



REACHING FOR A BRIGHTER TOMORROW



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REACHING FOR A BRIGHTER TOMORROW

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Introduction

This plan updates the City's Strategic Comprehensive Plan 2015 adopted in 1999. The plan builds upon the past, respects the need to preserve and conserve a variety of community assets and plans for a variety of community and economic development enhancements, projects and programs to meet the needs of the current and future population of the City. The goal of the plan is to **build a strong, attractive and economically thriving community!**

The 2015 Strategic Comprehensive Plan created a vision for the City with a planning horizon of 2015. This plan is a blueprint for community and neighborhood development and redevelopment with a planning horizon of 2030. The planning process to support plan development included input from a broad range of interests of the general public. The plan builds upon the past as depicted in "*Building upon Our Assets, A Sense of Place*," an illustrated design guide. This plan is prepared in the context of building a sustainable community.

Reaching for a Brighter Tomorrow...

The 2030 vision is to build a strong, attractive and economically thriving community consisting of a regionally recognized center of commerce, socially and economically diverse neighborhoods, traditional residential neighborhoods, employment and education centers, community facilities, health care facilities and recreational spaces designed to create a sense of place.

Building a Sustainable Community

Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

The vision for 2030 is supported by a set of achievable goals to ensure sustainability of the City as a whole as well as sustainability of neighborhoods outlined in this section.

The Plan

The Strategic Comprehensive Plan 2030 builds upon community assets and accomplishments of the past.

This plan updates the Strategic Comprehensive Plan 2015 adopted in 1999. The plan is designed to be strategic in nature building upon community assets; past and current planning efforts; and current policies, projects, programs and strategies. The plan was developed based upon both community assessment of sustainability and citizen input. The purpose of the plan is to provide a blueprint for development and redevelopment of the City. The plan contains the following elements:

- Executive Summary
- Policy Plan
- Design
- Action Plan
- References
- Appendix 1: Sustainability Assessment
- Appendix 2: Support Information

The Sustainability Assessment contained in Appendix 1 contains the plan elements that traditionally address existing conditions for the City, Planning Areas and Special Planning Districts. Please refer to

this section to obtain an understanding of conditions and planning implications that support development of this Policy Plan.

Other Planning Initiatives

The Strategic Comprehensive Plan 2030 builds upon other planning initiatives.

Since adoption of the 2015 Strategic Comprehensive plan in 1999, numerous other planning initiatives and documents have been prepared. It is not the intent of this 2030 plan to recreate initiatives that have already occurred, or are under development by other planning and community organizations, but rather to complement and reference those initiatives.

The following is a list of initiatives and documents:

A Comprehensive Action Plan of the York Counts Commission, February 2004 (www.revyork.org)

The Action Plan envisions a County:

- That is made up of people of increasingly diverse cultural, racial and ethnic backgrounds who live in harmony with one another;
- That better combines vital cities and towns with open spaces and a healthy natural environment;
- That attracts increasing numbers of able persons to volunteer for service on leadership boards and to seek election to local governing bodies;
- That creates and pursues a carefully crafted economic development strategy to raise living standards while enhancing other aspects of the quality of life;
- That offers improved educational opportunities to address residents' goals for child care, K-12 schools, after-school programs and workforce development;
- That provides greater access to first-class health services for all; and
- That is a safer setting for family and community life.

The Action plan encourages a county-wide approach to many of the issues facing the community. The City's 2030 Comprehensive Plan attempts to address many of these issues on a City scale, while working towards the goal of regional planning and cooperation.

Renewing Our Community: The Rusk Report, November 1996 (www.revyork.org)

The Rusk Report suggested in 1996 that "historic York City could be the region's greatest asset." As manufacturing jobs decrease, employment in other industry sectors must increase. Municipalities must work closer together to better the region, rather than themselves. Rusk suggests several action steps, including growth management, mixed-income housing, revenue sharing, and reviving old York City. This document was a resource in the current 2015 Comprehensive Plan, and remains a reference and resource for the creation of the 2030 updated plan.

A Challenge to Change: Rusk Report II, December 2002 (www.revyork.org)

As a follow-up to the 1996 Rusk Report, Rusk's new report provides an update and new suggestions to continue progressing towards prosperity in the York region. Rusk suggests "the availability of attractive historic housing (in the City of York) could spur a return to the city by,

first, new residents, and subsequently, new commercial development.” He also encourages “revitalizing the City’s historic neighborhoods largely through attracting younger, professional households and empty nesters, though always maintaining racial, ethnic, and economic diversity.”

The 2030 updated plan proposes a vision along with action steps to help the City progress in the direction of Rusk’s recommendations by encouraging mixed income housing opportunities, a commitment to safeguarding York’s historic architecture, and the encouragement of flexibility with regulations in an effort to foster new economic development opportunities in the City.

Brookings Report: A Profile of the York Area, 2003 (www.revyork.org)

This document provides a statistical profile of the York area, including York City and surrounding areas. This document points out that “Urban decline is weakening many of greater York’s older neighborhoods” and suggests that regulatory barriers “ultimately drive residential and commercial development into outer suburban areas, perpetuating the current cycle of disinvestment.”

The 2030 updated plan encourages regulatory barriers to be reviewed and revised to reflect the need for economic development flexibility along with appropriate controls on development to protect the City’s history.

Brookings Report: Back to Prosperity: Renewing Pennsylvania, 2003 (www.revyork.org)

This document provides an overview of issues facing Pennsylvania and suggestions for improvement, including encouragement for strong planning, a large-scale reinvestment in the older communities, and focusing on existing infrastructure investments within municipalities.

The 2030 updated plan complements this report.

Roger Brooks (DDI), York, PA May 2008 (<http://www.yorkpa.org/docs/YorkAssessmentlorenz.pdf>)

Roger Brooks, and Destination Downtown, Inc. are currently working to create a downtown marketing strategy. Their work will complement and enhance the City’s Downtown Action Plan and the 2030 Comprehensive Plan’s Action Plan. A final report of recommendations is expected in December of 2009.

City of York Department of Economic Development and Redevelopment Authority Strategic Plan, November 2007 (www.revyork.org)

The City of York Redevelopment Authority and Economic Development Office have established as their vision “To Develop the City into a Thriving Business (medical and educational, industrial, commercial, service, arts oriented, and retail), Social, Recreational, and Tourist Destination.” This document shares goals for the City’s comprehensive plan, including:

Pursue vision of a “Victorian Village with a Revolutionary Soul,” walkable neighborhoods with a rich, historical housing stock, modern businesses, thriving industrial park, new homeowners, young professionals, and empty nesters.

A thriving urban community with live-above-work studios and offices, small businesses, arts, architecture, design, and engineering firms and related industries, diverse restaurants and alfresco dining, niche districts (i.e., Cultural District, Entertainment District, Colonial Complex, Northwest Triangle), green buildings and green spaces, ample recreation, historical and abstract public art, and fountains.

Encourage a blanket, city-wide zoning ordinance that allows an Artist Homestead home office and/or gallery, as a use by right, or, at the very least, as a live-above work special exception, in all or most neighborhoods throughout the city.

Encourage growth, expansion of “meds and eds” institutions and jobs.

Make boundaries of Central Business District and the Downtown Improvement District the same.

Accommodate artist homesteaders, live-above-work studios citywide.

Focus on attracting 1,000 new City residents (i.e., condo owners, townhouse owners, market-rate renters).

Winnow Heavy Industrial (“IH”) zones around rail tracks.

The 2030 updated plan includes downtown revitalization concepts and strategies contained in this plan.

York County Comprehensive Plan (www.ycpc.org)

The York County Planning Commission has adopted numerous planning documents. These documents include, but are not limited to:

- York County Comprehensive Plan
 - Community Facilities
 - Environmental Resources Inventory
 - Growth Management
 - Growth Trends
 - Agricultural Land Preservation
 - Natural Areas Inventory
 - Open Space and Greenways Plan
 - Transportation Plan
 - Water Resources Plan
 - Economic Development Plan
 - Housing Plan
 - Hazard Mitigation Plan
- York County Planning and Implementation Tools
- York County 2005-2009 Consolidated Plan

The City of York Comprehensive Plan has been created to be consistent with the County’s Comprehensive Plan and component plans.

City of York Downtown Action Plan, 2008 (www.revyork.org)

The City of York Economic Development Office created this plan in 2008 to summarize accomplishments, encourage new development, and suggest opportunities for future revitalization in the downtown York area. The plan was intended to be a “snapshot” of the 2030 Strategic Comprehensive Plan with the following overlying goals:

A Strong Dose of the Smarties. Smart planning, smart design, smart infrastructure, smart regulations and smart money translate into a vital and vibrant downtown.

Carrots & Sticks. An integrated collection of performance-based incentives, grants, resource sharing and leveraging, data collection, technical assistance and code enforcement will inspire targeted reinvestment, historic preservation and revitalization.

- **Commitment to Collaboration.** Hard wired with mutual respect, honest dialogue and civility, an array of task forces, Charrettes and advisory committees move projects forward with collective wisdom and persistence.
- **A Creative Haven.** Establish York as a CEO Community – Creative, Entrepreneurial and Ownership destination for artists and design professionals to live, work, learn and play. **Clustering Critical Masses.** Cluster theme-related establishments in niche districts: Cultural District, “Gorgeous George”/Restaurant Row, CODO, Stadium District and Antiques and Retail District.

