Chapter 6  
Future Land Use and Housing Plan

INTRODUCTION

The Pennsylvania Municipalities Planning Code requires the Comprehensive Plan to contain a plan for land use, which may include provisions for the amount, intensity, character and timing of development. The land use plan indicates where development is expected to occur and what type of development could occur in designated areas. Because the three Boroughs are almost entirely built out, in this Comprehensive Plan we are particularly concerned about how development occurs, which is further elaborated upon in this chapter and the chapter on Design Considerations, the Historic Resources Preservation Plan and the Economic Development Plan.

The Future Land Use Plan is not a zoning map, nor does it change zoning maps which have been adopted by the Boroughs in the Region. The Future Land Use Plan is a guide for municipal officials to use when making decisions regarding future development and redevelopment and for amending municipal zoning ordinances and zoning maps.

One of the principal benefits of multi-municipal planning is that land use can be coordinated among the municipalities. This allows for coordination of land use along municipal boundaries and within road corridors. It also allows allocation of land use on a regional basis, not on a municipal basis. For example, no industrial areas are designated in Yoe, where they would not be appropriate, because industrial areas are designated in Dallastown and Red Lion, where there are existing industrial bases.
The Future Land Use Plan follows. The categories shown on the Future Land Use Plan are described below. The following table indicates the acreage in each category shown on the Future Land Use Plan and the percentage of the total area in the three Boroughs included in the category.

Table 32 - Tri-Borough Region Future Land Use

<table>
<thead>
<tr>
<th>Future Land Use Plan Category</th>
<th>Acres in Category</th>
<th>% of Total</th>
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<tr>
<td>Commercial</td>
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<tr>
<td>Gateway Commercial</td>
<td>21</td>
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<tr>
<td>Industrial</td>
<td>173</td>
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<td>Park/Recreation</td>
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<td>8.7</td>
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<tr>
<td>Public and Semi-Public</td>
<td>112</td>
<td>8.9</td>
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<tr>
<td>Residential Outlying</td>
<td>371</td>
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<td>Residential Suburban</td>
<td>83</td>
<td>6.6</td>
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<tr>
<td>Residential Town</td>
<td>333</td>
<td>26.5</td>
</tr>
<tr>
<td>Total</td>
<td>1256</td>
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</table>

Park/Recreation - Existing municipal parkland and recreation areas are included, such as the Dallastown Community Park, Cougar Field, Fairmount Park, Horn Field, Nitchkey Field, Yoe Park and Yoe Ballfield. Areas which are proposed for future parks and for recreation use, either for Borough ownership or lease, or for non-profit association ownership or lease, are included. The Deller Farm/Slope Area in Dallastown and recreation fields along Redco Avenue are mapped.

Public and Semi-Public - These are areas which are currently used for public or semi-public use, such as Borough buildings, schools, churches, libraries, fire companies, and ambulance facilities.

Borough Center - These areas are the Borough “downtowns.” Currently, these areas contain a mix of commercial and residential uses. They are intended to provide predominantly for retail and business uses which serve the day-to-day needs of Borough residents, personal services businesses, restaurants, taverns, financial institutions, public uses, and professional and business offices.
Apartments could be allowed above commercial uses if parking were addressed. Conversions back to single family dwellings will be encouraged where residential properties were converted to apartments. The Borough Centers will be target areas for revitalization efforts, preservation and enhancement of historic resources, façade improvements, and streetscape enhancements. Revitalization strategies are discussed in the Economic Development Plan. In Dallastown and Yoe, Borough Centers would be the focus of Main Street programs should that program be utilized. These areas are located in the vicinity of the intersection of Main and Walnut in Dallastown, Main and Broadway in Red Lion, and Main and George in Yoe.
Conversion of residential to commercial will occur in downtowns. Architectural treatments should be appropriate.

In some cases, such as south Main Street in Red Lion, topography limits opportunities for commercial uses.

Municipalities and developers should work together to arrive at designs in keeping with community character.
Commercial - These areas are predominantly commercial at this time. They are intended for uses accommodated in the Borough Center, but also some heavier commercial uses including building supply stores and uses which cater to the motoring public, such as car washes, vehicle sales, service stations and repair shops. Buffer yards, screen plantings and other mitigating measures are appropriate to minimize adverse impacts on residential areas. These areas are found in northcentral Dallastown and along West George in Yoe.

