

# **Chanceford Township**

## **2023 Comprehensive Plan Update**

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## INTRODUCTION

The Chanceford Township Comprehensive Plan Update and planning process was developed in response to the Board of Supervisor's desire to update and reaffirm the Township's vision, community development objectives, and Plan strategies identified in the 2009 Muddy Creek Region Joint Comprehensive Plan, of which Chanceford Township is a member.

Chanceford Township, Lower Chanceford Township, and Felton Borough comprise the Muddy Creek Region. The Region is located in southeastern York County and well known for its agricultural production and rural community character.

It is important to note, however, that this Comprehensive Plan update is being conducted on behalf of Chanceford Township, only. Though a separate and individual planning effort, the Chanceford Township Comprehensive Plan Update and

process sought to maintain the identity of the Muddy Creek Region and to prioritize regionalization efforts, where appropriate.

As was the case with the 2009 Muddy Creek Region Joint Comprehensive Plan, the 2023 Chanceford Township Comprehensive Plan Update has been prepared to provide direction and guidance for managing and directing future growth, development, and preservation efforts in Chanceford Township, and to support Regional efforts of the same in neighboring municipalities. Through the implementation of this Comprehensive Plan, Chanceford Township will continue to support the Muddy Creek Region as a major agricultural production area of York County and will continue to maintain its rural character of rolling farmland and open spaces.

### Why a Comprehensive Plan?

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

1. Setting forth a vision for the Township, followed by goals and objectives to reach that vision.
2. Compiling and mapping factors that describe the existing state of the Township, including natural features, population, housing, community facilities, etc.

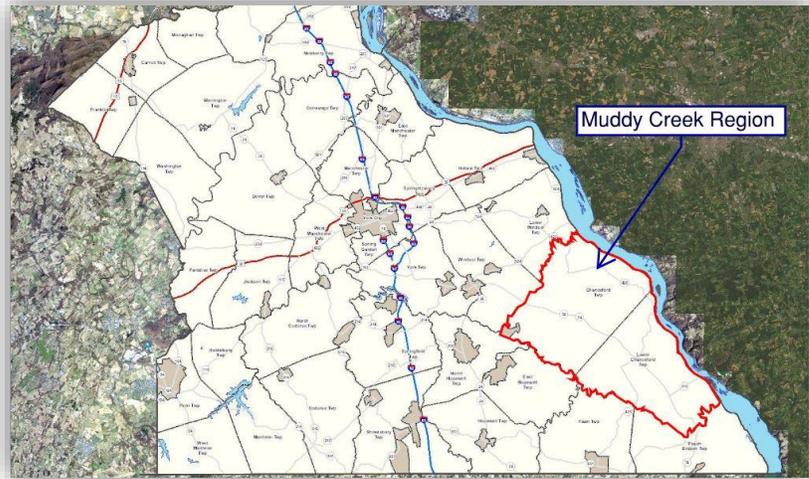


Figure 1: York County and the Muddy Creek Region

3. Analyzing the existing state of the Township against the vision, goals, and objective to devise a future Plan for the Region.
4. Stating specific actions that should be undertaken to implement the Comprehensive Plan and reach the vision, goals, and objectives.

### **Use of this Comprehensive Plan**

This Plan is designed to guide future decisions of Chanceford Township's elected officials. As such, this Plan must be a document that is referred to whenever the Planning Commission or governing body is considering a decision that affects the use of land, the provision of public services, and the investment of municipal capital. It is the explicit intent of the Plan to provide specific recommendations and guidance so that it can be a useful tool in every day decision making.

Comprehensive planning does not end with the adoption of a Plan; it requires periodic evaluation to keep ahead of changing demographics, changes in the economy, and capacity of public infrastructure. The Pennsylvania Municipalities Planning Code requires updates to the Plan at least every ten (10) years; however, reviewing and revising can occur as often as necessary to reflect changes in community goals, the Plan's objectives, strategies, and implementation program.

### **MPC Requirements**

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

Article III of the MPC requires that all Comprehensive Plans include the following basic elements:

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

- a Plan for the reliable supply of water.

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

### **Area Regional Relationship**

A total of six (6) municipalities border Chanceford Township, all of which are shown on Exhibit 10.1 Regional Zoning and clearly shows the consistency of land uses among all municipalities in this part of York County. This compatibility of land uses across municipal boundaries stabilizes land values and minimizes the likelihood of future conflicts between residents or the municipalities themselves.

Chapter 10 of the Community Profile compared the planning and zoning efforts of the municipalities neighboring Chanceford Township in southeastern York County. The six (6) municipalities of Felton Borough and East Hopewell, Lower Chanceford, Lower Windsor, North Hopewell, and Windsor Townships all have adopted Comprehensive Plans. All municipalities have new or amended zoning ordinances and subdivision and land development ordinances. As noted above with regards to land uses, zoning districts across municipal boundaries are generally consistent and compatible.

### **Interrelationship of Plan Components**

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

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

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

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# Part 1. Community Profile

## Chapter 1. Setting and History

### INTRODUCTION

The purpose of reviewing Chanceford Township’s history and its setting within the Muddy Creek Region provides the reader with an understanding of how and why the Township developed as it did. This understanding is necessary to appropriately articulate how land use and development have changed over time and to identify the consequences of those land use and development changes.

### LOCATION

Chanceford Township is located in the Muddy Creek Region of southeastern York County (Exhibit 1.1, Location Map), which is comprised of Chanceford Township, Lower Chanceford Township, and Felton Borough. Chanceford Township is bordered by Windsor Township and Lower Windsor Township to the north, Felton Borough, North Hopewell and East Hopewell Townships to the west, Lower Chanceford Township to the south, and the Susquehanna River to the east. The entirety of the Muddy Creek Region is rural in nature and composed of rolling topography.

Planning is bringing the future into the present so that you can do something about it now.

–ALAN LAKEIN, *American Author*

Chanceford Township has been strongly influenced by the roadways that traverse it. Though the road network within the Township is adequate to serve it and provide access to the broader Muddy Creek Region, the Region, in general, is not well connected to the larger state and interstate highway system.

Chanceford Township has two north/south corridors and two east/west corridors which serve to connect various areas of the Townships both internally and externally with the adjoining areas of the Muddy Creek Region.

- Delta Road (SR0074) Corridor – The Township’s and Region’s primary transportation corridor, Delta Road traverses the Township from north to south and has been a significant influence on development within the Township.
- Furnace Road (SR0425) /Burkholder Road (SR2014) Corridor – A secondary north/south corridor providing access to the Susquehanna River and Lower Windsor Township to the north and Lower Chanceford Township to the south.
- Muddy Forks Creek Road (SR2069) and Lucky Road (SR2018) – This east/west corridor connects SR0425 with Delta Road in the Township’s southern half before turning southward into Lower Chanceford Township.

- New Bridgeville Road Corridor – This east/west corridor connects SR0425 with the Burkholder Road and Furnace Road Corridor before turning north into Craley and Lower Windsor Township.

Many factors have influenced growth in the Township, including:

- Initial settlement and development of the transportation network;
- Initial growth and subsequent decline in agriculture;
- Residential development pressure from the north (Greater York Region) and south (Maryland);
- Land use regulations that promote conservation of agriculture and natural areas/resources; and
- A lack of access to both public water and public sewer.

The land use policies developed as part of this Plan will seek to balance the needs of current and future residents/property owners, and the business community with the overarching desire to preserve the Township’s rural character and agricultural community.

## **HISTORY**

### **York County History**

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

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

### **Chanceford Township History<sup>1</sup>**

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

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

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

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

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

The population of Chanceford Township in 1850 was 1,614 persons. There were 300 families living in 291 dwellings, one doctor and 267 farmers. The average household size of the time was 5.5 persons per unit, with several families co-habituating.

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

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

## **HISTORIC RESOURCES**

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

### **National Register of Historic Places**

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

Chanceford Township has one (1) property on the National Register of Historic Places. There are also several Regional places on the list that bare mention in this discussion.

## **Guinston United Presbyterian Church**

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

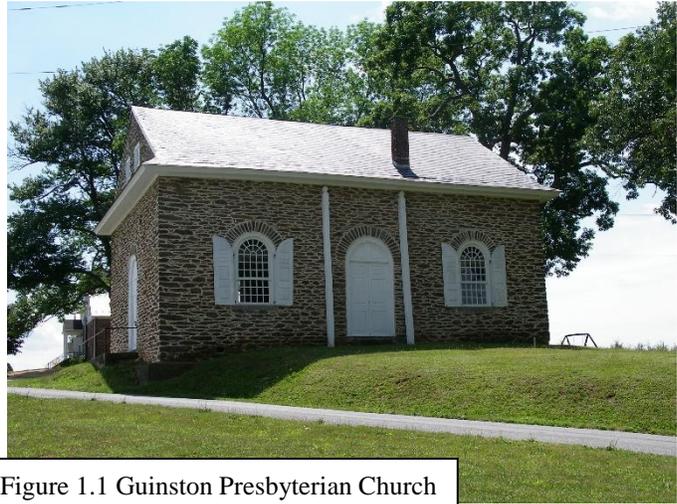


Figure 1.1 Guinston Presbyterian Church

Regional Historic Resources

## **Indian Steps Cabin aka Indian Steps Museum**

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

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

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

## **McCalls Ferry Farm**

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

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

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

## **Muddy Creek Bridge**

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

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



Figure 1.2 Roller Mill at Muddy Creek Forks

## **Muddy Creek Forks Historic District**

This assembly of 19th Century buildings is located at the intersection of Muddy Creek Forks Road and New Park Road, at the confluence of the South Branch and the North Branch of the Muddy Forks Creek, within Lower Chanceford, East Hopewell, and Fawn Townships. There are twelve (12) buildings and several ancillary structures comprising the historic district built in the 19th and early 20th centuries. The architectural styles vary among houses and several commercial buildings, including a log house, and I-house, and PA German vernacular and Victorian Gothic. A general store, mill building and grain

elevator are also represented in the district. See also the Maryland and Pennsylvania Railroad below, and the Tourism section in Chapter 4, Economic Resources.

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

## **Susquehanna and Tidewater Canal**

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

## **The Maryland and Pennsylvania Railroad**

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

The Peach Bottom Railway's 3'-0" narrow gauge rails reached the Muddy Creek Region area in October of 1874 at Felton. In 1895, the track was converted to the standard gauge 4'-8 1/2" by the

York Southern Railroad, which succeeded the Peach Bottom Railway. When it became the Maryland and Pennsylvania Railroad, the station at Felton was then listed as station #64. By 1876, narrow gauge track was laid between Felton and Delta, reaching Peach Bottom in 1883. The village of Peach Bottom was flooded with the construction of hydro-electric dams on the Susquehanna.

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

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

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

## **THE HISTORY OF AGRICULTURE IN YORK COUNTY**

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

Though York County still known for its agriculture, the number of farms began to decline in the early 20th Century, peaking at about 8,500 farms around 1910, representing more than 90% of York County's land dedicated to agriculture. By the 1940s this declined to less than 80% of land in agriculture with around 6,000 farms. It continues to decline as the demand for residential and commercial uses increases. See Chapter 6, Land Use for more information on the amount of land allocated to agricultural uses.

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

## Agricultural Preservation

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

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



Figure 1.3 Harvesting Straw in Chanceford Township

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## Chapter 2. Population

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

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

### POPULATION

#### Historic Population Growth

Table 2.1 details the historic population growth for Chanceford Township and, for comparison, all of the municipalities of the Muddy Creek Region. The decade of the 1970s was one of significant growth in all municipalities. Growth peaked in 2010 for Chanceford Township and Felton Borough. Conversely, Lower Chanceford Township’s population has continued to grow. Chanceford Township’s population grew only 2.3% and as of 2020, the Township’s population decreased by 175 people or -2.8%. Felton Borough experienced a small population decline, and Lower Chanceford Township gained only three (3) residents.

Suffice it to say that growth in the Region has slowed significantly since 2000.

<b>Municipality</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
<b>Chanceford Township</b>	2,665	3,119	4,584	5,026	5,973	<b>6,111</b>	5,936
<b>Change</b>	-	454	1,465	442	947	138	-175
<b>Percent</b>	-	17.0%	47.0%	9.6%	18.8%	2.3%	-2.8%
<b>Felton Borough</b>	430	425	483	438	449	<b>506</b>	501
<b>Change</b>	-	-5	58	-45	11	57	-5
<b>Percent</b>	-	1.2%	13.6%	-9.3%	2.5%	12.7%	-0.98%
<b>Lower Chanceford Township</b>	1,583	1,759	2,250	2,454	2,899	3,028	<b>3,031</b>
<b>Change</b>	-	176	491	204	445	129	3
<b>Percent</b>	-	11.1%	27.9%	9.1%	18.1%	4.4%	0.09%
<b>Region</b>	4,678	5,303	7,317	7,918	9,321	9,196	8,966
<b>Change</b>	-	625	2,014	601	1,403	-125	-236
<b>Percent</b>	-	13.4%	38.0%	8.2%	17.7%	3.3%	-2.6%

Source: US Census Bureau, 2020 Decennial Census

#### Households<sup>2</sup>

Table 2.2 details the number and type of households for every occupied housing unit within Chanceford Township. As shown, the total number of households increased by 276 units or 12.8%

<sup>2</sup> The Census Bureau defines “household” as “all the people who occupy a housing unit as their usual place of residence.” This definition includes individuals who live alone as well as any combination of people who may reside together. “Family” is a type of household defined as “two or more people who reside together and who are related by birth, marriage, or adoption.”

in the last two decades. The family household continues to comprise the majority of all households, though that majority did decrease from just over 80% in 2000 to just under 70% in 2020. Of the total number of family households, married couples continue as the dominant type of family household, however, the number of “Female Head of House” households have increased from 6.2% to 8.56%, similarly, the number of “Male Head of House” households increased from 4.24% to 5.27%.

	<b>2000</b>	<b>2020</b>
<b>Total Households</b>	2,155	2,431
<b>Family</b>	80.20%	69.77%
<b>Married Couple</b>	69.79%	55.94%
<b>Female Head of House</b>	6.17%	8.56%
<b>Male Head of House</b>	4.24%	5.27%
<b>Nonfamily</b>	19.80%	30.23%
<b>One Person</b>	15.50%	24.64%
<b>65 Years and Over</b>	40.90%	53.26%
<b>Avg. Household Size</b>	2.77	2.54
<b>Avg. Family Size</b>	3.07	3.05
Source: US Census Bureau, 2000 DEC Summary File 2: DP1, 2020 ACS 5-Year Estimates: S2501		

The average household size dropped from 2.77 to 2.54 persons per unit, while the average family size held stable with a slight drop of 0.02%.

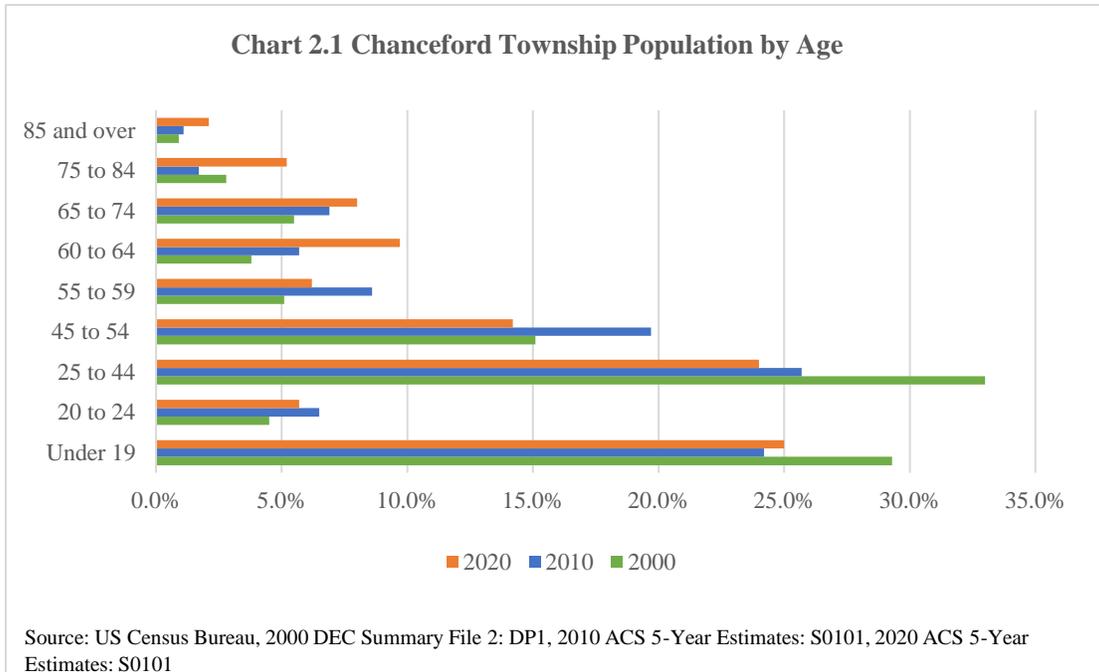
The data indicates a sizable increase in the number of single-person households. Of the estimated 599 single-person households, 53% are householders 65 years and older.

### Age Distribution

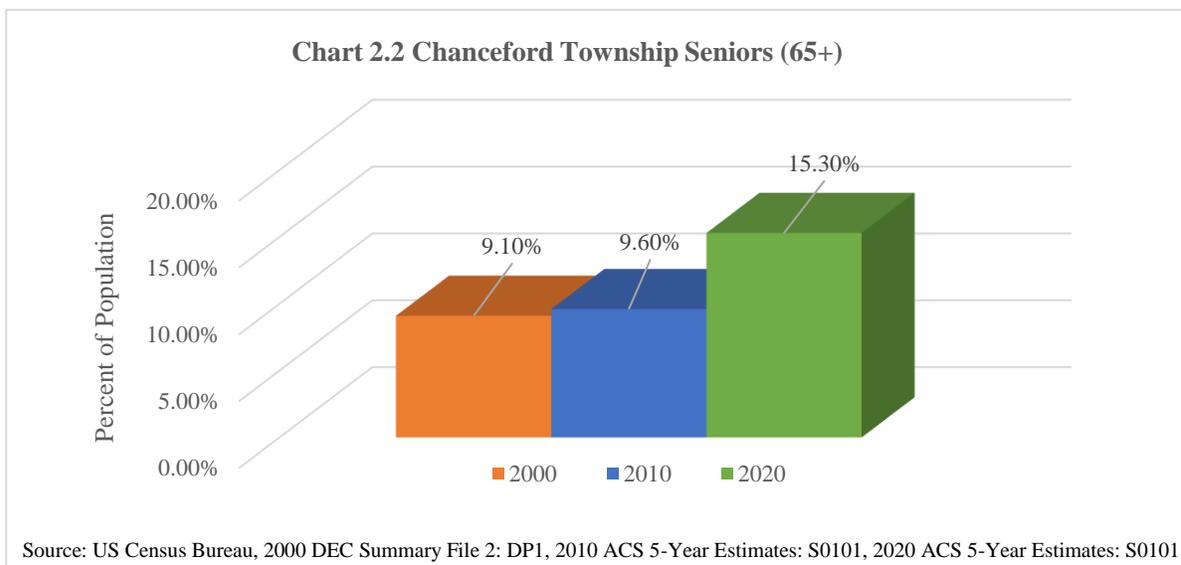
The age distribution analyses discuss changes in the population’s age cohorts.

As shown in Chart 2.1, the Township’s population of residents aged 19 or younger has remained relatively stable. The under 19 cohorts peaked in 2000 at 29.3% of the Township’s total population, dropped to 24.2% in 2010, and then rebounded slightly in 2020 to an even 25%.

Residents aged 20 to 59 years, decreased from a high of 60.5% in 2010 to 50.1% in 2020, detailing a decreasing workforce.

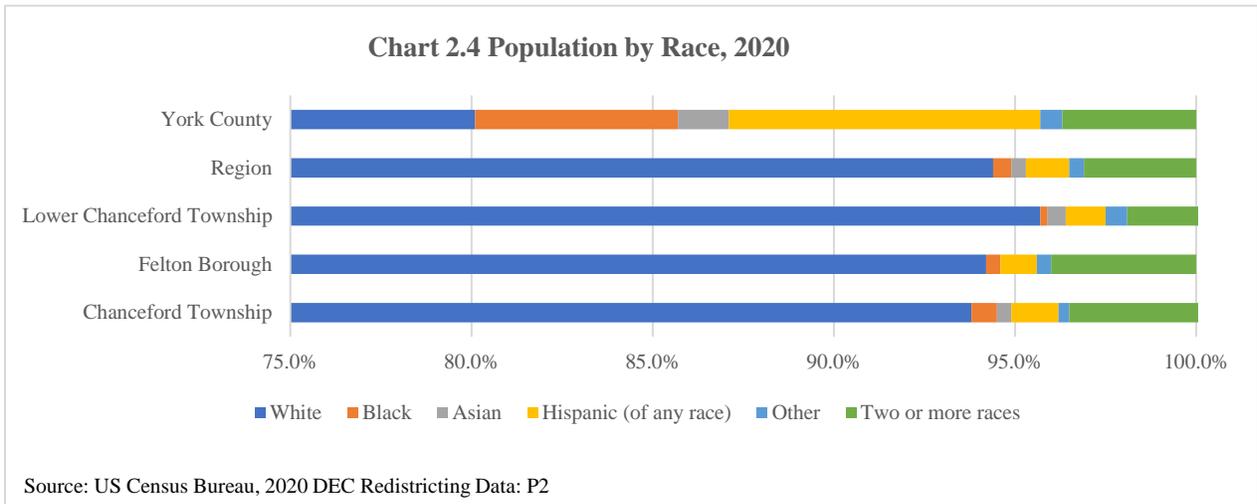
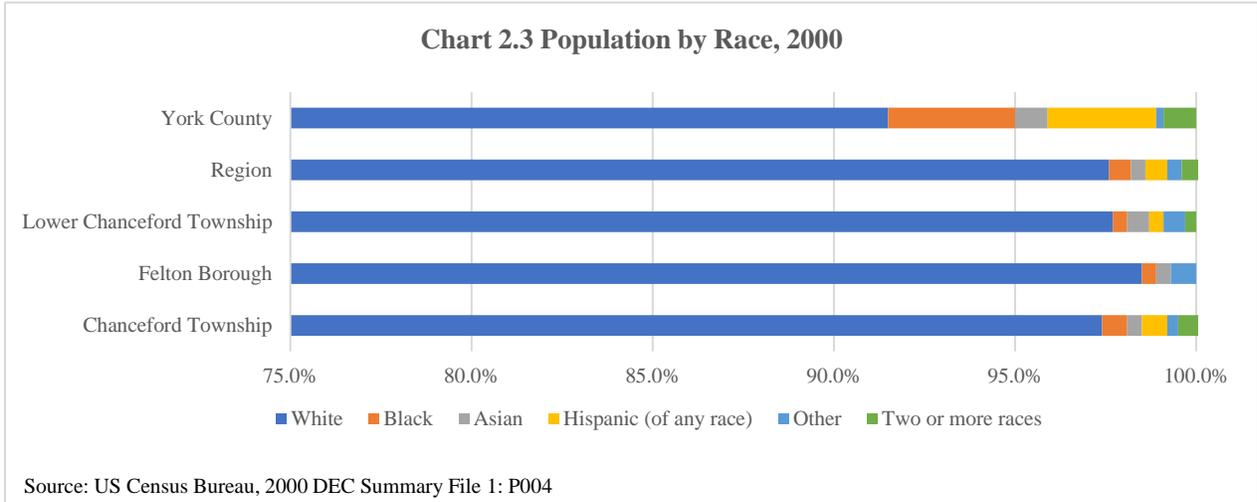


However, most notable is the Township’s rapidly aging population, as shown in Chart 2.2. Residents aged 65 plus represented 9% of the Township’s total population in 2000 and 2010, then increasing to 15.3% by 2020. This segment of the population will continue to increase as the 60 to 64-year cohort, at 9.7% of the population, ages into the 65+ range. This data details an increase in seniors consistent with the increase in seniors living alone.

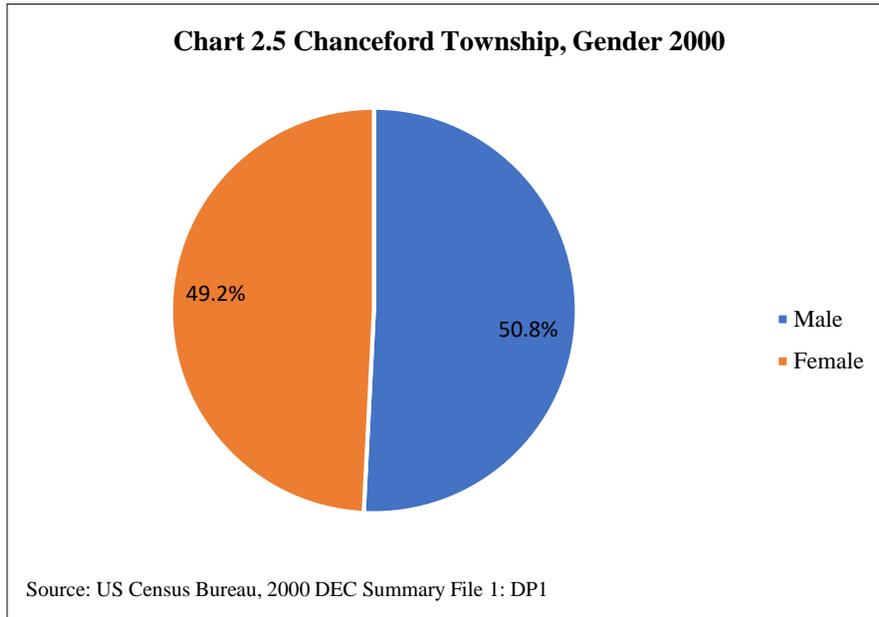


## Ethnicity and Race

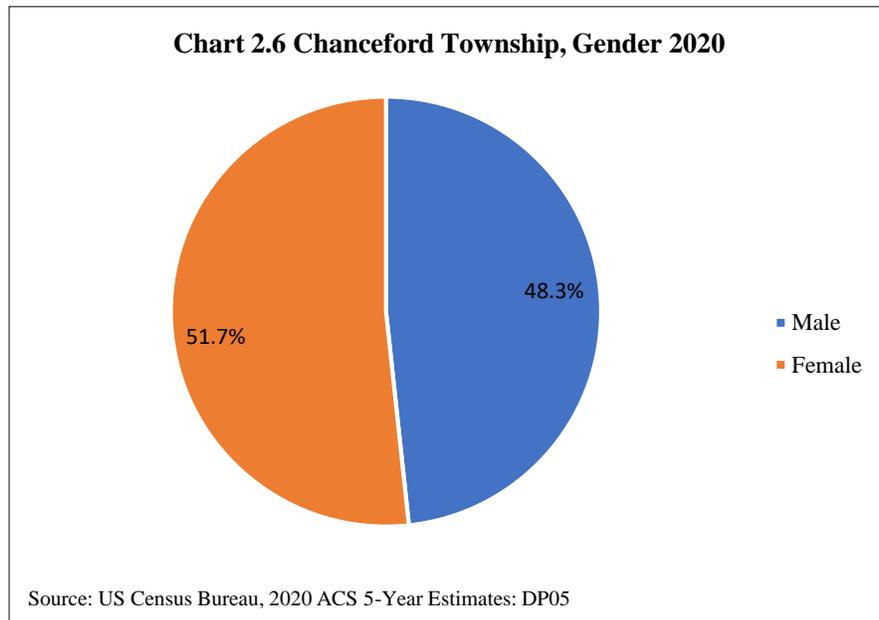
With regards to racial composition, the Township’s population is predominately white and has begun diversifying, but more slowly compared to York County as a whole. The fastest growing segment of the population is those who identify as two or more races.



Gender



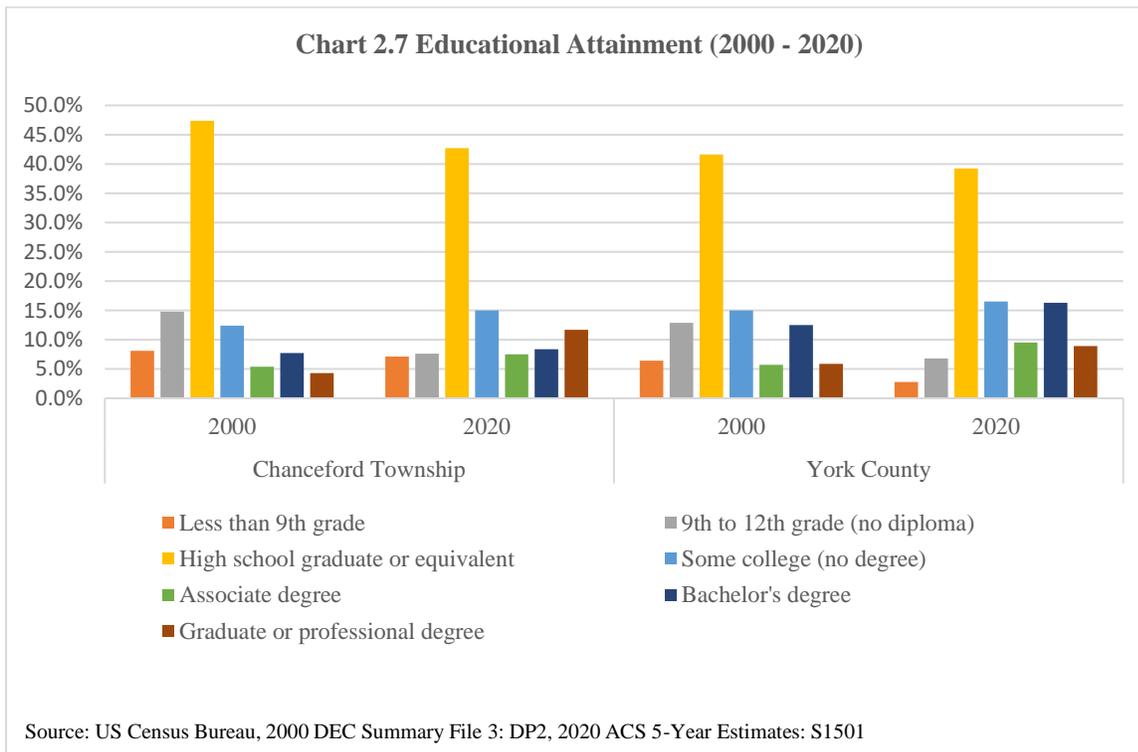
As shown in Charts 2.5 and 2.6, in 2000 males out-numbered females by 1.6%; however, by 2020, females outnumbered males by 3.4%.



## Education Characteristics

Chart 2.7 details the educational attainment for all residents over the age of 25 in 2000 and 2020. As one would expect, resident educational attainment has increased, as access to education has increased.

Generally speaking, the number of residents with a post high school education has increased while the number of residents with a High School Degree or less has decreased. Residents with a high school graduate degree or equivalent continues to comprise the majority of the Township's population.



## Income Characteristics

As shown in Table 2.3, Chanceford Township’s per capita, median household, and median family incomes are both higher than York County’s numbers and also when compared to both Lower Chanceford Township and Felton Borough.

Poverty<sup>3</sup> has increased across the Region and York County. The number of Chanceford Township residents living in poverty increased by 64.6% between 2000 and 2020.

		Per capita income	Median household income	Median family income	Persons below poverty	
					#	%
<b>Chanceford Township</b>	<b>2000</b>	\$22,425	\$52,931	\$57,285	316	5.3%
	<b>2020</b>	\$34,169	\$75,369	\$83,026	520	8.4%
	<b>2000 – 2020 Change</b>	<b>\$11,744</b>	<b>\$22,438</b>	<b>\$25,741</b>	<b>204</b>	
	<b>Percent Change</b>	<b>52.4%</b>	<b>42.4%</b>	<b>44.9%</b>		<b>64.6%</b>
<b>Felton Borough</b>	<b>2000</b>	\$19,322	\$42,353	\$53,125	25	5.7%
	<b>2020</b>	\$26,150	\$64,911	\$67,125	77	12.1%
	<b>2000 – 2020 Change</b>	<b>\$6,828</b>	<b>\$22,558</b>	<b>\$14,000</b>	<b>52</b>	
	<b>Percent Change</b>	<b>35.3%</b>	<b>53.3%</b>	<b>26.4%</b>		<b>208.0%</b>
<b>Lower Chanceford Township</b>	<b>2000</b>	\$17,821	\$43,081	\$48,063	217	7.6%
	<b>2020</b>	\$32,722	\$71,553	\$79,414	186	6.0%
	<b>2000 – 2020 Change</b>	<b>\$14,901</b>	<b>\$28,472</b>	<b>\$31,351</b>	<b>(31)</b>	
	<b>Percent Change</b>	<b>83.6%</b>	<b>66.1%</b>	<b>65.2%</b>		<b>(14.3%)</b>
<b>York County</b>	<b>2000</b>	\$21,068	\$45,268	\$52,278	25,269	6.7%
	<b>2020</b>	\$33,587	\$68,940	\$82,154	38,299	8.7%
	<b>2000 – 2020 Change</b>	<b>\$12,519</b>	<b>\$23,672</b>	<b>\$29,876</b>	<b>13,030</b>	
	<b>Percent Change</b>	<b>59.4%</b>	<b>52.3%</b>	<b>57.1%</b>		<b>51.6%</b>

Source: US Census Bureau, 2000 DEC Summary File 3: DP3, 2020 ACS 5-Year Estimates: S1701, 2020 ACS 5-Year Estimates: DP03

<sup>3</sup>To determine a person's poverty status, the U.S. Census Bureau compares the person’s total family income in the last 12 months with the poverty threshold appropriate for that person's family size and composition. If the total income of that person's family is less than the threshold appropriate for that family, then the person is considered “below the poverty level,” together with every member of his or her family. If a person is not living with anyone related by birth, marriage, or adoption, then the person's own income is compared with his or her poverty threshold.

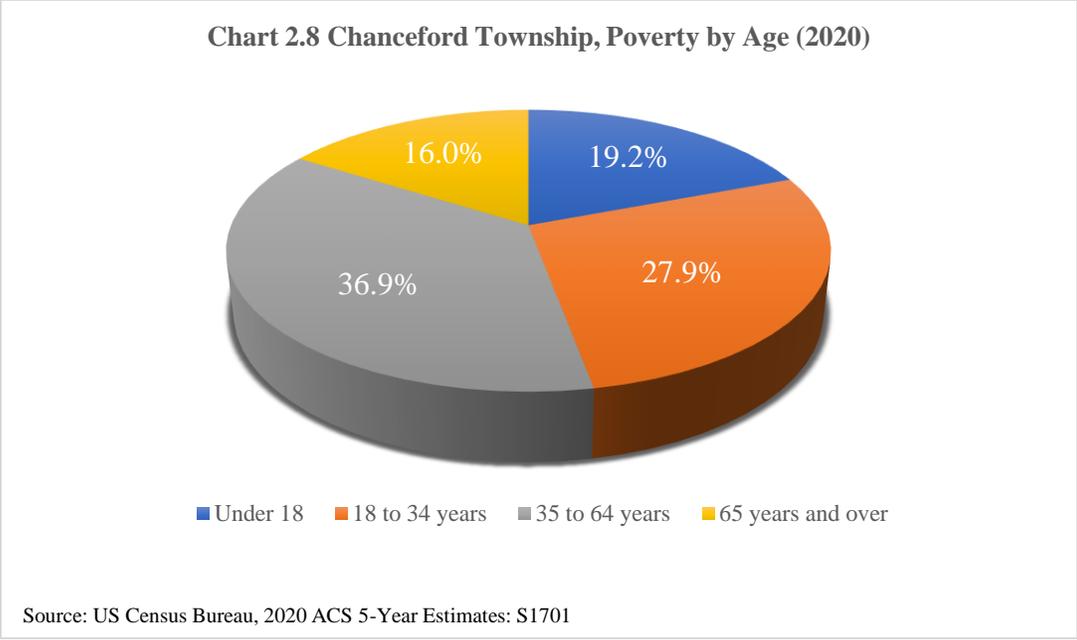


Chart 2.8 above details an age breakdown of the 502 Township residents living at or below the poverty level. Of that total, nearly 37% are aged 35 to 64 years, while residents aged 65 years and over accounts for 16% of residents living at or below the poverty level.