The 2030 updated plan will complement this plan.

City of York Five-Year Consolidated Plan and Action Plan (www.yorkcity.org)

The City of York Five-Year Consolidated Plan and Action Plan summarize how Federal Community Development Block Grant funds will be used by the City. A strong emphasis is placed on housing strategies. The Five-Year Consolidated Plan is currently being revised (Fall 2009). The City of York Comprehensive Plan and Five-Year Consolidated Plan are intended to complement one another.

Recapture the Riverfront (http://www.yccf.org/grants_codoruswatershed.asp)

“Recapture the Riverfront” is a project of the Codorus Watershed Endowment of the York County Community Foundation in partnership with Foundry Plaza, Inc., the City of York, and the County of York. In general, the project is a community redevelopment initiative centered around the Codorus Creek corridor from Richland Avenue at the western edge of York to North George Street at the northern entrance to the downtown. The project consists of the restoration of the Codorus Creek, including a west bank “riverwalk”, greenway, and park-like settings along the way. It also includes extensions and enhancements to the existing Heritage Rail Trail County Park which rests on the eastern bank of the Codorus in town.

In addition, there are larger redevelopment sites which are keystone projects, including: Northwest Triangle, Logos Academy, Stone Container/York College, Thackston Park/Codorus Homes, and Odeon/Bantz Park. Some levels of funding are in place for portions of these projects; however, the public improvement components are not yet funded.

Additional information about some of the above initiatives and documents can be found in Section 12.0 of the Sustainability Assessment in the appendix of this document.

Section 1.0 History of York

The cultural and historic resources of a community create a sense of place.

York's rich heritage offers a journey through our past to a present day City of showcased beauty and architecture with numerous reminders of days of yesterday. York was founded in 1741 and known as the first Capital of the United States from September 1777 to June 1778. The City was incorporated as a borough in 1787 and became a third class city in January 1887.

The City is the oldest town in Pennsylvania, west of the Susquehanna River. The original plan for the City consisted of streets forming perfect squares, with a widened space in the center of town at the intersection of Market and George Streets for the purpose of supporting local market activity and commerce.



Although the City was founded during the Colonial period, little remains with respect to architectural character to remind us of this period of the City's history. The City's architecture and history is best described as an "industrial town whose architecture is predominantly Victorian in style."



The unique flavor of York's architecture is a collection of factory workers' brick row houses of the 1870s, 1880s and 1890s, its attractive Victorian row houses around the downtown area, large Victorian houses in the northwest part of the City with access to Farquhar Park, and in the far south end of the City along South George Street and Springettsbury Avenue. *Source: York Historic Buildings and Preservation Plan, Office of Planning, 1976 with reprinting in 1982.*



Section 1.1 Yesterday – What Contributed to York's Development Patterns?

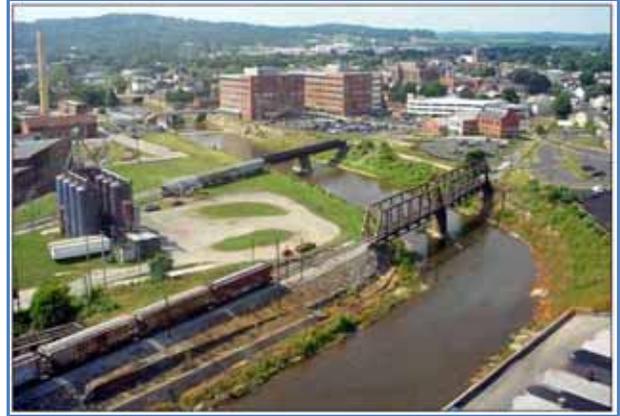
Historic events, architecture, industry, the creek and rail transportation of the City has contributed to the social and economic lifestyles of past and current generations.

A variety of influences have contributed to past and present development patterns. Influence of colonial development is demonstrated in the grid pattern of development and street layout of the City, as well as several key structures that have been preserved from the Colonial Era. The City has a wide array of examples of architecture types and styles from various periods. Additionally, manufacturing, rail access and the placement of worker housing has influenced development patterns.

The City has one of the largest Historic Districts in the Country. Historic preservation provides opportunities for not only preservation of the City's past, but also creates opportunities for tourism and increased property values, all of which contribute to sustainability of the community. The past has helped to define the present and will contribute to the design of the future.

Section 1.2 Today – What Will Contribute to York’s Future Development Patterns?

Future development patterns will be influenced by the architectural styles that have been in place for many decades. Additionally, the City has a number of historic preservation techniques such as a Historic Architectural Review Board (HARB) and Historic Districts that impact building restoration, renovation, rehabilitation and new construction. The City’s densely developed Downtown and neighborhoods, rail corridors, long narrow lots, and roadway network also offer challenges with respect to infill development and redevelopment activity.



Additionally, future development patterns will continue to be influenced by preservation of historic resources, opportunities along the Codorus Creek, quality of community services and facilities, and development within the region.

Section 2.0 City Government

The City of York is a Third Class City recognized under the Optional Third Class City Charter Law, governed by a mayor-council form of government. There are five City Council members elected at-large for overlapping four-year terms. The Mayor, Treasurer and Controller are elected for a four-year period. The Mayor is the Chief Executive of the City and enforces the ordinances of Council. The Mayor may veto ordinances which can be overridden by a two-thirds majority of Council. The mission of the City is described to the right.

City of York Mission Statement

To ensure a safe, clean, healthy, productive city where neighborhoods are revitalized, history is preserved, the natural environment is respected, and where all people can reach their full potential through education, commerce, culture, recreation and wellness.

Section 2.1 City Government

City government is responsible for the implementation of the laws that regulate the municipal jurisdiction, and to provide a variety of public facilities and services to provide for the health, safety and welfare of the general public. The following briefly outlines responsibilities of the Mayor and City Council, City government functions and various Authorities that have been created to assist City government to meet health, safety and welfare needs of the general public.

Section 2.1.1 Responsibilities of the Mayor and City Council

The Mayor enforces the charter and ordinances of the City and all general laws applicable thereto. The Mayor supervises all of the departments of City government and the conduct of all City officers under the Mayor's jurisdiction and requires each department head to make such reports to the Mayor as deemed desirable. The Mayor reports annually to Council and to the public on the work of the preceding year and on the condition and needs of the City government. The Mayor makes such recommendations for action by Council as he deems in the public interest.

The City Council is the municipal governing body responsible for making policy decisions, levying taxes, borrowing money, authorizing expenditures and directing administration of the government by their appointees.

Section 2.1.2 City Departments and Bureaus

The City provides a variety of local services including police and fire protection, maintenance of local roads and streets, local planning and zoning, parks and recreation, garbage collection, health services, and licensing of businesses and code enforcement. The following is a listing of City Departments that support City government functions serving residents, business owners and visitors:

Department of Community Development
Department of Economic Development
Police Department
Department of Administration

Department of Fire/Rescue Services
Department of Public Works

Section 2.1.3 Authority Functions

Authorities are set up to perform special services to augment the routine services offered by City government. The following authorities have been organized by the City to provide a variety of services such as housing assistance programs, ownership of City assets and redevelopment of City

neighborhoods. Details pertaining to responsibility of these authorities are contained on the City's website: www.yorkcity.org/.

Housing Authority
Sewer Authority
York Business Improvement District
Authority (Downtown York, Inc.)

General Authority
Redevelopment Authority

Section 2.1.4 Boards, Commissions and Committees

The following boards and commissions have been established to support various aspects of City government. Details pertaining to responsibility of these boards and commissions are contained on the City's website: www.yorkcity.org/.

Advisory Council on Recreation and Parks
Albert S. Weyer Community Health Fund Advisory Committee
Construction Board of Adjustment and Appeals
Fire Civil Service Board
Board of Health
Historical Architectural Review Board (HARB)
Human Relations Commission
Nuisance Abatement Board of Appeals
Planning Commission
Police Civil Service
Vacant Property Review Committee
Zoning Hearing Board

Section 3.0 Policy Plan

The Policy Plan addresses traditional comprehensive plan elements such as land use, housing, transportation, utilities, community facilities and services, and economic development. The City of York's policy is primarily tailored for a "built environment" with an emphasis on revitalization and redevelopment opportunities for the Downtown and existing neighborhoods, enhancement of existing roadway, pedestrian and bicycle corridors, and greening of the City through streetscapes, interior space, public plazas and greenways along water corridors. The policy also addresses enhancement of community strengths, addressing weaknesses and threats, and maximizing on opportunities for change and improvement.

The results of the community input through use of techniques such as a Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis, Visual Preference Survey and Community Survey are contained in the appendix of this document.

The policy articulated in this section of the plan updates the Strategic Comprehensive Plan 2015 Policy Plan for a "built environment." Yet, the policy continues to stipulate that the projects under consideration for implementation be designed consistent with the City of York Illustrative Design Guide and subsequent documents recognized by the City that contain design standards and guidelines.