Gateway Commercial - These areas are predominantly commercial at this time, with a mix of resident-serving and automobile oriented businesses. Given the location near the gateways to downtown Dallastown and Red Lion and historic areas, more attention would be paid to design and performance standards than might be paid in the Commercial initial impression of the Boroughs, and enhancement of their appearance is a goal. These areas are found along the eastern and western ends of Main Street in Dallastown and the eastern end of Broadway in Red Lion.

Enhancement of these areas will be encouraged to make them more compatible with the downtowns, historic areas and nearby residential areas and enhance their economic viability for the future. Gateway areas will provide goods and services to the Region’s residents.

The Boroughs will work with property owners to enhance these areas through coordinated landscaping, signage, lighting, street furniture, paving materials, design of site improvements and building facades, and access management. Some appropriate access management techniques include:

• Reducing/limiting the number of curb cuts by considering the location, design, and spacing of driveways.
• Requiring shared access points and connectivity between parcels.
• Aligning driveways and creating regular offsets.
• Relating driveway designs to travel speeds and traffic volumes.
• Prohibiting direct parking access from a parking space to the road.
• Providing pedestrian and bicycle friendly accommodations.

Industrial - These areas are predominantly devoted to industrial and “heavy” commercial uses. Most land is occupied, though there are underutilized and available buildings. These areas are intended mainly for business and professional offices, manufacturing, warehousing, contractors businesses, research, and heavy commercial uses such as mini-storage facilities and some auto-related businesses. Multi-tenant business incubation, micro-enterprise and other adaptive use of vacant and underutilized buildings would be appropriate to encourage their use.
Industrial areas are intended to contribute to the economic soundness of the Boroughs, but development should be harmonious and appropriate to the character of the Boroughs. Adverse impacts on other uses in the Boroughs will be minimized through the use of performance standards.

Industrial areas are found in the eastern and western portions of Red Lion and eastern Dallastown. In addition, two smaller industrial areas are found in the southern portion of Red Lion. It would be difficult to utilize these two areas for uses other than industrial or heavy commercial. In general, an effort has been made to eliminate “spot” recognition of non-residential uses in Red Lion, as this practice can be detrimental to the long-term stability and optimum development/redevelopment of neighborhoods.

Residential Outlying - These areas are used predominantly for single family detached dwellings. They are intended to continue to accommodate single family detached dwellings at densities of 2 to 5 dwelling units per acre, depending upon the municipal zoning ordinance in effect. A few small areas could be available for future development. The goal is to maintain the existing character of these areas. Residential conversions will not be allowed. Residential Outlying areas are found throughout much of Yoe and the peripheral, generally newer, residential areas of Dallastown and Red Lion.

Residential Suburban - These areas are used for single family, two family and multi-family dwellings. Such a mix of uses would be able to continue at a density ranging from three to five dwelling units per acre for single family and two family units, and 6 to 10 dwelling units per acre for multi-family development. If residential conversions were allowed in a residential area in Yoe, this would be the most likely area. Residential conversions will not be permitted in Dallastown and Red Lion. Reversion of residential conversions to single family will be encouraged.

Stabilization and enhancement of residential neighborhoods is important, and portions of these areas have been designated Residential Revitalization areas. Even outside the Residential Revitalization areas, efforts should be made to support home ownership and foster home renovation, rehabilitation and enhancement. Rental unit licensing and inspections, home façade improvement programs, neighborhood maintenance and cleanup, and code enforcement programs are appropriate strategies in these areas.

Residential Suburban areas are found in western Yoe and the eastern and western portions of Dallastown.
Residential Town - These areas are used predominantly for single family, two family, and multi-family dwellings. Such a mix would be able to continue, at a density ranging from 6 to 16 dwelling units per acre, depending upon the type of dwelling and the applicable municipal zoning ordinances. Residential conversions will be prohibited in Dallastown and Red Lion. Reversion of residential conversions to single family dwellings will be encouraged.

Stabilization and enhancement of residential neighborhoods is important, and portions of these areas have been designated Residential Revitalization areas. Residential Town areas would be the most appropriate Elm Street areas should that program be utilized. Even outside the Residential Revitalization areas, efforts should be made to support home ownership and foster home renovation, rehabilitation and enhancement. Rental unit licensing and inspections, home façade improvement programs, neighborhood maintenance and cleanup, and code enforcement programs are appropriate strategies in these areas.

Residential Town areas are generally the older residential areas in Dallastown and Red Lion, around the Borough Centers.

