

Chanceford Township - Felton Borough - Lower Chanceford Township

Muddy Creek Region Joint Comprehensive Plan 2009

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INTRODUCTION

The Muddy Creek Region Joint Comprehensive Plan has been prepared to provide direction and guidance for managing and directing future growth, development and preservation efforts in the communities of Chanceford Township, Felton Borough and Lower Chanceford Township. Through the implementation of this Comprehensive Plan, the municipalities comprising the Muddy Creek Region will be able to continue to function as a major agricultural production area of York County and will continue to maintain its rural character of rolling farmland and open spaces. This is the Muddy Creek Region's first regional planning effort.

Why a Comprehensive Plan?

A comprehensive plan is a document that states basic objectives and policies that guide future growth and development, and can assist municipal leaders in their decision-making. Comprehensive planning is undertaken by communities that wish to take deliberate steps toward a future that they envision and wish to see come to fruition. They are the result of months of work by community members who have a strong sense of belonging to their place and want to see growth and change take place in a way that is most advantageous for the community as a whole. This Comprehensive Plan sets the stage for growth and development in Chanceford Township, Felton Borough, and Lower Chanceford Township by:

1. Setting forth a vision for the tri-municipality region, followed by goals and objectives to reach that vision.
2. Compiling and mapping factors that describe the existing state of the region, including natural features, population, housing, community facilities, etc.
3. Analyzing the existing state of the region against the vision, goals, and objective to devise a future plan for the region.
4. Stating specific actions that should be undertaken to implement the Comprehensive Plan and reach the vision, goals, and objectives.

Use of this Comprehensive Plan

This plan is designed to guide future decisions of the governing bodies of Chanceford Township, Felton Borough, and Lower Chanceford Township. As such, this plan must be a document that is referred to whenever a Planning Commission or governing body is considering a decision that affects the use of land, the provision of public services, and the investment of municipal capital. It is the explicit intent of the plan to provide specific recommendations and guidance so that it can be a useful tool in every day decision making. In addition to periodic review, it is recommended that this Plan be updated at least every 10 years.

Comprehensive planning does not end with the adoption of a plan; it requires periodic evaluation to keep ahead of changing demographics, changes in the economy, and capacity of public infrastructure. The Plan must also be reviewed, and revised if

necessary, to reflect changes in community goals, and the Plan's objectives, strategies, and implementation program.

MPC Requirements

The Pennsylvania Municipalities Planning Code (MPC) is the state law that provides municipalities with the authority to perform community and land use planning. It also sets forth specific ways in which comprehensive plans must be completed, including items that must be included and those that may be included. One of the powers that the MPC confers that is of particular importance to this plan is the ability to undertake multi-municipal comprehensive planning. Arising from this power then is the ability to accommodate future land uses within the entire planning region and not have each individual municipality allow every single use within its boundaries. This plan fully complies with the MPC requirements for comprehensive plans.

Article III of the MPC requires that all comprehensive plans include the following basic elements:

- a statement of objectives regarding future development;
- a plan for land use;
- a plan to meet the housing needs of both current residents and anticipated future residents;
- a plan for the movement of people and goods, which may address the local road network, parking facilities, pedestrian and bicycle trail systems, and public transportation facilities;
- a plan for community facilities and services, which may address public and private education, recreation, municipal buildings, fire and police services, libraries, hospitals, water supply and distribution, sewerage and solid waste management, storm drainage, and utilities;
- a statement regarding the interrelationships among the various plan components;
- a discussion of short-range and long-range strategies for the implementation of the plan objectives;
- a statement indicating that existing and proposed development in the region is compatible
with the existing and proposed development and plans in contiguous portions of neighboring municipalities;
- a plan for the protection of natural and historic resources; and
- a plan for the reliable supply of water.

Although it does provide the foundation for ordinances and regulations, this Joint Comprehensive Plan does not have the force of law. However, legal challenges against ordinances which are consistent with an adopted comprehensive plan are more difficult to mount.

Area Regional Relationship

A total of six (6) municipalities border the municipalities that comprise the Muddy Creek Region, all of which are townships. Exhibit J, Existing Land Use Plan clearly shows the consistency of land uses among all municipalities in this part of York County. This compatibility of land uses across municipal boundaries stabilizes land values and minimizes the likelihood of future conflicts between residents or the municipalities themselves.

Chapter 10 of the Community Profile compared the planning and zoning efforts of the municipalities neighboring the Muddy Creek Region in southeastern York County. The six townships of East Hopewell, Fawn, Lower Windsor, North Hopewell, Peach Bottom and Windsor, as well as Felton Borough and Lower Chanceford Township all have adopted comprehensive plans. All municipalities have new or amended zoning ordinances and subdivision and land development ordinance; Felton Borough adopted its first SALDO in November 2008. As noted above with regards to land uses, zoning districts across municipal boundaries are generally consistent and compatible.

Coordination and Cooperation

The three municipalities that comprise the Muddy Creek Region recognized the importance of cooperation in maintaining the quality of life they all enjoy. By working in a coordinated and integrated manner on the Comprehensive Plan, Chanceford Township, Felton Borough and Lower Chanceford Township are striving to provide for a wide variety of needs including but not limited to housing, employment, transportation, recreation and open space. These are issues and needs that transcend municipal boundaries, being shared by all their neighbors in southeastern York County. Each municipality is closely interconnected with its neighbor, with the region, the County and the state.

Cooperation and coordination covers all aspects of this comprehensive planning effort. Land use planning and zoning must remain consistent across municipal boundaries. Public Safety, open space, recreational facilities, water service and roadways cross municipal boundaries without consideration. As growth and development encroaches into the Region from the north and south, communication and cooperation with Windsor, Lower Windsor and Peach Bottom Townships becomes all the more important. The main transportation route, Delta Road, does not begin and end in the Muddy Creek Region, nor does the Susquehanna River and the Muddy Creek. The recreational areas, historic and cultural sites, and local business do not only serve residents of the planning area, but serve and rely upon visitors and customers from outside the region.

In its broadest sense intergovernmental cooperation embraces a variety of formal and informal arrangements that local governments have entered into to deliver basic services, to accomplish common goals, or to solving a mutual problem. Police, Fire and ambulance services enter into formal agreements, Mutual Aid Agreements, so they can respond to where they are needed. So too should neighboring municipalities consider such a level of cooperation and coordination.

A number of services performed by governments lend themselves to attaining economies of scale, whereby the unit costs of such services decrease as the volume of the services increase, most significantly in public works, capital facilities, and jointly purchasing supplies, materials and equipment.

Interrelationship of Plan Components

The individual components and chapters comprising the Muddy Creek Region Joint Comprehensive Plan work together to guide the future growth and development of the Region, and serve to further the goals of protecting its agricultural, natural and cultural resources.

The various components of this Plan have been carefully interrelated with each other consistent with requirements in the PA MPC. Overall policies are based upon thorough study and analysis of existing conditions and trends, including background studies and maps. Goals and Objectives in the Plan provide the overall policy direction used to develop the implementation strategies. The Region's natural features were used in determining what areas of the Region are most suited for future development and the appropriate intensities of such development. The impact future development would have on community facilities and the road network has also been carefully considered.

The land use strategies in this Plan realize a variety of housing types and densities must be provided. The Plan also emphasizes the compatibility between commercial and residential areas. Other land use strategies recognize the importance of providing adequate community facilities to accommodate future residents and businesses. In addition, the interrelationship between different types of development and the Region's economic needs is emphasized.

EXECUTIVE SUMMARY

The Executive Summary provides a concise - comprehensive but brief - review of the Muddy Creek Region Joint Comprehensive Plan. This summary highlights the Community Development Goals and Objectives derived from public input, analyses of existing conditions from the Community Profile, and lists the recommendations from the Future Land Use and Implementation Plan.

This Comprehensive Plan is intended to help Chanceford Township, Felton Borough and Lower Chanceford Township officials, residents and businesses take a pro-active approach to preserving the rural and agricultural lifestyle valued and enjoyed in the Muddy Creek Region; and to provide a basic framework around which the three municipalities can guide and shape its future growth and development.

The process of developing this Plan included:

- Establishing a community vision, goals, and objectives.
- A community survey and a comprehensive review and analysis of the past and existing conditions.
- Creating future plans and implementation strategies to achieve the goals and objectives.

As change, or growth, is inevitable, but not inevitably harmful, this plan should be used to help ensure that the location, timing and amount of that growth reflect the qualities and values adhered to by the residents of the Region. This Comprehensive Plan attempts to accomplish that by addressing four broad purposes:

1. To designate the future use of land, including the provision of safe and adequate housing affordable to the residents in the region, and the protection and preservation of valuable historic, cultural and natural resources and assets.
2. To enhance the local tax base through sustainable economic development.
3. To maintain and provide adequate community and public facilities and services.
4. To ensure a safe and adequate transportation and road system.

The initial step of the Comprehensive Plan was to establish a Steering Committee to coordinate the planning process and provide guidance and direction. In addition to invaluable input by the Steering Committee, a Community Survey was distributed to determine important issues and general feelings, thoughts, and attitudes of the citizens. The survey was designed to determine the major issues and opinions on specific topics within the Region. By having a better understanding of what residents' value or feel strongly about, a more detailed and useful plan was developed. Appendix A shows an actual survey form with the results from the survey number of responses for each issue.

Community Vision

The region comprised of Chanceford Township, Felton Borough, and Lower Chanceford Township will continue to function as a major agricultural production area of York County and will continue to be a rural area of rolling farmland and open spaces. The

limited amount of growth expected for the region will be steered away from areas of prime agricultural soils and will be channeled into nodes of developed areas coinciding with existing borough, village, and crossroads communities. The strong sense of community and neighborliness will continue and will bind residents together for the betterment of the individual municipalities and the region.

Community Development Objectives

Community development objectives help residents and officials of Felton Borough and Chanceford and Lower Chanceford Townships realize their vision of a desirable future, seeking to conserve and preserve the natural resources, guiding future growth and development, and strengthening the infrastructure within the Muddy Creek Region.

While all three communities share many things in common including a common history, topography, population, and economy, they are individual entities. Common objectives have been established for the orderly growth and development of the communities.

The primary objective of Chanceford and Lower Chanceford Townships' development policies is the preservation of their agricultural heritage and quality farmlands and minimizing conflicts arising from incompatible land uses in the agricultural areas; an objective Felton Borough shares since maintaining the current quality of life in the Region is highly dependent upon retaining the rural agricultural character of the area.

Felton Borough continues to reflect its history as a quaint borough in its day to day operations, a pride shared by the Townships in the form of their villages.

Community Profile

The Community Profile contains the background studies which outline the features in the Region that make it what it is today. Population and housing characteristics enable the municipalities to draw conclusions as to who lives in the region, where they live, and the type of growth that should be anticipated in the future. Understanding the existing land use and knowing the constraints of the natural features allows the municipalities to better understand what types of land uses are more prevalent and where growth may and can occur in the future. An analysis of the public utilities, community facilities, and transportation network offer a comprehensive look into how the past population expanded to meet their current needs. The analysis also shows deficiencies may exist currently in the Region's systems to enable them to outline the inadequacies and develop goals and objectives for the future to alter the current patterns for future needs.

Located in rural southeastern York County, the Muddy Creek Region has been primarily an agricultural area for more than 200 years. Throughout the 19th Century, transportation played an increasingly important role with the Maryland & Pennsylvania Railroad following the course of the Muddy Creek, and the Susquehanna and Tidewater Canal along the western shore of the Susquehanna River. This same period witnessed some minor attempts at manufacturing iron, liquor and furniture, but farming has always been the dominant industry. By 1950's, the railroad was in decline, the canal dried up and manufacturing never took off as a major part of the local economy.

Chanceford and Lower Chanceford Townships' earliest history is shared as being Lower Hellam Township, Lancaster County, prior to 1745. In 1745, Lower Hellam Township,

Lancaster County, was divided into two sections, the name Chanceford, meaning “a chance ford” was given to the upper (northern) section and the lower section was called Fawn. Following this division, the name Lower Hellam ceased to be used. On June 12, 1747, Chanceford Township was organized as a township in Lancaster County. Two years later, in 1749, York County was created from part of Lancaster County west of the Susquehanna River. Chanceford and Lower Chanceford were eventually separated into two townships on February 15, 1806.

In 1850, more than two decades before the Borough of Felton was founded, the population of Chanceford and Lower Chanceford Townships was just over 3200 persons. By 1960, the population, now including Felton totaled 4,700 people, less than a fifty-percent increase in more than 100 years. The latest estimate of the region’s population, provided by the York County Planning Commission is 9,801, more than double that in 1960. Chanceford Township is experiencing the greatest population growth, while the population of Felton has changed very little since the 1920’s.

Though growing at a slower rate than York County and most of its neighbors, the Muddy Creek Region has changed with regards to population characteristics such as the size of households and families getting smaller over the years, an increase in the number of people living alone, an increase racial and ethnic diversity, improvements in educational achievement and household income. Part of these changes could be attributed to the Chanceford Crossing subdivision. As the population changed with regard to age and income, so has the type of housing. Along with an increase in the total number of housing units, and single family attached dwellings increasing the greatest percentage, the number of single family detached dwellings is still the predominant housing choice for area residents.

Though the area is still largely agricultural, the number of farming jobs has continued to steadily decline, while the number of persons working in management and profession occupations and service sector jobs located outside the region has grown. Approximately ninety percent of the Region’s workforce commutes to jobs outside the area.

Endowed with a strong agricultural heritage, and many unspoiled natural areas, the Muddy Creek Region is well positioned for enhancing its economy through agribusinesses, tourism and outdoor recreation.

The topography of the Muddy Creek Region is dominated by rolling hills and deep hollows. Bounded by the Muddy Creek and the Susquehanna River, the undulating character of the region creates many wonderful vistas of attractive farms, forested hillsides and serene valleys, while also creating difficulties to developing the land, and placing severe limits on agriculture. From the time Europeans first started settling in the Muddy Creek Region in the 1730’s, the area has developed agriculturally. The character of that development has been largely dispersed and isolated farms, and small clusters of houses mainly at crossroads, a few that grew into villages. The pattern remains largely unchanged today, however, more than 1000 acres of farmland had been lost to mainly residential and commercial development since 1996.

The rural, agricultural character of the Region is what makes the region so attractive to families looking for a place away from the fast pace of the city, with a high quality of life, to raise their children. As the urbanized areas around York City continue to spread

outward from the core, the Muddy Creek Region will continue to face the increasing pressure of residential development and the ancillary commercial establishments. This leads to the provision of essential public services; important to current residents as well as for attracting businesses that might consider locating in the area. The community facilities and public services in the Region are adequate, and what would be found in any rural area: schools, libraries, post offices, churches, police and fire protection, emergency medical services, recreational facilities. The Muddy Creek Region is adequately served by the Red Lion Area School District in addition to four schools serving the Amish community. There are no major medical facilities or clinics located within the planning area, and police protection is provided by the York Area Regional Police Department and the Pennsylvania State Police.

Public water, waste water treatment, and solid waste collection and recycling, are provided on a limited basis, if at all, by the municipal governments. The majority of households and businesses are served by on-lot water and on-lot septic systems. The Red Lion Municipal Authority provides water service to only a small portion of Chanceford Township. Two small waste water treatment plants serve Felton Borough and the Chanceford Crossing residential community.

The Muddy Creek Region is fortunate in having a variety of recreational facilities including a few multi-use municipal recreational facilities, a County park, historic sites and museums, natural areas for hiking and bird watching, boat launches, and state game lands. Most of these recreational opportunities are in the vicinity of the Muddy Creek and the Susquehanna River.

In order for the recreational assets to have a benefit to the Region, they must be accessible. The existing road system has evolved from the system of trails and paths established long ago and largely influenced by the rolling terrain or following various streams and valleys. Delta Road, PA Route 74, is the main transportation artery, passing through the middle of the Region, in a north-south direction. Although many of the roads are considered to be in excellent or good condition, 20% are unpaved and many others are inadequately paved, with narrow or no shoulders, and many dangerous curves. Several sections of Delta Road have been identified as "Priority Crash Locations" due to topography, high volume of traffic, speed of traffic and poor sight distance at intersections.

In comparing the planning and zoning efforts of the six townships neighboring the Muddy Creek Region in southeastern York County, the only municipality without an adopted comprehensive plan is Chanceford Township. All municipalities have new or amended zoning ordinances and subdivision and land development ordinance, and zoning districts across municipal boundaries are generally consistent and compatible. This Comprehensive Plan has been developed to be consistent with the York County Comprehensive Plan. The Growth Management Plan of the York County Comprehensive Plan, updated in 2006, excluded the Muddy Creek Region from any of its Future Growth Areas. The York County Planning Commission recognizes the importance of preserving farmland and open space and natural areas using the Growth management Map in the Comprehensive Plan to guide where development should occur. The York County Plan encourages development to occur in designated growth areas and discourages inappropriate development activity.

Future Land Use and Implementation Plan

The Future Land Use and Implementation Plan is a strategic action plan applying the analysis of the background studies to the Community Development Goals and Objectives.

The Future Land Use Map, Exhibit P, is a reflection of the goals, objectives, and strategies put forward by the community for how land should be used and developed in the future within the Muddy Creek Region. The Future Land Use Map is a guide to be used by the municipalities when considering future zoning ordinance and zoning map amendments.

Implementation Plan(s): The Muddy Creek Region Joint Comprehensive Plan is composed of four strategic components designed to be implemented in a cooperative and coordinated approach. Though not specifically identified in all the objectives and strategies outlined here, the Commonwealth of Pennsylvania, through many of its departments including but not limited to Transportation, Community and Economic Development, Conservation and Natural Resources can provide a variety of financial and technical assistance.

FUTURE LAND USE AND HOUSING PLAN

The Future Land Use and Housing Plan addresses land use, housing and resource protection issues that arose during the initial public participation phase of the comprehensive planning process when Goals and Objectives were developed. The Land Use element, including the Future Land Use Map, identifies areas that the communities feel are most suitable for meeting existing and future development needs and discusses the concept of creating mixed use areas in the existing villages. The Land Use Plan strategies have been established to help retain the rural community character and traditional land use patterns, and to afford ample opportunity to increase the tax base of the Region's municipalities.

All three municipalities have areas most suitable for future growth including Felton Borough, the Chanceford Crossing area and the villages of Brogue, Collinsville, and New Bridgeville in Chanceford Township, and the villages of Airville and Sunnyburn, and the McKinley Road/Delta Road vicinity in Lower Chanceford Township.

In the context of a type of land use, a mixed use area is an existing developed area that represents a unique opportunity for mixing a variety of residential and commercial uses in a compact area. The developed areas listed in the previous paragraph are candidates for such designation.

A number of objectives accompanied the land use goal of planning for appropriate new land uses and continue or modify existing land uses that address the need to provide for non-agricultural land uses while protecting the character of the area.

The major strategies established to achieve the future land use Goals and Objectives are summarized as follows:

- Maintain land use planning and development consistency, and coordination and cooperation among the abutting municipalities and York County.

- Direct residential and commercial development toward villages and other developed areas.
- Adopt design standards and development regulations that protect the rural character while enhancing economic opportunities

The focus of housing development in the Region has been, and continues to be, single-family detached dwellings. However, the need to provide for a variety of housing types, sizes and densities has been clearly recognized. The communities strongly desire to direct development to existing developed areas such as the existing villages, reserving areas outside existing developments for low density single-family detached dwellings.

Objectives based on the Goal which seeks to provide for the diverse housing needs of the Region focused on maintaining a balance of housing types and population characteristics and directing all but low density, single-family detached housing to already developed areas. The major strategies to achieve the housing goal and objectives include:

- Adopt zoning regulations that provide for a variety of housing types and densities.
- Maintain the Region's current, steady rate of population growth.

The most important issue to all the residents of the Muddy Creek Region is the desire to maintain and preserve the natural, cultural and historic resources and heritage, and to protect the rural character of the area. Acknowledging that some amount of growth will occur, the adoption of effective conservation and preservation regulations should minimize any harmful affects that growth would have to the cherished quality and character of the Region.

The Goal to conserve and protect important historic, cultural and natural resources resulted in Objectives for utilizing York County Planning Commission plans and reports, cooperation with adjacent municipalities, and promoting sound land use practices and innovative development techniques. To achieve these objectives, strategies include:

- Direct residential and commercial development away from valuable farmland and natural areas.
- Evaluate the benefits of conservation subdivision and other innovative development regulations.
- Amend and/or adopt stormwater best management practices.
- Evaluate technical studies as part of the land development review process.
- Maintain existing agricultural zoning and investigate opportunities to increase farmland and open space preservation.

The following tables list in detail the Objectives and Strategies established to achieve the Future Land Use, Housing and Resource Protection Goals.

[O = Ongoing effort; S = to be undertaken in the short-term, within next few years; M = medium-term effort; and L = long-term effort.]

Goal 1: Plan for appropriate new land uses and continue or modify existing land uses.				
Community Planning Objectives and Strategies	Region	CTwp	Felton	LCTwp
A. Plan for future land uses to the year 2030 based on factual information and analyses of future needs, goals, objectives, and strategies found in the Plan.				
Review Comprehensive Plan regularly, update at least every 5 years, and implement applicable components of Future Land Use Plan.	O			
Establish and maintain consistent zoning, land use and infrastructure planning among the three municipalities as well as neighboring townships.	S			
B. Protect and maintain environmental resources and natural ecosystems by promoting land use practices and innovative development techniques that minimize land consumption, preserve open space, and are in balance with the natural environment.				
Enforce zoning and subdivision and land development regulations to direct residential growth away from areas of quality farmland, and utilize the least productive farmland for non-agricultural uses.	O			
Adopt regulations permitting the use of innovative subdivision design options, such as cluster developments, flexible lot design, and Conservation Subdivision Design in the Zoning and Subdivision/Land Development Ordinances for preserving agriculture land and other natural features, while accommodating limited development.		M		M
Direct residential and commercial development to village areas and areas with adequate infrastructure through appropriate zoning.	O			
C. Promote the livable community concept, including neighborhood-oriented businesses within walking distance of residences and accommodations for pedestrians.				
Rezoning areas around existing villages to permit a variety of mixed uses, low impact community oriented commercial uses, smaller lot size, and moderate density residential.		L		L
Adopt measures to permit higher residential densities in and adjacent to areas with water and sewer services, and evaluate the feasibility of traditional neighborhood design for new residential developments.		L		
D. Discourage the creation of new areas of strip commercial development.				
Direct commercial development to village areas and areas with adequate infrastructure through zoning and subdivision ordinances.	S			
Adopt innovative design standards and development regulations for commercial uses such as building and lot coverage, parking standards, and screening and buffering.	S			
E. Encourage light industrial development as infill where appropriate.				
Direct industrial development to areas with adequate infrastructure, specifically collector and arterial roadways, through land use ordinances.	O			
F. Establish areas for mixing land uses, which would consist of a core of small neighborhood commercial uses and an outer ring of medium density housing.				
Develop zoning regulations that provide for a variety of neighborhood oriented commercial uses, home based businesses, mixed residential and commercial buildings, and physical enhancements and improvements.	S			
G. Encourage a high quality visual image within Felton and villages, and along major road corridors by minimizing inappropriate signs and similar displays.				
Review, develop, amend and/or adopt signage regulations that minimize inappropriate signs and displays along roadways.	M			
Review landscaping, screening and buffering regulations in Zoning and Subdivision/Land Development Ordinances, and amend as needed.	M			
Seek funding and technical assistance for streetscape and pedestrian enhancements from Department of Community and Economic Development (DCEd); PennDOT, and other state and federal agencies.	M			
H. Encourage the design of future development to be in harmony with the surrounding built and natural environment.				
Adopt and utilize design standards and development techniques and regulations that encourage compatible development with existing built and natural environment.	M			

Goal 2: Conserve and protect important historic, cultural, and natural resources.				
Community Planning Objectives and Strategies	Region	CTwp	Felton	LCTwp
A. Retain appropriate areas for agricultural use and discourage development on productive agricultural soils (Class I, II, III and IV).				
Enforce zoning and subdivision and land development regulations to direct residential growth away from areas of quality farmland, and utilize the least productive farmland for non-agricultural uses.	O			
Continue to support and expand agricultural preservation through zoning and easement programs.	O			
Develop and adopt applicable design standards and conservation subdivision regulations for preserving agriculture land and other natural features, while accommodating limited development.	M			
Investigate amending Transferable Development Rights provisions to create incentives for transferring development rights out of agricultural zones.		M		M
B. Protect sensitive, scenic, and important natural features (including floodplains, wetlands, high quality streams, steep slopes, woodlands, wildlife habitats, and scenic vistas).				
Investigate and implement appropriate strategies to protect important natural areas as identified in the York County Natural Areas Inventory, Environmental Resource Inventory, and Open Space and Greenway Plan.		S		S
C. Protect the agricultural heritage of the Region by permitting farmers to develop farm-related businesses.				
Develop and adopt regulations permitting agribusinesses, home occupations and cottage industries on family owned farms.		S		S
Maintain existing agricultural zoning and identify ways to increase farmland preservation.		S		S
D. Inventory and protect historic sites, structures, and landscapes.				
Develop and adopt historic preservation regulations to preserve and protect important historic buildings and sites, and to revitalize the Borough of Felton, and the villages of Brogue, New Bridgeville, Airville and Sunnyburn.	L			
Explore cooperative and collaborative opportunities for technical and financial assistance with Conservation Society of York County, Pennsylvania Historical and Museum Commission, and other such organizations.	L			
E. Work cooperatively with adjacent municipalities to limit the impact on the water table quantity and quality.				
Maintain consistency among neighboring municipalities with land use and development regulations.	O			
Explore cooperative and collaborative relationships and opportunities for technical and financial assistance with neighboring municipalities and conservation organizations.	O			
Consider requiring hydro-geologic studies for all proposed large development projects.	S			
F. Establish and implement storm water management controls to promote Best Management Practices.				
Amend/adopt Storm Water Management Ordinance or provisions in Subdivision and Land Development Ordinance utilizing Best Management Practices.				S
G. Prevent the deterioration of the Region's air quality.				
Consider adopting burn restrictions for non-vegetative material.	L			
H. Maintain the Region's rural and small town heritage by preserving and strengthening the current sense of community identity.				
	O			

Goal 3: Provide for the diverse housing needs of the Region.				
Community Planning Objectives and Strategies	Region	CTwp	Felton	LCTwp
A. Provide for a range of housing types and densities to meet the diverse housing needs of the Region while maintaining a balance of housing types and population characteristics.				
Adopt Rural Village zoning regulations that provide for a variety of housing types and densities.		M		M
Review/evaluate effectiveness of current zoning in providing for diverse housing needs		M		M
B. Encourage a rate of residential housing growth that is consistent with the population increase, rather than promote accelerated development.				
Maintain current, steady rate of growth through implementation of strategies outlined in this Comprehensive Plan.	O			
C. Concentrate new residential development adjacent to Felton Borough, using compact growth forms that are compatible with nearby residential densities and designs.				
Through zoning direct residential growth to Felton Borough and areas in Chanceford Township, and Lower Chanceford Township designated as appropriate for future development on Future Land Use Map.	O			
D. Assure that senior citizens and limited income residents will have access to safe, affordable, and appropriate housing.				
Amend zoning ordinances to permit mixed housing types and densities in Felton Borough, village areas and other areas identified on Future Land Use Map.	M			

ECONOMIC DEVELOPMENT PLAN

The Economic Development Plan establishes goals, objectives, and strategies for the future growth of Muddy Creek Region based on the background analysis in the Community Profile which includes various demographic, employment, and economic factors affecting the Region.

The economic development goal established by the Plan is simply to “Enhance the economy of the Region.” From this goal, the following major objectives emerged:

1. The Region should further diversify its economic base in order to expand the tax base in appropriate locations;
2. The Region should encourage the continued viability of local businesses through retention and expansion of businesses, with specific emphasis on agriculture;
3. The Region should encourage commercial and industrial development, including directing new businesses and other forms of growth to infill areas and the adaptive re-use of vacant and underutilized buildings.

By providing support and services to current and potential businesses, the Region can maintain its competitiveness with surrounding localities. Recruitment targets for businesses should include seeking development that is compatible with surrounding land uses; attracting businesses which will complement the skills residents possess; providing local sustainable jobs; and attracting businesses which capitalize on the Region’s agricultural interests.

Adopting effective land use policies can reduce conflicts between existing and future land uses, and reduce the time it takes to approve permits for new development and business expansions. Although incentives for attracting new businesses most often include financial and infrastructure contributions, the Region should only offer financial incentives that are fiscally responsible and which help it compete effectively, such as improving roads leading to development sites, and providing amenities such as public safety and recreational facilities that benefit the entire community.

The objectives and strategies established to achieve the goal of enhancing the local economy are listed in the following tables.

Goal 4: Enhance the economy of the Region.				
Community Planning Objectives and Strategies	Region	CTwp	Felton	LCTwp
A. Identify and designate appropriate areas for future economic development and determine the types of economic development that are best suited for the Region.				
Amend/adopt zoning regulations and design standards for for a variety of commercial and industrial uses in the Collinsville area and the areas currently zoned Commercial and Industrial Districts in Felton Borough and Lower Chanceford Township.	S			
Establish developer responsibilities to provide infrastructure and public improvements as part of development process, including roadway improvements, landscaping, and recreation and open space.	S			
Coordinate the location of businesses and transportation systems to minimize traffic impacts on residential areas.	O			
B. Promote economic development as a means of generating tax base for the municipalities and the School District.				
Participate in the York County Economic Development Plan	S			
Review the merits of tax abatement programs and other financial incentives to attract and retain new businesses.	S			
Promote job creation for residents through cooperative efforts of the Region, the County, economic development agencies, businesses, and educational institutions.	O			
Emphasize small business development that includes agricultural based businesses, home occupations, community oriented and highway commercial uses, light industrial, outdoor recreation and tourism, and services that complement the existing agricultural and commercial activities in the Region.	O			
Ensure timely development approvals from appropriate permitting authorities to meet project deadlines, and maintain quality development standards without being overly burdensome to businesses, including standardizing the permitting, review and approval process.	O			
Create and maintain adequate infrastructure for new business development and existing business expansion and relocation.	O			

Goal 4: Enhance the economy of the Region.				
Community Planning Objectives and Strategies	Region	CTwp	Felton	LCTwp
C. Recognize the impact that agriculture has on the Region by promoting methods of increasing the profitability of farming and providing for supplementary farm income through farm-related businesses..				
Encourage continued agriculture and agricultural related industries, maintain existing agricultural zoning and identify ways to increase farmland preservation.	O			
Adopt/amend zoning regulations for agritourism and ecotourism uses that are compatible within the region and permit agribusinesses, home occupations and cottage industries on family owned farms..		M		M
D. Retain existing businesses and industries and identify strategies to attract desirable new ones, encouraging a broad range of future commercial and industrial uses that will be complementary to the character of the Region.				
Create adequate incentive policies for new business attraction including agricultural related industries and tourism		M		M
E. Promote the rehabilitation and improvement of private properties in maintaining the sense of community.				
Amend municipal zoning subdivision and land development and stormwater management ordinances to improve community image by enhancing physical appearance.		L	L	M
Enhance the appearance of public areas, including building façade improvements, street lights, parking areas, signs, and landscaping.		L	M	L
Investigate grants from the PA Department of Community and Economic Development (DCED), PA Department of Conservation and Natural Resources (DCNR), Pennsylvania Historic and Museum Commission (PHMC), PA Department of Transportation (PennDOT), PA Department of Environmental Protection (DEP), York County Planning Commission CDBG Program, and other agencies to encourage appropriate economic development in the Region	O			
Amend municipal ordinances that enhance the Region's gateways and commercial areas through uniform design criteria that are compatible with the area's rural character.	M			

COMMUNITY FACILITIES PLAN

The provision of adequate community and public facilities and services is essential if a community expects to achieve orderly and desirable future development. In the Muddy Creek Region, community facilities include services and infrastructure provided by the local municipalities, the Red Lion School District, Red Lion Water Authority, York County and the Commonwealth of Pennsylvania for the benefit of residents. These services and facilities include schools, recreation areas, police and fire protection, public water service, solid waste collection, municipal offices, and other selected activities which should generally be provided in proportion to the number of residents needing such facilities. For small rural communities such as those in the Muddy Creek Region, many community services may be minimal in scope or nonexistent due to lack of an adequate population base and the limited financial resources to provide such services.

The actual amount of population growth expected to occur within the Muddy Creek Region is dependent on a number of factors, including the availability of public services and utilities, housing market activity, and land use controls. In most instances, adequate community facilities and services are already provided for the existing population. The

main challenges recognized at the outset of the comprehensive planning process were the need to provide adequate public facilities and services, specifically continued support of police, fire and library services; coordination and cooperation with the Red Lion School District; meeting the recreational and open space needs of the community; provision of sewer and water; and stormwater management. The community facilities currently provided for in the Region are operating adequately and meeting the needs of the residents. The recommendations made in this Plan allow the municipalities in the Muddy Creek Region, at a minimum, to maintain existing community facilities and services in the most cost effective and timely manner.

The following tables list in detail the Objectives and Strategies established to achieve the Community Facilities and Services Goals.

Goal 5: Adequately provide for public facilities and services.				
Community Planning Objectives and Strategies	Region	CTwp	Felton	LCTwp
A. Ensure that adequate and appropriate public, community, cultural, and social facilities and services will be available to meet the needs of the Region and that can help attract additional economic development.				
Utilize Community Facilities Map and Plan, and Future Land Use Map and Plan when locating new community facilities.	o			
Investigate the availability of CDBG, PA DCED, USDA Rural Development and other funding and technical assistance opportunities to develop and implement a detailed plan to meet future educational, senior citizen, recreational needs in the Collinsville area.				
Encourage meetings between representatives from the Red Lion School District and municipal planning commissions to coordinate school planning and land use planning in order to anticipate future school needs.	o			
Encourage compact residential development patterns, and direct new residential and commercial development to rural village areas and areas with adequate infrastructure, that would also support community facilities and services.	o			
B. Continue to support local volunteer fire and ambulance companies and maintain contracted police service.				
Regularly review and assess the adequacy of public safety services and allocate appropriate levels of funding in annual municipal budgets.	o			
Assist local fire departments in financing for facility development and equipment acquisition to maintain existing levels and meet future community needs through CDBG, USDA Rural Development and other grant programs.	o			
C. Encourage the decentralizing/outreaching of senior center benefits (Susquehanna Senior Center).				
Evaluate the needs of Senior Citizens in the Region and explore the potential for a new, more centralized senior center.	o			
D. Require consistency between proposed land uses and infrastructure planning.				
Enforce/follow Future Land Use Plan and Map in directing new residential and commercial development projects.	o			
E. Support the library in Collinsville.				
Provide fundraising and financial support to the Collinsville Community Library	o			

Goal 6: Provide for the recreation and open space needs of the community.				
Community Planning Objectives and Strategies	Region	CTwp	Felton	LCTwp
A. Provide accessible, safe, well-maintained, and interconnected parks and recreation areas for residents of the Region, and promote increased recreational opportunities for all residents..				
Explore/identify funding opportunities through various local, state and federal agencies, including CDBG, DCNR, USDA Rural Development, York County Department of Parks and Recreation for athletic field and playground improvements and enhancements to the Felton Memorial Field, and physical improvements to the Chanceford and Lower Chanceford Townships municipal recreational facilities.		L	S	L
Identify new sites or expansion of existing sites as recreational needs change, including playgrounds and tot lots within walking distance of residential areas.		L		L
Include enhancements to existing parks and recreation facilities that improve and increase utilization to better meet the specific needs of the community in Park and Open Space Master Plan.	L			
Utilize Zoning and Subdivision and Land Development Ordinances to avoid, minimize or mitigate potential adverse impacts of new development or redevelopment on existing or proposed public recreation sites.	O			
Amend development regulations such as Zoning Ordinances and Subdivision and Land Development Ordinances to include appropriate requirements for providing recreation and open space in new development pursuant MPC.				L
B. Explore methods of preserving open space within the Region for active and passive recreation.				
Encourage and advocate to York County to retain open space and to develop more recreational opportunities through the purchase of public access easements, or purchase of development rights to protect open space that the County considers to be of exceptional value, specifically for recreational trails and open space corridors along Muddy Creek and Susquehanna River..	O			
Evaluate compatibility of conservation subdivision regulations in region.		L		L
Review and amend Zoning Ordinances if needed to improve effectiveness of TDR program.		L		L
C. Evaluate the need for additional playfields at existing or potential new recreation facilities.				
Evaluate the feasibility of creating a recreation and open space master plan that would include among other things an assessment of municipal parks and recreation facilities and the ability to meet the needs of residents including youth and senior populations; a comprehensive review of NRPA standards and adoption of level of service standards for municipal recreational facilities; identification of regional needs for recreation and open space, based on the adopted level of service standards; identification of the locations of existing population concentrations and the need for facility type and activities; establishment of specific standards for the protection of lands designated for recreation and open space use; identification and evaluation of areas for recreational linkages and greenways including preservation of natural features; and identification of funding opportunities for through DCNR, York County, and other sources.	L			

Goal 6: Provide for the recreation and open space needs of the community.				
Community Planning Objectives and Strategies	Region	CTwp	Felton	LCTwp
D. Explore the use of shared park and recreation lands with other municipalities and the Red Lion School District, and encourage the development of a network of recreational corridors to link the Region with open spaces, greenways, and natural areas that are outside the Region.				
Coordinate with York County Department of Parks and Recreation regarding existing facilities, regional goals, and present and future needs for recreation and open space specifically when new residential developments are proposed.	O			
Coordinate with the Red Lion School District to provide community use of school facilities, and pursue facility cost-sharing and joint use / joint planning agreements.	S			
Encourage public/private joint ventures and coordinate with the private sector and nonprofit organizations including local fire companies in planning and financing recreation programs that would benefit all area residents.	O			
Goal 7: Adequately provide for sewer, water, solid waste disposal, and other utility needs.				
Community Planning Objectives and Strategies	Region	CTwp	Felton	LCTwp
A. Identify policies to ensure safe, reliable, and well-maintained sanitary sewage disposal, water supply systems, and water conservation within the Region.				
Regularly review and update Sewage Facilities Plans (Act 537).	O			
Amend Subdivision and Land Development Ordinances as needed to achieve goals and objectives in Comprehensive Plan.	M			
B. Consider extending of public sewer and water utilities in areas adjacent to Felton Borough and to areas identified as appropriate for future growth.				
Explore/identify funding opportunities through various local, state and federal agencies, including CDBG, DCED, DEP, and PennVest for installing, improving and extending public water, sewage and stormwater facilities to rural village areas, and areas adjacent Felton Borough and Chanceford Crossing	L			
E. Identify and promote methods of energy conservation.				
Encourage compact and mixed use development in villages and existing developed areas, and permit home occupations and cottage industries in agricultural areas to reduce dependence on the automobile.	M			
Disseminate educational materials.	M			

TRANSPORTATION PLAN

An efficient and effective transportation and road system is essential for the orderly development of a community in a society that is highly dependent upon the automobile for daily activities. This is especially true in a rural area such as the Muddy Creek Region where the automobile is generally the only effective means of transportation. Most residents of the Region work outside their place of residence and need an adequate road network for their daily commute. The greater the distance from York City, the dependence upon the automobile increases, and without public transportation, persons with limited mobility options, such as the elderly and disabled, and persons of lower income, are dependent upon others for their transportation needs. The Region has neither the population nor the density to support expanding York County’s rabbittransit’s fixed route beyond the Red Lion area. The increasing dependence on the automobile and a decrease in the extent to which public transportation becomes available, results in and is the result of a greater separation of land use functions, lower densities of development, and the greater travel distances encountered in accomplishing daily activities.

The impact of the automobile on the present-day transportation system is most evident during the daytime hours when the population is commuting to and from work, school, and in its conduct of commerce. Early inhabitants of the Region were generally able to provide for most of their basic needs either at their residences or at nearby locations. As the Region grew, this self-sufficiency declined, and activities became more interdependent, thus necessitating increased individual mobility and more efficient means of transporting people and goods.

The ability of the road system to accommodate the high volumes of traffic has been critical to the development of the Region, resulting in the existing dispersed land use pattern of residential development. The radius of urban and suburban living has extended far beyond the short distances of a few decades ago. These extended distances have meant an enormous increase in the amount of open areas that can accommodate development.

The positive influences of today's transportation network are notable, but there is growing concern over congestion, accidents, spiraling land costs, negative impacts on agricultural land and open space, and a declining quality of community life. As development and the resulting vehicular activity increases in the Region, it will be increasingly important that road network and transportation system deficiencies be addressed. A transportation-dependent population will place strong future demands on the municipality for an improved and responsive transportation network. Such network improvements will impact directly on the land use policies and patterns of the Region.

The following table lists in detail the Objectives and Strategies established to achieve the Transportation Goals of the Region.

Goal 8: Provide for the safe, efficient, and convenient movement of people and goods.				
Community Planning Objectives and Strategies	Region	CTwp	Felton	LCTwp
A. Investigate ways to improve road safety and access throughout the Region.				
Advocate to PennDOT for road and bridge weight limits and signage where needed.	o			
Coordinate consistent signage and other wayfinding elements with YAMPO and YCCVB	o			
Coordinate incident and emergency management with YAMPO, YCPC, YCEMA, during natural disasters and man-made emergencies.	o			
B. Continue to work with the York Area Metropolitan Planning Organization and PennDOT on needed road improvements.				
Carefully consider comments, review comments and technical advice by the York County Planning Commission staff regarding access management, subdivision and land development plans, and PENNDOT Highway Occupancy Permit (HOP) applications.	o			
Investigate and identify funding opportunities through various local, state and federal agencies including but not limited to the York Area Metropolitan Planning Organization (YAMPO) Transportation Improvement Program (TIP) and/or PennDOT 12 year program (TYP) for intersection alignment improvements, the eliminate of dangerous curves, and widening narrow stretches of Delta Road (PA Route 74) that would to alleviate hazardous conditions in the Brogue and Collinsville are of Chanceford Township and the southernmost area of Lower Chanceford Township.	o			
Adopt comprehensive traffic impact study regulations within subdivision and land development ordinances requiring traffic studies for all residential subdivisions of more than 20 lots, and all commercial, industrial and institutional subdivisions. Provisions should include at a minimum the following:1. Site design and layout as related to traffic circulation2. Access drives, driveways, and street design and placement3. Traffic control devices, speed limit signs, parking restriction/prohibition sign design and placement4. Pedestrian and bicycle facilities design and placement5. Street drive and driveway sight distance issues6. Accessibility for disabled individuals7. Emphasis of the study should be placed on road alignment, capacity, safety and access; new roads and existing streets are coordinated to ensure minimum design standards are met.				
C. Require sidewalks in all new developments, in accordance with local subdivision and land development ordinances.		o	o	
Other Economic Development Strategies For Commercial Areas				
Encourage appropriate economic development in the form of light industrial and commercial development while preserving and enhancing the quality of the environment.	o			
Other Tourism Strategies				
Retain, preserve, enhance and promote the agricultural, historical and cultural heritage of the Region as a means to promote tourism.	o			
Work with the York County Convention and Visitor's Bureau to identify ways to market the Region's outdoor recreational and historic resources, such as those in the vicinity of the Susquehanna River and Muddy Creek, the State Game Lands and natural areas.	o			

Part 1 - Community Profile

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Chapter 1. Regional Setting and History

INTRODUCTION

The purpose of reviewing the Muddy Creek Region's history and its setting within the larger region is to not only disclose and examine the historical background and development occurring within the area, but also to view the development within a



Figure 1.1 Farm in Lower Chanceford Township

regional or large-scale context. This will provide the community with an understanding of the various factors involved in its development - how and why the area developed the way it did - and will enable it to assess the consequences of development trends. Hopefully then it will be able to estimate likely conditions in the future, thus providing a basis for the intelligent control and direction of community development through comprehensive planning.

REGIONAL LOCATION

The Muddy Creek Region is located in southeastern portion of York County (Exhibit A, Location Map), bordered on the north by Windsor and Lower Windsor Townships. The western and southern boundary of the region is created by the Muddy Creek and the Muddy Creek North Branch, and shares this boundary with the Townships of North Hopewell, East Hopewell, Fawn, and Peach Bottom. The region's eastern side is defined by the Susquehanna River. This portion of York County is rural in nature and composed of rolling topography.

The region is strongly influenced by the roadways that traverse it. Though the road network within the Region is adequate to serve the community, the area is not well connected to the broader state and interstate highway system. PA Route 74, Delta Road, is the Region's main transportation artery, traveling northwest to southeast through Chanceford and Lower Chanceford Townships, running directly through the region on its way from York City to Maryland. This has promoted commuting patterns in which people live within the region but work in York or the Baltimore area. Especially in recent years, there has been growth pressure within the region from Maryland residents who move to Pennsylvania but maintain their jobs in Maryland. This situation will be watched carefully in the coming years as the impact of the Base Realignment and Closure (BRAC) on Aberdeen Proving Ground unfolds.

Other important roadways include PA Route 425 (Burkholder Road in Chanceford Township, Furnace Road and Woodbine Road in Lower Chanceford Township), PA Route 372, Holtwood Road, and Muddy Creek Forks Road. These as well as many

smaller roads including Felton Road between the Borough of Red Lion and Felton Borough, provide access through the region, but do not carry as much traffic as Route 74, and therefore, have not been as much of an influence on development. The policies developed as a result of this plan and future planning efforts will influence how the region develops in relation to the growth pressures developing from both the suburban York area and the greater Baltimore area. See Chapter 9, Transportation, for additional information on transportation in the Muddy Creek Region.

Most development within Chanceford and Lower Chanceford Townships is of a low density residential nature and is scattered throughout the Townships. The most notable exception to this is several developments located outside of Felton Borough within Chanceford Township. Also, spread along Route 74, which is the spine of the region, are several small village areas of Brogue, Collinsville, Airville, and Sunnyburn that contain a small concentration of residential and commercial development. Felton Borough is more densely developed, but still contains larger undeveloped lots within its boundaries. Its higher density creates an inviting village feel, although there is very minimal non-residential development within the borough.

Many factors influencing development in the Muddy Creek Region have their origins in other areas. Therefore, it is important to recognize the relationship the Region has to the Greater York area, the developed portions of surrounding municipalities, as well as Maryland. All these areas exert a significant influence, especially in the areas pertaining to employment, social, retail and recreational activities that are not readily available within the Region. With its prevalent rural-farming community character, relatively low real estate and housing prices combined with the ease of commuting greater distances both north and south of the Region, southern York County municipalities such as Felton Borough, and Chanceford and Lower Chanceford Townships, could potentially become attractive as rural ‘bedroom’ type communities. The extent to which this growth and pressure will increase and extend into the area depends on the current and future development policies of the municipalities in the Muddy Creek Region.

REGIONAL HISTORY

York County History

The earliest known inhabitants in what is today York County were the Susquehannock Indians. The Susquehannock, formerly part of the Iroquois League of the Five Nations, had at least two villages in the area in the 17th Century. In 1700, The Susquehannock Indians sold their lands along the Susquehanna River to William Penn. Prior to 1749 all of York County was a part of Lancaster County.

The first European settlers to the area were mainly Germans from the Palatinate region of western Germany, English and Scots-Irish, with others coming from Wales, Switzerland and France.

Chanceford Township History¹

Chanceford and Lower Chanceford Townships' earliest history is shared as being Lower Hellam Township, Lancaster County, prior to 1745. In 1745, Lower Hellam Township, Lancaster County, was divided into two sections, the name Chanceford, meaning "a chance ford" was given to the upper (northern) section and the lower section was called Fawn. Following this division, the name Lower Hellam ceased to be used. On June 12, 1747, Chanceford Township was organized as a township in Lancaster County. Two years later, in 1749, York County was created from part of Lancaster County west of the Susquehanna River. Chanceford and Lower Chanceford were eventually separated into two townships on February 15, 1806.

The first European ethnic group to make permanent settlements in Chanceford Township was the Scots-Irish, in about 1735. Some of the first German settlers were former Hessian soldiers coming into the area with their families after fighting in the Revolutionary War. One of the first buildings in the Township was a tavern near the intersection of York and Peach Bottom roads, in the area of Brogue.

The first church in Chanceford Township was the Guinston United Presbyterian Church organized in 1754 to serve the Scots-Irish. The original log structure was replaced by the extant stone building in 1773. The 2nd church in the Township was Stahle's Church (St. Luke's Lutheran and Reformed Church) serving two German denominations, Lutherans and German Reformed, each congregation holding alternating services.

By 1798, there were 249 dwellings in Chanceford Township, which at this time still included what would become Lower Chanceford Township. In 1836 the Susquehanna and Tidewater Canal opened, providing new occupations for township residents such as boatman, lock tender, innkeeper, and store clerk. Manor Furnace was also operating around this time offering more opportunities outside farming. Agriculture has always been the predominant industry in Chanceford Township. In the early 19th Century, before the introduction of lime, and later phosphate fertilizers, the soils were depleted and many of the early Scotch-Irish settlers moved further west. The 1840's saw the height of shad fishing on the Susquehanna River.

The population of Chanceford Township in 1850 was 1,614 persons. There were 300 families living in 291 dwellings, one doctor and 267 farmers.

In the second half of the 19th C. Chanceford Township continued to grow, especially after the Maryland and Pennsylvania Railroad opened the Baltimore market to its agricultural products. This prosperity continued into the 20th century, but was slowed during the 1930s with not only the great depression, but the flood of 1933 that destroyed 4 bridges on the Muddy Creek and shut down the Ma & Pa RR for a week, and excessively cold winters and summer droughts. The Delta-Peach Bottom Road (Rt. 74) was paved in 1923 and electricity came into the rural areas in the mid-1930s.

¹ HOW THE REGION WAS OPENED TO COMMERCE AND DEVELOPMENT (History of York County PA, John Gibson, Historical Editor, 1886); A History of Chanceford Township, York County, Pennsylvania 1747-1997. Brogue Community Lions Club November 1997

School consolidation came to Chanceford Township in 1958, which is now in the Red Lion School District. Chanceford has been able to maintain its rural character throughout its history into the 21st century. The early villages of Brogue, New Bridgeville, and Shenks Ferry haven't changed so much when compared to some other places in York County. The general store and hotel or tavern might be gone, replaced by modern uses, but they still fit well into the landscape of Chanceford Township.

Lower Chanceford History²

Lower Chanceford Township was separated from Chanceford Township and incorporated in 1806. Much of its early history is shared with Chanceford and as one grew and developed so did the other. Both Lower Chanceford and Chanceford Townships have always been predominantly agricultural. The coming of the canal and railroad in the 19th century, and paving Rt. 74 and rural electrification in the early 20th century impacted both communities, and Felton Borough, in similar ways. The differences are in the details.

McCall's Ferry, a prominent place to cross the Susquehanna River early in colonial history, was in what became Lower Chanceford Township, and was located along a major route from Philadelphia to points south and west. In 1815, a record breaking 360 foot long covered bridge, a truss strengthened by an arch, was built at McCall's Ferry by Theodore Burr, but was destroyed by a flood in 1817. Prior to the 1840's, this area was also known for its extensive shad fishing industry. There was a tannery and a currying establishment in the vicinity of McCall's Ferry for many years.

Lower Chanceford was one of the first townships to accept the Free School Act of 1834, establishing the common free public school system in Pennsylvania, and had two iron making operations at York Furnace and Castle Finn. In 1857 a bridge was constructed across the Susquehanna River at York Furnace, at a point where the river narrowed. Today York Furnace is best known as an historic site, but it was once a business center for the lower part of York County, including a Post Office, lime kilns, saw mills and a hotel.

In 1850, Lower Chanceford Township had 1613 residents, comprising 278 families in 267 dwellings. There were 2 doctors and 194 farmers.

Early settlements included Centreville, located about two miles south of Airville with a hotel and store. "Corner Ketch" had a tavern at the time of the construction of the Susquehanna Canal. In its earliest years, Airville, formerly called McSherrysville, consisted of a blacksmith shop, tavern, and several houses. The first Post Office in the vicinity was called Lower Chanceford. In 1820, wooden chairs were manufactured in large quantities in this area. In 1835 a Post Office was established at Muddy Creeks Forks. Although Muddy Creek Forks Historic District is on the National Register of Historic Places, the nail factory and carding-mill no longer remain at the site. A Post Office was also established in the hamlet of Woodbine, located along the York and Peach Bottom Railroad on the boundary of Lower Chanceford and Fawn Townships. This area was once known as Spring Valley farm.

² Ibid.

Felton Borough History³

In October 1874, a post office was established at what was called Oak Valley, changed to Felton in December of the same year. Felton was incorporated as a borough in May 8, 1899, annexed from land in Chanceford, Lower Windsor and North Hopewell Townships. Though its history can be traced to the early 19th Century when a mill was operated in the area, and the first mercantile business opening in 1850. With the Pine Run and Muddy Creek flowing through the site, water power for such milling operations was available. In 1863, Tobias Crumbling built a gristmill on the borough site, which later became the Felton Milling Company, operating until 1994. It really wasn't until the construction of the York and Peach Bottom Railway, later the Maryland and Pennsylvania Railroad, in 1874 that the settlement started to grow. In that year a name was given to the settlement after one of the financiers of the earlier railroad.

By 1883 the first school building was opened, expanding to two rooms for eight grades in 1902, and finally abandoned in 1956 after becoming part of the Red Lion School District. St. Paul's Lutheran Church was constructed in 1888 and the original Bethany Evangelical Church was built in 1896, the latter being enlarged in 1911, and again in 1953.

By 1921, the borough consisted of 85 houses with a population of 400 persons, the milling operation, several cigar manufacturers employing more than 85, and businesses to serve a growing community such as general stores, a meat market, barber, auto repair garage, coach shop and hotel. In that same year a gravity water system was serving part of the community, and much of the agricultural production of the area was being shipped via the Ma and Pa Railroad, including potatoes, hay, cordwood, cigars, flour and feed.



Figure 1.2 Felton Community Park

The Felton Volunteer Fire Company was organized in 1928, acquiring its first truck the following year. The fire house was built in 1953, but was soon expanded due to the many activities of the auxiliary.

Baseball came to Felton sometime between 1910 and 1915, and in 1926 a playing field with a covered grandstand was constructed. The present baseball field was dedicated in 1946. The local baseball team won league championships in 1953 and 1993.

Situated in a tight valley traversed by two streams the borough is prone to flooding. In 1933 a devastating flood inflicted severe damage to the small community.

³ From Centennial Celebration 1899 – 1999 Felton Pennsylvania

HISTORIC RESOURCES

This section provides an inventory and summary of the most historic resources in the Muddy Creek Region. Additional information on historic sites can be found in section on Tourism in Chapter 7, Community Facilities.

National Register of Historic Places

The following information on properties on the National Register of Historic Places was compiled from the National Register of Historic Places and the Pennsylvania Historic and Museum Commission websites.

Guinston United Presbyterian Church

Located near the hamlet of Laurel on Guinston Church Road, off Muddy Creek Forks Road in Chanceford Township, this Federal style church was built in 1773, replacing a 1754 log structure. The simple stone building, placed high on a slope overlooking the Muddy Creek, is a good example of the austerity practiced by the Scotch-Irish settlers to the region. The structure has undergone few alterations and was preserved in 1972. In 1976 it was inducted into the National Register of Historic Places.

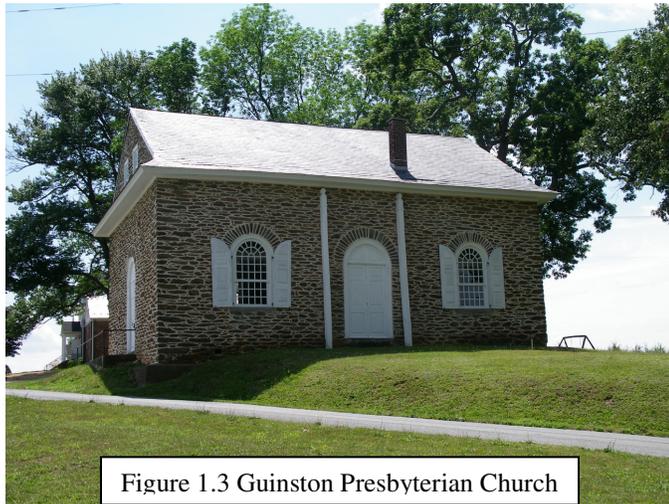


Figure 1.3 Guinston Presbyterian Church

Indian Steps Cabin aka Indian Steps Museum

Located on Indian Steps Road, this eclectic Craftsman Bungalow styled house sits on a terrace overlooking the Susquehanna River in Lower Chanceford Township. It was built in 1912 for John Edward Vandersloot, a prominent York Attorney at the time, and avid collector of Indian artifacts found throughout York County. Some 10,000 of these artifacts (arrowheads, spearheads, stone axes, tomahawks and pottery, among other things) are embedded in pictographs depicting birds and animals on the walls and foundation of his cabin. Constructed of local stone, stucco, limestone and concrete, the 3-story building was designed by architect Charles A. Keyworth, and built by Frank Warner.

In 1939, The Conservation Society of York County leased the museum, and owning and operating the facility since 1956. The 9.6-acre estate also features a summer kitchen, picnic shed, an arboretum of more than 60 species of trees, a nature trail and a gift shop.

