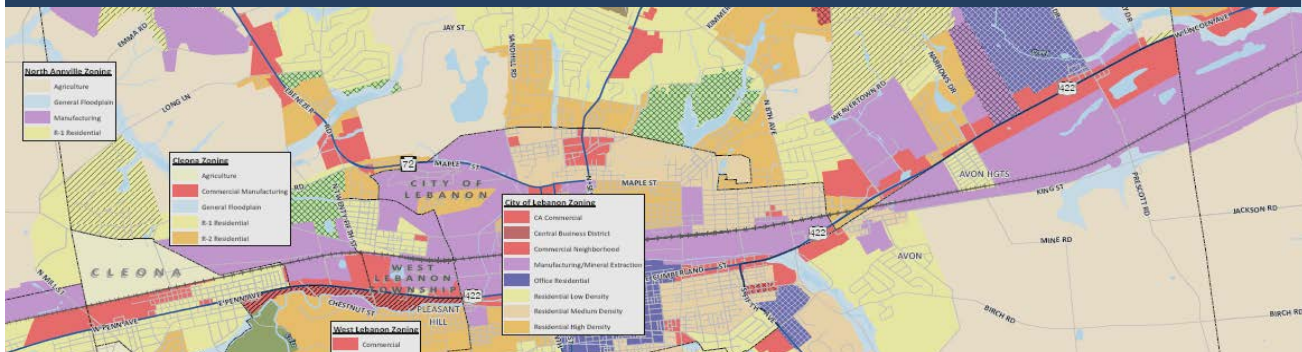


## 12 CONSISTENCY AND INTERRELATIONSHIPS



### CONSISTENCY IN LAND USE PLANNING

Section 301(a)(5) of the Municipalities Planning Code requires that municipal comprehensive plans strive to minimize land use conflicts along their borders and with their home county. Specifically,

“A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the county comprehensive plan” is required.

**Map 14, Land Use Consistency**, illustrates the municipal zoning of adjacent municipalities in Lebanon County only surrounding the Cornwall-Lebanon Region’s future land use pattern. Figures 12-1 through 12-3 show the zoning in adjacent municipalities in Lancaster County.

This Regional Comprehensive Plan recommends relatively few changes in land use policy (zoning) and only one site, namely the southside of Route 422 in South Lebanon Township, along the Region’s border is recommended for a land use policy change. Still, a review of land use policy (zoning) and land use planning, where such has been more recently completed or nearly completed, is provided below.

### CONSISTENCY WITH LEBANON COUNTY PLANNING

The Lebanon County Comprehensive Plan was adopted in 2007. Its land use policy was based largely on the municipal zoning that was in place at the time of the plan’s preparation.

Sites recommended for rezoning in the Regional Comprehensives Plan only reflect recommendations to change from one intensive use to another with only one exception on the edge of the village of Quentin. In other words, the footprint of lands to be developed for intensive uses remains unchanged. Furthermore, most recommended changes are changes within major use categories of commercial/industrial or residential. The village residential designation may integrate small-scale commercial uses as an option or requirement.

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Five sites represent more significant change.

- One site (Site P1) currently zoned high density residential is recommended for neighborhood commercial and three sites (Sites J, P2, and S) currently zoned residential that are recommended for neighborhood commercial to increase opportunities for close-to-home commercial services.
- One site (Site N) currently zoned agriculture and commercial is recommended for high density residential.

This is consistent with the county's land use policy and its foundation.

## CONSISTENCY WITH ADJACENT MUNICIPAL PLANNING

Land use policy and planning between the Region and adjacent municipalities is generally consistent. In a few locations, land use consistency is not ideal, however the policies have been in place for many years and have not resulted in real conflicts. Therefore, no specific resolution beyond the enforcement of existing setback and buffer requirements is recommended. If development or rezoning is proposed in these areas, municipal planning commissions should consider offering the adjacent municipality an opportunity for review.