RELATIONSHIP TO YORK COUNTY COMPREHENSIVE PLAN

Dallastown, Red Lion and Yoe are all within an Established Primary Growth Area encompassing York City and the developed/developing area around the City. This comprehensive plan is consistent with the County Plan in that it:

- Encourages appropriate re-investment and redevelopment in the three Boroughs
- Recognizes the need to continue to upgrade the community facilities and services within the Boroughs
- Promotes coordination of transportation planning and concentrated patterns of development
- Provides for a variety of housing types at a variety of densities
- Provides for commercial and industrial development and redevelopment and encourages enhancement, increased utilization and revitalization of existing commercial and industrial areas
- Reflects and promotes additional cooperative planning.
RELATIONSHIP TO ADJOINING MUNICIPALITIES

The Area Relationship Map shows the Future Land Use Plan for the Tri-Boroughs, along with existing zoning in adjoining portions of Windsor and York Townships. Looking at this map and the Existing Land Use Map, it is possible to see areas of existing or potential land use conflict.

The only substantial potential conflict between Red Lion Borough and Windsor Township is in the area of Route 624, where Red Lion Borough has industrial land adjoining vacant residential land in the Township. Any impacts from industrial usage in the Borough should be mitigated. West of Route 624, the industrial-residential conflict also exists, but land in Windsor Township is included in Red Lion cemetery. Windsor Township recently adopted a joint comprehensive plan with Windsor Borough. The Future Land Use Plan designations in Windsor Township adjoining Red Lion are consistent with existing zoning and do not propose any new potential conflicts.

Along the western portion of Red Lion, on either side of Broadway, Heavy and Highway Commercial zoning in York Township adjoins existing public and residential uses and future land use designations in the Borough. This is an existing condition. Vacant land in the Township zoned Low Density Residential adjoins a portion of the Mastercraft Specialties industrial property in Red Lion. A buffer should be maintained between the properties. South of Route 24, some residential properties in York Township are zoned Shopping Commercial. Those properties adjoin existing residential properties in Red Lion. Should the land in York Township be developed for commercial purposes in the future, a buffer should be provided along the residential properties in Red Lion.

Dallastown and Yoe are surrounded by York Township. An area of potential conflict is the Industrial zoning in York Township from Springwood Road to north of Clover Lane. Land in the Boroughs is park, residential or vacant residential. Any industrial development in the Township should be buffered and create no adverse impacts in the Boroughs.

Farmland in York Township zoned Farming and Open Space abuts an industrially developed area in Dallastown between Park and Duke Streets. If the land in the Township would be developed, a buffer should be maintained.

In Yoe, commercial development north of George Street is proposed on the Future Land Use Plan. This area adjoins agricultural land in the Township. It is likely any commercial development in Yoe would be of low impact and residence-serving commercial or professional offices, but any development should be done with consideration of the impact on the land in the Township.

Another area of potential land use conflict is found along the western portion of Yoe, from Franlyn Drive to George Street. Land in York Township is zoned Industrial. Most of the land in the Borough is residential or vacant residential. In the Township, land from north of Franlyn to between Walnut and Broad has been developed. Some parcels are vacant (e.g., House of Windsor), and reuse of them could be of concern to Yoe. Given the lack of residence-serving commercial uses in Yoe, such commercial uses could be considered desirable on parcels in York Township. Land in the Township north to George Street has limitations to development because of the Mill Creek and slopes. Any industrial development should be buffered to protect residential uses in Yoe.
TARGETED INVESTMENT AREAS

Targeted investment areas are shown on the following map. The Targeted Areas are particularly important to stabilize and enhance to foster economic development in the Region and maintain the vitality and character of the Borough’s downtowns, residential neighborhoods and street corridors. These areas have been “targeted” for revitalization and enhancement, with anticipated investment of public and private funds.
Commercial Enhancement Areas

Commercial Enhancement Areas include Commercial areas along Main Street, Maple Street and Walnut Street in Dallastown; along Broadway and Lancaster Street in Red Lion; and along George Street in Yoe. These areas typically contain a number of auto-oriented, highway-oriented and “heavy” commercial uses, often with insufficient attention paid to aesthetics and access management. Most of these areas are located at entrances to the Boroughs and affect the impression of the Boroughs.