In 1990, Indian Steps Cabin was added to the National Register of Historic Places.

McCalls Ferry Farm

This working 300-acre dairy farm is situated in Lower Chanceford Township on McCalls Ferry Road. The Pennsylvania German vernacular farmhouse and the Sweitzer barn were built in 1799, representative of a typical 19th Century York County farm, and reflect the PA German and Scots-Irish culture of the region. The stone and stucco house retains most of its original architectural features and its historical integrity.

The farms name is derived from John and Matthew McCall, brothers who operated a ferry on the Susquehanna River for about 40 years from around 1774. Following John's death in 1790, another brother, Robert assumed part ownership in the ferry operation and started accumulating vast tracts of land in the area including the McCall farm, which existed prior to construction of the house and barn. The agricultural operation was one of the dairy farms in the area between 1907 and 1946.

The property is privately held and was added to the National Register of Historic Places in 2000.

Muddy Creek Bridge

This Pratt Truss bridge is situated on the border between Lower Chanceford Township and Peach Bottom Township where it spans the Muddy Creek. The steel trestle bridge, resting on two cut stone abutments, was built on the Maryland and Pennsylvania Railroad line running between York and Baltimore circa 1909. It was the only of its type on that rail line, and although no longer used, retains its architectural integrity and historical significance.

The Muddy Creek Bridge was included on the National Register of Historic Places in 1995.



Figure 1.4. Roller Mill at Muddy Creek Forks

Muddy Creek Forks Historic District

This assembly of 19th Century buildings is located at the intersection of Muddy Creek Forks Road and New Park Road, at the confluence of the South Branch and the North Branch of the Muddy Forks Creek, within Lower Chanceford, East Hopewell and Fawn Townships. There are twelve buildings and several ancillary structures comprising the historic district built in the 19th and early

20th centuries. The architectural styles vary among houses and several commercial buildings, including a log house, and I-house, and PA German vernacular and Victorian Gothic. A general store, mill building and grain elevator are also represented in the district. See also the Maryland and Pennsylvania Railroad below, and the Tourism section in Chapter 4, Economic Resources.

In 1994, the Muddy Creek Farms Historic District was listed on the National Register of Historic Places.

Other Historic Resources

Susquehanna and Tidewater Canal

The Susquehanna and Tidewater Canal was built between 1836 and 1840 traveling between Wrightsville, York County and Havre de Grace, Maryland, along the west side of the Susquehanna River. Operations on the canal ended around 1900, and it was completely closed by 1920. At one time there was a weigh lock at York Furnace where boats paid a toll and several other locks in the region. Today all that remains are remnants of the canal bed and preserved Locks 12 and 15, both in Lower Chanceford Township.

The Maryland and Pennsylvania Railroad

The Maryland and Pennsylvania Railroad was founded in 1901 through various mergers of the Peach Bottom Railway and the Maryland Central Railroad beginning more than 20 years earlier. The Peach Bottom Railway was organized in the 1870's to connect coal fields at Broad Top with Philadelphia. The Maryland Central Railroad was founded in the late 1860's to connect Baltimore with coal mines via the Reading or Lehigh Valley railroads.

The Peach Bottom Railway's 3'-0" narrow gauge rails reached the Muddy Creek Region area in October of 1874 at Felton. In 1895, the track was converted to the standard gauge 4'-8 1/2" by the York Southern Railroad, which succeeded the Peach Bottom Railway. When it became the Maryland and Pennsylvania Railroad, the station at Felton was then listed as station #64. By 1876, narrow gauge track was laid between Felton and Delta, reaching Peach Bottom in 1883. The village of Peach Bottom was flooded with the construction of hydro-electric dams on the Susquehanna

In 1901, the newly organized Maryland and Pennsylvania Railroad emerged from a series of consolidations, mergers and re-organizations of what were originally the Peach Bottom Railway and the Maryland Central Railroad. Though the Maryland and Pennsylvania Railroad never extended into the coal regions, shipping anthracite coal for residential heating fuel became a good source of revenue. The Maryland and Pennsylvania Railroad was a main transporter of milk from the farms along its route, and served more than 50 businesses in York and the furniture, cigar, and cigar box manufacturers in Red Lion and Dallastown.

The Maryland and Pennsylvania Railroad continued to operate between York and Baltimore until 1958, when the Maryland division was abandoned. Passenger service ended following the cancellation of the Post Office contract in 1954. In 1971, the railroad was purchased by Amfre-Grant, later Emons Industries, which abandoned the Pennsylvania division from just south of York to Whiteford, Maryland in 1985. Emons created Yorkrail as a sister railroad of the Maryland and Pennsylvania Railroad, combining the two in the late 1990s into the York Railway Company which operated in York over the remaining Ma & Pa and Yorkrail trackage. In 2002, Genesee and Wyoming, Inc purchased Emons.

In 1986, the Maryland and Pennsylvania Railroad Preservation Society was founded to preserve the heritage of the Maryland and Pennsylvania Railroad. In 1987, the Society acquired the last surviving segment of the mainline through the Muddy Creek valley, and began rebuilding more than 3 miles of track. In 1992 the Society acquired much of the hamlet of Muddy Creek Forks.

THE HISTORY OF AGRICULTURE IN YORK COUNTY

The first farmers to York County were the Susquehannock Indians prior to European settlements in the early 18th Century. By 1740 German, English and Scots-Irish settlers, as well as Welsh, Swiss and French came to the County mostly to farm. They found excellent soils, plentiful water and a climate similar to much of continental Europe – German Palatinate which also had rich soils. The same fruit crops – apples, peaches, cherries pears plums and strawberries, except wine grapes, and same grains – wheat, rye, oats, barley, buckwheat and flax. The Europeans were introduced to squash, pumpkins, sweet potatoes and most importantly corn.

Though York County still known for its agriculture, the number of farms began to decline in the early 20th C, peaking at about 8500 farms around 1910, representing more than 90% of York County’s land dedicated to agriculture. By the 1940s this declined to less than 80% of land in agriculture with around 6000 farms. It continues to decline as the demand for residential and commercial uses increases. See Chapter X, Land Use for more information on the amount of land allocated to agricultural uses.

Agriculture continues to play a dominant role in The Muddy Creek Region, particularly Chanceford and Lower Chanceford Townships. Most farms in the Region are less than 100 acres with few greater than 300 acres. The agriculture practiced in the region today is on larger, more specialized farms, whereas in the past the majority of farmers were involved in general farming raising a variety of crops to support their own families and a few cash crops for market.

Agricultural Preservation

An effort has been made by the York County Agricultural Land Preservation Board and the Farm and Natural Lands Trust of York County to preserve farms within York County by placing a “conservation easement” on a property, which limits the uses allowed on the property, generally restricted to agricultural and farming uses. In order for a farm to be covered by a conservation easement it must be within an Agricultural Security Area (ASA), areas which are intended to promote more permanent and viable farming operations over the long term.

Two other techniques utilized for the preservation of agricultural land are agricultural zoning and Transfer of Development Rights (TDRs). There are a variety of methods for applying agricultural zoning including exclusive agricultural zoning, residential density control, large lot zoning, subdivision restrictions, prime agricultural land preservation, and lot frontage control, as well as hybrids. Transfer of Development Rights is a technique that allows the owner of a parcel of land to transfer development rights to another parcel. The intended purpose of TDRs is to preserve prime agricultural land by transferring development rights onto less productive soils, and by clustering development

to leave larger uninterrupted areas for agricultural use. Chanceford and Lower Chanceford Townships, and several adjacent townships are currently using TDRs. For a more detailed description of the Agricultural preservation efforts in the Muddy Creek Region and York County, see Chapter 6, Land Use.



Figure 1.5. Harvesting Straw in Chanceford Township

Chapter 2. Population

A critical component of the comprehensive plan process is the analysis of population. While knowing the number of people living within the region and within each municipality is important, it is also vital to study the other characteristics of the population. Much of the data for this analysis comes from the U.S. Census Bureau and the decennial census.

Population information and analysis is important because this Comprehensive Plan is ultimately about people and the places in which they want to live, work, or recreate. Therefore, the more that we can know about the people that live in or will live in the region, the better we can plan for their needs and wants.

POPULATION⁴

Historic Population

Table 2.1 shows the historic population data for all three municipalities and the region as a whole. All three municipalities have increased in population since 1960, but at varying rates among the municipalities and with each decade. The decade of the 1970s was one of significant growth in all municipalities, including Felton which witnessed a declining population in the 1960s and 1980s, and only minimal growth in the 1990s. The 1980s was the period of lowest growth in the region. Chanceford Township has exhibited the greatest increase in population between 1960 and 2000, growing by more than 220% during that period. Felton Borough had grown by only 104 % and Lower Chanceford Township by 183%. The population of the region as a whole grew by almost 200% between 1960 and 2000.

Table 2.1. Historic Population: Muddy Creek Region

Municipality	1960	1970	1980	1990	2000
Chanceford Township	2,665	3,119	4,584	5,026	5,973
Change		454	1465	442	947
Percent		17.00%	47.00%	9.60%	18.80%
Felton Borough	430	425	483	438	449
Change		-5	58	-45	11
Percent		-1.20%	13.60%	-9.30%	2.50%
Lower Chanceford Township	1,583	1,759	2,250	2,454	2,899
Change		176	491	204	445
Percent		11.10%	27.90%	9.10%	18.10%
Region Total	4,678	5,303	7,317	7,918	9,321
Change		625	2014	601	1403
Percent		13.40%	38.00%	8.20%	17.70%

Source: US Census

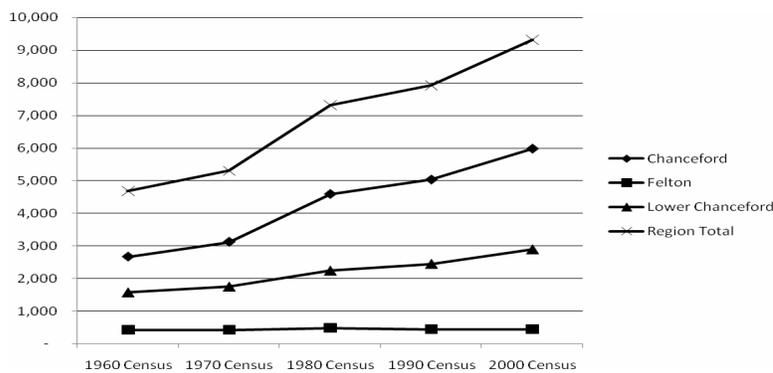
Chart 2.1 shows these population changes in the three municipalities and region graphically especially the sharp increases for the Region and Chanceford Township.

⁴ All figures from 2000 Census. See preceding text for explanation of difference between “household” and “family.” “Region” indicates the Borough and the Township combined.

* These data cannot be determined for the Region from available information.

Comparing the Muddy Creek Region with neighboring municipalities, as is shown in Table 2.2, reveals that Felton Borough grew the least of all municipalities, Lower Chanceford Township grew somewhat slower than the others, and Chanceford Township was right in the middle of the others. The municipality with the largest percentage of population increase was Peach Bottom Township. This statistic is somewhat deceptive, however, since it only increased by approximately 3,087 persons. Chanceford Township increased by 3,308 persons and Lower Windsor Township by 3,981 within the same period. The municipality with the greatest number of new persons was Windsor Township, which increased by over 8,000 persons. Lower Chanceford's increase of 1,316 persons was very similar to East Hopewell, Fawn, and North Hopewell Townships.

Chart 2.1. Historic Population



Source: US Census

The population of the seven municipalities bordering the Muddy Creek Region grew by almost 280% in the 60 year period between 1960 and 2000, whereas the three municipalities in the Planning area grew by only 199%. York County in the same period grew by 160%. The growth rate of all ten municipalities between 1960 and 2000 was 141%, lower than York County.

Table 2.2. Historic Population: Southeastern York County

Municipality	1960	1970	1980	1990	2000	Increase 1960-2000	Percent Increase 1960-2000
Chanceford Township	2,665	3,119	4,584	5,026	5,973	3,308	124.10%
Felton Borough	430	425	483	438	449	19	4.40%
Lower Chanceford Township	1,583	1,759	2,250	2,454	2,899	1,316	83.10%
Cross Roads Borough	166	163	267	322	518	352	212.00%
East Hopewell Township	784	843	1450	1929	2209	1,425	181.80%
Fawn Township	1276	1309	1671	2175	2727	1,451	113.70%
Lower Windsor Township	3424	3879	5977	7051	7405	3,981	116.30%
North Hopewell Township	986	1193	1787	2205	2507	1,521	154.30%
Peach Bottom Township	1325	1424	2692	3444	4412	3,087	233.00%
Windsor Township	4751	6672	8807	9424	12807	8,056	169.60%
Regional Total	17,390	20,786	29,968	34,468	41,906	24,516	141.00%
York County	238,336	272,603	312,963	339,574	381,751	143,415	60.17%

Source: US Census

Households⁵

Table 2.3 shows the number and type of households in the planning area and York County. As one could expect for a rural area such as the Muddy Creek region, there is a higher percentage of households that are a family (79%) and composed of a married couple (68.5%) than York County as a whole (71% and 58% respectively). The percentage of female headed family households and single person households is also substantially higher for York County than for the region.

Table 2.3. Households

Households	Chanceford Township	Felton Borough	Lower Chanceford Township	Region Total	York County
Total Households	2,155	173	1,028	3,356	148,219
Family	80.20%	76.30%	77.20%	79.10%	71.20%
Married Couple	69.80%	68.80%	65.90%	68.50%	58.30%
Female Head	6.20%	5.80%	6.50%	6.30%	9.00%
Nonfamily	19.80%	23.70%	22.80%	20.90%	28.80%
One Person	15.50%	18.50%	19.30%	16.80%	23.30%
Average Household Size	2.77	2.60	2.82	2.73	2.52
Average Family Size	3.07	2.98	3.24	3.10	2.98

Source: US Census

Table 2.3 presents the change in the number of households in the planning area and the seven abutting municipalities between 1960 and 2000. Consistent with population growth, households in the planning area have shown the greatest rate of growth in the 1970s and again in the 1990s. The slower rate of growth in the number of households in the Muddy Creek Region than in the surrounding municipalities is also consistent with population growth. One disparity between population change and change in the number of households is that Chanceford Township saw the greatest increase in population and Lower Chanceford Township experienced the largest increase in the number of households.

Table 2.4 shows the number and types of households in the planning area and the change between 1990 and 2000. The number of households has grown in all three municipalities, with Chanceford Township exhibiting the highest rate of increase followed by Lower Chanceford Township and Felton Borough. This increase is consistent with overall population growth in the Region. More significant than the increase in households is the change in the type of households. Family households grew in both Chanceford and Lower Chanceford Townships, while Felton Borough experienced a small decrease between 1990 and 2000. Of the family households, all three municipalities witnessed growth in married couple households, while the number of households headed by a female without a husband present decreased in Felton by nearly 10%, in Lower Chanceford Township by 15% and in Chanceford Township by a significant 50% in the ten-year period.

⁵ The Census Bureau defines "household" as "all the people who occupy a housing unit as their usual place of residence." This definition includes individuals who live alone as well as any combination of people who may reside together. "Family" is a type of household defined as "two or more people who reside together and who are related by birth, marriage, or adoption."

Table 2.4. Households 1960 to 2000, Percent Change

Households	1960	1970	1980	1990	2000	Change 1960-2000	Percent Change 1960-2000
Chanceford Twp	743	914	1,478	1,725	2,155	1,412	290.04%
Felton Boro	120	132	153	153	173	53	144.17%
Lower Chanceford Twp	455	559	770	863	1,028	573	225.93%
Cross Roads Boro	51	64	96	112	175	124	343.14%
East Hopewell Twp	225	251	469	643	769	544	341.78%
Fawn Twp	365	399	575	732	957	592	262.19%
Lower Windsor Twp	983	1,191	2,024	2,468	2,791	1,808	283.93%
North Hopewell Twp	260	341	581	782	942	682	362.31%
Peach Bottom Twp	363	449	903	1,218	1,528	1,165	420.94%
Windsor Twp	1,365	2,005	2,961	3,483	4,906	3,541	359.41%
Adjacent Municipalities	3,612	4,700	7,609	9,438	12,068	8,456	334.11%
York County	73,467	88,372	112,313	128,666	148,219	7,452	201.75%

Source: US Census

Table 2.5. Population by Households: Change 1990-2000

HOUSEHOLDS BY TYPE	Chanceford Township			Felton Borough			Lower Chanceford			Region		
	1990	2000	Change	1990	2000	Change	1990	2000	Change	1990	2000	Change
Total households	1,725	2,155	124.90%	153	173	113.07%	863	1,028	119.11%	2,741	3,356	122.43%
Family households	1,406	1,729	122.90%	133	132	-0.76%	694	794	114.40%	2,233	2,655	118.89%
Married-couple	1,250	1,504	120.32%	115	119	103.47%	613	677	110.44%	1,978	2,300	116.27%
female householder	88	133	151.13%	11	10	-9.10%	58	67	115.50%	157	210	133.75%
Nonfamily households	319	426	133.54%	20	41	205.00%	169	234	138.46%	508	701	137.99%
living alone	248	335	135.08%	17	32	188.23%	144	198	137.50%	409	565	138.14%
over 65 years	116	137	118.10%	11	10	90.90%	70	70	100.00%	197	217	110.15%
Persons per household	2.91	3.07	105.50%	2.86	2.60	-9.10%	2.84	2.82	-0.70%	2.87	2.83	-1.39%
Persons per family	3.22	3.07	-4.66%	3.05	2.98	-2.30%	3.2	3.24	101.25%	3.16	3.10	-1.90%

Source: US Census

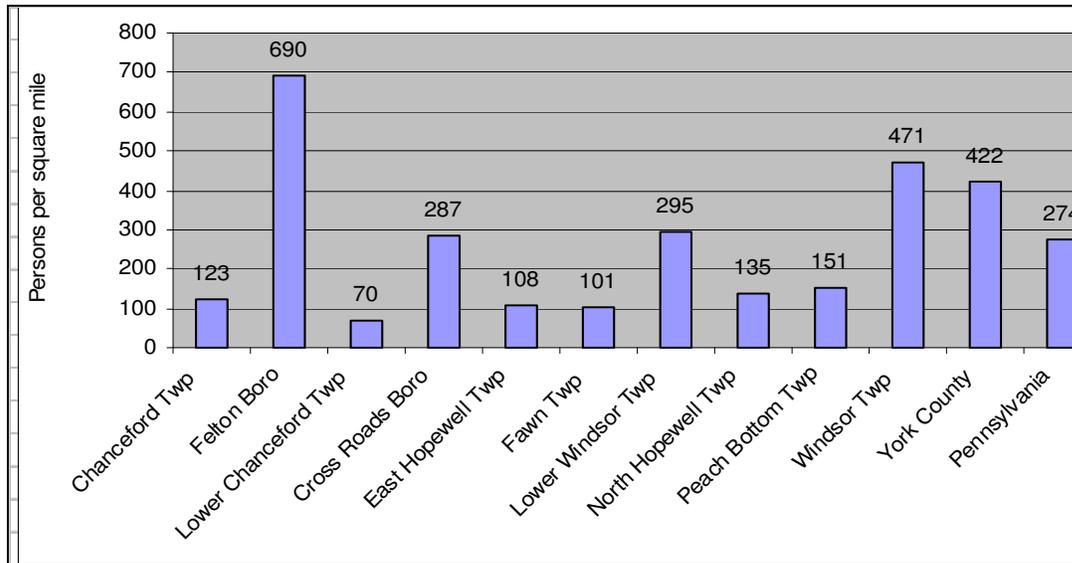
In Felton, non-family households grew more than 200% with the number of single person households growing nearly 90%, although there was a small decrease in the number of non-family households made up of persons over the age of 65. Chanceford and Lower Chanceford Townships saw growth in all categories of non-family households, except Lower Chanceford Township where the number of households where the householder is over 65 years of age didn't change between 1990 and 2000. Both the average persons per family and the average persons per household declined slightly during the 1990s.

Density

Related to population numbers is the population density of an area. Chart 2.2 compares the population densities of the Muddy Creek Region and neighboring municipalities. Population density is expressed in terms of persons per square mile and takes into account the population of a municipality and its land area. The population density helps to add some perspective to the raw population numbers by showing how spread out the people are within a geographical area. Within the Muddy Creek Region, Felton Borough has the highest population density at 690 persons per square mile. Chanceford and Lower Chanceford Townships are somewhat lower at 123 persons per square mile and 70

persons per square mile, respectively. Interestingly, Lower Chanceford Township has the lowest population density of all the surrounding municipalities, while Felton Borough has the highest. As a comparison, Pennsylvania’s density is 274.

Chart 2.2. 2000 Population Densities



Source: US Census

POPULATION CHARACTERISTICS

The U.S. Census provides data other than just population totals. Some of this other data can be useful for analyzing the population and its needs based on this other data.

Population by Age

The population by age is useful for estimating the impacts and requirements of various segments of the population. Table 2.6 shows the percentage of the population contained within each of the standard age groups for the three municipalities and the region as a whole, in addition to the percent change between 1990 and 2000. The greatest increases were in the number of persons between the ages of 45 and 59, while the number of 18 to 24 year olds has declined in the study area as well as in York County. Lower Chanceford Township saw a decrease in the number of persons over 65 between 1990 and 2000, but saw an increase in the number of persons between 18 and 24 during the same period, offsetting the overall decrease in the latter category.

Table 2.7 shows the population as broken into broader age categories. These categories are more useful for analyzing specific segments of the population. Preschool children need to be accommodated in the school system when they are school age. The school age children must continue to be accommodated until they graduate. The school age children also require recreational and sports facilities for their activities. The number of people of reproductive age is used to help predict future populations. The number of mature adults and seniors must be considered when determining the need for nursing homes, assisted living facilities, and medical facilities.

Table 2.6. Age, Percent Change 1990 to 2000

Age		Total population	Under 18 years	18 to 24	25 to 44 years	45 to 54 years	55 to 59 years	60 to 64 years	65 to 74 years	75 to 84 years	85 years and over	65 years and over
Chanceford Township	1990	5,026	1,397	447	1,787	543	205	179	293	133	42	468
	2000	5,973	1,600	418	1,974	904	307	226	326	166	52	544
	Change	119%	115%	-6%	110%	166%	150%	126%	111%	125%	124%	116%
Felton Borough	1990	438	108	44	156	51	15	14	27	17	6	50
	2000	449	95	43	141	77	26	17	22	20	8	50
	Change	103%	-12%	-2%	-10%	151%	173%	121%	-19%	118%	133%	100%
Lower Chanceford Township	1990	2,454	696	207	803	261	108	96	152	102	29	283
	2000	2,899	869	215	900	380	144	123	156	82	30	268
	Change	118%	125%	104%	112%	146%	133%	128%	103%	-20%	103%	-5%
Regional Total	1990	7,918	2,201	698	2,746	855	328	289	472	252	77	801
	2000	9,321	2,564	676	3,015	1,361	477	366	504	268	90	862
	Change	118%	116%	-3%	110%	159%	145%	127%	107%	106%	117%	108%
York County	1990	339,574	82,264	32,468	112,225	37,174	15,575	15,425	25,986	13,964	4,493	44,443
	2000	381,751	93,983	28,773	115,701	55,784	20,284	15,734	26,972	18,413	6,107	51,492
	Change	112%	114%	89%	103%	150%	130%	102%	104%	132%	136%	116%

Source: 1990 and 2000 US Census

Table 2.7. 2000 Population by Broad Age Groups

Age Group	Chanceford Township	Felton Borough	Lower Chanceford Township	Region Total	York County
Total Population	5,973	449	2,899	9,321	381,751
Preschool Age (0-5)	6.3%	5.1%	6.6%	6.4%	6.1%
School Age (5-19)	23.0%	19.6%	26.0%	23.8%	21.0%
Child Bearing Age (25-44)	33.0%	31.4%	31.0%	32.3%	30.3%
Mature Adults (45-64)	24.1%	26.7%	22.3%	23.6%	24.0%
Seniors (65+)	9.1%	11.1%	9.2%	9.2%	13.5%

Source: US Census

As Table 2.7 shows, the municipalities and the region are fairly similar to the figures for the County as a whole. The most noticeable differences are that the region has a slightly higher percentage of school age children than the County. This is entirely due to the two Townships. Felton Borough has a lower percentage than the County. Also, all three municipalities have slightly higher percentages of people of child bearing age than the County, and slightly lower percentages of senior than the County.

Racial and Hispanic Composition

With regards to racial composition, the Region is almost entirely populated by people that identify themselves as white. Table 2.8 notes that approximately 98% of the region's population is white, while 92% of York County is white.

Table 2.8. 2000 Population by Race

Race	Chanceford Township	Felton Borough	Lower Chanceford Township	Region Total	York County
Total Population	5,973	449	2,899	9,321	381,751
White	97.9%	98.4%	97.9%	98.0%	92.8%
Black	0.7%	0.4%	0.4%	0.6%	3.7%
American Indian and Alaska Native	0.3%	0.0%	0.3%	0.3%	0.2%
Asian	0.4%	0.4%	0.6%	0.4%	0.9%
Native Hawaiian and Other Pacific Islander	0.0%	0.0%	0.1%	0.0%	0.0%
Other ⁶	0.1%	0.7%	0.3%	0.2%	1.4%
Hispanic (of any race)	0.7%	0.0%	0.4%	0.6%	3.0%

Source: US Census

Table 2.9 shows the change in racial and ethnic composition of the region between 1990 and 2000, and compares those changes with York County. Though the region experienced an increase in racial and ethnic diversity between 1990 and 2000, that diversity is substantially lower than York County. The greatest increase in the Region was in persons identifying themselves as a race other than the four specified in Table 2.9 (includes persons claiming two or more races) and Hispanic.

Table 2.9. Race and Hispanic Origin of Householder; 1990 and 2000; Percent Change

		White	Black	American Indian, Eskimo, or Aleut	Asian or Pacific Islander	Other race	Hispanic origin (of any race)
Chanceford Township	1990	4,983	16	7	12	8	17
	2000	5850	39	17	22	45	40
	Change	117.40%	243.75%	242.86%	183.33%	562.50%	235.29%
Felton Borough	1990	437	0	0	1	0	0
	2000	442	2	0	2	3	0
	Change	101.14%	NA	0.00%	200.00%	NA	0.00%
Lower Chanceford Township	1990	2,427	15	3	9	0	1
	2000	2839	12	10	18	20	12
	Change	116.98%	-20.00%	333.33%	200.00%	NA	1200.00%
Regional Total	1990	7,847	31	10	22	8	18
	2000	9131	53	27	42	68	52
	Change	116.36%	170.97%	270.00%	190.91%	850.00%	288.89%
York County	1990	323,339	10,985	416	2,103	2,731	5,165
	2000	354103	14095	679	3389	9485	11296
	Change	109.51%	128.31%	163.22%	161.15%	347.31%	218.70%

Source: 1990 and 2000 US Census

Gender

The percentage of the population of each gender is shown in Table 2.10. As the table shows, the genders are roughly equal, with slightly more males than females within the

⁶ Includes persons reporting two or more races.

Region. Interestingly, in York County as a whole, there are slightly more females than males.

Table 2.10. 2000 Population by Gender

Gender	Chanceford Township	Felton Borough	Lower Chanceford Township	Region Total	York County
Total Population	5,973	449	2,899	9,321	381,751
Male	50.8%	51.0%	51.1%	51.0%	49.2%
Female	49.2%	49.0%	48.9%	49.0%	50.8%

Source: 2000 US Census

Education Characteristics

Table 2.11 shows the level of education persons over 25 years of age in the Muddy Creek Region had attained in 1990, 2000, and the percent change between those years. Improvements have been experienced with the number of persons with less than a 9th grade education decreasing in all three municipalities. While Felton Borough saw an increase in the percentage of persons with either a high school diploma or a bachelor's degree, it also saw an increase in the number of persons without a high school diploma that have completed at least the 9th grade. The percentage of persons without a high school diploma decreased in Chanceford and Lower Chanceford Townships between 1990 and 2000. Though the region improved in all categories at a higher rate than York County, it still falls behind the County in the percent of persons with a high school diploma, or with a bachelor's degree or higher.

Table 2.11. Educational Attainment 1990 – 2000, Percent Change

		Persons 25 years and over	Less than 9th grade	9th to 12th grade, no diploma	High school graduate	Some college, no degree	Associate degree	Bachelor's degree	Graduate or professional degree	Percent high school graduate or higher	Percent bachelor's degree or higher
Chanceford Township	1990	3,151	491	628	1,504	228	104	129	67	64.5%	6.2%
	2000	3,974	323	588	1,885	491	213	305	169	77.1%	11.9%
	change	126%	66%	94%	125%	215%	205%	236%	252%	120%	192%
Felton Borough	1990	293	56	39	128	30	12	20	8	67.6%	9.6%
	2000	320	39	46	163	32	9	24	7	73.4%	9.7%
	change	109%	70%	118%	127%	107%	75%	120%	88%	109%	101%
Lower Chanceford Township	1990	1,582	231	277	717	232	17	76	32	67.9%	6.8%
	2000	1,812	179	222	884	253	94	132	48	77.9%	9.9%
	change	115%	77%	80%	123%	109%	553%	174%	150%	115%	146%
Regional Total	1990	5,026	778	944	2,349	490	133	225	107	66.7%	7.5%
	2000	6,106	541	856	2,932	776	316	461	224	76.1%	10.5%
	change	121%	70%	91%	125%	158%	238%	205%	209%	114%	140%
York County	1990	225,121	26,046	35,220	93,793	27,765	11,025	21,391	9,881	72.8%	13.9%
	2000	259,040	16,534	33,460	107,689	38,918	14,835	32,295	15,309	80.7%	18.4%
	change	115%	63%	95%	115%	140%	135%	151%	155%	111%	132%

Source: US Census

Income⁷ Characteristics

Table 2.12 compares several types of income and the poverty status of individuals between the Muddy Creek Region and York County, and percent these characteristics changed between 1990 and 2000. Chanceford Township saw the greatest increase in all types of income in the time period, and the region as a whole performed better than York County. However, at the same time incomes were increasing in the region faster than in York County so where the number of persons living below the poverty level.

Table 2.13 is a comparison of incomes in the Region with the incomes of the neighboring municipalities. While Felton Borough ranks at or near the bottom and Chanceford Township at or near the top in all income categories, incomes and poverty levels are consistent with the 9 neighboring municipalities, and York County.

⁷ Income is money earned from all sources between any two points in time. The US Census tracks several different types of incomes including median and per capita, for all people 15 years old and over. Median family income and median household income are based on the distribution of the total number of families, including those with no income, with half the families having incomes above the median, and the other with families having incomes below the median. Household income is the sum of money income received in the calendar year by all households, including family households, people living alone, and non-family households. Per capita income is the mean money income received computed for every man, woman, and child in a geographic area, derived by dividing the total income in a geographic area by the total population in that area. Note -- income is not collected for people under 15 years old even though those people are included in the denominator of per capita income. U.S. Census Bureau

Table 2.12. 1999 Income Statistics

Municipality		per capita income	Median household income	Median family income	Persons below poverty	Persons below poverty
Chanceford Township	1990	\$11,295.00	\$30,863.00	\$31,946.00	291	5.8%
	2000	\$22,425.00	\$52,931.00	\$57,285.00	316	5.30%
	change	199%	172%	179%	109%	91%
Felton Borough	1990	\$12,325.00	\$28,393.00	\$33,125.00	24	5.5%
	2000	\$19,322.00	\$42,353.00	\$53,125.00	25	5.70%
	change	157%	149%	160%	104%	104%
Lower Chanceford Township	1990	\$11,004.00	\$32,230.00	\$35,461.00	145	5.9%
	2000	\$17,821.00	\$43,081.00	\$48,062.00	217	7.60%
	change	162%	134%	136%	150%	129%
Regional Totals	1990	\$11,541.00	\$30,495.00	\$33,511.00	460	5.8%
	2000	\$19,856.00	\$46,121.00	\$52,824.00	558	6.2%
	change	172%	151%	158%	121%	107%
York County	1990	\$14,544.00	\$32,605.00	\$37,590.00	21,203	6.2%
	2000	\$21,068.00	\$45,268.00	\$52,278.00	25,269	6.70%
	change	145%	139%	139%	119%	108%

Source: US Census

Table 2.13. Income and Poverty: Muddy Creek and Neighboring Jurisdictions

Municipality	Income per capita	Median household income	Median family income	Persons below poverty level
Chanceford Township	\$22,425.00	\$52,931.00	\$57,285.00	5.30%
Felton Borough	\$19,322.00	\$42,353.00	\$53,125.00	5.70%
Lower Chanceford Township	\$17,821.00	\$43,081.00	\$48,062.00	7.60%
East Hopewell township	\$21,540.00	\$58,194.00	\$61,734.00	3.39%
Fawn township	\$20,271.00	\$54,018.00	\$60,104.00	2.98%
Lower Windsor township	\$18,602.00	\$45,413.00	\$48,430.00	7.26%
North Hopewell Township	\$20,993.00	\$47,139.00	\$55,438.00	2.50%
Peach Bottom township	\$17,005.00	\$42,778.00	\$45,753.00	3.94%
Windsor township	\$21,551.00	\$49,706.00	\$53,271.00	3.40%
York County	\$21,068.00	\$45,268.00	\$52,278.00	6.70%

Source: US Census

POPULATION PROJECTIONS

With fluctuating growth rates as shown in Table 2.1 it can be difficult to predict future population growth rates. No population projection can accurately forecast all of the factors that might cause a particular rate of growth, but it is essential to attempt to quantify how large the population will be in the future to ensure that accommodations are made in the Zoning Ordinance and with planned infrastructure to serve the existing and future residents.

Four different population projections, each with its own methodology, were utilized for the municipalities comprising the Muddy Creek Region. It's important to produce several projections and then compare the results of each against the others. Each methodology has its own strengths and weaknesses, and taken together, they each provide a key bit of information in constructing the best possible projection.

Table 2.14. Final Population Projections

Municipality	2000	2010	2020	2030
	Census	Projection	Projection	Projection
Chanceford Township	5,973	6,864	7,885	9,133
Change from previous decade		114.9%	114.9%	115.8%
Change from 2000		114.9%	132.0%	152.9%
Felton Borough	449	450	437	434
Change from previous decade		100.2%	-2.9%	-0.7%
Change from 2000		100.2%	-2.7%	-3.3%
Lower Chanceford Township	2,899	3,202	3,558	3,993
Change from previous decade		110.5%	111.1%	112.2%
Change from 2000		110.5%	122.7%	137.7%
Region Total	9,321	10,515	11,880	13,560
Change from previous decade		112.8%	113.0%	114.1%
Change from 2000		112.8%	127.5%	145.5%

Source: US Census, C.S. Davidson, Inc.

The first population projection was one performed by the York County Planning Commission. This projection was based on the Cohort-Component Method. This method utilizes birth, death, and migration rates for York County as a whole to establish countywide population projections. These countywide projections are then subdivided among the various municipalities based on the percentage of the total that the municipalities have had in the past.

The second population projection involved the use of building permit data. Data regarding the number of permits issued for new dwellings in previous years for each municipality were collected. An average number of permits per year was then established and continued into the future. It is assumed that each new dwelling will contain the number of people that the 2000 Census established as the “Average Household Size”. No projection was created for Felton Borough using this method, since no permits for new dwellings were issued in the borough in recent years.

The third and fourth population projection methods involved using Census data from 1960 to 2000 and projecting those populations into the future. Population projections for larger areas are usually more accurate than those for smaller areas. Therefore, to begin the population projections we started with the historical data for the Region and all adjacent municipalities (Table 2). We projected the total population of this overall region to the year 2030 using both an Arithmetic Extrapolation and a Geometric Extrapolation. Arithmetic Extrapolation involves figuring the average number of new persons added to the overall region per decade and assuming that the same number of persons will continue to be added to the overall region each decade. When graphed, this method produces a linear population increase. Geometric Extrapolation involves figuring the average growth rate (percentage) for the overall region per decade and assuming that this growth rate will continue into the future. This method produces a curved population increase when graphed. Once these two methods were used to create two population projections for the overall region, the population had to be assigned to individual municipalities. This was done based on the percentage of the population that resided in

each municipality in the past and took into account whether that percentage was trending upward or downward.

The results of all four projection methods were collected in a table for analysis. In an attempt to cancel out the bias of each individual projection method, an average of all four methods was calculated and added to the table. Both C.S. Davidson staff members and the Muddy Creek Region Joint Comprehensive Plan Committee reviewed the projections to determine which appeared to be most reasonable. A consensus was reached that the average of all methods produced the most reasonable results for Chanceford and Lower Chanceford Township. Felton Borough's average also appeared reasonable, but did not account for the new residential lots that had been approved with a recent subdivision plan. Those lots were incorporated into the projection. Table 2.14 contains the final population projections.

POPULATION ESTIMATE

In 2006, the York County Economic Development Corporation estimated that the population for Chanceford Township was 6,280, Felton Borough was 468, and Lower Chanceford Township was 3,042, representing an increase for all three municipalities. If these estimates are correct, Felton has surpassed the previous projection for 2010, and Chanceford and Lower Chanceford Townships are in line to meet or exceed their respective projections.

Chapter 3. Housing

The composition of a community's housing stock indicates the extent to which a range of housing options are being provided for its residents. This chapter includes an inventory of existing housing, including the rate of housing growth and characteristics of the housing stock, as well as projections of future growth. The information provided is intended to assist in the decision-making process, to aid in determining unmet housing needs, and in forecasting future housing needs.

The growth pattern of the Muddy Creek region has been most affected by the area's history; and to a lesser degree by the provision of community and public services such as road infrastructure, schools, shopping and recreational opportunities, and finally, the near absence of public water and sewer services.

HOUSING STATISTICS⁸

The housing statistics provided by the U.S. Census 2000 create a clear picture of housing available within the Region. As Table 3.1 shows, over 82% of all dwelling units are a detached single family dwelling. This is much higher than the figure for all York County, which is 63%. Almost all the dwellings that are not detached single family units are mobile homes. Since mobile homes could be considered detached single family homes, one could combine these two categories. If done, the percentage of single family detached homes in Chanceford and Lower Chanceford Townships is approximately 97%. In Felton Borough, it is almost 92%.

Table 3.1. Housing Units by Housing Type in 2000

Units in Structure	Chanceford Township	Felton Borough	Lower Chanceford Township	Region Total	York County
Total Housing Units	2,257	179	1,169	3,605	156,720
1 Unit detached	82.6%	83.8%	82.5%	82.6%	63.2%
1 Unit attached	1.1%	3.9%	1.3%	1.3%	14.1%
2 Units	0.0%	3.4%	1.6%	0.7%	4.5%
More than 2 Units	0.9%	1.1%	0.3%	0.7%	11.5%
Mobile home	15.0%	7.8%	14.2%	14.4%	6.7%
Boat, RV, Van, etc.	0.4%	0.0%	0.0%	0.2%	0.0%

Source: 2000 US Census

Table 3.2 presents change in the types of housing units in the area between 1990 and 2000; housing units increased proportionally with the increases in total population and total households during this time period. The greatest increase has been in the number of single family attached dwellings, and structures with 10 or more units, though the latter is not significant since there are only 11 total units in such structures. The increase in the number of single family attached units could be attributed to the increase in non-family households and the decrease in household and family size discussed in Chapter 2, Population. The total number of mobile homes in the region has decreased by nearly 3%,

⁸ Note the U.S. Census figures may not be consistent with York County Tax Assessment data.

but has increased in Felton Borough by more than 50%, from 9 mobile homes in 1990 to 14 in 2000. It should be noted that though some changes are presented as high percentages, the numbers continue to remain relatively low.

Table 3.2. Housing Units by Housing Type, Change 1990 - 2000

		Total housing units 1990	1-unit detached	1-unit attached	2 to 4 units	5 to 9 units	10 or more units	Mobile home, trailer, or other
Chanceford Township	1990	1,806	1,393	10	23	6	0	374
	2000	2,257	1,864	24	0	10	11	339
	change	125.0%	133.8%	240.0%	NA	166.7%	NA	-9.4%
Felton borough	1990	157	137	6	5	0	0	9
	2000	179	150	7	8	0	0	14
	change	114.0%	109.5%	116.7%	160.0%	NA	NA	155.6%
Lower Chanceford Township	1990	999	811	5	21	9	2	151
	2000	1,169	965	15	23	0	0	166
	change	117.0%	119.0%	300.0%	109.5%	0.0%	0.0%	109.0%
Regional Total	1990	2,962	2,341	21	49	15	2	534
	2000	3,605	2,979	46	31	10	11	519
	change	121.7%	127.3%	219.0%	-36.7%	-33.3%	550.0%	-2.8%
York County	1990	134,761	82,306	17,226	12,896	4,794	5,578	11,961
	2000	156,720	99,098	22,076	13,670	4,941	6,423	10,512
	change	116.3%	120.4%	128.2%	106.0%	103.1%	115.1%	-12.1%

Source: 2000 US Census

HOUSING OCCUPANCY AND VACANCY

Housing occupancy looks at the housing units tenure, which is defined as the status of a housing unit being owned or rented by the primary occupant(s). As already learned based on the community survey, an extremely large majority of homes within the Muddy Creek Region are owner occupied rather than renter occupied. Table 3.3 shows that within the Region, 86% of the occupied housing units are occupied by their owner. There is an interesting variation in this rate among the municipalities. It ranges from a low of 79.9% in Lower Chanceford Township to a high of 89% in Felton Borough. The reason for this variation is unknown, but in all cases, the ownership rate is higher than for York County as a whole.

Table 3.3. Housing Units by Occupancy

Occupied Units	Chanceford Township	Felton Borough	Lower Chanceford Township	Region Total	York County
Total Housing Units	2,257	182	1,169	3,608	156,720
Occupied Housing Units	2,155	173	1,028	3,356	148,219
Owner occupied units	88.9%	89.0%	79.9%	86.1%	76.1%
Renter-occupied units	11.1%	11.0%	20.1%	13.9%	23.9%

Source: 2000 US Census

Vacancy rates can indicate how easily someone who wants to move into the Muddy Creek Region can find suitable housing. According to the U.S. Department of Housing and Urban Development, vacancy rates of 2% for owner occupied units and 5% for renter

occupied units are considered adequate to provide sufficient choice for those looking for housing. Table 3.4 shows that in 2000 vacancy rates for owner occupied housing units are lower than 2% and may be limiting housing choice for those looking to move in. The rental vacancy rates in Felton Borough and Lower Chanceford Township are right in line with the 5% rental unit vacancy rate described above. Chanceford Township’s rate is somewhat lower at 3.6%. As shown on Table 3.4, both owner and renter vacancy rates have increased or stayed the same for all places between 1990 and 2000.

Table 3.4. Housing Unit Vacancy in 2000 and (1990)

	Chanceford Township	Felton Borough	Lower Chanceford Township	Region Total	York County
Owner vacancy rate (1990)	1.0% (0.7)	0.6% (1.4)	1.3% (0.6)	n/a	1.5% (1.2)
Renter vacancy rate(1990)	3.6% (3.6)	5.0% (0.0)	5.5% (3.0)	n/a	7.4% (5.6)

Source: 2000 US Census

HOUSING CONDITIONS

The following will focus on the conditions of the housing stock currently occupied by residents of the Muddy Creek Region. For comparison, the conditions of the housing stocks for York County are provided. The factors that will be examined to assist in defining housing conditions will be the year the structure was built and the lack of plumbing and kitchen facilities. These two factors are very basic and minimum standards to judge the condition of the housing stock in the planning area.

Housing Age.

More than 25% of all houses in the region are in excess of 60 years old, having been built prior to 1940. Table 3.5 shows that the greatest growth in housing construction was in the 1970s, which corresponds with the largest increase in population. Housing construction in Chanceford Township has grown at approximately the same rate since the 1970s, but in Felton Borough it increased dramatically in the 1990s after falling off in the 1980s. The trend in Lower Chanceford Township was similar to that in Felton, increasing in the 1990s to more than 200 structures built, nearly matching the number of new houses built in the 1970s, after only 121 built during the 1980s.

Indicated by the number of housing permits issued between 200 and 2006, as shown in Table 3.9 at the end of this chapter, new housing construction in Chanceford Township is not at the same pace as in the 1990s, but Lower Chanceford was set to surpass that decade. It is too early to tell how the mortgage and banking crisis that began at the end of 2007 will impact new housing construction in the Muddy Creek Region.

Table 3.5. Year Structure Built

	Chanceford township	Felton borough	Lower Chanceford township	Region	York County
Total:	2,257	179	1,169	3,605	156,720
Built 1999 to March 2000	41	3	12	56	3,307
Built 1995 to 1998	210	22	84	316	10,386
Built 1990 to 1994	264	7	115	386	13,808
Built 1980 to 1989	428	11	121	560	21,089
Built 1970 to 1979	429	14	214	657	24,418
Built 1960 to 1969	140	4	195	339	15,408
Built 1950 to 1959	92	8	88	188	19,083
Built 1940 to 1949	103	15	27	145	11,542
Built 1939 or earlier	550	95	313	958	37,679
Median year built	1976	1940	1968		1967

Source: 2000 US Census

Housing Condition is further determined by the presence or absence of kitchen and plumbing facilities. According to the US Census, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water, (2) a range, cook top and convection or microwave oven, or cook stove, and (3) a refrigerator. All kitchen facilities must be located in the structure, but they need not be in the same room. Portable cooking equipment is not considered a range or cook stove. An ice box is not considered to be a refrigerator. Complete plumbing facilities include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing units are classified as lacking complete plumbing facilities when any of the three facilities are not present.

In York County in 2000, more than 99% of all housing units had complete kitchen and plumbing facilities. The percentages in the Muddy Creek Region were 99.8% for kitchen facilities and 98.8% for complete plumbing facilities.

Table 3.6. Plumbing and Kitchen Facilities in 2000

	Chanceford Township	Felton Borough	Lower Chanceford Township	Regional Total	York County
Total Housing Units	2,257	179	1,169	3605	156,720
Lacking complete plumbing facilities	24	4	16	44	653
Percent without complete Plumbing	1.1%	2.4%	1.6%	1.2%	0.4%
Lacking complete kitchen facilities	0	2	7	9	790
Percent without complete Kitchens	0.0%	1.2%	0.7%	0.2%	0.5%

Source: 2000 US Census

THE COST OF HOUSING

Table 3.7 shows that median home values in all three municipalities are generally in line with the County average, increasing at a similar rate for all places. Felton Borough's median home value is the lowest of the group and may be due to the fact that it contains little new development. Newer homes will generally have higher values than older

homes. The purchase price for a home is a different measure than the median value. Many times the purchase prices for property are usually higher than actual assessed values, new or per-existing.

Median monthly owner costs, which include among other things, the sum of payments for mortgages, home equity loans, real estate taxes, homeowners/renters insurance, and utilities, for all places in the planning area increased similarly to the home values between 1990 and 2000.

Table 3.7. Housing Values and Costs

		Median home value	Median monthly owner costs	Households with owner costs more than 30% income	Median Gross Rent	Households with gross rent more than 30% of income
Chanceford Township	1990	\$76,500	\$664	12.3%	\$343	29.9%
	2000	\$107,300	\$958	18.50%	\$650	24.40%
	change	140.3%	144.3%	150.4%	189.5%	-18.4%
Felton Borough	1990	\$64,000	\$585	13.8%	\$314	10.0%
	2000	\$91,400	\$988	18.70%	\$569	0.00%
	change	142.8%	168.9%	135.5%	181.2%	NA
Lower Chanceford Township	1990	\$69,800	\$677	26.7%	\$420	16.9%
	2000	\$111,300	\$1,040	24.80%	\$561	13.20%
	change	159.5%	153.6%	-7.1%	133.6%	-21.9%
Region Total	1990	\$70,100	\$642	17.6%	\$359	18.9%
	2000	\$103,333	\$995	20.7%	\$593	12.5%
	change	147.4%	155.0%	117.6%	165.2%	-33.9%
York County	1990	\$79,700	\$680	12.6%	\$409	31.4%
	2000	\$110,500	\$1,033	19.70%	\$531	30.30%
	change	138.6%	151.9%	156.3%	129.8%	-3.5%

Source: 2000 US Census

Cost Burden. Although the overall housing costs for homeowners in Muddy Creek Region appear to be affordable and are more affordable than the County average; true affordability is measured against a household’s ability pay for a mortgage or rental costs. A household is considered to be cost burdened if it is paying more than 30% of its household income for housing. A person or household is considered to be severely cost burdened if it’s paying more than 50% of its income for housing. For comparison purposes, data is included for the County.

As shown in Table 3.7 the number of renter households with gross rental costs more than 30% of income has decreased during the 1990s and is substantially lower than that of York County. Except in Lower Chanceford Township, and in the region as a whole, the percentage of owner occupied households that can be considered cost burdened has increased to a rate 1% higher than all of York County.

HOUSING PROJECTIONS

Based on the population projections performed in Chapter 2, Population, we can determine the approximate number of new dwelling units that will be needed to provide housing for the anticipated population growth. This is performed by dividing the

projected population by the average household size as measured by the 2000 Census. The results of this computation are shown in Table 3.8.

The change in the average number of persons per household and per family for each municipality is shown in Table 3.10 below. For the Muddy Creek Region and all three municipalities individually, the average household size is higher than for York County as a whole, which is 2.52 persons. The average family size for the places in the planning area is equal to or greater than the York County average at 2.98 persons per family. Both indicators have been trending downward in all municipalities for decades as a result of many societal factors. This fact must inform our evaluation of the housing projection in Table 3.8. The number of dwelling units required to house the projected population may well be more than calculated here, as fewer people inhabit each dwelling.

Table 3.8. Projected Housing Needs

Municipality	Average Household Size	2000	2010	2020	2030
		Census	Projection	Projection	Projection
Chanceford Township	2.77				
Population		5,973	6,864	7,885	9,133
Required Dwellings		2,155	2,478	2,847	3,297
Change from previous decade			323	369	451
Change from 2000			323	692	1,142
% Change from 2000					153.0%
Felton Borough	2.6				
Population		449	450	437	434
Required Dwellings		173	162	158	157
Change from previous decade			-11	-5	-1
Change from 2000			-11	-15	-16
% Change from 2000					-9.2%
Lower Chanceford Township	2.82				
Population		2,899	3,202	3,558	3,993
Required Dwellings		1,028	1,156	1,284	1,442
Change from previous decade			128	128	157
Change from 2000			128	256	414
% Change from 2000					140.3%

Source: 2000 US Census, C.S. Davidson, Inc.

Since we are well into the 2000-2010 decade, it is interesting to compare the number of dwelling units projected to be required, as shown in Table 3.8, with the actual number of dwellings built, as determined by building permit data. Table 3.10 shows the actual number of new dwellings that have been permitted to be built, based on building permits issued. The table shows that by 2006, Chanceford Township had permitted the construction of 205 or 63% of the required 323 new homes needed for the expected population increase, which is on target to meet the 2010 projection. In Lower Chanceford Township, 114 or 89% of the required 128 new dwelling units had been permitted by 2006. It appears that more than enough dwellings will be constructed in Lower Chanceford by 2010. However, given the low vacancy rate as discussed previously, these numbers should be reviewed regularly to continue meeting the projections for 2020 and beyond.

Table 3.9. 2000 Household and Family Size

		Persons per household	Persons per family
Chanceford Township	1990	2.91	3.22
	2000	3.07	3.07
	Change	105.50%	-4.66%
Felton Borough	1990	2.86	3.05
	2000	2.60	2.98
	Change	-9.10%	-2.30%
Lower Chanceford Township	1990	2.84	3.2
	2000	2.82	3.24
	Change	-0.70%	101.25%
Regional Total	1990	2.87	3.16
	2000	2.83	3.10
	Change	-1.39%	-1.9%
York County	1990	2.60	3.03
	2000	2.52	2.98
	Change	-0.03%	-1.65%

Source: 2000 US Census

Table 3.10. Number of New Dwellings Permitted

Municipality	2000	2001	2002	2003	2004	2005	2006	Total
Chanceford Township	16	33	47	43	31	17	18	205
Felton Borough	NA	NA	1	NA	4	1	1	7
Lower Chanceford Township	20	8	21	18	15	7	25	114

Source: York County Planning Commission

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Chapter 4. Economic Resources

In order to plan for future growth, an understanding of the local economy is important. This chapter will discuss employment characteristics such as labor force, occupations, place of work and commuting patterns, and income and poverty. The existing economic situation will be examined through an inventory of economic development agencies, employers, other resources that comprise the local economy, and a discussion of economic opportunities and trends. This information will provide a base for developing an economic development strategy for the region. See end note on page 75 for information on data collection.

EMPLOYMENT CHARACTERISTICS

According to the U.S. Census Bureau, the civilian labor force comprises all civilians 16 years of age and over classified as employed or unemployed. The unemployment rate represents the number unemployed as a percent of the labor force. An unemployment rate of about 4% - 6% is considered "healthy".

Labor Force

As shown in Table 4.1, in 2000, a total of 4,957 persons over the age of 16 were in the labor force in the Muddy Creek Region. The unemployment rate for the region was 4.2%, representing an increase from the 1990 rate of 2.8%. In 1990, York County had an unemployment rate of 2.6% increasing to 3.6% in 2000, and in March 2008, York County's rate was 4.5%. In 2000, Chanceford Township had the highest unemployment rate of the three municipalities in the Muddy Creek Region at 4.5%, followed by Lower Chanceford Township at 3.7% and Felton Borough at 1.6%. The 2000 rates for all municipalities were an increase over 1990. Recent unemployment figures are unavailable for the region, but if the increase experienced by York County is any indication, the rates for the municipalities probably have also increased.

Table 4.1. Labor Force and Employment Status in 2000

	Chanceford Township	Felton Borough	Lower Chanceford Township	Region	York County
Total	4,589	355	2,142	7,086	298,226
In labor force	3,263	243	1,451	4,957	203,496
Unemployed	148	4	54	206	7,301
Percent Unemployed	4.5	1.6	3.7	4.2	3.6

Source: 2000 US Census

Occupations⁹

Table 4.2 shows the occupations in which the employed population in the Muddy Creek Region was employed in 2000, and changes from 1990. Just as the population in the planning area increased at a greater rate than York County, the labor force also increased

⁹ Occupation describes the kind of work the person does on the job. For employed people, the data refer to the person's job during the reference week. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours.

more in the region than in the County. The Muddy Creek Region is unlike York County in the occupations of its residents. The occupational sector that increased the most in the region between 1990 and 2000 was management and professional, followed by sales and office occupations. In York County, the management sector decreased and the service sector grew the most between 1990 and 2000. Across the board, the agricultural sector, which includes farming and forestry, saw the greatest decline losing two-thirds of its workforce in the 1990s. Although construction jobs were lost in Chanceford Township and Felton Borough, the region saw a small increase in the overall number of jobs in this sector between 1990 and 2000. York County lost nearly one fourth of its construction related jobs in the same period. Manufacturing occupations gained in the Region and in York County between 1990 and 2000.

Table 4.2. Occupations for Employed Population in 2000

		Total Employed	Management, professional, and related occupations:	Service occupations:	Sales and office occupations:	Farming, fishing, and forestry occupations	Construction, extraction, and maintenance occupations:	Production, transportation, and material moving occupations:
Chanceford township	1990	2,431	302	270	439	137	466	817
	2000	3,115	756	341	577	37	446	958
	change	128.1%	250.3%	126.3%	131.4%	-73.0%	-4.3%	117.3%
Felton borough	1990	238	52	39	39	7	44	57
	2000	239	42	29	63	0	26	79
	change	100.4%	-19.2%	-25.6%	161.5%	0.0%	-40.9%	138.6%
Lower Chanceford township	1990	1,228	168	132	292	69	175	392
	2000	1,397	320	161	300	34	297	285
	change	113.8%	190.5%	122.0%	102.7%	-50.7%	169.7%	-27.3%
Regional Total	1990	3,897	522	441	770	213	685	1,266
	2000	4,751	1,118	531	940	71	769	1322
	change	121.9%	214.2%	120.4%	122.1%	-66.7%	112.3%	104.4%
York County	1990	176,908	219,295	19,822	46,692	2,674	25,179	40,154
	2000	195,962	55,609	24,565	51,260	786	19,334	44,408
	change	110.8%	-74.6%	123.9%	109.8%	-70.6%	-23.2%	110.6%

Source: 2000 US Census, SF 3 Sample Data

PLACE OF WORK AND COMMUTING PATTERNS

The commuting patterns of a municipality are important in regards to job availability, land use patterns, traffic capacity, and overall growth. As shown in Table 4.3, the majority of the workforce in the region works outside the region but still in York County in 2000. However, the number of workers leaving the County for jobs has increased between 1990 and 2000. The same is true for Muddy Creek residents working outside Pennsylvania, but that rate of increase is lower than for those working outside the County.

In 2000, only 10% of the labor force in the region worked in the region (numbers for 1990 for Chanceford and Lower Chanceford Townships is not available). This is important for a community because of the economic impact that members of the workforce have in terms of money that is kept in the local area.