**POPULATION PROJECTIONS**

Population projections help plan for the needs of future residents. However, predicting the future based upon the past is, at best, an educated guess. Projections should be periodically assessed and compared against school enrollments, approved subdivisions, and the issuance of new building permits.

C.S. Davidson used the York County Planning Commission (YCPC)’s methodology to project population based on 2020 Census numbers. The County’s methodology entailed a bottom-up process of projecting municipal population levels in which the TREND function in Excel, the municipality’s Interim Year Census Estimates for 2011 – 2019, the 2010 Decennial Census number, and the 2020 Decennial Census number are used to calculate the municipal projection for the near term, or 2030.

The near-term projection (2030) is then added into another TREND function with the municipality’s census data from 2010 to 2020. The municipal population is then projected for 2040 and 2050. Along with the projection, the increase (or decrease) number and the percentage increase (or decrease) over the previous decade is calculated. These numbers are then reviewed for reasonableness. If it is deemed necessary due to unreasonableness, the individual projections are adjusted and documented.

Table 2.4 below identifies population projections for Chanceford Township according to the above methodology. As shown, the projection details a slight population increase of 1.7% in 2030 followed by declines of 0.9% in both 2040 and 2050.

<b>Table 2.4 Population Projections, Chanceford Township</b>				
	2020 Census	2030 Projection	2040 Projection	2050 Projection
Total Population	5,936	6,037	5,985	5,933
Change from Previous Decade	number	101	-52	-52
	percent	1.7%	-0.86%	-0.87%
Change from 2020	number	101	49	-3
	percent	1.7%	0.82%	-0.05%
Source: US Census Bureau, 2020 Decennial Census; C.S. Davidson, Inc.				

Table 2.5 below details Pennsylvania’s Department of Environmental Protection (DEP)’s Population Projections which were developed utilizing the following methodology:

The method used for development of the 2030, 2040, and 2050 based population projections employed the Microsoft Excel® FORECAST function, a least squares trending/regression function.

This FORECAST function was used in the past by the Department. Several years ago, this function was chosen after a close inspection of the County’s total population projections from 1990-based projections (for years 2010 and 2020) done by the Pennsylvania State Data Center and comparison to 2000-based state total projections (for years 2010, 2020 and 2030) done by the U.S. Census Bureau. These County and State totals were compared to those developed by using the FORECAST function.

<b>Table 2.5 PA DEP Population Projections, Chanceford Township</b>				
	2020 Census	2030 Projection	2040 Projection	2050 Projection
Total Population	5,936	5,940	5,842	5,802
Change from Previous Decade	number	4	-98	-40
	percent	0.07%	-1.64%	-0.68%
Change from 2020	number	4	-49	-3
	percent	0.07%	-1.58%	-2.26%
Source: Pennsylvania Department of Environmental Protection				

As shown, DEP’s projections also detail a decrease in the Township’s population, though the decline is sharper than the one shown in Table 2.4.

Either of the projections appear reasonable, given the Township’s agricultural and rural community character, lack of access to public sewer and water, and the community’s preference in maintaining its rural and agricultural heritage, and preserving the community feel as it presently exists.

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### Chapter 3. Housing

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

The growth pattern of Chanceford Township has been most affected by the area’s history, road infrastructure, and the availability, or lack thereof, of public water and public sewer.

#### HOUSING BY TYPE

Table 3.1 identifies housing units by type in Chanceford Township for the years 2000 and 2020. As is true for much of York County, the predominant housing type is the single-family detached dwelling or SFD at 87%. The remaining 13% is comprised of single-family attached dwellings or SFA (1%), two-units (1.3%), twenty or more units (2.8%), and mobile homes (7.6%).

As shown in the Table 3.1, SFD units increased by 411 units, the majority of which were constructed between 2000 and 2010. On the other hand, mobile home units have decreased by nearly half or roughly 140 units.

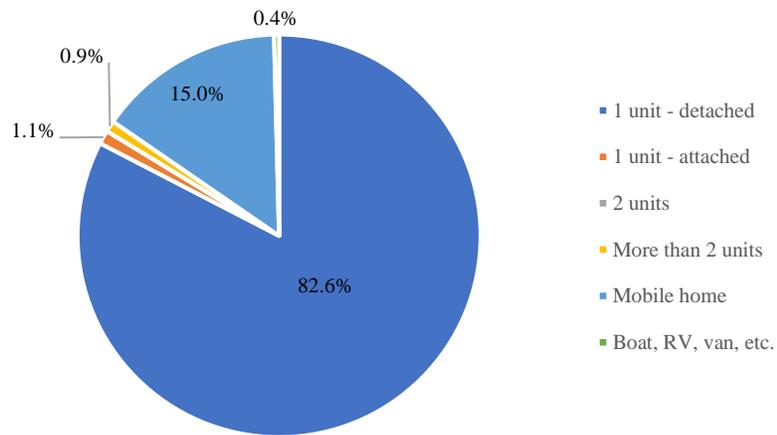
Mobile homes provide a needed source of affordable housing and represented 15% of the Township’s overall housing stock in 2000. Today, SFD units make up a greater share of the Township’s housing stock and while there was a small increase in multi-family units (which are traditionally more affordable than the SFD), the increase is not anywhere close to filling the affordable housing gap left by the decreasing use of mobile home units.

	<b>2000</b>	<b>2020</b>
Total housing units	2,257	2,356
1 unit – detached (SFD)	82.6%	87.3%
1 unit – attached (SFA)	1.1%	1.0%
2 units	0.0%	1.3%
More than 2 units	0.9%	2.8%
Mobile home	15.0%	7.6%
Boat, RV, van, etc.	0.4%	0.0%

Source: US Census Bureau, 2000 DEC Summary File 3: DP4, 2020 ACS 5-Year Estimates: DP04

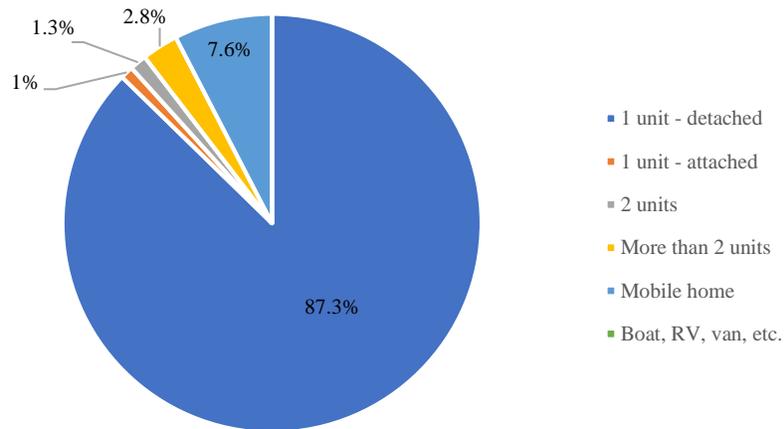
Charts 3.1 and 3.2 below detail the housing unit type data visually.

**Chart 3.1 Housing Units by Type, 2000**



Source: US Census Bureau, 2000 DEC Summary File 3: DP4

**Chart 3.2 Housing Units by Type, 2020**



Source: US Census Bureau, 2020 ACS 5-Year Estimates: DP04

## HOUSING TENURE & OCCUPANCY

According to the U.S. Department of Housing and Urban Development, vacancy rates of 2% for owner occupied units and 5% for renter occupied units are considered adequate to provide sufficient choice for those looking for housing.

Housing tenure differentiates whether a housing unit is owner-occupied or renter-occupied. As shown in Table 3.2 below, owner-occupied housing units represent the vast majority of all housing units at 87.4%. Additionally, the tenure split has remained stable with only a 1.5% variation between 2000 and 2020.

The overall housing vacancy rate is 6.7%, up from 4.5% in 2000, and is still indicative of a very tight housing market for both homeownership and rental units.

	<b>2000</b>	<b>2020</b>
Total housing units	2,257	2,356
Occupied housing units	2,155	2,260
Overall Housing Vacancy	4.5%	4.1%
Owner occupied units	88.9%	87.4%
Renter-occupied units	11.1%	12.6%

Source: US Census Bureau, 2000 DEC Summary File 3: DP4, 2000 DEC Summary File 2: DP1, 2020 ACS 5-Year Estimates: DP04, 2020 DEC Redistricting Data: H1

Vacancy rates according to tenure are not yet available based upon the 2020 Decennial Census. However, according to the referenced US Department of Housing and Urban Development guidelines, there is a need in Chanceford Township for additional housing.

## HOUSING CONDITIONS

The following information will focus on the conditions of the housing stock currently occupied by the residents of Chanceford Township. The factors that will be examined to assist in defining housing conditions will be the year the structure was built and the lack of plumbing and kitchen facilities. These two factors represent the minimum standards with which to gauge housing condition.

### Housing Age

As shown in Table 3.3, nearly 25% of the dwelling units in Chanceford Township are in excess of 50 years old, having been built prior to 1970. The greatest growth in housing construction was in the 1970s, which corresponds with the largest increase in population. Housing construction in Chanceford Township continued to grow at approximately the same rate between the 1970s and the 2000s, and then slowed dramatically following the housing market collapse of 2008.

Total structures	2,356
Built 1939 or earlier	13.8%
Built 1940 to 1949	0.5%
Built 1950 to 1959	6.4%
Built 1960 to 1969	4.2%
Built 1970 to 1979	16.2%
Built 1980 to 1989	9.3%
Built 1990 to 1999	32.9%
Built 2000 to 2009	13.3%
Built 2010 to 2013	0.9%
Built 2014 or later	2.5%
Source: US Census Bureau, 2020 ACS 5-Year Estimates: DP04	

**Complete Kitchen and Plumbing Facilities**

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

In Chanceford Township in 2000, 98.9% of all housing units had complete kitchen and plumbing facilities; and, as of 2020, 100% of all dwelling units in the Township have complete kitchen and plumbing facilities.

	<b>2000</b>	<b>2020</b>
Total housing units	2,257	2,356
Percent without complete plumbing	1.1%	0.0%
Percent without complete kitchens	0.0%	0.0%
Source: US Census Bureau, 2000 DEC Summary File 3: DP4, 2020ACS 5-Year Estimates: DP04		

According to Tables 3.3 and 3.4, the Township’s housing stock is in good condition, with nearly half of the units constructed post-1990.

### THE COST OF HOUSING

Table 3.5 shows that median home values in the Township and Region are generally in line with the County average, increasing at a similar rate from 2000 to 2020 for all places. In 2020, Chanceford Township’s median home value is only slightly lower than those in the Muddy Creek Region and the County at \$182,700, which represents a 70% increase in home value since 2000.

Median monthly owner costs, which include among other things, the sum of payments for mortgages, home equity loans, real estate taxes, homeowner’s insurance, and utilities increased by 65.3% in Chanceford Township between 2000 and 2020. The Township’s increase in monthly owner costs was higher than both the Region (58.1%) and the County (49.9%). Meanwhile, the median gross rent increased by nearly 28% from \$650 to \$830.

#### Cost Burden

True affordability is measured against a household’s ability pay for a mortgage or rental costs. A household is considered to be cost burdened if it is paying more than 30% of its household income for housing. A person or household is considered to be severely cost burdened if it is paying more than 50% of its income for housing. For comparison purposes, data is included for the County.

		Median home value	Median monthly owner costs	Households with owner costs more than 30% income	Median gross rent	Households with gross rent more than 30% of income
<b>Chanceford Township</b>	<b>2000</b>	\$107,300	\$658	18.5%	\$650	24.4%
	<b>2010</b>	\$181,700	\$1,529	30.3%	\$566	36.1%
	<b>2020</b>	\$182,700	\$1,584	25.1%	\$830	43.4%
<b>Felton Borough</b>	<b>2000</b>	\$91,400	\$988	18.7%	\$569	0.0%
	<b>2010</b>	\$168,400	\$1,493	53.4%	\$970	63.7%
	<b>2020</b>	\$164,500	\$1,544	21.9%	\$993	63.3%
<b>Lower Chanceford Township</b>	<b>2000</b>	\$111,300	\$1,040	24.8%	\$561	13.2%
	<b>2010</b>	\$220,800	\$1,604	48.8%	\$799	48.7%
	<b>2020</b>	\$210,500	\$1,590	27.6%	\$908	40.8%
<b>Region</b>	<b>2000</b>	\$103,333	\$995	20.7%	\$593	12.5%
	<b>2010</b>	\$190,300	\$1,542	10.9%	\$778	48.5%
	<b>2020</b>	\$185,900	\$1,573	25.7%	\$910	43.2%
<b>York County</b>	<b>2000</b>	\$110,500	\$1,033	19.7%	\$531	30.3%
	<b>2010</b>	\$185,500	\$1,490	36.0%	\$796	48.5%
	<b>2020</b>	\$183,300	\$1,101	20.5%	\$972	47.2%

Source: US Census Bureau, 2000 DEC Summary File 3: DP4, 2010 ACS 5-Year Estimates: DP04, 2020 ACS 5-Year Estimates: DP04

As shown in Table 3.5, the number of cost-burdened, owner-occupied households increased from 18.5% in 2000 to 25.1% in 2020. The number of cost-burdened, renter households increased more sharply from 24.4% to 43.3%.

### FAIR HOUSING ANALYSIS

Many circumstances can limit a person’s housing options, leading them to live in unsafe, insecure, or overcrowded situations. Factors including discrimination may be referred to as indicators of potential disadvantages; the following table presents indicators of potential disadvantages identified by York County.

<b>Table 3.6 Indicators of Potential Disadvantage, York County Housing and Community Development Plan</b>		
<b>Disadvantage Indicator</b>	<b>Determination Bench Mark</b>	<b>Chanceford Township</b>
Low Educational Attainment	More than 12% of individuals over 25 years in age have less than a high school diploma	8.1%
Elderly	More than 16% of individuals are over 65 years	15.3%
Limited English Proficiency	More than 2% of households do not have someone over the age of 14 years that speaks English well	3.3%
Low Income	More than 10% have an annual income below poverty level	8.4%
Minority Population	More than 12% do not identify as “white only”	2.6%
Disabilities	More than 13% have a disability	9.1%
Single Mothers	More than 11% are single, female-headed households	8.6%
Lack of Vehicle Accessibility	More than 7% have no access to a vehicle	5.5%
Source: 2017 York County Housing and Community Development Plan and the U.S. Census Bureau		

Table 3.6 very efficiently identifies the segment of the Township’s population that may need a more diverse housing stock. As shown, Chanceford Township has the following indicator of potential disadvantage:

- Limited English Proficiency at 3.3%

Additionally, the percentage of the elderly in the Township are nearing the County’s base line of being an indicator of a potential disadvantage at 15.3%. As opportunities arise for construction of new dwelling units care should be taken to encourage, as much as is possible, the development of new units that are also more diverse in terms of size and value.

## HOUSING NEEDS

Based on the population projections performed in Chapter 2, Population, we can determine the approximate number of new dwelling units that will be needed to provide housing for the anticipated population growth. This is performed by dividing the projected population by the average household size as measured by the 2020 Census. The results of this computation are shown in Table 3.7.

	<b>2020 Census</b>	<b>2030 Projection</b>	<b>2040 Projection</b>	<b>2050 Projection</b>
Total Population – YCPC Methodology	5,936	6,037	5,985	5,933
Total Change from Previous		101	-98	-40
Total Population – DEP Methodology	5,936	5,940	5,842	5,802
Total Change from Previous		4	-49	-40
Average Household Size	2.54			
Required Additional Dwellings		40	0	0

Source: US Census Bureau, 2020 Decennial Census; C.S. Davidson, Inc.

Another interesting comparison is that of the number of projected needed units versus the number of New Home Building Permits typically issued in any given year. Table 3.8 details the number of New Dwelling Building Permits that have been acquired for new home construction between 2011 and 2020 for the Muddy Creek Region and for York County, itself. In Chanceford Township, a total of 70 new homes were constructed during the previous decade or an average of 7 units per year.

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Avg.
Chanceford Township	9	9	10	6	8	7	6	4	3	8	7
Muddy Creek Region	21	15	20	11	10	15	22	12	10	15	15
York County	668	694	972	761	854	877	909	956	1,347	1,309	935

Source: York County Planning Commission

Additionally, the water and sewer constraints coupled with agricultural preservation zoning significantly limit the size of any future subdivisions. However, building permit issuance suggests that the number of new units projected for 2030 can be met with the construction of four (4) new dwelling units per year. This appears reasonable given the Township, on average, issues seven (7) new dwelling construction permits each year.

The projections indicate that a minimal number of new dwelling units will be needed in the future and of those units a small percentage should be appropriate for lower income families and the elderly.

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## Chapter 4. Economic Development

In order to plan for future growth, an understanding of the local economy is important. This chapter will discuss employment characteristics such as labor force, industry and occupations, commuting patterns, and income and poverty. An inventory of economic development agencies and other resources that comprise the local economy will be identified for the purpose of discussing future economic trends and opportunities. This information will provide a base for developing an economic development strategy for the Township.

### RELEVANT PLANNING DOCUMENTS

The York County Economic Alliance collaborated with the York County Planning Commission and the City of York in developing the York County Economic Action Plan (EAP), adopted in 2020. The EAP will act as the County-wide Plan to guide economic growth and development over the next 10 years. Additionally, the EAP will serve as the economic development component of York County’s Comprehensive Plan. The goal of this Plan is to provide a roadmap for economic recovery from the disruptions caused by COVID-19, as well as an aspirational vision for where the community would like to go in the long term.

### EMPLOYMENT CHARACTERISTICS

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

### LABOR FORCE

<b>Table 4.1 Labor Force Analysis</b>					
	<b>2000</b>		<b>2020</b>		
	<b>Total Population</b>	<b>In Labor Force</b>	<b>Total Population</b>	<b>In Labor Force</b>	<b>% Change in Labor Force</b>
Chanceford Township	4,589	3,263	5,046	3,333	2.1%
Felton Borough	355	243	436	299	23%
Lower Chanceford Township	2,142	1,451	2,603	1,611	11%
York County	298,226	203,496	360,353	237,353	16%
Source: U.S. Census Bureau 2000 and 2020 ACS 5-Year Estimate Data Profiles					

Table 4.1 above identifies the total labor force for the municipalities in the Muddy Creek Region and York County as of 2000 and 2020. As shown, Chanceford Township’s 2020 labor force consists of 3,333 persons, a 2.1% increase in the overall size of the Township’s labor force since 2000. Chanceford Township continues to contribute the lion’s share of the Region’s labor force; however, the labor force increases experienced in the remainder of the Region and the County were much greater than 2.1%, suggesting a slowing of the Township’s local economy.

Table 4.2 on the following page compares the total number of unemployed persons and the unemployment rate for the Muddy Creek Region and York County. Lower Chanceford

Township has the lowest unemployment rate of the Region at 0.6% and only 16 individuals identifying as unemployed. Chanceford Township’s overall unemployment rate has decreased to 3.6% since the high of 4.5% in 2000. Felton Borough’s unemployment rate had the highest increase in the Region from 1.6% in 2000 to 4.4% in 2020.

<b>Table 4.2 Unemployment Rates</b>				
	<b>2000</b>		<b>2020</b>	
	<b>Unemployed</b>	<b>Unemployment Rate</b>	<b>Unemployed</b>	<b>Unemployment Rate</b>
Chanceford Township	148	4.5%	180	3.6%
Felton Borough	4	1.6%	19	4.4%
Lower Chanceford Township	54	3.7%	16	0.6%
York County	7,301	3.6%	10,972	3.0%
Source: U.S. Census Bureau 2000 and 2020 ACS 5-Year Estimate Data Profiles				

## **OCCUPATIONS<sup>4</sup>**

Table 4.3 details the occupations for which the Region’s labor force is employed. The Region’s farming, fishing, and forestry occupations suffered a decline of 73% of its share of total occupations within the Township in the 1990s<sup>5</sup>. As shown in Table 4.3, that decline has continued with Chanceford Township, Lower Chanceford Township, and York County experiencing declines of between 24% to 27% in the farming, fishing, and forestry occupations between 2000 and 2020.

The Township also experienced significant declines in occupations associated with construction, extraction, and maintenance and production, transportation, and material moving. The occupational categories with the highest increases in total jobs were those related to management, service, and sales/office occupations.

The data is indicative of a labor force that has shifted away from skilled laborer positions in favor of occupations associated with an office environment.

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<sup>4</sup> Occupation describes the kind of work the person does on the job. For employed people, the data refer to the person's job during the reference week. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours.

<sup>5</sup> Occupation data for 1990 is presented in the 2009 Muddy Creek Joint Comprehensive Plan on page 50.

**Table 4.3 Occupations for Employed Population, 2000 & 2020**

	Chanceford Township			Felton Borough			Lower Chanceford Township			York County		
	2000	2020	Percent Change	2000	2020	Percent Change	2000	2020	Percent Change	2000	2020	Percent Change
Total employed	3,115	3,153	1.2%	239	280	17.2%	1,397	1,595	14.2%	195,962	226,081	15.4%
Management, professional, and related occupations	756	870	15.1%	42	96	128.6%	320	598	86.9%	55,609	78,745	41.6%
Service occupations	341	531	55.7%	29	30	3.4%	161	162	0.6%	24,565	35,793	45.7%
Sales and office occupations	577	865	49.9%	63	64	1.6%	300	267	(11.0%)	51,260	48,603	(5.2%)
Farming, fishing, and forestry occupations	37	28	(24.3%)	0	0	0.0%	34	25	(26.5%)	786	572	(27.2%)
Construction, extraction, and maintenance	446	297	(33.4%)	26	38	46.2%	297	313	5.4%	19,334	20,316	5.1%
Production, transportation, and material moving	958	562	(41.3%)	79	52	(34.2%)	285	230	(19.3%)	44,408	42,052	(5.3%)

Source: U.S. Census Bureau 2000 and 2020 ACS 5-Year Estimates Subject Tables

## INDUSTRY

Table 4.4, details the what industries Township residents are employed within, for example an accounting employee employed by a dairy farm. In this example, the employee’s occupation is accounting while the industry they are employed within is agriculture. The percentages shown in red denote a decrease in percentage of employees from the 2000 numbers.

As shown, the agriculture, forestry, fishing and hunting, and mining industry experienced a stable increase from 129 employees in 2000 to 172 in 2020.

The manufacturing, construction, wholesale trade, and transportation industries experienced decreases, while, the finance, professional, and education and health industries doubled or more the number of employees working within the industry between 2000 and 2020.

**Table 4.4 Employment by Industry 2000-2020**  
**Chanceford Township**

	<b>2000</b>		<b>2020</b>	
	#	%	#	%
Agriculture, forestry, fishing and hunting, and mining	129	4	172	5
Construction	280	9	143	5
Manufacturing	951	31	346	11
Wholesale trade	125	4	16	1
Retail trade	273	9	309	10
Transportation and warehousing, and utilities	243	8	160	5
Information	35	1	0	0
Finance, insurance, real estate, and rental and leasing	120	4	482	15
Professional, scientific, management, administrative, and waste management services	162	5	321	10
Educational, health and social services	385	12	738	23
Arts, entertainment, recreation, accommodation and food services	147	5	170	5
Other services (except public administration)	189	6	143	5
Public administration	76	2	153	5
<i>Total</i>	<i>3,115</i>	<i>100</i>	<i>3,153</i>	<i>100</i>
Source: US Census Bureau, DP3 and DP03				

## COMMUTING PATTERNS

As shown in Table 4.5 below, the vast majority of the Township’s labor force commutes to work alone, in a car, truck, or van. Approximately 14.1% of the Township’s labor force reported carpooling and 10.7% reported working from home.

When compared to the remainder of the Muddy Creek Region and York County, Chanceford Township had double the number of residents working from home and had a higher number of carpoolers.

**Table 4.5 Means of Transportation to Work, 2020**

	<b>Chanceford Township</b>	<b>Felton Borough</b>	<b>Lower Chanceford Township</b>	<b>York County</b>
Car, truck, or van	89.0%	92.4%	90.7%	91.1%
Drove alone	74.9%	83.4%	84.3%	83.0%
Carpooled	14.1%	9.0%	6.5%	8.1%
Public transportation	0.0%	0.0%	0.0%	0.8%
Bicycle	0.0%	0.0%	0.4%	0.2%
Walked	0.2%	0.0%	0.8%	1.4%
Motorcycle or other means	0.0%	2.2%	2.0%	0.8%
Worked at home	10.7%	5.4%	6.0%	5.8%

Source: U.S. Census Bureau 2020 ACS 5-Year Estimates Subject Tables

According to Table 4.6 below, more than half of the Township’s population has a commute to work longer than a half an hour. This is not surprising given the Township’s rural location and the shift to office occupations. There are few office related uses within the Township.

**Table 4.6 Travel Time to Work, 2020**

	<b>Chanceford Township</b>	<b>Felton Borough</b>	<b>Lower Chanceford Township</b>	<b>York County</b>
Total	3,153	280	1,595	226,081
Did not work at home:	2,816	265	1,499	212,968
Less than 10 minutes	65	2	96	24,491
10 to 19 minutes	316	63	146	60,909
20 to 29 minutes	735	60	215	48,130
30 to 44 minutes	913	72	400	40,677
45 to 59 minutes	501	30	325	18,102
60 or more minutes	287	313	181	20,871
Worked at home	337	15	96	13,113

Source: U.S. Census Bureau 2020 ACS 5-Year Estimates Subject Tables

## LOCAL TAXES

The real estate property taxes for which area property owners are responsible include the York County Real Estate Tax, the Red Lion School District Real Estate Tax, and the Chanceford Township Real Estate Tax. Chanceford Township does not levy an Emergency and Municipal Services Tax (EMS) on persons working within the Township. See Table 4.9 below for a breakdown of real estate tax rates.

<b>Table 4.9 Taxes, 2020</b>	
	<b>Real Estate Tax Rates</b>
York County	6.9 mills <sup>6</sup>
Red Lion School District	22.28 mills
Chanceford Township	0.6 mills
Lower Chanceford Township	1.1 mills
Felton Borough	3 mills
Source: PA Department of Community & Economic Development Tax Registers	

## ECONOMIC RESOURCES

The following is a list of economic development organizations, programs, and funding sources that can assist with economic development and specifically, economic development in agricultural communities. In order to promote economic development, it is important to know what organizations exist to aid local industry.

*York County Economic Alliance* - The York County Economic Alliance (YCEA) is a non-profit organization established to serve as York County's leading resource for facilitating expansion, funding, redevelopment, networking, business-to-business promotion, advocacy, and workforce development among other services. Founded in 2012 through York County's chamber and economic development organizations, YCEA's services drive York County's economic growth by leveraging the collaboration, resources, and expertise needed to create sustainable prosperity.

*YCEA Business Resources* – The York County Economic Alliance (YCEA) sponsors the Bloom Small Business Development Program. The Bloom Small Business Development Program is cohort-based classes offering resources for future/existing business owners in various areas. All classes include resources to help businesses with their pitch to prospective clients, funders, stakeholders. This program is offered through the Bloom Business Empower Center, whose objective is to accelerate small business ownership and success, promote Pathways to Prosperity for talent development, and advance representation in leadership and access to opportunities.

*Pennsylvania Department of Community & Economic Development* – The mission of the PA Department of Community and Economic Development (DCED) is to encourage the shared

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<sup>6</sup> Mill rate, or millage, is a tax rate that jurisdictions use to determine their local property taxes. One mill equals one-thousandth of a dollar. For each mill levied on your property, you'll pay \$1 in property taxes per every \$1,000 of assessed value.

prosperity of all Pennsylvania residents by supporting good stewardship and sustainable development initiatives across the commonwealth. DCED provides strategic technical assistance, training, and financial resources to help local communities and industries through numerous programs.

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

*Pennsylvania Industrial Development Authority (PIDA)* - The PIDA provides low-interest loans and lines of credit for eligible businesses that commit to creating and retaining full-time jobs and for the development of industrial parks and multi-tenant facilities. The Small Business First (SBF) program has been consolidated and is now recognized under this Authority.

*Small Business Administration* – The Small Business Administration (SBA) is an independent agency of the U.S. government that provides support to entrepreneurs and small businesses. Created in 1953, the SBA connects entrepreneurs with lenders and funding to help them plan, start, and grow their business. Since its founding, SBA has delivered millions of loans, loan guarantees, contracts, counseling sessions, and other forms of assistance to small businesses.

*Penn State Extension* – Penn State Extension is a modern educational organization dedicated to delivering science-based information to people, businesses, and communities. The organization provides both face-to-face and online education to customers to help them address problems and take advantage of opportunities for improvement and innovation. Partnering with and funded by federal, state, and county governments, Penn State Extension focuses on providing information about Agronomy, Animal Systems, Food Safety, Home Gardening, and more as well as ensuring the long-term vitality of Pennsylvania's natural resources.

*Farm & Natural Lands Trust of York County* - The Farm & Natural Lands Trust of York County is a private, non-profit land preservation organization, supported by membership, contributions, grants, and income from special events. The Farm & Natural Lands Trust works in conjunction with other preservation organizations, such as the York County Agricultural Land Preservation Board and the Pennsylvania Game Commission, to preserve farms and natural lands based on a voluntary agreement with local landowners to place a conservation easement on their property.

*York County Agricultural Land Preservation Program* - In 1989, the York County Agricultural Land Preservation Board was created to ensure the viability of agriculture in York County. The mission of the Board is to preserve and protect York County's valuable agricultural resources through the preservation of economically viable farms with the creation and maintenance of stable

agricultural communities. Since appointed by the York County Commissioners in 1990, the program has preserved more than 46,161 acres and 319 farms.

*Amish Aid Society* – The Amish Aid Society, based in Lancaster, PA, was founded in the early 1890s. The Amish Aid Society is a private charity that serves members of the Amish church in which the members assess their own building, subject to the final decisions of the secretaries. In addition to these secretaries, there are treasurers as well as a trustee in each district.

*Resource Enhancement & Protection (R.E.A.P.) Tax Incentive Program* – R.E.A.P. is a first-come, first-serve program that enables farmers, businesses, and landowners to earn PA income tax credits to offset the cost of implementing conservation practices. Tax credits provided by the R.E.A.P. program help farmers off-set the costs of implementing best management practices (BMPs) that benefit their farms and work to protect water quality at the same time. A program of the Pennsylvania Department of Agriculture, eligibility for the program is based on compliance with the PA Clean Streams Law.

*Environmental Quality Incentives Programs (EQIP)* – The Environmental Quality Incentives Program (EQIP) is a voluntary conservation program that helps agricultural producers in a manner that promotes agricultural production and environmental quality as compatible goals. Agricultural producers and forest land owners can receive financial and technical assistance to implement structural, vegetative and management conservation practices that optimize environmental benefits on working agricultural and forest land. Through the Natural Resources Conservation Service, agricultural producers and owners of non-industrial private forestland are eligible to apply for EQIP.

*Farm Service Agency (FSA)* – The Farm Service Agency (FSA) is a United States Department of Agriculture agency that was formed by merging the farm loan portfolio and staff of the Farmers Home Administration and the Agricultural Stabilization and Conservation Service. The FSA is a customer-driven agency with a diverse and multi-talented work force, dedicated to achieving an economically and environmentally sound future for American Agriculture. The mission of the Farm Service Agency is to equitably serve all farmers, ranchers, and agricultural partners through the delivery of effective, efficient agricultural programs.

## **TOURISM RESOURCES**

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

Following is a short list of opportunities for visitors to experience within the Muddy Creek Region.

- **Brogue Store & Jail** – The Brogue Store is a general store which has operated in the Township for decades. General merchandise, food, hardware, and sporting goods are available along with other memorabilia.
- **Indian Steps Museum** - Located on Indian Steps Road along the Susquehanna River, in Lower Chanceford Township, this formerly private residence was built in 1912 for John

Edward Vandersloot, a prominent York attorney. The Indians Steps Cabin became the Indian Steps Museum and has operated as a museum since the 1940s. Now, more than 10,000 American Indian artifacts (arrowheads, spearheads, stone axes, tomahawks, and pottery, among other things) are embedded in pictographs depicting birds and animals on the walls and foundation of the National Register of Historic Places building. The Conservation Society of York County has owned and operated the museum since 1956. Annual events at the museum and on the 9.6-acre estate include arts and crafts fairs and concerts, as well as educational events including gardening workshops and naturalist programs in the arboretum.

- **The Muddy Creek Forks Historic District** – Situated at the confluence of the South Branch and the North Branch of the Muddy Creek Forks, the Muddy Creek Forks Historic District, spans an area within Lower Chanceford, East Hopewell and Fawn Townships. This assembly of 19<sup>th</sup> and early 20<sup>th</sup> Century buildings and structures, built between 1800 and 1935 is located at the intersection of Muddy Creek Forks Road and New Park Road. There are twelve (12) buildings and several ancillary structures comprising the historic district built including a general store, two Pennsylvania Vernacular houses, a stone house, a Victorian Gothic house, a log house, a creamery, a mill building, a grain elevator, a warehouse, and a Sweitzer barn. The architectural styles vary among houses and several commercial buildings, including a log house, and I-house, and PA German Vernacular and Victorian Gothic.
- **Maryland and Pennsylvania Railroad Preservation Authority** - The Maryland and Pennsylvania Railroad Preservation Society was founded in 1986 to preserve the history of the Maryland and Pennsylvania (“Ma & Pa”) Railroad. The Authority owns much of the town of Muddy Creek Forks, including a turn-of-the-century general store, a mill and grain elevator, and other buildings. The Society is restoring the 11 structures situated on 31 acres of land and is open to the public on selected dates and times. In 1996, the Authority was created by the County of York to act as non-profit for the preservation and reservation of this historic village. The Authority owns a museum as well as the old Muddy Creek Forks roller mill. Short train excursions are offer on weekends throughout the spring, summer, and fall months.

The Maryland and Pennsylvania Railroad Preservation Society acquired much of the hamlet of Muddy Creek Forks, where it operates a museum out of the old general store, opens several of the historic structures to tours, and has rebuilt several miles of track on which they operate short excursions.

- **Susquehanna and Tidewater Canal and The Lock House** - The Susquehanna and Tidewater Canal traveled 43 miles from Wrightsville, York County to Havre de Grace, Maryland along the west side of the Susquehanna River, supplanting the Susquehanna Canal on the east bank, which only went from the Chesapeake Bay to the Pennsylvania line. While the canal was in operation, the Lock House, built in 1840, served as a residence for the lock tender as well as an office for the toll collector. One of the most expensive

canals in the United States, it was built between 1836 and 1840, started to decline after 1855, operations ended around 1900, and was completely closed by 1920. For the next 70 years, the Lock House building and property grounds were rented as apartments. In 1982 the building received funding and underwent significant restoration and officially opened to the public.

Finally, in 2020, the museum changed its mission to reflect what the museum was best known for - the history Susquehanna & Tidewater Canal. Since then, with a narrowed and focused mission, the museum has begun upgrading its exhibits and has re-branded itself as the museum of the entire S&T Canal telling the stories of people, politics, and economics along its 45-mile stretch.

