensions, raised crosswalks, and narrowed lanes in areas with pedestrian safety concerns, such as residential neighborhoods, school zones, and high crash areas. These measures should be applied on local and collector roadways, based on safety data and crash history, to reduce vehicle speeds and improve safety for pedestrians and cyclists.

03 Transit-Friendly Design

Streets should be designed to facilitate the safe and efficient movement of public transit vehicles, with articulated lanes, clearly marked stops, and accessible boarding areas.

04 Protected Bike Lanes

Where appropriate, the policy recommends the use of protected bike lanes to provide safe spaces for cyclists, separated from vehicular traffic. However, protected bike lanes may not be suitable for all road classifications, particularly on rural or low-traffic streets where space constraints or low demand do not justify separation. The appropriateness of protected lanes should be assessed based on traffic volume, roadway classification, and safety data.

05 Context-Sensitive Design

Street designs should consider the specific needs of different areas (urban, suburban, and rural), ensuring that each street is designed in a way that aligns with its surroundings. Design flexibility should be applied to meet local needs while maintaining Complete Streets principles.



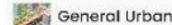
Context-Sensitive Design



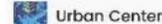
A rural area features open and wooded lands; scattered villages, forms, limited development, and context-sensitive transportation supporting residential and agricultural needs.



Suburban areas are medium-density residential communities with local commerce, diverse housing, and interconnected roads, sidewalks, and parks.



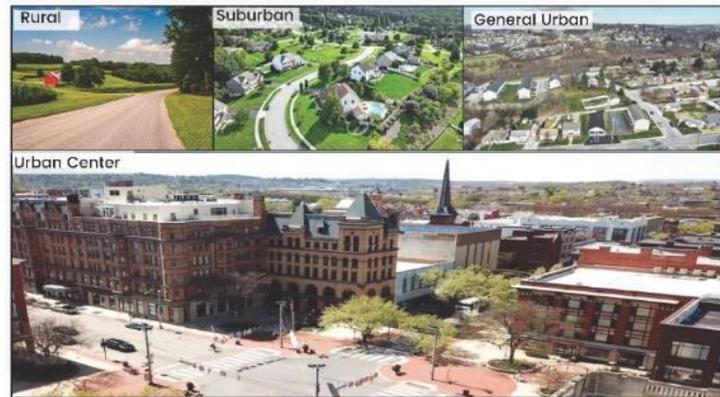
Urban areas are high-density communities with mixed-use development, diverse housing, transit access, and abundant amenities.



Urban Centers are traditional, walkable hubs with mixed-use development, historic character, and medium to high-density growth.



	RURAL	SUBURBAN	GENERAL URBAN	URBAN CENTER
THOROUGHFARE TYPE				
Rural Highway	■			
Rural Road	■			
Residential Street - Suburban		■		
Residential Avenue - Suburban		■		
Commercial Ave. - Suburban		■		
Neighborhood Greenway			■	
Residential Yield Street - Urban			■	
Residential Street - Urban			■	
Residential Ave. - Urban			■	
Commercial Ave. - Urban			■	
Boulevard			■	
Community Street			■	
Destination Street			■	
Shared Use Path			■	
Commercial Alley			■	
Pedestrian Passage			■	



Appendix D | York County Complete Streets Policy



Exceptions

While the YAMPO Streets Policy aims to apply Complete Streets principles to all transportation projects, there are situations where certain elements may not be feasible or appropriate. In these cases, exceptions may be granted under specific circumstances. Exceptions must be carefully considered, documented, and approved by YAMPO in coordination with the relevant municipalities.

- Prohibited User Groups**
Certain transportation corridors may prohibit specific user groups (e.g. highways where pedestrian or bicycle access is restricted by law).
- Lack of Need**
An exception may be granted if a demonstrable absence of current or future need for multimodal infrastructure exists, and it is not recommended in any planning documents.
- Equivalent Projects in Proximity**
If a similar project that serves the same purpose is already planned or funded within a nearby area, an exception may be considered to avoid duplication of efforts.
- Disproportionate Costs**
If the cost of implementing Complete Streets features is excessively high compared to the expected benefits or probable use, an exception may be made, especially in cases where it may divert resources from higher-needed projects.