The **City of Lebanon** borders North Cornwall, North Lebanon and South Lebanon Townships. Its zoning ordinance and map were adopted in 2002. All but two of the City's zoning districts are designated along its border. Two minor but long standing inconsistencies in land use planning between the City of Lebanon and the Cornwall-Lebanon Region are listed in Table 12-1. Otherwise, districts are generally consistent with the designations in this area, shown on the *Map 12, Future Land Use Map*.

**West Lebanon Township** lies between North Cornwall and North Lebanon Townships, as well as Cleona Borough and the City of Lebanon. Its zoning ordinance was prepared in 1976 and most recently amended in 2008. Its zoning map is dated 2007. Two minor but long standing inconsistencies in land use planning between West Lebanon and the Cornwall-Lebanon Region are listed in Table 12-1. Otherwise, districts are generally consistent with the designations in this area, shown on the *Map 12, Future Land Use Map*.

**South Londonderry Township** lies to the west of West Cornwall Township. Its zoning ordinance and map are dated 2003. South Londonderry Township has classified all lands along its West Cornwall border as R2: Medium Density Residential (7 parcels east of Timber Road) and C: Conservation (Conewago/Mt. Gretna Lake area) north of Mount Gretna Borough and C: Conservation and A: Agricultural south of the Borough. These districts are generally consistent with the forest designation in this area, shown on the *Map 12, Future Land Use Map*.

The **Annville-Cleona Area** Joint Comprehensive Plan (March 2012 draft) has been prepared by the municipalities of the Annville-Cleona School District: Annville Township, Cleona Borough, North Annville Township, and South Annville Township. The plan's implementation is assumed to update municipal zoning ordinances and maps in this planning region. The Annville-Cleona Area lies west of North Cornwall, North Lebanon, and West Cornwall Townships.

The Annville-Cleona Area plan aims to conserve the region's small town atmosphere, suburban environment and rural character. It recommends 17 future land use categories, 10 of which are designated growth areas. Minor inconsistencies in land use planning between the Annville-Cleona Area and the Cornwall-Lebanon Region are shown in Table 12-1. Otherwise, districts are generally consistent with the designations in this area, shown on the *Map 12, Future Land Use Map*.

# Consistency and Interrelationships

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**Table 12-1 Minor Inconsistencies in Local Land Use Policy and Planning**

Location	Adjacent Zoning/Land Use Planning	Cornwall-Lebanon Land Use Designation	Comments
Between Bricker Lane and Quittapahilla Creek	Agriculture in South Annville	Low Density Residential (northeast of Beck Creek) in North Cornwall	North Cornwall uses Beck Creek as the Low Density Residential boundary
Southside of Route 422	Residential in Cleona	Highway Commercial in North Cornwall	Long standing zoning conditions
Norfolk-Southern Railline	Agriculture in Cleona	Industrial/Manufacturing in North Lebanon	Long standing zoning conditions
Greater Lebanon Refuse Authority landfill	Agriculture in North Annville	Industrial/Manufacturing in North Lebanon	Lands in North Lebanon are owned by the Greater Lebanon Refuse Authority and used as the GLRA landfill
Rockwood	Residential in Swatara	General Commercial in North Lebanon	Long standing zoning conditions
North of Route 422	High Density Residential in Jackson	Agriculture in North Lebanon	Long standing zoning conditions
Northside of Route 422	Manufacturing in Jackson	Rural Residential in North Lebanon	Long standing zoning conditions
25 <sup>th</sup> Street	Residential in West Lebanon	Manufacturing in North Lebanon	Long standing zoning conditions
Route 422	Residential in West Lebanon	Highway Commercial in North Cornwall	Long standing zoning conditions
22 <sup>nd</sup> Street	Manufacturing/Mineral Extraction in City of Lebanon	High Density Residential in North Lebanon	Lands in City are used as the Coleman Park (not conflicting)
16 <sup>th</sup> Street	Manufacturing/Mineral Extraction in City of Lebanon	High Density Residential in North Cornwall (Pleasant Hill)	Long standing zoning conditions