- **The Mason Dixon Trail** - A 175-mile long hiking trail that passes through the Region along the Susquehanna River, looping through Apollo County Park, along the edge of State Game Lands No. 83, through State Game Lands No. 181, back to the Susquehanna River, and through the Lock 12 Recreation Park, exiting the Region in the vicinity of the PA 74/Muddy Creek intersection in southeastern Lower Chanceford Township. The Trail then continues into Maryland and Delaware. Blue blaze tree markings show the way of the Trail through the Region.
- **Captain John Smith Chesapeake National Historic Trail** – The Captain John Smith Chesapeake National Historic Trail is a series of water routes that runs through the Region. Approximately 3,000 miles long, the routes flow along the Chesapeake Bay, the Nation’s largest estuary, and its tributaries. The trail was established in 2009 and has since been managed by the National Park Service. The Zimmerman Center for Heritage in York County is the official Pennsylvania Visitor Contact Station for the trail.

### Agricultural Resources

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

Following is a short list of existing agritourism opportunities.

- **Brogue Hydroponics** – A Chanceford Township farm market and greenhouse that sells sweet corn, raspberries, aquatic plants and retail and wholesale agricultural products.

- **Tri-K Farms** – These farms have operated for approximately three (3) years, selling fruit, vegetables, potatoes, as well as nursery and garden plants.
- **Old Forge Family Farm** – Old Forge Family Farm is a choose and cut Christmas tree farm. The farm also offers pumpkin and apple picking during the fall season.

#### Other Tourism Resources

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

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

With its vast agricultural land, Chanceford Township offers many opportunities for outdoor recreation, and associated business opportunities. There are private campgrounds in the Township, and the PA State Game Commission maintains two State Game Lands with a combined area of over 1,300 acres in Chanceford and Lower Chanceford Townships.

The Susquehanna River offers the greatest recreational opportunities in the area. Therefore, the greatest business opportunities are also presented here. The four (4) local boat launches on the Susquehanna River provide access to Lake Aldred and the Conowingo Reservoir. There are also two local waterways classified as class II to III sections by American Whitewater; the last five (5) miles of Muddy Creek and a similar stretch of Fishing Creek on the border of Chanceford Township. In addition, much of the 175-mile long Mason Dixon Trail follows the Susquehanna River as it passes through the Region.

The Maryland and Pennsylvania Railroad offers potential for outdoor recreation as a rail-trail. In 2010, a MA & PA Railroad Community Greenway Feasibility Study was conducted in which the feasibility of converting 12.4 miles of the former railroad corridor into a recreation trail was explored. Seven (7) communities located in the study area worked together as the MA & PA Community Greenway Partners to explore the legal, physical, and operational feasibility of developing the trail.

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## **Chapter 5. Natural Features**

The natural features and physical characteristics of a place can have a strong influence on how it grows and develops, the industries that locate in the area, and the population that lives there. Therefore, a careful examination of things such as physiography, topography, slope, geology, drainage areas, soils, agricultural capability, and wildlife and vegetation is an important part of creating a Comprehensive Plan for Chanceford Township.

Some natural features can be a constraint on development while others suggest opportunities for development. It is also possible for an environmental factor to represent both an opportunity and a constraint depending on where the factor is located within the Township and the specific needs of a particular type of development. A variety of natural and environmental factors were examined and identified during the Muddy Creek Regional Planning process of 2009. This analysis relies heavily on the previously identified natural features per the Muddy Creek Regional Comprehensive Plan, and as they relate to Chanceford Township with updates taken from the 2018 York County Environmental Resources Inventory, where appropriate. Corresponding mapping provides a visual representation of those areas in need of preservation and others not conducive to development.

Included within the term “development” is agricultural production, because agriculture is a legitimate use of the land for human purposes. It must be thought of as similar to any other use of the land for human purposes, such as houses or stores.

### **PHYSIOGRAPHY**

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

### **TOPOGRAPHY**

Topography is the surface characteristics of an area of land. Local topographical features play a major role in the location of man-made features and development. Buildings, parking lots, and other structures cannot be built on land that is too steeply sloped. Sewer lines, however, take advantage of the contours of the land to flow sewage to a treatment plant. Areas that cannot be served by gravity flow sewer service must make use of pump stations, which are costly to install and maintain. Similarly, roadways are often located to take advantage of the topography, rather than to travel in a straight line that would require moving quantities of soil for cutting and filling. The Township is characterized by rolling terrain that ranges from a low elevation of 169 feet above

sea level adjacent to the Susquehanna River in the southern end of Chanceford Township to a high elevation of 932 feet just north of the village of Brogue along Lucky Road. Exhibit 5.1, Topographic (Contour) Map, shows the topography of the Region.

A fundamental component of the Region's topography is the slope of the land in its transition from its high to low points. Slope is generally expressed as a percentage and is calculated by dividing the vertical change in elevation by the horizontal distance in which the vertical change takes place. The amount of slope affects the suitability of an area for certain types of development. Exhibit 5.2, Slopes, shows generalized slope areas for the Township, and the suitability of slopes for development is described below:

**Slopes of 0% to 8%:** Slopes within this range are generally suitable for all uses, provided other factors are favorable. Within the Township, approximately 35% of the land area has slopes within this range.

**Slopes of 8% to 15%:** Slopes within this range are usually considered suitable for low to moderate density residential, agricultural, and recreational uses only; generally, too steep for large commercial and industrial building because grading of the site would be too expensive to make the project financially feasible. However, sites having only a portion of their area with slopes in this range may be able to be successfully developed with a variety of uses. Approximately 36% of the land in the Township has these slopes.

**Slopes of 15% to 25%:** Slopes within this range are most suitable for scattered low density residential development, limited agriculture, and open space uses. Approximately 15% of the Township's land area is within this slope range.

**Slopes of 25% or greater:** Slopes of 25% or greater are suitable only for open space and low impact recreational uses. Attempts to grade land with slopes of greater than 25% often results in erosion problems, which can lead to increased flow of silt and sediment into streams and waterways. This slope range encompasses 14% of the Township.

## **GEOLOGY**

The geology of Chanceford Township is defined by a general surface of gneisses and schists are drained transversely by the extensive Muddy Creek watershed, turning a right angle where it meets the Peter's Creek Schist, and flows along the northern edge of the slates into the Susquehanna River. This drainage pattern appears to have been established by a fault.<sup>7</sup>

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<sup>7</sup> Pennsylvania State University Libraries

## CLIMATE

The climate of the Township can be described as a humid continental climate that is characterized by warm, humid summers and moderately cold winters. Precipitation is evenly distributed throughout the year, although the spring and summer months generally receive slightly more and averages around 40” per year. The growing season varies widely year to year, with the average being 170 days throughout the County and usually occurs between early or mid-April to late October or early November.

## SOILS

Soils are one of the most basic of all natural resources. Agricultural uses rely on the highest quality soils to produce the greatest yields of crops. Similarly, development is most easily accomplished on quality soils that are flat and easily graded. Thus, the soils that are best suited to agriculture are also highly prized by developers seeking to create commercial or residential developments. For this reason, it is essential for communities, especially those that want to maintain agriculture and rural uses as an essential part of their identity, to analyze the soils present within their borders with the goal of limiting the conversion of the highest quality soils from non-urban to urban uses. Soil characteristics can also be important when determining where to site the various types of land uses typically permitted within a Zoning Ordinance. Depth to bedrock, depth to water table, and similar features may make some soils less desirable for certain types of uses.

Soils are divided into general categories called series. Within each series, individual soils map units are classified by their slope and other individual variables.

Chanceford Township is comprised of the following soil categories:

**Chester-Glenelg** - Land that is gently sloping to moderately steep with deep to very deep well drained soils formed from schist, phyllite, and saprolite, which are found on ridge tops and hills. These soils are mostly used for agriculture with some areas of urban land uses and woodland intermingled. This soil unit makes up about 29% of the County.

These soils are generally well drained and somewhat excessively drained soils that are dominantly undulating and rolling.

**Mt. Airy-Manor** - Land that is gently sloping to very steep with moderately deep to very deep soils which are somewhat excessively drained and formed from schist and phyllite on dissected ridges and hills. Land uses within this soil unit consist mostly of woodland, with some ridge tops being used for cropland and orchards. This soil unit makes up approximately 10% of the County.

These soils are generally well drained, hilly, and steep.

The locations of the series are shown on Exhibit 5.3, Soils.

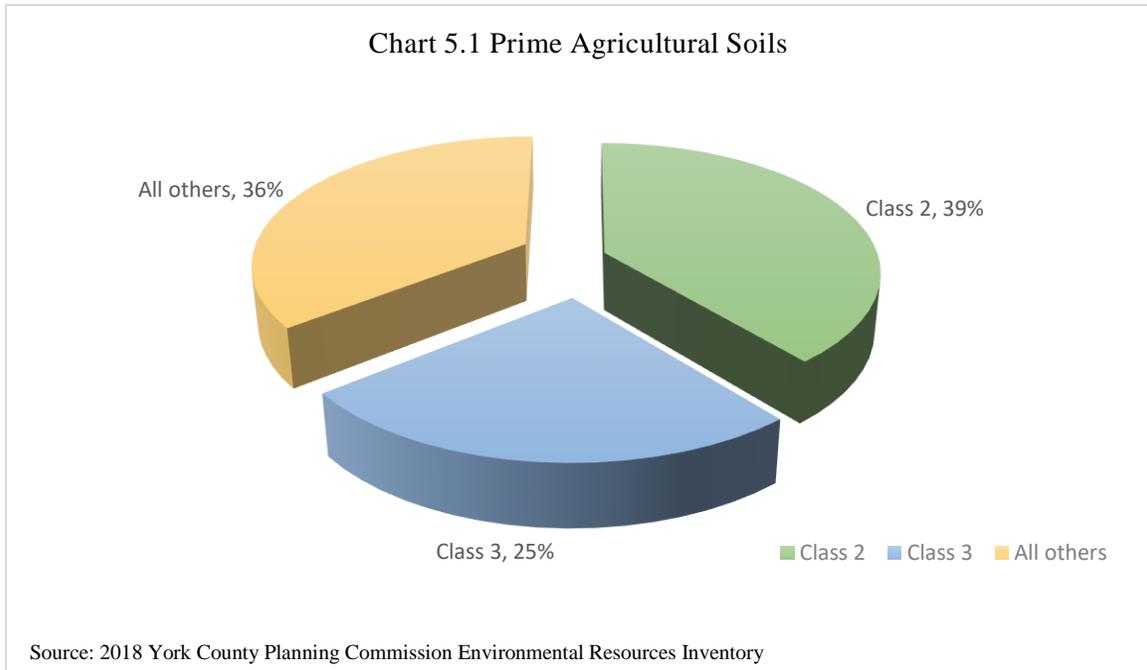
## Soil Capability Class

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

- Class 1 soils have slight limitations that restrict their use.
- Class 2 soils have moderate limitations that reduce the choice of plants or require moderate conservation practices.
- Class 3 soils have severe limitations that reduce the choice of plants or require special conservation practices, or both.
- Class 4 soils have very severe limitations that restrict the choice of plants or require very careful management, or both.
- Class 5 soils have little or no hazard of erosion but have other limitations, impractical to remove, that limit their use mainly to pasture, range, forestland, or wildlife food and cover.
- Class 6 soils have severe limitations that make them generally unsuited to cultivation and that limit their use mainly to pasture, range, forestland, or wildlife food and cover.
- Class 7 soils have very severe limitations that make them unsuited to cultivation and that restrict their use mainly to grazing, forestland, or wildlife.
- Class 8 soils and miscellaneous areas have limitations that preclude their use for commercial plant production and limit their use to recreation, wildlife, or water supply or for esthetic purposes.

## Soil Suitability for Agriculture

The suitability of a soil for agriculture is generally described by the Soil Capability Class that was assigned to the soil by USDA. The term Prime Agricultural Soils has been used to describe those soils that generally produce larger amounts of crops and are prepared for crops and maintained with relatively less time, energy, and money. The MPC identifies Prime Agricultural Soils as those within soil capability classes 1-3 and directs municipalities to plan for the preservation of such soils. The individual soil map units and their capability class are shown in Table. 5A.1 in the Chapter 5 - Appendix. Chart 5.1 below, shows the amount of Prime Agricultural Soil located within Chanceford Township. As shown, there are no Class 1 soils in the Township, however, Class 2 and Class 3 soils comprise 64% of the Township's total acreage. Exhibit 5.4 shows the location of the Prime Agricultural Soils. The prime soils are generally located in a line that runs parallel to the Susquehanna River through the middle of Chanceford Township. Most of the prime soils are located within current Agricultural or Conservation zoning districts.



### Soil Suitability for On-Lot Sewage Disposal

Different soils have varying capabilities for accommodating on-lot sewage disposal systems. Soils are rated as either “somewhat limited” or “very limited”. These ratings, however, do not mean that a certain property could not use an on-lot sewage disposal system. It merely establishes the degree to which the soil is suitable versus other soils. Final determination for all sewage disposal systems is left with the Sewage Enforcement Officer and the Pennsylvania Department of Environmental Protection. See Table 5A.1 in the Chapter 5 – Appendix.

## HYDROLOGY

### Drainage

Chanceford Township is located within two drainage basin or watersheds, the Muddy Creek (Hydrologic Unit Code (HUC) 0205030613 and the Susquehanna River (HUC 0205030617). The dividing line between the two watersheds runs north/south in close proximity and parallel to Route 74. These two drainage basins are further divided into 18 smaller watersheds. Exhibit 5.5, Watersheds Map, shows the location of the drainage basins and the watersheds.

### Rivers, Creeks, and Streams

Rivers, creeks, and streams are bodies of flowing water that contain water at least part of the year. There are 16 named rivers, creeks, and streams within Chanceford Township. Each stream is given a designation to indicate water uses that are to be protected within that body of water. The designations and a description of each are as follows:

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

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

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

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

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

Within the Township only two streams are given the HQ designation and none are given the EV designation. Part of Otter Creek and the South Branch of the Muddy Creek are cold water fisheries with an HQ designation. The streams and their designation are listed in Table 5A.2 in the Chapter 5 Appendix-Natural Features and shown on Exhibit 5.6, Stream Designations.

#### Floodplains

Exhibit 5.7, Floodplain Map shows the floodplains for the Region as delineated by the Federal Emergency Management Agency (FEMA). These floodplains represent areas of the Township that will be inundated with flood waters during a 100-year flood. A 100-year flood is a flood with a 1% theoretical chance of occurring in any given year. These areas represent significant hazards to life and property and should be kept free from structures and development.

#### Wetlands and Hydric Soils

Exhibit 5.8, Wetlands Map shows known wetlands and hydric soils. Although many wetlands are shown, this map does not represent all the wetlands located within the Region. Only a wetland delineation report completed for a new development project can accurately delineate all wetlands on a tract of land. Hydric soils are those that, due to frequent flooding, ponding, or saturation are oxygen deficient, poorly or very poorly drained, and have a shallow water table. These soils, if undrained, may exhibit wetland vegetation and can be an indicator of wetlands.

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

## VEGETATION AND WILDLIFE

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

Many species of plants and animals may be found in the Township's three main types of habitat - open field or pasture, forest, and wetlands (wetlands include streams, springs, ponds, and

meadows). Though some species have adapted to more than one habitat, other flora and fauna have adapted to very specific needs and conditions and are critically dependent upon particular habitat types. Generally speaking, man-made features are considered disruptive to natural habitats; but some, such as farm fields, pasture, hedgerows, and tree lines, offer important food and cover sources.

The 2004 York County Natural Areas Inventory report cites the Susquehanna River as an area of statewide importance for conserving the biological diversity of York County. The river is an area of local significance due to its recreational and scenic resources and because it serves as a major pathway for the movement of animal species in Central Pennsylvania. Among the many natural sites in the Township that support populations of plant and animal species in need of conservation methods to protect them from extinction are the Boyd's Run Ravine and Felton Outcrops.

## **UNIQUE FEATURES AND AREAS**

The 2018 York County Environmental Resources Inventory lists unique features and areas occurring in the County. Several of those features are located in the Township. Those areas and their descriptions as contained within the Environmental Resources Inventory are listed below.

The Township's natural areas are defined by its geology, forested areas, agricultural lands, slopes and streams, and variety of plant and animal species. The more completely a natural system is preserved, the greater the possibility of environmental benefits, such as biodiversity, sustainable soil use, improved water quality, and recreational opportunities. The 2004 York County Natural Areas Inventory (NAI) report provides maps of the best natural habitats and all of the known locations of endangered, threatened or rare animal and plant species of special concern in York County.

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

Below is a list of natural areas and resources that are located or partially located in Chanceford Township and as shown on Exhibit 5.9 Natural Areas, Historic, and Cultural Sites.

**Laurel Marsh** - A Pennsylvania endangered animal has been observed in a wetland along Muddy Creek. It prefers slow shallow rivulets found in marshy areas, and is vulnerable to wetland alteration and destruction.<sup>8</sup>

**Highrock Outcrops** - Lobed spleenwort, a species of special concern, is found growing on rock outcrops in partial light on a xeric south facing slope. Tree species growing in the outcrop area

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<sup>8</sup> Information on Laurel Marsh as well as other natural areas in Chanceford Township are sourced from the 2004 York County Natural Areas Inventory beginning on page 53 of the report.

include chestnut oak, red maple, and black gum, and shrubs include witch hazel and mountain laurel. Other associates include marginal shield fern, rock polypody, mosses, and lichens. This population will be best protected by leaving the slope in its current condition. The exotic species multiflora rose and Japanese honeysuckle are common down slope from this occurrence and may become a threat in the future.

**Otter Creek Woods** - This site is a steep sloped, winding ravine with prominent rock outcrops. Otter Creek flows through the ravine creating scenic pools and small waterfalls. The woodland represents a fair example of a Mesic Central Forest Natural Community and is dominated by eastern hemlock and tulip poplar, with lesser amounts of sweet birch, white ash, and hickory. Some of the largest specimens of eastern hemlock known from the County are found in this forest. The herb layer varies depending on slope position and the amount of light reaching the forest floor. Common herbs include Christmas fern, wood fern, Indian cucumber, jack-in-the pulpit, and violets. The upper slopes are characterized by a drier forest with chestnut oak, red oak, sweet birch, and mountain laurel. Populations of two (2) species of special concern occur here, umbrella magnolia and crane fly orchid. A good population of umbrella magnolia grows on the lower slopes of the ravine. A fair to poor quality population of crane fly orchid is found on an east facing, mesic wooded slope adjacent to the creek. This site receives a considerable amount of disturbance from recreational hiking. The populations of both of these species will be best protected by leaving the ravine and the forest on the adjacent slopes in their current condition.

**Chanceford Tabernacle Overlook** - During the years since the original NAI report was produced, this good quality population of a PA-Endangered animal species has been observed nesting at this site along the Susquehanna River with varying degrees of breeding success. It requires habitat associated with seacoasts, rivers, and large lakes. Major threats include human disturbance, shooting, and pesticides. Protection of the forested buffer and large trees along the river will encourage the long-term success of this species.

**Shenk's Ferry York Woods** - A fair to good quality population of a plant species, umbrella magnolia, occurs on the forested slopes running along the Susquehanna River in this area. It occurs primarily under a canopy of tulip poplar, but is also found in some sunnier forest gaps. Lance fog-fruit which occurs on the nearby river shore is no longer tracked as a species of concern.

**Wilson Run** - River bull rush, a PA-Rare plant species which generally occurs on moist sandy shores, grows on the alluvial delta at the mouth of Wilson Run. The delta is a newly created geologic feature which has formed from sediment deposition after the construction of the Safe Harbor Dam. Prior to the dam's construction, the elevation of the mouth of Wilson Run was approximately 40 to 50 feet lower than it is currently. Associated species at this site include lizard's tail, false-indigo, knotweed, and jewelweed. Adjacent slopes are dominated by eastern hemlock, red maple, and sweet birch. A threat to this site is erosion. The sediments comprising the delta could be washed away by high volume discharges from Wilson Run or by severe wave activity caused by high winds.

**Boyd's Run Ravine** - This site is a steep sloped stream ravine dominated by hemlock and mixed hardwoods. A good to fair population of umbrella magnolia, a plant species, grows in the understory of this forest. There are no threats to this population at this time.

**Shenk's Ferry Ravine** - This site is a forested stream ravine dominated by tulip poplar. A fair population of umbrella magnolia grows in the understory of this forest.

**Felton Outcrops** - A high quality population of lobed spleenwort is found growing on schist outcrops in partial light on very steep mesic-xeric slopes. Trees growing in the outcrop area are stunted with a scrubby appearance and include chestnut oak, red maple, and Virginia pine. Scattered amongst the trees is mountain laurel. Other associates on this sparsely vegetated site include Virginia creeper, rock polypody, poison ivy, and mosses. A powerline ROW is a disturbance at this site, but current management does not appear to be harming this species.

**Fenmore Outcrops** - A high quality population of lobed spleenwort is found growing on schist outcrops in open to filtered light on xeric north and south facing near vertical slopes. Associated woods are of the oak-heath type with chestnut oak and mountain laurel as dominant species. Other associates are marginal shield fern, rock polypody, poison ivy, and mountain spleenwort. Disturbances at this site include a railroad bed, nearby roads, and exotic species. None of the disturbances appear to be hindering the success of this species.

**Rambo Run Woods** – This site is a wooded, Exceptional Value stream corridor, with dry rock outcrops, that supports a very good quality population of a G5, S2 PA-Threatened plant species umbrella magnolia, and a marginal to poor quality occurrence of a G4, S3 plant species of special concern lobed spleenwort. The dominant overstory vegetation is mostly mixed hardwoods, such as red oak, white oak, chestnut oak, tulip tree, blackgum, red maple, white pine, white ash, and pawpaw. There are no immediate threats to the site. A more thorough survey of this site for these and other species of concern is recommended.

**West Branch Toms Run** - The site consists mostly of open grassy uplands with a large man-made pond, and some emergent/scrubby wet areas along the west branch of Tom's Run. One (1) specimen of a PA-Endangered animal species was found at this site in 1996. Most of the property is mowed or cultivated for hay. The south end of the property and the entire east bank of the creek are mowed and contain scrubby-natural vegetation. Modification of the seepage areas and associated wetlands would be the greatest threat to the animal species. A more thorough survey of the site for this species and its habitat is recommended.

Locally Significant Sites:

**Susquehanna River** is an excellent recreational and scenic resource; it includes many current and historical records for species of special concern. The river and adjacent forested watersheds comprise one (1) of the major corridors for the movement of biota in central Pennsylvania.

**Fishing Creek – Susquehanna River Site** is a Locally Significant site where a moderate gradient stream flows through a steep sided forested ravine. The largely undisturbed forest is dominated by eastern hemlock, tulip poplar, and sweet birch, with lesser amounts of sugar maple, red maple, and red oak. The diversity of herbs and shrubs varies depending on topography and slope aspect. On cooler hemlock dominated north facing slopes, there are only a few species of fern, while on warmer south facing slopes with more diverse canopies, there are many species of shrubs and

herbs. Riverweed occurs in the creek at this site but has been delisted since the original NAI report. This plant species is no longer tracked as a species of special concern. This steep sided, forested ravine supports good plant diversity on its south facing slopes. Additional surveys are recommended to determine if this plant diversity contains any species of special concern.

**Beaver Creek** is a Locally Significant site located south of Salem Church Road which supports a rich mesic wood with a high diversity of trees, shrubs, wildflowers and ferns. One (1) of the interesting features is the presence of striped maple, previously unreported in the County, but a common component of northern forests (e.g. from northern PA to New England). The mesic rocky slopes support species such as Christmas fern, wood fern, meadow rue, wild yam, and black snakeroot. The tree canopy is dominated by hickory, ash, and tulip poplar with small amounts of elm and black walnut. Azalea, witch hazel, and sassafras comprise the well-developed shrub layer. The site was evaluated from the roadside and further inventory would be desirable.

**Cuffs Run** is a tributary of the Susquehanna River which is identified as an area of great scenic beauty and environmental significance. Due to its remoteness, it is an area which was never divided by railroad or road traffic, and therefore contains old growth timber forest, scenic river trails (including the Mason Dixon Trail), and natural wildlife including bald eagles' nests.

## **Chapter 6. Land Use**

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

### **HISTORICAL PATTERN OF DEVELOPMENT**

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

### **COMMUNITY CHARACTER AND DEVELOPMENT PATTERNS**

The Muddy Creek Regional Comprehensive Plan identified six (6) basic development patterns for the Region. The Chanceford Township Comprehensive Plan Update will continue utilizing those development patterns that relate to Chanceford Township.

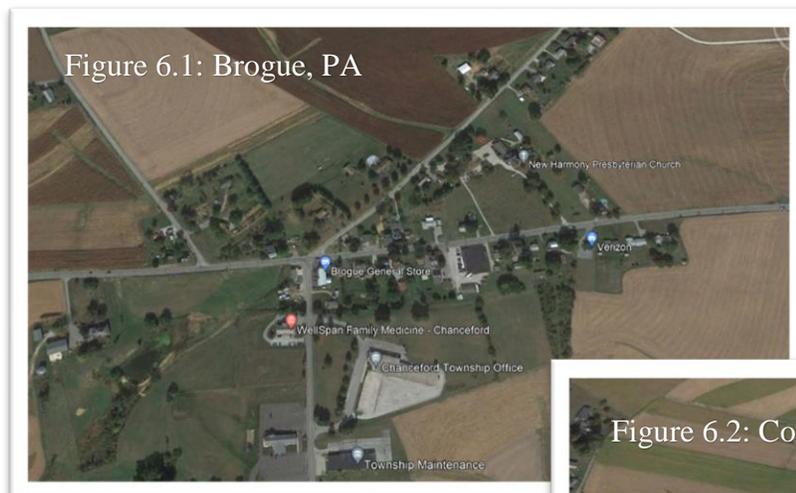
The five (5) basic development patterns for Chanceford Township are discussed in further detail below and in the following pages:

1. Villages – Brogue, New Bridgeville, Collinsville
2. Rural Clusters – Northern corner of Chanceford Township
3. Suburban Subdivisions – Chanceford Crossings
4. Farms and Farmsteads - Predominant across much of the Township
5. Natural Lands – State Game Lands, Apollo County Park, natural areas, and stream valleys

## Villages

Villages are settlements which are similar to traditional towns, but are a step down in size and intensity. Villages (Figures 6.1 through 6.3) within the Township are Brogue, New Bridgeville, and Collinsville. Standard characteristics of villages include:

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



## Rural Clusters

Rural clusters are areas that contain a higher concentration of development, but that do not have the defined edges or the history of a village. Rural clusters (Figure 6.4) are located at various areas in Chanceford Township. Characteristics of rural clusters are:

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



## Suburban Subdivisions

Suburban subdivisions are areas of exclusive residential uses that have been developed in recent years under typical residential zoning regulations. The most prominent example is the Chanceford Crossings (Figure 6.5) development. Defining characteristics include:

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

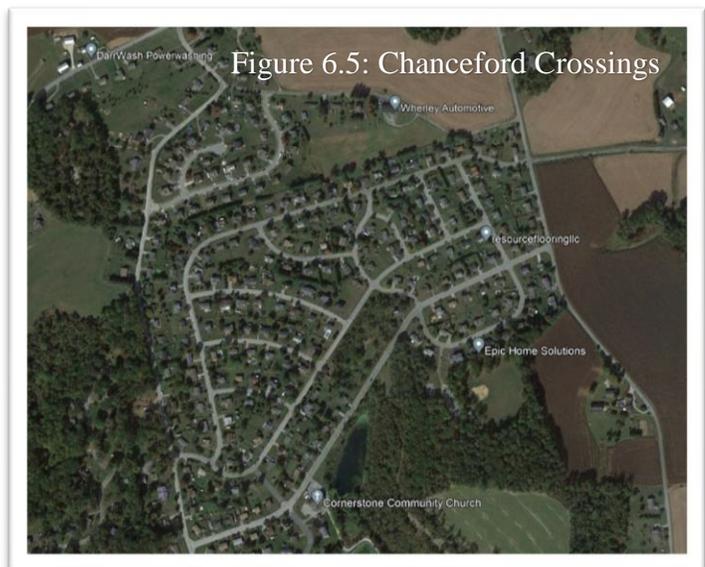
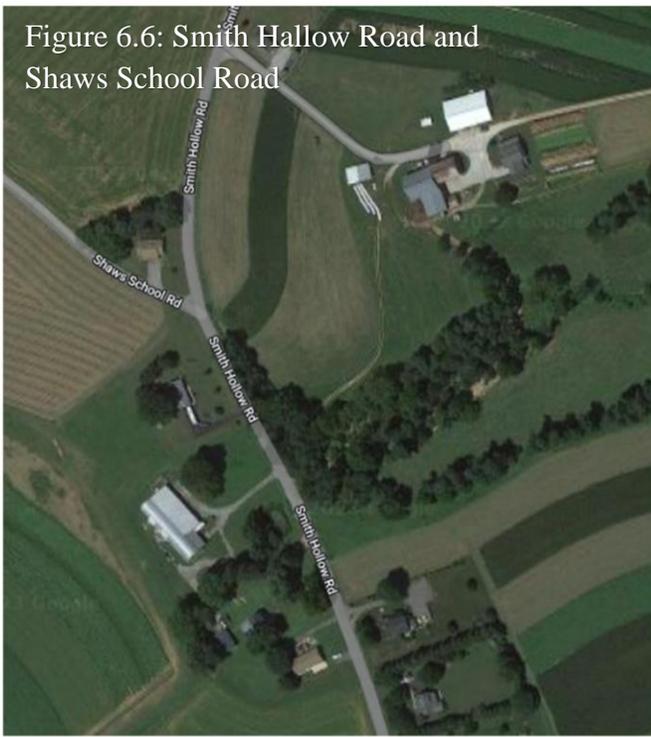


Figure 6.6: Smith Hallow Road and Shaws School Road



### Farms and Farmsteads

Farms and farmsteads are the most prevalent use of land in the Township. The plowing of farmland in contours creates unique patterns from the air (Figures 6.6). From the ground, the views of productive farmland dotted with houses and barns along quiet country roads are striking and beautiful.

### Natural Lands

Natural Lands include the Apollo County Park (Figure 6.7) as well as significant lands along the Susquehanna River previously owned by PPL and recently transferred to the Lancaster Conservancy.

Figure 6.7: Apollo County Park and the Susquehanna River



## CURRENT ALLOCATION OF LAND USES

To determine the existing allocation of land use in the Township, Geographic Information Systems (GIS) information provided by the York County Planning Commission and the York County Tax Assessment Office was utilized. Input from the Comprehensive Plan Steering Committee was also used. Based on this information, existing uses have been divided into seven general categories: apartment, commercial, exempt, farm, industrial, residential, and utility. Exhibit 6.1, Existing Land Use Map, shows the location of the various existing land uses throughout the Township.

Residential uses include single family, two-family, and multi-family dwellings. Commercial uses are those that provide income through the exchange of goods and services. Industrial activities are those that add value to an item through changes in the state of refinement, such as chemical manufacturing plants, saw mills, foundries, and assembly plants. Terminal and transfer facilities are also included in this category. Exempt uses include those that are under government ownership and control, plus other public uses such as schools, churches, fire stations, and parks. Utility uses include all lands used to provide public utilities. See the Chapter 6 Appendix for a full description of the different land use categories.

Tables 6.1 and 6.2 provide a detailed breakdown of the land area devoted to each of these uses. As can be seen in Table 6.1, the majority of the Township is still used for agricultural purposes. There have been decreases in the total number of acres used for commercial, industrial, and utility purposes, however, the split between residential and agricultural has remained relatively unchanged since 2007. This appears to be an indication that the Township’s land use regulations are working to preserve and prioritize agriculture, natural areas, and the rural character of the Township.

Land Use	2007		2022	
	Acres*	Percent	Acres	Percent
Residential	3,245.4	10.84	3,328	10.9
Agricultural	25,265.7	84.42	25,775	84.42
Commercial	486	1.62	477.8	1.56
Industrial	15.5	0.05	6.7	0.02
Utility	66.6	2.77	11.3	0.037
Exempt	830.4	0.22	931.6	3.05
Unknown	3.5	0.01	0	0
<i>Totals</i>	<i>29,927.2</i>	<i>100</i>	<i>30,530</i>	<i>100</i>
Source: YCPC, York County Tax Assessment				
*Acreages do not include roadway areas				

Table 6.2 shows the number of parcels allocated to a particular land use and how that allocation has changed between 1976 and 2022. In the nearly twenty-year time period between 1976 and 1997, the Township more than doubled the number of residential parcels via the subdivision process.

However, during the years following 1997 through to 2022, the Township slowed the development of subdivisions through the use of zoning and subdivision controls. Such that, in the twenty-five years since 1997, the number of residential parcels only increased by 23% and the number of overall parcels only increased by 9.5% or a total of 247 parcels.

**Table 6.2 Land Use Allocation by Parcels, 1976 - 2022**

Year	Land Use (in parcels)						Total Parcels
	Residential	Commercial	Industrial	Agriculture	Other	Exempt	
1976	797	26	3	327	344	41	1,538
1987	1,261	47	3	334	328	46	2,019
1997	1,662	30	4	510	326	49	2,581
Change 1976 – 1997	109%	15%	33%	56%	(.05%)	20%	69%
2022	2,052	51	3	668	1	53	2,828
Change 1997 - 2022	23%	70%	(25%)	31%	(99.6%)	8%	9.5%
Source: York County Tax Assessment and York County Planning Commission							

### Residential Uses

Nearly 11% of the Township’s land area is used for residential purposes. The overwhelming residential choice for the Township and the entirety of the Muddy Creek Region is the single-family, detached residence and for the most part these homes are at very low residential densities. Single-family, detached dwellings are located throughout the Township and primarily dispersed along roadways on individual lots. Medium density residential areas primarily include the various villages and several major crossroads throughout the Township, such as Brogue, Collinsville, and New Bridgeville. Chanceford Crossings is the Township’s only modern suburban style subdivision.

### Commercial Uses

Commercial land uses make up 1.6% of the total area of the Township. The majority of these uses are scattered throughout the Township and clustered within village areas, along major roadways, or at roadway crossroads. Delta Road (Route 74) between Brogue and Collinsville has a small concentration of commercial uses, including three restaurants, one bank, a convenience store, and a few retail and service establishments.

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



### Industrial Uses

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

### Agricultural Uses

The largest percent of land area in Chanceford Township, at 84%, is devoted to open space and agricultural uses. Included in this category are vacant lots, tilled land, orchards, pasture and woodlands. The woodlands are mainly associated with the steeper slopes in the Township.

### Exempt Uses

Exempt uses occupy just over 3% of the Township's land area. Facilities of this nature include churches, fire companies, parks and state game lands, and municipal properties. A majority of the exempt land within Chanceford Township is made up of Apollo County Park and land of the Lancaster Conservancy.

### Utility Uses

Utility uses occupy less than 1% of land area in the Township. These uses are mainly land used for public utility facilities.

## LAND APPLICATION OF SEWAGE SLUDGE

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

## **AGRICULTURAL AND OPEN SPACE PRESERVATION**

Exhibit 6.2 details current easements held by either the York County Agricultural Land Preservation Board or the Farm and Natural Lands Trust. Between these two organizations, there are 7,179 acres of land in Chanceford Township that are protected by conservation easements. A conservation easement is a legal agreement that restricts and limits development of the land in order to protect important natural resources and conservation values.

Exhibit 6.3 details the 16,054 acres of land in Chanceford Township that are identified as enrolled in the Agricultural Security Areas (ASA) Program. ASAs are a tool for protecting farms and farmland from local laws and ordinances that could unreasonably restrict farming practices.

Exhibit 6.4 compares the growth in conservation easements and enrollment in the ASA Program between 2009 and 2022. As shown, Conservation Easements increased by 51%, while properties enrolled in the ASA Program increased by 101%.