Table 4.3. Place of Work

		Total:	Worked in state of residence:	Worked in place of residence	Worked outside place of residence	Worked in county of residence	Worked outside county of residence	Worked outside state of residence
Chanceford Township	1990	2384	2256	0	2384	2102	154	128
	2000	3,100	2,805	253	2,847	2,527	278	295
	change	130.0%	124.3%	NA	119.4%	120.2%	180.5%	230.5%
Felton Borough	1990	232	212	12	220	208	4	20
	2000	237	208	13	224	202	6	29
	change	102.2%	98.1%	108.3%	101.8%	97.1%	150.0%	145.0%
Lower Chanceford Township	1990	1183	896	0	1183	817	79	287
	2000	1,374	973	212	1,162	819	154	401
	change	116.1%	108.6%	NA	98.2%	100.2%	194.9%	139.7%
Region Total	1990	3799	3364	12	3787	3127	237	435
	2000	4,711	3,986	478	4,233	3,548	438	725
	change	124.0%	118.5%	NA	111.8%	113.5%	184.8%	166.7%
York County	1990	161301	147820	19610	63346	135259	26042	13481
	2000	193,126	175,701	15,116	71,037	142,104	33,597	17,425
	change	119.7%	118.9%	77.1%	112.1%	105.1%	129.0%	129.3%

Source: 2000 US Census

Table 4.4 shows how the region’s resident get to and from their jobs. Rabbit transit does not serve the Muddy Creek Region, therefore, the majority of all workers commuted to their place of employment by a private vehicle.

Table 4.4. Means of Transportation to Work

	Chanceford Township	Felton Borough	Lower Chanceford Township	Region	York County
Total	3,100	237	1,374	4,711	193,126
Car, truck, or van	2,945	229	1,203	4,377	181,121
Drove alone	2,548	204	1,055	3,807	162,775
Carpooled	397	25	148	570	18,346
Public transportation	0	0	0	0	1,199
Motorcycle	11	0	8	19	220
Bicycle	0	0	0	0	523
Walked	22	3	34	59	4,177
Other means	22	0	13	35	715
Worked at home	100	5	116	221	5,171

Source: 2000 US Census

As indicated in Table 4.5, over 50% of workers had a commute longer than 30 minutes. This is not surprising since 90% of those commuting to a job are leaving the region.

Table 4.5. Travel Time to Work

	Chanceford Township	Felton Borough	Lower Chanceford Township	Region	York County
Total:	3,100	237	1,374	4,711	193,126
Did not work at home:	3,000	232	1,258	4,490	187,955
Less than 5 minutes	101	2	30	133	6,199
5 to 9 minutes	118	13	59	190	19,648
10 to 14 minutes	238	22	117	377	29,120
15 to 19 minutes	295	26	102	423	32,155
20 to 24 minutes	526	33	103	662	31,522
25 to 29 minutes	226	24	47	297	13,086
30 to 34 minutes	495	45	169	709	21,354
35 to 39 minutes	211	12	77	300	4,873
40 to 44 minutes	138	10	73	221	5,851
45 to 59 minutes	336	36	229	601	12,827
60 to 89 minutes	175	9	195	379	7,574
90 or more minutes	141	0	57	198	3,746
Worked at home	100	5	116	221	5,171

Source: 2000 US Census

LOCAL TAXES

Taxes for residents and businesses in the Muddy Creek Region are levied by the Commonwealth of Pennsylvania, York County, the Red Lion School District and the local municipality. The real estate property taxes for which area residents are responsible include the York County Real Estate Tax, the Red Lion School District tax and their respective municipal taxes. Other taxes include Earned Income Tax (EIT) and the PA Personal Income Tax (3.07%). None of the municipalities levy an Emergency and Municipal Services Tax (EMS) on persons working within the region. See Table 4.6 for local real estate tax rates.

Table 4.6. Taxes

	Real Estate	EMS
York County	4.000	NA
Red Lion School District	18.690	NA
Chanceford Township	0.300	0.0
Felton Borough	1.700	0.0
Lower Chanceford Township	0.750	0.0

ECONOMIC RESOURCES

In order to promote economic development, it is important to know what organizations exist to aid local industry. The following is a list of organizations that are involved in promoting economic development in Southeastern York County, including the Muddy Creek Region

York County Economic Development Corporation. The York County Economic Development Corporation is a non-profit organization established to serve as York County's leading resource for facilitating economic development and to work with public and private sectors to enhance the overall quality of life. The services offered by the

YCEDC are designed to assist in job creation, job retention, and to increase the County's economic base.

- **Business Retention & Expansion Program** – A statewide economic development tool focused solely on business retention and job creation
- **Business & Project Financing** - Marketing, Packaging and Administering Federal, State and Local Funding Programs and Grants
- **Business Attraction** - Site Selection and Infrastructure Assistance, Economic and Demographic Research, Local, Regional and State Networking
- **Tax Abatement Programs** - Keystone Opportunity Zones (KOZ) and Local Economic Development Revitalization Tax Assistance (LERTA)
- Foreign-trade Zone 147, Keystone Innovation Zone Redevelopment Business Retention and Workforce Development
- **York County Economic Development Plan** – A collaborative effort with the York County Planning Commission to advance the County's land-use and economic-development planning and merge both groups' planning processes to guide sustainable economic development in York County,

Department of Community & Economic Development

The goal of the Department of Community and Economic Development is to foster opportunities for businesses and communities to succeed and thrive in a global economy, thereby enabling Pennsylvanians to achieve a superior quality of life. The Department ensures growth and development in our businesses and communities across Pennsylvania through several programs.

- **Business assistance** to help organizations fund their projects or start a business, find a location, expand their business, or stay in Pennsylvania.
- **Community Development** to develop and enhance a community's quality of life through improved housing, water and sewer infrastructure, public facilities and economic assets.
- **Technology Investment** to assist companies at every stage of the business life cycle. Through innovative initiatives and an unparalleled economic stimulus package, Pennsylvania is providing the support technology companies need to transition through every stage of the business life cycle.

Small Enterprise Development Company (SEDCO)

SEDCO assists small businesses as a Commonwealth designated Area Loan Organization (ALO), offering small business support and administering the Small Business First Fund (SBFF) which provides low interest loans for working capital as well as land, buildings, and equipment for eligible businesses.

Penn State Cooperative Extension

The Cooperative Extension can help businesses with information and educational programs to support productive, profitable, and competitive businesses and a strong agriculture and food system as well as ensure the long-term vitality of Pennsylvania's natural resources.

Farm & Natural Lands Trust of York County

The Farm & Natural Lands Trust of York County is a private non-profit land preservation organization, supported by membership, contributions, grants and income from special events. The Farm & Natural Lands Trust is not supported by local tax money and works in conjunction with other preservation organizations, such as the York County Agriculture Preserve Board and the Pennsylvania Game Commission, to preserve farms and natural lands based on a voluntary agreement with local landowners to place a conservation easement on their property.

York County Farmland Preservation Board

In 1989, the York County Agricultural Land Preservation Board was created to ensure the viability of agriculture in York County. The purpose of the Board is to preserve and protect York County's valuable agricultural resources by selecting farms worthy of preservation through the easement purchase program, utilizing a ranking system based on soil classification and productivity of the land, and the likelihood that the farmland would be developed for non-agricultural uses, and the extent that the applicant has demonstrated best management practices, which includes erosion control and nutrient management. By August 1997, the York County Agricultural Land Preservation Board had preserved 46 farms for a total of 12,110 acres. As of July 2008, 176 more farms have been preserved, bringing the total to 212 farms and 22,266 acres.

TOURISM RESOURCES

Heritage Tourism

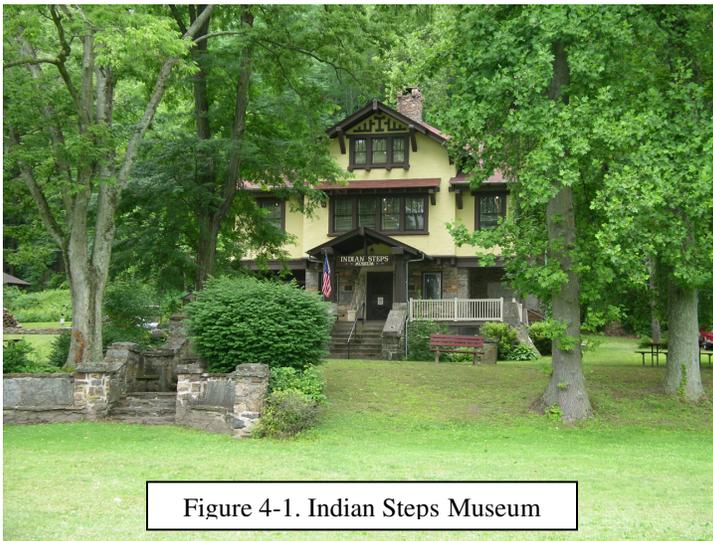


Figure 4-1. Indian Steps Museum

The National Trust defines cultural heritage tourism as traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes cultural, historic and natural resources.

There are several existing opportunities for visitors to the Muddy Creek region to experience such resources. Indian Steps Museum, Muddy Creek Forks Historic District,

historic churches and farmsteads, the Ma and Pa Railroad and the Susquehanna River are but a few.

Indian Steps Cabin

Located on Indian Steps Road along the Susquehanna River, in Lower Chanceford Township, this formerly private residence was built in 1912 for John Edward Vandersloot, a prominent York Attorney. More than 10,000 American Indian artifacts (arrowheads, spearheads, stone axes, tomahawks and pottery, among other things) are embedded in pictographs depicting birds and animals on the walls and foundation of the National Register of Historic Places building. The Conservation Society of York County has owned and operated the museum since 1956.

Annual events at the museum and on the 9.6-acre estate include an Earth Day celebration each April, the Native American Autumn Festival, a Revolutionary War Encampment, and musical events. Educational events include gardening workshops and naturalist programs in the arboretum.

Muddy Creek Forks Historic District and the Maryland and Pennsylvania Railroad

Situated at the confluence of the South Branch and the North Branch of the Muddy Creek Forks, the Muddy Creek Forks Historic District, spans an area within Lower Chanceford, East Hopewell and Fawn Townships

This assembly of 19th and early 20th Century buildings and structures, built between 1800 and 1935 is located at the intersection of Muddy Creek Forks Road and New Park Road. There are twelve buildings and several ancillary structures comprising the historic district built including a general store, two Pennsylvania Vernacular houses, a stone house, a Victorian Gothic house, a log house, a creamery, a mill building, a grain elevator, a warehouse and a Sweitzer barn. The architectural styles vary among houses and several commercial buildings, including a log house, and I-house, and PA German vernacular and Victorian Gothic.

Maryland and Pennsylvania Railroad Preservation Authority - The Maryland and Pennsylvania Railroad Preservation Society was founded in 1986 to preserve the history of the Maryland and Pennsylvania (“Ma & Pa”) Railroad. The Authority owns much of the town of Muddy Creek Forks, including a turn-of-the-century general store, a mill and grain elevator and other buildings. The Society is restoring the 11 structures situated on 31 acres of land and is open to the public on selected dates and times. In 1996, the Authority was created by the County of York to act as non-profit for the preservation and reservation of this historic village. The Authority owns land in Lower Chanceford Township, including a museum and the old Muddy Creek Forks roller mill. Short train excursions are offer on weekends throughout the spring, summer and fall months.

The Maryland and Pennsylvania Railroad Preservation Society acquired much of the hamlet of Muddy Creek Forks, where it operates a museum out of the old general store, opens several of the historic structures to tours, and has rebuilt several miles of track on which they operate short excursions. Amore detailed history of the Ma & Pa Railroad is provided in Chapter 1, Regional Setting and History.

Susquehanna and Tidewater Canal

The Susquehanna and Tidewater Canal traveled 43 miles from Wrightsville, York County to Havre de Grace Maryland along the west side of the Susquehanna River, supplanting the Susquehanna Canal on the east bank, which only went from the Chesapeake Bay to the Pennsylvania line. One of the most expensive canals in the United States, it was built between 1836 and 1840, started to decline after 1855, operations ended around 1900, and was completely closed by 1920. Most active around 1870, canal lowered boats filled with coal, lumber, grain and iron 233 feet through 28 locks. At one time there was a weigh lock at York Furnace where boats paid a toll, but today all that remains are remnants of the canal bed and preserved Lock 12 at the Lock 12 Recreation Park in Lower Chanceford Township.

The **Mason Dixon Trail** is a 175-mile long hiking trail that passes through the Region along the Susquehanna River, looping through Apollo County Park, along the edge of State Game Lands No. 83, through State Game Lands No. 181, back to the Susquehanna River, and through the Lock 12 Recreation Park, exiting the Region in the vicinity of the PA 74/Muddy Creek intersection in southeastern Lower Chanceford Township. The Trail then continues into Maryland and Delaware. Tree markings show the way of the Trail through the Region.

Agritourism

According to the Agricultural Marketing Research Center, agritourism is the act of visiting a working farm or any agricultural, horticultural or agribusiness operation to enjoy, be educated or be involved in activities. The Muddy Creek Region is well situated to attract visitors to the area for such opportunities. Though the idea of tourism presents the image of crowds of people jamming roads, the current agritourism in the Region are small-scale and low-impact. Potential agritourism opportunities for the region would be no different. They could be operated by small landowners, be unique, and, in many cases, education-focused, requiring only a small farm crew in order to be successful. Farm tours, bed and breakfasts, hay rides, corn mazes, petting zoos, and many other activities may be operated with little additional investment in labor. Agritourism should be considered by small business owners as an option for enhancing their agriculture revenues.

Examples of agritourism activities range from a day trip to overnight stays, special events and festivals on the farm to a stand at a farm market or county and state fair, and from passive recreation like a picnic to activities like kayaking. Following is a short list of existing and potential agritourism opportunities in the Muddy Creek Region.

Allegro Vineyards has been on Sechrist Road in Chanceford Township since 1980. Most of the six varieties of grape vines were planted in 1973, and the vineyard sells its red and white varieties, including dessert and sparkling wines at the vineyard and outlets throughout the Susquehanna Valley.

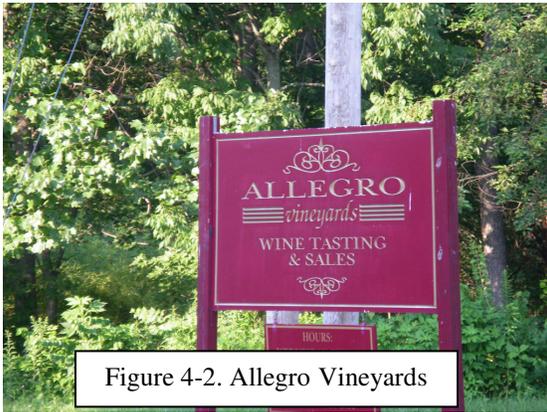


Figure 4-2. Allegro Vineyards

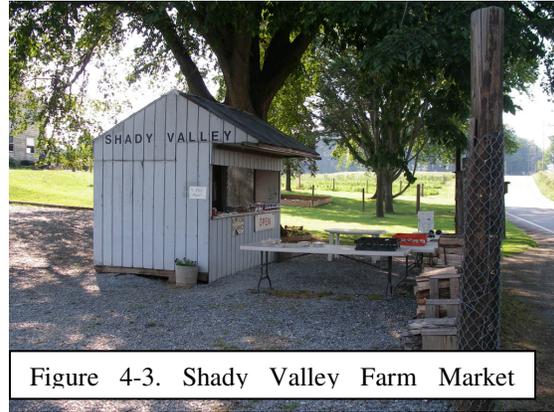


Figure 4-3. Shady Valley Farm Market

Farm Markets and other Agritourism opportunities

Brogue Hydroponics in Chanceford Township is a farm market and greenhouse that sells sweet corn, raspberries, aquatic plants and retail and wholesale agricultural products.

Flaharty Road Farm near Airville is a crop farm that sells surplus tomatoes and sweet corn, and grows blue pumpkins.

Shady Valley is a road-side market stand along Delta Road in Lower Chanceford Township. Fresh local produce and home-baked bread and pastries are available in season.

Tri-K Farms, located between Felton and Brogue sells fruit, vegetables, potatoes, and nursery and garden plants.

Other Tourism Resources in the Muddy Creek Region

As described above, the Muddy Creek Region has a number of niche tourism opportunities. In general tourism is two things; travel for pleasure by the tourist, and an industry based on that travel. What has been described in the previous sections on Heritage and Agritourism served the purpose of highlighting to the tourism opportunities not to the tourist, but as business opportunities bringing prosperity to the business person and tax revenue to the municipalities.

Tourism business opportunities in the region include camping and lodging in bed and breakfast, camp sites for tents and small RVs as well as cabin rentals, and farm vacations. Passive and active one-day recreation activities include farm tours, pick your own fruit/vegetables, pavilion rental for picnics, weddings, receptions, haunted houses and hay rides, holiday celebrations, fee fishing, hunting and skeet shooting, corn mazes, horseback riding, and even hang gliding, hot air balloon rides, and cross country skiing. There are also numerous outdoor activities available to visitors and local residents in the public parks and recreational areas, such as bird watching, hiking, biking, boating, canoeing/kayaking, and fishing and hunting.

The Susquehanna River, Muddy Creek and the several County and regional parks and state game lands in the region offer many opportunities for outdoor recreation, and associated business opportunities. For more detailed descriptions on those facilities see the Community Facilities chapter of this Comprehensive Plan. There are three private

campgrounds in the region; Camp Echo Trail in Chanceford Township, and Gambler and Camp Donegal in Lower Chanceford Township. The PA State Game Commission maintains two State Game Lands with a combine area of over 1,300 acres in Chanceford and Lower Chanceford Townships.

The Susquehanna River by and large offers the greatest recreational opportunities in the region. Therefore, the greatest business opportunities are also presented in this part of the region. The four boat launches on the Susquehanna River, all located in Lower Chanceford Township, provide access to Lake Aldred and the Conowingo Reservoir. There are two waterways in the Region classified as a class II to III sections by American Whitewater; the last five miles of Muddy Creek on the border between Lower Chanceford Township and Peach Bottom Township before it reaches the Susquehanna River, and a similar stretch of Fishing Creek on the border of Chanceford Township and Lower Windsor Township. In addition, much of the 175-mile long Mason Dixon Trail follows the Susquehanna River as it passes through the region.

The Maryland and Pennsylvania Railroad, also described in Chapter One, and in the section above on Heritage Tourism, offers some potential for outdoor recreation as a rail-trail. There is some interest in a Ma & Pa RR Community Greenway Feasibility Study, which would look at creating a non-motorized recreational trail along the former Maryland & Pennsylvania Railroad Line, part of which traveled through Felton and along the banks of the Muddy Creek through Chanceford and Lower Chanceford Townships.

Chapter 5. Natural Features

The natural features and physical characteristics of a region can have a strong influence on how that region grows and develops, the industries that locate in the region, and the population that lives there. Therefore, a careful examination of things such as physiography, topography, slope, geology, drainage areas, soils, agricultural capability, and wildlife and vegetation is an important part of creating a comprehensive plan for the Muddy Creek Region.

Some natural features can be a constraint on development while others suggest opportunities for development. It is also possible for an environmental factor to represent both an opportunity and a constraint depending on where the factor is located within the region and the specific needs of a particular type of development. For the purpose of this plan, we have examined a variety of natural and environmental factors and created mapping that shows their locations within the region. From these maps, we have attempted to mark the areas of the region that are in the most need of preservation (think of areas such as steep slopes and wetlands) and the areas that are most conducive to development. Included within the term “development” is agricultural production, because agriculture is a legitimate use of the land for human purposes. It must be thought of as similar to any other use of the land for human purposes, such as houses or stores.

PHYSIOGRAPHY

The term physiography refers to the large scale land forms that characterize an area – the hills, mountains, plains, plateaus, streams, and valleys. York County contains three physiographic provinces. These provinces are the Valley and Ridge, Blue Ridge, and Piedmont. The Muddy Creek Region is within the Piedmont province in an area known as the Piedmont Uplands. The Piedmont Uplands section makes up about 60 percent of the County. It is rolling and hilly with both broad and narrow ridge tops. It also contains many streams and drainage ways, some of which are deep with steep sides. The most prominent stream of the Piedmont Uplands that is located within the Region is the Muddy Creek. Other streams include the East, South, and West Branches of Codorus Creek, the South Branch Conewago Creek, Deer Creek, Otter Creek, and their many tributaries.

TOPOGRAPHY

Topography is the surface characteristics of an area of land. Many people are familiar with topographical (topo) maps that use contour lines to show the hills and valleys of an area and their elevation above sea level. Local topographical features play a major role in the location of man-made features and development. Buildings, parking lots, and other structures cannot be built on land that is too steeply sloped. Sewer lines, however, take advantage of the contours of the land to flow sewage to a treatment plant. Areas that cannot be served by gravity flow sewer service must make use of pump stations, which are costly to install and maintain. Similarly, roadways are often located to take advantage of the topography, rather than to travel in a straight line that would require moving quantities of soil for cutting and filling. The Muddy Creek Region is characterized by rolling terrain that ranges from a low elevation of 120 feet above sea level adjacent to the Susquehanna River in the southern end of Lower Chanceford Township to a high

elevation of 920 feet in Chanceford Township just north of the village of Brogue along Lucky Road. Exhibit B, Topographic (Contour) Map, shows the topography of the region.

A fundamental component of the region's topography is the slope of the land in its transition from its high to low points. Slope is generally expressed as a percentage. It is calculated by dividing the vertical change in elevation by the horizontal distance in which the vertical change takes place. Many people remember the phrase "rise over run" from a school geometry class. A perfectly flat area would have a slope of 0%. A 45° angle has a slope of 100%. As was mentioned earlier, the amount of slope affects the suitability of an area for certain types of development. Exhibit C, Slopes, shows generalized slope areas for the region, and the suitability of slopes for development is described in Appendix C-Natural Features.

GEOLOGY

The geology of the Muddy Creek Region is defined by a general surface of gneisses and schists are drained transversely by the extensive Muddy Creek watershed, turning a right angle where it meets the Peter's Creek Schist, and flows along the northern edge of the slates into the Susquehanna River. This drainage pattern appears to have been established by a fault.¹⁰

CLIMATE

The climate of this region can be described as a humid continental climate that is characterized by warm, humid summers and moderately cold winters. Precipitation is evenly distributed throughout the year, although the spring and summer months generally receive slightly more. The growing season varies widely year to year, with the average being 162 days. April 30th is the average date of the last spring frost and October 9th is the average date of the first fall frost. Additional climate data is presented in Table C.1 in Appendix C.

SOILS

Soils are one of the most basic of all natural resources. Agricultural uses rely on the highest quality soils to produce the greatest yields of crops. Similarly, development is most easily accomplished on quality soils that are flat and easily graded. Thus the soils that are best suited to agriculture are also highly prized by developers seeking to create commercial or residential developments. For this reason, it is essential for communities, especially those that want to maintain agriculture and rural uses as an essential part of their identity, to analyze the soils present within their borders with the goal of limiting the conversion of the highest quality soils from non-urban to urban uses.

Soil characteristics can also be important when determining where to site the various types of land uses typically permitted within a Zoning Ordinance. Depth to bedrock, depth to water table and similar features may make some soils less desirable for certain types of uses.

¹⁰ Pennsylvania State University Libraries

Soil information is derived from the resource entitled “Soil Survey of York County, Pennsylvania”, published by the United States Department of Agriculture in 2003. Soils are divided into general categories called series. Within each series, individual soils map units are classified by their slope and other individual variables. The locations of the series are shown on Exhibit D, Soils. The soil series are more fully described in Appendix C, where soil map units are described in Table C.2

Soil Capability Class

Individual soils map units are given a Soil Capability Class rating. The capability class is assigned as part of the soil mapping process of the United States Department of Agriculture. It is intended to represent the capability of the soil for agricultural production and consists of numbers 1-8. The classes are defined as follows by the USDA National Soil Survey Handbook:

Class 1 soils have slight limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or require special conservation practices, or both.

Class 4 soils have very severe limitations that restrict the choice of plants or require very careful management, or both.

Class 5 soils have little or no hazard of erosion but have other limitations, impractical to remove, that limit their use mainly to pasture, range, forestland, or wildlife food and cover.

Class 6 soils have severe limitations that make them generally unsuited to cultivation and that limit their use mainly to pasture, range, forestland, or wildlife food and cover.

Class 7 soils have very severe limitations that make them unsuited to cultivation and that restrict their use mainly to grazing, forestland, or wildlife.

Class 8 soils and miscellaneous areas have limitations that preclude their use for commercial plant production and limit their use to recreation, wildlife, or water supply or for esthetic purposes.

Soil Suitability for Agriculture

The suitability of a soil for agriculture is generally described by the Soil Capability Class that was assigned to the soil by USDA. The term Prime Agricultural Soils has been used to describe those soils that generally produce larger amounts of crops and are prepared for crops and maintained with relatively less time, energy, and money. The MPC identifies Prime Agricultural Soils as those within soil capability classes 1-3 and directs municipalities to plan for the preservation of such soils. The individual soil map units and their capability class are shown in Table C.2 in Appendix C. Table 5.1 shows the amount of Prime Agricultural Soil located within each municipality of the Region. Exhibit E shows the location of the Prime Agricultural Soils. The prime soils are generally located in a line that runs parallel to the Susquehanna River through the middle of Chanceford

and Lower Chanceford Township. Most of the prime soils are located within current Agricultural or Conservation zoning districts.

Table 5.1 Acres of Prime Agricultural Soil

Municipality	Class 1	Class 2	Class 3	Total Prime Soils	Total Acreage	Percent Prime Soils
Chanceford Township	0	12,084	7,910	19,994	31,066	64%
Felton Borough	0	115	107	221	416	53%
Lower Chanceford Township	0	7,377	7,315	14,693	26,630	55%

Source: 2004 York County Planning Commission Environmental Resources Inventory

Soil Suitability for On-Lot Sewage Disposal

Different soils have varying capabilities for accommodating on-lot sewage disposal systems. Soils are rated as either “somewhat limited” or “very limited”. These ratings, however, do not mean that a certain property could not use an on-lot sewage disposal system. It merely establishes the degree to which the soil is suitable versus other soils. Final determination for all sewage disposal systems is left with the Sewage Enforcement Officer and the Pennsylvania Department of Environmental Protection. See Table C.2 in Appendix C for more on soil ratings.

HYDROLOGY

Drainage

The Muddy Creek Region is located within two drainage basins, the Muddy Creek (Hydrolic Unit Code (HUC) 0205030613) and the Susquehanna River (HUC 0205030617). The dividing line between the two basins runs the long way through the region on a course roughly the same as that of Route 74. These two drainage basins are further divided into 38 smaller watersheds. Exhibit F, Watersheds Map, shows the location of the drainage basins and the watersheds.

Rivers, Creeks, and Streams

Rivers, creeks, and streams are bodies of flowing water that contain water at least part of the year. There are 31 named rivers, creeks, and streams within the Muddy Creek Region. Each stream is given a designation to indicate water uses that are to be protected within that body of water. The designations and a description of each are as follows:

Cold Water Fisheries (CWF) – This designation is for the preservation of the fish, flora, and fauna that thrive in cold water environments.

Warm Water Fisheries (WWF) - This designation is for the preservation of the fish, flora, and fauna that thrive in warm water environments.

Trout Stocking Fisheries (TSF) – This designation is for those streams that are stocked with trout.

High Quality Waters (HQ) – This designation is for streams that meet certain standards of water quality and support significant biological diversity.

Exceptional Value Waters (EV) – This designation is for streams that exceed the standards for the HQ designation or demonstrate exceptional ecological significance.

Within the region only two streams are given the HQ designation and none are given the EV designation. Part of Otter Creek and the South Branch of the Muddy Creek are cold water fisheries with an HQ designation. The streams and their designation are listed in Table C.3 in Appendix C-Natural Features and shown on Exhibit G, Stream Designation.

Floodplains

Exhibit G, Floodplain Map, shows the floodplains for the region as delineated by the Federal Emergency Management Agency. These floodplains represent areas of the region that will be inundated with flood waters during a 100 year flood. A 100 year flood is a flood with a 1% theoretical chance of occurring in any given year. These areas represent significant hazards to life and property and should be kept free from structures and development. Of particular concern with regard to flooding are Felton Borough and other low-lying areas along the Muddy Creek.

Wetlands and Hydric Soils

Exhibit H, Wetlands Map, shows known wetlands and hydric soils. Although many wetlands are shown, this map does not represent all the wetlands located within the region. Only a wetland delineation report completed for a new development project can accurately delineate all wetlands on a tract of land. Hydric soils are those that, due to frequent flooding, ponding, or saturation are oxygen deficient, poorly or very poorly drained, and have a shallow water table. These soils, if undrained, may exhibit wetland vegetation and can be an indicator of wetlands.

Wetlands and hydric soils should be avoided during construction and agricultural activities as they provide a number of valuable services. They serve as fish and wildlife habitats, they function as flood protection and erosion control facilities, and they help to improve water quality. They also can provide recreation and aesthetic purposes. The wetlands and hydric soils in the Region are largely located along streams and waterways and rarely occur away from these features.

VEGETATION AND WILDLIFE

Dense hardwood forests once covered the region, but land clearing for farming, commercial purposes, and other development has eliminated much of this virgin woodland. Today, the remaining woodlands consist mostly of second and third growth mixed deciduous forest. These areas generally are associated with the wetter, low-lying areas of the municipalities along creeks, streams and steep slopes.

Many species of plants and animals may be found in the region's three main types of habitat - open field or pasture, forest, and wetlands (wetlands include streams, springs, ponds, and meadows). Though some species have adapted to more than one habitat, other flora and fauna have adapted to very specific needs and conditions and are critically dependent upon particular habitat types. Generally speaking, man-made features are considered disruptive to natural habitats; but some, such as farm fields, pasture, hedgerows, and tree lines, offer important food and cover sources.

The 1997 Natural Areas Inventory of York County report cites the Susquehanna River as an area of statewide importance for conserving the biological diversity of York County. The river is an area of local significance due to its recreational and scenic resources and because it serves as a major pathway for the movement of animal species in Central Pennsylvania. Among the many natural sites in the Region that support populations of plant and animal species in need of conservation methods to protect them from extinction are the Boyds Run Ravine and Felton Outcrops.

UNIQUE FEATURES AND AREAS

The 2004 York County Environmental Resources Inventory lists unique features and areas occurring in the County. Several of those features are located in the Region. Those areas and their descriptions as contained within the Environmental Resources Inventory are listed below.

Conowingo Islands – Located upon the Susquehanna River, near Lower Chanceford Township, this area consists of a series of over 60 islands formed from erosion resistant schist and gneiss. The islands support many plant species, including several that are considered species of special concern. The area is currently managed as a natural area and is considered one of the most scenic areas in the state.



Figure 5-1. Ulmer-Root-Haines Memorial Park

Counselman Run Area – Located in Lower Chanceford Township, this area, northwest of Holtwood, includes the steep west wall of the Susquehanna River. Scenic waterfalls flowing from Counselman Run, Duncan Run and Oakland Run are associated with this area.

Indian Steps Woods – Located in Lower Chanceford Township, this area is an example of Mesic Central Forest Community. Most of the area, including the Ulmer-Root-Haines Memorial Park, is currently owned by PPL Corporation.

Muddy Creek Gorge – Located in Lower Chanceford and Peach Bottom Townships, this gorge is considered an outstanding feature within the County. The area is forested with plant species of special concern, rock outcrops, and waterfalls within a winding gorge through which Muddy Creek flows.

Otter Creek Gorge and Woods - Located in Chanceford and Lower Chanceford Townships, this area consists of a steep sloped ravine through which Otter Creek flows, forming small waterfalls and scenic pools. The surrounding forest is considered a fair example of a Mesic Central Forest Natural Community and supports some of the largest eastern hemlock within the County. Two plant species of special concern also occur here.

Urey Overlook - Located in Lower Chanceford Township, this area consists of a scenic overlook from cliffs that tower above Lake Aldred. The area is accessible via the Urey Overlook Trail, which is marked by blue trail blazes.

Natural Areas Inventory

The Region's natural areas are defined by its geology, forested areas, agricultural lands, slopes and streams, and variety of plant and animal species. The more completely a natural system is preserved, the greater the possibility of environmental benefits, such as biodiversity, sustainable soil use, improved water quality and recreational opportunities. York County's original Natural Areas Inventory (NAI) was completed in 1996 by the Pennsylvania Science Office of The Nature Conservancy and adopted as a component of the York County Comprehensive Plan in 1997. The updated 2004 report provides maps of the best natural habitats and all of the known locations of endangered, threatened or rare animal and plant species of special concern in York County. Top Priority Natural Areas in the Muddy Creek Region include Camp Minqua Site, Conowingo Islands macro site, and Kyleville Peak near the Susquehanna River in Lower Chanceford Township; and West Branch Tom's Run in Chanceford and Lower Chanceford Townships.

Preservation of the biological diversity in Region is dependent on the integrity of the Susquehanna River and its adjacent forested watersheds. The NAI provides general recommendations for the pursuit of protecting biological diversity including protecting reservoirs, wetlands, rivers and streams; minimizing the encroachment on parks and conservation lands; maintaining vegetated buffer zones along shore lines; and creating natural buffers between development and preservation areas.

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Chapter 6. Land Use

A comprehensive analysis of existing community character land use patterns in an area provides a variety of information that serves as a basis for future land use planning. The pattern that exists at any point in time represents a composite of the past and present activities of the local citizens. The land uses reflect where people live, work, shop and conduct other activities. Because of this relationship between land use and human activities, land use has become a continually changing and evolving phenomenon. This is reflected in the significant changes and differences in the various types and intensity of land use in the community. The catalysts for these land use shifts are the technological and social changes that occur in society, plus the pressures of natural population growth and expansion. These factors will also play a role in preparing a plan for the future development of Chanceford Township, Felton Borough and Lower Chanceford Township.

HISTORICAL DEVELOPMENT

The historical pattern of development in the Muddy Creek Region has changed little since the first European settlers in the middle of the 18th Century. According to data from Pennsylvania Historical and Museum Commission, in 1910, 80% of York County was agricultural. The York County Comprehensive Plan notes that according to the U.S. Census of Agriculture, between 1960 and 1992 approximately 30% of all farmland in the County had been lost to development. In 2007, the Muddy Creek Region still dedicated approximately 85% of its land area to agriculture. Some of the older settlements such as York Furnace and Muddy Creek Forks have declined, and others, particularly along the Regions boundaries with Windsor Township in the north and Peach Bottom Township in the south have been feeling some pressure from residential development. In the past commercial enterprises had a clear community orientation, serving those areas in which they were located. Each village or hamlet had a small general store in addition to establishments supporting the agricultural operations in the area. Today, much of the retail and commercial businesses are concentrated in locations accessible by car.

COMMUNITY CHARACTER AND DEVELOPMENT PATTERNS

A detailed assessment of the community character reveals that six basic development patterns exist within the region. These development patterns include:

5. Traditional Town – Felton Borough
6. Villages – Brogue, Airville, Sunnyburn
7. Rural Clusters – Northern corner of Chanceford Township
8. Suburban Subdivisions – Chanceford Crossings, Boeckels Landing.
9. Farms and Farmsteads - Predominant across much of the region.
10. Natural Lands – State Game Lands, Apollo County Park, Camp Echo Trail, stream valleys

Traditional Towns

One traditional town exists within the region. This is the Borough of Felton, Figure 6.3. The characteristics of a traditional town include the following:

- Incorporated borough
- Location at key crossroads and/or along other important transportation routes
- Definite sense of arrival and departure upon entering and leaving
- Relatively dense development pattern
- Mix of residential and commercial buildings
- Building styles and materials which reflect the history of the town
- Higher level of public amenities and services, including sidewalks, sewer, water, and civic buildings
- Places for the gathering of groups of people including places of worship and parks

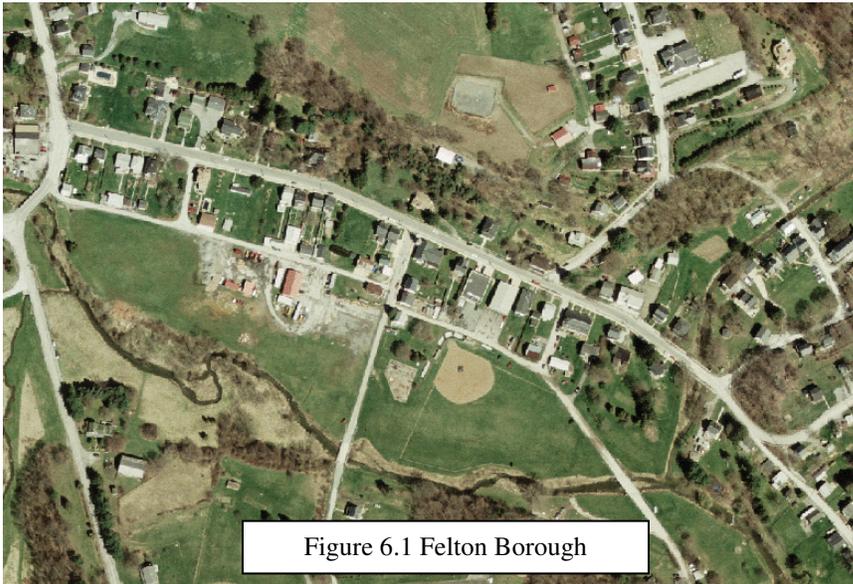


Figure 6.1 Felton Borough

Villages

Villages are settlements which are similar to traditional towns, but are a step down in size and intensity. Villages (Figures 6.2, 6.3 and 6.4) within the region are Brogue, Collinsville, Airville, and Sunnyburn. Standard characteristics of villages include:

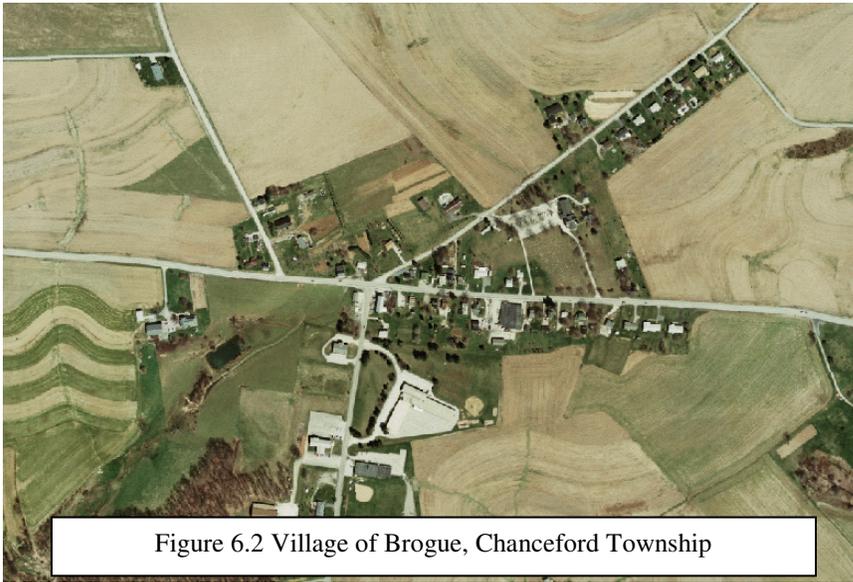


Figure 6.2 Village of Brogue, Chanceford Township

- Unincorporated area
- Location at key crossroads
- Discernable edge of the developed area
- Less dense than towns with a stronger sense of the presence of the adjacent open space and agricultural land
- Mix of residential and commercial uses
- Some civic buildings and places of worship
- Building styles and materials that reflect the history of the area

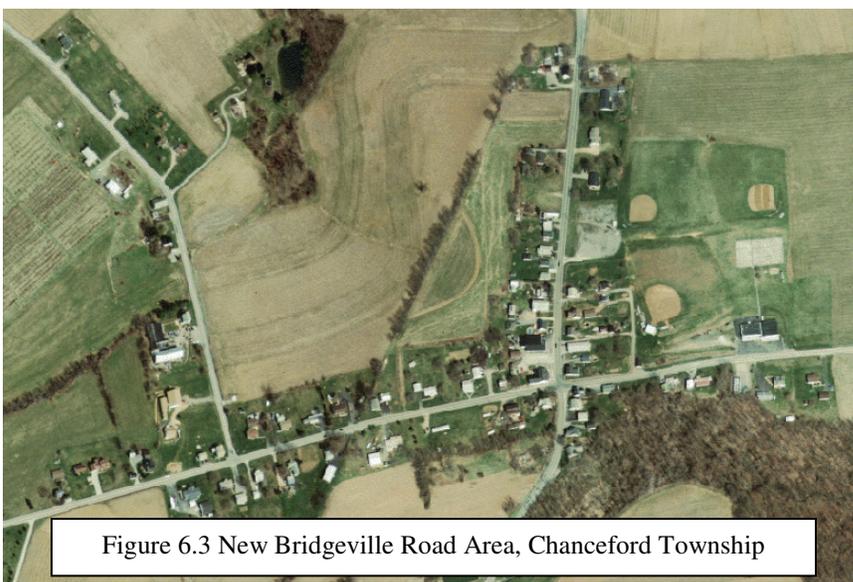
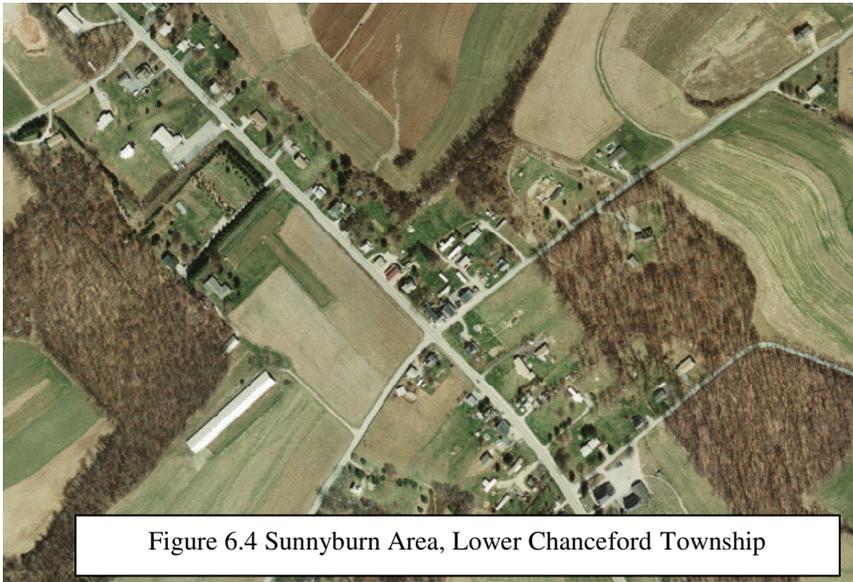


Figure 6.3 New Bridgeville Road Area, Chanceford Township



Rural Clusters

Rural clusters are areas that contain a higher concentration of development, but that don't have the defined edges or the history of a village. Rural clusters (Figure 6.5 and 6.6) are located at various areas in Chanceford and Lower Chanceford Townships. Characteristics of rural clusters are:

- Undefined edges with no sense of arrival or departure.
- Often include a more suburban development pattern with larger homes and lots than those found in a village.
- Can include homes strung along a rural roadway.
- Usually include only residential uses, but isolated commercial or industrial enterprises may exist.



Figure 6.5 Furnace Road and Old Bridgeville Road, Chanceford Township



Figure 6.6 Delta Road and McKinley Road Area,
Lower Chanceford Township (Castle Fin)

Suburban Subdivisions

Suburban subdivisions are areas of exclusive residential uses that have been developed in recent years under typical residential zoning regulations. The most prominent example is the Chanceford Crossings (Figure 6.7) development. Defining characteristics include:

- Entirely residential in use.
- Smaller lots and higher density.
- Community or public sewer and water service.
- Curvilinear street pattern.



Figure 6.7 Chanceford Crossings, Chanceford Township

Farms and Farmsteads

Farms and farmsteads are the most prevalent use of land in the region. The plowing of farmland in contours creates unique patterns from the air (Figures 6.8 and 6.9). From the ground, the views of productive farmland dotted with houses and barns along quiet country roads are striking and beautiful.



Natural Areas

Natural areas include the State Game Lands (Figure 6.10) as well as significant lands along the Susquehanna River previously owned by PPL and recently transferred to the Lancaster County Conservancy.



Figure 6.10 State Game Land 181, Lower Chanceford Township

CURRENT ALLOCATION OF LAND USES¹¹

To determine the existing allocation of land use in the Muddy Creek Region, Geographic Information Systems (GIS) information provided by the York County Planning Commission and the York County Tax Assessment Office was utilized. Input from the Comprehensive Plan Steering Committee was also used. Based on this information, existing uses have been divided into seven general categories: apartment, commercial, exempt, farm, industrial, residential, and utility. Exhibit I, Existing Land Use Map, shows the location of the various existing land uses throughout the region.

Residential uses include single family, two family and multi-family dwellings. Commercial uses are those that provide income through the exchange of goods and services. Industrial activities are those that add value to an item through changes in the state of refinement, such as chemical manufacturing plants, saw mills, foundries and assembly plants. Terminal and transfer facilities are also included in this category. Exempt uses include those that are under government ownership and control, plus other public uses such as schools, churches, fire stations and parks. Utility uses include all lands used to provide public utilities. See Appendix D for a full description of the different land use categories.

Tables 6.1 and 6.2 provide a detailed breakdown of the land area devoted to each of these uses. As can be seen, the majority of the region is still used for agricultural purposes.

¹¹ The data presented in Tables 6.1, 6.2 and 6.3 are derived from the York County Tax Assessment Office and may be inconsistent with U. S. Census Bureau housing data used in Chapter 3, Housing.

Table 6.1. Existing Land Use Allocation by Acres* – 2007

Land Use	Chanceford Township	Felton Borough	Lower Chanceford Township	Region Total
Residential	3,245.4	222.7	1,775.5	5,243.7
Apartments	14.0	-	15.8	29.8
Agricultural	25,265.7	123.2	21,995.2	47,384.2
Commercial	486.0	20.6	85.0	591.6
Industrial	15.5	-	6.8	22.3
Utility	66.6	-	163.9	230.5
Exempt	830.4	7.1	1,470.3	2,307.8
Unknown	3.5	0.5	0.8	4.8
Totals	29,927.2	374.1	25,513.3	55,814.6

Source: YCPC, York County Tax Assessment

*Acreages do not include roadway areas

Table 6.2. Existing Land Use Allocation by Percentage - 2007

Land Use	Chanceford Township	Felton Borough	Lower Chanceford Township	Region Total
Residential	10.84%	59.53%	6.96%	9.39%
Apartments	0.05%	0.00%	0.06%	0.05%
Agricultural	84.42%	32.94%	86.21%	84.90%
Commercial	1.62%	5.51%	0.33%	1.06%
Industrial	0.05%	0.00%	0.03%	0.04%
Exempt	2.77%	1.89%	5.76%	4.13%
Utility	0.22%	0.00%	0.64%	0.41%
Unknown	0.01%	0.12%	0.00%	0.01%

Source: YCPC, York County Tax Assessment

Table 6.3 shows the number of parcels allocated to a particular land use and how that allocation has changed between 1976 and 1997. The total amount of land (acres) allocated to a specific use for the region prior to 2007 is not available. Between 1976 and 1997, Chanceford Township experienced the highest increase as a percentage of residential parcels and the greatest percent decrease in agricultural parcels of the three municipalities in the region. Felton Borough saw little change in the percent of residential parcels during this period, while the number of agricultural parcels increased and the percentage of commercial parcels. Between 1976 and 1997, the percentage of parcels allocated to residential, commercial and agricultural land uses increased in Lower

Chanceford Township. This change indicates an increase in the number of subdivisions occurring in the area.

Table 6.3. Land Use Allocation by Percent of Parcels, 1976 to 1997

Municipality	Year	Land Use (in Parcels)						Total Parcels
		Residential	Commercial	Industrial	Agricultural	Others	Exempt	
Chanceford Township	1976	797	26	3	327	344	41	1,538
	1987	1,261	47	3	334	328	46	2,019
	1997	1,662	30	4	510	326	49	2,581
	Change 1976-1997	208.53%	115.38%	133.33%	155.96%	94.77%	119.51%	167.82%
Felton Borough	1976	127	4	0	7	40	7	185
	1987	146	13	0	7	38	7	211
	1997	155	3	0	12	43	9	222
	Change 1976-1997	122.05%	75.00%	NA	171.43%	107.50%	128.57%	120.00%
Lower Chanceford Township	1976	534	11	0	195	288	58	1,086
	1987	736	27	1	205	272	63	1,304
	1997	807	15	2	322	220	63	1,429
	Change 1976-1997	151.12%	136.36%	NA	165.13%	76.39%	108.62%	131.58%
Regional Total	1976	1,458	41	3	529	672	106	2,809
	1987	2,143	87	4	546	638	116	3,534
	1997	2,624	48	6	844	589	121	4,232
	Change 1976-1997	179.97%	117.07%	200.00%	159.55%	87.65%	114.15%	150.66%

Source: YCPC

Residential Uses

Slightly less than 9.5% of the region’s land area is used for residential purposes. The overwhelming residential choice for the region is the single-family residence and for the most part these homes are at very low residential densities. Single-family detached dwellings are located throughout the Region dispersed along roadways on individual lots. Medium density residential areas primarily include the various villages and several major crossroads throughout the region such as Felton Borough; Brogue, Collinsville and New Bridgeville in Chanceford Township; and Airville, Boeckels Landing and the Delta Roar and Paper Mill Road area in Lower Chanceford Township. The largest of the modern suburban style subdivisions is Chanceford Crossing in Chanceford Township. Only 0.5% of the region is classified as apartments and therefore higher density. Spatially, the residential uses are dispersed throughout the region. Felton Borough, obviously, has a relatively high concentration of residential uses. Between the two Townships, Chanceford has a somewhat higher concentration of residential development, but it still only represents 1/10th of the Township’s land area.

Commercial Uses

Commercial land uses make up slightly more than 1% of the total area of the region. The majority of these uses are either located within Felton Borough or scattered throughout the Townships and clustered within village areas, along major roadways, or at roadway

crossroads. Delta Road (Route 74) between Brogue and Collinsville in Chanceford Township has a small concentration of commercial uses, including three restaurants, one bank, a convenience store, and a few retail and service establishments.

Also in Chanceford Township is a large area that has been designated as commercial by the County tax assessment office as a result of its ownership by Safe Harbor Water Power Corporation as part of the Safe Harbor Dam.



Figure 6.11. Commercial Development on Delta Road, Collinsville, Chanceford Township

Industrial Uses

Industrial uses make up less than 1% of the region's land area. Where they do occur, they are generally small in scale and are located in a village or crossroads area.

Agricultural Uses

The largest percent of land area in Chanceford and Lower Chanceford Townships - approximately 85% in each - is devoted to open space and agricultural uses. Felton Borough has 33% of its area classified as farming uses. Included in this category are vacant lots, tilled land, orchards, pasture and woodlands. The woodlands are mainly associated with the steeper slopes in the region.

Exempt Uses

Exempt uses occupy just over 4% of the region's land area. Facilities of this nature include churches, fire companies, parks and state game lands, and municipal properties. A majority of the exempt land within Lower Chanceford Township is within state game lands. Within Chanceford Township, a large amount of exempt land is within the Apollo County Park and the Girl Scout's Camp Echo Trail.

Utility Uses

Utility uses occupy less than 0.5% of land area in the region. These uses are mainly land used for public utility facilities.

ZONING

Ordinances and other provisions for zoning of land uses, and the subdivision and development of parcels of land of the municipalities in the Muddy Creek Region are more fully described and compared in Chapter 8, Municipal Government and Finances, and in Chapter 10, Regional Planning and Zoning. All three municipalities have zoning ordinances in place, and Felton Borough is developing a subdivision and land development ordinance. The current provisions for zoning, subdivision and land development are generally consistent in purpose and design. Exhibit J, Regional Zoning Map, is a composite zoning map of the Region, showing each municipality. A table

comparison of zoning district regulations is contained in Appendix D, Land Use and Zoning.

Exhibit J also shows the zoning of the adjacent municipalities within a buffer area around the region. The planning and zoning in adjacent municipalities is further discussed in Chapter 10, Regional Planning and Zoning.

The Purpose of Zoning

Zoning is the public regulation of land and building use to control the character of a place. Zoning Ordinances are typically enacted in accordance with the municipality's comprehensive plan, with just consideration given to its community character and existing land uses. The following general purposes and objectives, found in most zoning ordinances, are taken from the Chanceford Township Zoning Ordinance:

“The regulations in this Ordinance have been promulgated with the purpose of promoting, protecting, and facilitating - -

- a. The preservation of prime agricultural land for agricultural purposes.
- b. Proper density of population.
- c. Adequate water and sewerage.
- d. Adequate schools, parks, and other public grounds and buildings.
- e. Adequate light and air.
- f. Adequate transportation, parking and loading space.
- g. The public health, safety, morals and general welfare.
- h. Harmonious community development.

The regulations are also designed to prevent - -

- i. Overcrowding of land.
- j. Blight.
- k. Danger and congestion in travel and transportation.
- l. Injury or loss of health, life, or property from fire, flood, panic or other dangers.

This Ordinance is enacted as part of the overall plan for the orderly growth and development of Chanceford Township.”

Agricultural Preservation: Agricultural Security Areas and Zoning Restrictions

As early as the 1970's, York County became involved in the agricultural preservation effort. After numerous and lengthy conversations and meetings involving the farming community, local municipal officials, and the staffs of the Soil Conservation Service and the Cooperative Extension Service, the following essential elements of agricultural preservation became evident: 1) the need to control the number of new dwelling units being built in rural agricultural areas; 2) the need to limit the amount of land being

subdivided for speculative purposes; and, 3) assurances that any new construction that did take place would be relegated to non-prime agricultural land.

As part of the 1975 Agricultural Land Preservation Study, six possible techniques for agricultural zoning: exclusive agricultural zoning, residential density control, large lot zoning, subdivision restrictions, prime agricultural land preservation, and lot frontage control. After thorough consideration of the advantages and disadvantages of each, a "hybrid" was selected; this involved a combination of three of the aforementioned techniques: density control, subdivision restrictions, and prime land preservation.

Transfer of Development Rights (TDRs): the technique allows the owner of a parcel of land to transfer development rights to another parcel. The intended purpose of TDRs is twofold: to preserve prime agricultural land by transferring development rights onto less productive soils; and by clustering development to leave larger uninterrupted areas for agricultural use. Chanceford and Lower Chanceford Townships require the transfer be between two parcels of common ownership in the agricultural zone.

For more on Agricultural Zoning, see Chapter 10, Regional Planning and Zoning.

In addition to municipal zoning, an effort has been made by the York County Agricultural Land Preservation Board and the Farm and Natural Lands Trust of York County to preserve farms within York County. These organizations do this by placing a "conservation easement" on a property. This easement limits the uses allowed on the property. Generally, the uses are restricted to agricultural and farming uses, with a limited number of new residential houses also permitted. Exhibit K, Agricultural Preservation Map, shows the properties within the region that have been preserved from future development by one of these organizations.

In 1981, the Commonwealth of Pennsylvania passed Act 43 allowing municipalities to establish Agricultural Security Areas (ASA) as a way to preserve farming and other agricultural operations. The ASA program gives the farming community's sense of security in land use and right to farm by knowing that the municipality will support agriculture by not passing local ordinances which restrict normal farming operations or structures; by placing restrictions on the condemnation of farmland by a government; the option to receive cash for permanently preserving the farm with a conservation easement; and, hazardous waste and low-level radioactive waste disposal areas cannot be sited in an ASA.

Exhibit K also shows areas of the region that are within an Agricultural Security Area (ASA). ASAs are intended to promote more permanent and viable farming operations over the long term by strengthening the farming community's sense of security in land use and the right to farm. ASAs are created by local municipalities in cooperation with individual landowners who agree to collectively place at least 250 acres in an ASA. Being within an ASA is a requirement for having a farm preserved by the York County Agricultural Land Preservation Board. An ASA provides three main benefits to landowners:

1. The municipality's governing body agrees to support agriculture by not passing nuisance laws that would restrict normal farming operations.

2. Limitations are placed on the ability of government to condemn farmland in the ASA for highways, parks, schools, or municipal projects.

3. Landowners will be eligible to voluntarily apply to sell a conservation easement to the York County Agricultural Land Preservation Board.

The Pennsylvania Agricultural Easement Purchase program was established in 1988 in which the State purchases agricultural conservation easements permanently insuring that land remains in agricultural use.

YORK COUNTY COMPREHENSIVE PLAN¹²

The York County Comprehensive Plan provides the overall direction for growth, conservation, and other land use policies throughout York County. The County Comprehensive Plan consists of a set of documents, or elements, that include: Hazard Mitigation Plan (2008), Open Space and Greenways (2006), Environmental Resources Inventory (2004), Water Resources Plan (2003), Agricultural Preservation (2000, updated 2008), Growth Trends (1995, updated 2008), Community Facilities (1995, updated 2006), Housing (1996, update underway), Transportation (1996, updated 2003), Natural Areas Inventory (1996, updated 2006) and Growth Management Plan (1997, updated 2002, 2003, 2006 and 2008). The Economic Development Plan as noted previously is currently underway.