Primary techniques to use in these areas would be streetscape plans to address lighting, signage, landscaping, street furniture, access management, and improved pedestrian access; façade improvement programs to address aesthetic issues; and zoning and subdivision and land development ordinance provisions to address access management, signage standards, lighting standards, landscaping and buffering requirements, improvement requirements, and design and performance standards.
Downtown Revitalization Areas

The Downtown Revitalization Areas are the three Borough Centers. In Chapter 14, Economic Development, a number of policies for Revitalization are outlined. The objective will be to secure appropriate re-use and infill of vacant and underutilized buildings and properties; utilize facade and beautification improvement programs; utilize Main Street Programs if funding is available; attract appropriate retail uses; prepare a coordinated downtown master plan; implement streetscape plans, pedestrian enhancements, and signage control; address parking wayfinding, management and enhancements; business retention; and improve pedestrian linkages between parking areas and retail areas.

Downtown should be an attractive, safe and well-functioning area for those who own and conduct business and live in the area, and generate consumer and investor confidence. Policies should be designed to maintain a positive image, retain and attract economic development, enhance the quality of life and be:

- An area of attractive buildings and streetscapes which has a sense of place.
- An area which has street-life activity, including shoppers, workers, tourists and residents.
- Based on niche specialty and resident-serving retail businesses, offices, and personal services.
- A place which is hospitable and fun for people to patronize.
Elements of downtown include entryways (gateways), the street corridors and their streetscapes, individual buildings, parking areas, and public spaces.

In Chapter 7, Design Considerations, a number of policies are listed to protect the character of downtowns. The Downtown Revitalization areas in Dallastown and Red Lion are included in the existing or potential historic districts, and actions to protect historic resources are discussed in Chapter 11.
Industrial Revitalization Areas

The Industrial Revitalization areas are the older industrial areas in Dallastown and Red Lion.

Southern Dallastown

East Locust Street in Dallastown

East Locust Street in Dallastown

East Broad Street in Dallastown
In these areas it is important to maintain and enhance usable buildings and promote full utilization of vacant and underutilized buildings. Some of the strategies which can be employed include:

- Offering financial incentives for utilization of buildings, such as tax abatement;
- Supporting business incubation and micro-enterprise use of vacant and underutilized buildings;
- Remediating properties and infrastructure as necessary;
- Supporting workforce training and educations programs;
- Informing YCEDC of buildings available for commercial and industrial development;
- Maintaining low interest revolving loan funds for business start-up and improvements;
- In zoning ordinances, build in flexibility with regard to permitted uses to facilitate the re-use of vacant and underutilized buildings;
- Work with YCEDC, YCIDA, YCPC and RAYC to utilize programs listed in the Economic Development chapter and Appendix 8.

West Wallick Lane in Red Lion

North Mill Street in Red Lion
Residential Revitalization Areas

The Residential Revitalization Areas in the Boroughs are areas where it is important to stabilize and enhance residential neighborhoods and fix up and revitalize dwellings through such actions as initiating an Elm Street Program if funding is available; supporting ownership programs, such as down payment assistance and assistance in meeting housing expenses; and fostering programs which encourage home renovation, rehabilitation, and enhancement. The Housing and Community Development Division of the York County Planning Commission administers programs such as Community Development Block Grants (CDBG), Weatherization Program, Access Home Modification Program, and Affordable Housing Trust Fund. The Home Improvement Program is a loan program which helps income eligible residents obtain necessary home repairs. The First Time Homebuyers Program provides down payment and closing cost assistance to eligible residents. A program to educate owners and potential owners about these opportunities should be initiated in conjunction with the YCEDC and YCPC. The Boroughs should review local options, such as inclusion of information in community newsletters, distribution of flyers in identified neighborhoods or to public buildings and postings on municipal websites.
Policies for Residential Revitalization areas include:

- Utilize rental unit licensing and inspections to discourage substandard rentals.
- Identify properties in need of rehabilitation.
- Prohibit residential conversions in residential areas of the Boroughs.
- Support implementation of enhancement projects which strengthen the Region as a place to live.
- Encourage historical and architectural integrity of existing residential neighborhoods through design guidelines in zoning ordinances and SALDOs.
- Encourage retention of dwelling units within Borough Centers to provide for mixed and continual use of these areas.
- Support the deconversion of multi-family structures back to single-family homes.
- Ask local banks to investigate Neighborhood Assistance Tax credits that can be received from the State of Pennsylvania for donating money, goods or services to low-moderate income housing assistance efforts.
- Encourage neighborhood associations, special events, block parties, and other volunteer activities to increase residents’ community spirit and sense of neighborhood unity.
- Respect community and neighborhood context. Preserve and enhance existing housing assets, including architecture and sound housing, and neighborhoods.
- Support efforts to attract business people, professionals, artists, artisans, craftspeople, etc. for establishing live-work units in appropriate areas.
- Allow accessory dwelling units in zoning districts as deemed appropriate by the Boroughs.
- Continue to utilize the Community Development Block Grants (CDBG) Program to make neighborhood improvements.