## CHAPTER 7. COMMUNITY FACILITIES

The purpose of this Chapter is to inventory and analyze the existing community facilities and public services in Chanceford Township with regards to their adequacy, which can directly influence the pattern of future development. The locations of these facilities and services are shown in Exhibit 7.1 Community Facilities Map.

Community facilities play a key role in growth and development. Facilities, like police, fire, and ambulance, are directly related to the protection of public health, safety, and welfare, while others, such as education, recreation, and library facilities, are more generally related to the overall quality of life. The availability of adequate community facilities is an important indicator of an area’s capability and desirability for development.

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

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

### SCHOOLS

Chanceford Township is served by the Red Lion Area School District (RLASD), which encompasses 140-square miles in southeastern York County. RLASD’s jurisdiction also includes: Felton Borough, Lower Chanceford Township, North Hopewell Township, Red Lion Borough, Windsor Township, Windsor Borough, and Winterstown Borough. District-wide, school facilities include ten (10) elementary schools, one (1) junior high school, and one (1) senior high school.

	<b>2006-2007</b>	<b>2021-2022</b>	<b>Percent Change</b>
Elementary	3,015	2,614	(13%)
Middle School	988	830	(16%)
High School	1,761	1,487	(16%)
District-Wide	5,764	4,921	(15%)

Source: Red Lion Area School District, Pupil Services, June 2022.

As shown in Table 7.1, total enrollment for the 2021-2022 school year was 4,921 compared with 5,764 students during the 2006-2007 school year. Total elementary school enrollment in 2021-2022 was 2,614 compared with 3,015 during the 06’-07’ school year. Total middle school enrollment during the 2021-2022 school year was 830 students compared to 988 for the 06’-07’ school year. Total enrollment for the high school for the 2021-2022 school year was 1,487 students

compared to 1,761 during the 06'-07' school year. District-wide enrollment is down approximately 15 percent.

Elementary school-aged children from Chanceford Township attend either Clearview Elementary School (Chanceford Township), Larry J. Macaluso Elementary school (Windsor Township), or Pleasant View Elementary School (Red Lion Borough). Chanceford Elementary School was closed in 2010 and repurposed as the Township's Administrative Building. The Red Lion Area Junior and Senior High Schools, both of which are located in Red Lion Borough, serve students from all municipalities in the School District. Clearview Elementary School, on Delta Road between Brogue and Collinsville, had a 2021-2022 School Year enrollment of 333 students with a total capacity of 500 students, making the School 66% full.

Chanceford Township is also home to three (3), one-room Amish school houses that provide for the educational needs of the Township's growing Amish community.

Other schools available to children in the Township include several public and private primary schools and pre-schools. St. Luke's Lutheran Church on Furnace Road near New Bridgeville, Mt. Zion Baptist Church on Muddy Creek Forks Road in Brogue, and Salem United Methodist Church in Lower Chanceford Township operate pre-schools for children in the Township. Other public and parochial schools available to students from the Township include the York Country Day School and York Catholic High School. Children from the Township also have access to institutions of higher education in York County including YTI Career Institute, York County School of Technology, the York campuses of Penn State University and Harrisburg Area Community College, and York College of Pennsylvania, all of which are in the greater York City area.

## **LIBRARY**

The York County Library System (YCLS) was created in 1974 to provide public library services to York County residents. There are thirteen (13) libraries in the York County Library System with pick-up and drop-off locations at the Manchester Township Administrative Offices and the Springettsbury Township Administrative Offices. Other library facilities not belonging to the YCLS include York College Schmidt Library and Penn State University-York Campus Lee R. Glatfelter Library. Residents of York County are welcome to use these libraries and their resources. The York County Heritage Trust houses a library/archive with an extensive and varied collection of resources.

The Collinsville Community Library, located along PA 74, next to the Clearview Elementary School, in Chanceford Township. The Collinsville Community Library was founded in 1980, first as a Bookmobile, then as a full-sized trailer until a permanent building was erected in 1992. The 2,500 square foot expansion in 2004 was partially funded through state grants.

The library shares use of the Clearview Elementary School playground, when school is not in session. Additionally, the library provides chrome books for individual use, and interactive materials for early childhood education and STEM. The facility has Wi-Fi, public computers, after-hours book drop, and access to printing, scanning, copying, and faxing.

## **POST OFFICES**

Five (5) United States Post Offices serve the Township. The Felton Post Office, Zip Code 17322, located on Rippling Run Road in Felton, serves the western part of Chanceford Township. The

Brogue Post Office, Zip Code 17309, located at the intersection of Delta and Muddy Creek Forks Roads in the Village of Brogue serves the majority of the Township. Northern Chanceford Township is served by Red Lion Post Office, Zip Code 17356, the Wrightsville Post Office, Zip Code 17368, and the Windsor Post Office, Zip Code 17366.

## **HEALTH FACILITIES**

There are no major medical facilities or clinics located within Chanceford Township. WellSpan Family Medicine – Chanceford and UPMC Memorial Family Medicine – Brogue both located on Delta Road in Brogue provide a variety of medical services to the community.

Numerous types of health care facilities exist within York County. The primary facilities serving the majority of the County’s population include<sup>9</sup>:

- Hospitals – A hospital is defined in general terms as “a facility that provide emergency, inpatient, and usually outpatient medical care for sign or injured people.”
- Ambulatory Surgery Centers – An ambulatory surgery center is defined by the PA Department of Health as “a separately-licensed facility or portion thereof, not located on the premises of a hospital, which provides specialty or multispecialty outpatient surgical treatment on a regular and organized basis.”
- Licensed Nursing Home – According to the PA Department of Health, a nursing home is “a facility licensed by the Division of Nursing Care Facilities, Pennsylvania Department of Health that provides nursing care services to its resident population.” Facilities in the category predominately provide care to the elderly.

York County has five (5) hospital facilities that are currently operational: York Hospital (York City), UPMC Hanover Hospital (Hanover Borough), UPMC Memorial Hospital (West Manchester Township), Encompass Health Rehabilitation Hospital of York (West Manchester Township) and OSS Orthopedic Hospital (York Township). With the exception of the Hanover Hospital, these facilities are concentrated in the Greater York Area. Thus, residents of the Region must travel to either the York or Hanover areas for critical medical care. York County also has ten (10) medical facilities that are considered ambulatory surgery centers.

Dallastown Borough and the City of York provide the closest opportunities for access to a hospital, ambulatory surgical center, and licensed nursing homes.

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<sup>9</sup> York County Planning Commission: York County Community Facilities: Story Map: <https://yorkcountypa.maps.arcgis.com/apps/MapSeries/index.html?appid=6dd9775f5f814c1d942619d3981a17ec>

## CHURCHES

The Township has numerous religious facilities serving the area. There are a total of nine (9) churches within the Township, many of which were the first community facilities, dating to the time of earliest European Settlement. Baptist, Lutheran, Methodist, Presbyterian, and nondenominational congregations are representative of the churches in the Township.



Figure 7.1 Mt. Zion Baptist Church, Chanceford Township

## SENIOR CENTER

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

The Township's Administrative Building is also available to host community events. As stated earlier, prior to the Township purchasing the building it was an elementary school and is well suited from an accessibility and size standpoint to host community events. Currently, Community Reach uses the facility monthly as a venue for their community food pantry.

As a former elementary school, the Township's administrative building is also well suited for community activities and events. Currently, use of the facility by the community is minimal; there is a satellite food pantry held on the first Wednesday of the month by the Community Reach organization. Increasing use of the Township building by the community would need to include interior renovations as dictated by the Uniform Construction Code due to the change in use.

## RECREATIONAL FACILITIES

There are a variety of recreational facilities available to the residents of the Township as well as the larger population throughout York County, south central Pennsylvania and beyond. This section will provide information on existing recreational facilities serving the residents of Chanceford Township. Further analysis of the adequacy of those facilities, as well as proposals for possible upgrading will be contained in the Community Facilities Plan. Recreational facilities can be classified into three basic categories: neighborhood, community, and Regional; each depending on the size of the population and geographical area served and the type of facilities provided. Given the rural character of the Region, neighborhood and community recreational facilities are evaluated together, as community recreational facilities, in this profile. The locations of the Township's recreational facilities are shown on Exhibit 7.1, Community Facilities Map.

## Neighborhood and Community Recreational Facilities

Neighborhood parks serve the residents in the immediate vicinity of the park, and can provide a variety of facilities from playground equipment to ball fields and courts. Community parks serve a wider area and larger population that can cross municipal boundaries. These facilities often contain athletic fields and courts, a larger variety of playground equipment, as well as restroom and picnic facilities. Table 7.2 shows the neighborhood and community recreational facilities in Chanceford Township. Most of these facilities are located in areas of higher residential densities in order to better serve the community.

**Table 7.2 Community Recreational Facilities**

Facility	Trails	Baseball Field	Softball Field	Football/Soccer	Basketball Court	Tennis Court	Volleyball Court	Multipurpose Field	Swimming	Playground	Pavilion	Restrooms	Concession Stand	Bleachers	Area
Chanceford Crossings, Cold Stream Trail	X	X			X										4.6
Chanceford Twp. / New Bridgeville Recreation Area		X	X		X	X				X		X	X	X	30.5
Clearview Elementary School		X		X	X		X	X		X					NA

Source: C.S. Davidson, Inc.

There are also semi-public or privately-owned facilities within the Township that provide the opportunity for recreational activities for its residents. Some of the churches have social halls and recreation areas for picnics and other recreational activities. While these semi-public and private facilities provide some recreational outlet for residents, the scope of services is limited in terms of facilities available and the age groups served. Such recreational areas should be considered as being supplementary to, rather than substituting for, publicly owned and operated recreational facilities in Chanceford Township.

## Muddy Creek Region Recreational Opportunities

The public parks and playgrounds in Chanceford Township are not the only recreational opportunities available to residents and visitors. County, State, or private parks and facilities serve the York County Region but draw from a larger market, and can have special purposes such as state game lands, reservoirs and historic sites, with a full range of facilities for passive and active recreation. Table 7.3 shows the Regional recreational facilities in Southern York County that are provided by the Commonwealth of Pennsylvania, York County, and private entities.

**Table 7.3. Muddy Creek Region Recreational Facilities**

Facility	Historic Site	Playground	Swimming	Hiking	Biking	Horseback Riding	Cross Country Skiing	Boating	Fishing	Hunting	Nature Trails	Picnicking	Pavilion	Restrooms	Parking	Special Events	Area
Apollo County Park				X	X	X	X				X	X			X		340
State Game Lands No. 83										X					X		768
State Game Lands No. 181										X					X		563
Lock 12 Recreation Park	X											X		X	X		
Lock 15 interpretive Park	X			X								X					
Ulmer-Root-Haines Memorial Park				X													26
Indian Steps Museum	X			X							X	X	X	X	X	X	9.6
Samuel Leipart Park		X													X	X	
York Furnace Historical Site	X																
Otter Creek Nature Preserve				X											X		152
Susquehannock State Park		X		X		X	X				X	X		X	X		
Indian Steps Access								X	X								NA
Muddy Creek Access								X	X					X	X		NA
York Furnace Access								X	X					X	X		NA

Source: YCPC, CSD

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

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

waterfall. Located adjacent to Indian Steps Museum on Indian Steps Road, the Ulmer-Root-Haines Memorial Park occupies 26 acres of wooded hillsides in Lower Chanceford Township.

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

**Otter Creek Campground and Nature Preserve** is a Lancaster Conservancy-owned facility tucked between State game Lands No. 83 and the Susquehanna River in Lower Chanceford Township. The campground includes tent and RV camping, walking trails, family activities, playgrounds, and a camp store.

The **Susquehannock State Park Complex** is comprised of four (4) properties along the scenic Lower Susquehanna River. The 224-acre Susquehannock State Park is on a wooded plateau overlooking the Susquehanna River in southern Lancaster County. The properties are home to scenic overlooks including Pinnacle Overlook, Urey Overlook, Hawk Point Overlook, and Wisslers Run Overlook. Besides the outstanding views, the park offers a variety of recreational opportunities year-round.

#### Historic Sites, Natural and Open Space Areas

Readily accessible to local residents and visitors to the area, other recreational opportunities of a Regional nature are situated along the Muddy Creek and the Susquehanna River. These include boat access, picnic areas, camping, nature trails, and hunting that have been developed by public and private organizations. The Pennsylvania Fish and Boat Commission maintains three (3) boat access launch ramps on the Susquehanna River at York Furnace, Gambler (Indian Steps), and Muddy Creek. All access sites provide parking, a surfaced ramp, and loading dock(s). PPL has undertaken the development of camping sites, picnic areas, boat launching facilities, and other outdoor recreational facilities along the Susquehanna River islands near the Otter Creek Recreational Area above the Holtwood Dam.

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

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

The **Susquehanna River**, forming the eastern boundary of the Township, is recognized as one of the County's most valuable open space and recreational assets. With a drainage basin of more than 27,500 square miles, the Susquehanna River is the longest river in the eastern United States. The river provides opportunities for boating, kayaking, whitewater rafting, fishing, and other water-related activities. As noted elsewhere in this section, many open space and recreational areas are currently available along the river's edge in York County.

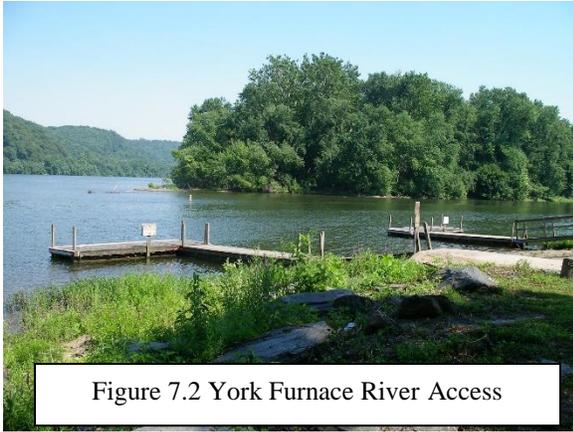


Figure 7.2 York Furnace River Access

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

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

**Lock 12 Historic Area** showcases one of the best-preserved locks along the former Susquehanna & Tidewater Canal. The park provides facilities for picnicking, hiking, sightseeing, and cultural studies.

**Lock 15 Interpretive Park** is located in Lower Chanceford Township where the Muddy Creek enters the Susquehanna River. The preserved lock and Susquehanna & Tidewater Canal interpretive park are a cooperative effort by Exelon Corporation and PPL Corporation.

**Indian Steps Museum** (discussed in more detail in Chapter 1, Setting and History, and Chapter 4, Economic Resources) is about three (3) miles north of Lock 12 on Indian Steps Road. Though the museum building is owned and operated by the Conservation Society of York County, it sits on nearly ten acres of Brookfield Energy. Picnic tables are available, in addition to the Museum and an arboretum.

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

The **Bonham Wake Robin Wildlife Sanctuary** is owned by the Conservation Society of York County. This wildlife sanctuary is comprised of 125 acres of permanently preserved land located south of Airville in Lower Chanceford Township. The sanctuary also includes the Henry Allaman Nature Center, and the Ulmer-Root-Haines Memorial Park.

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

The mile-long **Urey Overlook**, near the Otter Creek Campground, is maintained by PA DCNR as a part of Susquehannock State Park and ends in a panoramic view of the Susquehanna River.

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

The **Captain John Smith Chesapeake Bay Trail** is a National Historic Trail. National Historic Trails closely follow a historic trail or route of travel of national significance. This designation, authorized by Congress, identifies, and protects historic routes, historic remnants, and artifacts for public use and enjoyment. The Captain John Smith Chesapeake National Historic Trail is a series of water routes extending approximately 3,000 miles along the Chesapeake Bay, the Nation's largest estuary. These historic routes trace the 1607 to 1609 voyages of Captain John Smith as he charted the land and waterways of the Chesapeake Bay and inland along the Susquehanna River through Pennsylvania to Cooperstown, New York. This trail runs along the Township's eastern boundary bordered by the Susquehanna River.

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

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

## **PUBLIC SAFETY**

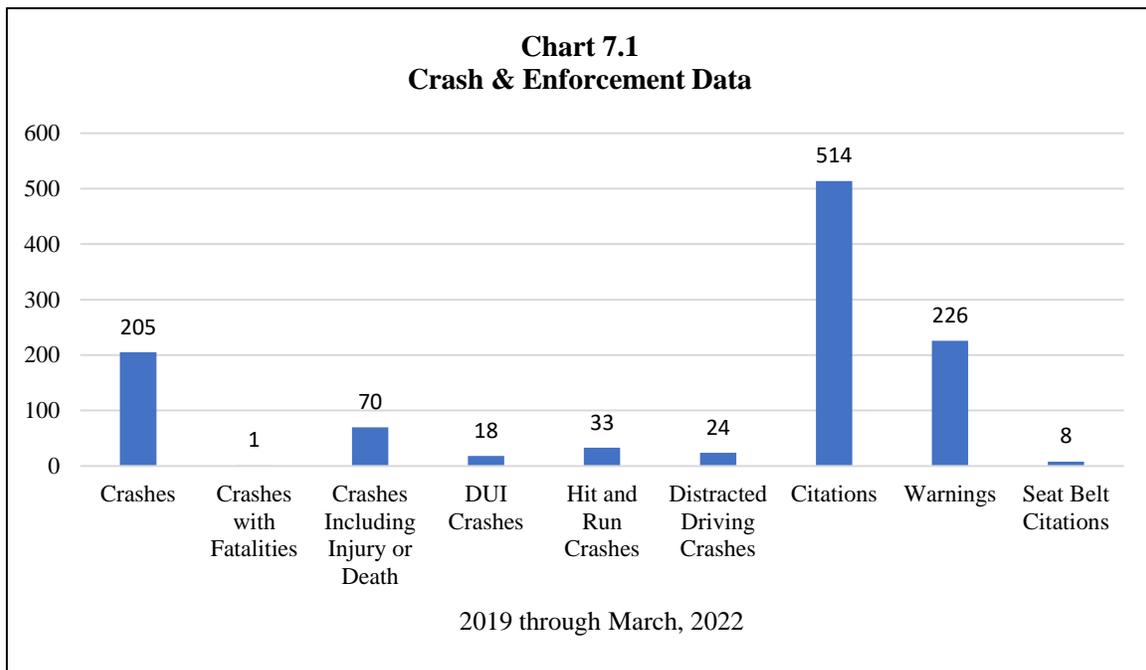
Public safety, the prevention of and protection from actions that could harm members of the public, such as crimes or natural and man-made disasters, in the Muddy Creek Region consists of police and fire protection and emergency medical services. The agencies and facilities providing these public safety functions are presented in this section in order to evaluate the adequacy of services in meeting the existing and future needs of the community. In addition, all emergency police and fire calls are dispatched through the York County "911" program. Exhibit 7.1, Community Facilities Map illustrates the location of the Region's police departments, fire companies and ambulance service.

## Police Protection

Police protection typically involves law enforcement, crime prevention, and community service, such as traffic control, rescue operations, and animal control. Chanceford Township relies on the State Police for law enforcement coverage. The Pennsylvania State Police, Troop J, Lancaster, provides police service in Chanceford Township. In fact, Troop J covers all of Lancaster, Chester, and York Counties.

In addition to the Lancaster County headquarters, there are four (4) other stations in the coverage area, the closest being the York Station at 101 North Main Street in Loganville.

According to the PA State Police Data Dashboard, which can be found by accessing the State Police website, [psp.ps.gov](http://psp.ps.gov). Chart 7.1 below identifies crash and enforcement data available on the website.



One crash with a fatality occurred in August of 2021. Overall, crashes in the Township ranged from 1 to 11 per month with the average being 5.25 crashes per month. The peak was December, 2021 with 11 crashes. Out of the 205 total crashes, seventy (70) included an injury or death.

The top six (6) common crash cause factors, included:

- Driving Too Fast for Conditions (33)
- Other Improper Driving Actions (16)
- Affected by Physical Condition (15)
- Improper/Careless Turning (11)
- Driver was distracted (10)
- Slippery Road Conditions (wet/ice/snow) (9)

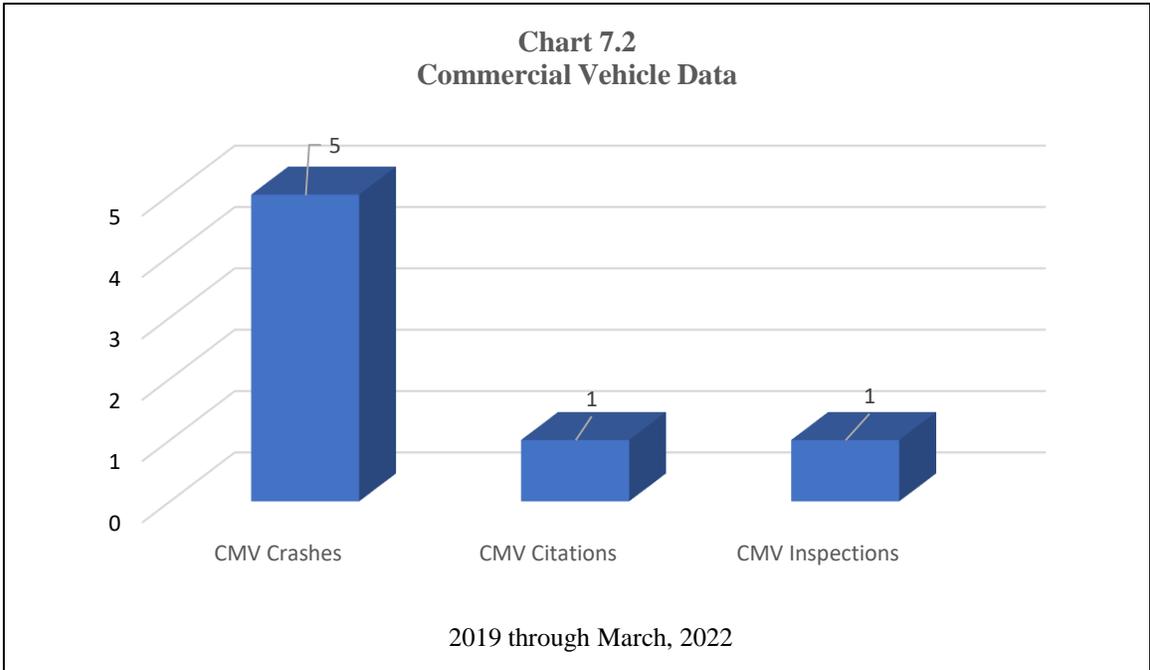


Chart 7.2 above, identifies relevant Commercial Motor Vehicle (CMV) in the Township. Commercial Motor Vehicle crashes peaked in the Summer of 2019 with a total of three (3) crashes in June, July, and September, respectively. The citation and inspection both occurred in 2019, as well.

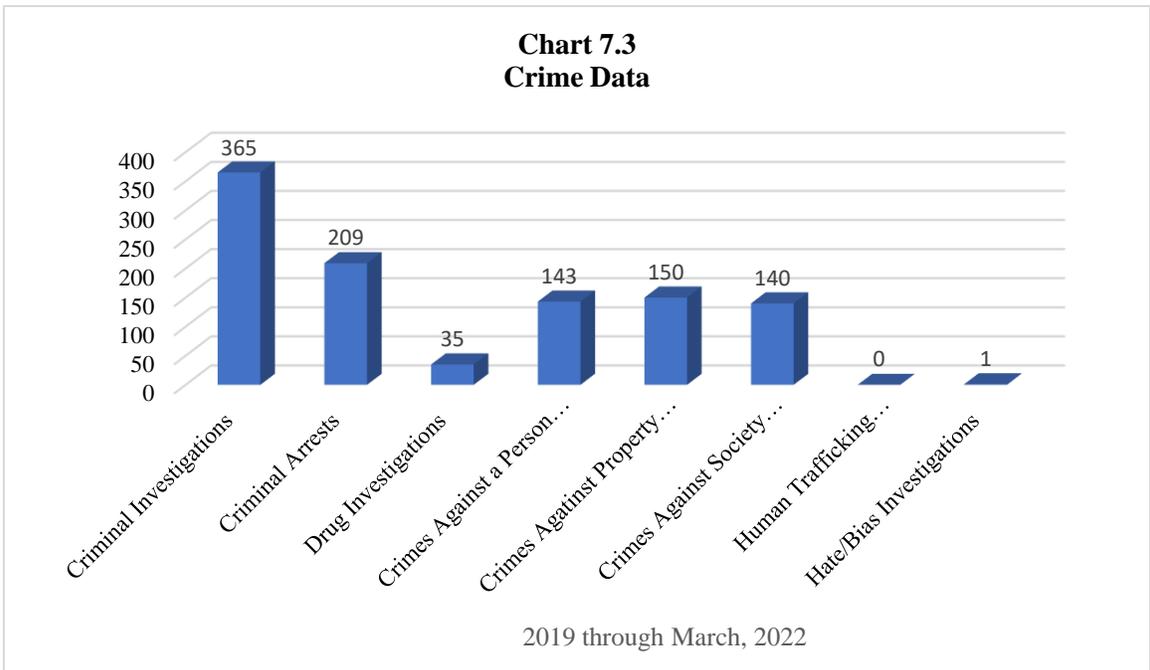


Chart 7.3 provides data pertaining to Criminal Investigations, Criminal Arrests, and Drug Investigations in the Township:

- Criminal Investigations tend to peak in May through September and drop by nearly half the remainder of the year. As an example, there were a total of seven (7) criminal investigations in April, 2021 and sixteen (16) in September, 2021.
- Criminal Arrests peaked in May, 2021 at fourteen (14) and have been on a steady decline through March, 2021 at a total of three (3) criminal arrests.
- Drug Investigations within the Township range between 0 and 2 per month. Drug investigations peaked between July, 2020 and May, 2021 and have since been on the decline.

The following further defines specific types of crime data tracked for Chanceford Township:

- Crimes Against a Person include the following offenses: Robbery (0), Sex Offences (27), Kidnapping (2), Homicide (0), Assault (130), Trespass (34), and Other (18)
- Crimes Against Property Offences: Burglary (18), Theft (55), Fraud/Forgery (57), Arson (0), Other (46)
- Crimes Against Society Offences: DUI (59), Drug Offences (49), Firearm/Weapon (12), Crime of Nuisance (16), Pornography/Prostitution (3), Gambling Offenses (0), Megan's Law Violations (1), and Other (47)
- Hate/Bias Crimes: Race, Ethnicity, or Ancestry (1), Religion (0), Sexual Orientation (0), Disability (0), Gender Identity (0), Gender (0)

#### Fire Protection

The intention of fire protection is to minimize the loss of life and property due to fire and other hazards, and is an important basic public safety service to the Township. The rate area residents and business owners pay for fire insurance is affected by the level of fire protection offered in the community. Fire protection for residents and properties within Chanceford Township is provided by the New Bridgeville Fire Company Station 39 and Alliance Fire and Rescue Services Station 77-2.

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

#### Emergency Medical Services (EMS)

Emergency Medical (ambulance) Service provides for the transporting of patients from the scene of an accident or other medical emergency to a medical care facility, and can also involve the routine transport of patients from their home to a medical facility or from one medical facility to another. In 2015, the Delta Cardiff, Brogue Ambulance, and Citizen's Fawn Grove EMS companies merged due to changes within Pennsylvania's EMS laws, the discontinuation of Wellspan Health's EMS services, and a significant drop in volunteers. The new company, Southern York County EMS, serves Chanceford Township along with five (5) other municipalities across southeastern York County, including: Delta Borough, Fawn Township, Fawn Grove

Borough, Lower Chanceford Township, and Peach Bottom Township. The service area covers 153 square miles.

Approximately 1,818 calls were responded to in 2021 with 3 ambulances and 3 squads. This is up from 1,550 calls in 2020.

#### Peach Bottom Atomic Power Station

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

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

In the event of an accident at the Peach Bottom Generating Station, warning sirens are employed to generate a loud, continuous pitch for at least three (3) minutes. Sirens surrounding the Peach Bottom Atomic Power Station are routinely tested at 1pm on the first Wednesday of each month. There are four (4) accident classifications that would be reported on the radio, TV, or in the newspapers. Unusual Event indicates a potential degradation of the level of safety of the plant. No releases of radioactive material requiring off-site response or monitoring are expected. Alerts are issued for events that involve an actual or potential substantial degradation of the level of safety of the plant. Any releases are expected to be limited to small fractions of exposure levels established by the U.S. Environmental Protection Agency (EPA). Site Area Emergencies are events that involve actual or likely major failures of plant functions needed for protection of the public. Any releases are not expected to exceed EPA exposure levels except near the plant boundary. A General Emergency is an event that involves actual or imminent substantial core degradations or melting with potential for loss of containment integrity. Releases can be reasonably expected to exceed EPA exposure levels off site for more than the immediate plant area.

#### **PUBLIC UTILITIES**

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

Chanceford Township is currently serviced predominantly by on-lot water and on-lot septic systems. The Red Lion Municipal Authority currently serves a small portion of the Township, and there are three (3) community water systems serving mobile home parks in the Township. Though

the Region is not serviced by a Regional waste water treatment plant, two “package plants” serve localized sites in Chanceford Township. The water supply and sewer service in Chanceford Township adequate, however, the lack of access to centralized systems significantly limits economic development.

### Water Supply

Properties in Chanceford Township currently receive their supply of water through one of three sources:

- On-Lot wells;
- The Red Lion Municipal Authority; or
- Private Water System.

The majority of properties receive their water supply from on-lot wells. The Red Lion Municipal Authority provides water to 283 properties mainly in Chanceford Crossing, in addition to customers in Red Lion Borough, and Windsor and York Townships. The main source of this water is the 11-acre, 38-million-gallon Cabin Creek Reservoir located two miles north of Red Lion. Three (3) mobile home parks, Collinsville, Otter Creek and Whispering Pines supply ground water to their customers through private water systems.

### Sewage Disposal and Waste Water Treatment

One of the basic elements vital to accommodating the proper and orderly growth of an area is the establishment of sewage disposal methods that meet the needs of the area.

Three methods can be used to meet the general sewage disposal needs of an area:

- On-Lot Disposal Systems (OLDS);
- Package Treatment Systems; or
- Centralized Treatment Systems.

On-Lot Treatment Systems are most common in the Township consisting of a septic tank and drainage field. Because of the problems associated with long-term use of on-lot systems, permanent reliance on such a system is usually recommended for rural areas and low-density development. Package Treatment Systems, which are generally sufficient to serve a small area such as the Chanceford Crossing subdivision, or isolated land use activity, may be publicly or privately owned. They can serve, sometimes on an interim basis, small developed areas that are experiencing chronic sewage disposal problems but cannot afford a centralized system. A centralized treatment system, which is most desirable in areas of higher density development. Similar to a package treatment system but operating on a larger scale, this system consists of interceptor and collection lines and a centralized treatment plant. In addition to relying on gravity flow and natural drainage patterns, a centralized system may include pump stations and similar means to achieve its effectiveness.

As noted, a package system is in operation at Chanceford Crossing. All other waste water and sewage is treated by on-lot systems. Also noted earlier, Chanceford has high levels of nitrogen loading and the Township’s 537 Plan, approved by DEP, requires testing prior to finalization of all subdivisions. High nitrogen test results have led to larger lot sizes than maximum 1 acre,

stipulated in the zoning ordinance, in order to provide a lot large enough for siting an on-lot disposal system.

## **OTHER UTILITIES**

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

### **Solid Waste Management and Recycling**

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

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

Chanceford Township does not contract with trash haulers for collection of household waste and recycling, but York Waste Disposal and Penn Waste, Inc. provide all households in the Township their services.

### **Stormwater Management**

The PA Storm Water Management Act of 1978, Act 167, provides for the regulation of land and water use for flood control and storm water management purposes. Act 167 was adopted to encourage planning and management of storm water runoff consistent with sound water and land use practices; to preserve and restore the flood carrying capacity of streams; to preserve natural storm water runoff courses; to protect and conserve ground waters and groundwater recharge areas; and to encourage local administration and management of storm water consistent with the preservation of natural, economic, scenic, aesthetic, recreational, and historic values of the environment.

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

Chanceford Township adopted a Stormwater Management Ordinances in 1992. The governing bodies recognized that inadequate management of stormwater resulting from development throughout the local watersheds increases flood flows and velocities, contributing to erosion and sedimentation, and overtaxes the carrying capacity of streams and storm sewers. Management of stormwater is fundamental to the protection of public health, safety and welfare of Chanceford Township and for the protection of people and property in downstream communities. In addition, inadequate control of stormwater greatly increases the cost of public facilities to carry and control runoff, undermines floodplain management and flood-control efforts in downstream communities, and reduces groundwater recharges.

#### **Municipal Separate Storm Sewer System (MS4)**

The MS4 Program is enforced and administered by the Environmental Protection Agency (EPA) and the PA Department of Environmental Protection (DEP) and is part of the National Pollutant Discharge Elimination System (NPDES). The program requires PA municipalities to submit a permit for the discharge of stormwater into local waterways. The permit regulates non-stormwater discharges into local rivers and streams.

The MS4 Program requires the permit holder administer an inspection and educational program that is meant to identify, eliminate, and prevent non-stormwater discharges.

Chanceford Township is a Small MS4 Community and has been granted a waiver by DEP and is not held to the reporting requirements of municipalities with an MS4 Permit.

#### **Utilities**

Electricity is provided via Met-Ed. The location of high voltage lines and substations are identified on Exhibit 7.2 - High Voltage Electrical Grid map.

Broadband internet access, if available, is provided by Comcast.

Natural gas is provided by Columbia Gas of Pennsylvania.

## **Chapter 8. Municipal Government and Finances**

### **MUNICIPAL GOVERNMENT**

This section briefly describes the structure of the governing body, and its boards, commissions, authorities, committees, and staff set forth to provide an understanding of the hierarchy of local decision-making. Meeting information is provided for citizen involvement.

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

### **CONSISTENCY OF ORDINANCES**

This section is an inventory and evaluation of the consistency of construction codes and land use and development ordinances in place in Chanceford Township. Municipal Zoning Ordinances are discussed in greater detail in Chapter 10, Regional Planning and Zoning. The Stormwater Management Ordinance is discussed in greater detail in Chapter 7, Community Facilities.

#### **Building and Construction Codes**

The Township has opted to follow Pennsylvania's statewide building code called the Uniform Construction Code (UCC). The codes currently in use under the UCC are the 2006 International Codes issued by the International Code Council.

#### **Zoning Ordinance**

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

Chanceford Township adopted its current Zoning Ordinance in 2000. The ordinance provides for primarily for agricultural, residential, and commercial uses. The Township's zoning ordinance identifies two types of residential use reflecting the higher density housing found in the vicinity of the Chanceford Crossing subdivision. The ordinance also includes a Conservation Zoning District in areas of prime agricultural, steep slopes, stream valleys, and water supply sources.

#### **Subdivision and Land Development**

The development and subdivision of land are provided for in the Township's Subdivision and Land Development Ordinance (SALDO). SALDOs also outline procedures for the review and approval

of subdivision and land development Plans, provide design criteria for streets and utilities, and establish provisions for public improvements. According to the Pennsylvania Municipalities Planning Code, a land development is the improvement of land for any purpose involving more than one residential dwelling or any nonresidential building, and includes the subdivision of land. Further, a subdivision is the division of land into two or more lots, tracts, or parcels. However, the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, is exempted.

Chanceford Township adopted its SALDO in 1992.

## **Chapter 9. Transportation**

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

### **TRANSPORTATION NETWORK**

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

#### **Regional Road Network**

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

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

#### **Road Patterns**

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

#### **Road Jurisdiction**

Roads in the Township are maintained either by the PA Department of Transportation or by Chanceford Township itself. The State-maintained roads carry the larger volumes of traffic, while the locally maintained municipal roads serve primarily as local collectors. The State having part of the dual responsibility of providing and maintaining a road system within the Township helps to ease the financial burden. Although the State's dual responsibility for the road system has its financial advantage, it also has a disadvantage with respect to improvement priorities for the state roads. While most of the state roads are the primary travel routes within the Township, their

importance when compared to other State roads in York County may be considered relatively insignificant.