Section 3.1 Policy Statement

The emphasis of this planning policy is to build a strong, attractive and economically thriving community through sustainability. ***"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs."***

Just because the 2015 plan is being updated, there is no need to completely abandon the plan's vision, policies and other framework for revitalizing the City of York. Instead, the policies outlined in this plan build upon those described in the 2015 plan. This vision for the future is supported by the following set of overarching achievable sustainability goals:

- Offer clean, safe and green neighborhoods where residents can experience a high quality of life.
- Preserve and conserve traditional residential neighborhoods.
- Create tourism, cultural, social and recreational opportunities to attract visitors.
- Offer just and equitable economic opportunities and governmental systems.
- Commit to providing for future generations.
- Preserve historic and architectural integrity of structures.
- Provide a wide range of housing, employment and education opportunities
- Provide an economy offering desired goods and services to sustain neighborhoods.
- Provide socially and culturally diverse neighborhoods where one can live, work and play.

The Vision

The vision is to build a strong, attractive and economically thriving community consisting of a regionally recognized center of commerce, socially and economically diverse neighborhoods, preserved traditional residential neighborhoods, employment and education centers of high quality, community facilities, health care facilities and recreation spaces designed to create a sense of place.

These overarching goals are achieved through the implementation of the policies established in this plan for various plan elements.

Section 3.2 Summary of Policy by Plan Element

The policy statement outlined in the previous section is supported by plan element goals provided for themes such as land use, housing, transportation, historic preservation, community facilities and services, economic development and neighborhood revitalization. Each of these goals is supported by a set of community development objectives. The goals and objectives outlined in this section support achievement of the overarching community sustainability goals supporting the 2030 vision for the City of York.

Section 3.2.1 Land Use Policy

Goal: Establish and maintain appropriate balance of land use required to create a desired level of sustainability.

The **Land Use Policy** provides the framework for community development. A community requires a delicate balance of a variety of land uses in order to create a desired level of sustainability. How land is used directly relates to other sustainable community elements such as housing, economics, transportation, and community facilities and services. All plan elements affect the overall quality of life of City residents. Land use policy and regulations must encourage development while protecting the City's assets and resources.



Objectives of the Land Use Policy

1. Modify zoning, housing and building codes to support community needs and reinforce community character.
2. Maintain and expand local and regional manufacturing employment opportunities.
3. Expand the local tax base.
4. Acquire land and selectively demolish obsolete structures for planned or future development.
5. Identify opportunity sites, preservation areas and areas for redevelopment.
6. Create programs and policies consistent with York County's Comprehensive Plan.

Section 3.2.2 Housing Policy

Goal: Improve availability of decent, affordable housing for households of all ages and all income levels.

The **Housing Policy** emphasizes strategies to address blight and deterioration in order to prevent, reduce and eliminate blight in residential neighborhoods and strategies to enforce housing and building codes with the intent to improve the physical and structural appearance of properties. The goal is to enhance the long-term economic viability of the housing market through the use of design programs, codes and the codes appeals process.

Objectives of the Housing Policy

1. Increase homeownership.
2. Improve the quality of housing.
3. Improve the value of housing.
4. Increase housing affordability for all income levels.
5. Create programs and policies consistent with York County's Housing Plan.

Section 3.2.3 Transportation Policy

Goal: Safety, mobility and accessibility for all modes of travel.

The **Transportation Policy** for circulation and accessibility is to advance a balanced, multi-modal transportation network that safely and efficiently moves people, goods and services throughout the City and provides effective linkages to the region and beyond. The City's greenway/open space initiative focuses on developing a coordinated citywide greenway and open space system of trails and pedestrian ways that link activity centers.



Section 3.2.4 Historic Preservation Policy

Goal: Preserve cultural and historic resources of the Community to create a sense of place.

The **Historic Preservation Policy** focuses on the inventory, assessment and documentation of historic properties through establishment of Historic Districts, as well as a focus on the preservation of historic resource within the core of the City through regulation of development, redevelopment and rehabilitation of structures subject to Historic Architectural Review Board (HARB) District requirements.

The City established the **HARB District** in 1972 with expansion of the designated district in 1975 and 2001. Changes to the District require approval by the Pennsylvania Historical and Museum Commission (PHMC).

The **York Historic District** is the largest in the Country. Any federally funded project in this area must be evaluated with respect to impact on the historic and architectural character of the district prior to project approval.

Objectives Transportation Policy

1. Provide efficient maintenance and improvements of transportation facilities.
2. Provide multi-modal links between residential neighborhoods and places of employment.
3. Design and manage public improvements that will meet current and future transportation needs.
4. Provide non-vehicular links between residential neighborhoods, places of employment, the Downtown and recreation facilities.
5. Encourage appropriate residential and nonresidential uses fronting along greenways and open space corridors.
6. Create programs and policies consistent with York County's Transportation Plan.

Objectives of the Historic Preservation Policy

1. Identify and preserve historic landmark structures through adaptive reuse and rehabilitation.
2. Identify areas for continued and expanded historic preservation.
3. Promote City and State programs that provide financial incentive for rehabilitation and historic preservation of structures.
4. Evaluate and modify existing preservation policies, review processes, regulations and enforcement.
5. Review and modify zoning regulations to support architectural preservation.
6. The conversion of historic residential buildings and properties to non-residential uses is discouraged.
7. The preservation of residential single-family uses and the conversion of non-residential uses back to single-family uses are encouraged.

Section 3.2.5 Community Facilities and Services

Goal: Provide quality, cost-effective facilities and services through special funding sources, general funds, and route maintenance and scheduled improvements to maintain acceptable quality of life for City residents.

The **Community Facilities and Services Policy** focuses on providing quality, cost-effective facilities and services using the resources available to provide, maintain and operate facilities, and offer services. Facilities include government buildings, roadways, electrical systems, parks and recreational facilities, and the wastewater collection and conveyance system. Services include refuse, recycling, yard waste collection, large item pickup, fire and rescue services, police protection, community policing services and special events.



Section 3.2.6 Economic Development Policy

Goal: Provide economic development opportunities through new development and redevelopment projects, and infrastructure improvements.

The **Economic Development Policy** focuses on the identification of key linkages and opportunities that exist within the City and region, expand the local tax base, establish new businesses, increase business activity, measure and evaluate economic and demographic variables, and create and retain employment opportunities. Emphasis is placed on the viability of the Downtown. The economic development vision is to develop the City into a thriving business, residential, social, recreational and tourist destination with the business component focusing on medical and educational facilities, industrial and commercial opportunities, services, arts and retail businesses.

Objectives of the Community Facilities & Services Policy

1. Provide adequate public facilities and services to promote health, safety and welfare.
2. Enhance park and recreation facilities as places for residents and destinations for visitors.
3. Provide high level of community safety and protection from dangers and hazards.
4. Provide recreational programs to meet the needs of all citizens.
5. Provide clean, safe and green neighborhoods.

Objectives of the Economic Development Policy

1. Create conditions for business retention, growth and attraction.
2. Market sites for occupancy, development and redevelopment.
3. Create neighborhood-based jobs and live-work opportunities.
4. Emphasize opportunities in the medical and educational sectors.
5. Incorporate infrastructure improvements, green space and recreation as part of project development.
6. Utilize a variety of tools to revitalize neighborhoods through increased homeownership, economic development, and historic preservation and neighborhood amenities.
7. Create programs and policies consistent with York County's Economic Development Plan.

Section 3.2.7 Neighborhood Revitalization

Neighborhoods are the building blocks to a sustainable community.

The **Neighborhood Revitalization Policy** emphasizes improving the quality of life of neighborhood residents, businesses and visitors by developing programs, partnerships, volunteerism and processes that target housing, community and economic development projects, community safety, community cleanliness, and greening and community services. A number of City programs have been developed to support this policy. Programs include:

Neighborhood Resource Institute
Community Advisory Council
Neighborhood Alliance
Citizen Inspector Program
Housing Programs
Neighborhood Revitalization Plans



Objectives of the Neighborhood Revitalization Policy

1. Reduce neighborhood blight and deterioration.
2. Create and implement a community policing philosophy.
3. Streamline codes and code enforcement.
4. Provide access to affordable housing.
5. Increase homeownership.
6. Clean and green neighborhoods.
7. Improve the economy of neighborhoods.
8. Preserve historic and architectural qualities of structures.
9. Provide connections/linkages to parks, recreation, open space and greenways.

Section 3.3 Future Land Use Plan

Article III of the MPC requires a plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for all classifications of land use. The Future Land Use Plan 2030 designates the proposed distribution and general location for residential, commercial, industrial, open space/recreation, community facilities and other categories of public and private uses of land. The Future Land Use Plan 2030 (Map P-1) illustrates the land use policy and future strategy to meet land use objectives articulated as part of the Land Use Policy. The Future Land Use Plan was prepared based upon input from the community and collaboration with the York City Planning Commission and analysis of the Zoning Ordinance.

Section 3.3.1 Land Use Classification System

The following land use classification system is used to describe the various aspect of land use identifying patterns of land use across the City to support the continuation of current and future land use patterns. This system of classifying land use identifies similar residential, commercial, institutional, industrial and open space uses of similar type and density into classifications that will be used to describe and depict the future land use plan.