The Growth Management Plan emphasizes the importance of protecting the County's remaining agricultural areas from conversion to other uses through lenient zoning. Included in the Growth Management Plan are maps depicting Interim Growth Areas and Growth Management, as well as a chapter on Future Land Use, which sets forth County policies and mapping reflecting desired future growth and development. The fundamental land use concept presented in the Plan is encouraging development to occur "within proposed growth areas in order to preserve important open space, farmland, and natural resource areas, and encouraging efficiency in the provision and extension of public services and facilities. The Plan encourages growth, and discourages inappropriate land development activity.

The municipalities in the Muddy Creek Region are all identified as outside any growth areas on the Interim Growth Area Map. The County established growth areas to separate areas appropriate for future urban and suburban development requiring a full range of public services and facilities from rural areas, which include resource lands, villages, and agricultural lands.

On the Growth Management Map in the York County Comprehensive Plan, Chanceford Township and Felton Borough are identified as Established Rural Areas. Lower Chanceford Township is noted to be an Interim Rural Area. Following adoption of this comprehensive plan, and subject to it being consistent with the York County Comprehensive Plan, the rural areas agreed upon in the plan will be incorporated into the

¹² *YORK COUNTY GROWTH MANAGEMENT PLAN*, York County Planning Commission
September, 1997, as amended January 31, 2001, April 3, 2002, June 18, 2003, October 27, 2004, December 13, 2006

Growth Management Map. The established rural areas are those that have been jointly agreed upon, Interim areas are taken from the Interim Growth Boundary Map mention earlier in this section. The Growth Management Map will be change as the Muddy Creek Region determines the final designation of rural areas.

LAND APPLICATION OF SEWAGE SLUDGE

Some farms within the region have been used for the land application of sewage sludge (also called “biosolids”) from area sewage treatment plants. The land application of sewage sludge is regulated by the Pennsylvania Department of Environmental Protection. Chanceford Township requires a statement on all subdivision plans acknowledging if sewer sludge has been used on the parcel.

CHAPTER 7. COMMUNITY FACILITIES

The purpose of this Chapter is to inventory and analyze the existing community facilities and public services in the Muddy Creek Region with regard to their adequacy, which can directly influence the pattern of future development. The locations of these facilities and services are shown in Exhibit L Community Facilities Map.

Community facilities and public services include public schools, libraries and health centers; police and fire protection, and emergency medical services; local and regional recreational facilities; and public services such as water supply, waste water treatment, and solid waste collection and recycling. While the provision of these essential services is important to the current residents of the Region, they are equally important in attracting new residents and businesses that might consider locating in the area.

The quality, and location, of the Regions schools, police and fire protection, parks and recreational facilities, and churches serve as a vital indicator of health of the community. Properly maintained community facilities and adequate public services protect residents' welfare and promote their social, cultural, and physical well-being. Community facilities and public services, provided in a coordinated and efficient manner, are essential to adequately support future growth and development.

SCHOOLS

The Muddy Creek Region is served by the Red Lion Area School District (RLASD), which encompasses a total land area of approximately 140 square miles. District-wide, school facilities include 10 elementary schools, one junior high school, and one senior high school. Total enrollment for the 2006-2007 school year was 5,764 students; 3,015 elementary, 988 middle school and 1761 in the high school. The Chanceford Elementary School and the Clearview Elementary School serve the children from Chanceford and Lower Chanceford Townships in grades K through 6. Children from Felton Borough are enrolled at the North Hopewell-Winterstown Elementary School. The Red Lion Area Junior and Senior High Schools, both of which are located in Red Lion Borough, serve students from all municipalities in the School District. In the 2006-07 school year, the Chanceford Elementary School, located on Muddy Creek Forks Road in the village of Brogue, had an enrollment of 223 students and a capacity of 350 students, making the School 64 percent full during that year. During that same year, the Clearview Elementary School, on Delta Road between Brogue and Collinsville, had an enrollment of 309 students and a capacity of 500 students, making the School 62 percent full. The North Hopewell-Winterstown Elementary School, on Winterstown Road in the Borough of Winterstown, had an enrollment of 381 students, exceeding the capacity of 350 students.

Other schools available to children in the Region include several public and private primary and pre-schools. There are four non-licensed primary schools affiliated with the Amish community in Lower Chanceford Township. The Singing Meadow Amish School and the Sunnyburn School, both near Airville, and the Rolling Ridge School and the Cherry Ridge School in the southern part of the Township, have a total enrollment of less than 150 students in grades kindergarten through eighth. St Luke's Lutheran Church on Furnace Road near New Bridgeville, Mt. Zion Baptist Church on Muddy Creek Forks

Road in Brogue, and Salem United Methodist Church in Lower Chanceford Township operate pre-schools for children in the Region. Other public and parochial schools available to students from the Muddy Creek Region include the York Country Day School and York Catholic High School. Children from the Muddy Creek Region also have access to institutions of higher education in York County including the School of Culinary Arts, YTI Career Institute, York County School of Technology, the York campuses of Penn State University and Harrisburg Area Community College, and York College of Pennsylvania, all of which are in the greater York City area.

LIBRARY

The York County Library System (YCLS) was created in 1974 to provide public library services to York County residents. There are 13 libraries in the York County Library System. Of these, seven are independent libraries with their own governing board, five are branch libraries governed by the YCLS Board, and one is a municipal library that is a department of local government. In addition to the 13 member libraries, there are five resource centers affiliated with the YCLS. Other library facilities not belonging to the YCLS include York College Schmidt Library and Penn State University-York Campus Lee R. Glatfelter Library. Residents of York County are welcome to use these libraries and their resources. The York County Heritage Trust houses a library/archive with an extensive and varied collection of resources.

The Collinsville Community Library, located along PA 74, next to the Clearview Elementary School, in Chanceford Township, is the only library facility within the Region. The Collinsville Community Library was founded in 1980, first as a Bookmobile, then as a full sized trailer until a permanent building was erected in 1992. The 2,500 square foot expansion in 2004 was partially funded through state grants. In 2008, the Collinsville Community Library had a collection of 17,000 volumes with a circulation of 36,000. The 3,200 patrons come from the service area that includes all Chanceford and Lower Chanceford Townships as well as Delta Borough and Peach Bottom Township, with a total population of more than 14,000. The library receives approximately 40,000 visits annually.

POST OFFICES

Seven United States Post Offices serve the Muddy Creek Region. Three Post Offices are located in the Region. The Felton Post Office, Zip Code 17322, located on Rippling Run Road in Felton, serves Felton Borough and the western part of Chanceford Township. Much of Chanceford Township and a small portion of Lower Chanceford Township are served by the Brogue Post Office, Zip Code 17309, located at the intersection of Delta and Muddy Creek Forks Roads in the Village of Brogue. The Airville Post Office, Zip Code 17302, on Delta Road in the Village of Airville, serves most of Lower Chanceford Township north of Route 372. South of Route 372, Lower Chanceford Township is served by the Delta Post Office, Zip Code 17314. Northern Chanceford Township is served by Red Lion Post Office, Zip Code 17356, the Wrightsville Post Office, Zip Code 17368, and the Windsor Post Office, Zip Code 17366. Fawn Grove Post Office, Zip Code 17321, serves a very small part of western Lower Chanceford Township.

HEALTH FACILITIES

There are no major medical facilities or clinics located in the southern portion of the County that includes the Muddy Creek Region. The Family Medicine Associates of York has an office located on Delta Road in Brogue providing a variety of medical services to the community.

York County has four hospital facilities that are currently operational: York Hospital (York City), Hanover Hospital (Hanover Borough), Memorial Hospital (Spring Garden Township), and HealthSouth Rehabilitation Hospital of York (West Manchester Township). With the exception of the Hanover Hospital, these facilities are concentrated in the Greater York Area. Thus, residents of the Region must travel to either the York or Hanover areas for critical medical care.

York County has ten medical facilities that are considered ambulatory surgery centers. These are defined by the PA Department of Health as “a separately-licensed facility or portion thereof, not located on the premises of a hospital, which provides specialty or multi-specialty outpatient surgical treatment on a regular and organized basis.” Eight of the ten ambulatory surgery centers are located in the Greater York Area, while two of the centers are located in the Hanover Area.



Figure 7.1 Chanceford Presbyterian Church,
Lower Chanceford Township

CHURCHES

The Muddy Creek Region has numerous religious facilities serving the area. A few of the regions churches were the first community facilities, dating to the time of earliest European Settlement. Nine of the 18 churches in the Region are in Chanceford Township, two are in Felton Borough and six are in Lower Chanceford Township. Baptist, Lutheran, Methodist, Presbyterian, and nondenominational congregations are representative of the churches in the Region. All of the churches can be found on Exhibit L, Community Facilities Map.

SENIOR CENTERS

The Susquehanna Senior Center, located on the lower level of the Lower Windsor Township municipal building, and the Delta Senior Center, in the Borough of Delta, provide specialized services to senior citizens of the region. The Susquehanna Senior Center offers services, free of charge, to area residents over 60 years of age. In addition to free monthly blood pressure checks and a daily free lunch, fitness classes, Yoga, line dancing classes, chorus and many other activities as well as several trips are offered. The center is open Monday through Friday, 7:30 a.m. to 2:30 p.m.

RECREATIONAL FACILITIES

The Muddy Creek Region is endowed with a variety of recreational facilities available to the residents of the region as well as a larger population throughout York County, south

central Pennsylvania and beyond. This section will provide information on existing recreational facilities serving the Muddy Creek Region. Further analysis of the adequacy of those facilities, as well as proposals for possible upgrading will be contained in the Community Facilities Plan. Recreational facilities can be classified into three basic categories: neighborhood, community, and regional; each depending on the size of the population and geographical area served and the type of facilities provided. Given the rural character of the Region, neighborhood and community recreational facilities are evaluated together, as community recreational facilities, in this profile. The locations of the Muddy Creek Region’s recreational facilities are shown on Exhibit L, Community Facilities Map.

Neighborhood and Community Recreational Facilities

Neighborhood parks serve the residents in the immediate vicinity of the park, and can provide a variety of facilities from playground equipment to ball fields and courts. Community parks serve a wider area and larger population that can cross municipal boundaries. These facilities often contain athletic fields and courts, a larger variety of playground equipment, as well as restroom and picnic facilities. Table 7.1 shows the neighborhood and community recreational facilities in the Muddy Creek Region. Most of these facilities are located in areas of higher residential densities in order to better serve the community.

Table 7.1 Community Recreational Facilities

Facility	Baseball Field	Softball Field	Football/Soccer	Basketball Court	Tennis Court	Volleyball Court	Multipurpose Field	Swimming	Playground	Pavilion	Restrooms	Other	Area
Felton Borough Memorial Park	X			X					X			Sentz Memorial (baseball) Field	4.0
Felton Community Park										X		picnic tables, grills	0.6
Chanceford Crossings, Cold Stream Trail	X			X									4.6
Chanceford Community Center	X											indoor community center	
Chanceford Twp/New Bridgeville Recreation Area	X	X		X	X				X		X	Concession stand, bleachers	30.5
Lower Chanceford Twp Playground	X	X		X	X				X	X		concession stand and bleachers; site of old High School	6.2
Clearview Elementary School	X		X	X		X	X	X					NA
Chanceford Elementary School	X			X				X					NA

Source: CSD

There are also semi-public or privately owned facilities within the Region that provide the opportunity for recreational activities for its residents. Some of the churches have social halls and recreation areas for picnics and other recreational activities. While these

semi-public and private facilities provide some recreational outlet for the Region’s residents, the scope of services is limited in terms of facilities available and the age groups served. Such recreational areas should be considered as being supplementary to, rather than substituting for, publicly owned and operated recreational facilities in the Muddy Creek Region.

Regional Recreational Opportunities

The public parks and playgrounds in the Muddy Creek Region are not the only recreational opportunities available to residents and visitors. County, state or private parks and facilities serve the Region but draw from a larger market, and can have special purpose such state game lands, reservoirs and historic sites, with a full range of facilities for passive and active recreation. Table 7.2 shows the regional recreational facilities in Muddy Creek Region that are provided by the Commonwealth of Pennsylvania, York County, and private entities.

Table 7.2. Regional Recreational Facilities

Facility	Historic Site	Playground	Swimming	Hiking	Biking	Horseback Riding	Cross Country Skiing	Boating	Fishing	Hunting	Nature Trails	Picnicking	Pavilion	Restrooms	Parking	Special Events	Area
Apollo County Park				X	X	X	X				X	X			X		340
State Game Lands No. 83										X					X		768
State Game Lands No. 181										X					X		563
Lock 12 Recreation Park	X											X		X	X		
Lock 15 interpretative Park	X			X								X					
Ulmer-Root-Haines Memorial Park				X													26
Indian Steps Museum	X			X							X	X	X	X	X	X	9.6
Samuel Leipart Park		X													X	X	
York Furnace Historical Site	X																
Otter Creek Recreation Area			X	X								X	X	X	X	X	
Indian Steps Access								X	X								NA
Muddy Creek Access								X	X					X	X		NA
York Furnace Access								X	X					X	X		NA

Source: YCPC, CSD

Apollo County Park, located east of the village of New Bridgeville, at the Susquehanna River, in Chanceford Township, consists of 340 acres. P.H. Gladfelter Company donated the original 97 acres in 1969 to create the park, which was named in honor of the Apollo moon landing. An additional 52 acres were obtained through a lease agreement with Safe Harbor Water Power Corporation in 2001, and 191 acres were donated in 2008 by The Conservation Fund, which purchased the land from the Glatfelter Company. The Park offers a variety of recreational activities, such as hiking, hunting, and fishing opportunities. There is a limited trail system; however, the Mason-Dixon Trail crosses the park.

The **Ulmer-Root-Haines Memorial Park** is named for the late Henry C. Ulmer, Benjamin T. Root, and Mahlon N. Haines, all incorporators of the Conservation Society of York County. This natural area abounds in a variety of wildflowers, small game, birds and trees which make it the ideal spot for nature study, and includes a self-guided horseshoe-shaped trail and a number of exhibits including charcoal mounds, and umbrella magnolias. There is also a side-trail leading to a waterfall. Located adjacent to Indian Steps Museum on Indian Steps Road, the Ulmer-Root-Haines Memorial Park occupies 26 acres of wooded hillsides in Lower Chanceford Township.

Samuel Leiphart Park is owned by the Lions Club International, and operated by the Brogue Lions Club. Located on Delta Road in northern Chanceford Township, the small park includes playground and picnicking opportunities under its large pavilion. The Lions Club holds special events there throughout the year.

Otter Creek Campground and Recreation Area is a privately owned facility tucked between State game Lands No. 83 and the Susquehanna River in Lower Chanceford Township. The area includes a full service campground for tent and RV camping, swimming, fishing and boating on Lake Aldred, hiking trails, volleyball, basketball, shuffleboard, horseshoes, family activities, and a playground and indoor game room.

Historic Sites, Natural and Open Space Areas

Readily accessible to local residents and visitors to the area, other recreational opportunities of a regional nature are situated along the Muddy Creek and the Susquehanna River. These include boat access, picnic areas, camping, nature trails and hunting that have been developed by public and private organizations. The Pennsylvania Fish and Boat Commission maintains three boat access launch ramps on the Susquehanna River at York Furnace, Gambler (Indian Steps) and Muddy Creek. All access sites provide parking, a surfaced ramp and loading dock. PPL has undertaken the development of camping sites, picnic areas, boat launching facilities, and other outdoor recreational facilities along the Susquehanna River islands near the Otter Creek Recreational Area above the Holtwood Dam.

The **Muddy Creek** is locally known for fishing, but is also becoming more popular among canoeists and kayakers, especially downstream of the confluence of the North and South branches to near its mouth at the Susquehanna River. The North Branch of the Muddy Creek is designated a cold water fishes stream, while the South Branch is a High Quality cold water fishes stream. Below the confluence of the North and South Branches, Muddy Creek is stocked with trout. Historically, the Muddy Creek has been valuable to the region as an early source of power and later as a route along which the Maryland & Pennsylvania Railroad traveled. It remains an important recreational and heritage resource.

The two **State Game Lands** within the Region have a combined total of 1,331 acres. These areas not only provide hunting opportunities, but also offer recreational trails.

The **Susquehanna River**, forming the eastern boundary of the Region, is recognized as one of the County's most valuable open space and recreational assets. With a drainage basin of more than 27,500 square miles, The Susquehanna River is the longest river in the

eastern United States. The River provides opportunities for boating, kayaking, whitewater rafting, fishing, and other water-related activities. As noted elsewhere in this section, many open space and recreational areas are currently available along the River's edge in York County.



Figure 7.2 York Furnace River Access

PPL Corporation owns and manages more than 5,000 acres of land, on both shores of the Susquehanna River, near the Holtwood Hydroelectric Plant in the Lake Aldred area for conservation of soil, water, timber, wildlife and natural areas. There are 600 acres of PPL timberland registered in the American Tree Farm system and agricultural land is leased to farmers for cultivation. PPL also provides lakeside recreational opportunities and facilities for camping, hiking, picnicking, boating,

sightseeing, bird watching, fishing and hunting at the Holtwood Environmental Preserve. The Preserve provides more than 20 miles of hiking trails in Lower Chanceford Township. On the York County side of Lake Aldred, PPL operates the Lock 12 Historic Area. Other recreational sites in Lower Chanceford Township near Lake Aldred include Indian Steps Museum, Otter Creek Nature Trail, Urey Overlook Trail, and the Mason Dixon Trail.

Lock 12 Historic Area showcases one of the best preserved locks along the former Susquehanna & Tidewater Canal (see Chapter 1, Regional Setting and History, and Chapter 4, Economic Resources). The park provides facilities for picnicking, hiking, sightseeing and cultural studies.

Lock 15 Interpretive Park is located at the southern end of the Region near where Muddy Creek enters the Susquehanna River. The preserved lock and Susquehanna & Tidewater Canal interpretive park are a cooperative effort by Exelon Corporation and PPL Corporation.

Indian Steps Museum (discussed in more detail in Chapter 1, Regional Setting and History, and Chapter 4, Economic Resources) is about three miles north of Lock 12 on Indian Steps Road. Though the museum building is owned and operated by the Conservation Society of York County, it sits on nearly ten acres of PPL land. Picnic tables are available, in addition to the Museum and an arboretum.

Several of the recreational areas described in this section are noted for containing "Sites of Statewide Significance" in that they are areas recognized for the protection of biological diversity. The largest concentration of such sites in York County is in Chanceford and Lower Chanceford Townships in the vicinity of the Muddy Creek and Susquehanna River. More information on these sites is available in Chapter 5, Natural Resources, of the Community Profile part of the Comprehensive Plan.

Bonham Wake Robin Wildlife Sanctuary - The Conservation Society of York County owns a 125-acre wildlife sanctuary south of Airville in Lower Chanceford Township. The

sanctuary also includes the Henry Allaman Nature Center, and the Ulmer-Root-Haines Memorial Park.

The **Otter Creek Nature** Trail is one half mile long trail passing through a stand of massive, old growth hemlock trees close to the York Furnace Historic Site on PA Route 425, Furnace Road.

The mile long **Urey Overlook** Trail near Otter Creek Recreational Area is maintained by PPL and the Glatfelter Pulp Wood Company and ends in a panoramic view of the Susquehanna River.

The **Mason Dixon Trail** is a 193-mile long hiking trail that traverses northwest to southeast through the County. This Trail meanders from the Appalachian Trail in South Middleton Township, Cumberland County, to the Maryland State line in Peach Bottom Township. It passes through the Region along the Susquehanna River in Chanceford Township, loops through Apollo County Park, and then heads inland in the vicinity of the Safe Harbor Dam. The Trail enters Lower Chanceford Township along the edge of State Game Lands No. 83, continues overland, passes through State Game Lands No. 181 to the Susquehanna River. Along the Susquehanna River the trail passes through the Lock 12 Recreation Park, heads inland again, and exits the Region in the vicinity of the PA 74/Muddy Creek intersection in southeastern Lower Chanceford Township. The Trail then continues into Maryland and Delaware, eventually terminating back in Pennsylvania near Chadds Ford in Chester County. Tree markings show the way of the Trail through the Region. The Trail is maintained by members of Mason Dixon Trail, Inc.

Maryland and Pennsylvania Railroad Preservation Authority was founded in 1986 to preserve the history of the Maryland and Pennsylvania (“Ma & Pa”) Railroad. The Authority owns much of the town of Muddy Creek Forks in Lower Chanceford Township, described in detail in Chapter 4, Economic Resources, and is restoring the 11 structures situated on 31 acres of land. A museum in the preserved general store is open to the public on selected dates and times and a short train excursion to High Rock is offer on weekends throughout the spring, summer and fall months.

Related to the preservation of the Maryland and Pennsylvania Railroad is an effort to build a hiking and biking trail from Felton Borough to Spring Garden Township along the former Maryland and Pennsylvania Railroad right-of-way. The Maryland and Pennsylvania Community Greenway Committee is in the process of conducting a Feasibility Study to explore the construction and maintenance costs, rights of way issues, current land use, zoning, public opinion, legal status, viable connections, future funding, and ownership. This rail-trail could possibly connect to the York Heritage Rail Trail in the future.

PUBLIC SAFETY

Public safety, the prevention of and protection from actions that could harm members of the public, such as crimes or natural and man-made disasters, in the Muddy Creek Region consists of police and fire protection, and emergency medical services. The agencies and facilities providing these public safety functions are presented in this section in order to evaluate the adequacy of services in meeting the existing and future needs of the

community. In addition, all emergency police and fire calls are dispatched through the York County “911” program. Exhibit L, Community Facilities Map illustrates the location of the Region's police departments, fire companies and ambulance service.

Police Protection

Police protection typically involves law enforcement, crime prevention, and community service, such as traffic control, rescue operations, and animal control. Since none of the municipalities in the Muddy Creek Region maintain a municipal police department, they either contract for police service or rely on PA State Police coverage.

Felton Borough contracts with the **York Area Regional Police Department (YARP)** for police protection services. The York Area Regional Police Department is a full service law enforcement agency consisting of 49 officers serving a suburban area of over 80 square miles and more than 53,000 residents in York Township, Windsor Township, the boroughs of Felton, Dallastown, Windsor, Jacobus, Yoe, and Red Lion on a contract basis. With continuing growth in the service area, YARP, headquartered in York City, is expected to expand in size.

YARP utilizes a patrol force under the direction of five sergeants and 27 vehicles. YARP participates in regular Sobriety Checkpoints with the York County Center for Highway Safety and in awareness and enforcement programs for safety belt and child safety seat usage, as well as being actively involved with input for design of new roads and intersections. Numerous YARP officers are trained in advanced accident investigation methods, receive regular training in traffic enforcement methods and laws, and participated in bicycle and driver safety programs at various schools. There are two officers assigned to the K-9 Unit with a general duty and a drug detection canine. Four officers assigned as School Resource Officers in Red Lion Schools, Dallastown Schools and York County School of Technology. In 2007, YARP responded to 114 calls in Felton Borough, 10 were vehicle related and 28 resulted in an arrest.

The **Pennsylvania State Police, Troop H**, Harrisburg, provide police service in Chanceford and Lower Chanceford Townships. In addition to the Dauphin County headquarters, there are six other stations in the coverage area, the closest being the York Station. Troop H employs 406 enlisted and civilian personnel and serves a total population of approximately 1,129,796 within a 3,824.1 square mile area. In 2006, Troop H handled 90,579 incidents. Troop H enforcement efforts include 45,474 traffic citations, 2,166 DUI arrests, 4,707 vehicle inspections, 9,586 criminal arrests, 956 drug related arrests, and 237 Fire Marshal investigations. Data for Chanceford and Lower Chanceford Townships in unavailable at this time.



Figure 7.3 Union (Felton) Volunteer Fire Company, Felton Borough

Fire Protection

The intention of fire protection is to minimize the loss of life and property due to fire and other hazards, and is an important basic public safety service to the Region. The rate area residents and business owners pay for fire insurance is affected by the level of fire protection offered in the community. Fire protection for residents and properties within the Muddy Creek Region are provided by the New Bridgeville Fire Company Station 39, the Felton Borough Volunteer Fire Company Station 43, the Airville Volunteer Fire Company Station 55, and the Delta-Cardiff Fire Company Station 57. The Fire Company service areas are shown on Exhibit M, Fire Stations Service Area Map.

In addition to responding to calls in their primary service areas, all fire companies serving the Muddy Creek Region have reciprocal mutual-aid agreements allowing them to respond to emergencies where needed, providing assistance to each other and to neighboring fire companies. This mutual aid assistance enables fire companies to supplement manpower, equipment and emergency medical services more effectively respond to multiple alarm fires and major disasters. Fire Companies respond to more than just fire related incidents, such as vehicle accidents, floods and other natural and man-made disasters. Table 7.3 summarizes fire protection services within the Region.

Table 7.3 Fire Departments

Department	Service Area	Personnel	Equipment	Calls (2007)
Airville Volunteer Fire Company, Station 55, 3576 Delta Rd, Airville	Lower Chanceford Twp	40 volunteer responders 20 Fire Police	2 - engines/pumpers 1 - tanker truck 1 - utility truck	120
Union Volunteer Fire Company of Felton Station 43, 61 Main St, Felton	Felton Borough, Chanceford Crossing, Chanceford Twp in vicinity of Felton	30 volunteer responders, including 9 Fire Police	1 - 2000 gallon Tanker 1 - 1000 gallon Engine 1 - 200 gallon brush truck 1 - utility truck	144
New Bridgeville Memorial Fire Company Station 39, 2870 Furnace Rd. Lower Chanceford Twp.	Chanceford Township	41 volunteers	1 - Rescue-Pumper 1 - Engine 1 - Brush Truck 1 - Tanker Truck	

Source: CSD

Emergency Medical Services

Emergency Medical (ambulance) Service provides for the transporting of patients from the scene of an accident or other medical emergency to a medical care facility, and can also involve the routine transport of patients from their home to a medical facility or from one medical facility to another. The Muddy Creek Region receives emergency medical services from three ambulance associations: the Red Lion Area Ambulance Association covers Felton Borough, the Delta-Cardiff Company #1 Ambulance covers the southeastern half of Lower Chanceford Township, and the Brogue Ambulance Association covering all of Chanceford Township and the northwestern half of Lower Chanceford Township. Like the Region's fire companies, the ambulance associations have mutual aid agreements with other surrounding ambulance organizations. The Ambulance Associations' service areas are shown in Exhibit N. Table 7.4 summarizes the organizations providing emergency medical service to the Region.

Table 7.4 Ambulance/Emergency Medical Services

Department	Service Area	Personnel	Equipment	Calls (2007)
Brogue Ambulance, Inc. Muddy Creek Forks Road, Brogue	Chanceford Twp, Felton Borough, Lower Chanceford Twp north of McCalls Ferry and Bridgeton Roads	3 full-time, 8 part-time, 2 PRN, 12 volunteer EMTs	2 - licensed Type III Basic Life Support Ambulances	496 total 311 CTwp 85 LCTwp 5 Felton
Red Lion Ambulance Association, 312 Horace Mann Ave, Red Lion	Felton Borough	3 full-time, 14 part-time, 12 EMTs	3 - state licenced ambulances York Hospital ALS response truck	1559 Total 13 Felton

Source: CSD

Peach Bottom Atomic Power Station

Peach Bottom Atomic Power Station, located on the west bank of the Susquehanna River (Conowingo Pond) in Peach Bottom Township, York County, PA, is a 3-unit nuclear generating facility. Unit 1 reactor operated between 1967 and 1974, Units 2 and 3 reactors began commercial operation in 1974. Peach Bottom is co-owned by Exelon Generation and Public Service Electric and Gas of New Jersey, and operated by Exelon Nuclear.

Peach Bottom employs a sophisticated emergency response plan to protect public health and safety approved by both the Nuclear Regulatory Commission (NRC) and the Commonwealth of Pennsylvania. Emergency Planning for the Peach Bottom Area, including all Lower Chanceford Township, includes coordination with local and state municipalities. Special plans are in place to protect the public in the event of a nuclear incident in the Peach Bottom area, with specific attention given to the area within 10 miles of the nuclear power plant.

In the event of an accident at the Peach Bottom Generating Station, warning Sirens are employed to generate a loud, continuous pitch for at least three minutes. Sirens surrounding the Peach Bottom Atomic Power Station are routinely tested at 1pm on the first Wednesday of each month. There are four accident classifications that would be reported on the radio, TV, or in the newspapers. Unusual Event indicates a potential degradation of the level of safety of the plant. No releases of radioactive material requiring off-site response or monitoring are expected. Alerts are issued for events that involve an actual or potential substantial degradation of the level of safety of the plant. Any releases are expected to be limited to small fractions of exposure levels established by the U.S. Environmental Protection Agency (EPA). Site Area Emergencies are events that involve actual or likely major failures of plant functions needed for protection of the public. Any releases are not expected to exceed EPA exposure levels except near the plant boundary. A General Emergency is an event that involves actual or imminent substantial core degradations or melting with potential for loss of containment integrity. Releases can be reasonably expected to exceed EPA exposure levels off site for more than the immediate plant area.

PUBLIC UTILITIES

For many areas, the availability of water and wastewater disposal is a major determinant for its growth and development, both in the amount of growth and its location. Where population distribution is scattered and natural conditions are favorable, individual households are able to provide their own water supply and sewage disposal system. But as development increases and intensifies, providing an adequate water supply and maintaining an effective sewage disposal system becomes increasingly difficult, as increasing population densities inevitably result in water supply contamination and sewage disposal malfunctions.

The Muddy Creek Region is currently serviced predominantly by on-lot water and on-lot septic systems. The Red Lion Municipal Authority currently serves a small portion of Chanceford Township, and there are four community water systems serving mobile home parks in the Region. Though the Region is not serviced by a regional waste water treatment plant, a small system serves Felton Borough and two “package plants” serve localized sites in Chanceford Township. Within the Region, both water supply and sewer service are considered to be adequate. Areas of water and sewer service are shown on Exhibit L, Community Facilities.

Water Supply

Properties in the Muddy Creek Region currently receive their supply of water through one of three sources, on-lot wells, the Red Lion Municipal Authority, or a private water system. The majority of properties receive their water supply from on-lot wells. The Red Lion Municipal Authority provides water to 283 properties mainly in Chanceford Crossing in Chanceford Township, in addition to customers in Red Lion Borough, and Windsor and York Townships. The main source of this water is the 11-acre, 38 million gallon Cabin Creek Reservoir located two miles north of Red Lion. Four mobile home parks, Collinsville, Otter Creek and Whispering Pines in Chanceford Township, and Webbs in Lower Chanceford Township, supply ground water to their customers through private water systems.

Sewage Disposal and Waste Water Treatment

One of the basic elements vital to accommodating the proper and orderly growth of an area is the establishment of sewage disposal methods that meet the needs of the area. There are currently two waste water treatment facilities in the Region. Felton Borough operates a small waste water treatment plant for borough properties. A package system is in operation at Chanceford Crossing. All other waste water and sewage is treated by on-lot systems. The Borough of Felton has adopted an On-Lot Sewage Management Ordinance in 2008 to manage the on-lot sewage systems still within the Borough limits.

Three methods can be used to meet the general sewage disposal needs of an area: on-lot systems, package treatment systems and centralized systems. On-Lot Treatment Systems are most common in the Region consisting of a septic tank and drainage field. Because of the problems associated with long-term use of on-lot systems, permanent reliance on such a system is usually recommended for rural areas and low-density development. Package Treatment Systems, which are generally sufficient to serve a small area such as the

Chanceford Crossing subdivision, or isolated land use activity, may be publicly or privately owned. They can serve, sometimes on an interim basis, small developed areas that are experiencing chronic sewage disposal problems but cannot afford a centralized system. Felton Borough utilizes a Centralized Treatment System, which is most desirable in areas of higher density development. Similar to a package treatment system but operating on a larger scale, this system consists of interceptor and collection lines and a centralized treatment plant. In addition to relying on gravity flow and natural drainage patterns, a centralized system may include pump stations and similar means to achieve its effectiveness.

OTHER UTILITIES

In addition to the water and sewer issues described in the previous section, other utilities include provisions for solid waste collection and recycling, and storm water management in the Muddy Creek Region.

Solid Waste Management and Recycling

The Pennsylvania Solid Waste Management Act of 1980 requires that each municipality with a population density of 300 inhabitants per square mile submit to the PA DEP an officially adopted solid waste management plan. A solid waste management plan provides guidelines for the safe and proper storage, collection, transport, processing, and disposal of municipal waste generated within each community. In 1988, Act 101-1988, known as the 'Municipal Waste Planning Recycling and Waste Reduction Act' was passed, requiring local municipalities whose 1980 population exceeded 5,000 until September 26, 1991, to implement such a program.

In 1991, the York County Solid Waste Authority developed the York County Municipal Waste Management Plan that meets or exceeds the requirements Act 101. Act 101 requires all counties in Pennsylvania to develop and implement a long-range (10-year) plan for managing municipal solid waste. The Plan provides York County with a blueprint for managing its waste through the year 2015. The York County Plan incorporates waste reduction, recycling and a Resource Recovery Center.

Chanceford Township does not contract with trash haulers for collection of household waste and recycling, but York Waste Disposal and Penn Waste, Inc provide all households in the Township their services. Chanceford Township also operates a recycling center at its maintenance facility on Landfill Road where residents can bring a variety of recyclables at no charge. Felton Borough contracts with Penn Waste, Inc. for solid waste collection and recycling. Lower Chanceford Township does not currently have municipal solid waste and recycling collection, but has adopted a solid waste agreement with York County Solid Waste Authority in 2007. Lower Chanceford Township permits residents to bring recyclables to bins at Municipal Building.

Stormwater Management

The PA Storm Water Management Act of 1978, Act 167, provides for the regulation of land and water use for flood control and storm water management purposes. Act 167 was adopted to encourage planning and management of storm water runoff consistent with

sound water and land use practices; to preserve and restore the flood carrying capacity of streams; to preserve natural storm water runoff courses; to protect and conserve ground waters and groundwater recharge areas; and to encourage local administration and management of storm water consistent with the preservation of natural, economic, scenic, aesthetic, recreational and historic values of the environment.

A properly designed stormwater collection system should adequately manage the quantity, velocity and direction of stormwater runoff to protect health and property from possible injury. The measures for managing stormwater include detention and retention basins; other types of storage and infiltration structures such as pits and trenches; porous and pervious paving; cisterns and underground reservoirs; and decreasing impervious area coverage. Roads and streets with drainage systems such as catch basins and curbs, designed or used for collecting or conveying storm water runoff, and not combined as part of a sanitary sewer system or wastewater treatment plant is an example of a stormwater management system provided by the local government.

Chanceford Township and Felton Borough adopted Stormwater Management Ordinances in 1992 and 2004, respectively. The governing bodies recognized that inadequate management of stormwater resulting from development throughout the local watersheds increases flood flows and velocities, contributing to erosion and sedimentation, and overtaxes the carrying capacity of streams and storm sewers. Management of stormwater is fundamental to the protection of public health, safety and welfare of Chanceford Township and Felton Borough and for the protection of people and property in downstream communities. Felton Borough is currently updating its stormwater management infrastructure and will be undertaking a stream restoration project on the Muddy Creek in 2009. In addition, inadequate control of stormwater greatly increases the cost of public facilities to carry and control runoff, undermines floodplain management and flood-control efforts in downstream communities, and reduces groundwater recharges. Lower Chanceford Township does not have a stormwater management ordinance or plan ; however, following completion of Act 167 Plans for York County by the York County Planning Commission, Lower Chanceford Township will be required to adopt a Stormwater Management Ordinance in accordance with the County Act 167 Stormwater Management Plan.

Electric, Gas and Communications

Electric service in Chanceford Township and Felton Borough is provided through Met Ed, while Lower Chanceford Township receives electric service from PECO. Verizon is the main provider of telephone and Internet service to all three municipalities in addition to smaller service providers. MXenergy provides natural gas through Columbia Gas of Pennsylvania to the Region; a Columbia Gas Transmission Company pipeline traverses the Lower Chanceford Township county-side. The main cable TV service provider is Comcast Cable in Chanceford Township and Felton Borough. Lower Chanceford Township does not have cable television service. However, all three municipalities are served by a variety of satellite TV providers.

Chapter 8. Municipal Government and Finances

MUNICIPAL GOVERNMENT

This section briefly describes several aspects of the governments in place within the Muddy Creek Region. The structure of the governing body, boards, commissions, authorities, committees, and staff are set forth to provide an understanding of the hierarchy of local decision-making. Meeting information is provided for citizen involvement. A table detailing and comparing the governments of the three municipalities can found in Appendix F.

Chanceford Township

Chanceford Township is a Township of the Second Class. The governing body is a three (3) member Board of Supervisors, elected for 6-year terms. The Supervisors duties include governing and execution of legislative, executive and administrative powers to ensure sound fiscal management and to secure the health, safety and welfare of the citizens of the Township. In addition to the Board of Supervisors, Chanceford Township has a seven (7) member Planning Commission, responsible for the review of submitted subdivision and land development plans, recommendation of changes to Subdivision and Land Development Ordinance and Zoning Ordinance, and comprehensive planning; a Zoning Hearing Board consisting of three (3) members, that review variance and special exception applications submitted as per the Township's Zoning Ordinance; and a Park and Recreation Board members, charged with reviewing issues related to recreational activities for children and Township residents. Staff currently consists of a Secretary - Treasurer, Zoning Officer, and a road crew. The Township also employs the services of a Solicitor, Engineer, Sewage Enforcement Officer, Tax Collector, Emergency Management Coordinator, and codes enforcement.

Felton Borough

Felton is a Borough with a Mayor and a seven (7) member Borough Council. The Mayor is elected for a 4-year term and Councilors are elected for 4-year terms. The Mayor and Borough Council are responsible for governing and execution of legislative, executive and administrative powers to ensure sound fiscal management and to secure the health, safety and welfare of the citizens of the Borough. In addition to Borough Council, Felton Borough has a three (3) member Planning Commission, responsible for recommendation of changes to the Zoning Ordinance, comprehensive planning, and at the completion of a Subdivision and Land Development Ordinance in 2009, review of subdivisions and land developments; a Zoning Hearing Board consisting of three (3) members, that review variance and special exception applications submitted as per the Borough's Zoning Ordinance. Staff currently consists of a Secretary, and Zoning Officer. The Borough also employs the services of a Solicitor, Engineer, Tax Collector, Sewage Enforcement Officer and Zoning/Codes Enforcement Officer.

Lower Chanceford Township

Lower Chanceford Township is a Township of the Second Class. The governing body is a three (3) member Board of Supervisors, elected for 6-year terms. The Supervisors duties include governing and execution of legislative, executive and administrative powers to ensure sound fiscal management and to secure the health, safety and welfare of the citizens of the Township. In addition to the Board of Supervisors, Lower Chanceford Township has a five (5) member Planning Commission, responsible for the review of submitted subdivision and land development plans, and recommendation of changes to Subdivision and Land Development Ordinance and Zoning Ordinance; and a Zoning Hearing Board consisting of three (3) members, that review variance and special exception applications submitted as per the Township's Zoning Ordinance. Staff currently consists of a Secretary-Treasurer, Zoning and Permit Officer, and road crew. The Township also employs the services of a Solicitor, Engineer, Tax Collector, and Sewage Enforcement Officer.

CONSISTENCY OF ORDINANCES

This section is an inventory and evaluation of the consistency of construction codes and land use and development ordinances in place in the municipalities in the Muddy Creek Region. Municipal Zoning Ordinances are discussed in greater detail in Chapter 6, Land Use and Chapter 10, Regional Planning and Zoning. Stormwater management ordinances are assessed in Chapter 7, Community Facilities.

Building and Construction Codes

All three municipalities in the Muddy Creek Region have opted to follow Pennsylvania's statewide building code called the Uniform Construction Code (UCC). The codes currently in use under the UCC are the 2006 International Codes issued by the International Code Council.

Zoning Ordinances

Zoning is the public regulation of land and building use to control the character of a place. Zoning Ordinances are typically enacted in accordance with the municipality's comprehensive plan, with just consideration given to its community character and existing land uses.

Chanceford Township adopted its current Zoning Ordinance in 2000, and Felton Borough adopted its Zoning Ordinance in 2004. The Lower Chanceford Township Zoning Ordinance dates from 1972, but has been amended since then. The zoning ordinances of all three municipalities are fairly consistent in use of specific zoning districts, providing for agricultural, residential and commercial uses. Chanceford Township identifies two types of residential use reflecting the higher density housing found in the vicinity of the Chanceford Crossing subdivision. Felton Borough includes a Village Center Zoning District indicative of the mixed use character on Main Street in the Borough. Chanceford and Lower Chanceford Townships include a Conservation Zoning District in areas of prime agricultural, steep slopes, stream valleys, and water supply sources; whereas, Felton Borough has two overlay zones to protect against inappropriate development in flood prone areas and on steep slopes.

Subdivision and Land Development

The development and subdivision of land are provided for in Subdivision and Land Development Ordinances (SALDO). SALDOs also outline procedures for the review and approval of subdivision and land development plans, provide design criteria for streets and utilities, and establish provisions for public improvements. According to the Pennsylvania Municipalities Planning Code, a land development is the improvement of land for any purpose involving more than one residential dwelling or any nonresidential building, and includes the subdivision of land. Further, a subdivision is the division of land into two or more lots, tracts, parcels. However, the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, is exempted.

Chanceford and Lower Chanceford Townships have SALDOs adopted more than ten years ago. Felton Borough adopted its first SALDO, prepared in cooperation with the York County Planning Commission, in November 2008.

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Chapter 9. Transportation

This chapter provides an inventory of the Muddy Creek Region's transportation system, beginning with a description of the road network, followed by categorizing roadway functional classifications, as determined by the York County Planning Commission, in which roadway design standards and available traffic volume data are shown. The chapter ends with a brief discussion on bridges and other modes of transport. This information can be useful when reviewing traffic studies related to proposed developments.

TRANSPORTATION NETWORK

The modes of transportation within the Region are limited. A broad range of roads are available to serve both local traffic and through traffic. These roads are classified according to their utility.

Road Network

Regionally, the Region is served by several major highways, including (1) Interstate 83, the major north-south limited access highway connecting Harrisburg, York, and Baltimore, (2) Interstate 76/PA Turnpike, the east-west toll highway providing connections between Pittsburgh and Philadelphia, and (3) US 30, the major highway providing numerous local connections, including Gettysburg, York, and Lancaster.

In addition to these major highways, there are a number of roads within the Region that provide local connections. PA 74 is the major north-south road that passes through the middle of both Chanceford and Lower Chanceford Townships. This road has two significant functions, in that it provides local connections and accommodates through traffic. PA 425 runs from Lower Windsor Township south to New Bridgeville and then east through Chanceford Township and then south into and through Lower Chanceford Township, intersecting PA 74 at Airville, and then into Fawn Township. PA 372 runs from PA 74 in Lower Chanceford Township, northeast to the Susquehanna River, and into Lancaster County.

Road Patterns

The local highway pattern is a result of many factors, including historical development and the physical features of the Region. The current roads have basically evolved from the system of trails and paths established in the horse and wagon era. The road pattern is also influenced by the rolling terrain of the Region. Many of the roads follow various streams and valleys, while some of the more prominent routes tend to follow ridge lines. There is a fairly extensive cross network of local roads which connect to the State routes and provide local residents with access to the major highways.

Road Jurisdiction

Roads in the Muddy Creek Region are maintained either by the PA Department of Transportation or by the municipalities. The State-maintained roads carry the larger volumes of traffic, while the locally maintained municipal roads serve primarily as local collectors. The fact that the State has part of the dual responsibility of both providing and

maintaining a road system within the Region helps to ease the local municipalities' financial burden. Although the State's dual responsibility for the road system has its financial advantage, it also has a disadvantage with respect to improvement priorities for the State roads. While most of the State roads are the primary travel routes within the Region, their importance when compared to other State roads in York County may be considered relatively insignificant.

The roads within the region that are under State jurisdiction are shown in Table 9.1. The 97.68 miles of state roads make up 33.5 percent of the roads in the Region. There are 291.47 miles of roads in the Region; 78.24 miles in Chanceford Township, 5.13 miles in Felton Borough, and 121.06 miles in Lower Chanceford Township. Average Daily Traffic (ADT) is also shown in this table. While most traffic in the Region occurs on PA 74/Delta Road, Burkholder/Furnace Road (PA Route 425) and Muddy Creek Forks Road are also heavily used.

Table 9.1. State Roads: Muddy Creek Region, 2008

SR#	Name	Class*	ADT
0074	Delta Road	1	4,500 - 11,000
0372	Holtwood Road	1	3,300
0425	Burkholder Road/Furnace Road/Woodbine Road (CTwp/LCTwp)	3	250 - 1,600
2014	Burkholder Road	3	1,600 - 1,800
2016	Pleasant Grove Road	4	500
2018	Lucky Road	4	250
2020	Gum Tree Road	3	200
2022	Shenk's Ferry Road	4	100
2024	Paper Mill Road (LCTwp)	4	700
2032	Bridgeton Road (LCTwp)	4	450
2035	Richmond Road	4	250
2037	New Bridgeville Road	2	750 - 1,400
2039	Canning House Road	4	100
2040	Frosty Hill Road (LCTwp)	4	200
2041	Goram Road (LCTwp)	4	150
2041	Hogtown Road	4	150
2046	High Rock Road (LCTwp)	3	250
2048	Guinston Church Road	4	250
2050	Century Farms Road/Fenmore Road/Cramer Road	4	300
2054	Felton Road	4	550
2054	Main Street Felton	4	1,300
2056	Brownnton Road	4	1,100
2060	Red Lion Avenue (Felton)	4	750 - 2,400
2069	Muddy Creek Forks Road (ChTwp/LCTwp)	2	750 - 1,400
2069	New Park Road (LCTwp)	2	700
2071	Good Road (ChTwp/LCTwp)	3	100
2073	Ted Wallace Road	4	250
2075	Laurel Road	3	200
2077	Stamper Road	4	950
2079	Red Lion Avenue (Felton)	2	2,100
2081	Sechrist Flat Road (ChTwp/Felton)	4	750

Source: YCPC

* 1 = minor arterial; 2 = rural major collector; 3 = minor collector; 4 = local

Road Conditions

Road conditions affect their efficiency in terms of the capacity to provide safe and convenient access to areas where people live, work, shop, and participate in leisure activities. For example, an unpaved road may be the shortest distance between two points. But, if a paved road exists that connects those same points, many drivers will use the paved route, even though it might be more indirect, because of its better comfort and safety. Poor road conditions not only deter usage but can also be contributing factors in accidents. According to the 2003-2023 York Area Metropolitan Planning Organization (YAMPO) Long Range Plan, many of the roads in the Muddy Creek Region are considered to be in excellent or good condition. However, there are also many roads in the Region that are not paved, or have a bituminous surface treatment called “tar and chip.” Paving with “tar and chip” is a cost effective method of maintaining roads with low ADT counts, such as found throughout the Region. In 2002, Lower Chanceford Township had 31.5 miles of unpaved roads representing 26% of all roads in the Township. In the same year over 25 miles, 15.5%, of roads were unpaved in Chanceford Township. All roads in Felton Borough are paved.

There were approximately 57 miles of unpaved roads within the Region in 2002, which is approximately 20% of the total road mileage within the Region. All of the other existing roads in the Region are paved, although the quality of the paving does vary by road and segment.

Roadway Classifications and Design Standards

Functional classification of roadways refers to a system by which roads are described in terms of their utility. Theoretically, roads provide for two separate functions. First, roads provide for mobility or the ability to go from one place to the next. Second, roads provide a measure of access to adjoining properties. Transportation experts use these two roadway characteristics to determine a road’s functional classification. Roads that provide for greater mobility, accordingly, also result in reduced land access, and vice versa. This important relationship should always be considered when allocating future land uses along existing or planned roads. The Region’s roadway network can be adequately described by the following three categories: arterials, collectors, and local roads. Appendix E identifies the seven category roadway classification used by PennDOT, York County Planning Commission and YAMPO, and provides more details on design standards for the various classifications of roads found in the Muddy Creek Region. For the purpose of this inventory, the Functional Classification System¹³ for rural areas is being used. Rural roads are those outside small urban and urbanized areas, and are classified into seven major categories, four of which are in the Muddy Creek Region: minor arterial highways, major and minor collector roads, and local roads. There are no Interstate Highways, Freeways or Expressways located within the boundaries of the Muddy Creek Region.

¹³ Data on the functional classification of rural roads is from the York County Comprehensive Plan, Transportation Plan, and PennDOT.

Arterials are intended to provide for a greater degree of mobility than land access. Therefore, individual driveway intersections with arterials should occur infrequently. Arterials generally carry between 10,000 and 25,000 average daily trips (ADT) for distances greater than one mile, often connecting urban centers with outlying communities and employment or shopping centers, and are primary mass transit routes that connect with central business districts of nearby cities and towns. As seen in Table 9.1, the only roadway classified as an arterial in the Muddy Creek Region is Delta Road. Based on the average daily trips, Delta Road (PA Route 74) and Holtwood Road (PA Route 372) are classified as minor arterial highways. The Region does not have any roadways classified as principal arterial highways.

Collectors can be major or minor. Major collectors provide for medium length travel distances (less than one mile) and carry between 1,500 and 10,000 vehicles per day. Major collectors also provide land access to major land uses such as regional shopping centers, large industrial parks, major subdivisions, and community-wide recreation facilities. Major collectors serve primarily vehicles traveling between local streets and community-wide activity centers or arterial roads. Minor collectors also provide for medium length travel distances and serve to bring traffic from local roads to major collectors and arterials. Minor collectors provide service to smaller communities and link important traffic generators with the rural areas. New Bridgeville Road, Muddy Creek



Forks Road and New Park Road are the only major collector roadways in the Region. Minor collector roads in the Region include Burkholder Road, Furnace Road, Woodbine Road, Gum Tree Road, Laurel Road and, Good Road.

Local roads are intended to provide immediate access to adjoining land uses. These roads are intended to serve up to 25 dwellings and generally may be shorter in length or within a suburban-type development. In outlying rural areas, local roads may run for greater distances and serve more individual properties. However, the sparsely developed character of these areas prevents congestion problems. Finally, local roads are intended to only provide for transportation within a particular neighborhood or to one of the other road types already described. All of the roads not previously classified as arterials or collectors are considered local roads. Main Street in Felton Borough and Brownton Road are local roads but experience similar ADT as many collector roadways in the Region.

Roadway Safety

The 2003-2023 YAMPO Long-Range Transportation Plan, prepared by the York County Planning Commission, identified several sections of roadway in the Muddy Creek Region that are considered “Priority Crash Locations.” A priority crash location is designated for a section of road based on the type of crashes, such as night-time crashes, weather conditions, running stop signs or hitting fixed objects. There are three priority crash

locations on Delta Road: the section from Brogue through Collinsville in Chanceford Township, and the section where Delta Road intersects with Paper Mill Road in Lower Chanceford Township. Main Street in Felton is also designated a priority crash location. There are numerous conditions contributing to the accidents on Delta Road including the high volume of traffic, speed of traffic and poor sight distance at intersections. The posted speed limit on much of Delta Road is 55 miles per hour, except in the Brogue/Collinsville and Airville areas, and the road mimics the rolling topography of the area. Sight distance at many roads intersecting Delta Road is greatly reduced by sharp curves, the crest of hills, and obstructions such as embankments, structures, and trees and landscaping.

BRIDGES

Transportation facilities within the Region not only involve roadways but also include a variety of bridges, specifically those structures that span streams, creeks, and low areas. Although this is not a comprehensive list of bridges in the Region, Table 9.2 shows those bridges that have a span of twenty (20) feet or greater. The National Surface Transportation Act requires each state to make sure all bridges 20 feet and longer be inspected and load-posted at least every two years, using the National Bridge Inspection Standards.

Weight limits for bridges are set by the local municipality, York County or Pennsylvania Department of Transportation, dependant upon whether the bridge is a municipal, county or state bridge.

Table 9.2. Bridges in Muddy Creek Region, 2008

Municipality	Bridge Number	Road Number, Name	Stream or Creek
Chanceford Township	308	T-679, Gipe road	Otter Creek
	309	T-618, Hill Top Road	Otter Creek
	365	T-616, Kline Road	Otter Creek
	412	T-741, Salem Church Road	Beaver Creek
	432	T-737, Oak Hollow Road	Beaver Creek
	433	T-739, Barshinger Road	Beaver Creek
Felton Borough		SR-2075 Laurel Road	Muddy Creek
	304	Church Avenue	North Branch Muddy Creek
		Beaver Street Bridge	North Branch Muddy Creek
	306	Water Street	North Branch Muddy Creek
Lower Chanceford Township	11	SR-2041 Goram Road(Bethel Church Road)	Otter Creek
		SR-2069 Muddy Creek Forks Road	Muddy Creek
		SR-372 Holtwood Road	Susquehanna River
		SR-74 Delta Road	Muddy Creek

Source: PennDOT

MASS TRANSIT

The York County Transportation Authority is the primary provider of public transportation services for York County. It operates under the name rabbittransit and provides many different types of transportation services to the South Central Pennsylvania region besides the County. Fixed route bus service provided by rabbittransit does not extend into the Region. The Route 15 Red Lion/Dallastown route

comes closest to the Region at the Main Street/East Broadway intersection in Red Lion Borough.

rabbittransit's Stop Hopper program is a designated stop service for those outside fixed route service areas. At this time, it is available in Mount Wolf and York Haven Boroughs only. Rabbittransit is currently undergoing planning efforts to restructure the existing service, which may include expansion to Red Lion, Craley, and Delta. Any future connection among these areas would have a positive impact on mass transit service to the Region.

Rabbittransit provides a Paratransit curb-to-curb service, which is a County-wide van service available to everyone. Vans operate weekly and travel in various areas of the County at certain times daily. All anticipated trips must be scheduled by the day before transportation is needed. In addition, rabbittransit offers several specialty transportation programs, including Shared Ride Services for Seniors, Paratransit Service for Persons with Disabilities, and Shared Ride Service for Persons Receiving Medical Assistance.

The Red Lion Bus Company is a private carrier and operates a single, Saturday-only fixed route between Red Lion/Dallastown Boroughs and the City of York. Transfers may be made from the Red Lion Bus Company onto rabbittransit at the transfer facility in Downtown York City. The route alignment is primarily Queen Street (PA Route 74) in both directions. Besides the fixed route service, the Red Lion Bus Company offers other bus services, including tour and charter, as well as school bus transportation. However, no specialized van or package transport services are provided.

There are three taxi cab services having a base of operations in York County. Located in York City, American Taxi and Capital City Cab provide service within the County. D&L Cab Company in Red Lion is the closest taxi service to the Region. Taxis are the only transit service operating in the area after rabbittransit's services are discontinued each evening.

AVIATION

Baublitz Airport, located off Warner Road directly south of Brogue, is a small public use airport, with a single turf runway approximately one-half mile long. Opened in 1960, this airport handles recreational aircraft exclusively, and, at this point, its use is restricted to daytime hours. Baublitz Airport was the site of a "fly-in" in the 1960s.

RAIL SERVICE

Passenger - Currently, no regular passenger/commuter rail service operates in York County. However, a recreational/excursion rail passenger line operates in the Region. This recreational/excursion service is provided by the Maryland and Pennsylvania Railroad Authority, which wishes to restore the remaining several miles of track from the former Maryland and Pennsylvania Railroad. This track extends from the Village of Laurel to the Village of Bridgeton in Lower Chanceford Township. At this juncture, the Authority has already purchased and restored most of the structures in the village of Muddy Creek Forks. The Authority has purchased a locomotive and several cars for rail excursions.

PEDESTRIAN FACILITIES

In recent years more emphasis has been placed on providing and maintaining increased opportunities for walking and addressing pedestrian issues. Sidewalks in the Region are limited to Felton Borough and portions of Chanceford Crossing. In addition to maintaining sidewalks in the more densely built and populated areas of the Region, public trails for pedestrians and non-motorized vehicles is an opportunity to be explored. In order for trails to be suitable for recreational and/or commuter traffic, the trail must be improved to specific design standards and undergo frequent maintenance. There are no pedestrian trails in the Muddy Creek Region utilized for commuters; however, the Region does have several recreational trails, including the 190-mile Mason Dixon Trail, covered in Chapter 7, Community Facilities.

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Chapter 10. Regional Planning and Zoning

When preparing a comprehensive plan careful consideration should be given to the planning and zoning policies of adjacent municipalities, and where possible, these efforts should also be complementary. As policies are developed for the Region, it will be important to recognize the compatibility of land-use activities in adjoining municipalities with those in the planning area.

Table 10.1 compares the planning, zoning, development and preservation policies for the Muddy Creek Region and six adjacent townships. As the Table indicates, planning and zoning are relatively important in Southeastern York County. Lower Windsor, North Hopewell and Peach Bottom Townships have comprehensive plans adopted within the past ten years, and Windsor Township is in the process of updating its plan. Lower Chanceford has a comprehensive plan dating from 1972, Felton Borough adopted a “mini” Comp Plan in 2000, and Chanceford Township has never had a comprehensive plan. The East Hopewell and Fawn Township Comprehensive Plans date from the 1970’s.