Residential Revitalization Areas

(Multiple meters & mailboxes are telltale signs of conversions)
• Actively partner with York County agencies to address housing issues in the Boroughs and inform Borough residents of available programs will help residents maintain and enhance their properties, meet housing expenses and retain their homes as owner-occupied single family residences.

• Support home ownership programs, such as down payment assistance, assistance in meeting housing expenses, and assistance to those purchasers who will rehabilitate existing units, such as the First Time Homebuyers Program.

• Support programs which encourage home renovation, rehabilitation, and enhancement.

• Provide for the accommodation of housing in different dwelling types and at appropriate densities within the Boroughs through zoning districts.

• Maintain adequate housing, property maintenance and rental unit codes. Continue code enforcement programs to identify code violations that can be corrected. Support rental rehabilitation programs that provide assistance in meeting code requirements.

• Maintain standards for residential subdivisions in zoning ordinances and SALDOs which support quality, yet affordable, development.

• Investigate home façade improvement programs.

Rehabilitation Efforts in the Region
KEY ROLE OF MUNICIPAL ZONING TO IMPLEMENT THE FUTURE LAND USE PLAN

Ultimately, municipal zoning regulates the use of land. Borough zoning ordinances actually determine how much land is set aside for commercial and industrial development and where residential development will be permitted, of what type and at what density. Zoning regulations also determine the type and pattern of commercial development; the diversity of commercial uses to be allowed; and what use can be made of industrial areas and what standards will apply to permitted uses.

After this Comprehensive Plan is adopted, Borough zoning ordinances should be updated to implement the Plan. Without effective zoning ordinances, plan goals will not be realized. The Boroughs should work toward consistency among their zoning ordinances, particularly in zoning district provisions and definitions. Within each Borough the Planning Commission and Borough Council should work together on the ordinance update as needed. In addition, representatives of the three Boroughs should meet together as needed to work toward zoning consistency.

Dallastown and Yoe are contiguous, and can “share” permitted uses within their zoning ordinances. Upon consultation with municipal solicitors, if a certain use is allowed in Dallastown, it might not have to be allowed in Yoe, and a use allowed in Yoe might not have to be permitted in Dallastown.

Zoning Concepts For Municipal Consideration

The Boroughs should address the appropriateness of the following major zoning considerations to implement this Plan.

Dallastown Borough

- Revise the Zoning Map to be consistent with the Future Land Use Plan.
- Create a new Residential Suburban Zone to reflect the differences in uses from the Residential Outlying area and differences in intensity from the Residential Town areas.
- Modify the Residential-Outlying Zone to be a predominantly single family residential zone to reflect existing character.
- Change the Commercial-Shopping Zone to a true Borough Center Zone to foster a revitalized Center.
- Change the Commercial-Heavy and Highway Zone to a Gateway Commercial Zone to reflect the role of this area and the concern to enhance the area.
- Review permitted uses in each zone. Work with Yoe to accomplish use sharing as appropriate among the Boroughs.
- Protect historic resources and areas.
- Increase use of commercial and industrial design and performance guidelines and/or standards.
- Review and revise sign standards to reflect the objectives for the Borough Center and gateway areas.
• Further regulate change of non-conforming uses to assure future uses are compatible with surrounding areas and plan objectives.

The future use of non-conforming uses in the Region can affect surrounding neighborhoods. The change of use of non-conforming uses should be reviewed closely. These are commercial uses in residential areas, and thus non-conforming.

• Address adaptive reuse of buildings, infill and flexibility of building usage.

Attractive adaptive reuse of a building along Main Street in Dallastown

• Provide additional access management provisions.
• Provide more flexibility in parking requirements/standards with regard to credit for on-street parking, shared parking, and location of parking.
• Strengthen the Slope Zone regulations to further protect wooded areas, watercourses, and wet areas.
• Require wetland delineation in hydric soil areas.