The roads within the Township that are under State jurisdiction are shown in Table 9.1. There are 78.24 miles of state roads in Chanceford Township. Average Daily Traffic (ADT) is also shown in this table. While most traffic in the Township occurs on PA 74/Delta Road, New Bridgeville Road/Furnace Road (PA Route 425), Burkholder Road, Main Street, and Muddy Creek Forks Road are also heavily used.

Exhibit 9.2 – Average Daily Traffic, 2010 and Exhibit 9.3 Average Daily Traffic, 2022 depict the information shown in Table 9.1 below visually.

<b>Table 9.1 State Roads, Chanceford Township</b>			
<b>SR#</b>	<b>Name</b>	<b>2010 ADT</b>	<b>2022 ADT</b>
0074	Delta Road	5,566 – 9,727	6,453 - 11,543
0425	Furnace Road	212 - 1133	240 - 1,220
0425	New Bridgeville Road	1,649	1,922
2014	Burkholder Road	1,763	1,505
2016	Pleasant Grove Road	490	364
2018	Lucky Road	263	closed
2020	Gum Tree Road	222	223
2022	Shenk's Ferry Road	84	50
2035	Richmond Road	274	249
2037	New Bridgeville Road	676-1386	904 - 1,348
2039	Canning House Road	121	107
2041	Goram Road	170	145
2048	Old Forge Road	261	330
2050	Century Farms Road/ Brogueville Road/ Cramer Road	106	118
2054	Main Street	567-1287	651 - 1,282
2054	Main Street Ext	NA	651
2056	Brownton Road	1132	1,103 - 1,117
2069	Muddy Creek Forks Road	775 - 1421	818 - 1,537
2071	Good Road	83	112
2073	Ted Wallace Road	259	109
2075	Laurel Road	169-605	192 - 706
2077	Stamper Road	873	1,159
2081	Sechrist Flat Road	761	672
Source: PennDOT			

### Road Conditions

Road conditions affect their efficiency in terms of the capacity to provide safe and convenient access to areas where people live, work, shop, and participate in leisure activities. For example, an unpaved road may be the shortest distance between two points. But, if a paved road exists that

connects those same points, many drivers will use the paved route, even though it might be more indirect, because of its better comfort and safety. Poor road conditions not only deter usage but can also be contributing factors in crashes. According to the 2021-2045 York Area Metropolitan Planning Organization (YAMPO) Metropolitan Transportation Plan, GOYORK 2045, many of the roads in Chanceford Township are considered to be in excellent or good condition. The following roadways were evaluated according to the National Highway System's International Roughness Index (IRI) and found to be in poor condition:

- Brogueville Road (segment 70)
- Good Road
- Gum Tree Road
- Goram Road
- Old Forge Road
- Ted Wallace Road

There are also many roads in the Township that are not paved, or have a bituminous surface treatment called "tar and chip." Paving with "tar and chip" is a cost-effective method of maintaining roads with low ADT counts, such as those found throughout the Township.

#### Roadway Classifications and Design Standards

Functional classification of roadways refers to a system by which roads are described in terms of their utility. See also Exhibit 9.6, Functional Classification. Theoretically, roads provide for two separate functions. First, roads provide for mobility or the ability to go from one place to the next. Second, roads provide a measure of access to adjoining properties. Transportation experts use these two roadway characteristics to determine a road's functional classification. Roads that provide for greater mobility, accordingly, also result in reduced land access, and vice versa. This important relationship should always be considered when allocating future land uses along existing or planned roads. The Township's roadway network can be adequately described by the following three categories: arterials, collectors, and local roads. Chapter 9, Appendix identifies the six (6) category roadway classification system used by PennDOT and provides more details on design standards for the various classifications of roads found within Chanceford Township. For the purpose of this inventory, the Functional Classification System for rural areas is being used. Rural roads are those outside small urban and urbanized areas, and are classified into seven (7) major categories, four (4) of which are in the Township: minor arterial highways, major and minor collector roads, and local roads. There are no Interstate Highways, Freeways, or Expressways located within the boundaries of Chanceford Township or the Muddy Creek Region.

**Minor Arterials** are intended to provide for a greater degree of mobility than land access. Therefore, individual driveway intersections with arterials should occur infrequently. Arterials generally carry between 5,000 to 25,000 annual average daily traffic (AADT) for distances greater than one mile, often connecting urban centers with outlying communities and employment or shopping centers, and are primary mass transit routes that connect with central business districts of nearby cities and towns. As seen in Table 9.1, the only roadway classified as a minor arterial in the Township is Delta Road.

**Rural Collectors** can be major or minor. Major collectors provide for medium length travel distances (less than one mile) and carry between 1,300 – 6,000 vehicles per day. Major collectors also provide land access to major land uses such as Regional shopping centers, large industrial parks, major subdivisions, and community-wide recreation facilities. Major collectors serve primarily vehicles traveling between local streets and community-wide activity centers or arterial roads. Minor collectors also provide for medium length travel distances and serve to bring traffic from local roads to major collectors and arterials. Minor collectors provide service to smaller communities and link important traffic generators with the rural areas and carry between 600 – 3,500 vehicles per day. New Bridgeville Road, Main Street, and Muddy Creek Forks Road are the



Figure 1 Horse and Buggy Crossing

only major collector roadways in the Township. Minor collector roads in the Township include Furnace/New Bridgeville Road (SR0425), Burkholder Road, Furnace Road, Gum Tree Road, Laurel Road, Good Road, and Main Street Ext'd.

**Local roads** are intended to provide immediate access to adjoining land uses. These roads are intended to serve up to 25 dwellings and generally may be shorter in length or within a suburban-type development. In outlying rural areas, local roads may run for greater distances and serve more individual

properties. However, the sparsely developed character of these areas prevents congestion problems. Finally, local roads are intended to only provide for transportation within a particular neighborhood or to one of the other road types already described. All of the roads not previously classified as arterials or collectors are considered local roads.

### Roadway Safety

The Muddy Creek Regional Comprehensive Plan identified “Priority Crash Locations” according to crash data provided by PennDOT. A priority crash location is designated for a section of road based on the type of crashes, such as night-time crashes, weather conditions, running stop signs, or hitting fixed objects. S.R. 0074, Delta Road, from Brogue through Collinsville in the Township was previously identified as a priority crash location. There are numerous conditions contributing to the crashes on Delta Road including the high volume of traffic, speed of traffic, and poor sight distance at intersections.

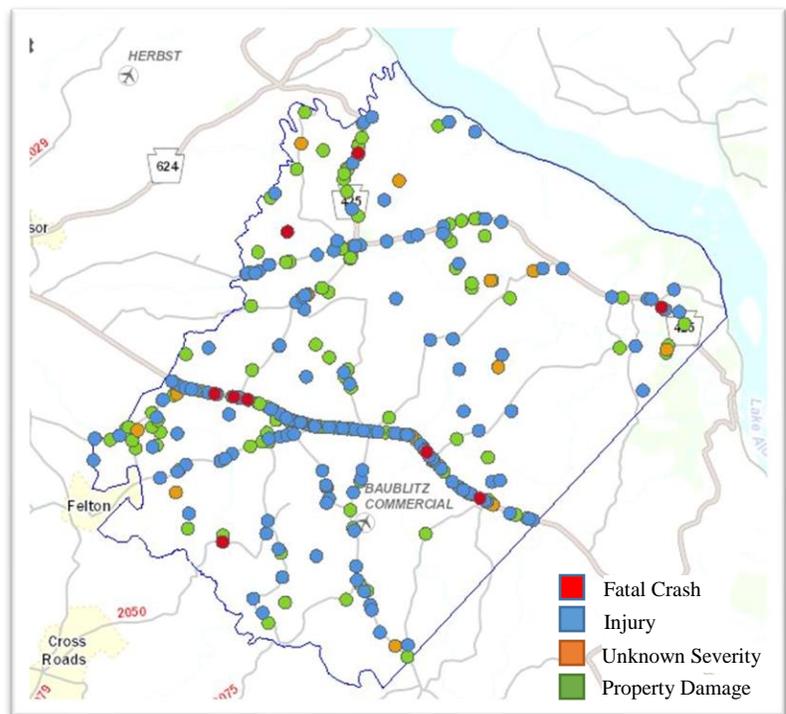


Figure 2 All Crashes 2011-2021

The posted speed limit on much of Delta Road is 55 miles per hour, except in the Brogue/Collinsville areas, and the road mimics the rolling topography of the area. Sight distance at many roads intersecting Delta Road is greatly reduced by sharp curves, the crest of hills, and obstructions such as embankments, structures, trees, and landscaping.



Figure 3 Traffic Accident Fatalities, 2011-2021

Between 2011 and 2021 there were a total of 479 crashes within the Township, in the graphic above, one can clearly see the clustering of accidents on Delta Road. There was a total of nine (9) fatalities, those crash locations are shown in red on the graphic to the left. Delta Road was the location for five (5) out of the nine (9) crashes.

Of the total crashes shown in Figure 2, crashes marked in blue denote an injury, crashes in green denote property damage only, and crashes in orange denote injury as “unknown”.

## BRIDGES

Transportation facilities within the Township not only involve roadways but also include a variety of creeks, low areas, and bridges, specifically those structures that span streams. Although this is not a comprehensive list of bridges in the Region, Table 9.2 shows those bridges that have a span of twenty (20) feet or greater as well as smaller local bridges with completed inspections within the last five (5) years. The National Surface Transportation Act requires each state to make sure all bridges 20 feet and longer be inspected and load-posted at least every two years, using the National Bridge Inventory (NBI) Standards.

NBI Conditions Ratings include the evaluation of the deck, superstructure, and substructure from a scale of 0 to 9, that information is found in Table 9.3, NBI Conditions Ratings, 2022 on page 89.

Weight limits for bridges are set by the local municipality, York County, or the Pennsylvania Department of Transportation, dependent upon whether the bridge is municipal, county, or state owned and maintained. An engineering study must then justify the weight limit set.

The condition of local bridges and the impact of bridge closures on the Township’s transportation system was mentioned throughout the 2022 Community Survey results as a paramount concern for residents and property owners. A complete inventory of all bridges and conditions is not available, however, Table 9.2 on the following page is a start. The following bridges are known to not be included on the table, due to a lack of available information: Stamper Road Bridge, Cramer Road Bridge, Brown Road Bridge, Game Club Road Bridge, and Sechrist Road Bridge.

Per Table 9.2 there are a total of nine (9) state owned bridges in the Township with condition of poor (4), serious condition (2), critical condition (1), closed (1), and unknown condition (1).

Table 9.2. Bridges in Muddy Creek Region, 2022

Bridge Number	Road Number, Name	Waterway	Span	Responsible for Maintenance	NBI Ratings			Condition	Bypass (miles)	Comments
					Deck	Superstructure	Substructure			
308	T-679, Gipe road	Otter Creek	21'-9"	Chanceford Township	7	7	2	Closed - Due to 2018 Storm Damage	3	Replacement funded in 2021-2024 TIP
309	T-618, Hill Top Road	Otter Creek	22'11"	Chanceford Township	7	7	7	Repaired and Reopened post 2018 Storm Damage		Substructure repair work pending
365	T-616, Kline Road	Otter Creek	48'-6"	Chanceford Township				Repaired and Reopened post 2018 Storm Damage		Good Condition
412	T-741, Salem Church Road	Beaver Creek	24'	lw/ct	6	6	4	Poor Condition - substructure	4	
432	T-737, Oak Hollow Road	Beaver Creek	20'+	lw/ct						
433	T-739, Barshinger Road	Beaver Creek	20'+	lw/ct						
	SR-2075 Laurel Road	Muddy Creek	20'+	State						
1	Halke Road	Otter Creek	15'	Chanceford Township	7	7	5	Fair Condition		
2	Glen Allen School Road	Otter Creek	19'-1"	Chanceford Township	6	6	4	Poor Condition - Substructure		2018 - estimated repair \$85,950
4	Mill Road	Otter Creek	17'-5"	Chanceford Township	7	6	3	Serious Condition - Substructure - Weight Limit - 8-tons		Poor shape, but, only one end user
3	Frey Road Bridge	Carter Creek	14'-7"	Chanceford Township				Repaired and Reopened post 2018 Storm Damage		
43	Fulton School Road	Bear Branch of Muddy Creek	25'	York County	5	4	4	Poor Condition - Superstructure & Substructure - Weight Limit - 30-tons	2	Pending Work by County
67	Old Forge Road (SR 2048)	UNT Muddy Creek	24'	State	3	3	5	Serious Condition - Decking & Superstructure - Weight Limit - 40-tons	8	Bridge replacement programmed on 21-'26' TIP
672	Brownnton Road (SR 2056)	Pine Run	24'	State	6	4	5	Poor Condition - Superstructure - Weight Limited - 40-tons	5	Bridge replacement programmed on 23-'26' TIP
14008	Burkholder Road (SR 2014)	Beaver Creek	31'	State	3	3	5	Recently Replaced	9	
716	Lucky Road (SR 2018)	Otter Creek	15'	State	4	5	1	Closed	9	Bridge replacement programmed on 23-'26' TIP
782	Canning House Road (SR 2039)	Otter Creek	27'	State	6	5	2	Critical Condition - Substructure	5	repairs recently made to substructure
92	Century Farms Road (SR 2050)	Muddy Creek	26'	State	6	5	4	Poor Condition	9	Bridge replacement programmed on 21-'26' TIP
560	Main Street	UNT W BR Muddy Creek	27'	State	4	4	6	Poor Condition	6	
4007	Main Street Ext'd	Carter Creek	27'	State	4	4	6	Poor Condition	5	Bridge replacement programmed on 23-'26' TIP
	Ted Wallace Road Bridge			State						

There is one county owned bridge, Fulton School Road, which is in poor condition and has a weight limit of 8-tons. Chanceford Township is responsible for the condition and maintenance of eleven (11) local bridges. Conditions are not known for all of the bridges, however, four (4) are currently closed and another three (3) are in poor or worse condition.

There are also six (6) bridges programmed on the York County Transportation Improvement Program (TIP). Gipe Road Bridge is programmed for replacement on the 2021-2024 TIP. The remainder of the bridges are stated owned and include: Old Forge Road Bridge, Brownton Road Bridge, Lucky Road Bridge, Century Farms Road Bridge, and Ted Wallace Road Bridge.

<b>Table 9.3. NBI Conditions Ratings, 2022</b>	
<b>Code</b>	<b>Description</b>
N	Not Applicable
9	Excellent Condition
8	Very Good Condition - no problems noted.
7	Good Condition - some minor problems.
6	Satisfactory Condition - structural elements show some minor deterioration
5	Fair Condition - all primary structural elements are sound but may have minor section loss, cracking, spalling, or scour.
4	Poor Condition - advanced section loss, deterioration, spalling or scour
3	Serious Condition - loss of section, deterioration, spalling or scour have seriously affected primary structure components. Local failures are possible. Fatigue creaks in steel or shear cracks in concrete may be present.
2	Critical Condition - advanced deterioration of primary structure elements. Fatigue cracks in steel or shear cracks in concrete may be present or scour may have removed substructure support. Unless the bridge is closely monitored, it may be necessary to close the bridge until corrective action is taken.
1	Imminent Failure Condition - major deterioration or section loss present in critical structural components or obvious vertical or horizontal movement affecting structure stability. Bridge is closed to traffic but corrective action may put back in light service
0	Failed Condition - out of service - beyond corrective action
The NBI includes a structural evaluation of deck, superstructure, substructure, and culvert on a 0-9 scale.	

## **PUBLIC TRANSPORTATION**

The Susquehanna Regional Transportation Authority (SRTA) is the primary provider of public transportation services for York County. It operates under the name Rabbitransit and provides many different types of transportation services to the South Central Pennsylvania Region besides the County. Fixed route bus service provided by Rabbitransit does not extend into the Township. The Route 10S Red Lion/Dallastown route comes closest to the Township at the West Broadway/Railroad Lane intersection in Red Lion Borough.

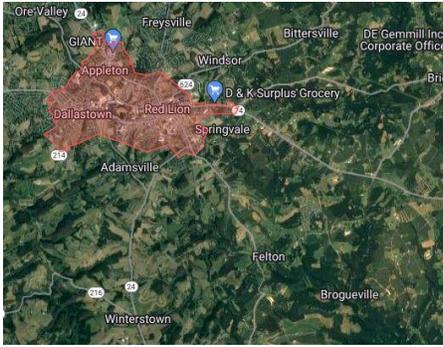


Figure 4 Stop Hopper Service Area, Red Lion and Dallastown

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

Rabbittransit provides a Paratransit curb-to-curb service, which is a County-wide van service available to everyone. Vans operate weekly and travel in various areas of the County at certain times daily. All anticipated trips must be scheduled

by the day before transportation is needed. In addition, Rabbittransit offers several specialty transportation programs, including Shared Ride Services for Seniors, Paratransit Service for Persons with Disabilities, Veteran’s Rideshare to the Lebanon VA Medical Center, and Shared Ride Service for Persons Receiving Medical Assistance.

**AVIATION**

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

**RAIL SERVICE**

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

**PEDESTRIAN AND BICYCLE FACILITIES**

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

GoYork2045 identifies Delta Road (SR0074) as an existing on-road bike route and New Bridgeville Road/Furnace Road (SR0425) as a conceptual bike route. There are no other established bike routes in Chanceford Township.

## Chapter 10. Adjoining Planning and Zoning

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

Table 10.1 compares the planning, zoning, development and preservation policies for Chanceford Township and six (6) adjacent municipalities. As the table indicates, planning and zoning are relatively important in Southeastern York County.

<b>Table 10.1 Regional Planning and Zoning</b>					
Name	Comprehensive Plan	Zoning Ordinance	Subdivision and Land Development	Stormwater Management	Agricultural Preservation Programs
Chanceford Township	2023	2006	1992, as amended	2015	Single Family Restrictions, TDR, ASA
Felton Borough	2009	2004	2008	2022	NA
Lower Chanceford Township	2009	1971, amended	1977	2014	Single Family Restrictions, TDR, ASA
East Hopewell Township	1970's	1992, amended	1975	2002	Single Family Restrictions, TDR, ASA
Lower Windsor Township	2023	2003	2012	2012	Single Family Restriction, TDR, ASA
North Hopewell Township	2003	2016	2001	No	Single Family Restrictions, ASA
Windsor Township	2010	2013	1989	1996	ASA
Source: C.S. Davidson, Inc.					

All municipalities in the broader Region have subdivision and land development regulations in place. The compatibility of land uses across municipal boundaries is reviewed and evaluated in this chapter. Exhibit 10.1, Regional Zoning Map details the zoning designations for both Chanceford Township and its neighbors.

All seven (7) municipalities identified in Table 10.1. Regional Planning and Zoning above, have enacted zoning ordinances, with all but two (2) having been adopted post the 2003. Felton Borough, the only Borough in this assessment, is the only municipality evaluated not utilizing at least one method of agricultural preservation, but Felton does provide zoning overlay districts to protect sensitive environmental and flood prone areas.

As shown in Exhibit 10.1, the majority of the comparison area is comprised of some type of agriculture or conservation zoning. The western portion of the Township, adjacent to Felton Borough and Windsor Township, is zoned for residential land uses of varying Low to Moderately Low intensities. This area is adjacent to agricultural land uses in Windsor Township and existing developed areas and existing agriculture in the Borough. Additionally, there are portions of the Township zoned agriculture and adjacent to residentially zoned areas in Lower Windsor Township and Felton Borough; and, a small portion of the Township zoned as agriculture is located adjacent to a commercial zoning district in Felton Borough. The chance for land use conflict, however, is relatively low, as many of these areas of intersecting zoning districts are routine neighbors with relatively low use-intensities.

### **CONSISTENCY AMONG NEIGHBORING MUNICIPALITIES**

The zoning in the municipalities within and adjacent to Chanceford Township experienced no major changes outside of a 2016 Zoning Update in North Hopewell Township and a 2013 Zoning Update in Windsor Township.

The zoning in the municipalities adjacent to the Township is generally consistent with the zoning within the Region. The zoning is, therefore, not intended to reflect a desired future use, but is instead designed to reflect a development that currently exists. As such, this zoning discrepancy cannot truly be considered inconsistent.

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

#### **East Hopewell Township**

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

#### **Lower Windsor Township**

Lower Windsor Township adjoins the Township along its northern border formed by Beaver and Fishing Creeks. Lower Windsor Township is currently updating its Comprehensive Plan. The Plan addressed Regional planning issues including the identification of future land uses. According to the Lower Windsor Township Comprehensive Plan, the area along the Township's southern border with Chanceford Township shall remain agricultural except in the vicinity of the Village of Craley, PA Route 425, New Bridgeville Road. The existing land uses in this area are mainly agricultural and low density residential and are therefore generally compatible with those in Chanceford Township.

Lower Windsor Township adopted its Zoning and Subdivision and Land Development Ordinances in 2012. The southern part of the Township is primarily agricultural with an undulating topography. The zoning districts in the southern part of Lower Windsor Township along its border with Chanceford Township are agriculture, village and waterfront recreation, and are consistent with the development in the area.

### North Hopewell Township

North Hopewell Township shares a boundary with the Chanceford Township to the west. In 2003, North Hopewell adopted its Comprehensive Plan, in which areas of the Township adjacent to Chanceford will continue to have agricultural and residential land uses compatible to those within Chanceford.

The North Hopewell Township Zoning Ordinance and Subdivision and Land Development Ordinance were adopted in 2001 with a zoning update in 2016. The zoning ordinance provides conservation, agriculture and residential zoning districts along the eastern border of the Township that are consistent with the zoning in Chanceford Township.

### Windsor Township

Windsor Township adjoins Chanceford along its western border, north of Felton Borough. Windsor Township is the most urbanized of the municipalities adjoining the Chanceford, with much of the northern part of Windsor Township within the Primary Growth Area identified by the York County Growth Management Plan: Envision 2040, adopted November 20, 2017.

Windsor Township updated their 1998 Comprehensive Plan in May of 2010. The Township is currently working with Windsor Borough to update its Comprehensive Plan as a joint Plan. The areas along its southern border with the Township are agricultural and residential, which are compatible with the land uses in the Township.

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

## **MUDDY CREEK REGIONAL COMPREHENSIVE PLAN**

The Chanceford Township Comprehensive Plan Update was drafted to maintain consistency with the 2009 Muddy Creek Regional Comprehensive Plan. The majority of the strategies identified in the Regional Plan remain relevant today.

## **YORK COUNTY COMPREHENSIVE PLAN**

The York County Comprehensive Plan provides the overall direction for growth, conservation, and other land use policies throughout York County. The County Comprehensive Plan consists of a set of documents, or elements, that include: Agricultural Preservation (2000, updated 2008), Economic Action Plan (2020), GoYork 2045: the 2021-2045 Metropolitan Transportation Plan, Envision 2040: Growth Management Plan (2017), Hazard Mitigation Plan (2019), Heritage Preservation Plan (2016), Housing and Community Development Plan (2020), Integrated Water Resources Plan (2011), Open Space and Greenways (2006). This comprehensive planning update effort has attempted to maintain consistency with all components of the York County Comprehensive Plan. Additionally, Chanceford Township has opted into the York County Hazard Mitigation Plan.

The 2023 Chanceford Township Comprehensive Update was developed utilizing information and resources identified in the County's Comprehensive Plan. In addition, the Township's strategies and objectives were developed to maintain consistency with the York County Comprehensive Plan.

## ZONING

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

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

### Agricultural Protection Zoning<sup>10</sup>

Zoning is a common tool used by many of the municipalities in southeastern York County for the preservation of agricultural lands. Zoning controls range from effective agricultural zoning to transferable development rights. Transferable Development Rights (TDR) are intended to preserve prime agricultural land by transferring development rights onto less productive soils, and by clustering development to leave larger uninterrupted areas for agricultural use. As seen in Table 10.1, the majority of the adjoining municipalities employ the use of TDRs in their preservation efforts. Tables D.7 and D.8, in the Chapter 11 Appendix, show zoning restrictions used to preserve agricultural land. Six (6) municipalities utilize single family restrictions (Table D.7) in their zoning ordinances to aid in agricultural preservation within agricultural or conservation zoning districts, employing provisions based on lot size or a sliding scale. Sliding scale zoning (Table D.8) also requires a minimum lot size, but goes a step further in limiting the number of times that a parcel can be subdivided, based on its size, up to a maximum number of lots that can be established.

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<sup>10</sup> From "Protecting York County's Rural Environment: Agricultural Land Preservation," 2004 York County Planning Commission

## **Part 2. Future Land Use and Implementation Plan**

### **Chapter 11. Future Land Use, Housing and Resource Protection Plan**

Like many rural communities throughout York County, Chanceford Township:

- Is expected to remain primarily agricultural;
- Has maintained its original rural atmosphere and agricultural character; and
- Has embraced its rural, agricultural heritage and would like to preserve the community feel as it presently exists.

The residents of Chanceford Township recognize the need for residential and commercial development; however, the Township's lack of access to public water and sewer is a significant limiting factor to development on any scale. Should the provision of public water and sewer be expanded, the Township intends to guide subsequent development to preserve past development trends.

Outside of the provision of public water and sewer, there are several additional key factors that will also influence planning and determine the feasibility and density of development, such as development patterns, present development trends, situation, and topography.

#### **Community Character and Development Patterns**

The landscape of Chanceford Township is most closely associated with farms and farmsteads, the predominant development pattern. The isolated farmhouse, sitting away from the road, surrounded by a barn, silo and other outbuildings, and acres of crops, is a familiar sight in much of the Township. Additionally, the amount of land dedicated to agricultural uses increased slightly between 2007 and 2022, primarily due to land use regulations.

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

As discussed in Chapter 6, Land Use, a detailed assessment of the community character revealed five (5) basic development patterns existing within the Township, along with dispersed single-family dwellings along many of the rural roads in the Township.

Villages such as Brogue, Collinsville, and New Bridgeville are small residential areas of moderate density. Additional characteristics that make these villages nodes of activity include being located at key crossroads, a mix of residential, commercial, and civic uses, and a somewhat discernable edge to development.

Rural Clusters of residential uses are located in several areas throughout the Township. A cluster of single-family detached houses stretches in all four directions where Sechrist and Tommys Roads intersect Muddy Creek Forks Road in Chanceford Township. This concentration of large lot residential uses has no discernable beginning or end.

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

## **Future Land Use Plan**

The goal of the Future Land Use Plan is to plan for appropriate new land uses and continue or modify existing land uses.

The Future Land Use Plan identifies areas that would be most suitable for meeting the future development needs in Chanceford Township to help retain the rural community character and traditional land use patterns and to afford the opportunity to increase the tax base of the Township.

The future land use categories, as shown on Exhibit 11.1 Future Land Use Map, is based on the existing conditions, future needs, and the goals and objectives expressed by the Chanceford Township Comprehensive Plan Update Plan Steering Committee and the citizens of the Township.

Five (5) land use categories are designated on Future Land Use Map. Areas designated for Agricultural land uses are intended primarily for agricultural uses and uses accessory to agriculture; however, incidental uses, including single-family detached dwellings, limited public uses such as churches and schools, and commercial uses ancillary to agriculture could be accommodated when permitted through zoning regulations as a special exception or conditional uses. Conservation land use areas are intended to preserve the rural character of the Township, protect sensitive natural resources, and retain prime agricultural soils. There are two (2) residential land use categories designated on the Future Land Use Map: Rural Residential, which is intended primarily for low-density single-family detached housing, and Residential, which is intended primarily for single-family and two-family residential dwellings at densities from low to moderate depending upon the presence of public water and/or sewer. Both residential land use categories also provide for a variety of non-residential, public, and low-intensity commercial uses through zoning. The primary purpose of the Commercial land use categories is to provide for ever-increasing intensities of non-residential land uses; this includes offices, retail, personal service, industry, and other similar uses.

The Future Land Use Plan is intended to retain and maintain the traditional development patterns found in the Township, and continue to accommodate and direct all new growth to appropriate land use areas for the next 20 years. The Plan should be viewed as a guide for future growth and development in the Township, and should be reviewed and updated periodically to keep pace with changing development patterns, demographic trends, and community preferences.

### **Anticipated Growth and Build Out Analysis**

According to the population and housing data and projections presented in Chapter 2: Population, the Township is not anticipated to grow its population but rather to decrease slightly from 5,936 in 2020 to 5,933 in 2050; this is not surprising given the Township's location outside of a County Growth Area and the lack of access to public water and sewer. This would indicate that future housing growth is needed only to maintain the Township's current inventory and to diversify the Township's housing stock with the addition of smaller more affordable units, which are needed by the Township's young population, seniors and farm workers. Excluding the need for more diverse units, the Township's housing stock is sufficient to meet the Township's needs through 2050.

According to the build out analysis found in the Chapter 11 Appendix, the Township's current zoning will support the development of the capacity to support the development of 2,090 SFDs. New unit development in the Township is based on the current building permit issuance trends of 7 new units per year. The Township should average approximately 70 new housing units per

decade for a total of 196 new dwelling units by the year 2050, leaving a future development capacity of 1,894 units post-2050.

### Existing Development

The area of northern Chanceford Township along its border with Windsor and Lower Windsor Townships, along Delta Road around the Villages of Brogue and Collinsville, and in the vicinity of New Bridgeville, represent the Township's concentration of residential and commercial development (not including Chanceford Crossings) and are the areas most appropriate for future development, given suitable access to public water and public sewer. The Agricultural and Conservation areas of the Township are best suited for agricultural uses, open space, and very low-density residential use.

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

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

The Collinsville area is currently zoned for Commercial uses; however, much of the zoning district is built out. The area is well situated for highway commercial uses such as convenience stores, automobile fueling and service stations, and fast food restaurants. Light manufacturing and heavier commercial uses such as hardware stores and agricultural equipment sales and service would also be appropriate uses in this area.

### **EXISTING AND FUTURE LAND USE**

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

In Chapter 6, a comprehensive analysis of existing land uses and community character patterns was conducted and serves as the basis for determining the Future Land Use Plan. In general, the allocation of land uses has remained stable between 2007 and 2022, with 84% of the Township consisting of agricultural land uses and 10% residential land uses.

#### Agricultural and Conservation Land Uses

Agricultural and Conservation land use categories comprise land dedicated to all aspects of farming, including cropland, pastures, livestock and poultry production, as well as commercial forestry or other woodland use, and open space and recreational uses. Although the Agricultural and Conservation land use categories appear similar, and the zoning provisions in the Township treat both similarly with regard to permitted uses and dimensional requirements, there is a clearly intended difference. The Agricultural areas are composed of those areas in the Township whose predominant land use is agricultural. As stated above, 84% of the land area in the Township is and has been devoted to agricultural land uses. Many of the woodlands, wetlands, and other ecologically sensitive areas considered Natural Areas and Open Space, or associated with the steeper slopes, stream valleys, riparian areas, water supply sources, and substantial areas of prime agricultural land, as well as undeveloped land, are within the areas designated as Conservation.

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

It is the intent of this Comprehensive Plan to retain, through conservation and preservation, the current percentage of land in agricultural use. In addition to agricultural uses, farm-based businesses such as equipment repair, farm markets and bakeries, blacksmiths, woodworking event hosting, accessory dwelling units, and other innovated accessory agricultural uses should be permitted in the Agricultural and Conservation categories. Such uses could be permitted by right or as special exceptions subject to specific standards and regulations. Non-agricultural uses such as those listed in the previous paragraph, as well as commercial uses including equipment repair, feed and grain mills, sawmills, and similar uses ancillary to farming and agriculture, should be permitted but regulated through the zoning process.

Where access to public water and sewer occurs, there is the use of residential clustering. The use of residential clustering, specifically Conservation Subdivision Design, which is rural housing development characterized by the clustering of dwellings to create common open space and the preservation of natural features, should be promoted as an alternative to the scattered residential development presently occurring randomly along the Township's rural roads. All non-agricultural development in the Agricultural and Conservation areas should continue to be severely limited through the use of sliding-scale zoning, which restricts the number of lots that can be subdivided from a parcel based on the size of the original parcel as it existed at the time the respective Zoning Ordinance was adopted.

## Rural Residential and Residential Land Uses

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

Rural Residential and Residential Future Land Use Areas have been established to promote and encourage a suitable and safe environment for family life. The Rural Residential area is intended to provide only for low-density single-family residences in rural areas where public services such as water and sewerage are not available and are generally not expected to be available. Though the intent in the Rural Residential areas is to encourage a mix of residential and agricultural uses in close proximity to one another, however, higher intensity land uses, such as, retail stores, restaurants, professional offices, and automotive service stations are recommended for approval via the special exception process. Residential areas are further established to provide for the orderly development of existing and proposed medium-density residential uses where public services such as water and sewerage can reasonably be expected to be available.

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

## Commercial and Village Center Land Uses

The Commercial land use category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial land uses are important to a community because they provide for the retail and service needs of the community and can be a major contributor to a municipality's tax base. Although most Commercial land uses in the Township are widely dispersed as a single use in one building or concentrated in small groups, and generally oriented toward local residents and businesses. The purpose of the General Commercial zoning district in Chanceford Township is intended to provide appropriate locations for the orderly development of uses that meet the day-to-day shopping needs of the residents as well as those establishments which cater primarily to the motoring public. By grouping such automobile dependent uses together, these zoning districts are intended to minimize traffic congestion and to separate such uses from residential areas. Chanceford Township also encourages light industrial uses to locate in these zones.

The Collinsville area currently has the most intense and greatest concentration of commercial uses in the Township including a Rutter's Farm Store, a bank, family restaurant, travel service, and a small light manufacturing facility. A second area in the Township designated for Commercial use, at a significantly smaller scale than Collinsville, is where Delta Road enters the Township from Windsor Township. Being located along Delta Road, the main transportation corridor in the

Township, the areas designated for Commercial Land Uses on the Future Land Use Map are the most appropriate locations for the more intense commercial uses such as automotive fueling and service stations, convenience stores, medical clinics, pharmacies, restaurants and hotels, as well as fast food restaurants and bank branches requiring drive-through facilities. These same areas could also support light industrial uses described in the next section. The more intensive commercial uses such as warehousing, distribution centers, and freight terminals, as well as light industrial uses should be permitted in General Commercial areas subject to special regulations including, but not limited to, signage, screening, buffering, stormwater controls, as well as noise, lighting and pollution regulations.

The existing villages of Brogue, Collinsville, and New Bridgeville are mostly located at a major crossroads, and are currently zoned as Residential or Rural Residential, which allow many of the non-residential uses one might find in a village center. These village areas in the Townships exhibit an existing mix of residential, commercial, and civic or public uses and should continue to support both residential and community oriented non-residential and public/institutional development including home occupations, small medical offices, grocery stores, places of worship, schools, and day care centers.

Modifying existing regulations or adopting new regulations such as enhanced buffering and screening, signage, and setbacks that maintain the compatibility of residential and non-residential development in these areas could accomplish the objectives of helping preserve agricultural land and maintaining a rural character in the Township; reducing the demand for new residential uses in agricultural areas; creating local jobs; adding retail, professional and personal services that meet the needs of residents, visitors, and travelers; and increasing housing choices to give young people an opportunity to stay in the area.

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

It is the intent of this Future Land Use Plan to direct highway-commercial and light industrial uses toward the existing commercial land located along Delta Road. Less intensive neighborhood commercial uses should be encouraged to locate in the settlements of Brogue, Collinsville, and New Bridgeville that are proposed as Rural Residential and Residential future land uses and currently zoned as such.