Table 10.1. Regional Planning and Zoning

Name	Comprehensive Plan	Zoning Ordinance	Subdivision and Land Development	Stormwater Management	Agricultural Preservation Programs
Chanceford Township	No	2000	1992	1992	Single Family Restrictions, TDR, ASA
Felton Borough	Yes	2004	No	2004	NA
Lower Chanceford Township	1972	1976, amended	1977	No	Single Family Restrictions, TDR ASA
East Hopewell Township	1970's	1992, amended	1975	2002	Single Family Restrictions, TDR ASA
Fawn Township	1974	1997, amended	2002	2002	Single Family Restrictions, ASA
Lower Windsor Township	2002	2003	2003	2005	ASA
North Hopewell Township	2003	2001	2001	No	Single Family Restrictions, ASA
Peach Bottom Township	2005	1996, amended	1969, amended	in SALDO	Single Family Restrictions, ASA
Windsor Township	1998	2001	1989	1996	ASA

Source: CSD, YCPC

All municipalities in the broader region, except Felton Borough, have subdivision and land development regulations in place. Felton is currently undertaking the preparation of a Subdivision and Land Development Ordinance, which should be completed early in 2009. The compatibility of land uses across municipal boundaries is reviewed and evaluated in this chapter. Exhibit I, Existing Land Use Map, shows the existing land uses in the Muddy Creek Region including a 1200 foot buffer into all adjacent municipalities, with their respective land uses shown.

All nine municipalities listed have enacted zoning ordinances, some more recently than others. However, all municipalities regularly amend their zoning ordinances in order to keep them up-to-date. Felton Borough, the only borough in this assessment, is the only municipality evaluated not utilizing at least one method of agricultural preservation, but Felton does provide zoning overlay districts to protect sensitive environmental and flood

prone areas. A table comparing the zoning district regulations of the Muddy Creek municipalities can be found in Appendix B. This section will not get into the zoning regulations of the adjacent municipalities, but will briefly assess the consistency among the Muddy Creek Region and its neighbors. Exhibit J is a composite zoning map of the Muddy Creek Region inclusive of a 1200 foot buffer into all adjacent municipalities. Zoning within the Muddy Creek Region is discussed in detail in Chapter 6, Land Use, and Stormwater management is discussed in Chapter 7, Community Facilities.

CONSISTENCY AMONG NEIGHBORING MUNICIPALITIES

The zoning in the municipalities adjacent the Muddy Creek Region is generally consistent with the zoning within the region, with one exception. Within Peach Bottom Township, an area of R-2 zoning is adjacent to Conservation and Agricultural zoning within Lower Chanceford Township. However, the R-2 zoning has been placed where it is to accommodate an area that developed prior to the use of zoning within Peach Bottom Township. The zoning is, therefore, not intended to reflect a desired future use, but is instead designed to reflect a development that currently exists. As such, this zoning discrepancy cannot truly be considered inconsistent.

Additionally, since the Muddy Creek forms the western boundary of Lower Chanceford Township, and the region as a whole, it creates an effective buffer against any inconsistent land uses in that direction.

East Hopewell Township

East Hopewell Township adjoins the Region along its western border with Chanceford and Lower Chanceford Townships. The Muddy Creek forms this boundary. East Hopewell Township has an amended Zoning Ordinance and Subdivision and Land Development Ordinance. The primarily agricultural township has single family zoning restrictions, a transfer of development rights, and Agricultural Security Areas in place to protect agricultural land. The land uses in East Hopewell Township along its border with the Muddy Creek Region are mainly agricultural and are therefore consistent with the land uses in Chanceford and Lower Chanceford Townships.

Fawn Township

Fawn Township adjoins the Region along its southwestern border with Lower Chanceford Township, formed by Muddy Creek. Fawn Township, like its neighbors in southeastern York County is a predominately agricultural township. The existing land uses in Fawn Township are compatible with those in Lower Chanceford Township. The Township adopted its zoning ordinance in 1997, and amended it as recently as 2007. The land in Fawn Township along the Muddy Creek Region's western border is currently zoned for mainly agricultural purposes as conservation and rural agriculture zoning districts. Fawn Township utilizes single family zoning restrictions in its agricultural districts and participates in York County's Agricultural Security Areas program.

Lower Windsor Township

Lower Windsor Township adjoins the Region along Chanceford Township's northern border, formed by Beaver and Fishing Creeks. In 2002, Lower Windsor Township completed its comprehensive plan. The plan addressed regional planning issues including

the identification of future land uses. According to the Lower Windsor Township Comprehensive Plan, the area along the Township's southern border with Chanceford Township shall remain agricultural except in the vicinity of the Village of Craley, PA Route 425, New Bridgeville Road, where it is anticipated that residential growth will occur. The existing land uses in this area are mainly agricultural and low density residential and are therefore generally compatible with those in Chanceford Township.

Lower Windsor Township adopted a new Zoning and Subdivision and Land Development Ordinances in 2003. The southern part of the Township is primarily agricultural with an undulating topography. The zoning districts in the southern part of Lower Windsor Township along its border with Chanceford Township are agriculture, village and waterfront recreation, and are consistent with the development in the area.

North Hopewell Township

North Hopewell Township shares a boundary with the Region along Felton Borough's southern border and, separated by the Muddy Creek, a short distance with Chanceford Township. In 2003, North Hopewell adopted its comprehensive plan, in which areas of the Township adjacent to the Muddy Creek Region will continue to have agricultural and residential land uses compatible to those within the Felton Borough and Chanceford Township.

The North Hopewell Township Zoning Ordinance and Subdivision and Land Development Ordinance were adopted in 2001. The zoning ordinance provides conservation, agriculture and residential zoning districts along the eastern border of the Township that are consistent with the zoning in Felton and Chanceford Township.

Peach Bottom Township

Peach Bottom Township adjoins the Region along its southern border with Lower Chanceford Township. The Muddy Creek creates this boundary. The land uses along this boundary, except the densely developed Susquehanna Trails subdivision, are predominately agricultural and compatible with the land uses in Lower Chanceford Township.

Though its zoning ordinance dates from the 1990's, Peach Bottom Township has amended the ordinance as recently as 2004. The zoning districts along the border of Lower Chanceford Township are agriculture which is consistent, and R-2 residential which is not. However, the Muddy Creek also forms an effective riparian and forested buffer better the residential subdivision in Peach Bottom and the farms in Lower Chanceford.

Windsor Township

Windsor Township adjoins the Region along Felton Borough's northwestern border and along Chanceford Township's western border, north of Felton. Windsor Township is the most urbanized of the municipalities adjoining the Muddy Creek Region, with much of the northern part of the Township within the Primary Growth Area identified by the York County Planning Commission in its Growth management Plan, amended December 13, 2006.

Windsor Township completed a comprehensive plan in 1998. The Township is currently working with Windsor Borough to update its comprehensive plan as a joint plan. The areas along its southern border with the Muddy Creek Region are agricultural and residential, which are compatible with the land uses in Felton and Chanceford Township.

Windsor Township adopted a new zoning ordinance in 2001. The area of Windsor Township abutting the Muddy Creek Region is zoned primarily for agriculture and low density residential, consistent with the zoning districts in the Borough of Felton and Chanceford Township.

YORK COUNTY COMPREHENSIVE PLAN¹⁴

The York County Comprehensive Plan provides the overall direction for growth, conservation, and other land use policies throughout York County. . The County Comprehensive Plan consists of a set of documents, or elements, that include: Hazard Mitigation Plan (2008), Open Space and Greenways (2006), Environmental Resources Inventory (2004), Water Resources Plan (2003), Agricultural Preservation (2000, updated 2008), Growth Trends (1995, updated 2008), Community Facilities (1995, updated 2006), Housing (1996, update underway), Transportation (1996, updated 2003), Natural Areas Inventory (1996, updated 2006) and Growth Management Plan (1997, updated 2002, 2003, 2006 and 2008). Additionally, the most current update to the York County Growth Management Map was adopted in December 2008, and the Economic Development Plan as noted previously is currently underway. This joint comprehensive planning effort has attempted to maintain consistency with all components of the York County Comprehensive Plan. In addition, all three municipalities comprising the Muddy Creek Region have opted into the York County Hazard Mitigation Plan.

The York County Comprehensive Plan, initially adopted in June 1992, is based on guidelines established in an earlier *Policy Plan*.” The objective of the policy plan was to develop a vision of York County’s future, and then to develop goals and objectives for achieving that vision. The County Comprehensive Plan was intended to forward coordination of land use planning throughout the County, and listed the following three goals:

1. To protect and preserve important natural resources.
2. To direct growth and development to appropriate locations.
3. To facilitate coordinated planning at all levels of government.

ZONING

Zoning is the public regulation of land and building use to control the character of a place. Zoning Ordinances are typically enacted in accordance with the municipality’s comprehensive plan, with special consideration given to its community character, existing land uses, and future land uses. The general purposes and objectives found in most zoning ordinances are listed in Chapter 6, Land Use.

¹⁴ YORK COUNTY GROWTH MANAGEMENT PLAN, York County Planning Commission
September, 1997, as amended January 31, 2001, April 3, 2002, June 18, 2003, October 27, 2004, December 13, 2006

The Muddy Creek Region is a rural and agricultural area, requiring a focused approach to planning and zoning that maintains and preserves the rural character of the Region. Zoning is a powerful tool that can be utilized to realize the Goals and Objectives set forth at the beginning of this comprehensive planning process, and to direct growth and development to areas in which it is most appropriate. The following section covers in more detail two zoning approaches that are currently being utilized in the Region.

Agricultural Protection Zoning¹⁵

Chapter 6, Land Use, discusses several approaches to agricultural preservation. Zoning is a common tool used by many of the municipalities in southeastern York County for the preservation of agricultural lands. Zoning controls range from exclusive agricultural zoning, large lot residential zoning, and transferable development rights. Another approach, often found in zoning ordinances, is Transferable Development Rights (TDR), which are intended to preserve prime agricultural land by transferring development rights onto less productive soils, and by clustering development to leave larger uninterrupted areas for agricultural use. As seen in Table 10.1, only three of the nine municipalities reviewed in this chapter employ TDRs in their preservation efforts. Tables D.7 and D.8, in Appendix D, show zoning restrictions used to preserve agricultural land. Six municipalities utilize single family restrictions (Table D.7) in their zoning ordinances to aid in agricultural preservation within agricultural or conservation zoning districts, employing provisions based on lot size or a sliding scale. Sliding scale zoning (Table D.8) also requires a minimum lot size, but goes a step further in limiting the number of times that a parcel can be subdivided, based on its size, up to a maximum number of lots that can be established.

End Note: The count of farm workers was derived from a series of questions asked of a twenty percent sample of the population. It represents all civilians sixteen years old and over (the employed, the experienced unemployed, and persons not currently in the labor force but with previous experience) employed as farmers or farm managers. Farmers on an ownership or rental basis operate farms, ranches, greenhouses, nurseries, timber tracts, or other agricultural production establishments which produce crops, horticultural specialties, livestock, poultry, finfish, shellfish, or animal specialties. This category includes operators of cotton gins, packing houses, and other post-harvest operations. Farmers may plant, cultivate, harvest, perform post-harvest activities, and market crops and livestock; hire, train, and supervise farm workers or supervise a farm labor contractor; prepare cost, production, and other records; and maintain and operate machinery and perform physical work. Farm managers on a paid basis manage farms, ranches, aquacultural operations, greenhouses, nurseries, timber tracts, cotton gins, packing houses, or other agricultural establishments for employers. They carry out production, financial, and marketing decisions relating to the managed operations following guidelines from the owner. Managers may contract tenant farmers or producers to carry out the day-to-day activities of the managed operation; supervise planting, cultivating, harvesting, and marketing activities; prepare cost, production, and other records; and perform physical work and operate machinery.

Source (where directly obtained): U.S. Census Bureau, 2000 Census of Population and Housing, Summary File 3, "Sex by Occupation for the Employed Civilian Population 16 Years and Over." www.factfinder.census.gov

Original Source: U.S. Bureau of the Census 2000 Census of Population and Housing, Summary File 3: Technical Documentation, 2002.

¹⁵ From "Protecting York County's Rural Environment: Agricultural Land Preservation," 2004 York County Planning Commission

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Part 2 – Future Land Use and Implementation Plan

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Chapter 1. Future Land Use, Housing and Resource Protection Plan

Like many rural communities throughout York County, the three municipalities that comprise the Muddy Creek Region have been, and are expected to remain, primarily agricultural. Chanceford and Lower Chanceford Townships have maintained their original rural atmosphere and agricultural character, and the Borough of Felton maintains a village character, that continues to draw residents into these communities. The Region embraces its rural, agricultural heritage and would like to preserve the community feel as it presently exists. However, development pressure can be expected to continue, not only from neighboring municipalities but from northern Maryland. The residents of the Muddy Creek Region recognize the need for residential and commercial development, but they would prefer to guide it in such a manner to preserve the past development trends and patterns, natural features and agricultural land and open space.

Several key factors influence planning for the future development of any region: existing development patterns, present development trends, provision of public and/or private utilities, and situation and topography. These factors determine whether or not it is feasible to build in an area, and at what densities. In addition, the impact of the *Base Realignment and Closure* on Aberdeen Proving Ground in Maryland may or may not contribute to the future development of the Region.

Community Character and Development Patterns

A detailed assessment of the community character revealed six basic development patterns existing within the Region. In addition to these development patterns, described fully in Chapter 6, Land Use, of the Community Profile and summarized below, is the prevalence of the dispersed single family dwelling along many of the rural roads in the Region.

Felton Borough can be defined as a Traditional Town with its relatively dense, mixed use, pedestrian oriented Main Street, historical appearance and definite sense of place; however, it has more of the feel of a village with its small size, predominately residential uses and quiet streets nestled within the rural character of the Muddy Creek Region.

Similar to the Borough of Felton, the unincorporated Villages of Brogue, Airville, and Sunnyburn, and New Bridgeville (a Census Designated Place but not a village) are small residential areas of moderate density. Additional characteristics that make these villages nodes of activity include being located at key crossroads, a mix of residential, commercial and civic uses, and a somewhat discernable edge to development.

Rural Clusters of residential uses are located in several areas throughout the Region. A cluster of single-family detached houses stretches in all four directions where Sechrist and Tommys Roads intersect Muddy Creek Forks Road in Chanceford Township. This concentration of large lot residential use has no discernable beginning or end. A little more planned, but still without the sense of place of Felton, Brogue or Airville, are the cul-de-sac developments in the McKinley Road and Paper Mill Road areas of Lower Chanceford Township.

The only real Suburban Subdivision in the modern sense is Chanceford Crossings in Chanceford Township adjacent the Borough of Felton. This 285 lot residential development is served by public water and a community sewer system. The small lots relative to those in the rural clusters create a higher density in the rural landscape. The development known as Boeckel's Landing in

Lower Chanceford Township is similar in character to Chanceford Crossing but without the public services.

The landscape of the Muddy Creek Region is most closely associated with Farms and Farmsteads, the predominant development pattern. The isolated farmhouse, sitting away from the road, surrounded by a barn, silo and other out buildings, and acres of crops, is a familiar sight in much of Chanceford and Lower Chanceford Townships. Although the number of parcels designated as agriculture has steadily increased over the past three decades, resulting in smaller farms, the actual land area dedicated to farming activities is slowly declining.

The Muddy Creek Region is very well endowed with Natural Lands. These natural areas and open spaces are scattered throughout the Region and include two State Game Lands, Apollo County Park, numerous stream valleys like that of the Muddy Creek, and hundreds of acres of preservation land along the Susquehanna River.

Future Land Use Plan

The Future Land Use Plan identifies areas that would be most suitable for meeting the future development needs in Chanceford and Lower Chanceford Townships and Felton Borough, to help retain the rural community character and traditional land use patterns, and to afford ample opportunity to increase the tax base of the Region's municipalities. The future land use categories as shown on the Future Land Use Map are based on the existing zoning districts in the Zoning Ordinances and delineated on the Zoning Maps for the respective municipalities. The Future Land Use Plan has been prepared in response to the existing conditions, future needs, and the goals and objectives expressed by the Muddy Creek Region Joint Comprehensive Plan Steering Committee and the citizens of the three municipalities.

Eight land use categories are designated on the Future Land Use Map, corresponding directly to each municipality's existing zoning districts. Areas designated for Agricultural land uses are intended primarily for agricultural uses; however, incidental uses including single-family detached dwellings, limited public uses such as churches and schools, and commercial uses ancillary to agriculture could be accommodated when permitted through zoning regulations as special exception or conditional uses. Conservation land use areas are intended to preserve the rural character of the Region, protect sensitive natural resources and retain prime agricultural soils. There are two residential land use categories designated on the Future Land Use Map: Rural Residential in Chanceford Township only and intended primarily for low density single-family detached housing, and Residential, which is in all three municipalities and is intended primarily for single-family and two-family residential dwellings at densities from low to moderate dependent upon the presence of public water and/or sewer. Both residential land use categories also provide for a variety a non-residential, public and low intensity commercial uses through zoning. The Village Center designation in Felton Borough is a mixed-use area intended for all residential densities as well as low intensity neighborhood oriented commercial uses. All uses in the Village Center of Felton are required through the Borough's zoning ordinance to be connected to public sewer. The primary purpose of the Commercial, Commercial/Industrial and Industrial land use categories is to provide for ever increasing intensities of non-residential land uses in these areas. The existing zoning regulations permit agricultural, commercial, industrial and public uses in areas designated Commercial in Chanceford and Lower Chanceford Townships, and Industrial in Lower Chanceford Township.

The Future Land Use Plan is intended to retain and maintain the traditional development patterns found in the Region, and continue to accommodate and direct all new growth to appropriate land use areas for the next 20 years. The Plan should be viewed as a flexible guide for future growth and development in the Region, and should be reviewed periodically by the local governments and revised if necessary to keep pace with changing development patterns, demographic trends and community preferences. According to the population and housing data and projections presented in the Community Profile of this Comprehensive Plan, and the Build-Out Analyses in Appendix F, there is sufficient capacity to meet the housing needs of the Region for the timeframe of this Plan.

In accordance with the data provided in this Comprehensive Plan, an analysis was performed projecting the number of new housing units needed by 2030 to meet the Region's projected population growth at approximately 1,550 (1,142 in Chanceford Township; 414 in Lower Chanceford Township; Felton Borough can meet its projected growth with the existing stock of housing). According to 2009 York County parcel assessment data, there is estimated to be approximately four hundred seventy (470) acres of undeveloped land in the proposed Residential and Rural Residential land use areas, with one hundred eighteen (118) acres in Chanceford Township and more than three hundred fifty (350) acres in Lower Chanceford Township. Thirty percent (30%) of this acreage must be excluded from the total as undevelopable due to roads, steep slopes, wetlands, easements, etc. The further availability of land for residential use in the two townships is dependent upon the number of unused development rights allotted parcels in the Agricultural and Conservation zoning districts.

In 2003, the Chanceford Township completed a Build-Out Analysis, attached to this Plan as Appendix F. That analysis indicated eight hundred forty (840) projected new single-family detached residential units would be needed by 2020 based on the average annual residential building permits issued. As of the date of that analysis, there were 1,596 remaining available dwelling units. The population projections in Chapter 3, Population and Demographics, projects population increases to 2030, at which time Chanceford Township will have an estimated population of 9,133 persons requiring a total of 3,297 dwellings. The number of needed dwellings in 2030 is an increase of 1,142 dwellings over 2000. This analysis predicted residential build out would not occur prior to 2058, assuming Chanceford Township would continue to grow at the projected 2000-2020 growth rate used in that analysis.

A similar Build-Out Analysis was completed for Lower Chanceford Township (Appendix F) as part of this Comprehensive Plan. That analysis showed Lower Chanceford Township would need three hundred six (306) new dwelling units by 2030 at the current rate of issuance for residential building permits. However, based on population projections through 2030, an estimated 389 new housing units would be required to meet projected need. The Build-Out Analysis indicates that if all vacant land allocated for residential use would be developed, a total 748 dwelling units would be available. The analysis predicts residential build-out in Lower Chanceford would not occur prior to 2049 based on population projections, and not unit 2062 according building permit trends.

The build-out analyses assumed residential development would continue to occur in a dispersed very low density manner throughout the Region. However, several areas in the Muddy Creek Region currently exhibit a pattern of concentrated development and therefore are being identified as places where residential and/or commercial uses should be directed. These areas are described in the following paragraphs. Outside these areas, densities, i.e. lot sizes, should be maintained at

existing levels. Amendments to the municipalities' zoning ordinances permitting a greater variety of residential and non-residential uses could direct future, non-agricultural development to these areas, maintaining larger, unbroken areas of the Region for farming and open space.

Felton Borough

The Borough of Felton has very little opportunity for additional new development. In 2008, a sixty-two unit residential development was proposed for one of the few remaining undeveloped parcels in the Borough. However, that project has not proceeded beyond a review by the York County Planning Commission. In spite of limited undeveloped land, Felton holds potential for infill and adaptive reuse of vacant or underutilized buildings or land, and to become a center for other community activities supported by citizens from the surrounding residential developments.

Chanceford Township

The area of northern Chanceford Township along its border with Windsor and Lower Windsor Townships, along Delta Road around the Villages of Brogue and Collinsville, and in the vicinity of New Bridgeville, are all experiencing increasing residential growth, and to some degree commercial development. The Agricultural and Conservation areas of the Township are best suited for agricultural uses, open space and very low density residential use.

The area along Brownton Road between Chanceford Crossing and Delta Road is currently zoned Residential, and the area east of Delta Road along Snyder Corner Road, Bacon Road and Snyder Road is currently zoned Rural Residential with some Commercial zoning and uses on the north side of Delta Road at Snyder Road. This entire area is the most suitable in the Township for continued residential development; low impact, home-based commercial uses, including personal service business such as barber and beauty shops, notary public, and insurance offices; and public/semi-public uses such as churches, schools and day care facilities given the amount of available land, and the proximity to existing public water and transportation infrastructure.

The settlements of Brogue and New Bridgeville offer additional opportunities for new and infill residential and commercial development. Both areas are currently zoned Rural Residential, with existing land uses including residential, agricultural, commercial and public uses, including the former Chanceford Elementary School, a post office, municipal building, church and pre-school in Brogue. In addition to existing residential and few commercial uses, New Bridgeville includes a fire station and recreation area. Though the existing zoning in Brogue and New Bridgeville allow a diverse mix residential and public uses by right, it could be adjusted to permit a greater variety of commercial uses that would be compatible with the existing residential, public and agricultural uses.

The Collinsville area is currently zoned for Commercial uses; however, most of the zoning district is built out. The area is well sited for highway commercial uses such as convenience stores, automobile fueling and service stations and fast food restaurants, and the closing of two prominent businesses in 2009 opened additional opportunities. Light manufacturing and heavier commercial uses such as hardware stores and agricultural equipment sales and service would also be appropriate uses in this area.

Lower Chanceford Township

The Future Land Use designations in Lower Chanceford Township are adequate to provide for future residential, commercial and industrial development. The Village of Sunnyburn at the

crossroads of Delta Road and Telegraph Road, currently zoned Residential, is well situated to absorb additional low density residential and community oriented commercial development such as home occupations, professional offices, medical clinics, and even bait shops, all of which are permitted by special exception in the Township zoning ordinance. The zoning in the Village of Sunnyburn could be modified to permit a variety of community oriented commercial uses compatible with a village setting such as a small “mom and pop” grocery store. Several large parcels of land south of Sunnyburn along Delta Road to its intersection with PA Route 372, Holtwood Road, are zoned Commercial and two areas identified as Industrial further south along Delta Road are all currently undeveloped.

Additional low density residential development should be directed to the vicinity of McKinley Road and Delta Road at the far southern end of Lower Chanceford Township designated Residential. This area has a variety of uses including agricultural, residential, commercial and civic (public), has available undeveloped parcels, and is currently zoned Residential.

EXISTING AND FUTURE LAND USE

Land use is a broad term that refers to the way land is used or developed and all the activity that occurs on land and within the structures that occupy it. Zoning is the predominant tool used to regulate land and to control the character of a place. Zoning regulates building size, bulk, density as well as setting parking requirements, the distance between buildings, total number of dwelling units permitted on a lot, and other attributes of development, and establishes zoning districts. It is important that the existing consistency among the municipalities in the Muddy Creek Region with regards to zoning districts be maintained. The following zoning districts have been established in the Region: Agricultural, Conservation, Residential, Rural Residential, Village Center, Commercial, Commercial-Industrial and Industrial. As noted in the previous section, the Future Land Use designations correspond directly to each municipality’s existing zoning districts.

In the Community Profile of this Comprehensive Plan, a comprehensive analysis of existing land uses and community character patterns was conducted and serves as the basis for determining the future land use plan. Unfortunately, past land use calculations are not available, therefore, it was not possible to track the changes in the amount of land (acreage) dedicated to any particular use between two points in time.

Agricultural and Conservation Land Uses

In the Muddy Creek Region, the Agricultural and Conservation land use categories comprise land dedicated to all aspects of farming, including cropland, pastures, livestock and poultry production, as well as commercial forestry or other woodland use, and open space and recreational uses. Although the Agricultural and Conservation land use categories appear similar, and the zoning provisions in both Chanceford and Lower Chanceford Townships treat both similarly with regard to permitted uses and dimensional requirements, there is a clearly intended difference. The Agricultural areas are composed of those areas in the Region whose predominant land use is agricultural. In 2007, more than 4/5 of the land area in both Chanceford and Lower Chanceford Townships, and 1/3 of Felton Borough, was devoted to agricultural land uses. Many of the woodlands, wetlands and other ecologically sensitive areas considered Natural Areas and Open Space, or associated with the steeper slopes, stream valleys, riparian areas, water supply

sources, and substantial areas of prime agricultural land, as well as undeveloped land, are within the areas designated Conservation I lands.

In addition to farming and forestry in areas designated agriculture and conservation, residential, public and commercial uses are found throughout these areas. The residential uses consist primarily of single-family detached dwellings, which should continue to be permitted at densities consistent with an agricultural area. The existing zoning regulations require a minimum lot size of one acre (Chanceford Township requires 40,000 square feet) for all uses in the Agricultural and Conservation zoning districts, including residential uses. Except for the County and regional recreational facilities, the public and institutional uses within the Agricultural and Conservation land use areas are almost entirely churches, schools and community recreation facilities. Likewise, the commercial uses in these areas support the local community, many being incidental to agriculture.

It is the intent of this Comprehensive Plan to retain, through conservation and preservation, the current percentage of land in agricultural use. In addition to agricultural uses farm-based businesses such as equipment repair, farm markets and bakeries, blacksmiths, wood working and wagon making and repair should be permitted in the Agricultural and Conservation zoning districts. Such uses could be permitted by right or as special exceptions subject to specific standards and regulations. Non-agricultural uses such as those listed in the previous paragraph, as well as commercial uses including equipment repair, feed and grain mills, sawmills and similar uses ancillary to farming and agriculture should be permitted but regulated through the zoning process. The use of residential clustering, specifically Conservation Subdivision Design, which is rural housing development characterized by the clustering of dwellings to create common open space and the preservation of natural features, should be promoted as an alternative to the scattered residential development presently occurring randomly along the Region's rural roads. All non-agricultural development in the Agricultural and Conservation zoning districts is severely limited through the use of sliding-scale zoning which restricts the number of lots that can be subdivided from a parcel based on the size of the original parcel as it existed at the time the respective Zoning Ordinance was adopted.

Rural Residential and Residential Land Uses

Residential land uses include all types of dwellings, most typically referred to as single-family, two-family or multi-family dwellings organized into general categories of net densities. In the Muddy Creek Region, the single-family detached dwelling at very low densities, with on-lot water and sewer, is the overwhelming housing choice. Residential uses are widely dispersed throughout the Region with a few concentrations of moderate density at village crossroads, in the Chanceford Crossing development, and in Felton Borough. While residential densities are very low throughout the Region, even in Felton Borough, Chanceford Township has a somewhat higher percentage of residential development than Lower Chanceford Township.

In Chanceford Township, Rural Residential and Residential Future Land Use Areas have been established to promote and encourage a suitable and safe environment for family life. The Rural Residential area is intended to provide only for low-density single-family residences in rural areas where public services such as water and sewerage are not available and generally not expected to be available. Though the intent in the Rural Residential areas are to encourage a mix of residential and agricultural uses in close proximity to one another, uses permitted through zoning by special exception include non-residential uses such as retail stores, restaurants,

professional offices, and automotive service stations. The Residential areas are further established to provide for the orderly development of existing and proposed medium-density residential uses where public services such as water and sewerage can reasonably be expected to be available. The Residential areas in Lower Chanceford Township are intended to provide for the orderly expansion of residential development, and to exclude any activities not compatible with residential development. The Residential areas in both Chanceford and Lower Chanceford Townships permit a wide variety a residential and non-residential uses. Whereas, In Felton Borough, the Residential areas are established to accommodate primarily low density residential single-family development, with zoning in place that permits only a few public uses compatible with such development.

New single-family residential development should be directed to those areas identified as Rural Residential and Residential on the Future Land Use Map. Rural Residential and Residential areas should continue to permit by right the existing low density single-family and two-family residential uses, while areas near Felton Borough that are currently served by both water and sewer could support higher density multi-family development. Where infill, conversions and adaptive re-use would be appropriate in the villages, two- or even three-family residential dwellings could be permitted to provide a greater range of housing choices and the opportunity for people to stay in the Region who can't afford to buy a house or simply don't want or need a single-family dwelling.

Commercial and Village Center Land Uses

The Commercial land use category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial land uses are important to a community because they provide for the retail and service needs of the community and can be a major contributor to a municipality's tax base.¹⁶ Although most Commercial land uses in the Muddy Creek Region are widely dispersed as a single use in one building or concentrated in small groups, and generally oriented toward local residents and businesses, though that has not been the intent of the municipalities' zoning ordinances. The purpose of the General Commercial zoning district in Chanceford Township, the Commercial-Industrial district in Felton Borough, and the Commercial district in Lower Chanceford are intended to provide appropriate locations for the orderly development of uses that meet the day-to-day shopping needs of the residents as well as those establishments which cater primarily to the motoring public. By grouping such automobile dependent uses together, these zoning districts are intended to minimize traffic congestion and to separate such uses from residential areas. Chanceford Township and Felton Borough also encourage light industrial uses to locate in these zones. The Village Center zoning district in Felton Borough is a mixed use area of higher density residential uses and small, neighborhood oriented commercial uses.

The Collinsville area of Chanceford Township currently has the most intense and greatest concentration of commercial uses in the Region including a Rutter's Farm Store, a bank, family restaurant, travel service and a small light manufacturing facility. A second area in Chanceford Township designated for Commercial use, at a significantly smaller scale than Collinsville, is

¹⁶ "Calculating a Cost of Community Services Ration for Your Pennsylvania Community" Penn State College of Agricultural Sciences, 1998.

where Delta Road enters the Township from Windsor Township. The area in Lower Chanceford Township that could accommodate the intensity of highway-commercial uses like those in Collinsville is the area currently zoned Commercial at the intersection of Delta Road and PA Route 372. The area is presently undeveloped, but is strategically located between the Village of Sunnyburn and an area designated and zoned for industrial uses. Being located along Delta Road, the main transportation corridor in the Region, the areas designated for Commercial Land Uses on the Future Land Use Map are the most appropriate locations for the more intense commercial uses such as automotive fueling and service stations, convenience stores, medical clinics, pharmacies, restaurants and hotels, as well as fast food restaurants and bank branches requiring drive-through facilities. These same areas could also support light industrial uses described in the next section. The more intensive commercial uses such as warehousing, distribution centers, and freight terminals, as well as light industrial uses should be permitted in Commercial areas subject to special regulations including, but not limited to, signage, screening, buffering, stormwater controls, as well as noise, lighting and pollution regulations.

Less intense neighborhood oriented and low impact commercial uses, such as personal services, small retail stores, eating and drinking establishments, and professional offices are currently permitted through zoning in the area designated Village Center in the Borough of Felton. The existing villages and unincorporated settlements in the Region, including New Bridgeville and Brogue in Chanceford Township, and Airville and Sunnyburn in Lower Chanceford Township are mostly located at a major crossroads, and are currently zoned as Residential or Rural Residential, which allow many of the non-residential uses permitted in Felton's Village Center. These village areas in the Townships exhibit an existing mix of residential, commercial and civic or public uses described in the previous section and not unlike the Village Center area in Felton. As used in this Future Land Use Plan, a village is an existing developed area that represents a unique opportunity for mixing a variety of uses in a compact area and even within the same building. The villages identified in the previous paragraph could continue to support both residential and community oriented non-residential and public/institutional development including home occupations, small medical offices, grocery stores, places of worship, schools, and day care centers..

Modifying existing regulations or adopting new regulations such as enhanced buffering and screening, signage and setbacks that maintain the compatibility of residential and non-residential development in these areas could accomplish the objectives of helping preserve agricultural land and maintaining a rural character in the Region; reducing the demand for new residential uses in agricultural areas; creating local jobs; adding retail, professional and personal services that meet the needs of residents, visitors and travelers; and increasing housing choices to give young people an opportunity to stay in the area. According to the York County Growth Management Plan, new development should be "assimilated into these villages in a way that supports the traditional functioning of the community, encouraging a greater mix of uses, and more of a pedestrian orientation." The County Plan further recommends that rural townships should "direct their projected growth to areas adjacent to and surrounding existing villages and boroughs."

As the historical agricultural service centers, villages hold the opportunity to enhance the livability of the region by creating a sense of place, and therefore, emphasis should be placed on their continued vitalization.

It is the intent of this Future Land Use Plan to direct highway-commercial and light industrial uses toward the existing commercial land located along Delta Road and in Felton Borough. Less

intensive neighborhood commercial uses should be encouraged to locate in the Village Center zoning district of Felton Borough, and the settlements of Brogue and New Bridgeville in Chanceford Township, and Airville and Sunnyburn in Lower Chanceford Township that are proposed as Rural Residential and Residential future land uses and currently zoned as such.

Industrial Uses

Industrial land uses are dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mineral extraction activities, or other similar uses. Lower Chanceford Township is the only municipality in the Muddy Creek Region with an Industrial zoning district. This district is intended to permit and encourage limited industrial development that will be, or can be made compatible with surrounding residential or agricultural areas. As noted earlier, Chanceford Township and Felton Borough allow industrial uses in their Commercial and Commercial/Industrial zoning districts, respectively.

The few industrial uses in the Muddy Creek Region are typically located in a village or crossroads area. Low intensity, light industrial uses including but not limited to small machine or wood shops, farm equipment and implement repair, and furniture and cabinet making, uses that are currently represented throughout the Region, should be encouraged to locate as infill uses in Felton Borough, and in the Collinsville Commercial District of Chanceford Township. These uses, as well as heavier industrial uses, such as warehousing and distribution centers and mineral processing should be directed to the land presently zoned for Industrial land uses in Lower Chanceford Township.

Other Land Uses Not Shown On Future Land Use Map

Though not shown on the Future Land Use Map, public, institutional and utility land uses provide important services to any community. Often referred to as exempt land uses, public or institutional uses in the Muddy Creek Region include government buildings and facilities, parks and playgrounds, police and fire stations, libraries, post offices, schools, churches and cemeteries. The majority of public lands in the Region are the parks, State Game Lands, and nature preserves held by governmental and nonprofit entities, mostly in the vicinity of the Susquehanna River. The creation of additional public and institutional uses should be limited to those uses that contribute to the quality of life in the Region, such as parks, playgrounds, public safety, and water and sewer facilities, since the land occupied by such uses often becomes tax exempt.

Major transportation routes, power generation plants and transmission rights-of-way, railroads, radio and telephone towers, or other similar uses are typically classified as utility uses. Most of the utility land uses in the Region are associated with PPL and Exelon Corporations. Since utility land uses are often tax exempt, any expansion of such uses should be reviewed carefully.

Public, institutional, and utility uses should be permitted by right or special exception in all land use categories dependent upon intensity of the use, and the impact on the surrounding area including traffic, as well as being subject to special buffering, screening and environmental regulations.

YORK COUNTY GROWTH MANAGEMENT PLAN

The Future Land Use Plan for the Muddy Creek Region is generally consistent with the Growth Management Plan established by the York County Planning Commission. The York County

Growth Management Plan designates all three municipalities comprising the Muddy Creek Region as a rural area entirely outside the any designated growth areas.

According to that plan, described in more detail in the Chapter 10 of the Community Profile, the basic land use concept is directing development toward proposed growth areas in order to preserve important open space, farmland, and natural resource areas. Growth areas should provide a full range of land uses, accommodating residential, commercial, and industrial needs. Extending utilities beyond growth areas is discouraged except as necessary to alleviate unsafe conditions, such as failing septic systems or contaminated wells. As it relates to the Muddy Creek Region, the Plan identifies the Region as outside any designated growth areas and recommends that this area should remain rural. However, if new development does occur, it should be directed to existing developed areas in and around Felton Borough and the villages of Brogue, Collinsville, New Bridgeville, Airville and Sunnyburn, and that new development should be designed in a way that protects the natural environment and landscape, and retains the rural character and qualities that make the Borough and Townships a desirable place to live. The County Plan also recognizes that a limited amount of residential development will occur beyond existing village areas, and recommends that densities in rural areas be based on agricultural preservation zoning, limiting the number of dwelling units as described in Chapter 10 of the Community Profile, and Appendix D.

STRATEGIES

The following strategies are established to implement several of the Objectives outlined in Goal 1, Plan for appropriate new land uses and continue or modify existing land uses. Other land use strategies can be found throughout this Future Land Use and Implementation Plan.

OBJECTIVE: Plan for future land uses to the year 2030 based on factual base information and analyses of future needs, goals, objectives, and recommendations found in the Plan (Objective 1A).

- Establish and maintain consistent zoning, land use and infrastructure planning among the three municipalities.
- Review this Comprehensive Plan regularly, update at least every 5 years, and implement applicable components of Future Land Use Plan.

OBJECTIVE: Promote neighborhood-oriented businesses within walking distance of residences and accommodations for pedestrians (Objective 1C).

- Rezone areas around existing villages to permit a variety of mixed uses, low-impact community oriented commercial uses, and moderate density residential.
- Adopt measures to permit higher residential densities in and adjacent to areas with existing water and sewer services, without extending such services.
- Evaluate the feasibility of traditional neighborhood design for new residential developments in existing village areas.

OBJECTIVE: Discourage the creation of new areas of strip commercial development (Objective 1D).

- Direct commercial development to village areas and areas with adequate infrastructure through zoning and subdivision ordinances.

- Adopt innovative design standards and development regulations for commercial uses such as building and lot coverage, parking standards, and screening and buffering.

OBJECTIVE: Establish mixed use areas, which would consist of a core of small neighborhood commercial uses and an outer ring of medium density housing (Objective 1F).

- Amend Zoning Map to permit a mix of residential and low-impact commercial uses in locations of concentrated development such as the existing villages.
- Develop zoning regulations that provide for a variety of neighborhood oriented commercial uses, home-based businesses, mixed residential and commercial buildings, and physical enhancements and improvements.

OBJECTIVE: Encourage the design of future development to be in harmony with the surrounding built and natural environment (Objective 1H).

- Adopt and utilize design standards and development techniques and regulations that encourage compatible development with existing built and natural environment.
- Permit conservation subdivisions as Special Exception Uses in areas zoned Agricultural and Conservation.

OBJECTIVE: Encourage a high quality visual image within the Borough and village nodes and along major road corridors by minimizing inappropriate signs and similar displays (Objective 1G).

- Review, develop, amend and/or adopt signage regulations that minimize inappropriate signs and displays along roadways.
- Review landscaping, screening and buffering regulations in Zoning Ordinance and Subdivision and Land Development Ordinance, and amend as needed.
- Seek funding and technical assistance for streetscape and pedestrian enhancements from Department of Community and Economic Development (DCED), PennDOT, and other state and federal agencies.

OBJECTIVE: Coordinate with York County and neighboring municipalities on land use planning issues of mutual interest and concern (Objective 1I).

- Maintain existing consistency among neighboring municipalities with land use and development regulations and long-range strategic planning through regular review of comprehensive plans and development ordinances.

Housing Plan

The focus of housing development in the Region has been single-family detached dwellings, which comprise over 4/5 of the existing housing stock; appropriate for a rural area. Although, house values in York County have risen more than 5% annually since 2000, the downturn in the economy in 2008 resulted in a slowing of housing value appreciation making the cost of housing in southeast York County, including the Muddy Creek Region, a relative bargain for families from York City metro area, Lancaster County and Maryland. The availability of owner occupied housing units, evidenced by low vacancy rates, could become an issue for individuals and families looking to relocate to the region, and for young people wanting to stay in the area. The

lack of public utilities for residential subdivisions is one factor contributing to availability of few single family dwellings. However, the biggest housing issue to local residents is affordability¹⁷. Without diversity in the type of housing it could become increasingly difficult for local residents, especially young adults, to afford to live in the area where they grew up.

The future emphasis of housing in the region should be toward more concentrated developments served by public services within walking distance of a variety of commercial and civic uses, as described in the previous section. The potential to provide for a variety of housing types, sizes and densities, is mainly in Felton Borough and the Townships' villages, including apartments above commercial establishments. Areas outside existing developments should be reserved for low density single-family detached dwellings.

There are also opportunities for traditional suburban style subdivisions in Felton Borough, the Chanceford Crossing area of Chanceford Township and the McKinley Road area in Lower Chanceford Township. The existing development pattern in these areas should be allowed to continue, and if water and sewer are made available to areas currently not served, they could be developed at higher, but still moderate densities.

STRATEGIES

Based on Goal #3, which seeks to provide for the diverse housing needs of the Region, the following policies are established:

OBJECTIVE: Provide for a range of housing types and densities to meet the diverse housing needs of the Region while maintaining a balance of housing types and population characteristics (Objective 3A).

- Adopt zoning regulations that provide for a variety of housing types and densities.
- Review and evaluate effectiveness of current zoning in providing for diverse housing needs.

OBJECTIVE: Encourage a rate of residential housing growth that is consistent with the population increase, rather than promote accelerated development (Objective 3B).

- Maintain current, steady rate of growth through implementation strategies outlined in this Comprehensive Plan.

OBJECTIVE: Concentrate new residential development adjacent to Felton Borough, using compact growth forms that are compatible with nearby residential densities and designs (Objective 3C).

- Through zoning and other land use regulations, direct residential growth to Felton Borough and areas in Chanceford and Lower Chanceford Townships designated as appropriate for future development on the Future Land Use Map.

OBJECTIVE: Assure senior citizens and limited income residents will have access to safe, affordable, and appropriate housing (Objective 3D).

¹⁷ Affordable housing is where the occupant is paying no more than 30% of gross household income for gross housing costs, which include mortgages and loans, insurance, taxes and utilities.

- Amend zoning ordinances to permit mixed housing types and densities in Felton Borough, villages and other areas identified on the Future Land Use Map.

Resource Protection Plan

The comprehensive planning process has revealed that the residents of the Muddy Creek Region have a strong desire to maintain and preserve the natural, cultural and historic resources and heritage and protect the rural character of the Region. The citizens of the three municipalities recognize that some amount of growth will occur, and through effective regulations, further growth needn't be inevitably harmful to the cherished quality and character of the Region.

York County has taken the protection and preservation of its natural and cultural resources seriously; the York County Planning Commission has developed three plans to address the issue: the Natural Areas Inventory, Open Space and Greenways Plan, and Agricultural Land Protection Plan. In addition Protecting Our Rural Environment is another document prepared by YCPC to address the issues facing agriculture in York County.

Protecting resources includes preserving farms as farms and keeping farms productive and farming as an option; preserving historic buildings and finding ways to promote the historic heritage of the region; and protecting the Region's natural areas from development and attracting people from within and outside the region to enjoy these areas.

Agricultural resources include the farms and agricultural lands as well as the farming culture and heritage. Farming in the Muddy Creek Region goes as far back as the first European settlements in the middle of the 18th Century. Though much has changed in farming since those early days, the Muddy Creek Region is still home to a large Amish population that maintains farming practices centuries old. On the other hand, farms such as Hope Acres, prior to its closing, utilize the very latest advanced farming techniques and innovation.

Agriculture in the region, not unlike most other rural areas in south central Pennsylvania, is under increasing pressure from residential encroachment. In order to preserve the farming culture of the region stricter zoning and development regulations must be enacted and enforced. Lands set aside for agriculture should include all productive agricultural soils, severely limiting all uses except those in direct support of agriculture.

Natural resources and open space are invaluable assets to the Region. Open space is a broad term covering the natural areas, park land and state game lands in the Muddy Creek Region. Approximately 2000 acres of open space and natural areas are under the jurisdiction of state and local governments, or non profit conservation agencies. Hundreds of more acres of undeveloped open space are owned by PPL Corporation as part of the Holtwood Environmental Preserve. Though this land is open to the public for recreational use, an effort should be made to permanently protect this land from inappropriate development. More on recreational land uses and open space corridors will be discussed in the community facilities plan.

Though historic resources abound in the region they are not of the scale and scope of other areas in south central PA such as York City, Gettysburg and Lancaster County. Historic sites such as Indian Steps Museum, Muddy Creek Forks Historic District and Guinston Presbyterian Church are protected to some degree by having been placed on the National Register of Historic Places. Other sites and buildings of historical significance, such as historic farmhouses and barns, and churches could easily be lost to development if not inventoried, catalogued and protected.

As discussed in the Economic Development Plan, the Region's Cultural and Historic Resources offer additional benefit in the way of small business and tourism opportunities that can contribute to more local jobs and tax revenue.

STRATEGIES

The following policies are established to achieve the various objectives identified in the Goals and Objectives, specifically those of Goal 2, Conserve and protect important historic, cultural and natural resources:

OBJECTIVE: Retain appropriate areas for agricultural use and discourage development on productive agricultural soils (Class I, II, III and IV) (Objective 2A).

- Enforce zoning and subdivision and land development regulations to direct residential growth away from areas of quality farmland, and utilize the least productive farmland for non-agricultural uses.
- Continue to support and expand agricultural preservation through zoning and easement programs.
- Protect sensitive, scenic and important natural features through screening and buffering regulations in zoning and subdivision and land development ordinances, including provisions for riparian buffers, natural rock outcrops, steep slopes, and woodlands.
- Develop and adopt applicable design standards and conservation subdivision regulations for preserving agriculture land and other natural features, while accommodating limited development.
- Investigate amending Transferable Development Rights provisions to create incentives for transferring development rights out of agricultural zones.

OBJECTIVE: Protect sensitive, scenic, and important natural features (including floodplains, wetlands, high quality streams, steep slopes, woodlands, wildlife habitats, and scenic vistas) (Objective 2B).

- Investigate and implement appropriate strategies to protect important natural areas as identified in the York County Natural Areas Inventory, the Environmental Resource Inventory, and the Open Space and Greenways Plan. Strategies could include conservation easements, acquisition and management plans.
- Consult the Muddy Creek and Kreutz Creek/Susquehanna River Conservation Plans, and the North Branch of the Muddy Creek Assessment when creating and amending plans and ordinances.

OBJECTIVE: Protect the agricultural heritage of the Region by permitting farmers to develop farm-related businesses (Objective 2C).

- Develop and adopt regulations permitting agribusinesses, home occupations and cottage industries on family owned farms.
- Maintain Existing Agricultural Zoning and identify ways to increase farmland preservation.

OBJECTIVE: Inventory and protect historic sites, structures, and landscapes (Objective 2D).

- Develop and adopt historic preservation regulations to preserve and protect important historic buildings and sites, and to revitalize the Borough of Felton, and the villages of Brogue, New Bridgeville, Airville and Sunnyburn.
- Explore cooperative and collaborative opportunities for technical and financial assistance with Conservation Society of York County, Pennsylvania Historical and Museum Commission, and other such organizations.

OBJECTIVE: Work cooperatively with adjacent municipalities to limit the impact on the water table quantity and quality (Objective 2E).

- Maintain consistency among neighboring municipalities with land use and development regulations.
- Explore cooperative and collaborative relationships and opportunities for technical and financial assistance with neighboring municipalities and conservation organizations.
- Consider requiring hydro-geologic studies for all proposed large development projects.

OBJECTIVE: Prevent the deterioration of the Region's air quality (Objective 2G).

- Consider adopting burn restrictions for non-vegetative material.

OBJECTIVE: Maintain the Region's rural and small-town heritage by preserving and strengthening the current sense of community identity (Objective 2H).

OBJECTIVE: Protect and maintain environmental resources and natural ecosystems by promoting land use practices and innovative development techniques that will minimize land consumption, preserve open space, and are in balance with the natural environment (Objective 1B).

- Enforce zoning and subdivision and land development regulations to direct residential growth away from areas of quality farmland, and utilize the least productive farmland for non-agricultural uses.
- Adopt regulations permitting the use of innovative subdivision design options, such as cluster developments, flexible lot design, and Conservation Subdivision Design in the Zoning and Subdivision/Land Development Ordinances for preserving agriculture land and other natural features, while accommodating limited development.
- Direct residential and commercial development to village areas and areas with adequate infrastructure through appropriate zoning.

OBJECTIVE: Recognize the impact that agriculture has on the Region by promoting methods of increasing the profitability of farming and providing for supplementary farm income through farm-related businesses (Objective 4C).

- Encourage continued agriculture and agricultural related industries, maintain existing agricultural zoning and identify ways to increase farmland preservation.
- Adopt/amend zoning regulations for agritourism and ecotourism uses that are compatible within the region and permit agribusinesses, home occupations and cottage industries on family owned farms.

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Chapter 2. Economic Development Plan

Economic development is in general terms the creation of jobs and wealth, and the improvement of quality of life. Economic development is an ongoing process that continually influences growth of an area and restructuring of its economy to enhance the economic well being of a community, and includes efforts to increase employment opportunities by getting new businesses to relocate in a community or existing businesses to expand.

The Muddy Creek Region recognizes the need for economic development, desiring to attract, retain, generate, and facilitate the expansion of sustainable businesses and industries that would result in a stable and diverse local economy and an improved standard of living for the citizens of the Region. In addition, economic development must provide for the expansion of the local tax base and local employment opportunities, while improving the overall standard of living and protecting the rural agricultural character of the area.

This Economic Development Plan can assist existing businesses in the Region in expansion, relocation, and retention issues, and recruit new businesses to the Region. The plan also identifies areas of the Region most appropriate for a variety of commercial activities.

Diversify and Expand Tax Base

The cost of development, including traffic and road maintenance, public protection, sewer and water systems, and public education will continue to increase as development increases in the region. These costs are often reflected in higher taxes, which can be addressed through the cooperation among municipalities to identify ways for providing essential services more efficiently, and eliminating the duplication of services. Continued residential development within the Region needs to be balanced by non-residential development to ensure a healthy tax base and economy. Residential land, on average, requires substantially more in expenditures than they contribute in taxes, mainly due to school expenses and infrastructure costs.¹⁸ Conversely, non-residential land uses, including agriculture and open space provide more revenue than they require in expenditures.

In addition to cooperation, an effort should be made to maximize the skills of the local workforce and create innovative opportunities for future economic development. Taking a proactive approach to economic development can lead to an increase of the tax base by expanding and diversifying the economic base. Since 90% of workers in the Region commute to jobs outside the area, one way to improve the economic situation is to create and retain local jobs, especially for younger and older workers with limited transportation options. The greatest opportunity to expand local jobs is along the Route 74 corridor.

Encouraging Economic Vitality

Amending zoning and subdivision/land development ordinances to allow additional commercial and industrial uses, as well as infill development and the adaptive reuse of older buildings is an important step in addressing economic vitality. In addition, preserving and protecting the Region's agricultural and historic heritage can help the community maintain a sense of place and retain its people and businesses. Taking advantage of public/private partnerships that exist and

¹⁸ "Fiscal Impacts of Different Land Uses, the Pennsylvania Experience" Penn State College of Agricultural Sciences Cooperative Extension

providing leadership to the business community can help establish a common focus for future economic development and help keep the local economy healthy through maintaining a balance between residential and non-residential uses.

FUTURE ECONOMIC DEVELOPMENT AREAS

An important component of any Economic Development Strategy is identifying areas where economic development can and should occur with the greatest positive impact and least negative impact on the community. The purpose of these areas is to give priority consideration for development that will support new and expanding commercial and industrial projects in the Muddy Creek Region that help to diversify the local economy. The municipalities are not in a position to develop “shovel ready” sites with appropriate infrastructure, but the Region is able to establish policies that put into place the procedures necessary to better compete for new sustainable projects.

In identifying areas suitable for commercial and industrial development, as shown on the Future Land Use Map and described in the Future Land Use Plan, careful consideration was given to the character of surrounding areas. Therefore, the focus of economic development should be infill and adaptive re-use, specifically in Felton and the villages, and the existing commercial and industrial zoned areas along Delta Road in Chanceford and Lower Chanceford Townships. Directing more intensive commercial uses into these designated areas would exert minimal impact on existing traditional and rural economic activities.

Establish Mixed Use Areas

Establishing mixed use areas in the existing villages (Village Center is the zoning designation in “downtown” Felton) is intended to sustain existing rural-community values and environments, and to provide for community oriented commercial uses that can strengthen the economy of the area. As noted in the Future Land Use Plan, Felton Borough; Brogue and New Bridgeville in Chanceford Township; and Airville and Sunnyburn in Lower Chanceford Township, all currently function as village centers, which is the type of land use pattern that should be encouraged and supported to maintain the character of the region while providing a minimal level of services to the community. Commercial uses compatible with the character and intent of these areas include a variety of small retail establishments and personal and professional services largely oriented toward the community. Compatible village commercial uses could include the following types of business: antiques and gifts stores, bakeries and food stores, hardware and garden stores, barber and beauty shops, branch banks; Laundromats and dry cleaners, restaurants, day care centers, and small appliance repair businesses, insurance and real estate offices, medical or dental clinics, and other small businesses or professional offices. In addition, Felton Borough has an existing Main Street that could function as a “downtown” in the Region.

General Commercial and Industrial Areas

Commercial areas are typically dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, and organized into general categories of intensities such as highway commercial. Industrial sites should be dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, or other similar uses more intensive than those classified as commercial. Areas zoned for commercial and industrial uses could provide for single uses in one building or grouped together in a shopping center, office building, or industrial park.

The only existing developed commercial areas in the Region is in the vicinity of Collinsville, which provides for regional highway-oriented businesses, and Felton Borough with a variety of commercial uses. The areas in Lower Chanceford Township zoned commercial and industrial are currently undeveloped, therefore, the size, spacing, layout and design of any commercial development should ensure that the view from the highway and the rural character of the Region are not impaired, and that the scale and service requirements of the facilities do not have an adverse impact on nearby residential and agricultural areas.

Commercial district regulations, whether for highway commercial uses or general commercial and light industrial uses, should be designed to protect and encourage retaining the character of the Region by permitting uses and building forms that are compatible with the surrounding area. For example, a highway commercial zoning district should provide limited small-scale highway and tourist commercial services for the traveling public in specially designated highway-service centers where access, traffic-turning movements and off-street parking can be provided in a safe, convenient, economic and attractive manner. The establishment of such a district should be based on present foreseeable demand for limited services to the traveling public.

Uses typically found in commercial zoning districts, specifically as related to a zone along a rural highway include automobile service station, drive-in restaurant, restaurant, or refreshment stand, small food or convenience store, gift, souvenir or antique shop, motel or small hotel.

BUSINESS RETENTION AND RECRUITMENT

The Economic Resources chapter in the Community Profile highlighted and described in greater detail the community and economic development agencies operating in Southeastern York County and briefly described here.

The **York County Economic Development Corporation** supports local businesses through a variety of programs and services that offer both financial and technical assistance, including the Business Retention and Expansion Program, business and project financing, business attraction, and Tax Abatement Programs.

The **Pennsylvania Department of Community & Economic Development** provides grants and low interest loans for economic development in addition to funding and assistance for infrastructure, recreation, and planning.

The **Small Enterprise Development Company (SEDCO)** assists small businesses support and administers the Small Business First Fund (SBFF) which provides low interest loans for working capital as well as land, buildings, and equipment for eligible businesses.

Penn State Cooperative Extension helps businesses with information and educational programs to support productive, profitable, and competitive businesses and a strong agriculture and food system.

Agribusiness

As the size of farms decrease in York County, and the market value of the agricultural products from individual farms decreases¹⁹, the importance of a diversified economy becomes increasing

¹⁹ From the Census of Agriculture, United States Department of Agriculture.

important to the municipalities in the Muddy Creek Region, as more farm owners and operators also work at jobs off the farm.

Permitting Agribusinesses, home occupations, and small “cottage industries” on farms are several ways to keep the farmer on the farm and to create local jobs. Agribusiness is any farming operation involved in the production, processing, and distribution of agricultural products and the manufacture of farm machinery, equipment, and supplies. This type of use is more intensive than a home occupation, and therefore should be directly associated with agriculture. A “cottage” industry or business is where goods or services are produced on the farm for direct sale to the public. These businesses would also be more intensive than a home occupation, but would be at a scale that would not be detrimental to the character of the area. Such uses suitable as a cottage business would include small engine repair, small bakery operations, and wood or metal working.

The easiest way to support local agricultural industries is to market and promote locally produced products to a broader audience through a partnership with the York County Chamber of Commerce, York County Convention and Visitors Bureau, and other agencies.