**Red Lion Borough**

• Revise the Zoning Map to be consistent with the Future Land Use Plan. Address spot and inappropriate commercial and industrial zoning.
• Create a new Gateway Commercial Zone to reflect the location and objective of the area.
• Prohibit residential conversions in residential areas. Allow conversion to commercial use in commercial areas.
• Review permitted uses in each zone.
• Protect Historic Resources and areas.
• Increase use of commercial and industrial design and performance guidelines and/or standards.
• Review sign standards to reflect the objectives for the Borough Center and gateway areas.
• Further regulate changes of non-conforming uses to assure future uses are compatible with surrounding areas and plan objectives.

The future use of non-conforming uses in the Region can affect surrounding neighborhoods. The change of use of non-conforming uses should be reviewed closely.
• Address adaptive reuse of buildings and flexibility of building usage.

• Provide additional access management provisions.
• Modify parking provisions to reflect shared parking and more flexibility in location of parking.
• Consider steep slope protection standards.
• Consider tree and woodland protection, management and planting provisions.

Yoe Borough
• Revise the Zoning Map to be consistent with the Future Land Use Plan.
• In place of the Residential Zone, utilize Residential Outlying and Residential Suburban Zones. The Residential Outlying Zone would be predominantly single-family detached uses, and not provide for residential conversions, to better reflect the nature of those areas. The Residential Suburban Zone would provide for single, two and multiple family dwellings. The Borough would have to determine if residential conversions would be allowed. Currently, the ordinance allows conversions throughout all residential areas.
• In place of the Shopping Commercial Zone, utilize Commercial and Borough Center Zones. The Borough Center Zone would be a mixed residential/commercial zone oriented to residence-serving commercial uses, in an effort to develop a town center. The Commercial Zone would be a commercial zone allowing a wider variety of commercial uses than the Borough Center, consistent with existing land use patterns.
• Review permitted uses in each zone. Work with Dallastown to accomplish use sharing as appropriate among the Boroughs.
• Protect historic resources and areas.
• Increase use of commercial and design and performance guideline and/or standards.

Examples of adaptive reuse in Red Lion
• Review sign standards to reflect the objectives of the Borough Center areas.
• Further regulate changes of non-conforming uses to assure future uses are compatible with surrounding areas and plan objectives.
• Address adaptive reuse of buildings, infill and flexibility of building usage.
• Adopt access management provisions.
• Provide more flexibility in parking requirements/standards with regard to shared parking and location of parking.
• Consider residential conversion prohibition.
• Review the municipal floodplain management ordinance to determine whether development should be prohibited in areas which have not already experienced development.
• Enact provisions that will ensure any new development will be done with consideration of steep slope areas and wooded areas.

ADAPTIVE REUSE

Adaptive reuse is reusing older structures for new purposes, such as the Opera House apartment project in Red Lion. The process can be of value to encouraging use of vacant and underutilized structures, and also for encouraging retention of historic structures when economic use can be made of those structures.

Examples of adaptive reuse/multi-tenant use in the Region

Yoe

Red Lion
Some of the approaches which can be used to encourage adaptive reuse include:

- Writing in flexibility in the zoning ordinance, particularly in the historic district in Red Lion and potential historic district in Dallastown and in the industrial areas in those Boroughs. Such flexibility could take the form of allowing appropriately more of a mix of uses or some uses not normally permitted when an historic building or underutilized industrial building is involved.

- Creating adaptive reuse overlay zones, in which incentives could be available, such as calculation of floor area, density or intensity of land use, facilitated procedures, and relief from or more flexibility regarding some zoning requirements.

- Working within guidelines for Historic Buildings contained in the Uniform Construction Code.

Examples of adaptive reuse/multi-tenant use in the Region

- Considering tax relief for adaptive re-use projects.

- Encouraging developers to make use of existing tax credit programs and grant programs.
INFILL STRATEGIES

Most new development in the Boroughs will occur as small infill development of vacant land, redevelopment of parcels with existing buildings, more intensive utilization of existing parcels and buildings, or adaptive reuse of existing buildings (including change of use of non-conforming buildings).

New development should be in conformity with the general character of the existing neighborhoods, or when enhancement of those neighborhoods is proposed, in conformity with the desired character of the neighborhood. The following policies can be reviewed as a starting point in determining the most appropriate methods for infill development in the Region.