### Industrial Uses

Industrial land uses are dedicated to manufacturing facilities, processing plants, factories, warehousing, and wholesale trade facilities, mineral extraction activities, or other similar uses. Chanceford Township classifies Industrial Uses as part of the Commercial Future Land Use classification.

The few industrial uses in the Township are typically located in a village or crossroads area. Low intensity, light industrial uses including, but not limited to, small machine or wood shops, farm equipment and implement repair, and furniture and cabinet making, uses that are currently represented throughout the Township, should be encouraged to locate as infill uses area around Collinsville.

### Other Land Uses Not Shown on Future Land Use Map

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

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

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

### **YORK COUNTY GROWTH MANAGEMENT PLAN**

The Future Land Use Plan for Chanceford Township is generally consistent with the Growth Management Plan established by the York County Planning Commission. The Growth Management Plan Envision 2040 designates Chanceford Township as a rural area entirely outside any designated growth areas and recommends that this area remain rural. However, if new development does occur, it should be directed to existing developed areas of the Township adjacent to Felton Borough and the villages of Brogue, Collinsville, and New Bridgeville, and that new development should be designed in a way that protects the natural environment and landscape, and retains the rural character and qualities that make the Township a desirable place to live. The County Plan also recognizes that a limited amount of residential development will occur beyond existing village areas, and recommends that densities in rural areas be based on agricultural preservation zoning, limiting the number of dwelling units as described in Chapter 10 of the Community Profile and the Chapter 6 Appendix.

### **STRATEGIES**

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

**OBJECTIVE:** Plan for future land uses to the year 2050 based on factual base information and analyses of future needs, goals, objectives, and recommendations found in the Plan.

- Review this Comprehensive Plan regularly, update it at least every five (5) years, and implement applicable components of the Future Land Use Plan. (0-5 years)

**OBJECTIVE:** Promote neighborhood-oriented businesses within walking distance of residences and accommodations for pedestrians.

- As access to public water and sewer increases, rezone areas in and around existing villages to permit a variety of mixed uses, low-impact community-oriented commercial uses, and moderate-density residential, but only in such a manner as to not interfere with neighboring agricultural uses. (10+ years)
- Adopt measures to permit higher residential densities in and adjacent to areas with existing water and sewer services without extending such services. (10+ years)
- Evaluate the feasibility of traditional neighborhood design for new residential developments in existing village areas. (5-10 years)

OBJECTIVE: Discourage the creation of new areas of strip commercial development.

- As access to public water and public sewer increases, direct commercial development to village areas and areas with adequate infrastructure through zoning and subdivision ordinances. (10+ plus years)
- Adopt innovative design standards and development regulations for commercial uses such as building and lot coverage, parking standards, and screening and buffering. (10+ years)

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

- As access to public water and public sewer increases, the zoning map can be amended to permit a mix of residential and low-impact commercial uses in locations of concentrated development, such as the existing villages, as appropriate. (10+ years)
- Develop zoning regulations that provide for a variety of neighborhood-oriented commercial uses, home-based businesses, mixed residential and commercial buildings, and physical enhancements and improvements. (5-10 years)

OBJECTIVE: Encourage the design of future development to be in harmony with the surrounding built and natural environment.

- Adopt and utilize design standards and development techniques and regulations that encourage compatible development with existing built and natural environment. (5-10 years)
- Evaluate adopting conservation subdivisions as Special Exception Uses in areas zoned Agricultural and Conservation. (0-5 years)

OBJECTIVE: Encourage a high-quality visual image within the Township's villages and along major road corridors by minimizing inappropriate signs and similar displays.

- Review, develop, amend and/or adopt signage regulations that minimize inappropriate signs and displays along roadways. (5-10 years)
- Review landscaping, screening, and buffering regulations in Zoning Ordinance and Subdivision and Land Development Ordinance, and amend as needed. (5-10 years)
- Seek funding and technical assistance for streetscape and pedestrian enhancements from the Department of Community and Economic Development (DCED), PennDOT, and other state and federal agencies. (5-10 years)

## **HOUSING PLAN**

The goal of the Housing Plan is to provide for the diverse housing needs of the Township.

The focus of housing development in the Township has been single-family detached dwellings, which comprise the vast majority of the existing housing stock appropriate for a rural area. The availability of owner-occupied housing units, evidenced by low vacancy rates, could become an issue for individuals and families looking to relocate to the Region and for young people wanting to stay in the area. The lack of public utilities for residential subdivisions is one factor contributing to the availability of few two-family and multi-family dwellings. However, the biggest housing issue for local residents is affordability<sup>11</sup>. Without diversity in the type of housing, it could become increasingly difficult for local residents, especially seniors, young adults, and farm workers, to afford to live in the Township.

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

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

## **STRATEGIES**

The following policies are established to provide for the diverse housing needs of the Township:

**OBJECTIVE:** Provide for a range of housing types and densities to meet the diverse housing needs of the Township while maintaining a balance of housing types and population.

- Adopt Rural Village zoning regulations that provide for a variety of housing types and densities. (10+ years)
- Review and evaluate effectiveness of current zoning in providing for diverse housing needs. (0-5 years)

**OBJECTIVE:** Encourage a rate of residential housing growth that is consistent with the population increase, rather than promote accelerated development.

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

**OBJECTIVE:** Concentrate new residential development within the service area of public water and sewer infrastructure, using compact growth forms that are compatible with nearby residential densities and designs.

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<sup>11</sup> Affordable housing is where the occupant is paying no more than 30% of gross household income for gross housing costs, which include mortgages and loans, insurance, taxes and utilities.

- Through zoning and other land use regulations, direct residential growth to areas in the Township designated as appropriate for future development on the Future Land Use Map. (Ongoing)

OBJECTIVE: Assure senior citizens and limited income residents will have access to safe, affordable, and appropriate housing.

- As access to public water and sewer become available, amend the zoning ordinance to permit mixed housing types and densities in the Township’s villages and other areas identified on the Future Land Use Map. (5-10 years)

## **RESOURCE PROTECTION PLAN**

The goal of the Resource Protection Plan is to conserve and protect important historic, cultural and natural resources.

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

The York County Planning Commission has developed three (3) Plans to address the issue: the Natural Areas Inventory, Open Space and Greenways Plan, and Agricultural Land Protection Plan.

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

Agricultural resources include the farms and agricultural lands, as well as the farming culture and heritage. Farming in the Township goes as far back as the first European settlements in the middle of the 18<sup>th</sup> Century. Though much has changed in farming since those early days, Chanceford Township is home to an increasingly large Amish population that maintains farming practices centuries old.

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

Natural resources and open space are invaluable assets to the Township. Open space is a broad term covering the natural areas, park land, and state game lands in Chanceford. Approximately 1,000 acres of open space and natural areas are under the jurisdiction of state and local governments, or non-profit conservation agencies. Hundreds of more acres of undeveloped open space are owned by Brookfield Energy as part of the Holtwood Environmental Preserve. Though this land is open to the public for recreational use, an effort should be made to permanently protect this land from inappropriate development. More on recreational land uses and open space corridors will be discussed in the Community Facilities Plan.

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

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

## **STRATEGIES**

The following policies are established to achieve the various objectives identified in the goal to: Conserve and protect important historic, cultural and natural resources:

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

- Enforce zoning and subdivision and land development regulations to direct residential growth away from areas of quality farmland, and utilize the least productive farmland for non-agricultural uses. (Ongoing)
- Continue to support and expand agricultural preservation through zoning and easement programs. (Ongoing)
- Protect sensitive, scenic and important natural features through screening and buffering regulations in zoning and subdivision and land development ordinances, including provisions for riparian buffers, natural rock outcrops, steep slopes, and woodlands. (0-5 years)
- Develop and adopt applicable design standards and conservation subdivision regulations for preserving agriculture land and other natural features, while accommodating limited development. (0-5 years)
- Investigate amending Transferable Development Rights provisions to create incentives for transferring development rights out of agricultural zones. (0-5 years)

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

- Investigate and implement appropriate strategies to protect important natural areas as identified in the York County Natural Areas Inventory, the Environmental Resource Inventory, and the Open Space and Greenways Plan. Strategies could include conservation easements, acquisition and management Plans. See also Exhibit 5.9 Natural Areas and Historic and Cultural Sites. (0-5 years)

**OBJECTIVE:** Protect the agricultural heritage of the Township by permitting farmers to develop farm-related businesses.

- Develop and adopt regulations permitting agribusinesses, home occupations, cottage industries and accessory dwelling units on family owned farms. (0-5 years)
- Maintain Existing Agricultural Zoning and identify ways to increase farmland preservation. (Ongoing)

OBJECTIVE: Inventory and protect historic sites, structures, and landscapes.

- Develop and adopt historic preservation regulations to preserve and protect important historic buildings and sites, and to revitalize the villages of Brogue and New Bridgeville. (10+ years)
- Explore cooperative and collaborative opportunities for technical and financial assistance with Conservation Society of York County, Pennsylvania Historical and Museum Commission, and other such organizations. (10+ years)

OBJECTIVE: Work cooperatively with adjacent municipalities to limit the impact on the water table quantity and quality.

- Maintain consistency among neighboring municipalities with land use and development regulations. (Ongoing)
- Explore cooperative and collaborative relationships and opportunities for technical and financial assistance with neighboring municipalities and conservation organizations. (Ongoing)
- Consider requiring hydro-geologic studies for all proposed large development projects. (0-5 years)

OBJECTIVE: Prevent the deterioration of the Township's air quality.

- Consider adopting burn restrictions for non-vegetative material. (0-5 years)

OBJECTIVE: Maintain the Township's rural and small-town heritage by preserving and strengthening the current sense of community identity. (Ongoing)

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

- Enforce zoning and subdivision and land development regulations to direct residential growth away from areas of quality farmland, and utilize the least productive farmland for non-agricultural uses. (Ongoing)
- Adopt regulations permitting the use of innovative subdivision design options, such as cluster developments, flexible lot design, and Conservation Subdivision Design in the Zoning and Subdivision/Land Development Ordinances for preserving agriculture land and other natural features, while accommodating limited development. (10+ years)
- Direct residential and commercial development to village areas and areas with adequate infrastructure through appropriate zoning. (Ongoing)

OBJECTIVE: Recognize the impact that agriculture has on the Township by promoting methods of increasing the profitability of farming and providing for supplementary farm income through farm-related businesses.

- Encourage continued agriculture and agricultural related industries, maintain existing agricultural zoning and identify ways to increase farmland preservation. (Ongoing)

- Adopt/amend zoning regulations for agritourism and ecotourism uses that are compatible within the Region and permit agribusinesses, home occupations and cottage industries on family owned farms. (0-5 years)

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## **Chapter 12. Economic Development Plan**

The goal of the Economic Development Plan is to enhance the economy of the Township.

Economic development in general terms is the creation of jobs and wealth, and the improvement of quality of life. Economic development from a local perspective looks like: infrastructure improvement projects, the construction of new housing units, existing building improvements, the establishment of new businesses, and the expansion of existing businesses, to name a few. Economic development is an ongoing process that continually influences the level of growth in an area and most often includes, as referenced above, efforts to increase employment opportunities by encouraging new business relocation or existing businesses expansion.

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

The Chanceford Township Economic Development Plan identifies priorities related to four (4) basic economic development strategies:

- Diversifying and Expanding the Tax Base;
- Encouraging Economic Vitality;
- Future Economic Development Areas; and
- Business Retention and Expansion.

The Plan's focus areas are further defined and discussed in the following pages and are followed by a series of suggested strategies.

### **DIVERSIFY AND EXPAND TAX BASE**

The cost of the provision of services, including traffic and road maintenance, public protection, sewer and water systems, and public education, will continue to increase as development increases in York County. Diversifying and expanding a jurisdiction's tax base creates municipal economic sustainability, which ensures the municipality's ability to provide public services.

The following are methods that can be utilized to diversify and expand the tax base:

- Regional Cooperation

Regional cooperation among local municipalities can help identify opportunities to provide essential services on a shared basis, lessening the burden of providing these services individually.

- Balanced Growth and Development

Continued residential development needs to be balanced by non-residential development to ensure a healthy tax base and economy. Residential land, on average, requires

substantially more expenditures than they contribute in taxes, mainly due to school expenses and infrastructure costs. Conversely, non-residential land uses, including agriculture and open space, provide more revenue than they require in expenditures.

- **Workforce Development**

Maximize the skills of the local workforce and create innovative opportunities for future economic development.

- **New Business Development**

Since the majority of the workers in Chanceford Township commute to jobs outside the area, one way to improve the economic situation is to create and retain local jobs, especially for younger and older workers with limited transportation options.

## **REMOVING REGULATORY BARRIERS TO ECONOMIC VITALITY**

Amending zoning and subdivision/land development ordinances to allow additional commercial and industrial uses, as well as infill development and the adaptive reuse of older buildings, is an important step in addressing economic vitality. In addition, preserving and protecting the Township's agricultural and historic heritage can help the community maintain a sense of place and retain its people and businesses. Taking advantage of public/private partnerships that exist and providing leadership to the business community can help establish a common focus for future economic development and help keep the local economy healthy by maintaining a balance between residential and non-residential uses.

## **FUTURE ECONOMIC DEVELOPMENT AREAS**

An important component of any Economic Development Strategy is identifying areas where economic development can and should occur with the greatest positive impact and least negative impact on the community. The purpose of these areas is to give priority consideration for development that will support new and expanding commercial and industrial projects in the Township that help to diversify the local economy.

The public sewer and water limitations mean that the Township is not yet in a position to develop "shovel-ready" sites with appropriate infrastructure. As such, the focus of economic development should be infill and adaptive re-use and directing new business establishments and expansions to the existing commercially zoned areas in Chanceford Township. Though access to the required infrastructure is limited, these areas of the Township can support some increase in development intensity without a significant negative impact on existing traditional and rural economic activities.

## **FUTURE MIXED USE AND GENERAL COMMERCIAL AREAS**

The expansion of public water and public sewer further south along S.R. 0074 would result in increased development pressure. When the expansion of public water and sewer infrastructure does occur, the establishment of mixed use and general commercial zoning regulations will guide development and preserve the Township's community character.

### **Establish Mixed Use Areas**

Establishing mixed use areas in the existing villages is intended to sustain existing rural-community values and environments and to provide for community-oriented commercial uses that can strengthen the economy of the area. Commercial uses compatible with the character and intent of these areas include a variety of small retail establishments and personal and professional services largely oriented toward the community. Compatible village commercial uses could include the following types of business: antiques and gifts stores; bakeries and food stores; hardware and garden stores; barber and beauty shops; branch banks; laundromats and dry cleaners; restaurants; day care centers; small appliance repair businesses; insurance and real estate offices; medical or dental clinics; and other small businesses or professional offices.

### **COMMERCIAL AREAS**

Commercial areas of the Township are home to both commercial and industrial businesses. These areas could provide for single uses in one building or grouped together in a shopping center, office building, or industrial park.

The only existing developed commercial areas in the Township are in the vicinity of Delta Road, Snyder's Corner Road, and Collinsville, which provides for Regional highway-oriented businesses.

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

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

### **BUSINESS RETENTION AND EXPANSION**

Chapter 4. Economic Development highlighted and described in greater detail the community and economic development agencies operating in York County as briefly described here.

**Explore York's** mission is to maximize tourism expenditures and their economic impact in York County, PA, through comprehensive tourism sales and marketing programs. Explore York assists member businesses with tourism development by providing a wide variety of services, including marketing support, website and travel guide listings, social media posts, training seminars, educational opportunities, and networking events.

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

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

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

## **AGRIBUSINESS**

As the size of farms decrease in York County, and the market value of the agricultural products from individual farms decreases, the importance of a diversified economy becomes increasingly important to Chanceford Township, as more farm owners and operators also work at jobs off the farm.

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

The easiest way to support local agricultural industries is to market and promote locally produced products to a broader audience through partnerships with the York County Economic Alliance, Explore York, and other agencies.

## **TOURISM**

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

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

**Ecotourism**, also known as ecological tourism, is tourism that appeals to persons with an active outdoor lifestyle and often includes destinations where the natural environment and cultural heritage are the primary attractions. Hiking, hunting, fishing, bird watching, and boating are some of the opportunities that could be further developed in Chanceford Township. Closely related to ecotourism is cultural heritage tourism, which the National Trust defines as traveling to experience

the places, artifacts, and activities that authentically represent the stories and people of the past and present. It includes cultural, historic, and natural resources.

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

A brochure that identifies the Region's historic and natural sites and existing agritourism enterprises should be created and marketed. Additional support for tourism can be obtained by developing a tourism marketing program focusing on both individual and group travelers. Local municipalities should be active members of Explore York, York County's official tourism promotion agency, and fully participate in Regional efforts to promote tourism.

## **STRATEGIES**

Many of the objectives and strategies identified on the following pages require increased access to public water and sewer infrastructure prior to implementation. As infrastructure is expanded, the Township can explore the implementation of the following objectives and strategies, which have been established to enhance the economy of the Township. In addition, to enhancing the local economy, several strategies could be implemented to achieve goals and objectives throughout this Future Land Use and Implementation Plan.

**OBJECTIVE:** Identify and designate appropriate areas for future economic development and determine the types of economic development that are best suited for the area.

- Amend/adopt zoning regulations and design guidelines for a variety of commercial and industrial uses in the commercial areas. (0-5 years)
- Establish developer responsibilities to provide infrastructure and public improvements as part of the development process, including roadway improvements, landscaping, and recreation and open space. (0-5 years)
- Coordinate the location of businesses and transportation systems to minimize traffic impacts on residential areas. (Ongoing)

**OBJECTIVE:** Promote economic development as a means of generating a tax base for the municipalities and the School District.

- Review the merits of tax abatement programs and other financial incentives to attract and retain new businesses. (0-5 years)
- Promote job creation for residents through cooperative efforts of the Township, the Muddy Creek Region, economic development agencies, businesses, and educational institutions. (Ongoing)
- Emphasize small business development that includes agricultural based businesses, home occupations, community-oriented and highway commercial uses, light industrial, outdoor recreation and tourism, and services that complement the existing agricultural and commercial activities in the Township. (Ongoing)
- Ensure timely development approvals from appropriate permitting authorities to meet project deadlines and maintain quality development standards without being overly

burdensome to businesses, including standardizing the permitting, review, and approval process. (Ongoing)

- Create and maintain adequate infrastructure for new business development and existing business expansion and relocation. (Ongoing)

**OBJECTIVE:** Recognize the impact that agriculture has on the Township by promoting methods of increasing the profitability of farming and providing supplementary farm income through farm-related businesses.

- Encourage continued agriculture and agricultural related industries, maintain existing agricultural zoning, and identify ways to increase farmland preservation. (Ongoing)
- Adopt/amend zoning regulations for agritourism and ecotourism uses that are compatible within the Region and permit agribusinesses, home occupations, and cottage industries on family owned farms. (0-5 years)

**OBJECTIVE:** Retain existing businesses and industries and identify strategies to attract desirable new ones, encouraging a broad range of future commercial and industrial uses that will be complementary to the character of the Township.

- Create adequate incentive policies for new business attraction, including agricultural related industries and tourism. (5-10 years)

**OBJECTIVE:** Promote the rehabilitation and improvement of private properties in maintaining the sense of community.

- Amend municipal zoning subdivision and land development and stormwater management ordinances to improve community image by enhancing physical appearance. (10+ years)
- Enhance the appearance of public areas, including building façade improvements, street lights, parking areas, signs, sidewalks, landscaping, street furnishings, utility poles, and lines. (10+ years)
- Investigate and apply for grants offered through the PA Department of Community and Economic Development (DCED), PA Department of Conservation and Natural Resources (DCNR), Pennsylvania Historic and Museum Commission (PHMC), PA Department of Transportation (PennDOT), PA Department of Environmental Protection (DEP), York County Planning Commission CDBG Program, and other agencies to encourage appropriate economic development and visual enhancements in the Township. (Ongoing)
- Amend the Township's ordinances to enhance gateways and commercial areas through uniform design criteria that are compatible with the area's rural character. (5-10 years)

Other economic development and tourism strategies:

- Encourage appropriate economic development in the form of light industrial and commercial development while preserving and enhancing the quality of the environment. (Ongoing)
- Retain, preserve, enhance, and promote the agricultural, historical, and cultural heritage of the Township as a means to promote tourism. (Ongoing)
- Work with Explore York to identify ways to market the Township's outdoor recreational and historic resources, such as those in the vicinity of the Susquehanna River and Muddy Creek, the State Game Lands and natural areas. (5-10 years)

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## **CHAPTER 13. COMMUNITY FACILITIES AND SERVICES PLAN**

The goal of the Community Facilities and Services Plan is to adequately provide for public facilities and services.

The discussion below identifies the current status of the following public service areas: public safety, school and library facilities, and the senior center. The discussion then transitions to the five (5) objectives identified to meet the Township's goal of adequately providing public facilities and services.

### **Public Safety**

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

In fact, when asked, the majority of residents felt that fire protection and ambulance services were sufficient (See Appendix A for a summary of the 2022 Community Survey). Focusing more attention on police protection had the third highest response rate for needing more attention by the Township at 7%. That being said, criminal arrests and drug investigations are on the decline, and the most frequent crimes in the Township include assault, theft, fraud, and DUIs.

The Township is currently sufficiently served by the New Bridgeville Fire Company Station 39, Alliance Fire and Rescue Services Station 77-2, and Southern York County EMS Company. The Pennsylvania State Police patrols Chanceford Township.

There is no present need to expand public safety in the Township. However, it is important that the Township continues to support local public safety providers by budgeting for contributions and contracts. Additionally, the Township could assist in securing funds for the acquisition of apparatus and continued growth to meet new needs and challenges.

### **School Facilities**

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

Based on the unused capacity and decreasing enrollments, it appears that the Red Lion Area School District is comfortably accommodating its current population and the needs of the Township. Clearview Elementary School, which serves Chanceford Township, was at approximately 66% capacity during the 2021-2022 year. Similarly, the Red Lion Area Middle School and High School, both of which are located in Red Lion Borough, have 16% lower enrollment numbers when compared with the same during the 2006-2007 school year.

The Amish constitute a growing segment of the Township's population, and as such, additional collaboration and coordination may be necessary to meet educational needs as they change over time.

## Library

The Collinsville Community Library is centrally located along PA 74 next to the Clearview Elementary School in the Township. The Library was founded in 1980 as a Bookmobile and now provides chrome books for individual use and interactive materials for early childhood education, and science, technology, engineering, and math (STEM). The facility has free internet access, public computers, after-hours book drop, and access to printing, scanning, copying, and faxing.

It is essential to the overall health of the Chanceford Township community served by the Collinsville Community Library that a commitment is made to continued support and patronage.

## Senior Center

The Susquehanna Senior Center, located on the lower level of the Lower Windsor Township municipal building, and the Delta Senior Center, in the Borough of Delta, provide specialized services to senior citizens within the Township and the Muddy Creek Region as a whole. As the Township's population continues to age, the importance of providing additional services and programming to senior citizens will increase. Additionally, and as noted in Chapter 7, utilizing the Township's Administrative Building as a community center will most likely require interior renovations related to fire suppression and restroom and entrance modifications that meet the standards of the Americans with Disabilities Act.

Senior center and senior programming received the eighth highest response rate for issues needing more attention by the Township, which is also substantiated by the Township's aging population.

## **STRATEGIES**

Based on comments from the Steering Committee, the citizens of the Township, and the facilities planning criteria described above, the following objectives and strategies are established to adequately provide for public facilities and services.

**OBJECTIVE:** Ensure that adequate and appropriate public, community, cultural, and social facilities and services will be available to meet the needs of the Township and help attract additional economic development.

- Utilize the Community Facilities Map and Plan and Future Land Use Map and Plan when locating new community facilities. (Ongoing)
- Investigate the availability of Community Development Block Grant (CDBG), Pennsylvania Department of Community and Economic Development (PA DCED), United States Department of Agriculture (USDA) Rural Development, and other funding and technical assistance opportunities to develop and implement a detailed Regional Plan to meet future educational, senior citizen, and recreational needs in the Township. (Ongoing)
- Encourage meetings between representatives from the Red Lion School District, the Amish Community, and the Township planning commission to coordinate school planning and land use planning in order to anticipate future school needs. (Ongoing)
- Encourage compact residential development patterns, and direct new residential and commercial development to rural village areas and areas with adequate infrastructure, that would also support community facilities and services. (Ongoing)

OBJECTIVE: Continue to support local volunteer fire and ambulance companies and maintain contracted police service.

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

OBJECTIVE: Explore the potential for retrofitting the Township's Administrative Building to also serve as a community center.

- Evaluate the needs of Senior Citizens in the Township and explore the potential for increased program delivery. (Ongoing)
- Conduct a facilities analysis to identify capital improvements necessary to more fully utilize the Township's Administrative Building located on Muddy Creek Forks Road. (Ongoing)

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

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

OBJECTIVE: Support the library in Collinsville.

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

## **RECREATIONAL FACILITIES AND OPEN SPACE PLAN**

An array of recreational facilities is available to the residents of the Township, as well as a larger population throughout York County, south-central Pennsylvania, and beyond. The recreational facilities addressed by this Recreational Facilities and Open Space Plan include neighborhood and community parks and Regional facilities, as shown on Exhibit L, Community Facilities Map.

### **Community Recreational Facilities**

Community parks serve the residents of the Township with a variety of recreational activities, from playground equipment to ball fields and courts. Therefore, it is not surprising that most of the community recreational facilities are located in areas of higher residential densities within the Township. The Clearview Elementary School provides the most comprehensive array of activities with basketball, tennis, volleyball, and baseball, a multi-purpose field for football and soccer, and a playground. Unfortunately, this Red Lion School District facility is not fully accessible to the residents of the Township. The Chanceford Township Recreation Area in New Bridgeville offers tennis, baseball, basketball, and playground equipment.

There are no hard and fast standards for how much recreation area a particular size population requires. However, the guidelines provided by the National Recreation and Park Association (NRPA) can help local governments establish a benchmark with which to evaluate recreation needs. According to the NRPA, the typical park and recreation provider offers one park for every 2,277 residents served, with 9.9 acres of parkland per 1,000 residents. According to these

guidelines, Chanceford Township should have a total of three (3) parks with a total acreage of 58.76 acres according to population. Currently, Chanceford Township has four (4) local parks totaling 37.7 acres. However, acres per capita is only one benchmark to use in evaluating the provision of parks and recreation services. Municipalities can also track data relevant to annual maintenance costs per capita or acre, overall user experience, and access distance/time to the facility. Resident surveys are also helpful in evaluating the provision of recreation services in a community. Per the 2022 Community Survey, less than 2% of the responses indicated recreation as a topic needing more attention from the Township. Thus, according to the 2022 community survey, the current provision of 37.7 acres of recreation area over four (4) parks appears to be adequate for the needs of the community.

The Department of Community and Natural Resources (DCNR) has prioritized its evaluation of parks and recreation services according to the size of the population with access to a recreation facility within a 10-minute walk (County/Municipal Facilities) and a 10-minute drive (Water and Trail Facilities). According to DCNR, 562 residents in the Township have access to recreation within a 10-minute walk, or about 9% of the population. Conversely, the Township's proximity to the Susquehanna River and various natural resource areas means that a majority of the population has access to water and trails within a 10-minute drive. The scattered settlement pattern of the Township makes it difficult to provide access to recreation within a 10-minute walk. Nevertheless, new recreation facilities should be prioritized according to relative walkability.

#### Township Recreational Opportunities

With more than 1,000 acres of open space and natural areas, within Chanceford Township, under the jurisdiction of state and local governments, non-profit conservation agencies, and or undeveloped lands owned by Brookfield Energy as part of the Holtwood Environmental Preserve, the Township has enormous potential to have land available and open to the public for recreational use. As noted in the Future Land Use Plan, an effort should be made to permanently protect this land from inappropriate development. In addition, the State Game Lands, natural areas and trails and water resources offer an economic benefit through tourism opportunities.

#### Open Space Corridors and Trails

The Township and the whole of the Muddy Creek Region is largely defined by the Susquehanna River and the Muddy Creek. Lake Aldred on the Susquehanna River, the two State Game Lands, and the County and local parks along the River's western shore represent the Region's most valuable open space and recreational assets; a corridor of outdoor recreational opportunities. Lake Aldred provides boating, kayaking, whitewater rafting, fishing, and other water-related activities. The more than 1,000 acres of state game lands, the 340-acre Apollo County Park, the 26 wooded hillside acres of Ulmer-Root-Haines Memorial Park, and the privately-operated Otter Creek Campground provide a full array of outdoor activities, including hiking, hunting, and fishing.

The 2018 Lower Susquehanna River Segment Implementation Plan was developed for the primary purpose of illustrating how the Captain John Smith Chesapeake National Historic Trail could be enhanced in the lower Susquehanna Region. The Plan identifies methods for making the trail more visible and meaningful for visitors. The Captain John Smith Chesapeake National Historic Trail takes its name and many portions of its route from Smith's explorations of the Bay and its tributaries from 1607 to 1609. Established in 2006 as the first water-based national historic trail, it spans approximately 3,000 miles of waterways between Cooperstown, NY, and Norfolk, VA,

and from Appalachian headwater streams to the Eastern Shore of the Bay. Chanceford Township is located within the very northern portion of Section 2/ River Country and Lake Aldred Focus Area, which extends from the Maryland line to the south of Fishing Creek.

The Captain John Smith Chesapeake National Historic Trail provides links to the Mason-Dixon Trail, an 80-mile hiking trail that follows the Susquehanna river from Manchester Township, York County, to Havre Grace, MD; and the Lower Susquehanna River Water Trail, a 53-mile water trail from Harrisburg to the Broad Creek access in Harford County, MD.

In addition, the York County Comprehensive Plan Open Space and Greenways Plan component recognizes the PA Department of Conservation and Natural Resources (DCNR) designation of the Susquehanna River corridor as a “MEGA Greenway.” As a top implementation priority, many projects and activities described in the Open Space and Greenways Plan are currently planned or underway in the corridor.

## **STRATEGIES**

The following objectives and strategies are established to address Goal 6: Provide for the recreation and open space needs of the Township.

**OBJECTIVE:** Provide accessible, safe, well-maintained, and interconnected parks and recreation areas for residents of the Township and promote increased recreational opportunities for all residents.

- Explore/identify funding opportunities through various local, state, and federal agencies, including CDBG, DCNR, USDA Rural Development, and the York County Open Space and Land Protection Grant Program, for enhancements to Township recreation facilities, such as athletic field and playground improvements and Master Site Development Planning and/or Open Space and Recreation Planning. (10+ years)
- Explore the development of a Regional Park and Open Space Master Plan with the intent of identifying enhancements to existing parks and recreational facilities that improve and increase utilization to better meet the specific needs of the Township and the whole of the Muddy Creek Region. (5-10 years)
- Utilize Zoning and Subdivision and Land Development Ordinances to avoid, minimize or mitigate potential adverse impacts of new development or redevelopment on existing or proposed public recreation sites. (Ongoing)

**OBJECTIVE:** Explore methods of preserving open space within the Township for active and passive recreation.

- Encourage and advocate for York County to retain open space and to develop more recreational opportunities through the purchase of public access easements or expansion of existing County parks to protect open space that the County considers to be of exceptional value, specifically for recreational trails and open space corridors along Muddy Creek and Susquehanna River. (Ongoing)
- Evaluate the compatibility of adopting conservation subdivision regulations in the Township. (10+ years)

- Encourage and advocate Township property owner participation in York County Conservation Programs to retain open space. (Ongoing)

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

- Coordinate with the York County Department of Parks and Recreation regarding existing facilities, Regional goals, and present and future needs for recreation and open space, specifically when new residential developments are proposed. (Ongoing)
- Coordinate with the Red Lion School District to provide community use of school facilities and pursue facility cost-sharing and joint use / joint planning agreements. (0-5 years)
- Encourage public/private joint ventures and coordinate with the private sector and nonprofit organizations, including local fire companies, in planning and financing recreation programs that would benefit all area residents. (Ongoing)

## **PUBLIC UTILITIES PLAN**

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

At the present time, the water supply and sewage service are considered to be adequate in the Township. However, even if growth and development continue at the current steady pace, the demand for public provision of these utilities will increase. The Red Lion Municipal Authority currently provides water service to a small portion of Chanceford Township, and there are several community water systems serving mobile home parks in the Township, and a community system or “package plant” provides wastewater treatment for the Chanceford Crossings subdivision.

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

### **Water Supply**

Because of its rural pattern of development, Chanceford Township relies on groundwater sources for individual water supply systems (private wells). As more intensive development activity occurs, this dependence upon private wells may suffer a loss of reliability. This is particularly true since the groundwater availability of the local geology is sometimes low in quantity but high in quality. In addition, increased development will heighten the danger of pollution to the individual

water supply systems as well as possible adverse effects on the level of the underground water table.

Sound planning will dictate the provision of public water supply systems in the areas identified for future development activity. According to U.S. Government's Public Health Service, Environmental Health Planning Guide, public water supply systems are normally justified when the population density is at least 1,000 persons per square mile. The overall density of the Township is approximately 122 persons per square mile.

Although previous growth in the Township has generally occurred in a scattered pattern, the Future Land Use Plan attempts to guide future development activities, especially more intense residential and commercial development, into suitable and more compact areas along the main transportation route of Delta Road (S.R.0074). By proposing to allow for compact development in specific areas, this Plan hopes to establish those areas where public utilities may be economically provided in the future.

The provision of an adequate water supply system is a basic health requirement that must be achieved for all residents within a community. Water supplies are generally provided by one of three (3) methods:

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

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

Although there is no immediate need for further protection of the Township's groundwater resources, it is important to recognize that certain lawful activities, such as extraction of minerals, impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.

Of more relevance to the Township is the impact commercial agriculture production can have on water supply sources.

### Sewage Disposal

The Township adopted an on-lot disposal system management ordinance, which regulates replacement areas, inspections, operation and maintenance, and rehabilitation of the systems.

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

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

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

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

All development activities in areas beyond proposed public sewerage service areas will be strictly regulated by the provisions of the Pennsylvania Sewage Facilities Act (Act 537) and the suitability

of the soils for permanent on-site sewage disposal systems. Chanceford Township's 537 Plan was adopted in December of 2010.

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

### Stormwater Management

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

Management of stormwater is fundamental to the protection of public health, safety, and welfare. Chanceford Township adopted its Stormwater Management Ordinance in 1992 and updated in 2015. Elected officials recognized that inadequate management of stormwater resulting from development throughout the local watersheds increases the risk to people and property and greatly increases the cost of public stormwater and flood control facilities.

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

- Bio-retention cells consisting of grass buffers, sand beds, ponding areas, and vegetation. Bio-retention cells provide a storage area away from buildings and roads for the collection and filtration of storm water. Rain gardens are a type of bioretention area landscaped with native plants and grasses.
- An alternative to curb and gutter systems along roadways is the vegetated swale using grasses and other vegetation to reduce runoff velocity and allow filtration. Similarly, filter strips in parking areas collect and direct storm water flow to detention areas.
- Rather than channeling rainwater to streams during dry periods, cistern collection systems can be used for storage for irrigation. Small tanks called rain barrels can be installed by individual homeowners, while other larger systems can collect and store stormwater directly from permeable pavement areas or even collect and store greywater.

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

- Longer undulating roads, shared driveways, and flag lots can reduce road frontage and roadway surfaces. Landscaped detention areas within cul-de-sacs help reduce pavement area and provide a localized collection site for stormwater.
- Use of green infrastructure and low-impact design, such as rain gardens and permeable surfaces for roadways and parking areas, allows water to infiltrate to the soil below, which may lessen or eliminate the need for traditional stormwater management infrastructure.