Source: Gannett Fleming

**Swatara Township** lies north of North Lebanon Township. Its zoning ordinance was prepared in 1982 and most recently amended in 2012. Its zoning map is dated 2003. Swatara Township's zoning map shows a small commercial district in the Rockwood area adjacent to residential areas of North Lebanon. One minor but long standing inconsistency in land use planning between the Swatara Township and the Cornwall-Lebanon Region are shown in Table 12-1. Otherwise, districts are generally consistent with the designations in this area, shown on the *Map 12, Future Land Use Map*.

**Bethel Township** also lies north of North Lebanon Township. Its zoning ordinance was adopted in 1973 and most recently amended in 2010. Its zoning map is dated 2004. Bethel Township's zoning map shows agricultural and rural residential districts along its border with North Lebanon. There is a high level of future land use consistency in this area.

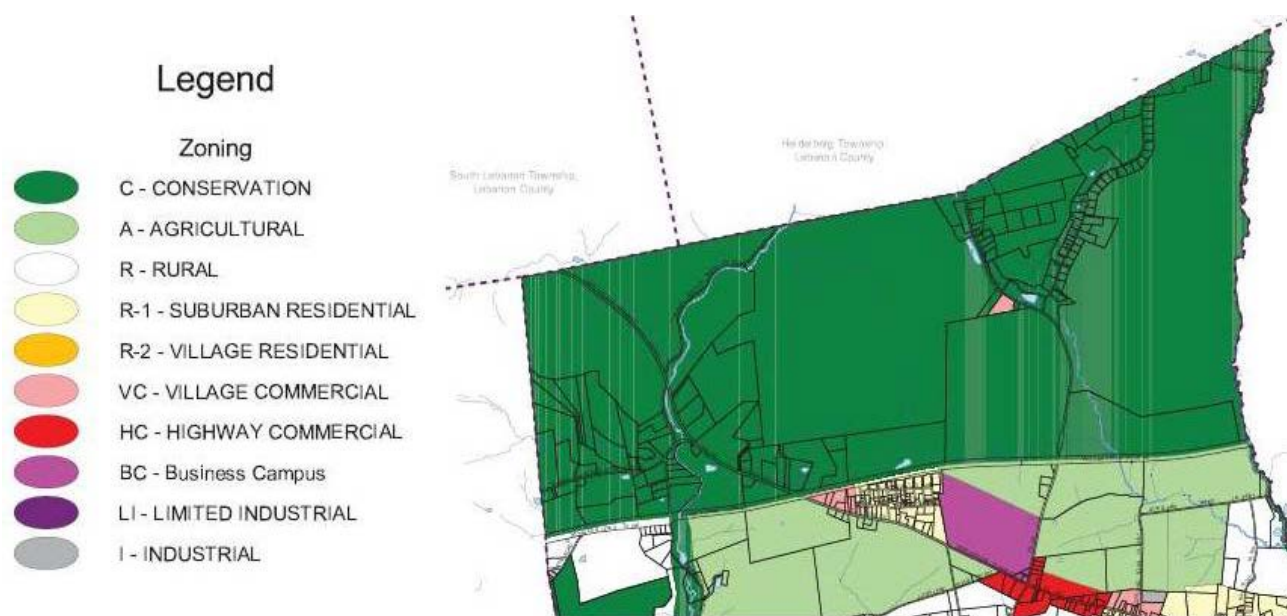
**Jackson Township** lies east of North Lebanon and South Lebanon Townships. Its zoning ordinance and map were adopted in 2008. Three minor but long standing inconsistencies in land use planning between the Jackson Township and the Cornwall-Lebanon Region are shown in Table 12-1. Otherwise, districts are generally consistent with the designations in this area, shown on the *Map 12, Future Land Use Map*.