Land Use Classification	Descriptions
Residential Neighborhoods	
Low Density Residential	Low Density Residential land uses such as single-family detached and attached structures with the majority owner-occupied units with a variety of residential support uses. Conservation and preservation of these neighborhoods is paramount to the sustainability of the City. <i>Density is approximately 1 to 6 units per acre.</i>
Medium Density Residential	Medium Density Residential land uses include a mix of single-family and multi-family homes in neighborhoods with limited access to commercial or mixed commercial-residential land uses with a variety of residential support uses. <i>Density is approximately 7 to 15 units per acre.</i>
High Density Residential	High Density Residential land uses include multi-family structures, multiple unit apartments and single-family attached structures with access to commercial or mixed commercial-residential land uses, the central business district and employment centers. These areas have a variety of residential support uses and services. <i>Density is approximately 16 to 24 units per acre.</i>

Land Use Classification	Descriptions
Urban Neighborhoods	
Urban Neighborhoods	<p>Urban Mixed Commercial-Residential land uses include medium to high density residential uses combined with compatible, appropriately-scaled commercial uses, work places, public facilities, and open space characteristics of traditional neighborhoods with direct access to major transportation corridors and transit. Density is approximately 7 to 24 units per acre (medium to high density residential).</p> <p>Urban Residential Neighborhood land uses include medium to high density residential uses, public facilities, and open spaces characteristic of traditional neighborhoods with direct access to major transportation corridors and transit routes. Density is approximately 7 to 24 units per acre (medium to high density residential).</p>
Institutional Areas	
Mixed-Use Institutional	<p>Mixed-Use Institutional and Residential land uses include educational facilities, child and adult care facilities, recreational facilities, health services, civic uses and related small-scale neighborhood commercial support services mixed with traditional medium density residential neighborhoods providing a mix of housing for short-term and long-term residents and students. Density is approximately 7 to 24 units per acre (medium to high density residential).</p> <p>Urban Residential Neighborhood land uses include medium to high density residential uses, public facilities, and open spaces characteristic of traditional neighborhoods with direct access to major transportation corridors and transit routes. Density is approximately 7 to 24 units per acre (medium to high density residential).</p>
Institutional	<p>Institutional land uses are located throughout various districts including educational facilities, clubs, cultural facilities, day care centers, nursing homes, police and fire stations, parks, churches, dormitories, hospitals, libraries, museums and community centers.</p>

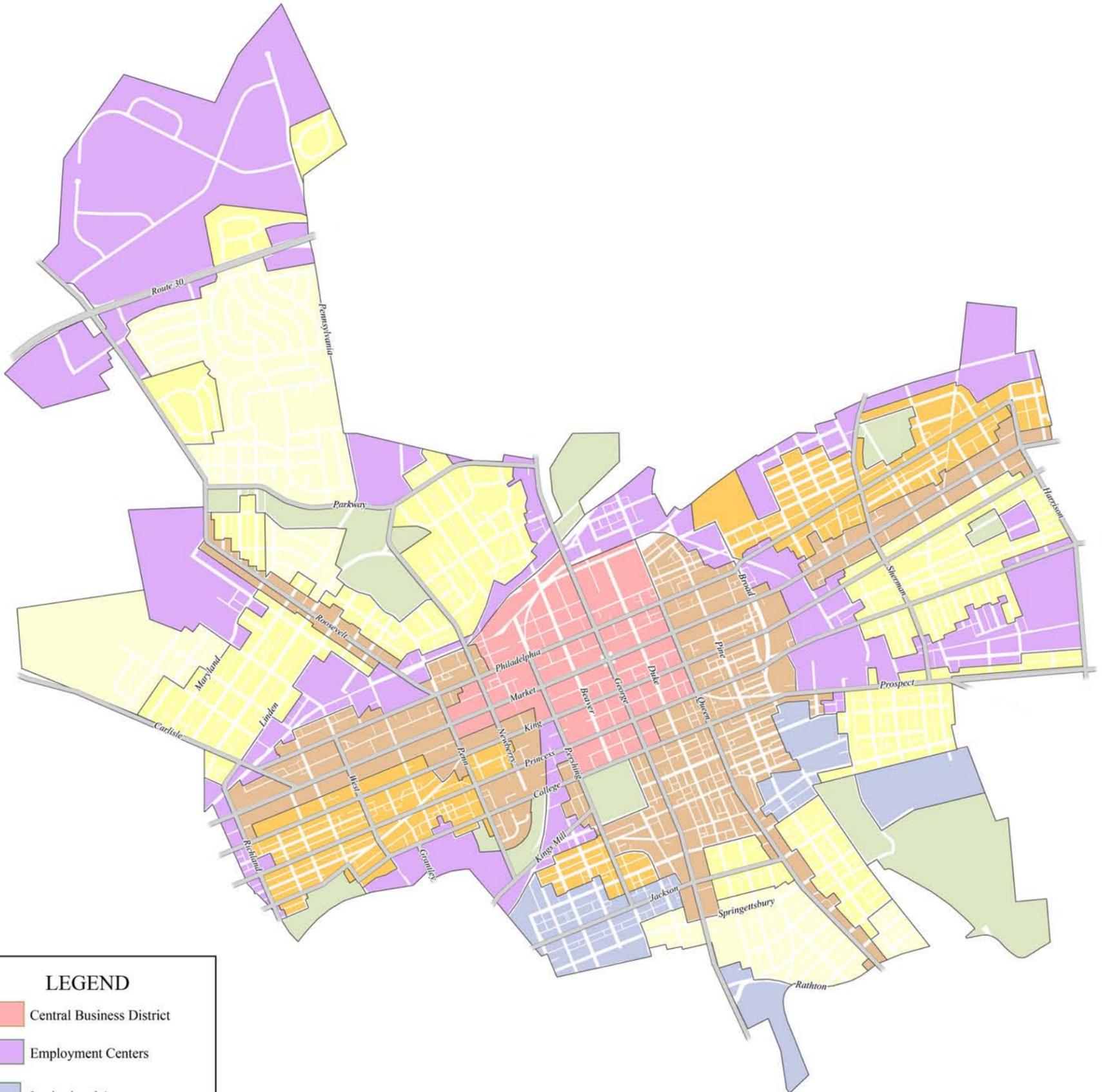
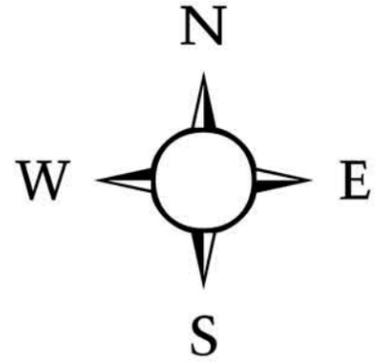
Land Use Classification	Descriptions
Central Business District	
Mixed Commercial	The Central Business District consists of land uses such as commercial, institutional, government, urban residential living, cultural facilities, entertainment and public open spaces. <i>Density is approximately high density residential (16 to 24 units per acre and greater).</i>
Government Office	Government office land uses include offices, services, bureaus, departments, courts, annexes and out-posts for federal, state, county and local levels of government typically located in and around the Central Business District.
Employment Centers	
Commercial	Commercial land uses found in varying concentrations providing a variety of goods and services to neighborhood, the City and regional markets. Commercial uses include service, retail, office and similar business establishments. Additionally, these areas include educational facilities, tourist-related services and institutional uses. Uses are located along major transportation corridors with access to transit.
Light Industrial	Light Industrial uses are characterized by manufacturing, wholesaling, distribution, research or testing laboratories, industrial parks, printing plants and similar uses. Uses typically have minimal impacts on the environment. Areas are typically located along major transportation and railroad corridors with access to transit.
Heavy Industrial	Heavy Industrial uses are typically large scale operations including, but not limited to: manufacturing of heavy materials, vehicular repair facilities, processing, assembly or repair operations, research or testing laboratories, quarrying, scrap processing, recycling, bulk plants and other similar uses. Uses have the potential for greater impacts on the environment. Heavy industrial uses are typically located within proximity to rail and truck corridors.
Land Use Classification	Descriptions
Open Space & Environmentally Sensitive Areas	
Open Space	Open Space land uses consist of parks, recreational areas, greenways, and pedestrian and bicycle paths.
Floodplain	The Floodplain area is identified as the 100-year floodplain outlined in the 1976 Federal Insurance Administration Flood Insurance Study and subsequent updates to this study.

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FUTURE LAND USE 2030



LEGEND

- Central Business District
- Employment Centers
- Institutional Areas
- Open Space & Environmentally Sensitive Areas
- Low Density Residential (1 - 6 units per acre)
- Medium Density Residential (7 - 15 units per acre)
- High Density Residential (16 - 24 units per acre)
- Urban Neighborhood (Medium - High Density Residential Mixed-Use Neighborhoods)

DRAFT
MAP P-1

Source: City of York Offices, City of York GIS Datasets, Pennsylvania Spatial Data Access, PennDOT, United States Census and community input.

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Section 3.3.2 Land Use Classification Comparison to Current Zoning

An analysis of zoning has been completed as part of the comprehensive planning process. This analysis is contained in a separate document referred to as the Zoning Analysis Report, November 2008. The table below matches the land use classifications with the current Zoning Districts.

Land Use Classification	Zoning District(s)
Low Density Residential <i>Density is approximately 1 to 6 units per acre.</i>	RS1 Districts
Medium Density Residential <i>Density is approximately 7 to 15 units per acre.</i>	Several RS2 Districts, RM, RO, CW and CN Districts
High Density Residential <i>Density is approximately 16 to 24 units per acre.</i>	Several RS2 Districts, RM, RO, CW and CN Districts
Urban Neighborhoods <i>Density is approximately 7 to 24 units per acre (medium to high density residential).</i>	RM, RO, CW and CN Districts
Mixed Use Institutional Areas <i>(Institutional & Medium to High Density Residential)</i> <i>Density is approximately 7 to 24 units per acre (medium to high density residential).</i>	I and Portions of RS2 adjacent to York College and Crispus Attucks
Employment Centers	CH, CG, I, IH and EDA Overlay Districts
Open Space & Environmentally Sensitive Areas	OS District and Floodplain Overlay District

Section 3.4 Transportation Strategy

Safety, mobility and accessibility for all modes of travel are key indicators of sustainability. The **Circulation, Accessibility & Safety Policy** is to advance a balanced, multi-modal transportation network that safely and efficiently moves people, goods and services through the City and provides effective linkages within the region and beyond.