YAMPO Complete Streets Policy 07

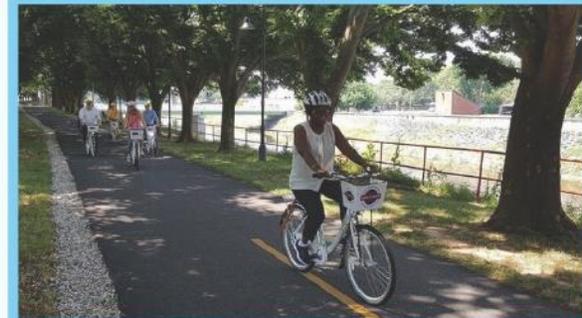


Implementation and Monitoring

The successful implementation of the York County Complete Streets Policy depends on consistent and structured application across all municipalities. This section outlines how YAMPO will ensure that the policy is implemented effectively and continuously improved over time.

Key components of implementation and monitoring include:

- Implementation Framework**
YAMPO will provide municipalities with a detailed framework for incorporating Complete Streets principles into all transportation projects. YAMPO will coordinate with municipal and PennDOT officials to ensure implementation.
- Project Prioritization**
YAMPO will help municipalities prioritize Complete Streets projects using criteria such as safety improvements, equity, environmental sustainability, and connectivity. Projects that serve historically underserved communities or promote active and multimodal transportation will receive higher priority.
- Annual Reporting**
YAMPO staff will prepare an annual report detailing the progress and achievements in the implementation of Complete Streets projects. This report will be developed in collaboration with the municipalities, ensuring their input and cooperation in providing the necessary data and information for the report.
- Public Engagement**
The success of this policy depends on continued public input. YAMPO through the Bike/Ped Committee will host regular public meetings, workshops, and surveys to gather feedback from residents and stakeholders. This input will help refine future projects and ensure that the policy continues to meet the needs of York County residents.
- Funding**
YAMPO will follow TASA and other prioritization that supports projects which align with the priorities of the York County Bicycle and Pedestrian Plan. This support includes encouraging municipalities to utilize federal and state resources. YAMPO staff will assist by facilitating the grant application process, organizing meetings, providing necessary data, and offering guidance to overcome any challenges municipalities may face in securing grants.



YAMPO Complete Streets Policy 08

Appendix D | York County Complete Streets Policy



Performance Metrics

YCPC will develop a set of performance metrics to measure the success of Complete Streets projects. Metrics will include:



Bicycle Infrastructure Expansion

- Objective: Promote cycling as a viable transportation option, ensuring safety and connectivity for cyclists.
- Metric: Measure the growth in mileage of dedicated bike lanes across the county.



Pedestrian Pathway Development

- Objective: Foster a pedestrian-friendly environment that encourages walking and active lifestyles.
- Metric: Track the increase in sidewalk mileage to enhance pedestrian access.



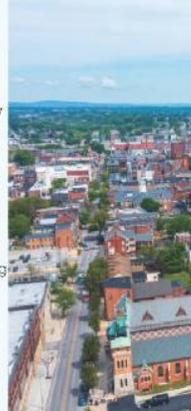
Enhanced Transit Facilities

- Objective: Improve public transit accessibility and comfort, thereby increasing ridership.
- Metric: Count the number of newly constructed or upgraded transit stops, including shelters and accessible pathways.



Policy Implementation

- Objective: Promote the widespread adoption of Complete Streets principles to ensure cohesive planning and development.
- Metric: Identify the number of municipalities in York County that have adopted a Complete Streets Policy, whether it is the county's version or a tailored local policy.



Complete Streets Policy

York County Planning Commission

28 E Market Street, 3rd Floor York, PA 17401

Phone: 717-771-9870 Fax: 717-771-9511

November 2024

APPENDIX E: TRANSPORTATION MAPS

Figure 26. Spring Garden Township Road Classifications (as of May 2025)



Appendix D | York County Complete Streets Policy

Figure 27. Spring Garden Township Future Curb and Sidewalks Plan (2004)