Some of the building opportunities in Downtowns

Dallastown

Dallastown

Red Lion

Red Lion
Infill strategies can be applied to vacant land and also to land which becomes vacant through redevelopment activities.

**Zoning Strategies**

1. Determine types of development desired.
2. Zone areas appropriately to allow desired land uses.
3. Create infill development overlay districts as necessary where new development is particularly encouraged.
4. Consider whether more design flexibility in ordinances is necessary to achieve appropriate development – such as flexibility in setbacks, yard requirements, lot widths, and lot size.
5. Consider whether density/intensity bonuses should be used to attract new development.
6. Apply appropriate standards to non-conforming buildings which can allow reasonable development, but only in conformity with the Borough vision for that area.

**Subdivision and Land Development Strategies**

7. Consider streamlining procedures timeline and permitting to facilitate desired economic development.
8. Consider appropriateness of incentives for infill projects
   - reduced development/permit fees
   - reduced impact fees
   - reduced infrastructure connection fees

**Public Relations Strategies**

9. For areas where economic development is encouraged, stimulate developer interest in new development and educate consumer/public regarding benefits and availability of infill:
   - promotional/publicity campaign for infill
   - make parcel data available
   - design competition for projects
10. Prepare neighborhood strategies with input from residents.
11. Inform existing residents of projects, invite participation in review, and hold project meetings with developers at initial stages.
12. Prepare appropriate protective design standards such as traffic calming, landscaping, vegetation retention or replacement, and permissible land uses.
13. Encourage lending institutions to be supportive of Borough initiatives in providing lending.
Borough Financial Policies

14. Foster programs which encourage building renovation and rehabilitation in existing neighborhoods.

15. Identify strategies for assembling parcels (with realtors and developers). Determine whether a redevelopment authority or economic development authority should be utilized to acquire and prepare parcels for development.

Borough Infrastructure Policies

16. Identify need for Infrastructure improvements (utilities, streetscape improvements, drainage facilities, pathways).

17. Facilitate accessibility to community facilities and services (senior centers, community centers, etc.).

HOUSING ISSUES

Of particular concern in the Tri-Borough Region are residential conversions and the high percentage of rental units in the Boroughs identified in Chapter 2. Residential conversions should be prohibited in residential areas. Improving housing quality in the Residential Revitalization areas is a concern, as well as maintaining the stability of residential neighborhoods, improving the rental unit stock, and maintaining the integrity of historic residential areas.

Policies for the Residential Revitalization area are discussed earlier in this Chapter. Those policies are also applicable in other residential areas in the Boroughs. Policies for maintaining the integrity of historic residential areas are discussed in Chapter 11.

Policies which help maintain the stability of residential neighborhoods include requiring buffering of impacts from adjacent non-residential uses, prohibiting or limiting conversions of units, encouraging home ownership, encouraging the necessary maintenance, rehabilitation and renovation of dwelling units, giving attention to what uses are allowed in each neighborhood, and maintaining and enforcing building, housing, property maintenance and rental housing codes. Dallastown and Yoe have ordinances in place which require licensing and inspection of rental units. Red Lion is considering such an ordinance.

The regional Economic Development Commission discussed in Chapter 14 can work to identify and implement policies to increase homeownership in the three Boroughs, because the stability of neighborhoods can affect economic development in the communities.
INCLUSION OF HOUSING TYPES IN THE REGION

Adequate opportunity for diverse types and densities of housing exist and will exist in the Region through Borough zoning ordinances.

Policies for each land use category cannot be definitively established at this time. The following list gives an idea of where different housing types could be accommodated. Specific policies will be established in the zoning ordinances, and may differ from this list. Conditional or special exception approval may be required for some dwelling types.

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<thead>
<tr>
<th>Type of Dwelling</th>
<th>Land Use Categories Where May Be Permitted</th>
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<td>Single family detached dwellings</td>
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<tr>
<td>Single Family Semi-Detached Dwellings</td>
<td>Residential Suburban, Residential Town, Borough Center in some Boroughs</td>
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<tr>
<td>Two Family Dwellings</td>
<td>Residential Suburban, Residential Town, Borough Center</td>
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<tr>
<td>Multiple Family Units</td>
<td>Residential Suburban, Residential Town, Borough Center</td>
</tr>
<tr>
<td>Mobile Home Parks</td>
<td>Most likely portions of Residential Outlying, depending on the municipality and the zoning district</td>
</tr>
</tbody>
</table>

A wide variety of housing types and densities are available in the Region.
A wide variety of housing types and densities are available in the Region
INCLUSIONARY POLICY

The Boroughs are concerned with the provision of housing for people at the different stages in their life cycle: when entering the job and housing market, when working and raising a family in the Region through retirement, and housing needs for the elderly. While a variety in types of housing is necessary, a variety in cost of housing is also necessary so there will be housing affordable to those of low to moderate income in the Region. Two objectives are:

Ensure that opportunities exist to promote the development of affordable housing that, in particular, meets the needs of the Region’s current and likely future work force.