There are a number of transportation strategies outlined in this section that enhance circulation, accessibility and safety, which have been historically practiced by the City and there are several new strategies for consideration.

Circulation, Accessibility & Safety Strategies

- ① Transportation System Operation & Management
- ② Traffic Safety
- ③ Pedestrian & Bicycle Accessibility and Safety
- ④ Parking Management
- ⑤ Truck Traffic & Accessibility
- ⑥ Transit-Oriented Development Strategy
- ⑦ Greenway Enhancements
Enhanced Transit

Section 3.4.1 Transportation System Operation & Management and System Maintenance

The City continues to fund, schedule and implement a variety of transportation system operation, management and maintenance strategies with respect to roadway paving, roadway reconstruction, traffic signal timing, replacement and upgrades, and routine maintenance of storm sewers within the public right-of-ways. The City routinely partners with the York Area Metropolitan Planning Organization (YAMPO) and/or York County Planning Commission (YPCPC), PennDOT and adjacent municipalities to study and address system improvements that require coordination of jurisdictional authority. These practices are expected to continue.

Section 3.4.2 Traffic Safety

The City has a Traffic Safety Committee that routinely examines a variety of vehicular and pedestrian safety issues. This Committee is also responsible for the review of new development and redevelopment activities requiring submission of a Land Development Plan. The committee meets monthly to address matters related to traffic safety. Additionally, traffic safety issues related to access to specific sites proposed for new development and redevelopment are addressed through the Subdivision/Land Development Review process through requirements for either a Traffic Summary or Traffic Impact Study based upon intensity of development.

Section 3.4.3 Pedestrian and Bicycle Accessibility and Safety

Pedestrian and bicycle accessibility and safety provide options to residents for alternative modes of travel through the City's highly urbanized environment. The City's public streets offer sidewalks for pedestrian travel and alleyways for safe bicycle travel. Additional steps may be needed to ensure bicycle safety on major thoroughfares due to traffic volumes and confined spaces for vehicular travel, on-street parking and bicycle travel.

Section 3.4.3.1 Safe Routes to School & Pedestrian Safety

The state has an initiative to fund sidewalk improvements to create safe routes to school. Sidewalks to and from schools, parks and recreation facilities should be prioritized for replacement, ADA compliant ramps and other amenities.

Section 3.4.4 Parking Management

Public parking facilities are studied and managed by the General Authority. Parking management with respect to both public and private development is regulated by standards contained in the Zoning Ordinance. In addition, the City has a process for the designation of areas within residential neighborhoods which can be designated for Residential Parking Permits.

Section 3.4.5 Truck Traffic & Accessibility

The City has identified a number of truck routes for the purpose of providing accessibility to the downtown and employment centers. Truck traffic and accessibility is assessed for new development and redevelopment projects through the Subdivision/Land Development Review process through requirements for either a Traffic Summary or Traffic Impact Study based upon intensity of development. Consideration should be given to requirements for a more detailed traffic impact study to be conducted for development that meets or exceeds an established traffic threshold based upon functional classification of the roadway.

Section 3.4.6 Transit Oriented Development Strategy

A transit-oriented development (TOD) is a mixed-use residential or commercial area designed to maximize access to public transportation and often incorporates features to encourage transit ridership. A TOD neighborhood typically has a center with a train station, metro station, tram stop or bus station surrounded by relatively high-density development with progressively lower-density development spreading outwards from the center. TODs generally are located within a radius of one-quarter to one-half mile from the transit stop and is considered to be an appropriate scale for pedestrians.

Section 3.4.7 Greenway Enhancements

Opportunities for greenway enhancements are identified on the Park Linkages and Opportunities Sites Map contained in this section of the plan. Greenways provide opportunities for alternative modes of travel such as walking and biking. Additionally, preservation of greenways along waterways provides a buffer for wildlife, flood management facilities as well as other amenities to provide access to waterways and recreation. Greenway enhancements connecting the City to the region are addressed in the River of Opportunities Plan.

Section 3.4.8 Enhanced Transit

York County's public transportation system, *rabbitransit*, provides a variety of transportation services to the residents of the City as well as York County. The following are several benefits that an efficient and comprehensive transit system offers:

- Transit is an essential transportation option that can cut through congestion to provide access to job markets and remove auto trips from the roadway system, thereby helping to maintain highway capacity for the shipment of goods and materials.
- Investments in transit to increase accessibility and mobility keep downtowns thriving.
- Transit connects workers to jobs in the City, suburbs, and rural areas within the region.
- Transit relieves traffic congestion and improves business productivity.
- Transit stimulates economic development around stations by providing a steady stream of pedestrians and transit riders.
- Transit reduces energy consumption and achieves clean air standards.
- Capital investment in transit generates jobs with a significant return on investment.
- The enhancement of bus service and the ability to offer other transit modes in the future depends upon funding and collaboration with other municipalities in the region as well as transit services providers through public-private partnerships.

Section 3.5 Downtown Strategy

A Revolution is afoot in downtown York!

That revolution is supported by York's Downtown Action Plan. This plan is a part of the City's Strategic Comprehensive Plan and is referenced as a part of this plan. Through collaborative efforts, realization of a vibrant Downtown can be achieved through the key revitalization strategies shown to the right.

Section 3.5.1 Downtown Vision

The revitalization of the Downtown as a clean, safe, attractive and vibrant place with a strong identity as the center of commerce, culture and community for the region offering:

- a **friendly government center** consisting of state, County and City functions and services supported by a variety of businesses and unique shopping opportunities;
- a **destination for culture, architectural and heritage experiences** including historic structures, libraries, museums, opportunities for higher education, arts, events and entertainment;
- an **urban transportation hub** with access offered via a variety of modes of transportation (rail, bus, commuter trolley/train, bicycle and pedestrian) to various local and regional places, events, employment centers and facilities;
- a **place of inviting public spaces** (plazas, greenways/paths/trails, parks, public art and facilities);
- and
- a place offering a variety of affordable urban living to a diverse population.

Section 3.5.2 Year-Round Special Events

There are several key year-round special events that have been used over the years to promote the Downtown for the purpose of attracting visitors, residents and workers to participate in events such as:

Cherry Lane Box Lunch Revue
New Year's Revolution
York's Saint Patrick's Day Parade
First Friday in Downtown York

Wordsworks: A Literary Weekend at
YorkArts
Yorkfest Arts Festival
Olde York Street Fair

Expansion of year-round special events will foster opportunities for expansion of Downtown activities such as shopping, entertainment, culture, and other related activities.

Section 3.5.3 Downtown Revitalization Strategies

Please reference the City's website at www.revyork.com for the York City Downtown Action Plan. This plan is a dynamic plan that is more frequently updated than the Comprehensive Plan. The Downtown revitalization strategies listed above are covered in the Downtown Action Plan as well as in other sections of this plan. Figure 1 depicts various Downtown Revitalization Opportunities outlined in this plan.

Downtown Revitalization Strategies

- 1 Smart Planning, Design, Infrastructure, Regulation and Investment Strategy
- 2 Performance-Based Incentives, Grants, Resource Sharing and Leveraging and Code Enforcement Strategy
- 3 Commitment to Collaboration and Partnering Strategy
- 4 Clustering Critical Mass Strategy
- 5 Historic Preservation Strategy
- 6 Transit-Oriented Strategy

Refer to www.revyork.com for detailed information.

Figure 1: Downtown Revitalization Opportunities



Source: York City Downtown Action Plan, www.revyork.com

Section 3.6 Opportunity Sites & Enhancement Opportunities

The map contained in this section indicates opportunities for the redevelopment, renovation or adaptive reuse of underutilized, abandoned and/or deteriorated structures. Additional opportunities have been identified in the Downtown Plan and plans prepared by the City's Department of Economic Development for State grant programs.

The following criteria was utilized to identify non-residential opportunity sites: abandoned structures; vacant and deteriorated structures; structures with potential to meet the blight requirements of the Pennsylvania Urban Redevelopment Law, Act of May 24, 1945 (P.L. 991); and properties with limited economic value based upon condition and other factors.

In addition to opportunity sites, the Opportunity and Enhancement Strategies Map (Map P-2) identifies image corridors, alleyways for pedestrian access, gateways and greenway improvements, parks and open space, and opportunity sites for redevelopment. These suggested improvements should be made through a variety of public/private partnerships, grant programs (i.e. City's Section 108 Projects – CDBG eligible, and DCNR, DCED and other grants) coordinated with other capital improvements programs and neighborhood revitalization projects. Figure 2 identifies the location of planned projects to be sponsored by the City's CDBG Section 108 funds.