Tourism

The Region’s rich agricultural and historical heritage, rural setting, scenic countryside and location between the Muddy Creek and Susquehanna River create an important opportunity for developing a small tourism industry. In order to ensure tourism becomes a viable industry in the future, the Region needs to build on its strengths and develop sustainable tourism products and experiences based on the unique natural, cultural and historical heritage that defines the area. Promoting and developing agritourism, eco-tourism, and heritage tourism in the Muddy Creek Region could attract a variety of visitors every year, generating additional tax revenue, and creating local sustainable jobs.

Agritourism is the practice of visiting a working farm or any agricultural operation for the purpose of recreation, education or active participation in the agricultural operation. Allegro Vineyards is a fine example of an agritourism enterprise currently operating in the Region. Additional opportunities exist for farm tours, pick your own fruit/vegetables, haunted hay rides, and corn mazes.

Ecotourism, also known as ecological tourism, is tourism that appeals to persons with an active outdoor lifestyle, and often includes destinations where the natural environment and cultural heritage are the primary attractions. Hiking, hunting, fishing, bird watching and boating are some of the opportunities that could be further developed in the Region. Closely related to ecotourism is cultural heritage tourism, which the National Trust defines as traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes cultural, historic and natural resources. Sites in the Muddy Creek Region include Muddy Creek Forks Historic District, the Susquehanna and Tidewater Canal, Indian Steps Museum and the many natural areas designated as “Sites of Statewide Significance.”

Before any municipality begins to develop and promote agritourism, ecotourism and cultural heritage tourism, careful considerations should be given to the impact additional visitor traffic could have on the Region as well as drafting and adopting specific regulations.

A brochure that identifies the Region’s historic and natural sites and existing agritourism enterprises should be created and marketed. Additional support for tourism can be obtained by

developing a tourism marketing program focusing on both individual and group travelers. The municipalities should be active members of the York Convention and Visitors Bureau (YCVB) and fully participate in regional efforts to promote tourism.

STRATEGIES

The following objectives and strategies are established to enhance the economy of the Muddy Creek Region. In addition to enhancing the local economy, several strategies could be implemented to achieve goals and objectives throughout this Future Land Use and Implementation Plan.

OBJECTIVE: Identify and designate appropriate areas for future economic development and determine the types of economic development that are best suited for the Region. (Objective 4A).

- Amend/adopt zoning regulations and design standards for a variety of commercial and industrial uses in the Collinsville area and the areas currently zoned Commercial and Industrial Districts in Felton Borough and Lower Chanceford Township.
- Establish developer responsibilities to provide infrastructure and public improvements as part of development process, including roadway improvements, landscaping, and recreation and open space.
- Coordinate the location of businesses and transportation systems to minimize traffic impacts on residential areas.

OBJECTIVE: Promote economic development as a means of generating tax base for the municipalities and the School District (Objective 4B).

- Participate in the York County Economic Development Plan
- Review the merits of tax abatement programs and other financial incentives to attract and retain new businesses.
- Promote job creation for residents through cooperative efforts of the Region, the County, economic development agencies, businesses, and educational institutions.
- Emphasize small business development that includes agricultural based businesses, home occupations, community oriented and highway commercial uses, light industrial, outdoor recreation and tourism, and services that complement the existing agricultural and commercial activities in the Region.
- Ensure timely development approvals from appropriate permitting authorities to meet project deadlines, and maintain quality development standards without being overly burdensome to businesses, including standardizing the permitting, review and approval process.
- Create and maintain adequate infrastructure for new business development and existing business expansion and relocation.

OBJECTIVE: Recognize the impact that agriculture has on the Region by promoting methods of increasing the profitability of farming and providing for supplementary farm income through farm-related businesses (Objective 4C).

- Encourage continued agriculture and agricultural related industries, maintain existing agricultural zoning and identify ways to increase farmland preservation.
- Adopt/amend zoning regulations for agritourism and ecotourism uses that are compatible within the region and permit agribusinesses, home occupations and cottage industries on family owned farms.

OBJECTIVE: Retain existing businesses and industries and identify strategies to attract desirable new ones, encouraging a broad range of future commercial and industrial uses that will be complementary to the character of the Region (Objective 4D).

- Create adequate incentive policies for new business attraction including agricultural related industries and tourism

OBJECTIVE: Promote the rehabilitation and improvement of private properties in maintaining the sense of community (Objective 4E).

- Amend municipal zoning subdivision and land development and stormwater management ordinances to improve community image by enhancing physical appearance.
- Enhance the appearance of public areas, including building façade improvements, street lights, parking areas, signs, sidewalks, landscaping, street furnishings, utility poles and lines.
- Investigate and apply for grants offered through the PA Department of Community and Economic Development (DCED), PA Department of Conservation and Natural Resources (DCNR), Pennsylvania Historic and Museum Commission (PHMC), PA Department of Transportation (PennDOT), PA Department of Environmental Protection (DEP), York County Planning Commission CDBG Program, and other agencies to encourage appropriate economic development and visual enhancements in the Region.
- Amend municipal ordinances that enhance the Region's gateways and commercial areas through uniform design criteria that are compatible with the area's rural character.

Other economic development and tourism strategies:

- Encourage appropriate economic development in the form of light industrial and commercial development while preserving and enhancing the quality of the environment.
- Retain, preserve, enhance and promote the agricultural, historical and cultural heritage of the Region as a means to promote tourism.
- Work with the York County Convention and Visitor's Bureau to identify ways to market the Region's outdoor recreational and historic resources, such as those in the vicinity of the Susquehanna River and Muddy Creek, the State Game Lands and natural areas.

Chapter 3. Community Facilities Plan

A Community Facilities Plan is essential if a proactive approach to providing public facilities and services is to be implemented. Although this Community Facilities Plan will not detail the size and location of parks and playgrounds, or community water and sewer facilities, the growth areas identified in the Future Land Use Plan, and recommendations for zoning and land use changes, can set the stage for addressing the relationship between the demand for community facilities and the municipalities' ability to provide these facilities.

Criteria for Facility Planning

The evaluation of existing public facilities and the determination of needs for future facilities involve several related criteria to provide for a logical framework of community facility planning. In order to determine if a community facility or service is to be improved, replaced or initiated, the following criteria should be given consideration:

1. Consider other elements of the Comprehensive Plan when determining the most efficient location of any community facility, including existing and future population distribution, major thoroughfares and topography.
2. Community facilities should be accessible by major thoroughfares providing the best possible access to the largest number of citizens who will use the facility.
3. Co-locate services, such as recreation and school complexes or recreation and municipal building complexes, to enhance public convenience and operational economics, and minimize the use of land by shared parking lots and accessory facilities.
4. Determine the present condition and obsolescence of existing facilities to improve operational efficiency and help indicate when there is a need for replacement.
5. Regularly monitor the level of utilization of a service or facility to determine if its capacity meets demand.
6. Provide adequate land area for a community facility site to meet the space needs and any future additions, including parking and landscaping.
7. Man-made community facilities visible to the public should portray an attractive appearance as a measure of usefulness and its ability to inspire civic achievement.

COMMUNITY FACILITIES AND SERVICES PLAN

Public Safety

One of the primary roles of government is providing safety and security for its citizens, property, critical infrastructure, and natural resources. Natural disasters, emergencies, and crimes require rapid response and comprehensive planning from public safety agencies. Therefore, the provision of adequate police, fire and ambulance service is necessary for any community that is seeking to provide the minimum necessary services to ensure the health, safety and well-being of its residents.

The three municipalities in the Region are currently sufficiently served by local fire departments and ambulance associations. Felton Borough contracts with the York Area Regional Police

Department and the Pennsylvania State Police patrol Chanceford and Lower Chanceford Townships.

There is no present need to expand public safety in the Region. However, it is important that the municipalities continue to support their local public safety providers by budgeting for contributions and contracts. Additional ways to support the Fire departments is to assist in securing funds for the acquisition of apparatus and continued growth to meet new needs and challenges.

School Facilities

The educational process provides our most valuable and important resource: an informed and educated citizenry that is equipped to cope with the complexities of modern society. As such, the provision of adequate school facilities is extremely important to the proper overall growth and development of a community.

Based on the unused capacity presently available in the schools serving the Region, it appears that Red Lion Area School District is comfortably accommodating its current population. However problems may result in the future if the municipalities comprising Red Lion School District allow uncontrolled growth to occur. The two elementary schools located in the Region, Clearview and Chanceford Elementary Schools, which serve Chanceford and Lower Chanceford Townships were at approximately 60% capacity in the 2005-2006 year. Students from Felton Borough attend the North Hopewell-Winterstown Elementary School, which was nearing capacity during that year; and the high school and the middle school were both above 80% capacity.

Since the public investment for adequate school facilities and educational programs is substantial, it is extremely important that sound planning precede the construction of new facilities or the sale or abandonment of older physical plants. As an example, the combination of certain recreation facilities and an elementary school can serve as a community center providing a year-round gathering place for local residents. Combined sites can eliminate duplication of facilities and allow efficient utilization and maintenance of space, resulting in substantial cost savings, which is particularly important to a community with a limited tax base.

Library

The Collinsville Community Library, centrally located along PA 74 next to the Clearview Elementary School in Chanceford Township, is the only library facility within the Region. The Library was founded in 1980 as a Bookmobile and had a collection of 17,000 volumes with a circulation of 36,000, in a service area with a total population of more than 14,000, in 2008. It is essential to the overall health of the communities served by the Collinsville Community Library that a commitment is made for continued support and patronage.

Senior Center

The Susquehanna Senior Center, located on the lower level of the Lower Windsor Township municipal building, and the Delta Senior Center, in the Borough of Delta, provide specialized services to senior citizens of the region. As the population in the Region continues to age, the importance of providing additional services to senior citizens will increase, necessitating the need for a more centrally located Senior Center.

STRATEGIES

Based on comments from the Steering Committee and citizens of the Muddy Creek Region, and the facilities planning criteria described above, the following objectives and strategies are established to address Goal 5: Adequately provide for public facilities and services.

OBJECTIVE: Ensure that adequate and appropriate public, community, cultural, and social facilities and services will be available to meet the needs of the Region and can help attract additional economic development. (Objective 5A).

- Utilize Community Facilities Map and Plan, and Future Land Use Map and Plan when locating new community facilities.
- Investigate the availability of CDBG, PA DCED, USDA Rural Development and other funding and technical assistance opportunities to develop and implement a detailed plan to meet future educational, senior citizen, and recreational needs in the Region.
- Encourage meetings between representatives from the Red Lion School District and municipal planning commissions to coordinate school planning and land use planning in order to anticipate future school needs.
- Encourage meetings between representatives from the Red Lion School District and municipal planning commissions to coordinate school planning and land use planning in order to anticipate future school needs.

OBJECTIVE: Continue to support local volunteer fire and ambulance companies and maintain contracted police service (Objective 5B).

- Regularly review and assess the adequacy of public safety services and allocate appropriate levels of funding in annual municipal budgets.
- Assist local fire departments in financing for facility development and equipment acquisition to maintain existing levels and meet future community needs through CDBG, USDA Rural Development and other grant programs.

OBJECTIVE: Encourage the decentralizing/outreaching of senior center benefits (Susquehanna Senior Center) (Objective 5C).

- Evaluate the needs of Senior Citizens in the Region and explore the potential for a new, more centralized senior center.

OBJECTIVE: Require consistency between proposed land uses and infrastructure planning. (Objective 5D).

- Enforce/follow Future Land Use Plan and Map in directing new residential and commercial development projects.

OBJECTIVE: Support the library in Collinsville (Objective 5E).

- Provide fundraising and financial support to the Collinsville Community Library.

RECREATIONAL FACILITIES AND OPEN SPACE PLAN

The Muddy Creek Region is endowed with a wide variety of recreational facilities available to the residents of the region as well as a larger population throughout York County, south central Pennsylvania and beyond. The recreational facilities addressed by this Community Facilities and

Services Plan include neighborhood and community parks, and regional facilities as shown on Exhibit L, Community Facilities Map, in addition to recreation corridors. Open space and historic resources are addressed in the Future Land Use Plan.

Community Recreational Facilities

Community parks serve the residents of the municipalities with a variety of recreational activities from playground equipment to ball fields and courts. Therefore, it is not surprising that most of the community recreational facilities are located in areas of higher residential densities in the northern part of the Region. The Clearview Elementary School provides the most comprehensive array of activities with basketball, tennis, volleyball, baseball, a multi-purpose field for football and soccer, and a playground. Unfortunately, this Red Lion School District facility is not fully accessible to the residents of Chanceford Township. Felton Borough's Memorial Park, the Chanceford Township Recreation Area in New Bridgeville, and the Lower Chanceford Township Recreation Center offer baseball, basketball and playground equipment. The two township facilities also provide tennis courts.

The National Recreation and Park Association (NRPA) has set guidelines for park and recreation space standards applicable for planning, acquisition, and development of park, recreation, and open space lands at the community level. These minimum standards, to be interpreted according to a community's particular situation are for the provision of basketball, volleyball, baseball and softball at a rate of one facility for every 5000 population, serving an area no more than ½ mile radius. The existing facilities exceed the population threshold, but the scattered settlement pattern in the region makes it difficult to meet the distance requirements. The Region doesn't have the population threshold of 10,000 to support a dedicated football and/or soccer field, or a swimming pool, according to NRPA minimum standards.

New development in the region should be monitored closely in order to keep pace with recreation needs. Municipalities may require developers to construct recreational facilities, dedicate space for recreation in new developments, or pay fees in lieu of dedicated recreation or open space.

Regional Recreational Opportunities

In addition to the community parks and playgrounds in the Muddy Creek Region, county, state or private parks and facilities draw from a larger, regional market with a full range of facilities for passive and active recreation.

With approximately 2000 acres of open space and natural areas under the jurisdiction of state and local governments, or non profit conservation agencies, and hundreds of more acres of undeveloped open space owned by PPL Corporation as part of the Holtwood Environmental Preserve, the Region has enormous potential within its land open to the public for recreational use. As noted in the Future Land Use Plan, an effort should be made to permanently protect this land from inappropriate development. In addition, the State Game Lands, natural areas and trails and water resources offer an economic benefit through tourism opportunities.

Open Space Corridors and Trails

The Muddy Creek Region is largely defined by the Susquehanna River and the Muddy Creek. Lake Aldred on the Susquehanna River, the two State Game Lands, and the County and local parks along the River's western shore represent the Region's most valuable open space and

recreational asset; a corridor of outdoor recreational opportunities. Lake Aldred provides boating, kayaking, whitewater rafting, fishing, and other water-related activities. The more than 1,000 acres of state game lands, the 340 acre Apollo County Park, the 26 wooded hillside acres of Ulmer-Root-Haines Memorial Park, and the privately operated Otter Creek Campground and Recreation Area provide a full array of outdoor activities, including hiking, hunting, and fishing. The 193-mile long Mason Dixon Trail passes through several of the Region's parks and natural areas as it meanders from the Appalachian Trail in Cumberland County to the Maryland State line.

In 2001, the Susquehanna Greenway Partnership (SGP) was established to protect the Susquehanna River and the adjacent lands. The Partnership's initiatives are on recreation, environment, economy, education, and community; the linkages among people, natural places, and manmade resources; and the needs to protect the historic, agricultural, natural, and archeological resources of the River. York County is part of the Lower Susquehanna Region of the River corridor, and site of a pilot project to develop the Lower Susquehanna River Water Trail. In addition, the York County Comprehensive Plan Open Space and Greenways Plan component recognizes the PA Department of Conservation and Natural Resources (DCNR) designation of the Susquehanna River corridor as a "MEGA Greenway." As a top implementation priority, many projects and activities described in the Open Space and Greenways Plan are currently planned or underway in the corridor.

The Muddy Creek is another recreation and open space corridor that needs protection. As the Creek become more popular among canoeists and kayakers, especially downstream of the confluence of the North and South branches to near its mouth at the Susquehanna River, it will be facing greater preservation pressures. The North Branch of the Muddy Creek is designated a cold water fishes stream, while the South Branch is a High Quality cold water fishes stream. Below the confluence of the North and South Branches, Muddy Creek is stocked with trout. It remains an important recreational and heritage resource, and should be protected and conserved. In 2005, Muddy Creek Trout Unlimited received a grant from the Pennsylvania Department of Conservation and Natural Resources (DCNR), Community Conservation Partnership Program (C2P2) for the Rivers Conservation Plan (RCP) that will be used to fund the preparation of a Watershed Conservation Plan (WCP). The WCP will inventory and assess the issues, concerns, threats and opportunities within the watershed and development a long term management strategy for the preservation, conservation, and restoration of watershed resources.

STRATEGIES

The Muddy Creek Region contains a vast and adequate array of recreational opportunities for its citizens and visitors to the Region. While it is beyond the scope of this Community Facilities Plan to project where a facility will eventually be needed and acquire to the land in advance of demand, enhancing, preserving and protecting the existing facilities should be the municipalities' main priority. The following objectives and strategies are established to address Goal 6: Provide for the recreation and open space needs of the community.

OBJECTIVE: Provide accessible, safe, well-maintained, and interconnected parks and recreation areas for residents of the Region and promote increased recreational opportunities for all residents (Objective 6A).

- Explore/identify funding opportunities through various local, state and federal agencies, including CDBG, DCNR, USDA Rural Development, York County Department of Parks

and Recreation for athletic field and playground improvements and enhancements to the Felton Memorial Field, and physical improvements to the Chanceford and Lower Chanceford Townships' municipal recreational facilities.

- Identify new sites or expansion of existing sites as recreational needs change, including playgrounds and tot lots within walking distance of residential areas.
- Include enhancements to existing parks and recreation facilities that improve and increase utilization to better meet the specific needs of the community in Park and Open Space Master Plan.
- Utilize Zoning and Subdivision and Land Development Ordinances to avoid, minimize or mitigate potential adverse impacts of new development or redevelopment on existing or proposed public recreation sites.
- Amend development regulations such as Zoning Ordinances and Subdivision and Land Development Ordinances to include appropriate requirements for providing recreation and open space in new development pursuant MPC.

OBJECTIVE: Explore methods of preserving open space within the Region for active and passive recreation (Objective 6B).

- Encourage and advocate to York County to retain open space and to develop more recreational opportunities through the purchase of public access easements, or purchase of development rights to protect open space that the County considers to be of exceptional value, specifically for recreational trails and open space corridors along Muddy Creek and Susquehanna River.
- Evaluate compatibility of conservation subdivision regulations in the Region.
- Review and amend Zoning Ordinances if needed to improve effectiveness of TDR program.

OBJECTIVE: Evaluate the need for additional playfields at existing or potential new recreation facilities (Objective 6C).

- Evaluate the feasibility of creating a recreation and open space master plan that would include among other things an assessment of municipal parks and recreation facilities and the ability to meet the needs of residents including youth and senior populations; a comprehensive review of NRPA standards and adoption of level of service standards for municipal recreational facilities; identification of regional needs for recreation and open space, based on the adopted level of service standards; identification of the locations of existing population concentrations and the need for facility type and activities; establishment of specific standards for the protection of lands designated for recreation and open space use; identification and evaluation of areas for recreational linkages and greenways including preservation of natural features; and identification of funding opportunities for through DCNR, York County, and other sources.

OBJECTIVE: Explore the use of shared park and recreation lands with other municipalities and the Red Lion School District and encourage the development of a network of recreational corridors to link the Region with open spaces, greenways, and natural areas that are outside the Region (Objective 6D).

- Coordinate with York County Department of Parks and Recreation regarding existing facilities, regional goals, and present and future needs for recreation and open space specifically when new residential developments are proposed.
- Coordinate with the Red Lion School District to provide community use of school facilities, and pursue facility cost-sharing and joint use / joint planning agreements.
- Encourage public/private joint ventures and coordinate with the private sector and nonprofit organizations including local fire companies in planning and financing recreation programs that would benefit all area residents.

PUBLIC UTILITIES PLAN

As noted in the Community Profile, the availability of a central water supply and wastewater disposal is a major determinant for growth and development in many communities. The Muddy Creek Region is currently serviced predominantly by on-lot water and on-lot septic systems, with its scattered population distribution and mostly favorable natural conditions. But as development intensifies, such as in the Borough of Felton and in the northern portion of Chanceford Township, the issues of sewage and solid waste disposal and providing an adequate supply of water could become the responsibility of a public or quasi-public agency rather than the individual. Increased population densities inevitably result in water supply contamination and sewage disposal malfunctions, thus creating public health problems that can only be resolved through the provision of public utility systems.

At the present time, the water supply and sewage service are considered to be adequate in the Region. However, even if growth and development continue at the current steady pace, the demand for public provision of these utilities will increase. The Red Lion Municipal Authority currently serves a small portion of Chanceford Township, and there are four community water systems serving mobile home parks in the Region. Though the Region is not serviced by a regional waste water treatment plant, a small system serves Felton Borough and a community system or “package plant” serves a large residential subdivision in Chanceford Township. Now is the time to be proactive in planning the future expansion of these public supplied services.

One major objective of the Comprehensive Plan is to guide development activity so that it is not congested, but also not excessively scattered. The proper balance between compact and scattered development will ensure the most economical provision of public utilities. Additionally, it should be emphasized that the planned and properly executed extension of utilities in itself can be a strong force in achieving desired land use pattern objectives.

Water Supply

Because of its rural pattern of development the Muddy Creek Region has had to rely on groundwater sources for individual water supply systems. As more intensive development activity occurs this dependence upon private wells may suffer a loss of reliability. This is particularly true since the groundwater availability of the local geology is sometimes low in quantity but high in quality. In addition, increased development will heighten the danger of pollution to the individual water supply systems as well as possible adverse affects on the level of the underground water table.

Sound planning will dictate the provision of public water supply systems in the areas identified for future development activity. According to U.S. Government’s Public Health Service,

Environmental Health Planning Guide, public water supply systems are normally justified when the population density is at least 1,000 persons per square mile. The overall density of the Muddy Creek Region is 108 persons per square mile, however, area around Felton Borough and the Chanceford Crossing community are very near or in excess of that threshold.

Although previous growth in the Region has generally occurred in a scattered pattern, the Future Land Use Plan attempts to guide future development activities, especially more intense residential and commercial development, into suitable and more compact areas along the main transportation route of Delta Road. By proposing to allow for compact development in specific areas, this Plan hopes to establish those areas where public utilities may be economically provided in the future.

The provision of an adequate water supply system is a basic health requirement that must be achieved for all residents within a community. Water supplies are generally provided by one of three methods:

1. Individual On-lot Supply: The majority of residences and businesses use this type of facility, which in most instances consist of an individual well, but can be a natural spring. The on-lot system is an adequate means of providing water supply if the well or spring has acceptable yields, the density of development is low, and no on-lot sewage problems exist. Though ground water reserves are not superior in southeastern York County, wells within the Region should be capable of providing at least two (2) gallons per minute (GPM).
2. Four mobile home parks in Chanceford and Lower Chanceford Townships currently utilize a Community System, which typically consists of a single well with accompanying storage facilities and necessary piping to distribute the water to the users. These systems are generally used for small residential developments removed from public systems that require a single water supply source.
3. The only area in the Region served by a Centralized Water Supply System, with water supplied by the Red Lion Municipal Authority (RLMA), is Chanceford Crossing. The RLMA system consists of a centralized water supply drawn Cabin and Beaver Creeks and the Susquehanna River. Other centralized systems might also use ground water from several wells. Like the community system, the water is provided to the user through a pressurized system whereby the supply is usually pumped to the highest service elevation and distributed from there by pressure to the users.

As indicated in the previous section, the majority of the Region is dependent upon on-site wells for water supply. To date there have not been any major issues with the collection of water through wells. At the expected growth rates, on-lot wells or springs should continue to adequately provide water for most of the Region. However, adequately planning for future growth will prepare the Region for the time when a community or centralized water system is required.

Although there is no immediate need for further protection of the Regions ground water resources, it is important to recognize that certain lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities. Of more relevance to the Muddy Creek Region is the impact commercial agriculture production can have on water supply sources.

Sewage Disposal

As noted in the previous section on water supply, the majority of properties in the Muddy Creek Region are served by on-lot sewage systems. According to U.S. Government's Public Health Service, Environmental Health Planning Guide, public sewage service is normally justified if the density of the area to be served is at least 2,500 persons per square mile. Most of the existing development in the Region continues to be rural in nature with only Felton Borough and Chanceford Crossing having the population densities to warrant community scale waste water treatment systems.

One of the basic elements vital to the proper and orderly development of a growing community is the need to establish sewage disposal methods that meet the needs of the general populace of the community. The following three methods can be utilized for sewage disposal within a community:

1. On-lot Treatment System most commonly consists of a septic tank and drainage field. According to public health officials, permanent reliance on on-lot treatment facilities is recommended only for isolated home sites or rural farms. Currently, this type of treatment facility is the method most commonly used within Chanceford and Lower Chanceford Townships.
2. Community Treatment Systems, the type and scale used by Felton Borough and Chanceford Crossing, which can adequately serve a small area or isolated land use activity on an interim or permanent basis. These types of systems may be publicly or privately owned, and may also be used to provide relief to small developed areas which are experiencing chronic sewage disposal problems but cannot afford, or are too distant, to connect to a centralized system.
3. A Centralized Treatment System is most desirable in urban and suburban areas because of its relatively low maintenance and operation costs as well as its ability to serve wider areas of a given community. The centralized systems generally consist of a wastewater treatment plant with accompanying interceptor and collector lines to bring the sewage to a plant for treatment and discharge into a stream or another established watercourse. It is not expected that such a system will be needed in the Muddy Creek Region in the foreseeable future.

Because of the potential problems associated with on-lot systems, intensive development activities must be undertaken only with the availability of public sewer systems. Unlike public water supply systems operated under pressure, conventional sewer systems depend primarily on gravity flow and natural drainage patterns. However, there are alternative community sewage facilities such as small diameter gravity sewers, pressure sewers and vacuum sewers, now available that can effectively service small developments at substantially lower cost than conventional systems. Unless major problems associated with on-lot system failures such as well water contamination are reported, there is no expectation that such large-scale centralized facilities would be developed in areas of the Muddy Creek Region in the foreseeable future.

In 1972, the York County Sewerage Facilities Plan made recommendations to guide local sewerage facilities planning in the upper part of Muddy Creek drainage basin which includes Felton Borough and a portion of Chanceford Township. The Felton WWTP plant was to be considered as a future regional plant if development in Upper Muddy Creek Region substantially exceeded the expectations. However, it was not anticipated that sewage treatment facilities would be needed for areas outside the Felton system before the year 2000. It was also expected that a joint sewage treatment plant was to serve both Felton and the Chanceford Crossing Manor Modular Home development prior to the latter's installation of a private treatment system.

The 1972 York County Sewage Facilities Plan also recommended that development activities in areas beyond proposed public sewerage service areas be strictly regulated by the provisions of the Pennsylvania Sewage Facilities Act (Act 537) and the suitability of the soils for permanent on-site sewage disposal systems. Felton Borough has a Sewage Facilities Plan adopted in 2008 and Chanceford Township has a new plan in the works. Lower Chanceford Township's Sewage Facilities Plan dates from 1995 and should be reviewed for adequacy.

Although no intensive development has occurred beyond the areas already mention, areas around New Bridgeville and along Main Street Ext in Chanceford Township and in the Castle Fin (McKinley Road) and Boeckels Landing areas of Lower Chanceford have an increasing concentration of residential uses, and the Collinsville area has been the site of continuing commercial activity. If these existing areas of growth continue to increase there will become a need in the future to consider constructing some type of sewage system beyond the on-lot systems currently in place.

Stormwater Management

The PA Storm Water Management Act of 1978, Act 167, was adopted to encourage planning and management of storm water runoff and provides for the regulation of land and water use for flood control and storm water management purposes.

Management of stormwater is fundamental to the protection of public health, safety and welfare. Chanceford Township and Felton Borough adopted Stormwater Management Ordinances in 1992 and 2004, respectively. The governing bodies recognized that inadequate management of stormwater resulting from development throughout the local watersheds increases the risk to people and property, and greatly increases the cost of public stormwater and flood control facilities. Lower Chanceford Township does not have a stormwater management ordinance or plan.

One solution to meeting storm water management best practices is to utilize low impact design strategies. Low impact design strategies can help reduce the volume of runoff and decentralize flows. A variety of techniques can be used including small retention and detention areas that allow localized filtration rather than carrying runoff to remote centralized collection areas. The method used is dependant upon a number of factors that include the composition of soils and the underlying topography. Low impact design strategies include the following:

Bio-retention cells consisting of grass buffers, sand beds, ponding areas, and vegetation. Bio-retention cells provide a storage area away from buildings and roads for the collection and filtration of storm water. Rain gardens are a type of bioretention area landscaped with native plants and grasses.

An alternative to curb and gutter systems along roadways is the vegetated swale using grasses and other vegetation to reduce runoff velocity and allow filtration. Similarly, filter strips in parking areas collect and direct storm water flow to detention areas.

Rather than channeling rainwater to streams during dry periods, cistern collection systems can be used for storage for irrigation. Small tanks called rain barrels can be installed by individual homeowners, while other larger systems can collect and store storm water directly from permeable pavement areas or even collect and store greywater.

Another aspect of stormwater management best practices is site design. Decreasing impervious surfaces is a simple way to address the problems associated with storm water runoff.

Longer undulating roads, shared driveways and flag lots can reduce road frontage and roadway surfaces. Landscape detention areas with cul-de-sacs help reduce pavement area and provide a localized collection site for storm water.

Using permeable pavement surfaces for roadways and parking areas allow water to flow through to replenish the soil below. A variety of materials including traditional asphalt and concrete, gravel and pavers can be used that in some cases eliminates the need for traditional storm water management structures.

Moss, grass, herbs, wildflowers and native plants can be used to create a lightweight vegetative roof surface on an impervious roof area. Though these systems are more costly than a standard roof, and therefore not common used on residential buildings, they can incorporate a rain barrel collection system for storage and irrigation.

Solid Waste Management and Recycling

Solid waste or refuse disposal is becoming more and more of a critical problem to government officials. Along with the increasing amount of refuse being generated, there is an accompanying increase in the amount of indiscriminate dumping.

The Pennsylvania Solid Waste Management Act of 1980 requires that each municipality with a population density of 300 inhabitants per square mile submit to the PA DEP an officially adopted solid waste management plan. A solid waste management plan provides guidelines for the safe and proper storage, collection, transport, processing, and disposal of municipal waste generated within each community. In 1988, Act 101-1988, known as the "Municipal Waste Planning Recycling and Waste Reduction Act" was passed, requiring local municipalities whose 1980 population exceeded 5,000 until September 26, 1991, to implement such a program. The municipalities comprising the Muddy Creek Region did not meet the 1980 population threshold, and therefore, have not enacted solid waste management ordinances.

Chanceford Township currently does not have a contract for collection of household waste and recycling, but York Waste Disposal and Penn Waste, Inc provide all households in the Township their services. Chanceford Township does operate a recycling center at its maintenance facility on Landfill Road where residents can bring a variety of recyclables at no charge. Felton Borough contracts with Penn Waste, Inc. for solid waste collection and recycling. Lower Chanceford Township does not currently have municipal solid waste and recycling collection, but adopted a solid waste agreement with York County Solid Waste Authority in 2007. Lower Chanceford Township permits residents to bring recyclables to bins at the Municipal Building. To date there

have not been any major issues attributed to the lack of municipal wide collection in the Townships.

STRATEGIES

The method and manner through which public utilities are provided is not a main focus of the Plan, except to note that services and facilities serving residents of the Muddy Creek Region should be accommodated at adequate levels and their effectiveness evaluated periodically.

The following objectives and strategies are established to achieve Goal 7: Adequately provide for sewer, water, solid waste disposal, and other utility needs.

OBJECTIVE: Identify policies to ensure safe, reliable, and well-maintained sanitary sewage disposal and water supply systems, and water conservation measures within the Region (Objective 7A).

- Regularly review and update Sewage Facilities Plans (Act 537).
- Amend Subdivision and Land Development Ordinances as needed to achieve goals and objectives in Comprehensive Plan.

OBJECTIVE: Consider extending of public sewer and water utilities adjacent to Felton Borough in areas identified as appropriate for future growth(Objective 7B)..

- Explore/identify funding opportunities through various local, state and federal agencies, including CDBG, DCED, DEP, and PennVest for installing, improving and extending public water, sewage and stormwater facilities to appropriate village areas, and areas adjacent Felton Borough and Chanceford Crossing.

OBJECTIVE: Require consistency between proposed land uses and infrastructure planning (Objective 5G).

OBJECTIVE: Establish and implement stormwater management controls to promote Best Management Practices (Objective 2F).

- Amend and/or adopt Storm Water Management Ordinance or provisions in Subdivision and Land Development Ordinance utilizing Best Management Practices.

Other Utilities

Electric, telephone, natural gas, cable TV, and Internet Service will continue to be provided as indicated in the Public Utilities section of the Community Facilities Chapter of the Community Profile. Although the municipalities have no direct role in providing these services, municipal officials should make sure that such services are provided in the most efficient manner possible before approving future development plans within the Region.

Chapter 4. Transportation Plan

The Transportation Plan serves as the framework within which the land use components of the community can interact. The plan provides strategies for addressing roadway safety and improvements and transportation access needs of the Region. The plan is based upon the elements presented in Chapter 9 of the Community Profile, which provides a brief inventory and analysis of the Region's transportation infrastructure, describing the road network, and categorizing roadway functional classifications. Such information should be useful in reviewing traffic studies associated with proposed developments.

ROADWAY PLANNING AND IMPROVEMENTS PLAN

Although most roadways in the Region are under local jurisdiction, the Pennsylvania Department of Transportation (PennDOT) also maintains several major routes through the community.

Since the Commonwealth of Pennsylvania does not have the resources to deal with all regional road projects that are needed, it's primary role in the resolution of regional transportation problems has given way to providing assistance to a relatively few number of locales with serious problems. Therefore, the municipalities comprising the Muddy Creek Region should take a proactive approach and together solicit the cooperation of PennDOT, York County, adjacent municipalities and developers to plan and program for regional road improvements.

The municipalities, individually or jointly, should continue efforts to receive assistance from PennDOT for improvements on State owned and maintained roadways in addition to Federal funding assistance for roadway improvement projects. The municipalities have the responsibility for the protection of roadways, the improvement or relocation of existing local roads, the building of new local roads and the provision of rights-of-way to meet future needs, and therefore, should take full advantage of their respective Subdivision and Land Development Ordinances and Zoning Ordinances in order to ensure the proper functioning of the circulation system.

The three municipalities should work cooperatively to advocate that important roadway safety and improvement projects in the Region be included in the York Area Metropolitan Planning Organization (YAMPO) Transportation Improvement Program (TIP) and the Pennsylvania Department of Transportation Twelve Year Plan (TYP).

Regional Access

Efficient transportation access to existing agricultural and potential commercial and industrial activity centers is critical to enhancing existing employment opportunities for residents of the Muddy Creek Region. In the 1980's, YAMPO and PennDOT created a Priority Networks System (PNS) for York County that identified access corridors for major types of activity centers. Rural roads such as Burkholder Road, PA Route 425, and PA Route 372, are part of the Agri-Access Network (AAN), providing access to the Region's agricultural areas. They also provide key links among farming communities, agri-business establishments and the main commercial highways, known as the Priority Commercial Network (PCN). Delta Road, carrying more than 1000 truck traffic trips per day is the only PCN in the Region and serves as its economic backbone. Although PennDOT has preferred to use the National Highway System and Surface Transportation Program designations in lieu of the PNS since the passage of ISTEA, the YAMPO/YCPC staff continued to use the system in 2008.

Limitations within the transportation access corridors include weight limits and overpass height restrictions. The entire length of PA Route 74 from York City to the Maryland State Line can handle truck traffic with tandem and single trailer heights of 102 inches, and single trailer lengths of both 48 feet and 53 feet. However, according to the YAMPO Long Range Transportation Plan, traffic volume on the stretch of Delta Road from the Chanceford/Windsor Township line to Brogue currently exceeds the design capacity of the roadway. Much of Delta Road is too narrow for the current volume of traffic, with lane widths less than 12 feet, the standard minimum width for an arterial road. Many of the collector roads in Region have lane widths less than the standard 10 feet, and many of the roads in the Region have less than the minimum 6 foot wide shoulders, unpaved shoulders, or no shoulder at all. These roadway deficiencies don't only create potential dangerous situations, they make it increasingly difficult to achieve some of the economic development objectives in the Economic Development Plan, including recruiting commercial and industrial uses to the Region and expanding agribusiness and agritourism opportunities.

Signage and way-finding can play an important role in the Regional transportation and roadway network. The term "way-finding" refers to the consistent use and organization of maps, street numbers, directional signs and other elements as navigation devices. Signage is part of an overall way-finding strategy. Inadequate, inconsistent and confusing signage can create hazardous conditions for large commercial vehicles with regards to weight and height limits, directions and dangerous curves. The County Traffic Engineer and York County Planning Commission can assist in the completion of any traffic and engineering studies related to regulatory signage in the Region.

ROADWAY SAFETY PLAN

National statistics show that more than 65 percent of all traffic deaths occur in rural areas and 50 percent of those deaths are on local roads. Many of the roads in the region are narrow and do not have sufficient shoulder width, providing less room to maneuver when passing disabled vehicles, slow moving farm vehicles, and pedestrians. Loose gravel, grass, and narrow or low shoulders, and open ditches close to the roadway can also be hazardous. Seemingly open roadways may have sharp dips or unexpected turns. In cold weather, roadways shaded by trees or buildings may be icy and blind corners created by wooded areas, tall crops and structures too close to the roadway create additional hazardous conditions.

Additional roadway safety issues in the Region include poorly aligned intersections, road surfaces that don't properly drain and become slippery when wet, narrow bridges, inadequate turning lanes, obstructions in sight distance, insufficient signage, and numerous driveways. Excessive speed, driver errors, and bad weather, contribute to potentially dangerous road conditions.

In addition to physical roadway conditions, pedestrians, bicycles and slow moving vehicles are of concern in the Region. There are few sidewalks in the Region and as noted previously, many roadways lack shoulders, creating a potentially hazardous condition for pedestrians and bicyclists. Another concern is slow moving farm vehicles, particularly the wagons and buggies of the Amish.

ENERGY CONSERVATION AND ENVIRONMENTAL PROTECTION PLAN

Reducing transportation energy usage and protecting the environment can be accomplished through land use planning using growth management strategies such as infill development,

increased land use density that includes clustering, and activity centers within walking distance from residential developments. In addition, sidewalks and crosswalks for pedestrians, traffic calming, interconnected streets, and parking management can substantially reduce automobile dependence and energy usage.

Although the Muddy Creek Region is not affected by severe traffic congestion, the Congestion Mitigation and Air Quality (CMAQ) Program is a Federal financial assistance program that targets congestion reduction transportation projects, which can also improve air quality. The CMAQ Program promotes projects such as intersection signalization, ridesharing facilities such as park and ride lots, and transit service enhancements, which could be instituted at a scale to meet the some of the needs in the Region.

Recreational and commuter bikeways and pedestrian walkways are other transportation solutions that can be developed to decrease vehicle emissions and energy usage. These projects can be funded under the Federal Transportation Enhancements Program.

STRATEGIES

The following strategies are established to achieve an objective of Goal 8, which is to “Provide for the safe, efficient, and convenient movement of people and goods.”

OBJECTIVE: Investigate the ways to improve road safety and access throughout the Region (Objective 8A).

- Implementation of road improvement projects shown on Official Map.
- Advocate to PennDOT for road and bridge weight limits and signage where needed.
- Coordinate consistent signage and other wayfinding elements with YAMPO and YCCVB
- Coordinate incident and emergency management with YAMPO, YCPC, YCEMA, during natural disasters and man-made emergencies.
- Carefully consider comments, review comments and technical advice by the York County Planning Commission staff regarding access management, subdivision and land development plans, and PennDOT Highway Occupancy Permit (HOP) applications.

OBJECTIVE: Continue to work with the York Area Metropolitan Planning Organization and PennDOT on needed road improvements (Objective 8B).

- Investigate and identify funding opportunities through various local, state and federal agencies including but not limited to the York Area Metropolitan Planning Organization (YAMPO) Transportation Improvement Program (TIP) and/or PennDOT 12 year program (TYP) for intersection alignment improvements, the elimination of dangerous curves, and widening narrow stretches of Delta Road (PA Route 74) that would alleviate hazardous conditions in the Brogue and Collinsville are of Chanceford Township and the southernmost area of Lower Chanceford Township.
- Adopt comprehensive traffic impact study regulations within subdivision and land development ordinances requiring traffic studies for all residential subdivisions of more than 20 lots, and all commercial, industrial and institutional subdivisions. Provisions should include at a minimum the following: (1) Site design and layout as related to traffic circulation. (2) Access drives, driveways, and street design and placement. (3) Traffic

control devices, speed limit signs, parking restriction/prohibition sign design and placement. (4) Pedestrian and bicycle facilities design and placement. (5) Street drive and driveway sight distance issues (6) Accessibility for disabled individuals. (7) Emphasis of the study should be placed on road alignment, capacity, safety and access; new roads and existing streets are coordinated to ensure minimum design standards are met.

OBJECTIVE: Require sidewalks in all new developments, in accordance with local subdivision and land development ordinances (Objective 8C).

OBJECTIVE: Identify and promote methods of energy conservation (Objective 7E).

- Encourage compact and mixed use development in villages and existing developed areas, and permit home occupations and cottage industries in agricultural areas to reduce dependence on the automobile.
- Disseminate educational materials.

APPENDIXES

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Appendix A

Community Survey Results

Total surveys mailed = 3,284

Total surveys returned = 868 (Return rate of 26%)

1. In Which municipality do you live?

Chanceford Township	62%
Lower Chanceford Township	27%
Felton Borough	7%
None – I own property in the region, but live elsewhere	4%

2. How many years have you lived in this municipality?

Less than 5 years	12%
5 to 9 years	12%
10 to 14 years	12%
15 to 19 years	8%
20 to 24 years	10%
25 years or more	47%

3. Do you own or rent your residence?

Own	99%
Rent	1%

4. What most influenced your original decision to live where you do? (Check 3)

Rural atmosphere	22%
Open space/farmland	20%
Born and raised here	10%
Good place to raise family	8%
Affordable housing costs	7%
Close to family	7%
Quality of life	5%
Small town atmosphere	5%
Low taxes	4%
Safe environment	4%
Quality of schools	3%
Close to job	3%
Personal reasons	2%
Recreational opportunities	1%
Other-Quiet	<1%
Other	<1%

5. In what municipality do you work?

Retired	25%
York City	15%
Maryland	12%
Red Lion Borough	7%
Chanceford Township	6%
Lower Chanceford Township	6%
Lancaster County	4%
Springettsbury Township	4%
Windsor Township	2%
Manchester Township	2%
Peach Bottom Township	2%
Shrewsbury Township	2%
No Set Location/Travel Often	1%
West Manchester Township	1%
Dallastown Borough	1%
Felton Borough	1%
Spring Garden Township	1%
York County	1%
Dauphin County	1%
North Hopewell Township	1%
State other than PA or MD	1%
Cumberland County	1%
Delta Borough	1%

Note: Municipalities with less than 1% are not listed.

6. What do you like MOST about the region and the municipality in which you live?

Rural atmosphere	26%
Open space/farmland	22%
Good place to raise family	9%
Quality of life	7%
Small town atmosphere	7%
Safe environment	7%
Friendly/caring community	5%
Historic character/heritage	3%
Convenient location	3%
Affordable housing costs	2%
Low taxes	2%
Quality of schools	2%
Sense of community	2%
Recreational opportunities	1%
Opportunities for community involvement	1%
Quality of municipal services	<1%
Community leadership	<1%
Other	<1%

7. What do you like LEAST about the region? (Check 3)

Loss of farmland/rural character	19%
Amount of recent development	18%
Road quality	14%
Lack of shopping/commercial businesses	8%
Snow/ice removal from roads	8%
Lack of employment opportunities	5%
Stormwater/flooding problems	5%
Enforcement of zoning/building codes	5%
Lack of parks and recreation	4%
Quality of recent development	4%
Quality of municipal services	2%
Lack of affordable housing	2%
Other-Taxes	2%
Lack of cultural opportunities	1%
Other-No police	1%
Other	1%
Other-Sewer/water issues	<1%
Other-Traffic/Route 74	<1%
Other-Junkyards/Junky Properties	<1%
Other-No recycling	<1%
Other-New people from city/MD	<1%
Other-ATVs	<1%

8. Which best describes how the region has changed since you moved here?

More Desirable	10%
Less Desirable	42%
Has Not Changed	28%
No opinion	15%
Not Lived Here Long Enough	6%

9. Which of the following topics do you believe need “More Attention” within the region?

Farmland Preservation	19%
Roadway & Transportation Improvements	11%
Open Space Preservation	10%
Police Protection	8%
Conservation of Natural Features	8%
Job Creation/Employment	4%
Land Use Compatibility	4%
Storm Water/Flooding Solutions	4%
Pollution Control	3%
Historic Preservation	3%
Retail Opportunities	3%
Active Park Facilities (ball fields, etc.)	2%
Passive Park Facilities (picnic areas, etc.)	2%
Recreation Programs	2%
Solid Waste Collection	2%
Housing Affordability	2%
Public Transit	2%
Fire Protection	1%
Senior Center/programs	1%
Ambulance Service	1%
Public Water	1%
Public Sewer	1%
Housing Availability	1%
Sidewalks and Curbing	1%
Industrial Opportunities	1%
Other-Taxes	1%
Other-Recycling	1%
Other	1%

10. Please rate your reaction to this statement: “Adequate recreational facilities and programs are available within the region.”

Strongly agree	13%
Agree	46%
Disagree	18%
Strongly disagree	6%
No opinion	17%

11. Do you believe that growth and development has been adequately managed in the region?

Yes	53%
No	47%

12. How would you rate the amount of growth and development within the region?

	Too Much	About Right	Not enough
Residential	53%	45%	2%
Commercial	15%	63%	23%
Industrial	11%	61%	28%

13. How important is agricultural preservation to you?

Very important	79%
Somewhat important	18%
Not important	3%
No opinion	1%

14. How compatible are the following forms of new development with the existing character of the region?

	Compatible Everywhere	Compatible Some Places	Incompatible Everywhere	Not Sure
Single Family Residences on Large Lots	18%	64%	11%	7%
Village (Mixed Residential & Commercial)	8%	48%	30%	15%
Manufacturing, Processing	5%	38%	37%	20%
General Retail Stores	8%	62%	22%	8%
Warehousing	4%	41%	33%	22%
Convenience Retail Stores	10%	61%	23%	6%
Cluster or Open Space Subdivision	5%	37%	40%	19%
Electronic/High Tech	6%	42%	28%	24%
Other Light Manufacturing	5%	52%	25%	19%
Professional Service	11%	60%	16%	13%
Townhouse/Apartments	5%	31%	53%	11%
Restaurants	14%	68%	13%	6%
Personal Service	11%	56%	16%	17%
Farming, Agriculture	63%	29%	3%	5%
Intense Livestock Operations	18%	56%	16%	11%
Parks & Recreation	32%	51%	8%	9%
Other (Please specify)				

15. What aspects of new development are of most concern to you? (Check 3)

Protection of farmland	22%
Impact on environment (streams, wetlands, steep slopes, etc.)	11%
Rate of new development	11%
Traffic	10%
Density of residential development	9%
School overcrowding	9%
Location of new development	7%
Impacts on scenic areas	6%
Type of development (residential, commercial, industrial)	6%
Stormwater/flooding issues	3%
Public Sewer	2%
Public Water	2%
Site design	1%
Business signs	1%
Other-taxes	1%
Other-people from city/MD	<1%
Other-Roads	<1%
Other	<1%

Appendix B

Demographic Information

AGE

Table D.1. 2000 Population by Age Groups

Age Group	Chanceford Township	Felton Borough	Lower Chanceford Township	Region Total	York County
Total Population	5,973	449	2,899	9,321	381,751
0 to 4	6.3%	5.1%	6.6%	6.4%	6.1%
5 to 9	7.6%	6.2%	8.3%	7.7%	7.1%
10 to 14	8.3%	6.7%	10.1%	8.8%	7.3%
15 to 19	7.1%	6.7%	7.7%	7.3%	6.6%
20 to 24	4.5%	6.0%	4.8%	4.6%	5.1%
25 to 34	14.4%	14.9%	12.5%	13.8%	13.1%
35 to 44	18.6%	16.5%	18.6%	18.5%	17.2%
45 to 54	15.1%	17.1%	13.1%	14.6%	14.6%
55 to 59	5.1%	5.8%	5.0%	5.1%	5.3%
60 to 64	3.8%	3.8%	4.2%	3.9%	4.1%
65 to 74	5.5%	4.9%	5.4%	5.4%	7.1%
75 to 84	2.8%	4.5%	2.8%	2.9%	4.8%
85+	0.9%	1.8%	1.0%	1.0%	1.6%
Median Age	36.1	40.0	35.1	²⁰	37.8

Source: US Census

²⁰ This data cannot be determined for the Region from available information

INCOME AND POVERTY

Table D.2. Household Income (1999)

	Chanceford township	Felton borough	Lower Chanceford township	Region	York County
Total:	2,164	178	1,024	3366	148,288
Less than \$10,000	96	12	75	183	8,865
\$10,000 to \$14,999	130	8	31	169	7,869
\$15,000 to \$19,999	100	15	47	162	8,072
\$20,000 to \$24,999	127	11	53	191	9,828
\$25,000 to \$29,999	139	10	75	224	9,562
\$30,000 to \$34,999	94	6	82	182	10,252
\$35,000 to \$39,999	95	11	99	205	9,820
\$40,000 to \$44,999	122	19	83	224	9,349
\$45,000 to \$49,999	93	5	59	157	9,039
\$50,000 to \$59,999	239	21	97	357	17,315
\$60,000 to \$74,999	371	33	166	570	19,376
\$75,000 to \$99,999	321	18	106	445	15,945
\$100,000 to \$124,999	89	5	25	119	6,442
\$125,000 to \$149,999	76	2	18	96	2,647
\$150,000 to \$199,999	22	2	3	27	1,995
\$200,000 or more	50	0	5	55	1,912
Median household income in	\$52,931.00	\$42,353.00	\$43,081.00	\$46,121.67	\$45,268.00

Source: 2000 US Census

Table D.3. Income and Poverty 2000

	Income per capita	Median household income	Median family income	Total Population	Individuals below poverty level:	Percent individuals below poverty level
Chanceford Township	\$22,425.00	\$52,931.00	\$57,285.00	5,939	316	5.30%
Felton Borough	\$19,322.00	\$42,353.00	\$53,125.00	441	25	5.70%
Lower Chanceford Township	\$17,821.00	\$43,081.00	\$48,062.00	2,871	217	7.60%
East Hopewell township	\$21,540.00	\$58,194.00	\$61,734.00	2,180	74	3.39%
Fawn township	\$20,271.00	\$54,018.00	\$60,104.00	2,718	81	2.98%
Lower Windsor township	\$18,602.00	\$45,413.00	\$48,430.00	7,275	528	7.26%
North Hopewell Township	\$20,993.00	\$47,139.00	\$55,438.00	2,514	64	2.50%
Peach Bottom township	\$17,005.00	\$42,778.00	\$45,753.00	4,390	173	3.94%
Windsor township	\$21,551.00	\$49,706.00	\$53,271.00	12,764	434	3.40%
York County	\$21,068.00	\$45,268.00	\$52,278.00	374,362	25,269	6.70%

Source: 2000 US Census

Appendix C

Natural Features

Table C.1 Climatic Data

Month	Temperatures			Precipitation	Snowfall
	Daily Maximum	Daily Minimum	Monthly Average	Monthly Average	Monthly Average
January	40.1	21.4	30.8	2.89	8.5
February	43.1	22.7	32.9	2.59	8.2
March	53.1	30.2	41.7	3.45	5.7
April	65.1	38.9	52	3.59	0.3
May	76.0	48.9	62.5	3.85	0
June	83.7	57.8	70.8	3.79	0
July	87.6	62.5	75.1	3.69	0
August	85.6	60.9	73.3	3.98	0
September	79.1	53.9	66.5	3.47	0
October	67.9	42.2	55.1	3.24	0
November	54.9	33.9	44.4	3.28	1.3
December	42.9	25.1	34	3.06	5
Year	65	41.6	53.3	40.79	29.1

Source: Penn State College of Earth and Mineral Sciences

DESCRIPTION OF SOIL SERIES

Baile Series - The Baile series is fine-loamy, mixed, Mesic Typic Ochraquults. It consists of very deep, poorly drained soils on lowlands and in depressions. These soils formed in local alluvium weathered from residuum derived from mica schist. Slopes range from 0 to 3 percent. Baile soils are on the landscape with somewhat excessively drained Catoctin, Manor, and Mt. Airy soils; well drained Chester, Glenelg, and Highfield soils; and moderately well drained Glenville soils. All these soils are redder or browner throughout than Baile soils and are on higher lying ridges and hills.

Chagrín Series - The Chagrín series is fine-loamy, mixed, Mesic Dystric Fluventic Eutrochrepts. It consists of very deep, well drained soils on flood plains. These soils formed in alluvium weathered from residuum derived from limestone and schist on the surrounding uplands. Slopes range from 0 to 3 percent. Chagrín soils are on flood plains with moderately well drained Lindside and Codorus soils and poorly drained Hatboro soils. Lindside, Codorus, and Hatboro soils are in areas slightly lower lying than those of Chagrín soils.

Chester Series - The Chester series is fine-loamy, mixed, Mesic Typic Hapludults. It consists of very deep, well drained soils on broad ridge tops and side slopes. These soils formed in loamy material weathered from residuum derived from schist and phyllite. Slopes range from 3 to 15 percent. Chester soils are on the landscape with somewhat

excessively drained, very deep Manor soils; somewhat excessively drained, moderately deep Mt. Airy soils; well drained, very deep Edgemont soils; well drained, deep Glenelg soils (fig. 20); very deep, moderately well drained Glenville soils; and poorly drained, very deep Baile soils. All these soils except Baile, Edgemont, Glenelg, and Glenville soils have more sand than Chester soils. Glenville soils have a fragipan.

Codorus Series - The Codorus series is fine-loamy, mixed, Mesic Fluvaquentic Dystrochrepts. It consists of very deep, moderately well drained soils on flood plains. These soils formed in alluvium weathered from residuum derived from mica schist and phyllite. Slopes range from 0 to 3 percent. Codorus soils are on flood plains with well drained Chagrin soils and poorly drained Hatboro soils. Chagrin soils are on swells, and Hatboro soils are in swales and drainage ways.

Glenelg Series - The Glenelg series is fine-loamy, mixed, Mesic Typic Hapludults. It consists of deep, well drained soils on ridge tops and side slopes. These soils formed in channery material weathered from saprolite and residuum derived from schist and phyllite. Slopes range from 3 to 25 percent. Glenelg soils are on the landscape with somewhat excessively drained, very deep Manor soils; moderately deep Mt. Airy soils; well drained, very deep Chester and Edgemont soils; moderately well drained, very deep Glenville soils; and poorly drained, very deep Baile soils. Manor soils are coarse-loamy, and Mt. Airy soils are loamy-skeletal. Glenelg soils are redder than Chester and Edgemont soils. Unlike Glenelg soils, Glenville soils have a fragipan. Baile soils are grayish throughout.

Glenville Series - The Glenville series is fine-loamy, mixed, Mesic Aquic Fragiudults. It consists of very deep, moderately well drained soils in depressions and on foot slopes, benches, and lowlands. These soils formed in loamy material weathered from residuum derived from schist and other crystalline rocks containing mica. Slopes range from 0 to 8 percent. Glenville soils are on the landscape with well drained Chester, Edgemont, Glenelg, and Highfield soils and poorly drained Baile soils. All except Baile soils are on ridges and hills. Baile soils have more gray in the subsoil than Glenville soils.

Hatboro Series - The Hatboro series is fine-loamy, mixed, nonacid, Mesic Typic Fluvaquents. It consists of very deep, poorly drained soils on flood plains. These soils formed in alluvium weathered from residuum derived from mica schist, gneiss, and other metamorphic and crystalline rocks. Slopes range from 0 to 3 percent. Hatboro soils are on flood plains with well drained Chagrin soils and moderately well drained Codorus soils. Chagrin soils are on higher swells. Codorus soils are on slightly lower lying rises.

Manor Series - The Manor series is coarse-loamy, micaceous, Mesic Typic Dystrochrepts. It consists of very deep, somewhat excessively drained soils on ridge tops, side slopes, and hillsides on dissected uplands. These soils formed in channery material weathered from residuum from schist and phyllite. Slopes range from 3 to 60 percent. Manor soils are on the landscape with moderately deep, somewhat excessively drained Mt. Airy soils; very deep, well drained Chester soils; and deep, well drained Glenelg soils. Mt. Airy soils have more rock fragments throughout than Manor soils. All these except Mt. Airy soils have more clay throughout than Manor soils.

Mt. Airy Series - The Mt. Airy series is loamy-skeletal, micaceous, Mesic Typic Dystrochrepts. It consists of moderately deep, somewhat excessively drained soils on ridge tops, side slopes, and hillsides on dissected uplands. These soils formed in channery materials weathered from residuum derived from schist and phyllite. Slopes range from 3 to 60 percent. The Mt. Airy soils are on the landscape with somewhat excessively drained, very deep Manor soils; well drained, very deep Chester and Edgemont and deep Glenelg soils; and poorly drained, very deep Baile soils. Manor soils are in positions on the landscape similar to those of Mt. Airy soils. Chester and Glenelg soils are in higher lying positions on the landscape. Baile soils are on lowlands.