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

#### Municipal Separate Storm Sewer System (MS4)

DEP has identified Chanceford Township as a small municipal separate storm sewer system (MS4) community. MS4's are established by DEP according to urbanized area maps created by the US Census Bureau. The intent of the MS4 program is to reduce and/or eliminate pollution that is picked up by stormwater and deposited into local bodies of water. The program relies on structural (construction) and non-structural (behavioral) best management practices to improve the quality of stormwater runoff in designated communities. The Township currently has an MS4 Program Waiver from DEP, which was granted according to the relatively small population size living within the Township's urbanized area and the negligible impact on impaired waterways. The Township's most recent waiver took effect on January 1, 2023, and expires on December 31, 2028. The Township is also an active participant of the York County Stormwater Consortium. The Consortium was formed as a Regional effort to comply with DEP's MS4 Chesapeake Bay Pollutant Reduction Plan requirements.

Regulatory changes and an increase of the population within the urbanized area could eliminate the Township's eligibility for a waiver to the MS4 Program. The Township should be prepared for the potential to implement an MS4 program which requires public education and involvement, inspections, and the adoption of best management practices for all municipal-owned facilities to prevent pollution from being generated by municipal activities.

#### Solid Waste Management and Recycling

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

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

Chanceford Township currently does not have a contract for the collection of household waste and recycling, but York Waste Disposal and Penn Waste, Inc. provide all households in the Township their services. To date, there have not been any major issues attributed to the lack of municipal-wide collection in the Township.

## STRATEGIES

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

The following objectives and strategies are established to adequately provide for sewer, water, solid waste disposal, and other utility needs.

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

- Regularly review and update the Township's Sewage Facilities Plan (Act 537). (Ongoing)
- Amend the Subdivision and Land Development Ordinance as needed to achieve goals and objectives of this Comprehensive Plan. (5-10 years)

**OBJECTIVE:** Consider extending public sewer and water utilities adjacent to Felton Borough in areas identified as appropriate for future growth.

- Explore/identify funding opportunities through various local, state, and federal agencies, including CDBG, DCED, DEP, and PennVest, for installing, improving, and extending public water, sewage, and stormwater facilities to appropriate village areas and areas adjacent to Felton Borough and Chanceford Crossing. (10+ years)

**OBJECTIVE:** Require consistency between proposed land uses and infrastructure planning. (Ongoing)

**OBJECTIVE:** Establish and implement stormwater management controls to promote Best Management Practices.

- Consider amending the Township's Stormwater Management Ordinance or the Subdivision and Land Development Ordinance to require the use of green infrastructure and low-impact design utilizing Best Management Practices (BMPs). (0-5 years)

### Other Utilities

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

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## **Chapter 14. Transportation Plan**

The goal of the Transportation Plan is to provide for the safe, efficient, and convenient movement of people and goods.

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

### **ROADWAY PLANNING AND IMPROVEMENTS PLAN**

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

Since the Commonwealth of Pennsylvania does not have the resources to deal with all Regional road projects that are needed, it's primary role in the resolution of Regional transportation problems has given way to aiding a relatively few number of municipalities with serious problems. Therefore, the Township should take a proactive approach by working with the other municipalities of the Muddy Creek Region (Felton Borough and Lower Chanceford Township) and together solicit the cooperation of PennDOT and PennDOT Connects, York County, other adjacent municipalities, and developers to plan and program for Regional road improvements.

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

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

#### **Regional Access**

Efficient transportation access to existing agricultural and potential commercial and industrial activity centers is critical to enhancing existing employment opportunities for residents of the Township. Rural roads such as Burkholder Road and PA Route 425 are minor connectors, providing access to the Region's agricultural areas. They also provide key links among farming communities and agri-business establishments. Delta Road (SR 0074) serves as the economic backbone of the Township and the entirety of the Muddy Creek Region.

Limitations within the transportation access corridors include weight limits and overpass height restrictions. The entire length of PA Route 74 from York City to the Maryland State Line can handle truck traffic with tandem and single trailer heights of 102 inches, and single trailer lengths

of both 48 feet and 53 feet. However, according to the YAMPO Long Range Transportation Plan, traffic volume on the stretch of Delta Road from the Chanceford/Windsor Township line to Brogue currently exceeds the design capacity of the roadway. Much of Delta Road is too narrow for the current volume of traffic, with lane widths less than 12 feet, the standard minimum width for an arterial road. Many of the collector roads in Region have lane widths less than the standard 10 feet, and many of the roads in the Region have less than the minimum 6-foot wide shoulders, unpaved shoulders, or no shoulder at all. These roadway deficiencies do not only create potentially dangerous situations, but they make it increasingly difficult to achieve some of the economic development objectives in the Economic Development Plan, including recruiting commercial and industrial uses to the Region and expanding agribusiness and agritourism opportunities.

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

### **ROADWAY SAFETY PLAN**

Many of the roads in the Township are narrow and do not have sufficient shoulder width, providing less room to maneuver when passing disabled vehicles, slow-moving farm vehicles (tractors and horse/ buggies), pedestrians, and cyclists. Loose gravel, grass, narrow or low shoulders, and open ditches close to the roadway can also be hazardous. Seemingly open roadways may have sharp dips or unexpected turns. In cold weather, roadways shaded by trees or buildings may be icy and blind corners created by wooded areas, tall crops, and structures too close to the roadway create additional hazardous conditions.

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

In addition to physical roadway conditions, the safety of pedestrians, cyclists, and slow-moving farm vehicles, particularly the wagons and buggies of the Amish, are of concern to the Township. There are few sidewalks in the Township, and as noted previously, many roadways lack shoulders, creating a potentially hazardous condition for road users other than those operating a motor vehicle.

### **ENERGY CONSERVATION AND ENVIRONMENTAL PROTECTION PLAN**

Reducing transportation energy usage and protecting the environment can be accomplished through land use planning using growth management strategies such as infill development, increased land use density that includes clustering, and activity centers within walking distance from residential developments. In addition, sidewalks and crosswalks for pedestrians, traffic calming devices, interconnected streets, and parking management can substantially reduce automobile dependence and energy usage.

Although Chanceford Township is not affected by severe traffic congestion, the Congestion Mitigation and Air Quality (CMAQ) Program is a Federal financial assistance program that targets

congestion reduction transportation projects, which can also improve air quality. The CMAQ Program promotes projects such as intersection signalization, ridesharing facilities such as park and ride lots, and transit service enhancements, which could be instituted at a scale to meet some of the needs in the Township and the Muddy Creek Region.

Recreational and commuter bikeways and pedestrian walkways are other transportation solutions that can be developed to decrease vehicle emissions and energy usage. These projects can be funded under the Transportation Alternatives Set-Aside (TASA).

## **STRATEGIES**

The following strategies are established to provide for the safe, efficient, and convenient movement of people and goods.

**OBJECTIVE:** Investigate methods to improve road safety and access throughout the Township.

- Consider the use of an official map to widen target roadways (identified pedestrian and bike routes) and include shoulders for use by pedestrians and cyclists, and to provide additional passing area for horse and buggy transportation. (0-5 years)
- Advocate to PennDOT for road and bridge weight limits and signage where needed. (Ongoing)
- Coordinate a municipal bridge inspection and repair/replacement program. (0-5 years)
- Prioritize placement of safety signage alerting drivers to horse and buggies, slow-moving farm equipment, and narrow roadways. (0-5 years)
- Coordinate consistent signage and other wayfinding elements with YAMPO and Explore York. (Ongoing)
- Coordinate incident and emergency management with YCPC and YCEMA, during natural disasters and man-made emergencies. (Ongoing)

**OBJECTIVE:** Continue to work with the York Area Metropolitan Planning Organization and PennDOT on needed road improvements.

- Carefully consider comments, review comments, and technical advice by the York County Planning Commission staff regarding access management, subdivision and land development Plans, and PennDOT Highway Occupancy Permit (HOP) applications. (Ongoing)
- Investigate and identify funding opportunities through various local, state, and federal agencies including but not limited to the York Area Metropolitan Planning Organization (YAMPO) Transportation Improvement Program (TIP) and/or PennDOT 12 year program (TYP) for bridge repair and replacement, intersection alignment improvements, the elimination of dangerous curves, and widening narrow stretches of Delta Road (PA Route 74) that would to alleviate hazardous conditions in the Brogue and Collinsville area of the Township.
- Adopt comprehensive traffic impact study regulations within the subdivision and land development ordinances requiring traffic studies for all residential subdivisions of more than 20 lots and all commercial, industrial and institutional subdivisions. Provisions should include, at a minimum, the following: (1) Site design and layout as related to traffic

circulation. (2) Access drives, driveways, and street design and placement. (3) Traffic control devices, speed limit signs, parking restriction/prohibition sign design and placement. (4) Pedestrian and bicycle facilities design and placement. (5) Street drive and driveway sight distance issues (6) Accessibility for disabled individuals. (7) Emphasis of the study should be placed on road alignment, capacity, safety, and access; new roads and existing streets are coordinated to ensure minimum design standards are met.

**OBJECTIVE:** Require sidewalks in all new developments in accordance with local subdivision and land development ordinances. (Ongoing)

**OBJECTIVE:** Identify and promote methods of energy conservation.

- Encourage compact and mixed-use development in villages and existing developed areas, and permit home occupations and cottage industries in agricultural areas to reduce dependence on the automobile. (Ongoing)
- Disseminate educational materials. (0-5 years)



# APPENDIX A - 2022 COMMUNITY SURVEY RESULTS

Chanceford Township

## Abstract

As part of the Township's 2023 Update to its comprehensive plan a community survey was conducted. The intent of the survey was to ascertain the community's goals and values regarding land use, development, and municipal services.



## **2022 Community Survey Results**

The 2022 Chanceford Township Community Survey was developed as a tool to assist in collecting community input during Chanceford Township's 2022 effort to update its comprehensive plan. The intent of the survey was to ascertain resident and property owner opinion regarding community character, land use, development, and municipal services.

The surveys were made available in paper and online formats. The online surveys generated 114 responses. The paper surveys were mailed out to over 3,000 property owners with 498 responses received. The survey had an overall response rate of 10.5%.

Surveys were received throughout July, August, September, and October of 2022.

The majority of respondents were retired, homeowners who had lived in the Township for more than fifteen years (15).

Rural atmosphere, open space & farmland, and born & raised here were the top three factors influencing why residents chose to live in Chanceford Township. Similarly, residents most like the Township's safe environment, open space & farmland, and rural atmosphere; while least liking loss of farmland and rural character, road quality, and the amount of recent development.

Residents prioritized the following as needing more attention by Township leaders and administrators:

- Farmland Preservation
- Roadways and Transportation
- Police Protection

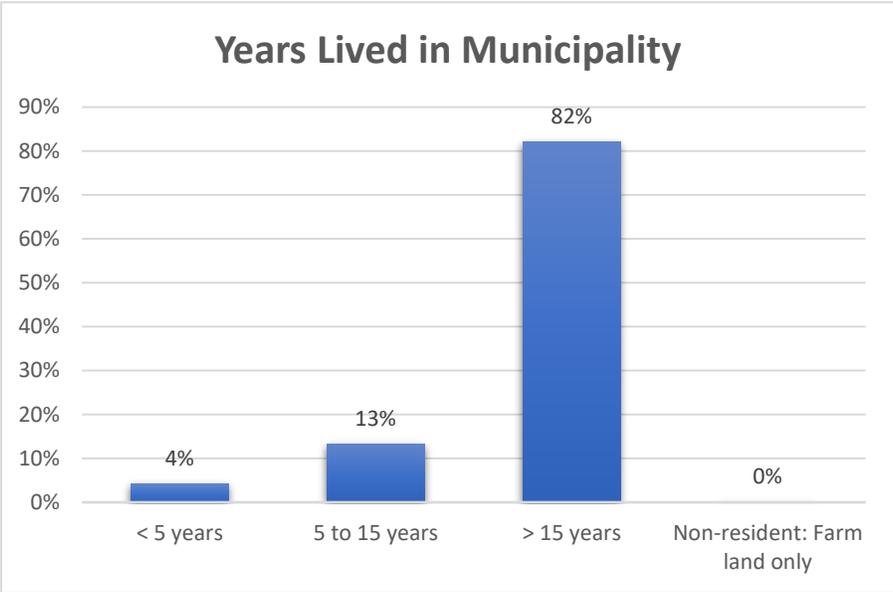
When asked whether "adequate recreational facilities and programs are available within the Township", 29% of respondents had "no opinion", 23% disagreed or strongly disagreed, and 48% agreed or strongly agreed.

The majority of respondents (72%) also agreed that growth and development in the Township has been adequately managed.

Residents were also asked to rank particular forms of development according to their suitability to the Township's existing community character. Townhouses & apartments, cluster and open space subdivisions, and warehousing were the types of development that residents' thought should be "incompatible everywhere", conversely, farming and agriculture were thought to be "compatible everywhere".

**Just over 83% of respondents stated that agricultural preservation is "very important" to them.**

**Question 1: How many years have you lived in this municipality?**

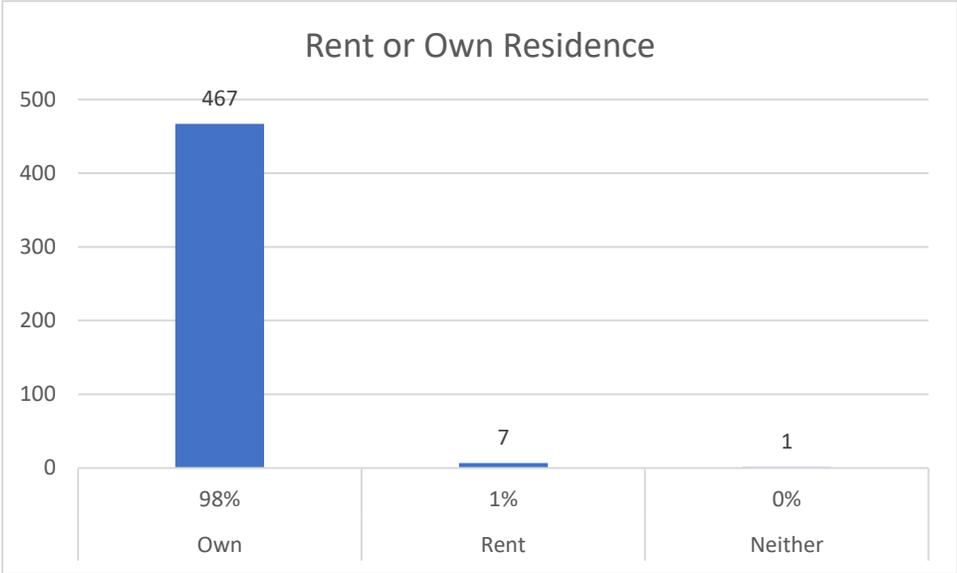


The majority of survey respondents who took both the paper (494 responses) and online versions (114 responses<sup>12</sup>) have lived in the Township for more than 15 years.

- 82% for the written survey and 66% for the digital survey.
- 79.1% of ALL respondents have lived in the municipality for more than 15 years.

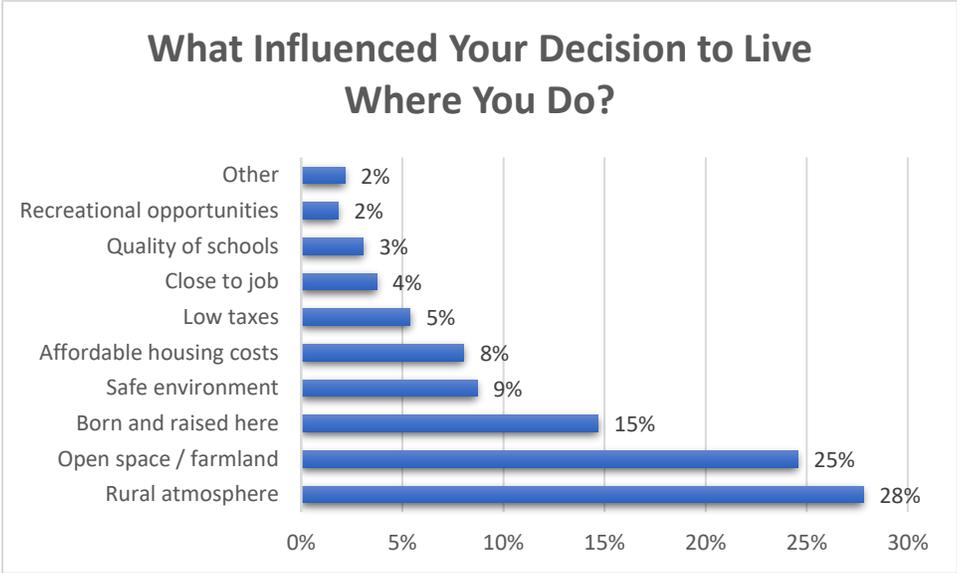
<sup>12</sup> Survey Monkey summary of responses can be found in the appendix of this document.

**Question 2: Do you own or rent your residence?**



100% of the online respondents and 98% of the paper respondents owned their home. A total of seven (7) respondents were renters and one (1) respondent owned farm land but was not a resident.

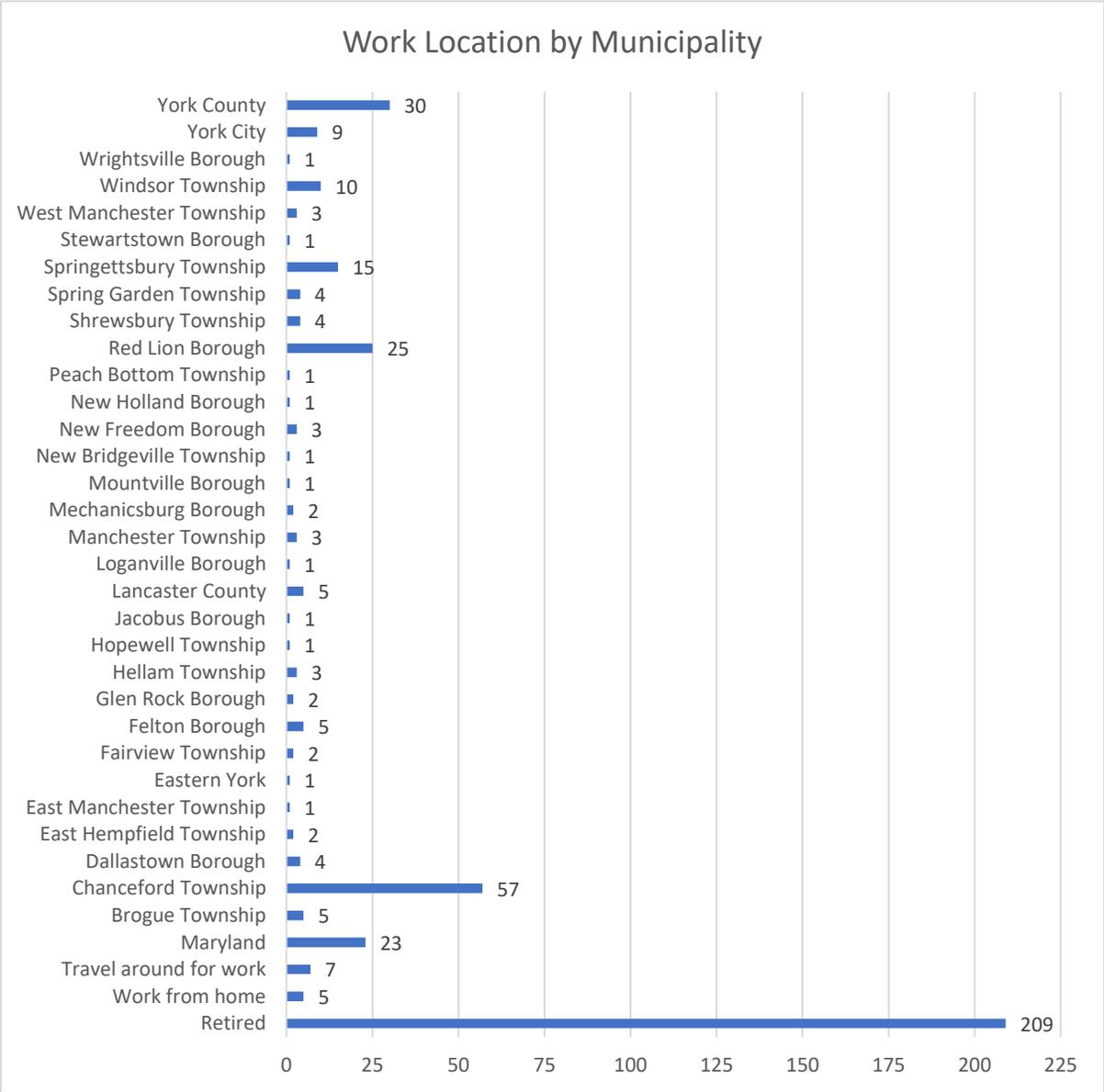
**Question 3: What most influenced your original decision to live where you do?**



The top three reasons that influenced a respondent’s decision to live in the Township are:

- Rural Atmosphere – 28% paper survey and 40% online survey
- Open Space / Farmland – 25% paper survey and 16% online survey
- Born and Raised Here – 15% paper survey and 22% online survey

### Question 4: In what municipality do you work?

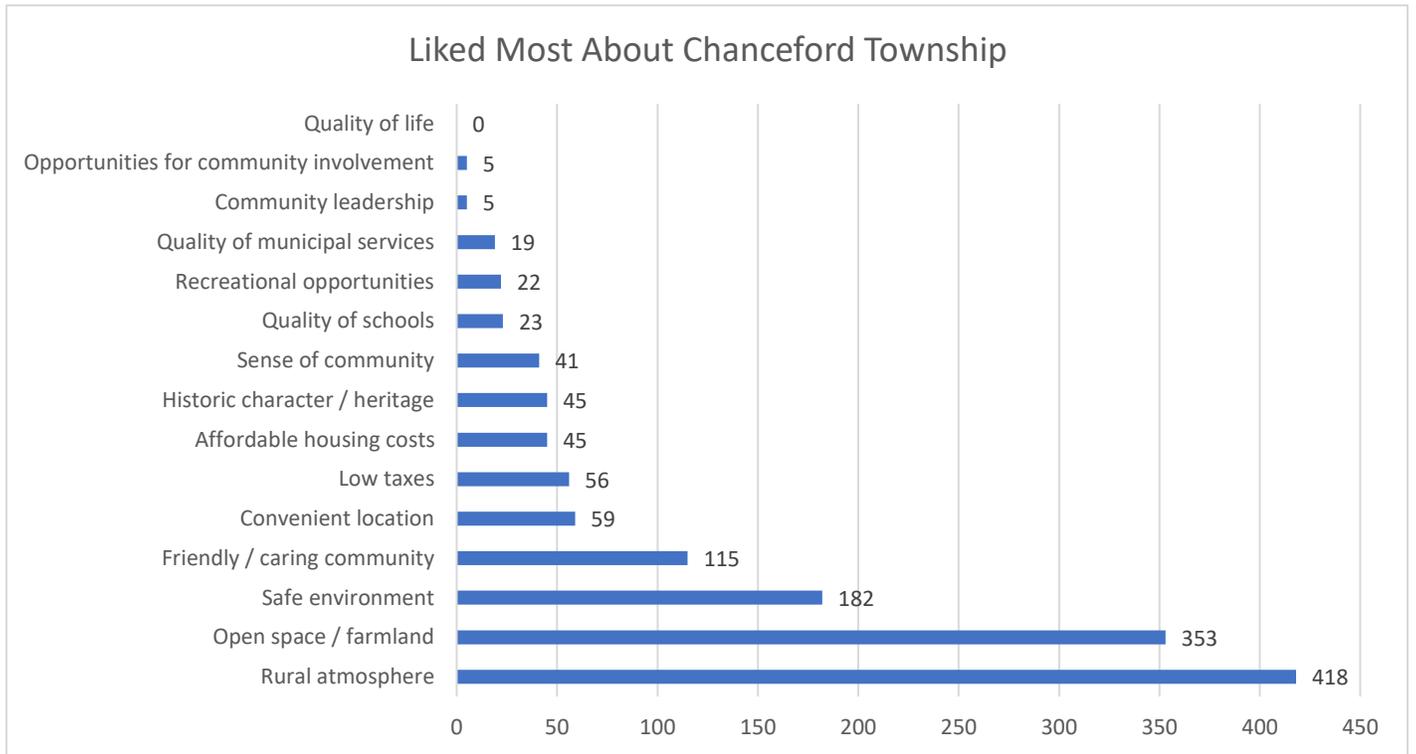


The majority of survey respondents were retirees. For those respondents still within the Township’s labor force, the most common places of employment were:

- Chanceford Township
- Red Lion Borough
- Maryland

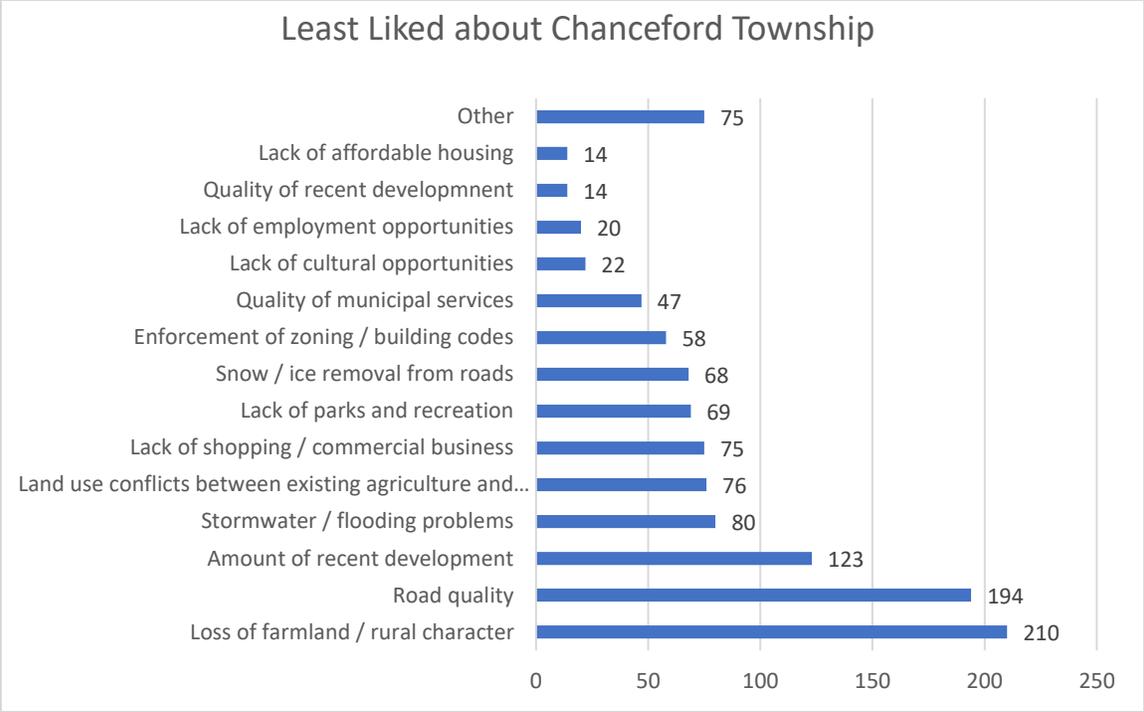
A total of five (5) survey respondents work in Lancaster County and twenty-three (23) respondents work in Maryland.

## Question 5: What do you like most about Chanceford Township?



The overwhelming majority of all survey respondents prioritize the Township’s rural atmosphere and open space/farmland.

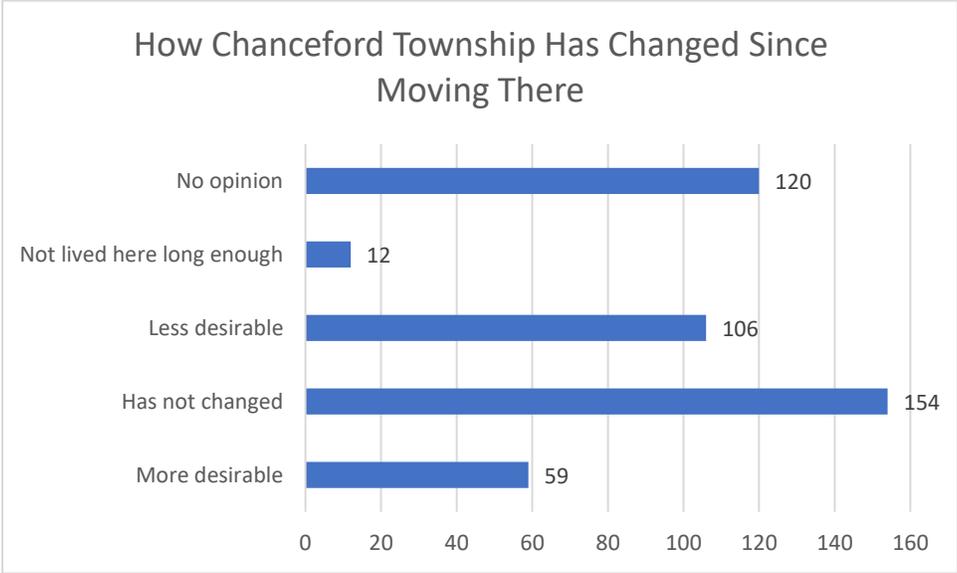
### Question 6: What do you like least about Chanceford Township?



The vast majority of all respondents identified the following three least liked characteristics of the Township:

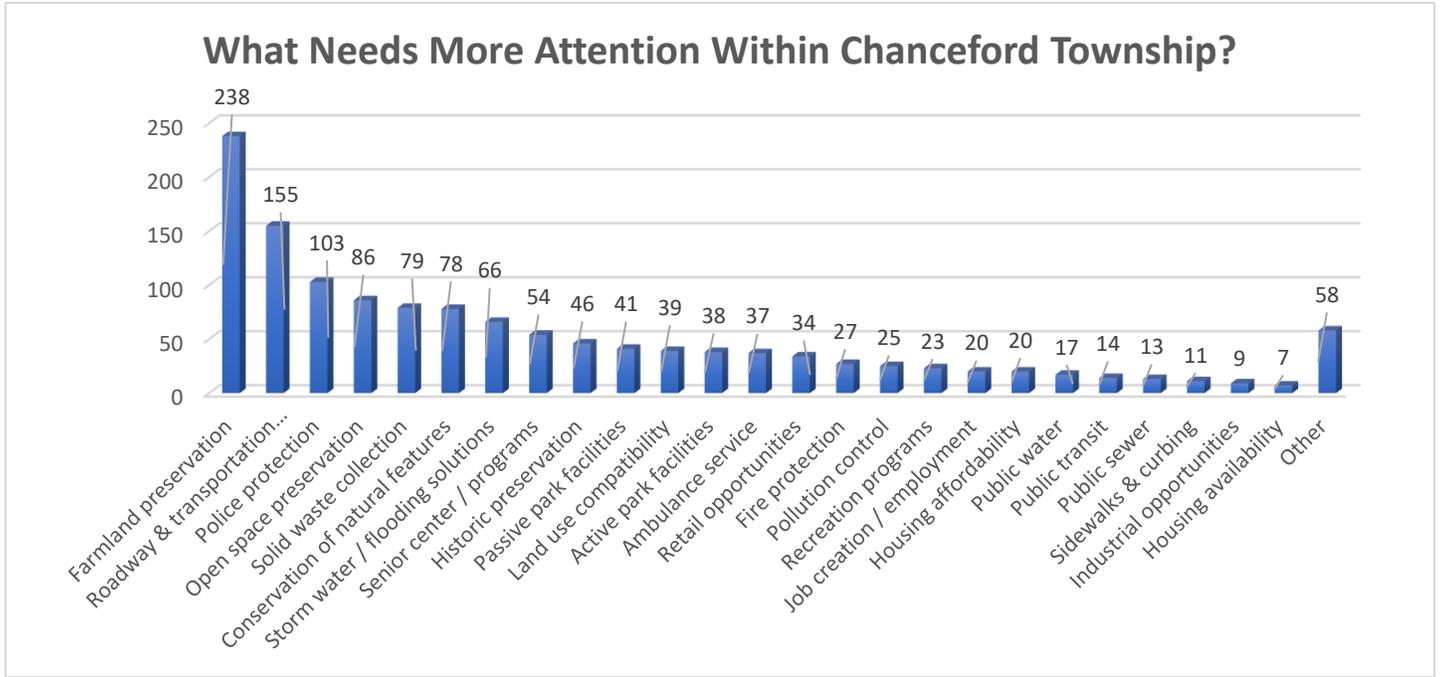
- Loss of farmland and rural character
- Road quality
- Amount of recent development

**Question 7: Which best describes how the Township has changed since you moved here?**



Generally speaking, the majority of responses point to the belief by residents that the Township has had “no change” since moving there. However, of the respondents who believe there has been change, more individuals identified that Chanceford Township is less desirable now than it was when they moved to the Township compared to the number of individuals that believe the Township has become more desirable.