- Opportunity Sites & Enhancement Opportunities Strategies
- 1 Acquisition, Demolition and/or Selective Demolition
 - 2 Market for Redevelopment, Renovation or Adaptive Reuse
 - 3 Market Underutilized Site for Occupancy
 - 4 Public/Private Partnerships
 - 5 Enhance Gateways & Streetscapes along Image Corridors
 - 6 Alleyway Improvements for Pedestrians
 - 7 Greenway and Sidewalk Linkages to Downtown, Parks and Open Space

Figure 2: Location of Section 108 Projects

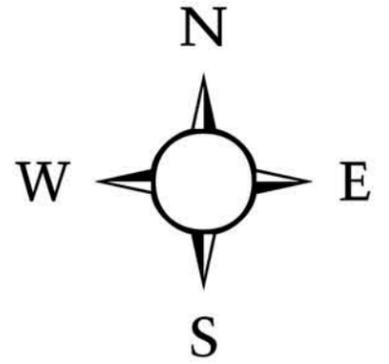


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OPPORTUNITY SITES AND ENHANCEMENT STRATEGIES



LEGEND

- Opportunity Sites
- Greenways
- Hardscape Corridors for Pedestrians
- Image Corridor
- Proposed 2 Way Traffic Pattern
- Northwest Triangle Redevelopment Area
- Parks & Open Space
- Alleyway Pedestrian Circulation
- City Gateways

Opportunity Sites

- | | | |
|---|--|---|
| 1 Underutilized Commercial Site | 8 School District Site | 16 US Post Office |
| 2 Parking Lot & Underutilized Industrial Site | 9 Junkyard Site | 17 Underutilized Commercial Site |
| 3 York Casket Site | 10 Old Post Office Site/Parking Garage & Steam Plant | 18 Underutilized Commercial & City Site |
| 4 Armory & Pennsupreme Sites | 11 200 West Market Street | 19 ACCO Site & Adjacent Properties |
| 5 Save - A - Lot Site | 12 Unit Block West Market Street Southside | 20 Underutilized Industrial Sites |
| 6 Old County Jail & Graybill Site | 13 Vacant Lots - West Hope Avenue | 21 Kings Mill Area |
| 7 Danskin Site | 14 Food Bank Site | 22 Simon Camera 600-630 South Pine |
| | 15 Properties Adjacent to York High School | 23 South Pine Street |

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MAP P-2

Source: City of York Offices, City of York GIS Datasets, Pennsylvania Spatial Data Access, PennDOT, United States Census and community input.

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Scale 1:7,200

Section 3.7 Neighborhood Enhancement Strategies

This section identifies enhancement strategies for various neighborhoods across the City. The strategies focus on the preservation, conservation and enhancement of neighborhoods. Key neighborhoods and targeted areas for these enhancements are depicted on the Neighborhood Enhancement Strategies Map (Map P-3).

Section 3.7.1 Strategy for Preservation & Conservation of Predominantly Residential Neighborhoods

The City has several distinctive residential neighborhoods which contribute significantly to the overall character and identity of the City. These neighborhoods predominantly consist of single-family detached and attached residences that are worthy of preservation and protection. Develop land use regulations that support the following neighborhood preservation and conservation strategies:

Neighborhood Preservation & Conservation Strategies

- ① Protect and Strengthen Neighborhood Character
- ② Promote and Provide Incentives for Neighborhood Revitalization
- ③ Protect and Enhance Livability
- ④ Reduce Conflicting Land Use Patterns
- ⑤ Prevent Blight
- ⑥ Stabilize Property Values
- ⑦ Architectural & Historic Preservation Standards

- ① **Protect and Strengthen Neighborhood Character** – Protect and strengthen desirable and unique physical features, design characteristics, and recognized identity and neighborhood character.
- ② **Promote and Provide Incentives for Neighborhood Revitalization** – Promote and provide incentives for neighborhood revitalization guided by design and property maintenance standards specific to unique neighborhoods to ensure harmonious, orderly and efficient redevelopment of the City.
- ③ **Protect and Enhance Livability** – Protect and enhance livability of the City by providing only for single-family detached and attached residences, and residential support land uses with live-work opportunities where appropriate.
- ④ **Reduce Conflicting Land Use Patterns** – Reduce conflicts between residential and non-residential uses within neighborhoods caused by incompatible and insensitive development, redevelopment or infill development.
- ⑤ **Prevent Blight** – Prevent blighting of neighborhoods due to poor property maintenance.
- ⑥ **Stabilize Property Values** – Stabilize property values through increased homeownership and providing for housing for all income levels within neighborhoods.
- ⑦ **Architectural & Historic Preservation Standards** – Utilize land use regulations that permit the regulation of architectural features and historic preservation.

Section 3.7.2 Urban Neighborhoods (Traditional Neighborhoods)

Urban neighborhoods are typically characteristic of diverse compact, pedestrian-oriented neighborhoods consisting of a mix of residences, shops, workplaces, public facilities and open spaces interwoven within neighborhoods with proximity to the Downtown. These neighborhoods in the past, as well as today, were mixed-use in nature, composed of residential and non-residential land uses, and provide unique opportunities to meet the needs of local residents by providing goods and services as well as live-work and small business development opportunities. These neighborhoods should develop land use regulations that allow for the conservation and enhancement of traditional neighborhoods.

Section 3.7.3 Targeted Neighborhood Enhancement Strategies

The table below identifies various enhancement strategies targeted to various neighborhoods. This assessment offers individuals, groups and public/private partnerships a summary of neighborhood needs that must be addressed to build sustainability.

Neighborhoods	Neighborhood Enhancement Strategies								
	Blight Elimination	Neighborhood Revitalization	Neighborhood Preservation/Conservation	Housing Rehabilitation & Code Enforcement	Homeownership	Anti-Poverty	Neighborhood Safety	Community Services & Facilities	Infrastructure & Streetscapes
Devers Area Neighborhood Association			○					○	○
Doctors Row Neighborhood Association		○	○	○	○		○	○	○
Downtown East Neighborhood Association	○	○	○	○	○		○	○	○
East Side Neighborhood Association	○	○	○	○	○	○	○	○	○
Historic Newton Square Neighborhood Association	○	○	○	○	○		○	○	○
Locust Street Association			○				○	○	
Northeast Neighborhood Association	○	○	○	○	○	○	○	○	○
Northwest Neighborhood Association	○	○	○	○	○		○	○	○
Olde Towne East Neighborhood Association	○	○	○	○	○	○	○	○	○
Salem Square	○	○	○	○	○	○	○	○	○
Southwest Neighborhood Association		○	○	○	○		○	○	○
Springdale Neighborhood Association			○					○	○
The Avenues Neighborhood Association			○	○	○		○	○	○
Veterans Memorial Park Neighborhood Association			○	○	○		○	○	○
West Bank NH Improvement Association	○	○	○	○	○	○	○	○	○
West Philadelphia Street Neighborhood Association	○	○	○	○	○		○	○	○
Yorktowne Neighborhood Association							○	○	○
Southeast Neighborhood	○	○	○	○	○	○	○	○	○

Section 3.7.4 Weed and Seed Program

The City participates in the State's Weed and Seed Program focusing on safe communities as a result of concerned citizens. This program provides funding to create safer and stronger communities through collaborative initiatives that "weed" neighborhoods of drugs, guns, nuisance bars and violent offenders and then "seed" communities with economic and social programs that address the root cause of crime such as poverty, unemployment, illiteracy and lack of job skills training. The City's Weed and Seed neighborhoods support collaboration among local stakeholders, law enforcement and community-based organizations. Source: <http://www.pccd.state.pa.us>.

Section 3.8 Interrelationship of Plan Elements

Plans for revitalization, redevelopment and enhancement of the City neighborhoods were developed considering a variety of community sustainability indicators that support development of policies for plan elements. Those policies impacting community sustainability include:

The Future Land Use Plan 2030 depicts the distribution and general location and interrelationship of land use for residential, commercial, industrial, institutional, open space, recreation, community facilities and other types of public and private uses of land. The following describes the interrelationship of plan elements to the Future Land Use Plan.

Housing Policy – The Housing Policy along with the *Neighborhood Enhancement Strategy* outlines a variety of goals, objectives and strategies that emphasize neighborhood revitalization, preservation and conservation considering historic and current land use patterns along with future opportunities for redevelopment of key opportunity sites with access to commercial, institutional and recreational facilities. The *Future Land Use Plan* reflects the established densities of housing patterns within the City.