Ensure that opportunities exist to promote the development of housing necessary to meet the Region’s likely demographic make-up, including retirees and younger households.

These objectives are furthered by allowing for a variety of housing types in the Borough, at a variety of densities. As noted in the Future Land Use Plan discussion, the Boroughs will continue to allow for all types of dwellings at densities ranging from 2 to 5 dwelling units per acre in the Residential Outlying areas to 6 to 16 dwelling units per acre in the Residential Town category. The Boroughs are predominantly built up, and a wide range of housing in types and prices currently exists in the Boroughs.

YORK COUNTY HOUSING AND COMMUNITY DEVELOPMENT PLAN (2009)

The following map indicates census tracts and block groups in the Boroughs. Census tracts are 023100 (231) and 023000 (230). Block groups are the individual numbers following the tract number.

The following information is presented in the York County Housing and Community Development Plan:

- The following Block Groups have more than 51% of the residents with low/moderate income (income less than 80% of the median area income, based on 2000 census data).
  - Dallastown Block Group 2 - 56%
  - Dallastown Block Group 4 - 55.6%
  - Red Lion Block Group 1 - 51.1%
  - Red Lion Block Group 2 - 67.7%
  - Red Lion Block Group 4 - 52.6%
  - Red Lion Block Group 5 - 55.1%
  - Yoe Block Group 1 - 54.9%

- Improvements for public housing at 100 Henrietta in Red Lion are programmed for 2012.

- Opera House I (50 units, including 39 elderly units, affordable through 2029) and Opera House II (30 units affordable through 2032) are Home Affordable Rental Developments in Red Lion.

- Ten subsidized scattered sites public housing units are located in Yoe.

- Target areas for new construction County housing programs include Census Tracts 230 and 231. These Census Tracts are considered high priority areas for small and large family housing.
• Rehabilitation activity will be concentrated predominantly in Boroughs in the County, including Red Lion and Yoe Boroughs.

• To assist households with incomes below the poverty level and assist in home ownership, the County will utilize its Affordable Housing Trust Fund Program, York Homebuyers Assistance Program, PHFA (Pennsylvania Housing Finance Agency) Homeownership Program, and the Turnkey Homeownership Program. The CDBG Program will also be utilized to counsel first time homebuyers.

• Programs to help lower income residents finance home improvements include the County’s Home Improvement Program and Weatherization Program. The PHFA and USDA Rural Development administer renovation and repair programs.
GROWING SMARTLY TO CREATE LIVABLE COMMUNITIES

Concept of Smart Growth

The Smart Growth Network, U.S. Environmental Protection Agency (EPA), and International City/County Management Association (ICMA) have described smart growth as “development that serves the economy, community, and the environment. It provides a framework for communities to make informed decisions about how and where they grow. Smart growth makes it possible for communities to grow in ways that support economic development and jobs; create strong neighborhoods with a range of housing, commercial, and transportation options; and achieve healthy communities that provide families with a clean environment.” The concept of smart growth has many of the same elements as livable communities.

To address these smart growth principles, the following policies have been promoted in this plan:

• Mixed use development is fostered in the Borough centers.

• Compact building design will be fostered through appropriate policies in the Borough zoning ordinances.

• A range of housing opportunities and choices are recommended for the Region.

• Walkable neighborhoods are encouraged through appropriate infill development, traffic calming, implementation of the Red Lion Mile and Ma and Pa Greenway, and sidewalk enhancements.

• Distinctive, attractive communities with a strong sense of place have been emphasized with the discussion of design elements in the chapters on Design Considerations, Historic Preservation and Economic Development.

• The Boroughs are enhanced and investment encouraged through the enhancement policies of this plan and designation of Targeted Investment Areas.

• Bicycle and pedestrian travel is promoted through the development of the Red Lion Mile/Ma and Pa Greenway, and other enhancements to the pedestrian system in the Boroughs.