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**Heidelberg Township** also lies east of South Lebanon Township. Its zoning ordinance and map were adopted in 2007. Heidelberg Township has designated all lands along its western border as A: Agricultural or AT: Agricultural Transitional, which is consistent with the agricultural land use designation in South Lebanon. The ordinance include airport hazard zoning provisions for the Buffalo Springs airfield and wellhead protection zones in Flintville.

**Elizabeth Township, Lancaster County**, lies south of South Lebanon Township in the area of State Game Lands 156 and Walnut Run. Its zoning ordinance was enacted in 2003. Elizabeth Township has classified all lands along its northern border as C: Conservation Zone, which also aims to protect the environmentally sensitive natural resources of the Furnace Hills from significant subdivision and development. Permitted uses include single family detached dwellings, home occupations, outdoor recreation (various), agricultural activities and farm occupations, communications antennas and municipal uses; some uses have specified criteria. These uses are generally consistent with the agriculture designation in this area, shown on the *Map 12, Future Land Use Map*.



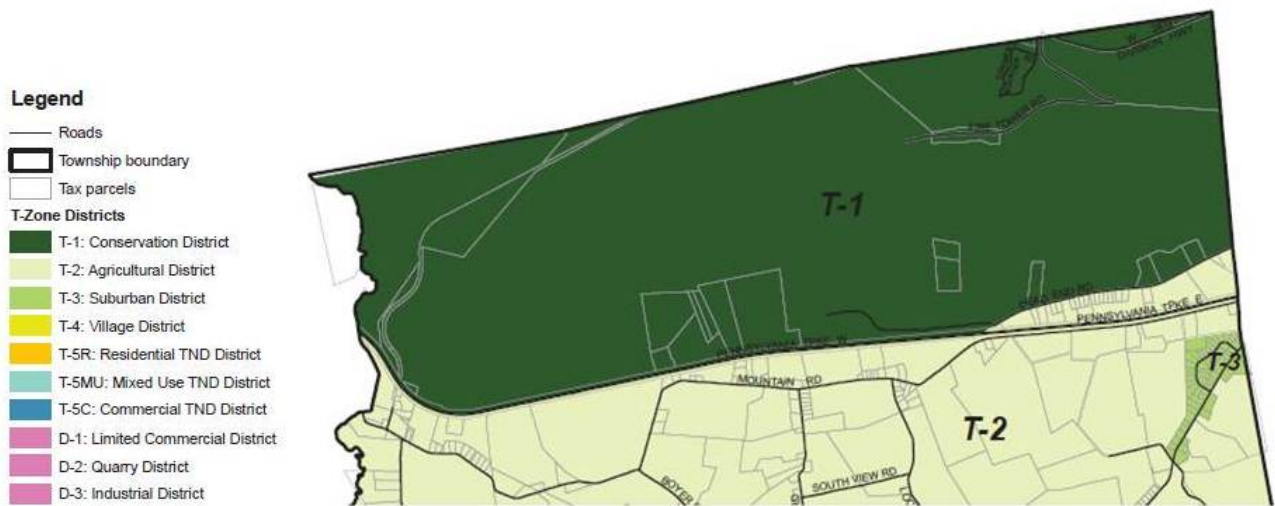
**Figure 12-1 Excerpt from Elizabeth Township Zoning Map**

**Penn Township, Lancaster County**, lies south of South Lebanon Township and Cornwall Borough, from roughly Walnut Run to Shearer's Creek almost to PA 72. Its zoning ordinance was enacted in 2011. Penn Township has classified all lands along its northern border as T-1: Conservation/Natural District, which also aims to protect the environmentally sensitive natural resources of the Furnace Hills from significant subdivision and development. This area is a sending area for the Township's Transfer of Development Rights program. Permitted uses include single family detached dwellings, home occupations, agriculture, forestry, temporary farm employee housing, outdoor recreation (various), communications antennas and municipal uses; additional standards may apply. These uses are generally consistent with the forest, and conservation recreation, and agriculture designations in this area, shown on the *Map 12, Future Land Use Map*.