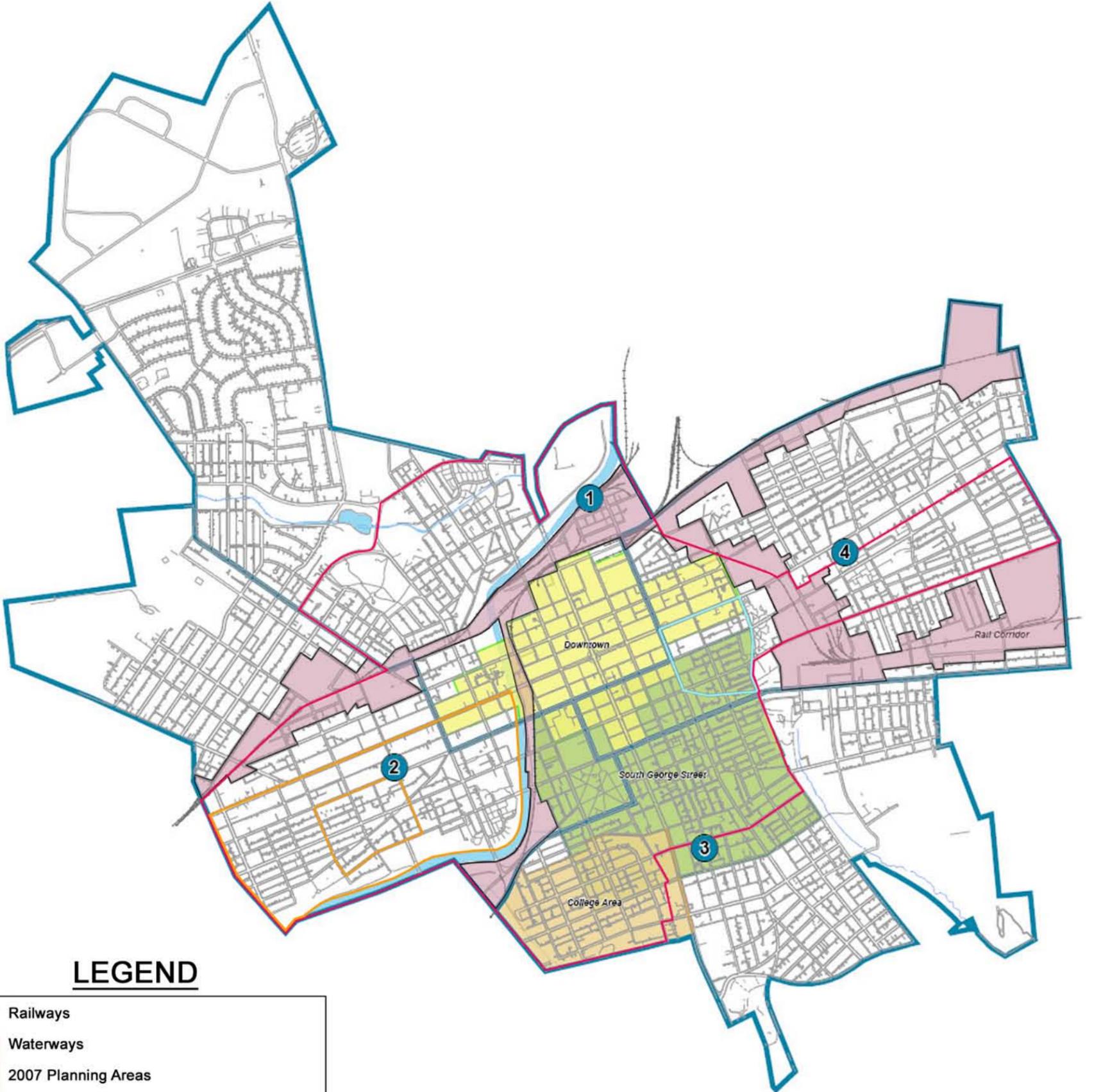
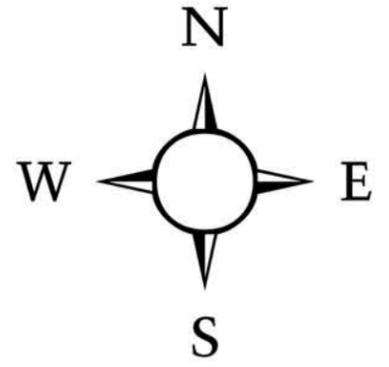
Transportation Policy – The Transportation Policy and *Transportation Strategy* identifies vehicular and non-vehicular strategies to provide opportunities for circulation, access and safe travel within the City as well as to and from the region. This emphasis on *linking land use and transportation* is reinforced through highly concentrated development patterns within the core of the City and surrounding urban neighborhoods supported by lower dense development located at the perimeter of the City, supported by a transportation network offering a variety of vehicular and non-vehicular modes of travel.

Historic Preservation Policy – The Historic Preservation Policy includes a variety of strategies focusing on preservation of cultural and historic resources of the community to strengthen a sense of place. The preservation of historic resources is also reflected in both the *Housing Policy* and the *Future Land Use Plan*.

Community Facilities and Services – The Community Facilities and Services Policy addresses a variety of facilities located throughout various neighborhoods across the City. These various uses support both residential living and non-residential activity supported by the *Future Land Use Plan*. Additionally, open space and recreational space are identified on the *Future Land Use Map*.

Economic Development Policy – The Economic Development Policy identifies various revitalization and redevelopment opportunities in the context of the *Future Land Use Plan* with the primary focus on *neighborhood revitalization*, business retention and expansion of the local tax base.

NEIGHBORHOOD ENHANCEMENT STRATEGIES



LEGEND

- Railways
- Waterways
- 2007 Planning Areas
- College Area
- Downtown
- South George Street
- Rail Corridor
- Weed & Seed Area - 2007
- Designated Elm Street Areas**
- West End / Salem Square Revitalization Area
- Olde Towne East Revitalization Area

Section 3.9 Plan Consistency and Compatibility with County and Surrounding Municipalities

The Pennsylvania Municipalities Planning Code (MPC) requires that the existing and proposed development of the City be compatible with the existing and proposed development and plans in contiguous municipalities. The MPC also requires identification of measures to provide buffers and transitions in any areas where there may be incompatible land uses along adjoining boundaries.

Section 3.9.1 Consistency with York County Plans

The Plan is generally consistent with the York County Comprehensive Plan and Growth Management Plan with respect to the concept that growth should occur outward from concentrated areas of development. This Plan will update the County's Plan in accordance with Article III of the MPC with respect to land use. The City is located within an established growth area. The proposed land use patterns are consistent with the planning terminology referenced in both the MPC and County Plans.

Section 3.9.2 Consistency and Compatibility with Surrounding Municipalities

This section addresses plan consistency with respect to the City's Future Land Use Plan with the County and surrounding municipalities as derived from current zoning districts for West York Borough, North York Borough, Manchester Township, Spring Garden Township, Springettsbury Township, and West Manchester Township. It should be noted that Spring Garden Township is currently in the process of updating their zoning ordinance; however, changes to the zoning map and district delineation are not expected.

Overall, the plan is generally consistent with plans for adjoining municipalities as well as York County. The Contiguous Municipality Zoning Map, as represented on the Zoning with Surrounding Municipalities Map (Map P-4), depicts both land use patterns and zoning for the City of York with the zoning designations for surrounding municipalities. The following tables were developed using respective zoning district descriptions and purposes to provide a regional perspective and assessment of compatibility. These descriptions further support general consistency and compatibility between proposed future land uses and surrounding municipalities.

West York Borough		
C – COMMERCIAL	No purpose stated in ordinance.	Consistent/ Compatible
R2 – RESIDENTIAL	No purpose stated in ordinance.	Consistent/ Compatible
North York Borough		
NC – NEIGHBORHOOD COMMERCIAL / RESIDENTIAL	To promote pedestrian-oriented commercial activities; to promote an appropriate mix of retail, service, office, public, institutional and residential uses; to avoid heavy motor vehicle related commercial uses that are most likely to conflict with nearby homes and the pedestrian-orientation, and which are most likely to cause demolition of historic buildings; and to primarily provide for smaller scale uses that utilize existing buildings, as opposed to uses that would involve substantial demolition.	Consistent/ Compatible
LIC – LIGHT INDUSTRIAL COMMERCIAL	To provide for a range of light industrial uses; to recognize that there are no appropriate locations within the Borough for the heaviest types of industrial uses, because of the proximity of homes to all areas of the Borough, the locations of the creek, the importance of preserving historic buildings, the congestion of the street system and the very limited amounts of underdeveloped land; and to carefully control the types of industrial operations to avoid nuisances and hazards.	Consistent/ Compatible
R2 – MEDIUM DENSITY RESIDENTIAL	To provide for medium density residential neighborhoods, with a mix of housing types; to protect these areas from incompatible uses; to encourage “one home on lot” (which may be attached to another home) in order to promote home ownership and neighborhood stability; and to make sure that infill development is consistent with neighboring development.	Consistent/ Compatible
MU – MIXED USE	To provide for a range of business uses and some institutional and residential uses that would be compatible with the surrounding neighborhood and that would allow reuse of existing buildings.	Consistent/ Compatible

Manchester Township		
C – COMMERCIAL	The purpose of the C-Commercial District is to provide reasonable standards for the orderly development and expansion of commercial uses in the areas where a nucleus of such uses already exists and where, due to the character of undeveloped land, the development of commercial uses is feasible. The standards of this district are designed to separate access roads from major thoroughfares, to minimize traffic congestion, to provide buffer yards and screen planting where such adjoin residential districts, and to otherwise create conditions conducive to carrying out these and other purposes of this chapter.	Consistent/ Compatible
I – INDUSTRIAL	The I-Industrial District is hereby established as a District in which the regulations are intended to permit and encourage appropriate sites to be used for industry and similar uses. Such district is further intended to encourage the harmonious and appropriate physical development of the Township by providing for graduate transitions between adjacent land uses and to consolidate locations of industrially-related land uses which, because of their shipping, storage and other requirements, exert special demands on the Township. Further, the district is intended to contribute to the soundness of the economic base of the Township by encouraging the construction on, and continued use of, land for industrial purposes. The establishment of this district is also intended to discourage and minimize air and water pollution, noise, glare, heat, vibration, fire and safety hazards, and other detriments to the environment, and is the only area of the Township where large tracts area easily accessible to public water and sewer. Further, this district is intended to create conditions conducive to carrying out these and the general purposes of this chapter.	Consistent/ Compatible
OFFICE	The purpose and intent of this part is to provide reasonable standards for the harmonious development of business and professional offices, and other similar and accessory uses; provide for the public convenience and avoid undue congestion in the street; and to otherwise create conditions conducive to carrying out these and the other broad purposes of this chapter.	Consistent/ Compatible

