

GROWING TOGETHER

A COMPREHENSIVE PLAN FOR CENTRAL LANCASTER COUNTY, PENNSYLVANIA

PLANNING THE FUTURE • PRESERVING THE PAST

14. Plan Compatibility with Contiguous Municipalities and Consistency with County Comprehensive Plan



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Above

The old is often contiguous to the new in Central Lancaster County.

Growing Together, the multimunicipal comprehensive plan for the Central Lancaster County region, is compatible with the plans of contiguous municipalities, and is consistent with the County's comprehensive plan. Such compatibility and consistency will facilitate plan implementation.

A. Compatibility with Contiguous Municipalities

Two LIMC municipalities are contiguous to the 11 LIMC municipalities that are covered by *Growing Together*. Pequea Township opted not to participate in the project. Columbia Borough joined the LIMC in August 2005, when *Growing Together* was nearing completion, and has expressed an interest in cooperating with the other LIMC municipalities in applicable implementation efforts.

Seventeen other municipalities are contiguous to the LIMC area. Thirteen are in Lancaster County: Conestoga Township, East Donegal Township, Leacock Township, Marietta Borough, Martic Township, Paradise Township, Penn Township, Providence Township, Rapho Township, Strasburg Township, Upper Leacock Township, Warwick Township, and West Earl Township. Four are across the Susquehanna River to the west in York County: Chanceford Township, Hellam Township, Lower Windsor Township, and Wrightsville Borough.

There are additional municipalities that are not contiguous to the LIMC area but that do share interests with LIMC municipalities in some way. For example, Strasburg Borough is within the Lampeter-Strasburg School District and is a member of the Lampeter-Strasburg Recreation Commission, both of which also include West Lampeter Township.

Map 14.1 – Plan Compatibility with Contiguous Municipalities can be found on page 14.4. It was prepared by the Lancaster County Planning Commission based on the Lancaster County Zoning Lexicon. Map 14.1 shows the zoning districts for the contiguous municipalities surrounding the study area. A review of the map shows general compatibility between Central Lancaster County and the surrounding municipalities, and no remedial action is necessary.

Furthermore, *Growing Together* is compatible with adjoining municipalities because it recommends that all future growth be contained within the DGA. The DGA forms the core of Central Lancaster County with Lancaster City as the hub, and has minor points of contact with adjacent municipalities. Where adjacency exists, the DGA does not adversely encroach upon contiguous portions of neighboring municipalities. For example, in the northern portion of the study area the DGA has a graceful transition to the Warwick-Lititz UGA. In the southern portion of the study area the DGA connects West Lampeter and Pequea Townships along the Route 272 corridor. In the western portion of the study area the DGA is seamless with Columbia Borough. There is nothing proposed for the DGA or for the areas outside the DGA that would be incompatible with adjoining municipalities.

B. Consistency with County Comprehensive Plan

Growing Together is generally consistent with the County Comprehensive Plan components related to Growth Management, Housing, Tourism, the Lancaster County Cultural Heritage Plan, ReVisions (the Policy Element), and the Zoning Lexicon.

Growing Together and the County's Growth Management Plan share a common perspective, providing a synthesis of existing and proposed development guidelines from a policy framework perspective, as exemplified by *Growing Together's* Future Land Use Policy Framework Plan.

Growing Together and the County Housing Plan also share a common perspective. The goals, objectives, and strategies found in Chapter 7 of this plan embody the key themes of the County Housing Plan, as updated.

Relative to the County Tourism Plan, *Growing Together* is generally consistent with its heritage tourism and agri-tourism recommendations. By keeping the Heritage Agricultural Landscape intact and enhancing the areas inside the DGA, Central Lancaster County can continue to promote agri-tourism, protect heritage landscapes, and maintain the character of villages and hamlets.

The connections between *Growing Together* and the Lancaster County Cultural Heritage Plan are seamless. County staff provided substantial assistance in the preparation of this plan for Central Lancaster County.

Several key principles of *Growing Together* demonstrate strong consistency with ReVisions, the County's Policy Plan. These principles include: preserving and protecting heritage; revitalizing urban communities; developing livable communities; creating a sustainable economy; and promoting strong leadership.

The overall findings and recommendations of this plan are also consistent with the intent of the Zoning Lexicon, which seeks to synthesize and simplify zoning nomenclature for future growth and conservation, as exemplified by *Growing Together's* Future Land Use Plan.

In summary, this plan is generally consistent with the objectives and strategies of the County Comprehensive Plan, while also demonstrating compatibility with contiguous municipalities.

Map 14.1