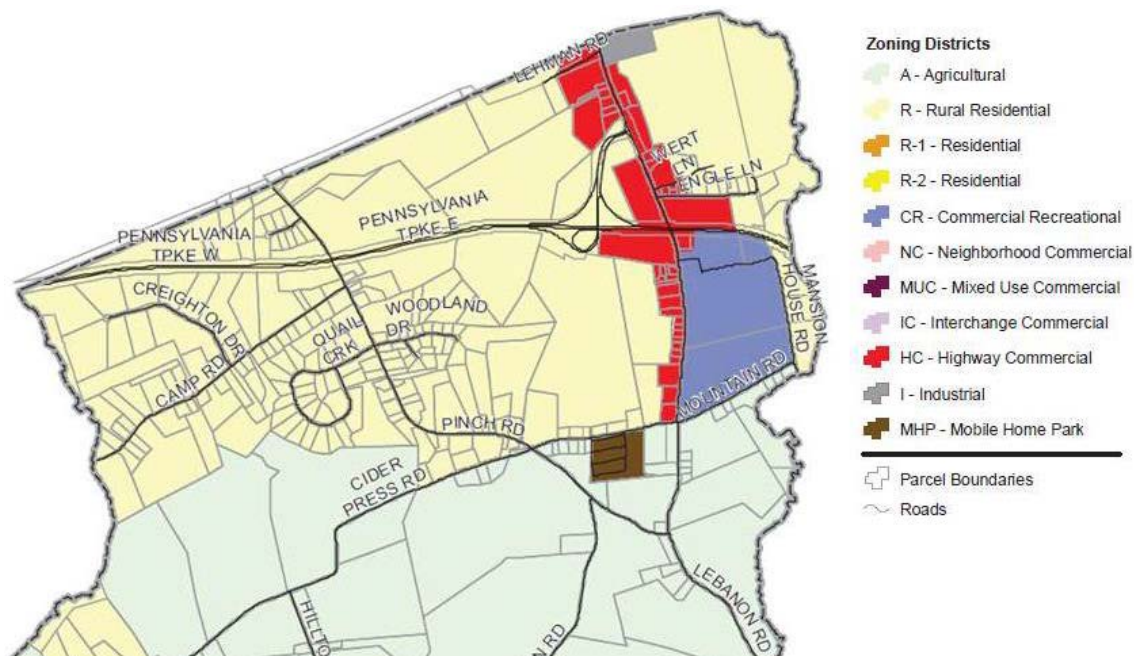
# Consistency and Interrelationships

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**Figure 12-2 Excerpt from Penn Township Zoning Map**

**Rapho Township, Lancaster County**, lies south of Cornwall Borough and West Cornwall, from roughly PA 72 to the Pennsylvania Turnpike, and includes the Lancaster/Lebanon Exit of the Pennsylvania Turnpike. Its zoning ordinance was enacted in 1993 and amendments have been codified through September 1, 2005. Rapho Township has classified lands along its northern border in three zones. One parcel along the east side of PA 72 is zoned Industrial; the site is occupied by Iron Valley Harley Davidson, a motorcycle sales and repair shop. Most other parcels along PA 72 north of the Turnpike are zoned HC Highway Commercial, and are occupied by various small-scale commercial interchange uses. All remaining parcels north of the Turnpike are zoned R-1 Rural Residential and permit agriculture, forestry, very low density residential dwellings, and other small-scale uses. These uses are generally consistent with the commercial and forest designations in this area, shown on the *Map 12, Future Land Use Map*.



**Figure 12-3 Excerpt from Rapho Township Zoning Map**

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## INTERRELATIONSHIPS

Section 301(a)(4.1) of the Pennsylvania Municipalities Planning Code requires a “statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality.” Interrelationships are acknowledged in the Theme and Action column of the summary recommendation tables presented in Chapter 13, Implementation.