Manchester Township (continued)		
RH – HIGH DENSITY RESIDENTIAL DISTRICT	The purpose and intent of this part is to provide reasonable standards for the harmonious development of apartments, townhouses, duplexes/semi-detached, and other uses and accessory uses which are compatible with high density housing; regulate the density of population, provide for public convenience and avoid undue congestion in the streets; and to otherwise create conditions conducive to carrying out these and the other broad purposes of this chapter.	Consistent/ Compatible
RL - OPEN SPACE RESIDENTIAL; LOW DENSITY	The purpose of the RL – Low Density Residential District is to permit residential development, which results in an enhanced living environment through the preservation of open space. The provisions set forth encourage innovative and livable housing environments within residential districts through both permanent dedication of open space and a planned reduction of individual lot area requirements. The overall density remains the same as would be found in a traditional development.	Consistent/ Compatible
RM – OPEN SPACE RESIDENTIAL; MEDIUM DENSITY	The purpose of the RM – Medium Density Residential District is to permit residential development, which results in an enhanced living environment through the preservation of open space. The provisions set forth encourage innovative and livable housing environments within residential districts through both permanent dedication of open space and a planned reduction of individual lot area requirements. The overall density remains the same as would be found in a traditional development.	Consistent/ Compatible

Spring Garden Township		
AO – APARTMENT OFFICE	The purpose of the AO - Apartment Office District is to provide standards for the development of any combination of uses such as apartment, professional offices, convenience goods and personal service shops, and facilities deemed compatible with high density housing; and designed to minimize traffic problems and congestion on the streets, provide for the public convenience and to harmonize with adjoining residential uses.	Consistent/ Compatible
C - COMMERCIAL	The purpose of the C - Commercial District is to provide reasonable standards for the development of commercial uses in areas where such uses already exist and where, due to the character of undeveloped land, the development of commercial uses is feasible. The zone primarily allows development of neighborhood shopping areas which serve the day-to-day shopping needs of local residents. If a need is apparent, community or regional shopping centers can be developed on appropriate sites.	Consistent/ Compatible
IP – INDUSTRIAL PARK	The purpose of the IP - Industrial Park District is to encourage the development of, and continued use of, land which is suitable for industries and to prohibit any use which would substantially interfere with the establishment or continuation of industrial firms which contribute to the soundness of the economic base of the Township. Furthermore, the intent is to provide suitable land for light industry and industrial parks in which a number of firms may locate on a landscaped tract. Because of the possible proximity of such uses to residential and commercial areas, restrictions are imposed to assure both attractive and useful surroundings.	Consistent/ Compatible
OS – OPEN SPACE	The purpose of the OS - Open Space-Conservation District is to designate those areas where, because of natural geographic factors and existing land uses, it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife and other natural resources. This zone may include extensive steeply sloped areas, stream valleys, floodplains, water supply sources and wooded areas adjacent thereto.	Consistent/ Compatible

Spring Garden Township (continued)		
R1 – RESIDENTIAL SUBURBAN	The purpose of the R-1 – Residential Suburban District is to provide for the orderly expansion of low to medium density suburban-type development; to provide for the public health and to prevent the overcrowding of the land through the application of maximum housing densities; to provide standards which will encourage installation of public facilities and the reservation of public open space; to exclude activities of a commercial or industrial nature and any activities not compatible with residential development.	Consistent/ Compatible
R2 – RESIDENTIAL URBAN	Purpose. The purpose of the R2 - Residential Urban District is to encourage orderly development and preservation of a variety of housing compatible with existing dwellings in established, medium density residential sections in the community by providing public facilities necessary for the health, welfare and general convenience of the population; to prevent overcrowding of the land through application of maximum housing densities; to preserve public open space; to exclude activities of a commercial or industrial nature, and any activities not compatible with the residential environment.	Consistent/ Compatible
Springettsbury Township		
OS – OPEN SPACE	The purpose of the OS - Open Space District is to conserve undeveloped land for recreational and conservation purposes and to discourage the scattering of commercial, industrial, residential and other urban-type uses throughout predominantly forested areas, areas with steep slopes and/or rural areas of the Township where public services are neither presently available nor anticipated in the immediate future; to provide for the regulation of housing density in such areas; to encourage the preservation of natural amenities; to protect watershed areas, natural drainage channels and watercourses; and to otherwise create conditions conducive to carrying out the purposes of this chapter.	Consistent/ Compatible

West Manchester Township		
HC – HIGHWAY COMMERCIAL	This zone provides suitable locations for larger-scale retail, service and entertainment businesses. In addition, automobile, boat, and trailer sales and service establishments are accommodated. The uses provided in this zone are meant to serve local and regional residents, as well as those motorists passing through the Township. Access to these areas is provided by adjoining major thoroughfares.	Consistent/ Compatible
I2 – LIGHT INDUSTRIAL	This zone provides for small-scale, light industrial uses. In addition, heavier commercial businesses involving substantial outdoor storage of unfinished materials are also permitted. Generally, the uses cited attempt to create and sustain a distinct light industrial character that differs from the heavier industries and high-traffic-generating commercial uses. Appropriate design standards have been imposed to prevent the blighted and overdeveloped small-scale industrial concentrations characteristic of the older small-scale industries.	Consistent/ Compatible
I3 – GENERAL INDUSTRIAL	This zone provides for a wide range of industrial activities that contribute to the economic well-being of the Township. The types of uses permitted are heavier and more intensive than those permitted in the other industrial zones. Design standards are used to moderate the objectionable impacts associated with these heavier uses, and substantial setbacks are used to protect adjoining residences.	Consistent/ Compatible
LC – LOCAL COMMERCIAL	The purpose of this district is to accommodate the everyday commercial needs of the Township's residents. The areas designated for this zone are characterized by a majority of converted residences along Carlisle Road, Richland Avenue and West Market Street. Consequently, flexible design standards have been imposed to facilitate the preservation of converted residences. Overall, retail size has been limited to prevent large-scale commercial uses that would be too intensive for adjoining residential neighborhoods.	Consistent/ Compatible

West Manchester Township (continued)		
Q - QUARRY	The purpose of this zone is to reserve appropriate areas of the Township for quarrying and processing of quarry raw materials; to provide reasonable standards for quarry operations in order to prevent conditions which would interfere with the enjoyment or use of other properties; and to allow uses of a temporary nature in locations premature for quarrying. None of the regulations stated in this Article supersedes the Surface Mining conservation and Reclamation Act of May 31, 1945, the Non-coal Surface Mining Conservation and Reclamation Act of December 19, 1984, the Oil and Gas Act of December 19, 1984, or the Bituminous Mine Subsidence and Land Conservation Act of April 27, 1966.	Consistent/ Compatible
R3 - RESIDENTIAL	This zone is intended to provide for smaller suburban residential uses within the Township. The areas designated for this zone acknowledge existing development patterns and encourage infill of small undeveloped pockets with compatible uses. This zone also provides locations for nonresidential uses that are generally located in, and directly serve, the neighborhood. Both public sewer and water facilities are readily available to areas within this zone.	Consistent/ Compatible
R5 - RESIDENTIAL	This zone acknowledges the tightly-knit single-family detached dwelling development pattern which has evolved in those areas around West York Borough and in Bair. This zone provides for the infilling of small, undeveloped parcels within these established neighborhoods in a manner consistent with the existing development form and density. In addition, special accessory use setbacks are provided to encourage further improvements on the existing relatively small lots.	Consistent/ Compatible
R6 - RESIDENTIAL	This zone acknowledges the diverse character of residential development which has evolved in areas such as those between West College Avenue and Salem Road. Like the R-5 Zone, this zone will seek to accommodate infilling of undeveloped parcels in this area. More importantly, however, this zone provides for duplex and townhouse dwellings at a greater density than single-family detached units. These increased densities are hoped to stimulate redevelopment of the many properties currently within such neighborhoods. The neighborhood infrastructure has sufficient capacity to accommodate these increased densities.	Consistent/ Compatible

West Manchester Township (continued)		
RC – REGIONAL COMMERCIAL	The purpose of this district is to provide suitable locations for businesses that rely on a regional market area for customers. The uses permitted include a wide range of retail goods. The large minimum lot size encourages large uses or an integration of smaller ones. The areas designated for this zone have premium vehicular access and exposure around major interchanges of Route 30. Design standards are imposed to create an attractive, well-landscaped setting with abundant, convenient parking.	Consistent/ Compatible
OS – OPEN SPACE	The primary purpose of this zone is to encourage the continued recreational use of various locations within the Township. These areas have evolved into both public and private recreation/open space amenities, which are providing valuable benefits to the Township's residents. While this zone imposes strict permitted use limitations, a special exception has been provided that would permit some development of these areas; however, the regulations governing such development will also help to preserve some usable open space.	Consistent/ Compatible

CITY OF YORK

YORK COUNTY PENNSYLVANIA
2009 STRATEGIC COMPREHENSIVE PLAN

ZONING WITH SURROUNDING MUNICIPALITIES