Table C.2 Soils Occurring within the Muddy Creek Region

Soil Map Unit Symbol	Soil Name	Slope	Soil Drainage	Capability Class	Prime Agricultural Soil	Hydric	Suitability for Septic
Ba	Baile Silt Loam	0 - 3%	Poorly drained	5	Not Prime	All hydric	Very limited
Cd	Chagrin Silt Loam	0 - 3%	Well drained	2	Prime	Not hydric	Very limited
CeB	Chester Silt Loam	3 - 8%	Well drained	2	Prime	Not hydric	Somewhat limited
CeC	Chester Silt Loam	8 - 15%	Well drained	3	Prime	Not hydric	Somewhat limited
Cm	Codorus Silt Loam	0 - 3%	Moderately well drained	2	Prime	Maybe Hydric	Very limited
GbB	Glenelg Channery Silt Loam	3 - 8%	Well drained	2	Prime	Not hydric	Somewhat limited
GbC	Glenelg Channery Silt Loam	8 - 15%	Well drained	3	Prime	Not hydric	Somewhat limited
GbD	Glenelg Channery Silt Loam	15 - 25%	Well drained	4	Not Prime	Not hydric	Very limited
GdA	Glenville Silt Loam	0 - 3%	Moderately well drained	2	Prime	Maybe Hydric	Very limited
GdB	Glenville Silt Loam	3 - 8%	Moderately well drained	2	Prime	Maybe Hydric	Very limited
Hc	Hatboro Silt Loam	0 - 3%	Poorly drained	3	Prime	All hydric	Very limited
MOB	Mt. Airy and Manor Soils	3 - 8%	Somewhat excessively drained	3	Prime	Not hydric	Very limited
MOC	Mt. Airy and Manor Soils	8 - 15%	Somewhat excessively drained	4	Not Prime	Not hydric	Very limited
MOD	Mt. Airy and Manor Soils	15 - 25%	Somewhat excessively drained	6	Not Prime	Not hydric	Very limited
MOE	Mt. Airy and Manor Soils	25 - 35%	Somewhat excessively drained	7	Not Prime	Not hydric	Very limited
MPD	Mt. Airy and Manor Soils	8 - 25%	Somewhat excessively drained	6	Not Prime	Not hydric	Very limited
MRF	Mt. Airy and Manor Soils	25 - 60%	Somewhat excessively drained	6	Not Prime	Not hydric	Very limited
UdB	Urban Land-Chester Complex	0 - 8%		8	Not Prime	Not hydric	Not Rated
W	Water						

SUITABILITY OF SLOPES FOR DEVELOPMENT.

Slopes of 0% to 8%: Slopes within this range are generally suitable for all uses, provided other factors are favorable. Within the region, approximately 35% of the land area has slopes within this range.

Slopes of 8% to 15%: Slopes within this range are usually considered suitable for low to moderate density residential, agricultural, and recreational uses only; generally too steep for large commercial and industrial building because grading of the site would be too expensive to make the project financially feasible. However, sites having only a portion of their area with slopes in this range may be able to be successfully developed with a variety of uses. Approximately 36% of the land in the region has these slopes.

Slopes of 15% to 25%: Slopes within this range are most suitable for scattered low density residential development, limited agriculture, and open space uses. Approximately 15% of the region’s land area is within this slope range.

Slopes of 25% or greater: Slopes of 25% or greater are suitable only for open space and low impact recreational uses. Attempts to grade land with slopes of greater than 25% often results in erosion problems, which can lead to increased flow of silt and sediment into streams and waterways. This slope range encompasses 14% of the region.

Table C.3 Rivers, Creeks, and Streams within the Region

Stream Name	Designation	Stream Name	Designation
Anderson Run	WWF	South Branch Muddy Creek	HQ-CWF
Bald Eagle Creek	TSF	South Fork Otter Creek	WWF
Bear Branch	CWF	Susquehanna River	WWF
Beaver Creek	CWF	Toms Run	TSF
Boyds Run	WWF	Wallace Run	CWF
Carter Creek	CWF	West Branch Toms Run	TSF
Counselman Run	WWF	Wilson Run	WWF
Cuffs Run	WWF		
Duncan Run	WWF		
East Branch Toms Run	TSF		
Fishing Creek	CWF		
Furnace Run	CWF		
Green Branch	WWF		
Mahala Run	WWF		
Mill Branch	WWF		
Muddy Creek	TSF		
North Branch Muddy Creek	CWF		
Oakland Run	CWF		
Orson Run	TSF		
Otter Creek	CWF (HQ from State Game Land 83 to mouth)		
Pine Run	CWF		
Sawmill Run	WWF		
Scott Creek	CWF		

Source: YCPC GIS Data

Appendix D

Land Use & Zoning

STANDARD LAND USE CATEGORY DEFINITIONS

Residential: The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Industrial: This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.

Transportation/ Communications/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Park/Recreation/ Conservation: This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

Agriculture: This category is for land dedicated to farming, such as fields, lots, pastures, farmsteads, specialty farms, livestock/poultry production, etc., or other similar rural uses. This category includes forestry land dedicated to commercial timber or pulpwood production/harvesting or other woodland use.

Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

COMPARISON OF ZONING REGULATIONS²¹

Table D.1 Agricultural Zoning

Agricultural				
	Felton	Chanceford	Lower Chanceford	
Uses	Uses by Right	<ul style="list-style-type: none"> >Crops >Farm Dwelling >Farm Dwelling, Accessory >Greenhouse or Nursery >Group Home >No Impact Home Based Business >Single-family Detached Dwellings 	<ul style="list-style-type: none"> >Agricultural Product Sales and Processing >Agricultural Support Facilities >Agricultural Uses >Cemetery >Church and Related Uses >Single Family Dwelling >Public/Parochial Educational Facilities >Group Home >Home Occupation >Public and Non-Profit Buildings/Facilities/Parks >Public Utility Building/Facilities >Communication Towers 	<ul style="list-style-type: none"> >Farm >Forest/Wildlife Preserves >Greenhouse or Nursery >Single-family Dwelling >Small School >Two-family dwelling >Sale of Products Produced on the Farm on Which They are Sold as an Accessory Use >Home Occupation as an Accessory Use >Storage as an Accessory Use
	Uses by Special Exception	<ul style="list-style-type: none"> >Bed and Breakfast Inn >Cellular Communication Towers/Antennas >Cemetery >Club >Dairy/Livestock/Poultry/Small Animals >Family Day Care Home >Farm Occupation as an Accessory Use >Home Business as an Accessory Use >Intensive Agricultural Operation >Kennel/Animal Hospital >Park/Playground/Recreational Area >Public Building >Public Utility Building >Sawmill Operation 	<ul style="list-style-type: none"> >Bed and Breakfast >Camp Ground >Contractor's Office or Shop >Multi-Family Conversion Dwelling >Sawmill >Family Day Care Home as an Accessory Use >Storage as an Accessory Use 	<ul style="list-style-type: none"> >House of Worship >Cemetery >Agricultural Society >Commercial Greenhouse >Club Room/Club House/Meeting Hall >Recreation >Veterinarian/Animal Hospital >Kennel >Sawmill >Commercial Feed Lot >Stockyards >Hospital >Public Buildings/Facilities >Parks >Automotive Garage/Service Station >School >Nursery School >Communication Transmitting/Receiving Facilities >Fire Company and Emergency Services/Buildings/Structures >Bed and Breakfast Inn as an Accessory Use
	Uses by Conditional Use	---	---	---
Lot Requirements	Min. Lot Area	43,560 sq. ft.	Farm: 50 Acres Other Uses: 40,000 sq. ft.	Farm: 50 acres Forest/Wildlife Preserve: 10 acres Two-family Dwelling: 2 acres Other Uses: 43,560 sq. ft.
	Min. Lot Width	150 ft.	150 ft.	Farm: 200 ft. Forest/Wildlife Preserve: 200 ft. Two-family Dwelling: 400 ft. Other Uses: 200 ft.
	Setbacks			
	<i>Front</i>	35 ft.	35 ft.	30 ft.
	<i>Side</i>	25 ft.	25 ft.	15 ft.
	<i>Rear</i>	40 ft.	25 ft.	30 ft.
Max. Building Height	35 ft.	35 ft.	50 ft.	

²¹ The source of information for the comparison of zoning among Chanceford Township, Felton Borough and Lower Chanceford Township is the municipalities Zoning Ordinances.

Table D.2. Conservation Zoning

Conservation				
	Felton (Hillside and Slope Protection)	Chanceford	Lower Chanceford	
Uses	Uses by Right	<ul style="list-style-type: none"> >Common Open Space >Educational/Scientific use not involving Buildings >Trail Access >Passive Recreational Areas not Involving Structures >Wildlife Preserves >Underground Public Utilities >Picnic Area/Gardens/Fences as Accessory Uses 	<ul style="list-style-type: none"> >Agricultural Product Sales and Processing >Agricultural Support Facilities >Agricultural Uses >Cemetery >Church and Related Uses >Single Family Dwelling >Public/Parochial Educational Facilities >Group Home >Home Occupation >Public and Non-Profit Buildings/Facilities/Parks >Public Utility Building/Facilities >Communication Towers >Storage as an Accessory Use 	<ul style="list-style-type: none"> >Farm >Forest/Wildlife Preserves >Greenhouse or Nursery >Single-family Dwelling >Small School >Two-family dwelling >Sale of Products Produced on the Farm on Which They are Sold as an Accessory Use >Home Occupation as an Accessory Use >Storage as an Accessory Use
	Uses by Special Exception		<ul style="list-style-type: none"> >Airport >Automotive Garage/Service Station >Bed and Breakfast >Camp Ground >Multi-family Conversion Dwelling >Kennel >Quarrying >Recreation >Sawmill >Solid Waste Processing/Disposal Facility 	<ul style="list-style-type: none"> >House of Worship >Cemetery >Outdoor Recreation >Trailer Camp/Camp Ground >Sawmill >Bait Shop >Automotive Garage/Service Station >School >Nursery School >Communication Transmitting/Receiving Facilities >Home Occupation as an Accessory Use >Bed and Breakfast Inn as an Accessory Use
	Uses by Conditional Use	---	---	---
Lot Requirements	Min. Lot Area	43,560 sq. ft.	Farm: 50 Acres Other Uses: 40,000 sq. ft.	Farm: 50 acres Forest/Wildlife Preserve: 10 acres Two-family Dwelling: 2 acres Other Uses: 43,560 sq. ft.
	Min. Lot Width	150 ft.	150 ft.	Farm: 200 ft. Forest/Wildlife Preserve: 200 ft. Two-family Dwelling: 400 ft. Other Uses: 200 ft.
	Setbacks			
	<i>Front</i>	35 ft.	35 ft.	30 ft.
	<i>Side</i>	25 ft.	25 ft.	15 ft.
	<i>Rear</i>	40 ft.	25 ft.	30 ft.
Max. Building Height	35 ft.	35 ft.	50 ft.	

Table D.3. Residential Zoning

Residential				
	Felton	Chanceford	Lower Chanceford	
Uses	Uses by Right	<ul style="list-style-type: none"> >Cemetery >Family Day Care Home >No Impact Home Based Business >Park/Playground/Recreation Area >Place of Worship >Public Building >Public Utility Building >Single-family Detached Dwelling 	<ul style="list-style-type: none"> >Agricultural Product Sales and Processing >Agricultural Support Facilities >Agricultural Uses >Cemetery >Church and Related Uses >Single Family Dwelling >Two-family Dwelling >Public/Parochial Educational Facilities >Group Home >Home Occupation >Professional Office >Public and Non-Profit Buildings/Facilities/Parks >Public Utility Building/Facilities >Communication Towers 	<ul style="list-style-type: none"> >Single-family Dwelling >Two-family Dwelling >Rooming House >Multi-family Conversion >Public Buildings/Facilities >Parks >School (non-public) >House of Worship >Cemetery >Farm >Forest?Wildlife Preserve >Fire Company and Emergency Services Buildings/Structures >Sale of Products Produced on the Farm on Which They are Sold as an Accessory Use >Home Occupation as an Accessory Use >Storage as an Accessory Use >Domiciliary Care Unit as an Accessory Use >Private Non-Commercial Swimming Pool as an Accessory Use
	Uses by Special Exception	<ul style="list-style-type: none"> >Bed and Breakfast Inn >Home Business as an Accessory Use >School 	<ul style="list-style-type: none"> >Bed and Breakfast >Camp Ground >Contractor's Office or Shop >Multi-Family Conversion Dwelling >Sawmill >Family Day Care Home as an Accessory Use >Storage as an Accessory Use 	<ul style="list-style-type: none"> >Multi-family Dwelling >Row Dwelling >Dwelling Group >Mobile Home Park >Nursing Home or Convalescent Home >Professional Office >Medical Clinic/Laboratory >Bait Shop >Personal Care Home >Child Day Care Center >Nursery School >Bed and Breakfast Inn as an Accessory Use >Home Occupation as an Accessory Use
	Uses by Conditional Use	---	---	---
Lot Requirements	<i>All Uses Utilizing public sewer and public water</i>			
	Min. Lot Area	7,500 sq. ft.	12,000 sq. ft.	8,000 sq. ft.
	Min. Lot Width	60 ft.	100 ft.	70 ft.
	Setbacks			
	Front	15 ft.	25 ft.	30 ft.
	Side	10 ft.	15 ft.	15 ft.
	Rear	15 ft.	15 ft.	30 ft.
	Max. Building Height	35 ft.	35 ft.	50 ft.
	<i>All Uses Utilizing public sewer or public water</i>			
	Min. Lot Area	30,000 sq. ft.	20,000 sq. ft.	15,000 sq. ft.
	Min. Lot Width	80 ft.	100 ft.	80 ft.
	Setbacks			
	Front	15 ft.	25 ft.	30 ft.
	Side	10 ft.	15 ft.	15 ft.
	Rear	15 ft.	15 ft.	30 ft.
	Max. Building Height	35 ft.	35 ft.	50 ft.
	<i>All Uses no public sewer or public water</i>			
	Min. Lot Area	43,560 sq. ft.	40,000 sq. ft.	43,560 sq. ft.
	Min. Lot Width	100 ft.	100 ft.	200 ft.
	Setbacks			
Front	15 ft.	25 ft.	30 ft.	
Side	10 ft.	15 ft.	15 ft.	
Rear	15 ft.	15 ft.	30 ft.	
Max. Building Height	35 ft.	35 ft.	50 ft.	

Table D.4. Rural Residential Zoning

Rural Residential		Felton	Chanceford	Lower Chanceford
Uses	Uses by Right		>Agricultural Product Sales and Processing >Agricultural Support Facilities >Agricultural Uses >Cemetery >Church and Related Uses >Single Family Dwelling >Public/Parochial Educational Facilities >Group Home >Home Occupation >Public and Non-Profit Buildings/Facilities/Parks >Public Utility Building/Facilities >Communication Towers >Storage as an Accessory Use	
	Uses by Special Exception		>Bed and Breakfast >Camp Ground >Contractor's Office or Shop >Multi-Family Conversion Dwelling >Sawmill >Family Day Care Home as an Accessory Use	
	Uses by Conditional Use		---	
Lot Requirements	Min. Lot Area	None	<i>All Uses Utilizing public sewer and public water</i>	None
	Min. Lot Width		20,000 sq. ft.	
	Setbacks		100 ft.	
	<i>Front</i>		25 ft.	
	<i>Side</i>		15 ft.	
	<i>Rear</i>		15 ft.	
	Max. Building Height		35 ft.	
	Min. Lot Area		<i>All Uses Utilizing public sewer or public water</i>	
	Min. Lot Width		30,000 sq. ft.	
	Setbacks		125 ft.	
	<i>Front</i>		25 ft.	
	<i>Side</i>		15 ft.	
	<i>Rear</i>		15 ft.	
	Max. Building Height		35 ft.	
	Min. Lot Area		<i>All Uses no public sewer or public water</i>	
Min. Lot Width	40,000 sq. ft.			
Setbacks	150 ft.			
<i>Front</i>	25 ft.			
<i>Side</i>	15 ft.			
<i>Rear</i>	15 ft.			
Max. Building Height	35 ft.			

Table D.5. Commercial Zoning

Commercial				
	Felton (Commercial and Industrial)	Chanceford	Lower Chanceford	
Uses	Uses by Right	<ul style="list-style-type: none"> >Business Conversion >Convalescent or Nursing Home >Convenience Store >Day Care Facility (Child/Adult) >Eating Establishment >Funeral Home >Greenhouse or Nursery >Heavy Storage Service >Hospital >Hotel/Motel >Kennel/Animal Hospital >Laundry and Dry Cleaning Establishment >Medical/Dental Clinic >Ministorage >Mixed Use >Vehicle Sales/Service/Repair >Park/Playground/Recreation Area >Parking Lot/Parking Garage >Personal Services Business >Professional or Business Office >Public Buildings/Facilities >Public Utility Building >Retail Store >Tavern >Vehicle Service Station/Body Shop/Car Wash 	<ul style="list-style-type: none"> >Agricultural Product Sales and Processing >Agricultural Support Facilities >Agricultural Uses >Cemetery >Church and Related Uses >Single Family Dwelling >Public/Parochial Educational Facilities >Group Home >Home Occupation >Public and Non-Profit Buildings/Facilities/Parks >Laundry and Dry Cleaning Establishments >Communication Towers 	<ul style="list-style-type: none"> >Apartment Above Store >Public Buildings/Facilities >House of Worship >Parking Lot >Professional/Business Offices >Medical Clinic/Laboratory >Financial Institution >Commercial School >Retail Store and Personal Service Shops >Eating Establishments >Recreational Establishments >Motel/Hotel >Laundry/Dry Cleaning Establishment >Vehicles Sales/Service/Repair >Service Stations >Kennel/Animal Hospital >Caretaker Dwelling >Funeral Home >Farm Buildings >Crops/Pasture >Dairy/Livestock/Poultry >Greenhouse/Nursery >Parks >Forest/Wildlife Preserve >Signs >Hospital >Single-family Dwelling >Storage as an Accessory Use
	Uses by Special Exception	<ul style="list-style-type: none"> >Adult Bookstore/Theater/Massage Establishment >Cellular Communications Tower/Antennas >Chemical Manufacturing/Processing/Storage >Conversion Apartment >General Industrial Uses >Light Industrial Uses >Quarries/Mining >Research Laboratory >Salvage/Junk Yard >Sawmill >Truck or Motor Freight Terminal 	<ul style="list-style-type: none"> >Agricultural Product Sales and Processing >Airport >Automotive Garage/Service Station >Family Day Care Home as an Accessory Use >Day Care Center (Child/Adult) >Church and Related Uses >Commercial Educational Facilities >Public/Parochial Educational Facilities >Group Home >Hospital >Nursing Home/Convalescent Home >Personal Care Home >Domiciliary Care Unit >Home Occupation >Public and Non-Profit Buildings/Facilities/Parks >Public Utility Building/Facilities >Communication Towers >Recreation >Retail/Restaurant/Entertainment/Service Facilities/General Business Facilities >Rooming House >Sawmill >Shopping Center 	<ul style="list-style-type: none"> >Mobile Home Park >Club Room/Club Grounds/Meeting Hall >Shopping Center >Processing Establishment >Heavy Storage Services >Research Laboratory >Personal Care Home >Nursing Home of Convalescent Home >Child Day Care Center >Communication Transmitting/Receiving Facilities
	Uses by Conditional Use	---	---	---
Lot Requirements	<i>All Uses Utilizing public sewer and public water</i>	<i>All Uses</i>	<i>All Uses Utilizing public sewer and public wa</i>	
	Min. Lot Area	10,000 sq. ft.	20,000 sq. ft.	8,000 sq. ft.
	Min. Lot Width	60 ft.	100 ft.	70 ft.
	Setbacks			
	<i>Front</i>	15 ft.	35 ft.	30 ft.
	<i>Side</i>	5 ft.	30 ft.	15 ft.
	<i>Rear</i>	15 ft.	30 ft.	30 ft.
	Max. Building Height	35 ft.	35 ft.	50 ft.
	<i>All Uses Utilizing public sewer or public water</i>			<i>All Uses Utilizing public sewer or public water</i>
	Min. Lot Area	20,000 sq. ft.		15,000 sq. ft.
	Min. Lot Width	80 ft.		80 ft.
	Setbacks			
	<i>Front</i>	15 ft.		30 ft.
	<i>Side</i>	5 ft.		15 ft.
	<i>Rear</i>	15 ft.		30 ft.
Max. Building Height	35 ft.		50 ft.	
<i>All Uses no public sewer or public water</i>			<i>All Uses no public sewer or public water</i>	
Min. Lot Area	43,560 sq. ft.		43,560 sq. ft.	
Min. Lot Width	100 ft.		200 ft.	
Setbacks				
<i>Front</i>	35 ft.		30 ft.	
<i>Side</i>	20 ft.		15 ft.	
<i>Rear</i>	30 ft.		30 ft.	
Max. Building Height	35 ft.		50 ft.	

Table D.6. Industrial Zoning

Industrial		Felton	Chanceford	Lower Chanceford		
Uses	Uses by Right	(See Commercial)	None	>Public/Private Parking Lot >Caretaker/Watchman Dwelling >Professional/Business Offices >Processing Establishments >Heavy Storage Services >Motor Freight Depot/Truck Terminal >research Laboratory >Farm >Single-family Dwelling >Home Occupation as an Accessory Use >Sale of Products Produced on the Farm on Which They are Sold as an Accessory Use		
	Uses by Special Exception	(See Commercial)		>Industrial Park >General Manufacturing >Automobile Dismantling Plant >Incinerator/Baling/Treatment of junk, scrap, metals, rays, paper >Sawmill >Landfill/Solid Waste Disposal Facilities >Airport >Junkyard >Automotive Garage/Service Station		
	Uses by Conditional Use	---		---		
Lot Requirements	<i>All Uses Utilizing public sewer and public water</i>		None	<i>All Uses</i>		
	Min. Lot Area	10,000 sq. ft.		43,560 sq. ft.		
	Min. Lot Width	60 ft.		200 ft.		
	Setbacks					
	<i>Front</i>	15 ft.		35 ft.		
	<i>Side</i>	5 ft.		20 ft.		
	<i>Rear</i>	15 ft.		35 ft.		
	Max. Building Height	35 ft.		100 ft.		
	<i>All Uses Utilizing public sewer or public water</i>			None		
	Min. Lot Area	20,000 sq. ft.				
	Min. Lot Width	80 ft.				
	Setbacks					
	<i>Front</i>	15 ft.				
	<i>Side</i>	5 ft.				
	<i>Rear</i>	15 ft.				
	Max. Building Height	35 ft.				
	<i>All Uses no public sewer or public water</i>				None	
	Min. Lot Area	43,560 sq. ft.				
Min. Lot Width	100 ft.					
Setbacks						
<i>Front</i>	35 ft.					
<i>Side</i>	20 ft.					
<i>Rear</i>	30 ft.					
Max. Building Height	35 ft.					

Agricultural Zoning

Table D.7. Minimum Lot Size Single Family Restrictions in Agricultural Areas

Municipality	Zoning District(s)	Dwelling Units Permitted	Other
Chanceford Township	Agricultural and Conservation Districts	Up to 80,000 sq ft 1	Minimum lot size 40,000 sq. ft.
		80,000 sq ft to 15 acres 2	maximum 45,000 square feet, unless land is of low quality for agricultural use
		15 to 30 acres 3	
		30 to 60 acres 4	Dwellings must be located on a parcel's least agriculturally productive land.
		60 to 90 acres 5	
		90 to 120 acres 6	Two or more tracts under common ownership: the right to construct dwellings may be transferred from one tract to another, provided the land is low quality for agricultural use
Over 120 acres 6 + 1 per each additional 30 acres or part thereof			
East Hopewell Township	Agricultural (A-1) and Rural Residential (RR) Zones	A-1 Zone: tracts 20 acres or more, no more than 10% for residential use.	Minimum lot size 1 acre, no maximum lot size. Lots must be located on the least agriculturally productive soils.
		RR Zone: tracts 10 acres or more, 20% may be subdivided.	The right to develop land may be transferred from one parcel to another, contiguous, parcel. If the transfer is between a parcel in the A-1 Zone and a parcel in the RR Zone, the receiving parcel must be located in the RR Zone. Every effort must be made to transfer only to those portions of a parcel with the least potential for agricultural productivity.
		Tracts less than 20 acres (A-1) or less than 10 acres (RR), one lot may be subdivided.	
Fawn Township	Rural Agricultural (RA) and Conservation (Cv) Zones	1 dwelling per every 4 acres	Single Family Dwellings permitted as a Conditional Use
		Minimum lot size in the RA Zone is 1 acre and the maximum lot size is 1.5 acres.	All dwellings must be located on soils classified as "low quality" for agricultural use.
		The minimum lot size in the Cv Zone is 2 acres and the maximum lot size is 4 acres.	

Source: YCPC

Table D.8. Sliding Scale Single Family Restrictions in Agricultural Areas

Municipality	Zoning District(s)	Dwelling Units Permitted	Other	
Lower Chanceford Township	Agricultural and Conservation Districts	0-7 acres	1	Dwellings must be located on the least agriculturally productive land. Lot size is limited to 1 acre per dwelling unit. Additional dwellings are permitted if all new dwellings are on poor soil or on land which cannot feasibly be farmed. If two or more tracts are in common ownership, the owners may transfer the right to construct dwellings from 1 tract to another providing the land is of low quality for agricultural use
		7-30 acres	2	
		30-80 acres	3	
		80-130 acres	4	
		130-180 acres	5	
		180-230 acres	6	
		230-280 acres	7	
		280-330 acres	8	
		330-380 acres	9	
		380-430 acres	10	
		430-480 acres	11	
		480-530 acres	12	
		530-580 acres	13	
		580-630 acres	14	
		630-680 acres	15	
680-730 acres	16			
730-780 acres	17			
780-830 acres	18			
830 acres & over	19			
North Hopewell Township	Agricultural (A) and Conservation (Cv) Zones	Less than 75 acres	6	Minimum lot size: 1 acre in A Zone; 5 acres in Cv Zone.
		75-125 acres	7	
		126-175 acres	8	All dwellings to be located on least agriculturally productive soils.
		176-225 acres	9	
		226-275 acres	10	No maximum in Cv Zone
		276-325 acres	11	
		326-375 acres	12	Minimum lot size for two family dwelling: 55,000 sq ft.
		376-425 acres	13	"Prime farmstead" exempt from maximum lot size.
		426-475 acres	14	
add 1 for each 50 acres over 475		Maximum lot size: 1.5 acres in A Zone.		
Peach Bottom Township	Agricultural Zone	0-7 acres	1	minimum lot size is 40,000 square feet
		7-30 acres	2	maximum is 1 acre
		30-80 acres	3	Dwellings must be located on the least agriculturally productive land. Lot size is limited to 1 acre per dwelling unit. Additional dwellings are permitted if all new dwellings are on poor soil or on land which cannot feasibly be farmed. If two or more tracts are in common ownership, the owners may transfer the right to construct dwellings from 1 tract to another providing the land is of low quality for agricultural use
		80-130 acres	4	
		130-180 acres	5	
		180-230 acres	6	
		230-280 acres	7	
		280-330 acres	8	
		330-380 acres	9	
		380-430 acres	10	
		430-480 acres	11	
		480-530 acres	12	
		530-580 acres	13	
		580-630 acres	14	
		630-680 acres	15	
680-730 acres	16			
730-780 acres	17			
780-830 acres	18			
830 acres and over	19			

Source: YCPC

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Appendix E

Transportation

ROADWAY CLASSIFICATIONS AND DESIGN STANDARDS

Functional classification of roadways refers to a system by which roads are described in terms of their utility. Theoretically, roads provide for two separate functions. First, roads provide for mobility or the ability to go from one place to the next. Second, roads provide a measure of access to adjoining properties. Transportation experts use these two roadway characteristics to determine a road’s functional classification. Roads that provide for greater mobility, accordingly, also result in reduced land access, and vice versa. This important relationship should always be considered when allocating future land uses along existing or planned roads.

The Pennsylvania Department of Transportation, York County Planning Commission and York Area Metropolitan planning Organization use a seven (7) category roadway classification system: Interstate Highways, Other Freeways and Expressways, Other Principal Arterial Highways, Minor Arterials, Urban Collector or Rural Major Collector, Rural Minor Collector, and Local Roads. The Region’s roadway network can be adequately described by the following three broad categories: arterials, collectors, and local roads.

Arterials are intended to provide for a greater degree of mobility than land access. Therefore, individual driveway intersections with arterials should occur infrequently. Arterials generally carry between 10,000 and 25,000 average daily trips (ADT) for distances greater than one mile. These roads often connect urban centers with outlying communities and employment or shopping centers. Consequently, arteries are often primary mass transit routes that connect with central business districts of nearby cities and towns. For the purpose of this inventory, the Functional Classification System²² for rural areas is being used. Rural roads are those outside small urban and urbanized areas, and are classified into five major categories: Principal arterial highways, minor arterial highways, major and minor collector roads, and local roads. The Muddy Creek Region does not include any roadways classified as principal arterial highways. Table G.1 shows the design standards associated with minor arterial roads.

Table E.1. Minor Arterial Road Design Standards

Design Standards	No. of Lanes and Width	Shoulders and Width	Border Areas and Width	Median Width	Right-of-Way Width	Design Speed (mph)
Maximum	5 x 12 ft.	2 x 10 ft.	2 x 20 ft.	6 ft.	126 ft.	50
Minimum	2 x 11 ft.	2 x 8 ft.	2 x 2 ft.	—	42 ft.	40

Source: YCPC, PennDOT

Collectors can be major or minor. Major collectors provide for medium length travel distances (less than one mile) and carry between 1,500 and 10,000 vehicles per day. Major collectors also provide land access to major land uses such as regional shopping

²² Data on the functional classification of rural roads is from the York County Comprehensive Plan, Transportation Plan, and Pennsylvania Department of Transportation.

centers, large industrial parks, major subdivisions, and community-wide recreation facilities. Major collectors serve primarily vehicles traveling between local streets and community-wide activity centers or arterial roads. Minor collectors also provide for medium length travel distances and serve to bring traffic from local roads to major collectors and arterials. Minor collectors provide service to smaller communities and link important traffic generators with the rural areas. Tables G.2 and G.3 show the design standards associated with collector roads.

Table E.2. Major Collector Road Design Standards

Design Standards	No. of Lanes and Width	Shoulders and Width	Border Areas and Width	Right-of-Way Width	Design Speed (mph)
Maximum	2 x 12 ft.	2 x 10 ft.	2 x 20 ft.	84 ft.	50
Minimum	2 x 11 ft.	2 x 8 ft.	2 x 2 ft.	42 ft.	40

Source: YCPC, PennDOT

Table E.3. Minor Collector Road Design Standards

Design Standards	No. of Lanes and Width	Shoulders and Width	Border Areas and Width	Right-of-Way Width	Design Speed (mph)
Maximum	2 x 11 ft.	2 x 10 ft.	2 x 20 ft.	86 ft.	30
Minimum	2 x 10 ft.	2 x 4 ft.	2 x 2 ft.	32 ft.	30

Source: YCPC, PennDOT

Local roads are intended to provide immediate access to adjoining land uses. These roads are intended to serve up to 25 dwellings and generally may be shorter in length or within a suburban-type development. In outlying rural areas, local roads may run for greater distances and serve more individual properties. However, the sparsely developed character of these areas prevents congestion problems. Finally, local roads are intended to only provide for transportation within a particular neighborhood or to one of the other road types already described. All of the roads not previously classified as arterials or collectors are considered local roads. Table G.4 shows the design standards associated with local roads.

Table E.4. Local Road Design Standards

Design Standards	No. of Lanes and Width	Shoulders and Width	Border Areas and Width	Right-of-Way Width	Design Speed (mph)
Maximum	2 x 11 ft.	2 x 8 ft.	2 x 8 ft.	54 ft.	25
Minimum	2 x 10 ft.	2 x 4 ft.	2 x 2 ft.	28 ft.	25

Source: YCPC, PennDOT

Appendix F

Chanceford Township Build Out Analysis

EXISTING HOUSING AND POPULATION

Year	Total Population	Total Housing Units	Occupied Housing Units	Average Persons per Occupied Household
2000 (Census)	5,973	2,257	2, 155	2.77

PROJECTED HOUSING NEED BASED ON POPULATION

Year	Projected Population (YCPC 2003)	Projected Total Housing Units at 2.77 persons/household	Projected New Housing Units
2005	6431	2321	64
2010	6808	2457	136
2015	7168	2587	130
2020	7533	2719	132
Total			462

*Total Acreage of the Township = 31,065.6 acres or 48.54 sq. mi. (2000 Census)

PROJECTED HOUSING NEED BASED ON BUILDING PERMITS

Year	New Residential Units
1994	52
1995	64
1996	60
1997	46
1998	36
1999	25
2000	16
2001	33
2002	47
2003	43
Total	422
Average	42.2

Year	New Residential Units
2005	207.4
2010	211
2015	211
2020	211
Total	840.4

* Recorded actual numbers through 2003 instead of 42.2 per year.

AVAILABLE UNITS PER CURRENT ZONING ORDINANCE

BASED ON TAX ASSESSMENT DATA AND YCPC GIS

ASSUME SINGLE FAMILY DETACHED RESIDENTIAL

Zoning 1. W & S 2. W or S 3. N W/S	Total Acreage/ Parcels	Total Vacant Acreage/ Parcels	Total Developable Units per Vacant Area	Attainable Units Per Remaining Developable Area of Large Dev. Lots	Total Remaining Units
Conservation 40,000 S.F.	4,533.32 A 234 parcels	1,414.98 A 57 parcels	Controlled by sliding scale provisions in Zoning Ordinance	NA	1,486 units based on information provided by Township
Agricultural 40,000 S.F.	24,216.2 A 1,758 parcels	4040.83 A 279 parcels		NA	
Rural Residential 1.20,000 S.F. 2.30,000 S.F.. 3.40,000 S.F.	2. 51.60 A 34 parcels 3. 258.66 A 196 parcels	2. 8.22 A 8 parcels 3.20.35 A 15 parcels	2. 11 units - 30% undevelop = 7 units 3. 22 units - 30% undevelop = 15 units	2. 40 units - 30% undevelop = 28 units 3. 113 units - 30% undevelop = 79 units	129 SF units
Residential 1.12,000 S.F. 2.20,000 S.F.. 3.40,000 S.F..	1. 98.63 A 258 parcels 2. 642.01 A 423 parcels	1. 4.142 A 2 parcel 2.85.07 A 28 parcels	1. 15 units- 30% undevelop = 10 units 2. 185 units - 30% undevelop = 129 units	1. 76 units - 30% undevelop = 53 units 2. 899 units - 30% undevelop = 629 units	821 SF units
General* Commercial 20,000 S.F.	108.6 A 26 parcels	12.03 A 3 parcels	26 units - 30% undevelop = 18 units	95 units - 30% undevelop = 66 units	84 commercial units

*School Parcel added, but did not change available units based on ownership.

Zoning Classification	Available Units	Less existing/Proposed
Agriculture, Conservation, Residential, and Rural Residential	2,436 units	- none reported
General Commercial	84 units	- none reported
Total	2,520 units combined	- none reported

Municipality By Projection Year	Available Residential Units using Existing Zoning	Projected New Residential Units Needed using YCPC Population Projections	Remaining Available Dwelling Units using YCPC Population Projections	Projected New Residential Units Needed using Building Permit Information	Remaining Available Dwelling Units using Building Permit Information
Chanceford 2005	2436	64	2372	207	2229
Chanceford 2010	136	2236	211	2018	Chanceford 2010
Chanceford 2015	130	2106	211	1807	Chanceford 2015
Chanceford 2020	132	1974	211	1596	Chanceford 2020
Total	462	1974	840	1596	Total

*More units would be attainable if two family dwellings occurred where permitted or multifamily, multi-family conversion, or row dwellings occurred by special exception.

**Assuming the Township would continue to grow at the 2000-2020 population growth rate, full residential build out would likely be reached in the year 2094.

**Assuming current building permit trends would continue beyond 2020, the Township would likely experience residential build out in the year 2058.

Lower Chanceford Township Residential Build Out Analysis

EXISTING HOUSING AND POPULATION

Year	Total Population	Total Housing Units	Occupied Housing Units	Average Persons per Occupied Household
2000 (Census)	2,899	1,169	1,028	2.82

PROJECTED HOUSING NEED BASED ON POPULATION

Year	Projected Population (US Census/CSD 2008)*	Projected Total housing Units at 2.82 persons/household	Projected New housing Units
2010	3,202	1136	108
2020	3,558	1262	127
2030	3,993	1416	154
Total			389

* See Population Projections in Part 1 – Community Profile, Chapter 2, Population

PROJECTED HOUSING NEED BASED ON BUILDING PERMITS

Year	New Residential units*
2000	20
2001	8
2002	21
2003	18
2004	15
2005	7
2006	25
2007	7
2008	4
Total	125
Average	13.9

Year	Projected New Residential Units **
2010	28
2020	139
2030	139
Total (2007 – 2030)	306

* Recorded actual number 2000 through 2006.

** Projection based on 9-year average of 13.9.

AVAILABLE UNITS PER CURRENT ZONING ORDINANCE

BASED ON TAX ASSESSMENT DATA AND CSD GIS

ASSUME SINGLE-FAMILY DETACHED RESIDENTIAL

Zoning Min. lot size 1. W & S 2. W or S 3. No W/S	Total Acreage/ Parcels	Total Vacant Acreage/ Parcels	Total Developable Units per Vacant Parcel	Attainable Units per Remaining Developable Area of Large Development Lots	Total Remaining Units
Conservation 43,560 sq. ft.	12,383/989	4,418 acres/ 213 parcels ⁽¹⁾	Assuming each parcel is 20.7 acres, 2 dwelling units permitted on each parcel by sliding scale zoning = 426 du	NA	426
Agricultural 43,560 sq. ft.	12,690/888				
Residential 1. 8,000 sq. ft. 2. 15,000 sq. ft. 3. 43,560 sq. ft.	730/437	353/46 ⁽²⁾	Assuming all lots would be 1 acre, 353 units – 30% = 247	NA	247
Commercial Single family dwellings can only be used as a dwelling for the owner or child of owner. Mobile Home Parks see Residential above for lot sizes	115/24	108/12 ⁽²⁾	Assuming each parcel 9 acres, individually owned, and 2 children/family, maximum 24 dwelling units	Min. 10 acres for Mobile Home Park. Assuming all 108 vacant acres are developed as mobile home park w/o sewer or water, 108 – 30% = 75	24 single family detached dwellings or 75 mobile homes or some combination not to exceed 75

(1) This is based on the assumption that all vacant agricultural land in Agricultural and Conservation Zoning Districts is available for residential development (not under an easement prohibiting development).

(2) All vacant land in Residential and Commercial Zoning Districts is agricultural land not restricted by easements.

TOTAL AVAILABLE RESIDENTIAL DWELLING UNITS

Zoning Classification	Available Units	Less existing/Proposed
Agriculture, Conservation, Residential	673	- none reported
Commercial	75*	- none reported
Total	748	

* This is the maximum number of dwelling units possible using the mobile home park scenario in the Commercial Zoning District.

Municipality by Projection Year	Available Residential units using Existing Zoning	Projected New Dwelling units Needed using CSD population Projections	Remaining Available Dwelling Units using CSD Population Projections	Projected New Residential units Needed using Building Permit Information	Remaining Available Dwelling Units using Building Permit Information
2010	748	108	640	28	720
2020		127	513	139	581
2030		154	359	139	442
Total		389	359	306	442

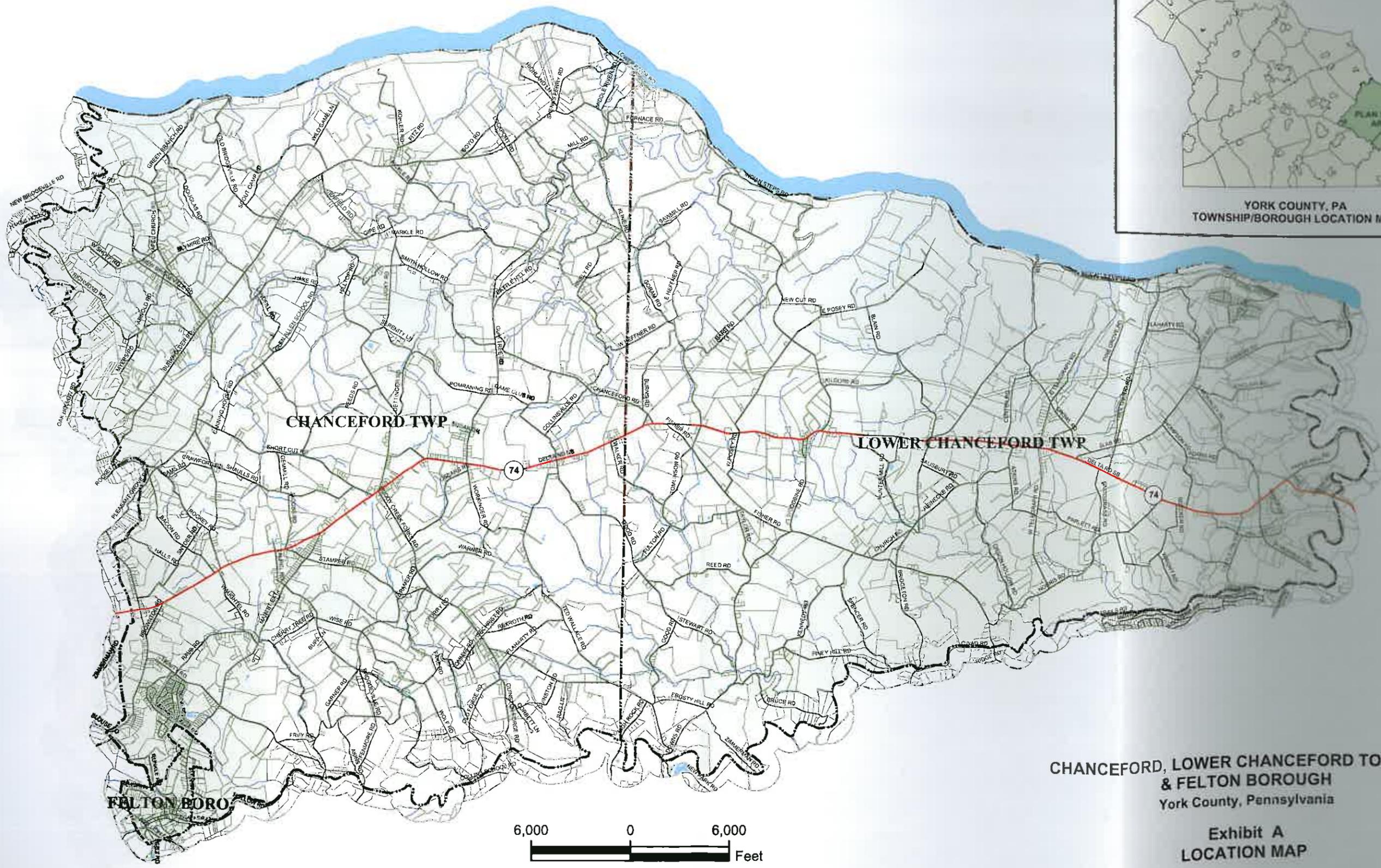
More units would be attainable through permitted two-family dwellings or multi-family conversion, and multi-family or row dwellings by special exception, with the provision of water and/or sanitary sewer service.

Assuming the Township would continue to grow at the projected 2000-2030 population growth rate, full residential build-out would likely be reached in the year 2049.

Assuming current building permit trends would continue to 2030 and beyond, the Township likely would experience residential build-out in the year 2062.

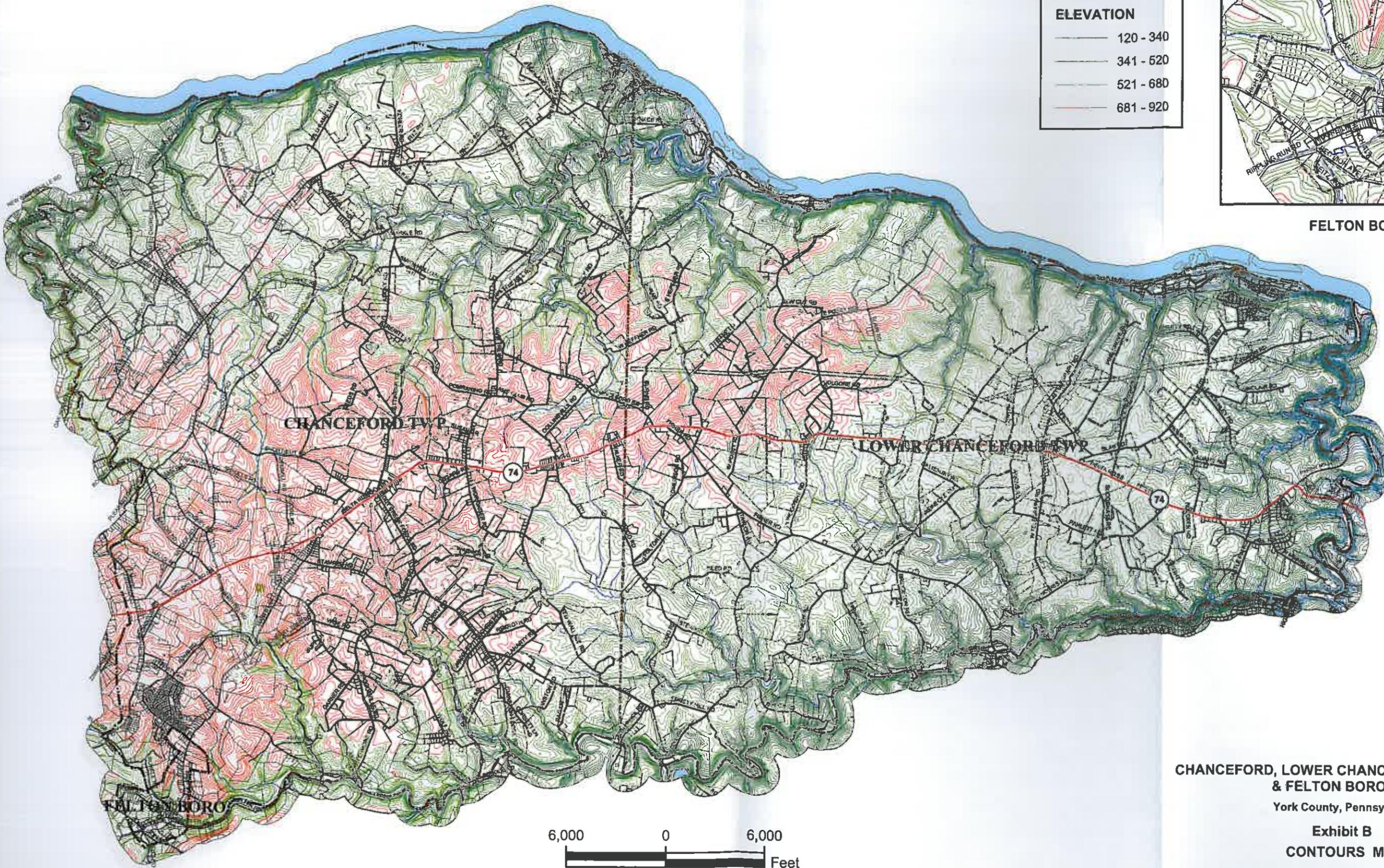


YORK COUNTY, PA
TOWNSHIP/BOROUGH LOCATION MAP



CHANCEFORD, LOWER CHANCEFORD TOWNSHIP
& FELTON BOROUGH
York County, Pennsylvania

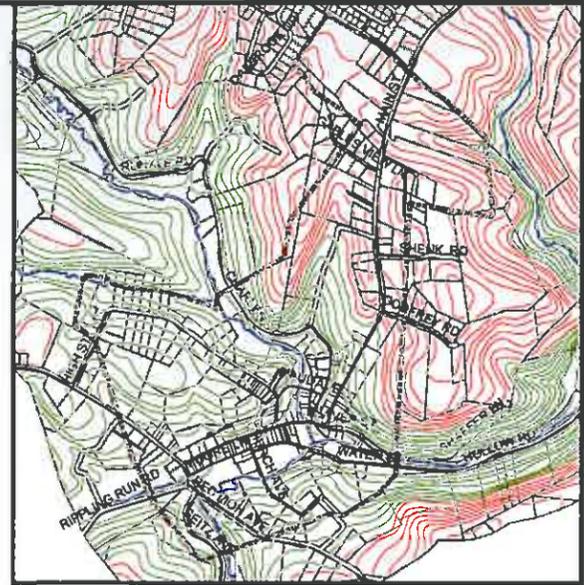
Exhibit A
LOCATION MAP



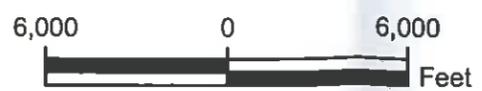
Legend

ELEVATION

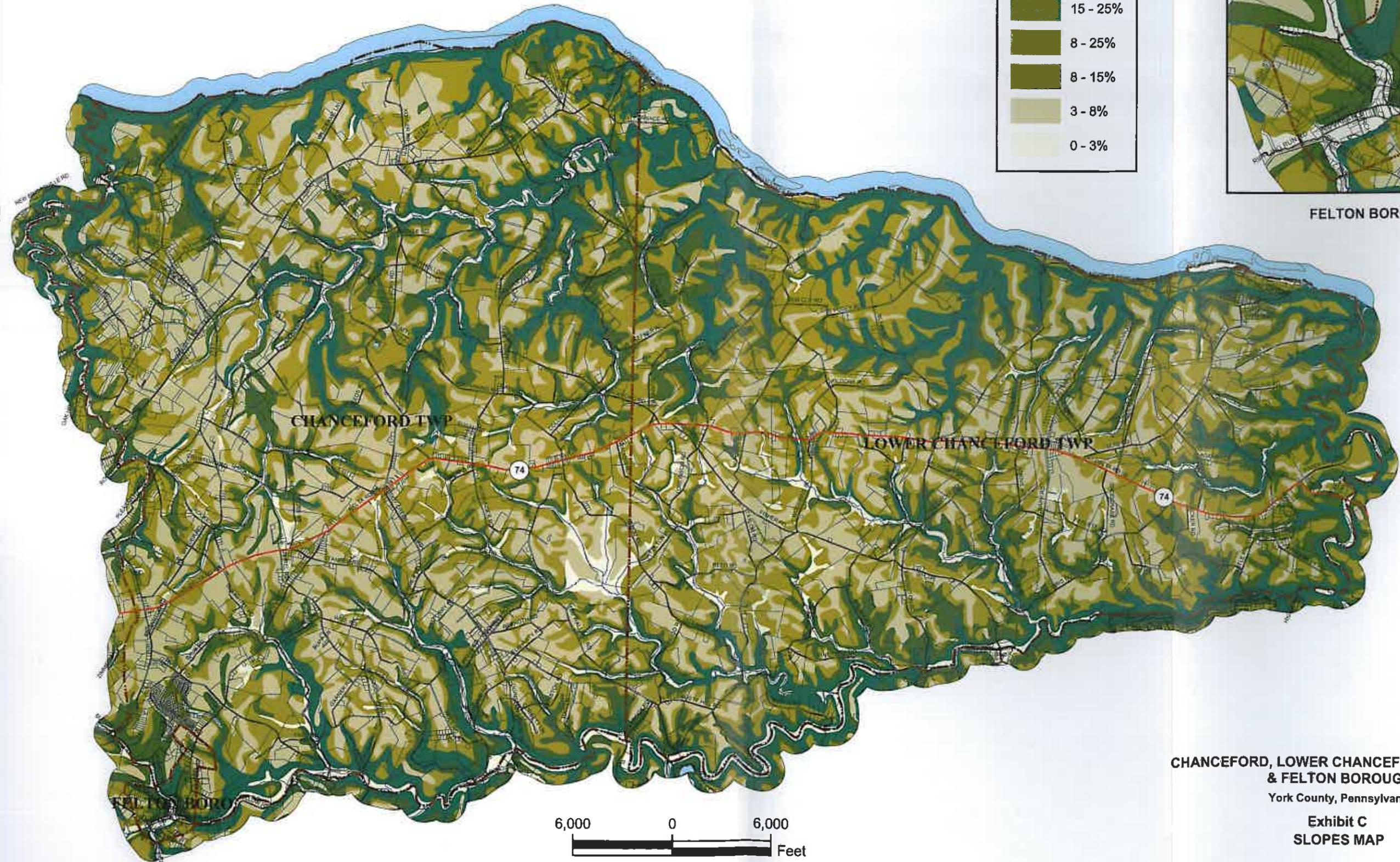
	120 - 340
	341 - 520
	521 - 680
	681 - 920



FELTON BOROUGH



CHANCEFORD, LOWER CHANCEFORD TOWNSHIP
& FELTON BOROUGH
York County, Pennsylvania
Exhibit B
CONTOURS MAP



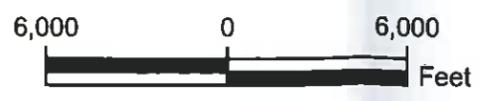
Legend

Soil Slopes

	25 - 60%
	15 - 25%
	8 - 25%
	8 - 15%
	3 - 8%
	0 - 3%



FELTON BOROUGH

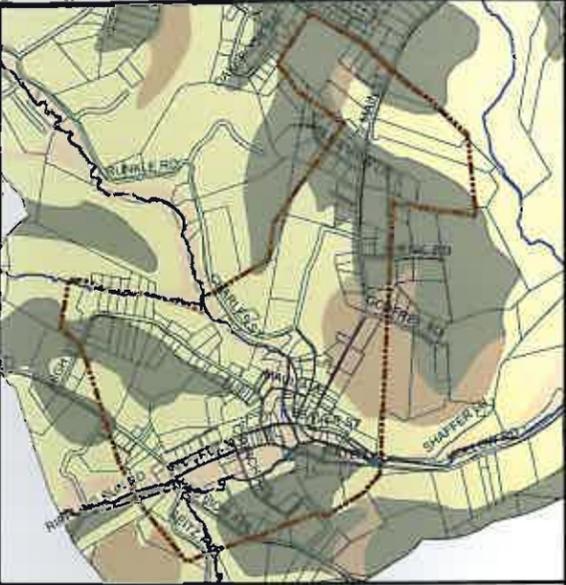


CHANCEFORD, LOWER CHANCEFORD TOWNSHIP
& FELTON BOROUGH
York County, Pennsylvania
Exhibit C
SLOPES MAP

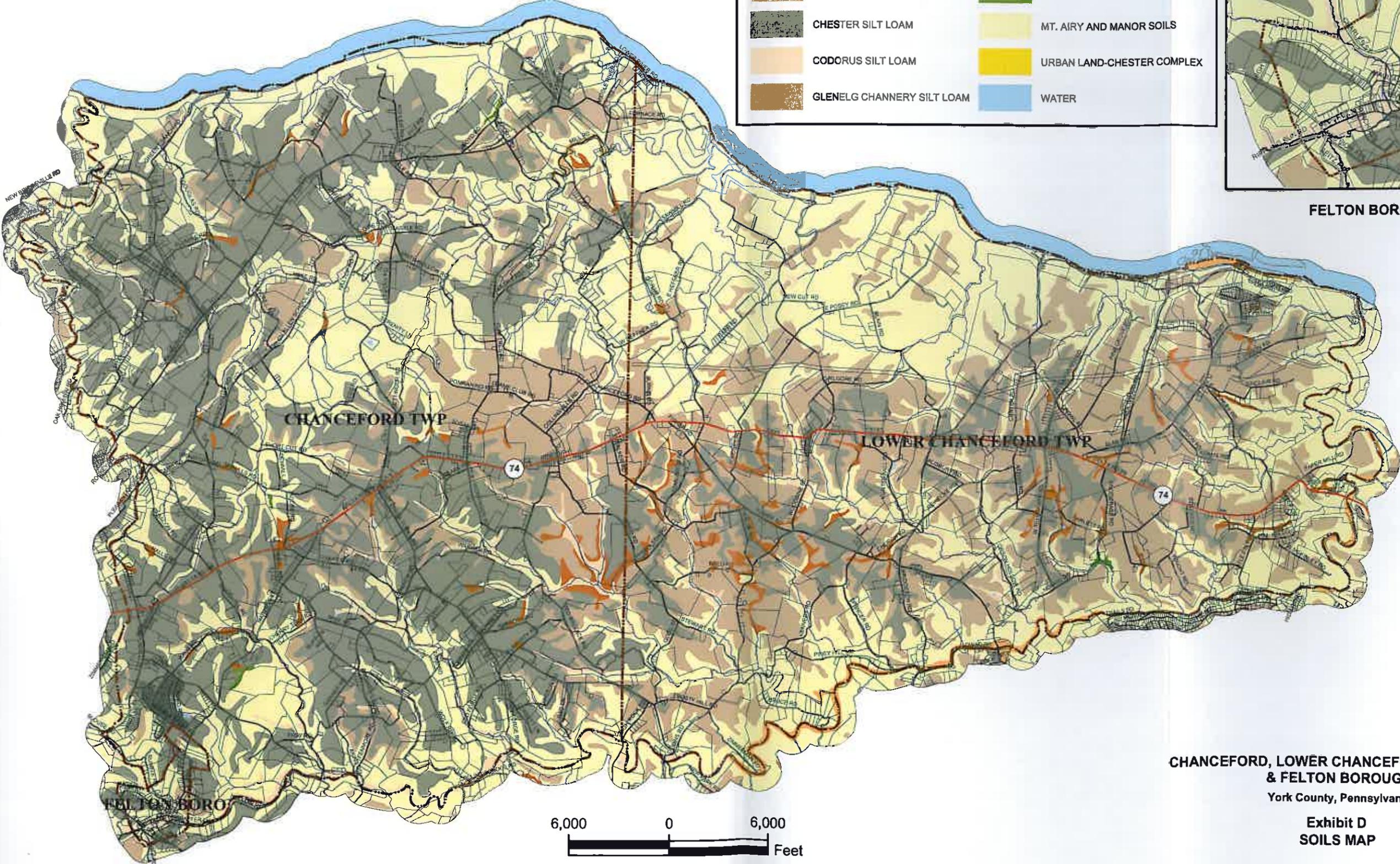


Legend

 BAILE SILT LOAM	 GLENVILLE SILT LOAM
 CHAGRIN SILT LOAM	 HATBORO SILT LOAM
 CHESTER SILT LOAM	 MT. AIRY AND MANOR SOILS
 CODORUS SILT LOAM	 URBAN LAND-CHESTER COMPLEX
 GLENELG CHANNERY SILT LOAM	 WATER



FELTON BOROUGH



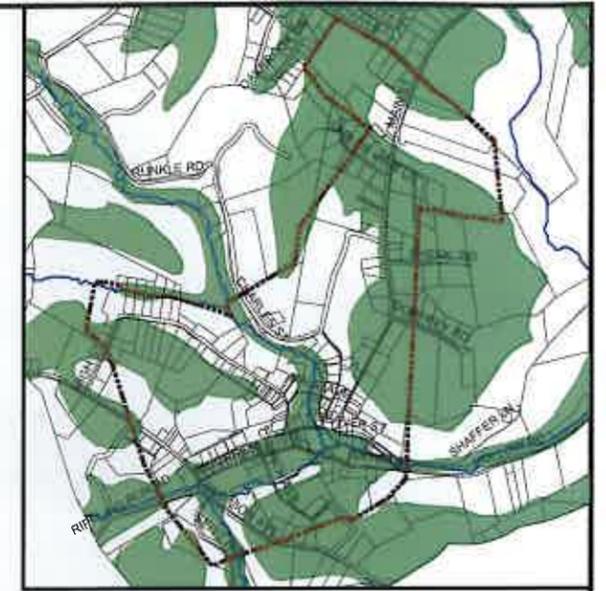
CHANCEFORD, LOWER CHANCEFORD TOWNSHIP
& FELTON BOROUGH
York County, Pennsylvania

Exhibit D
SOILS MAP



Legend

 Prime Agricultural Soils



FELTON BOROUGH



**CHANCEFORD, LOWER CHANCEFORD TOWNSHIP
& FELTON BOROUGH**
York County, Pennsylvania

Exhibit E
PRIME AGRICULTURAL SOILS MAP



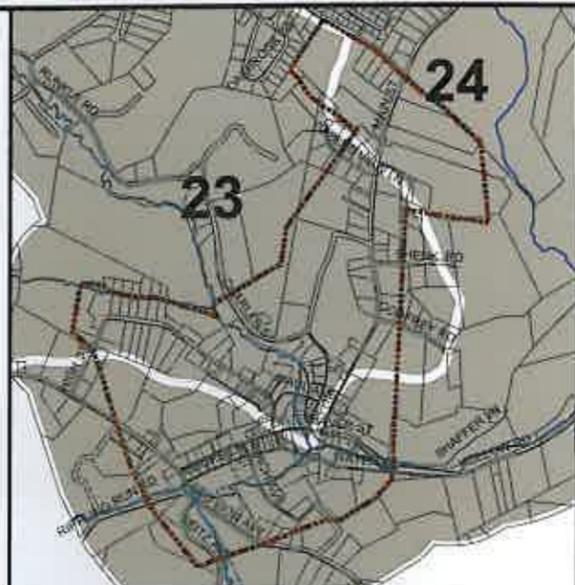


Watershed

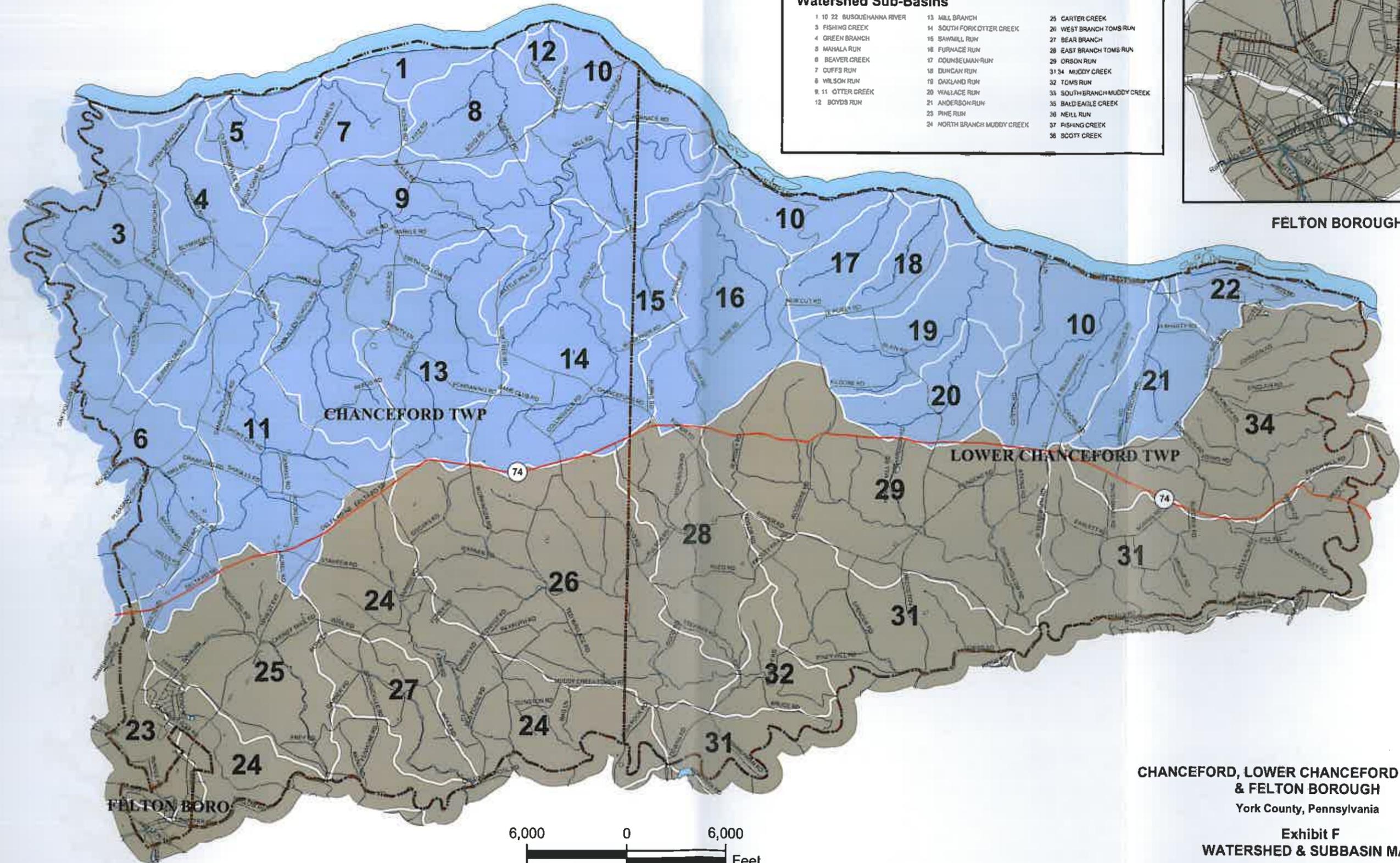
Muddy Susquehanna

Watershed Sub-Basins

1 10 22 BUSQUEHANNA RIVER	13 MILL BRANCH	25 CARTER CREEK
3 FISHING CREEK	14 SOUTH FORK OTTER CREEK	26 WEST BRANCH TOMS RUN
4 GREEN BRANCH	15 SAWMILL RUN	27 BEAR BRANCH
5 MAHALA RUN	16 FURNACE RUN	28 EAST BRANCH TOMS RUN
6 BEAVER CREEK	17 DUNSEMAN RUN	29 ORSON RUN
7 CUFFS RUN	18 DUNCAN RUN	31 34 MUDDY CREEK
8 WILSON RUN	19 OAKLAND RUN	32 TOMS RUN
9 11 OTTER CREEK	20 WALLACE RUN	33 SOUTH BRANCH MUDDY CREEK
12 BOYDS RUN	21 ANDERSON RUN	35 BALD EAGLE CREEK
	23 PINE RUN	36 NELL RUN
	24 NORTH BRANCH MUDDY CREEK	37 FISHING CREEK
		38 SCOTT CREEK



FELTON BOROUGH



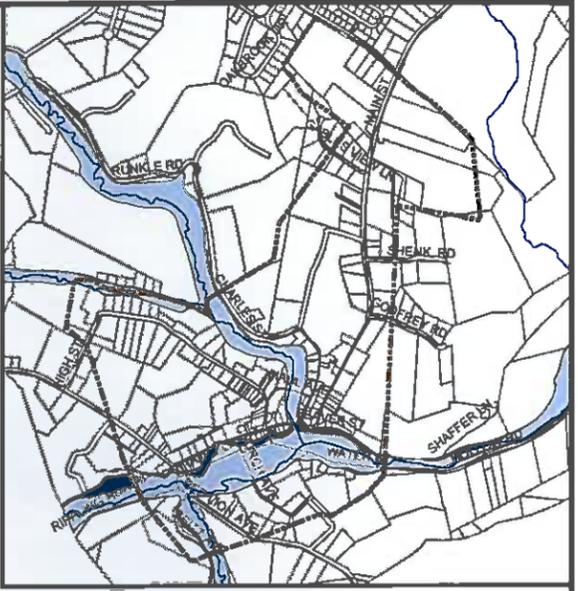
CHANCEFORD, LOWER CHANCEFORD TOWNSHIP
& FELTON BOROUGH
York County, Pennsylvania
Exhibit F
WATERSHED & SUBBASIN MAP



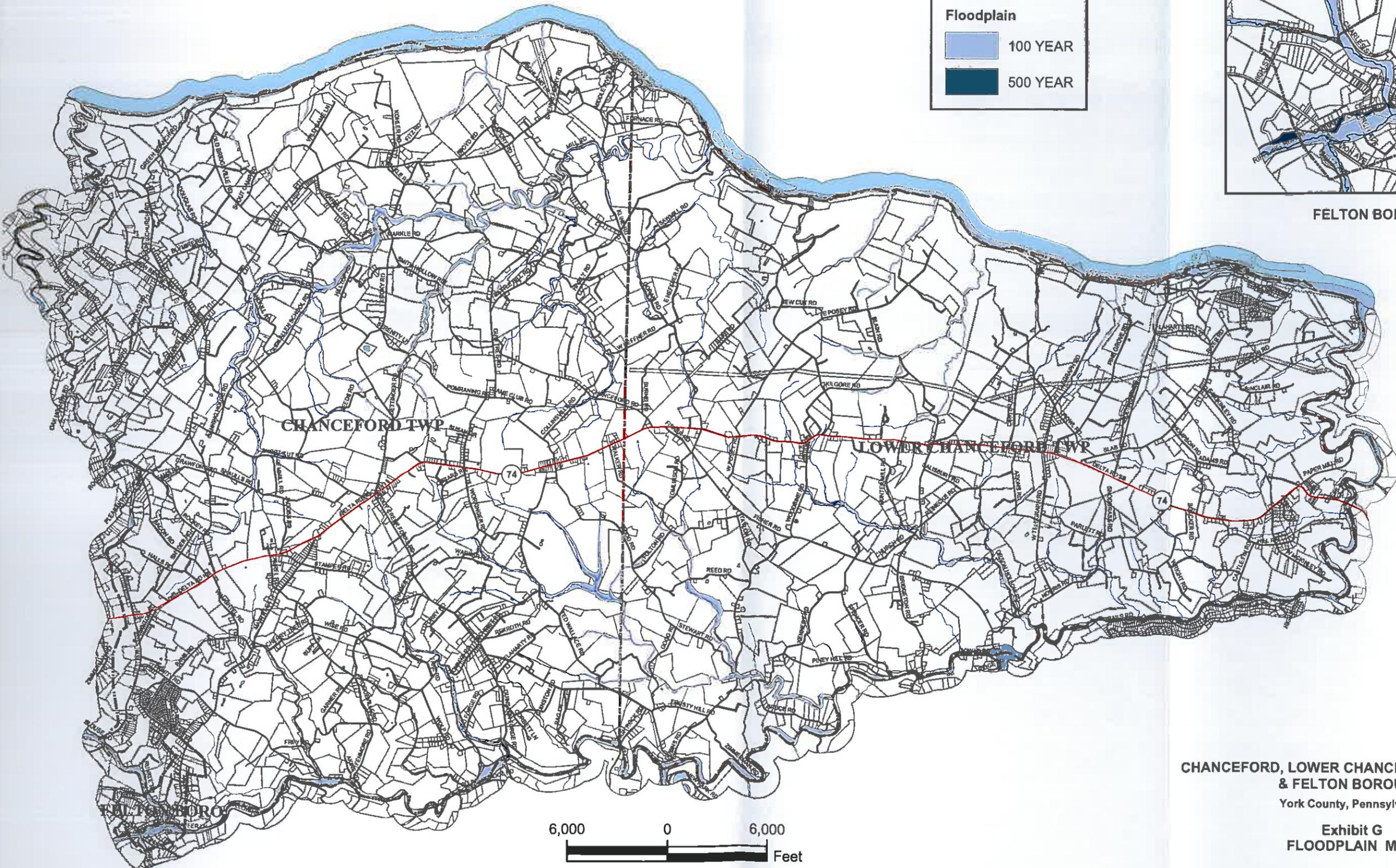
Legend

Floodplain

- 100 YEAR
- 500 YEAR



FELTON BOROUGH

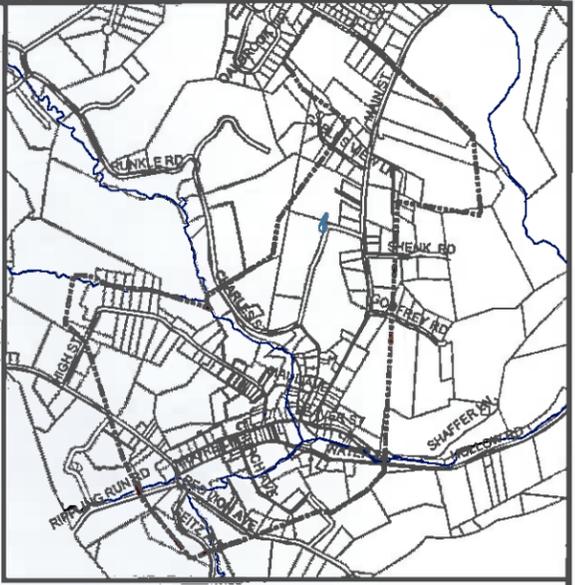


CHANCEFORD, LOWER CHANCEFORD TOWNSHIP
& FELTON BOROUGH
York County, Pennsylvania
Exhibit G
FLOODPLAIN MAP

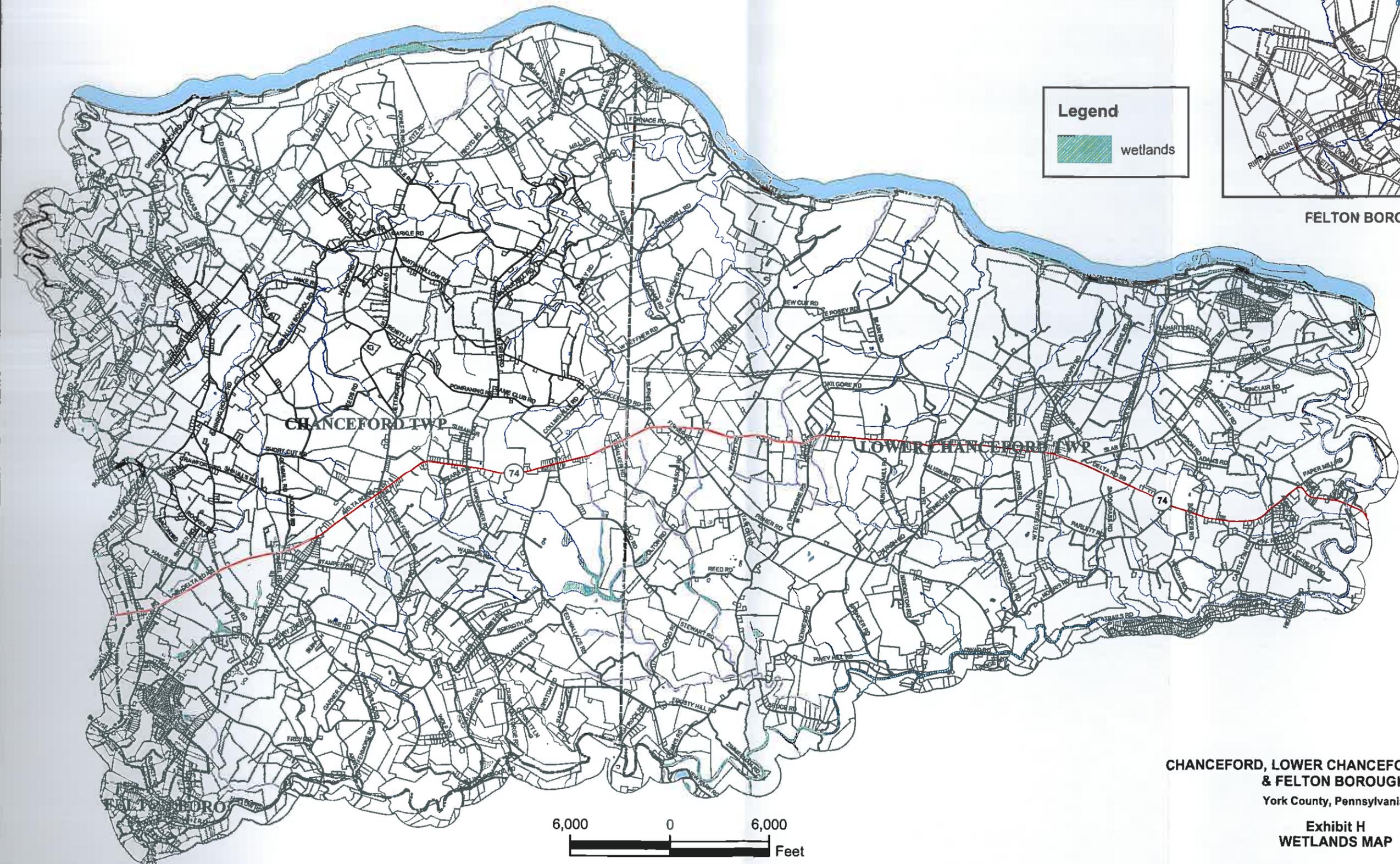


Legend

 wetlands



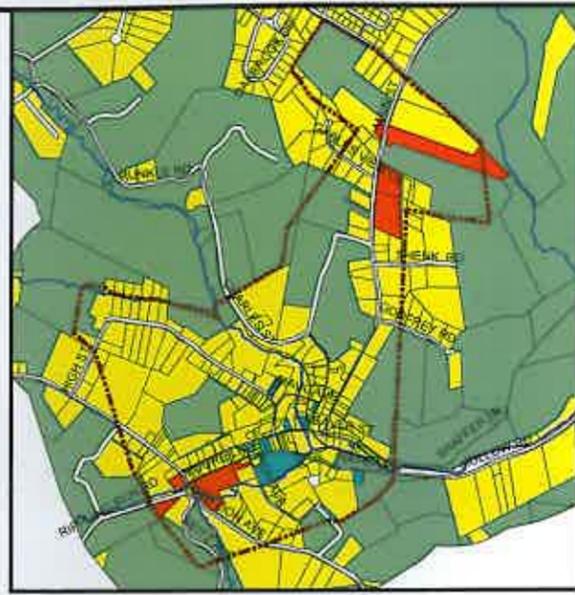
FELTON BOROUGH



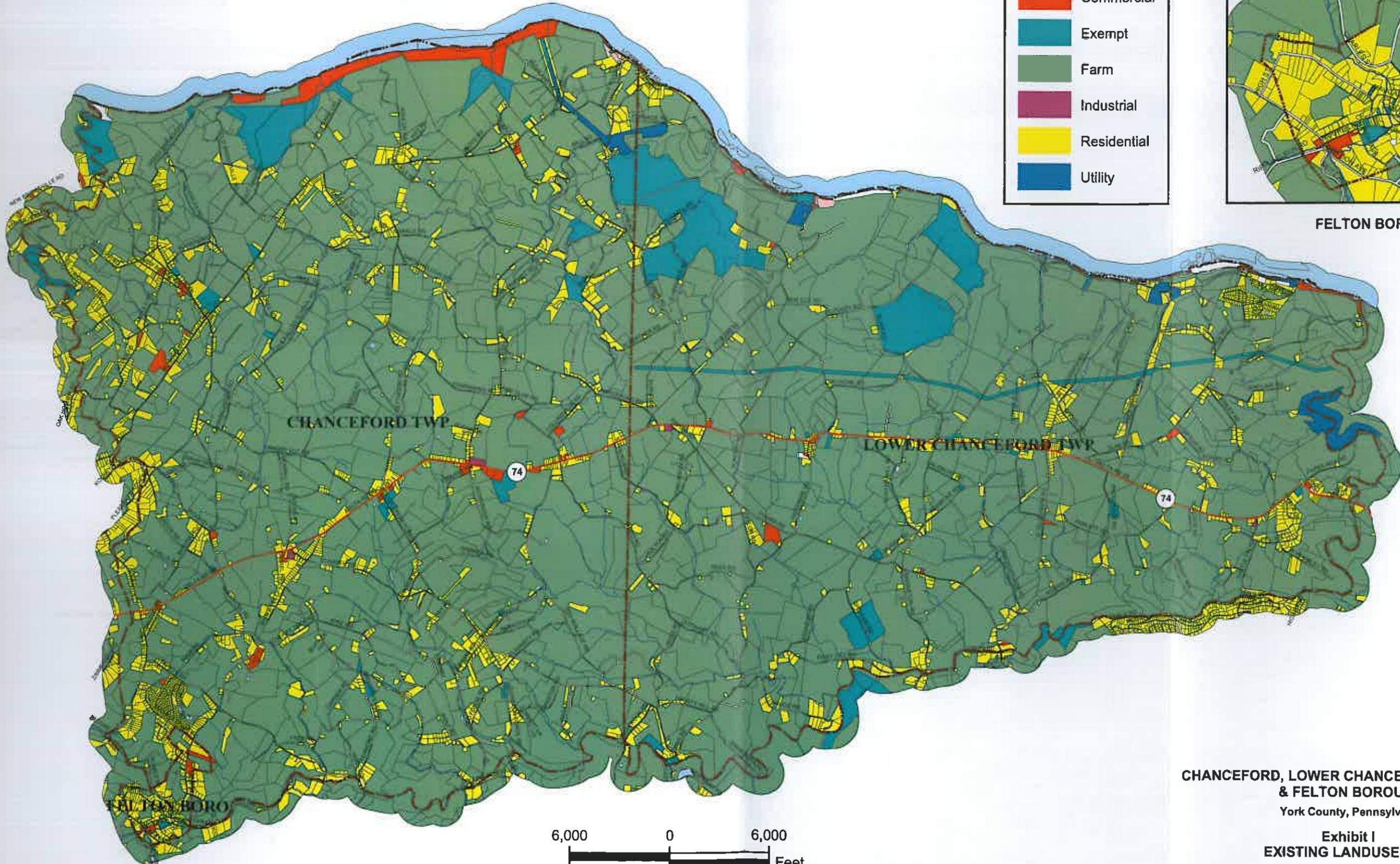
**CHANCEFORD, LOWER CHANCEFORD TOWNSHIP
& FELTON BOROUGH**
York County, Pennsylvania
**Exhibit H
WETLANDS MAP**



Legend	
	Apartment
	Commercial
	Exempt
	Farm
	Industrial
	Residential
	Utility



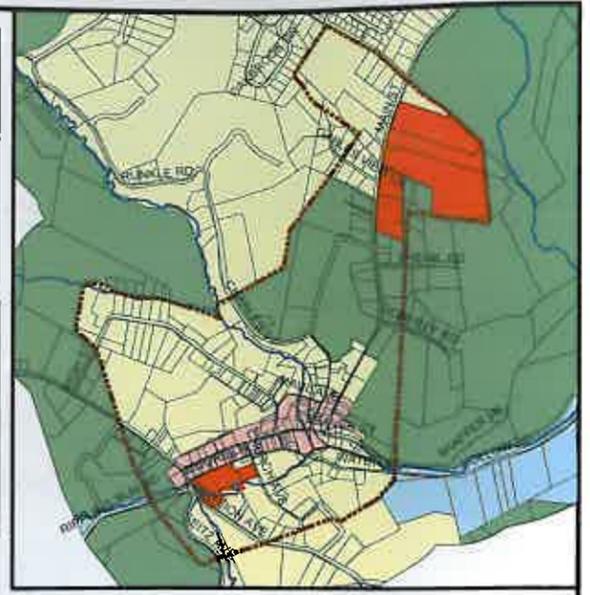
FELTON BOROUGH



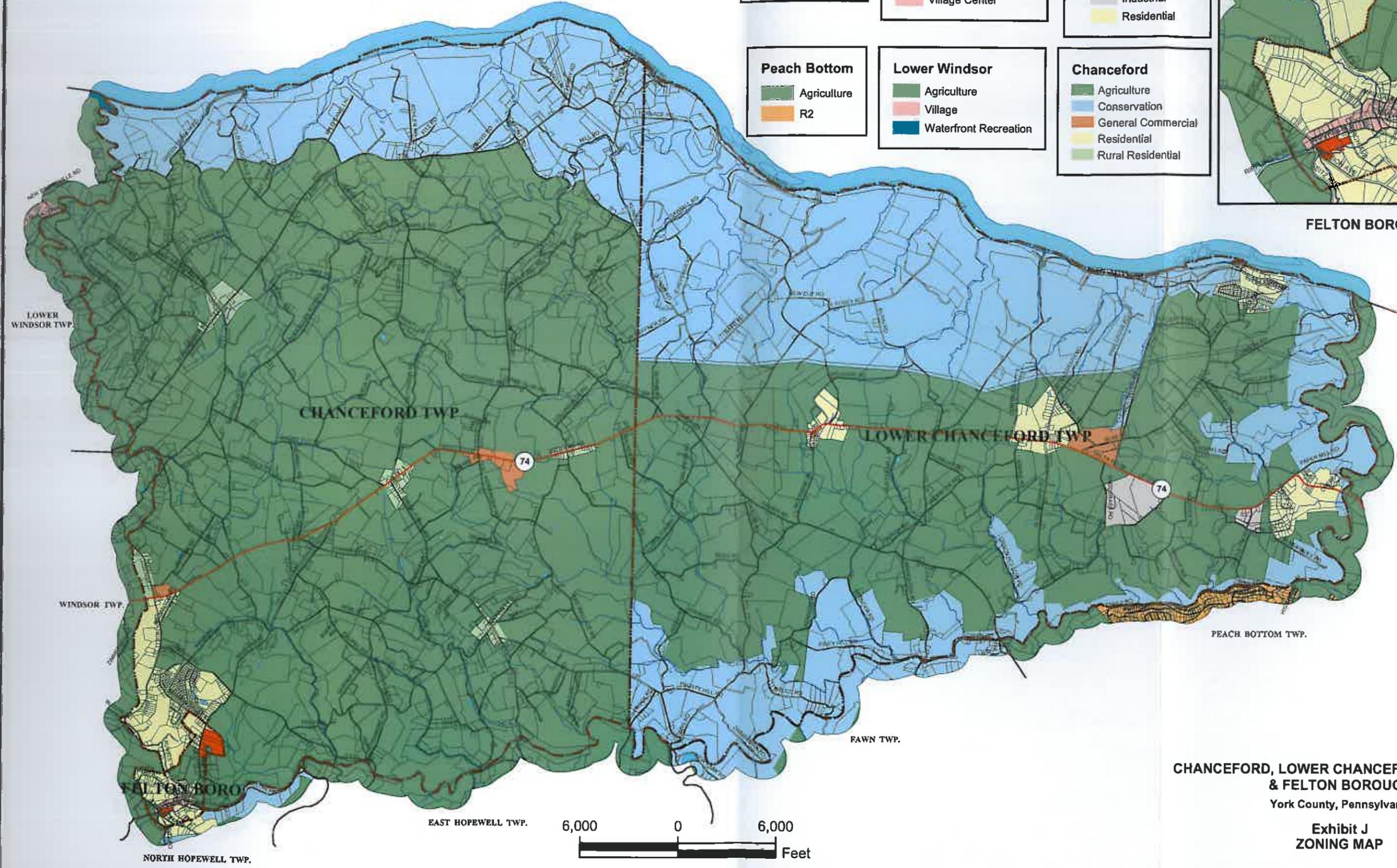
CHANCEFORD, LOWER CHANCEFORD TOWNSHIP
& FELTON BOROUGH
York County, Pennsylvania
Exhibit I
EXISTING LANDUSE MAP



East Hopewell A-1	Fawn Conservation Rural Agriculture	Windsor Agriculture Residential Zone I	North Hopewell Agriculture Conservation Residential	Felton Borough Commercial/Industrial Residential Rural Agriculture Village Center	Lower Chanceford Agriculture Commercial Conservation Industrial Residential
			Peach Bottom Agriculture R2	Lower Windsor Agriculture Village Waterfront Recreation	Chanceford Agriculture Conservation General Commercial Residential Rural Residential



FELTON BOROUGH

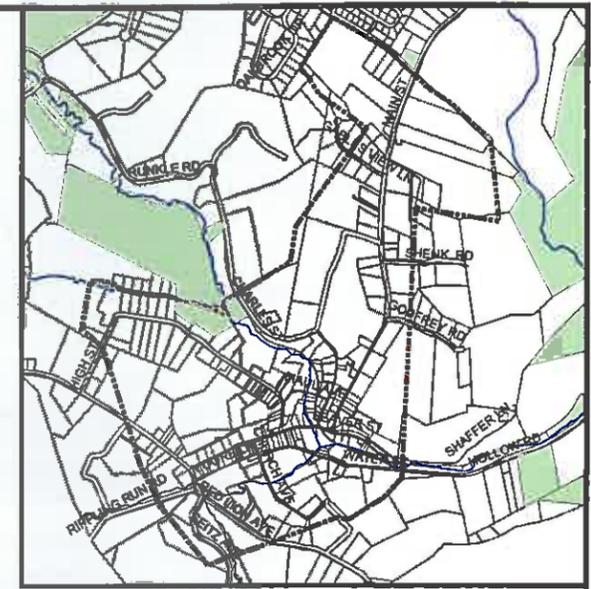


CHANCEFORD, LOWER CHANCEFORD TOWNSHIP & FELTON BOROUGH
York County, Pennsylvania
Exhibit J
ZONING MAP

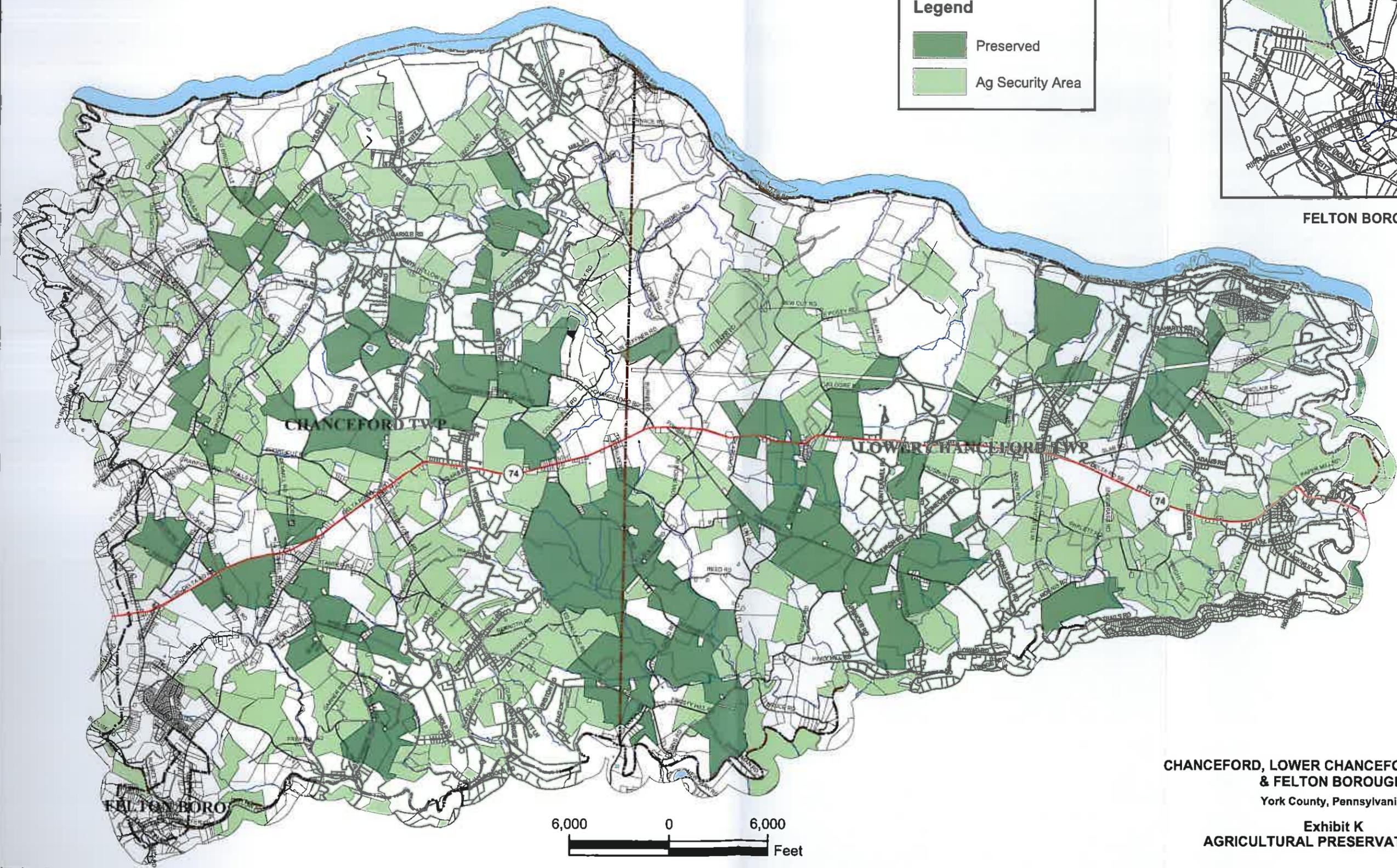


Legend

-  Preserved
-  Ag Security Area



FELTON BOROUGH



**CHANCEFORD, LOWER CHANCEFORD TOWNSHIP
& FELTON BOROUGH**
York County, Pennsylvania
Exhibit K
AGRICULTURAL PRESERVATION MAP



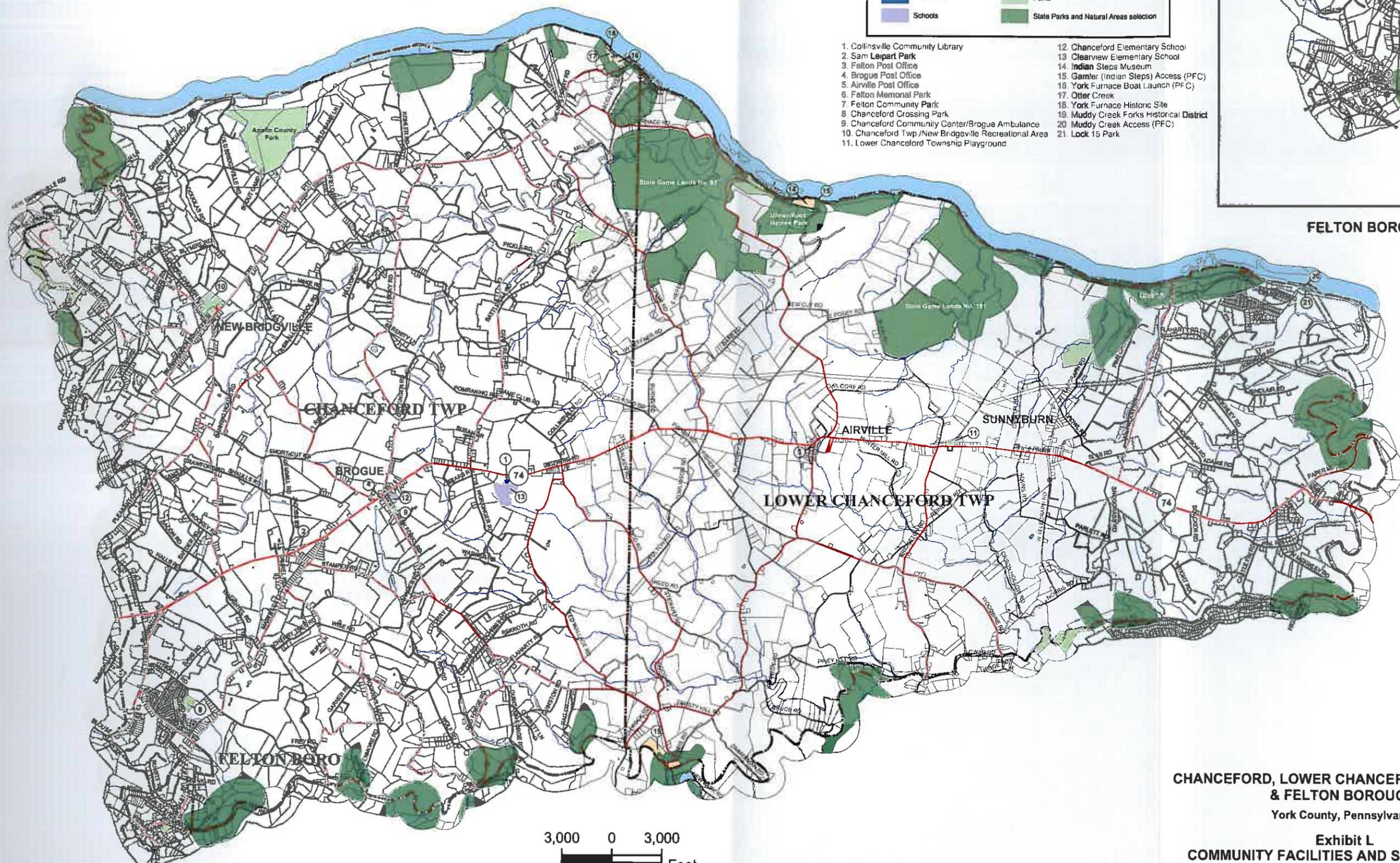
Legend

Library	Fire Stations
Sewage Treatment Facility	Historical/Cultural Sites
Post Office	Parks
Schools	State Parks and Natural Areas selection

- | | |
|---|---|
| 1. Collinsville Community Library | 12. Chanceford Elementary School |
| 2. Sam Leipart Park | 13. Clearview Elementary School |
| 3. Felton Post Office | 14. Indian Steps Museum |
| 4. Brogue Post Office | 15. Gamler (Indian Steps) Access (PFC) |
| 5. Airville Post Office | 16. York Furnace Boat Launch (PFC) |
| 6. Felton Memorial Park | 17. Otter Creek |
| 7. Felton Community Park | 18. York Furnace Historic Site |
| 8. Chanceford Crossing Park | 19. Muddy Creek Forks Historical District |
| 9. Chanceford Community Center/Brogue Ambulance | 20. Muddy Creek Access (PFC) |
| 10. Chanceford Twp./New Bridgeville Recreational Area | 21. Lock 15 Park |
| 11. Lower Chanceford Township Playground | |

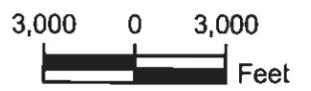


FELTON BOROUGH



**CHANCEFORD, LOWER CHANCEFORD TOWNSHIP
& FELTON BOROUGH**
York County, Pennsylvania

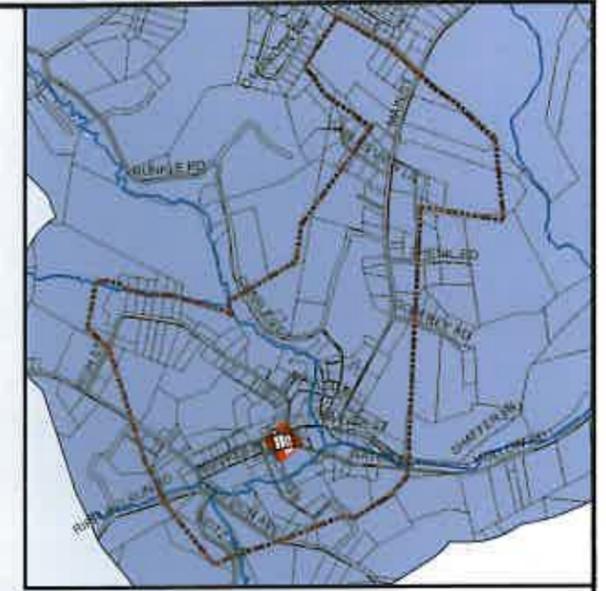
Exhibit L
COMMUNITY FACILITIES AND SERVICES MAP



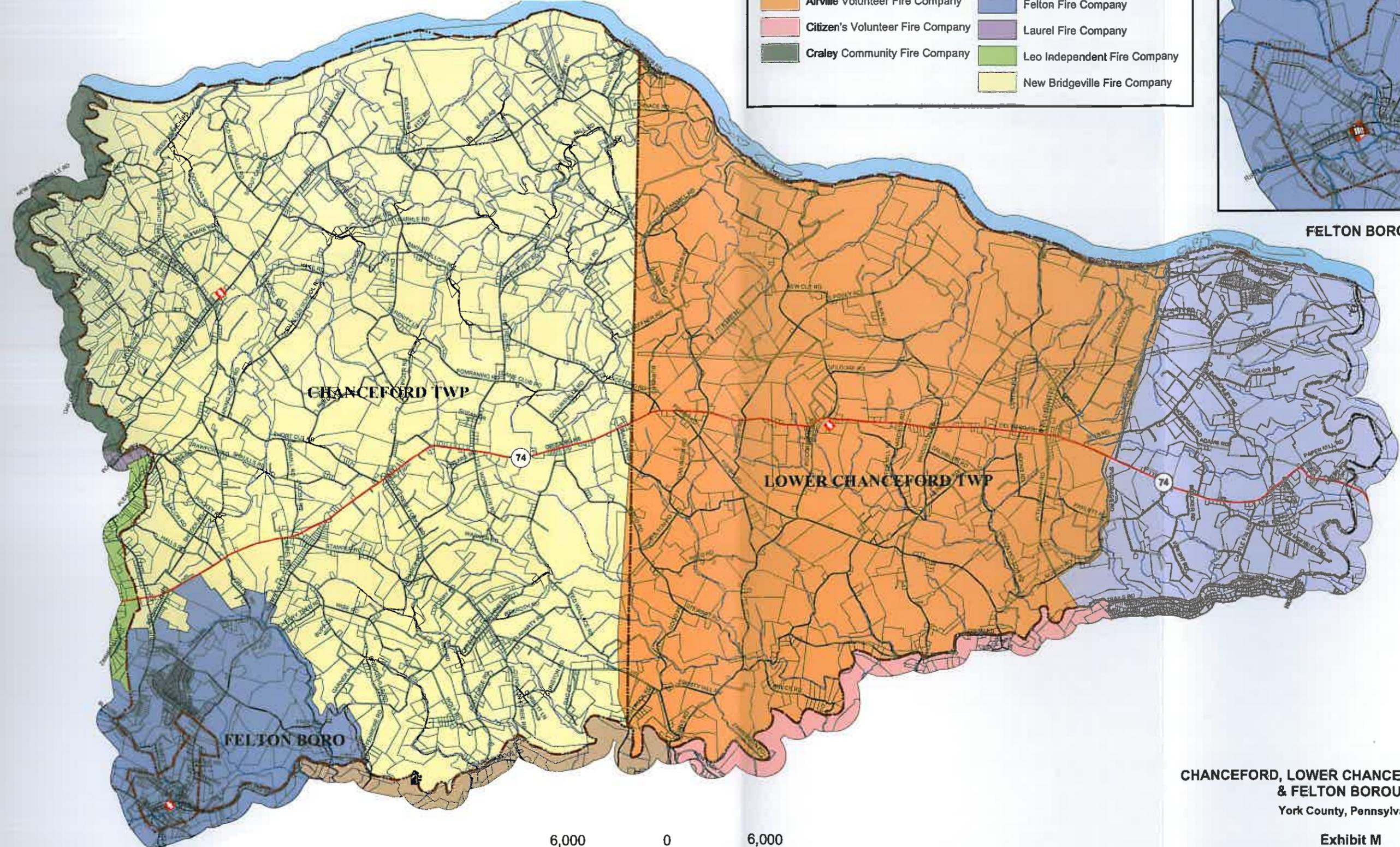


Legend

-  Fire Station
- Fire Service Areas**
-  Airville Volunteer Fire Company
-  Citizen's Volunteer Fire Company
-  Craley Community Fire Company
-  Delta-Cardiff Company
-  Eureka Volunteer Fire Company
-  Felton Fire Company
-  Laurel Fire Company
-  Leo Independent Fire Company
-  New Bridgeville Fire Company



FELTON BOROUGH

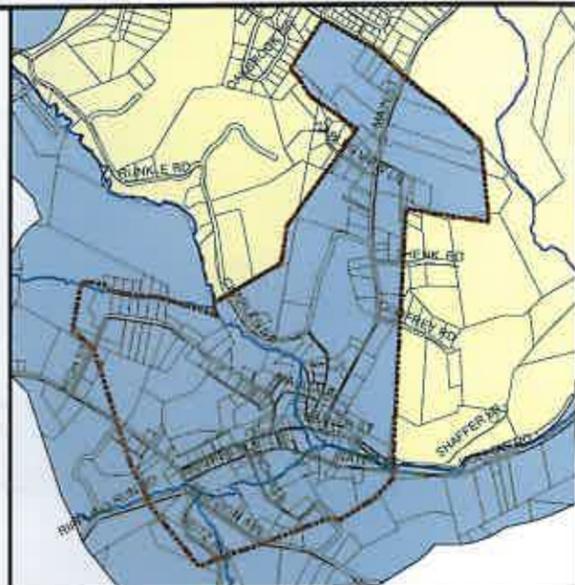


CHANCEFORD, LOWER CHANCEFORD TOWNSHIP & FELTON BOROUGH
York County, Pennsylvania
Exhibit M
FIRE STATIONS AND SERVICE AREAS MAP

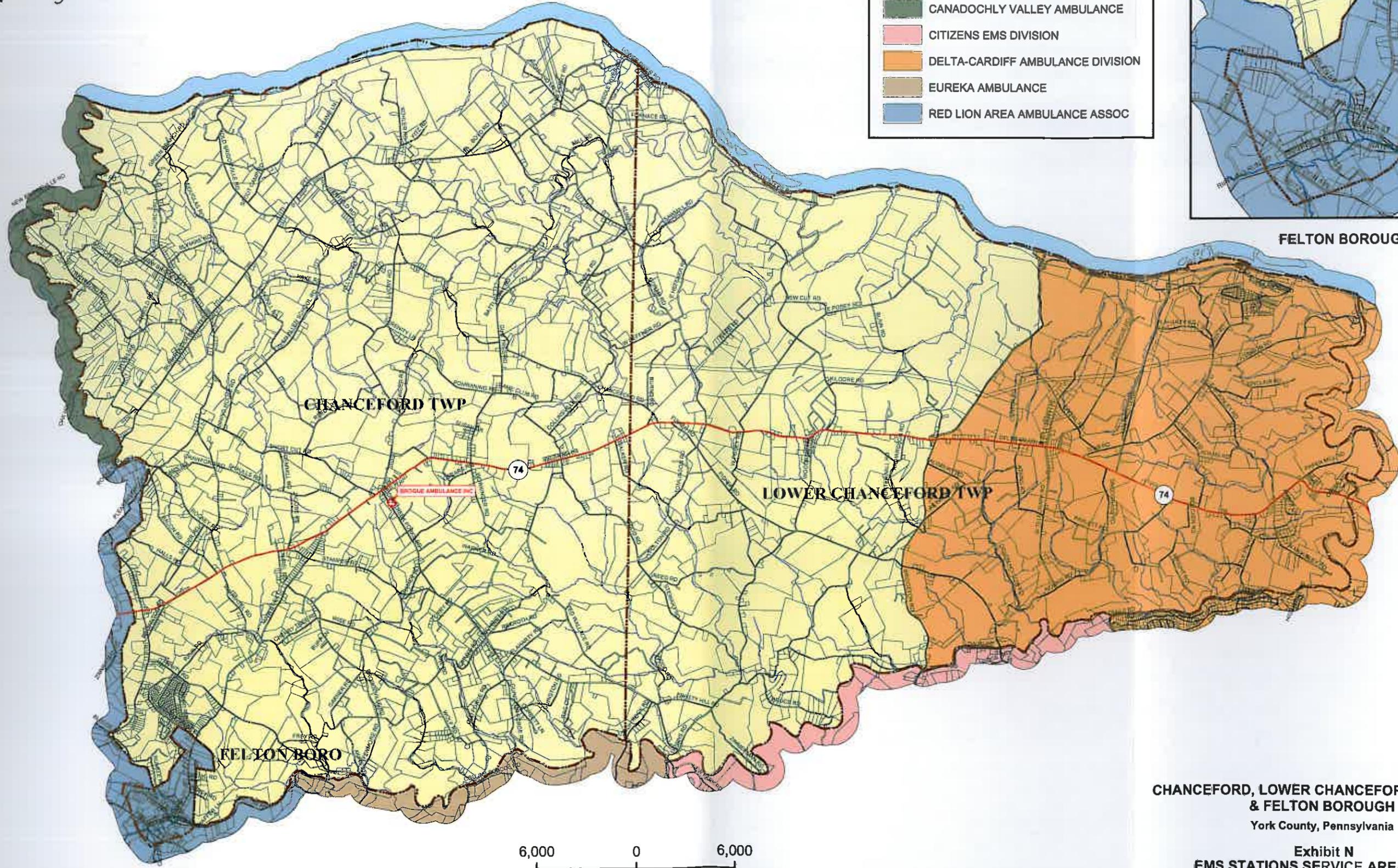


Legend

- BROUGE AMBULANCE INC
- CANADOCHLY VALLEY AMBULANCE
- CITIZENS EMS DIVISION
- DELTA-CARDIFF AMBULANCE DIVISION
- EUREKA AMBULANCE
- RED LION AREA AMBULANCE ASSOC



FELTON BOROUGH



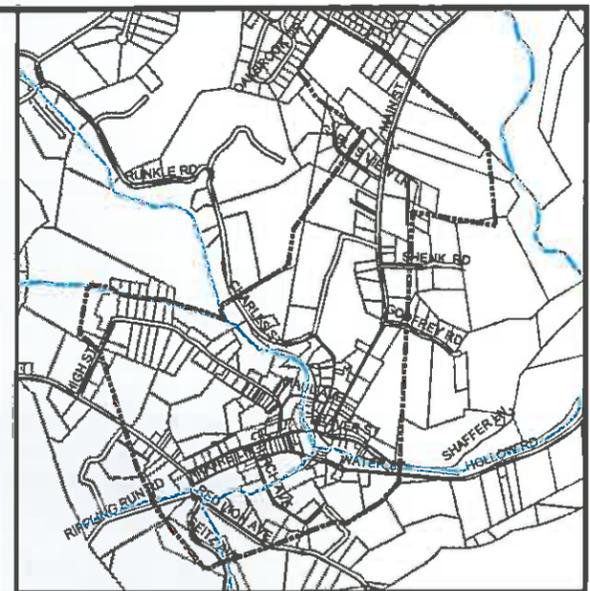
**CHANCEFORD, LOWER CHANCEFORD TOWNSHIP
& FELTON BOROUGH**
York County, Pennsylvania
Exhibit N
EMS STATIONS SERVICE AREAS MAP



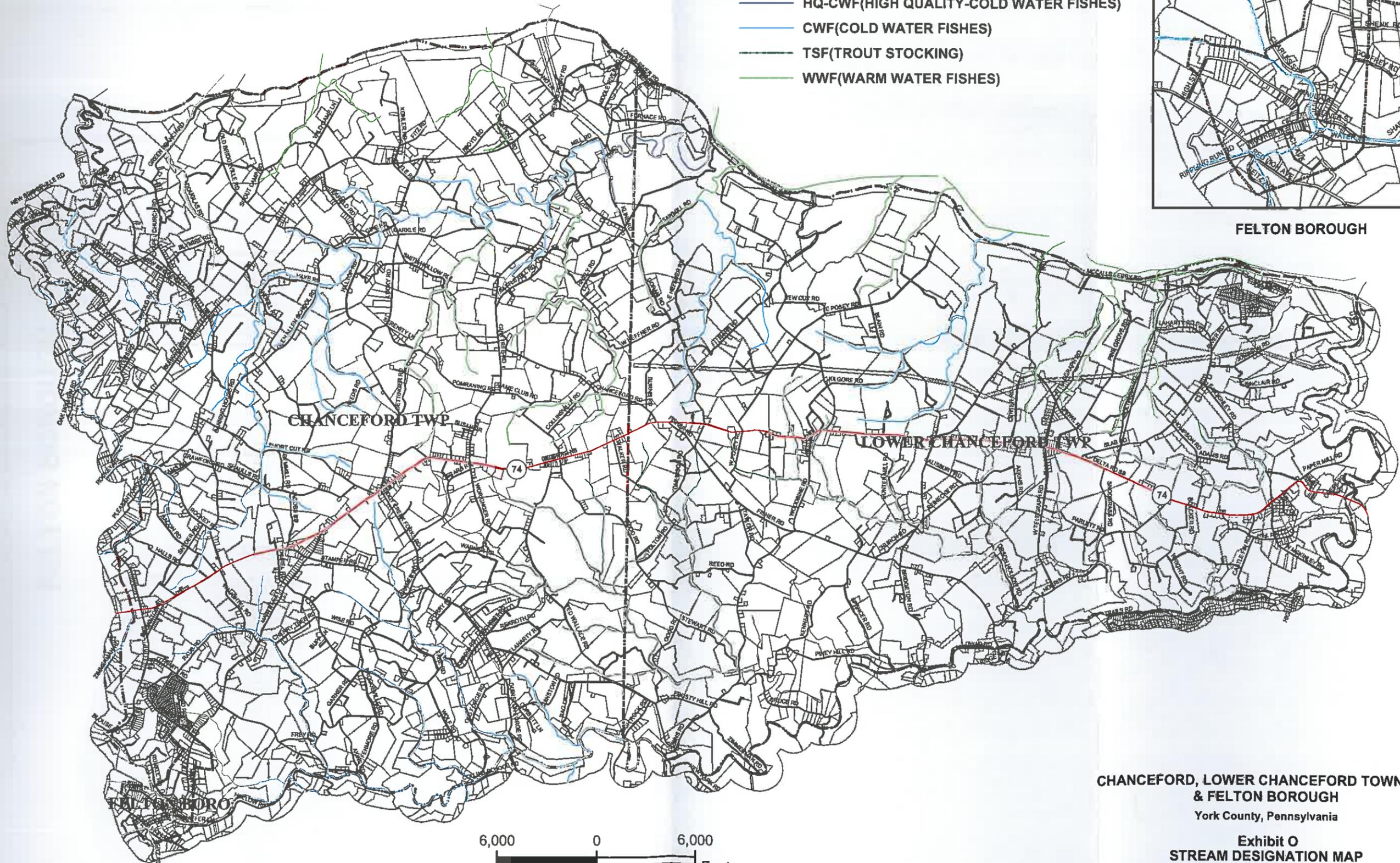
Legend

STREAM DESIGNATION

- EV(EXCEPTIONAL VALUE)
- HQ-CWF(HIGH QUALITY-COLD WATER FISHES)
- CWF(COLD WATER FISHES)
- TSF(TROUT STOCKING)
- WWF(WARM WATER FISHES)



FELTON BOROUGH



**CHANCEFORD, LOWER CHANCEFORD TOWNSHIP
& FELTON BOROUGH**
York County, Pennsylvania

**Exhibit O
STREAM DESIGNATION MAP**