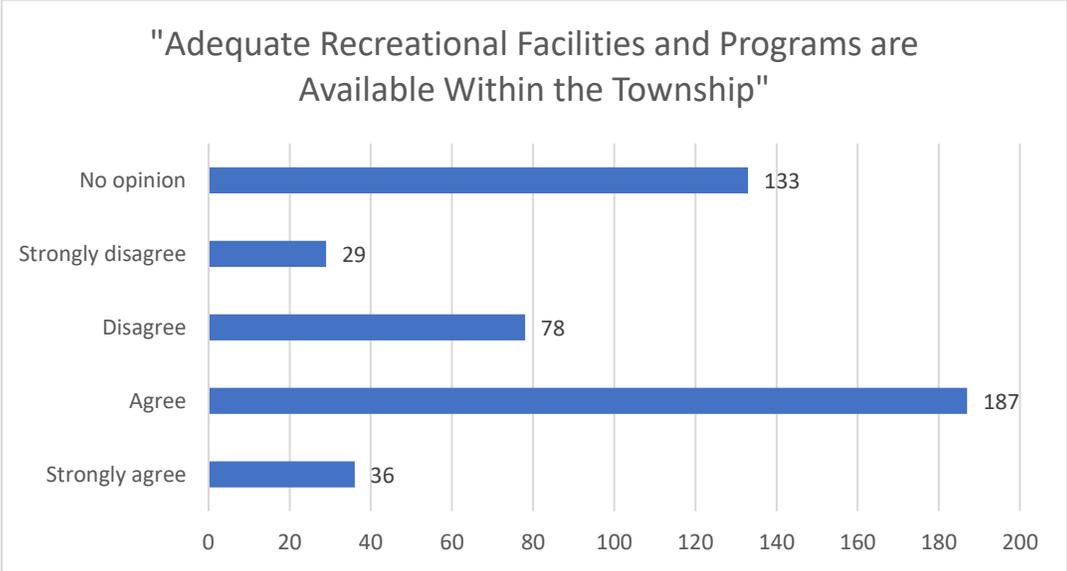
**Question 8: Which of the following topics do you believe need more attention within the Township?**



Just over 46% of ALL respondents believe that farmland preservation needs more attention within the township. Respondents also identified the following characteristics of the Township that they believe could use more attention:

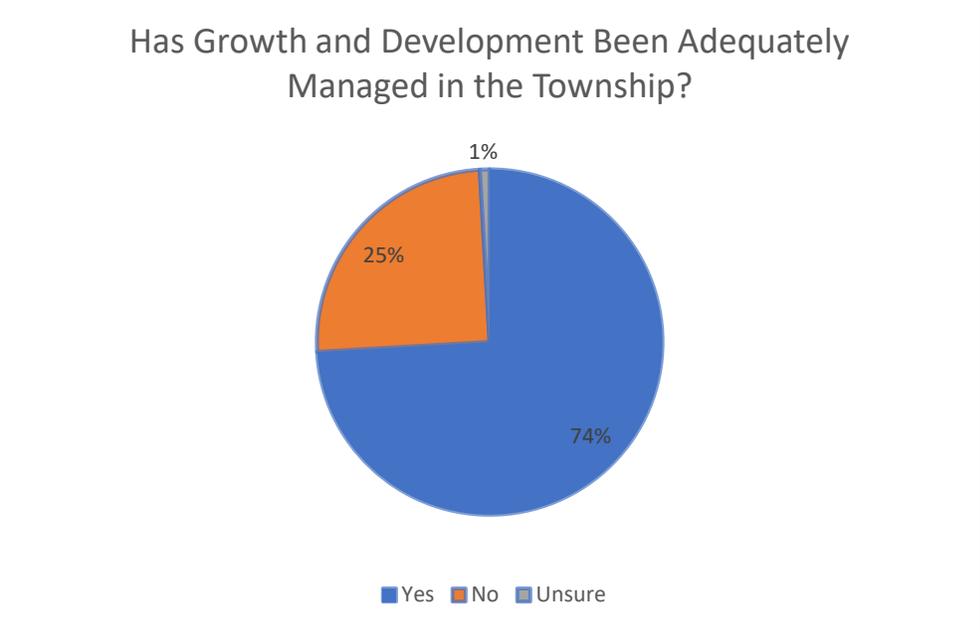
- Roadway and transportation improvements
- Police protection
- Open space preservation

**Question 9: Please rate your reaction to this statement: “Adequate recreational facilities and programs are available within the Township”.**



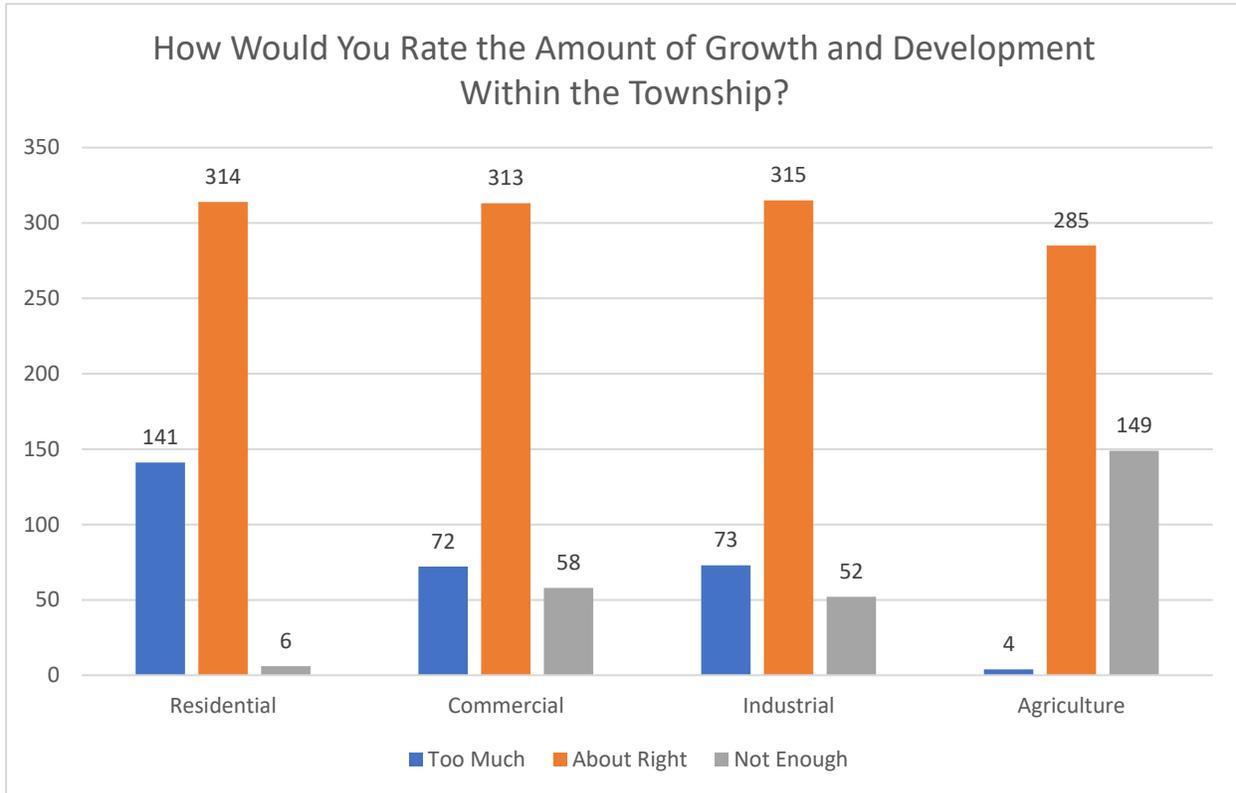
Most respondents identified that they agree with the statement “Adequate recreational facilities and programs are available within the Township”. These responses correlate with those of questions 5 and 6 in which respondents prioritize the rural atmosphere and open space/farmland, and view the loss of them to be the least appealing characteristic of the Township. Although most respondents agree with the statement above, it does not negate the fact that additional recreational facilities and programs should be considered in areas of the Township where they are not readily available.

**10. Do you believe that growth and development has been adequately managed in the Township?**



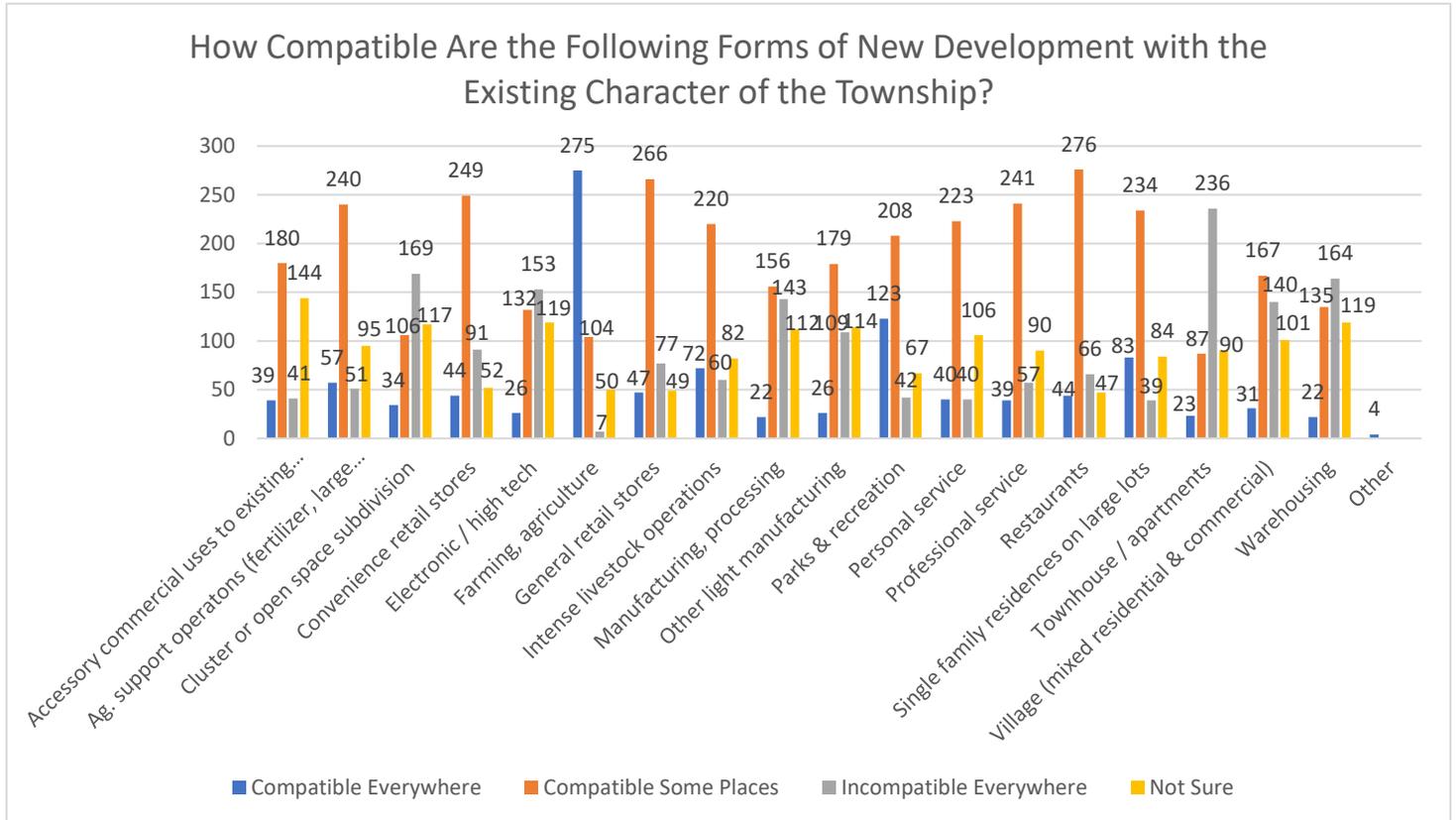
An overwhelming majority of the Township believes that growth and development have been adequately managed in Chanceford Township including 74% of paper respondents and 79% of online respondents.

## 11. How would you rate the amount of growth and development within the Township?



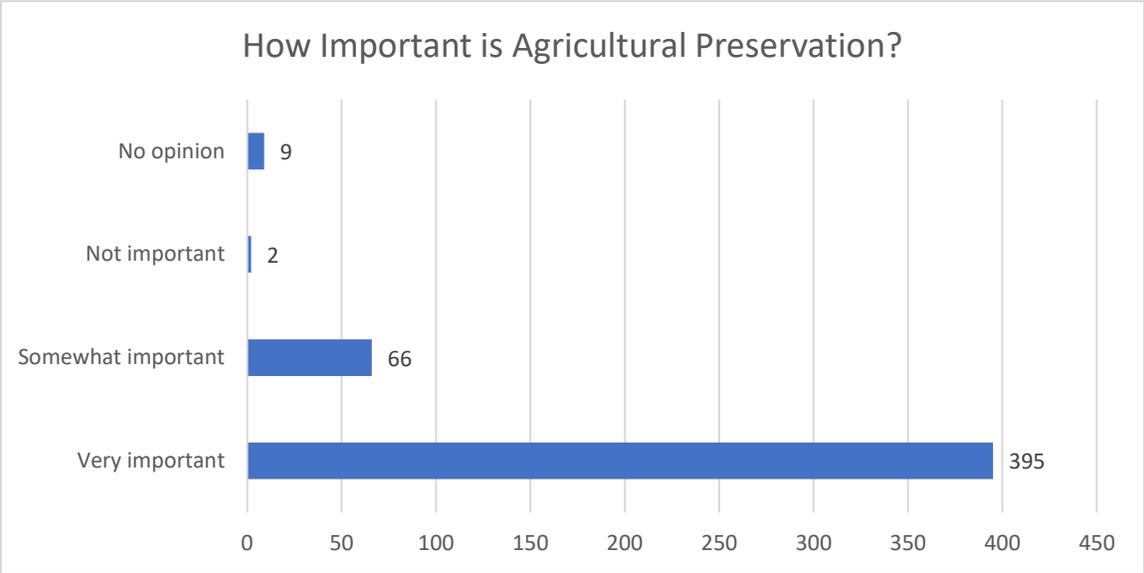
As expressed previously in Question 10, the majority of respondents believe that growth and development have been adequately managed in the Township. Further, ALL respondents believe this to be true for each type of development, including residential, commercial, industrial, and agriculture.

## 12. How compatible are the following forms of new development with the existing character of the Township?



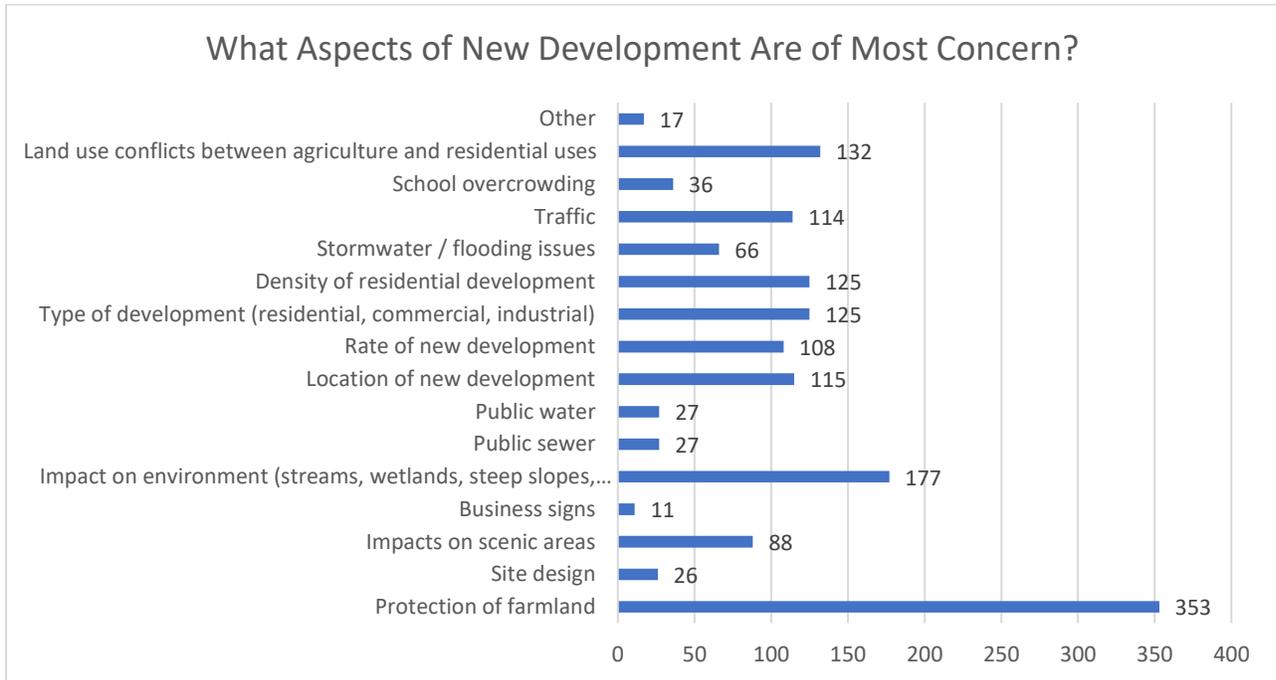
Most respondents of the paper survey identified that each form of new development in Chanceford Township is compatible everywhere or in some places with the existing character of the Township, as shown above. Cluster or open space subdivision, townhouses/apartments, and warehousing were the only three forms of new development that respondents believe are not compatible with the existing character of Chanceford Township. Electronic survey respondents identified the same three forms of development to be incompatible everywhere with the existing character of the Township.

### 13. How important is agricultural preservation to you?



Agricultural preservation is very important to residents of Chanceford Township. Of the 608 total responses, both paper and electronic surveys, only 11 individuals (1.8% of respondents) responded that they do not find agricultural preservation to be of importance to them.

## 14. What aspects of new development are of most concern to you?



Protection of farmland is of most concern to residents of Chanceford Township according to respondents of both the paper (71%) and the online (39%) survey. Additionally, respondents identified the following three aspects that are of great concern:

- Impact on environment (streams, wetlands, steep slopes, etc.)
- Land use conflicts between agriculture and residential uses
- Density of residential development

## Chapter 5 – Appendix

### Natural Features

#### DESCRIPTION OF SOIL SERIES

**Baile Series** - The Baile series is fine-loamy, mixed, Mesic Typic Ochraquults. It consists of very deep, poorly drained soils on lowlands and in depressions. These soils formed in local alluvium weathered from residuum derived from mica schist. Slopes range from 0 to 3 percent. Baile soils are on the landscape with somewhat excessively drained Catoctin, Manor, and Mt. Airy soils; well drained Chester, Glenelg, and Highfield soils; and moderately well drained Glenville soils. All these soils are redder or browner throughout than Baile soils and are on higher lying ridges and hills.

**Chagrín Series** - The Chagrín series is fine-loamy, mixed, Mesic Dystric Fluventic Eutrochrepts. It consists of very deep, well drained soils on flood plains. These soils formed in alluvium weathered from residuum derived from limestone and schist on the surrounding uplands. Slopes range from 0 to 3 percent. Chagrín soils are on flood plains with moderately well drained Lindside and Codorus soils and poorly drained Hatboro soils. Lindside, Codorus, and Hatboro soils are in areas slightly lower lying than those of Chagrín soils.

**Chester Series** - The Chester series is fine-loamy, mixed, Mesic Typic Hapludults. It consists of very deep, well drained soils on broad ridge tops and side slopes. These soils formed in loamy material weathered from residuum derived from schist and phyllite. Slopes range from 3 to 15 percent. Chester soils are on the landscape with somewhat excessively drained, very deep Manor soils; somewhat excessively drained, moderately deep Mt. Airy soils; well drained, very deep Edgemont soils; well drained, deep Glenelg soils (fig. 20); very deep, moderately well drained Glenville soils; and poorly drained, very deep Baile soils. All these soils except Baile, Edgemont, Glenelg, and Glenville soils have more sand than Chester soils. Glenville soils have a fragipan.

**Codorus Series** - The Codorus series is fine-loamy, mixed, Mesic Fluvaquentic Dystrochrepts. It consists of very deep, moderately well drained soils on flood plains. These soils formed in alluvium weathered from residuum derived from mica schist and phyllite. Slopes range from 0 to 3 percent. Codorus soils are on flood plains with well drained Chagrín soils and poorly drained Hatboro soils. Chagrín soils are on swells, and Hatboro soils are in swales and drainage ways.

**Glenelg Series** - The Glenelg series is fine-loamy, mixed, Mesic Typic Hapludults. It consists of deep, well drained soils on ridge tops and side slopes. These soils formed in channery material weathered from saprolite and residuum derived from schist and phyllite. Slopes range from 3 to 25 percent. Glenelg soils are on the landscape with somewhat excessively drained, very deep Manor soils; moderately deep Mt. Airy soils; well drained, very deep Chester and Edgemont soils; moderately well drained, very deep Glenville soils; and poorly drained, very deep Baile soils. Manor soils are coarse-loamy, and Mt. Airy soils are loamy-skeletal. Glenelg soils are redder than Chester and Edgemont soils. Unlike Glenelg soils, Glenville soils have a fragipan. Baile soils are grayish throughout.

**Glenville Series** - The Glenville series is fine-loamy, mixed, Mesic Aquic Fragiudults. It consists of very deep, moderately well drained soils in depressions and on foot slopes, benches, and lowlands. These soils formed in loamy material weathered from residuum derived from schist and other crystalline rocks containing mica. Slopes range from 0 to 8 percent. Glenville soils are on

the landscape with well drained Chester, Edgemont, Glenelg, and Highfield soils and poorly drained Baile soils. All except Baile soils are on ridges and hills. Baile soils have more gray in the subsoil than Glenville soils.

**Hatboro Series** - The Hatboro series is fine-loamy, mixed, nonacid, Mesic Typic Fluvaquents. It consists of very deep, poorly drained soils on flood plains. These soils formed in alluvium weathered from residuum derived from mica schist, gneiss, and other metamorphic and crystalline rocks. Slopes range from 0 to 3 percent. Hatboro soils are on flood plains with well drained Chagrin soils and moderately well drained Codorus soils. Chagrin soils are on higher swells. Codorus soils are on slightly lower lying rises.

**Manor Series** - The Manor series is coarse-loamy, micaceous, Mesic Typic Dystrochrepts. It consists of very deep, somewhat excessively drained soils on ridge tops, side slopes, and hillsides on dissected uplands. These soils formed in channery material weathered from residuum from schist and phyllite. Slopes range from 3 to 60 percent. Manor soils are on the landscape with moderately deep, somewhat excessively drained Mt. Airy soils; very deep, well drained Chester soils; and deep, well drained Glenelg soils. Mt. Airy soils have more rock fragments throughout than Manor soils. All these except Mt. Airy soils have more clay throughout than Manor soils.

**Mt. Airy Series** - The Mt. Airy series is loamy-skeletal, micaceous, Mesic Typic Dystrochrepts. It consists of moderately deep, somewhat excessively drained soils on ridge tops, side slopes, and hillsides on dissected uplands. These soils formed in channery materials weathered from residuum derived from schist and phyllite. Slopes range from 3 to 60 percent. The Mt. Airy soils are on the landscape with somewhat excessively drained, very deep Manor soils; well drained, very deep Chester and Edgemont and deep Glenelg soils; and poorly drained, very deep Baile soils. Manor soils are in positions on the landscape similar to those of Mt. Airy soils. Chester and Glenelg soils are in higher lying positions on the landscape. Baile soils are on lowlands.

Table 5A.1 Soils Occurring within Chanceford Township

Soil Map Unit Symbol	Soil Name	Slope	Soil Drainage	Capability Class	Prime Agricultural Soil	Hydric	Suitability for Septic
Cd	Chagrin Silt Loam	0 - 3%	Well drained	2	Prime	Not hydric	Very limited
CeB	Chester Silt Loam	3 - 8%	Well drained	2	Prime	Not hydric	Somewhat limited
CeC	Chester Silt Loam	8 - 15%	Well drained	3	Prime	Not hydric	Somewhat limited
Cm	Codorus Silt Loam	0 - 3%	Moderately well drained	2	Prime	Maybe Hydric	Very limited
GbB	Glenelg Channery Silt Loam	3 - 8%	Well drained	2	Prime	Not hydric	Somewhat limited
GbC	Glenelg Channery Silt Loam	8 - 15%	Well drained	3	Prime	Not hydric	Somewhat limited
GbD	Glenelg Channery Silt Loam	15 - 25%	Well drained	4	Not Prime	Not hydric	Very limited
GdA	Glenville Silt Loam	0 - 3%	Moderately well drained	2	Prime	Maybe Hydric	Very limited
GdB	Glenville Silt Loam	3 - 8%	Moderately well drained	2	Prime	Maybe Hydric	Very limited
Hc	Hatboro Silt Loam	0 - 3%	Poorly drained	3	Prime	All hydric	Very limited
MOB	Mt. Airy and Manor Soils	3 - 8%	Somewhat excessively drained	3	Prime	Not hydric	Very limited
MOC	Mt. Airy and Manor Soils	8 - 15%	Somewhat excessively drained	4	Not Prime	Not hydric	Very limited
MOD	Mt. Airy and Manor Soils	15 - 25%	Somewhat excessively drained	6	Not Prime	Not hydric	Very limited
MOE	Mt. Airy and Manor Soils	25 - 35%	Somewhat excessively drained	7	Not Prime	Not hydric	Very limited
MPD	Mt. Airy and Manor Soils	8 - 25%	Somewhat excessively drained	6	Not Prime	Not hydric	Very limited
MRF	Mt. Airy and Manor Soils	25 - 60%	Somewhat excessively drained	6	Not Prime	Not hydric	Very limited
W	Water						

Table 5A.2 Rivers, Creeks, and Streams within Chanceford Township

Stream Name	Designation
Bear Branch	CWF
Beaver Creek	CWF
Boyds Run	WWF
Carter Creek	CWF
Cuffs Run	WWF
Fishing Creek	CWF
Green Branch	WWF
Mahala Run	WWF
Mill Branch	WWF
North Branch Muddy Creek	CWF
Otter Creek	CWF (HQ from State Game Land 83 to mouth)
Pine Run	CWF
South Fork Otter Creek	WWF
Susquehanna River	WWF
West Branch Toms Run	TSF
Wilson Run	WWF
YCPC GIS Data	

## Chapter 6 –Appendix

The Chapter 6 – Appendix has been taken from the 2009 Muddy Creek Regional Comprehensive Plan and verified for accuracy. Changes have not been made.

### Land Use & Zoning

#### STANDARD LAND USE CATEGORY DEFINITIONS

**Residential:** The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

**Commercial:** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

**Industrial:** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

**Public/Institutional:** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.

**Transportation/ Communications/Utilities:** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

**Park/Recreation/ Conservation:** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

**Agriculture:** This category is for land dedicated to farming, such as fields, lots, pastures, farmsteads, specialty farms, livestock/poultry production, etc., or other similar rural uses. This category includes forestry land dedicated to commercial timber or pulpwood production/harvesting or other woodland use.

**Undeveloped/Vacant:** This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

# COMPARISON OF ZONING REGULATIONS<sup>13</sup>

Table D.1 Agricultural Zoning

Agricultural		Felton	Chanceford	Lower Chanceford
<b>Uses</b>	Uses by Right	<ul style="list-style-type: none"> <li>&gt;Crops</li> <li>&gt;Farm Dwelling</li> <li>&gt;Farm Dwelling, Accessory</li> <li>&gt;Greenhouse or Nursery</li> <li>&gt;Group Home</li> <li>&gt;No Impact Home Based Business</li> <li>&gt;Single-family Detached Dwellings</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Agricultural Product Sales and Processing</li> <li>&gt;Agricultural Support Facilities</li> <li>&gt;Agricultural Uses</li> <li>&gt;Cemetery</li> <li>&gt;Church and Related Uses</li> <li>&gt;Single Family Dwelling</li> <li>&gt;Public/Parochial Educational Facilities</li> <li>&gt;Group Home</li> <li>&gt;Home Occupation</li> <li>&gt;Public and Non-Profit Buildings/Facilities/Parks</li> <li>&gt;Public Utility Building/Facilities</li> <li>&gt;Communication Towers</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Farm</li> <li>&gt;Forest/Wildlife Preserves</li> <li>&gt;Greenhouse or Nursery</li> <li>&gt;Single-family Dwelling</li> <li>&gt;Small School</li> <li>&gt;Two-family dwelling</li> <li>&gt;Sale of Products Produced on the Farm on Which They are Sold as an Accessory Use</li> <li>&gt;Home Occupation as an Accessory Use</li> <li>&gt;Storage as an Accessory Use</li> </ul>
	Uses by Special Exception	<ul style="list-style-type: none"> <li>&gt;Bed and Breakfast Inn</li> <li>&gt;Cellular Communication Towers/Antennas</li> <li>&gt;Cemetery</li> <li>&gt;Club</li> <li>&gt;Dairy/Livestock/Poultry/Small Animals</li> <li>&gt;Family Day Care Home</li> <li>&gt;Farm Occupation as an Accessory Use</li> <li>&gt;Home Business as an Accessory Use</li> <li>&gt;Intensive Agricultural Operation</li> <li>&gt;Kennel/Animal Hospital</li> <li>&gt;Park/Playground/Recreational Area</li> <li>&gt;Public Building</li> <li>&gt;Public Utility Building</li> <li>&gt;Sawmill Operation</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Bed and Breakfast</li> <li>&gt;Camp Ground</li> <li>&gt;Contractor's Office or Shop</li> <li>&gt;Multi-Family Conversion Dwelling</li> <li>&gt;Sawmill</li> <li>&gt;Family Day Care Home as an Accessory Use</li> <li>&gt;Storage as an Accessory Use</li> </ul>	<ul style="list-style-type: none"> <li>&gt;House of Worship</li> <li>&gt;Cemetery</li> <li>&gt;Agricultural Society</li> <li>&gt;Commercial Greenhouse</li> <li>&gt;Club Room/Club House/Meeting Hall</li> <li>&gt;Recreation</li> <li>&gt;Veterinarian/Animal Hospital</li> <li>&gt;Kennel</li> <li>&gt;Sawmill</li> <li>&gt;Commercial Feed Lot</li> <li>&gt;Stockyards</li> <li>&gt;Hospital</li> <li>&gt;Public Buildings/Facilities</li> <li>&gt;Parks</li> <li>&gt;Automotive Garage/Service Station</li> <li>&gt;School</li> <li>&gt;Nursery School</li> <li>&gt;Communication Transmitting/Receiving Facilities</li> <li>&gt;Fire Company and Emergency Services/Buildings/Structures</li> <li>&gt;Bed and Breakfast Inn as an Accessory Use</li> </ul>
	Uses by Conditional Use	---	---	---
<b>Lot Requirements</b>	Min. Lot Area	43,560 sq. ft.	Farm: 50 Acres Other Uses: 40,000 sq. ft.	Farm: 50 acres Forest/Wildlife Preserve: 10 acres Two-family Dwelling: 2 acres Other Uses: 43,560 sq. ft.
	Min. Lot Width	150 ft.	150 ft.	Farm: 200 ft. Forest/Wildlife Preserve: 200 ft. Two-family Dwelling: 400 ft. Other Uses: 200 ft.
	Setbacks			
	Front	35 ft.	35 ft.	30 ft.
	Side	25 ft.	25 ft.	15 ft.
	Rear	40 ft.	25 ft.	30 ft.
Max. Building Height	35 ft.	35 ft.	50 ft.	

<sup>13</sup> The source of information for the comparison of zoning among Chanceford Township, Felton Borough and Lower Chanceford Township is the municipalities Zoning Ordinances.

Table D.2. Conservation Zoning

<b>Conservation</b>					
	<b>Felton</b> (Hillside and Slope Protection)	<b>Chanceford</b>	<b>Lower Chanceford</b>		
<b>Uses</b>	Uses by Right	<ul style="list-style-type: none"> <li>&gt;Common Open Space</li> <li>&gt;Educational/Scientific use not involving Buildings</li> <li>&gt;Trail Access</li> <li>&gt;Passive Recreational Areas not Involving Structures</li> <li>&gt;Wildlife Preserves</li> <li>&gt;Underground Public Utilities</li> <li>&gt;Picnic Area/Gardens/Fences as Accessory Uses</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Agricultural Product Sales and Processing</li> <li>&gt;Agricultural Support Facilities</li> <li>&gt;Agricultural Uses</li> <li>&gt;Cemetery</li> <li>&gt;Church and Related Uses</li> <li>&gt;Single Family Dwelling</li> <li>&gt;Public/Parochial Educational Facilities</li> <li>&gt;Group Home</li> <li>&gt;Home Occupation</li> <li>&gt;Public and Non-Profit Buildings/Facilities/Parks</li> <li>&gt;Public Utility Building/Facilities</li> <li>&gt;Communication Towers</li> <li>&gt;Storage as an Accessory Use</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Farm</li> <li>&gt;Forest/Wildlife Preserves</li> <li>&gt;Greenhouse or Nursery</li> <li>&gt;Single-family Dwelling</li> <li>&gt;Small School</li> <li>&gt;Two-family dwelling</li> <li>&gt;Sale of Products Produced on the Farm on Which They are Sold as an Accessory Use</li> <li>&gt;Home Occupation as an Accessory Use</li> <li>&gt;Storage as an Accessory Use</li> </ul>	
	Uses by Special Exception		<ul style="list-style-type: none"> <li>&gt;Airport</li> <li>&gt;Automotive Garage/Service Station</li> <li>&gt;Bed and Breakfast</li> <li>&gt;Camp Ground</li> <li>&gt;Multi-family Conversion Dwelling</li> <li>&gt;Kennel</li> <li>&gt;Quarrying</li> <li>&gt;Recreation</li> <li>&gt;Sawmill</li> <li>&gt;Solid Waste Processing/Disposal Facility</li> </ul>	<ul style="list-style-type: none"> <li>&gt;House of Worship</li> <li>&gt;Cemetery</li> <li>&gt;Outdoor Recreation</li> <li>&gt;Trailer Camp/Camp Ground</li> <li>&gt;Sawmill</li> <li>&gt;Bait Shop</li> <li>&gt;Automotive Garage/Service Station</li> <li>&gt;School</li> <li>&gt;Nursery School</li> <li>&gt;Communication Transmitting/Receiving Facilities</li> <li>&gt;Home Occupation as an Accessory Use</li> <li>&gt;Bed and Breakfast Inn as an Accessory Use</li> </ul>	
	Uses by Conditional Use	---	---	---	
<b>Lot Requirements</b>	Min. Lot Area	43,560 sq. ft.	Farm: 50 Acres Other Uses: 40,000 sq. ft.	Farm: 50 acres Forest/Wildlife Preserve: 10 acres Two-family Dwelling: 2 acres Other Uses: 43,560 sq. ft.	
	Min. Lot Width	150 ft.	150 ft.	Farm: 200 ft. Forest/Wildlife Preserve: 200 ft. Two-family Dwelling: 400 ft. Other Uses: 200 ft.	
	Setbacks				
	<i>Front</i>	35 ft.	35 ft.	30 ft.	
	<i>Side</i>	25 ft.	25 ft.	15 ft.	
	<i>Rear</i>	40 ft.	25 ft.	30 ft.	
Max. Building Height	35 ft.	35 ft.	50 ft.		

Table D.3. Residential Zoning

Residential		Felton	Chanceford	Lower Chanceford		
Uses	Uses by Right	<ul style="list-style-type: none"> <li>&gt;Cemetery</li> <li>&gt;Family Day Care Home</li> <li>&gt;No Impact Home Based Business</li> <li>&gt;Park/Playground/Recreation Area</li> <li>&gt;Place of Worship</li> <li>&gt;Public Building</li> <li>&gt;Public Utility Building</li> <li>&gt;Single-family Detached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Agricultural Product Sales and Processing</li> <li>&gt;Agricultural Support Facilities</li> <li>&gt;Agricultural Uses</li> <li>&gt;Cemetery</li> <li>&gt;Church and Related Uses</li> <li>&gt;Single Family Dwelling</li> <li>&gt;Two-family Dwelling</li> <li>&gt;Public/Parochial Educational Facilities</li> <li>&gt;Group Home</li> <li>&gt;Home Occupation</li> <li>&gt;Professional Office</li> <li>&gt;Public and Non-Profit Buildings/Facilities/Parks</li> <li>&gt;Public Utility Building/Facilities</li> <li>&gt;Communication Towers</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Single-family Dwelling</li> <li>&gt;Two-family Dwelling</li> <li>&gt;Rooming House</li> <li>&gt;Multi-family Conversion</li> <li>&gt;Public Buildings/Facilities</li> <li>&gt;Parks</li> <li>&gt;School (non-public)</li> <li>&gt;House of Worship</li> <li>&gt;Cemetery</li> <li>&gt;Farm</li> <li>&gt;Forest?Wildlife Preserve</li> <li>&gt;Fire Company and Emergency Services</li> <li>Buildings/Structures</li> <li>&gt;Sale of Products Produced on the Farm on Which They are Sold as an Accessory Use</li> <li>&gt;Home Occupation as an Accessory Use</li> <li>&gt;Storage as an Accessory Use</li> <li>&gt;Domestic Care Unit as an Accessory Use</li> <li>&gt;Private Non-Commercial Swimming Pool as an Accessory</li> </ul>		
	Uses by Special Exception	<ul style="list-style-type: none"> <li>&gt;Bed and Breakfast Inn</li> <li>&gt;Home Business as an Accessory Use</li> <li>&gt;School</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Bed and Breakfast</li> <li>&gt;Camp Ground</li> <li>&gt;Contractor's Office or Shop</li> <li>&gt;Multi-Family Conversion Dwelling</li> <li>&gt;Sawmill</li> <li>&gt;Family Day Care Home as an Accessory Use</li> <li>&gt;Storage as an Accessory Use</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Multi-family Dwelling</li> <li>&gt;Row Dwelling</li> <li>&gt;Dwelling Group</li> <li>&gt;Mobile Home Park</li> <li>&gt;Nursing Home or Convalescent Home</li> <li>&gt;Professional Office</li> <li>&gt;Medical Clinic/Laboratory</li> <li>&gt;Bait Shop</li> <li>&gt;Personal Care Home</li> <li>&gt;Child Day Care Center</li> <li>&gt;Nursery School</li> <li>&gt;Bed and Breakfast Inn as an Accessory Use</li> <li>&gt;Home Occupation as an Accessory Use</li> </ul>		
	Uses by Conditional Use	---	---	---		
Lot Requirements	<i>All Uses Utilizing public sewer and public water</i>		<i>All Uses Utilizing public sewer and public water</i>		<i>All Uses Utilizing public sewer and public water</i>	
	Min. Lot Area	7,500 sq. ft.	12,000 sq. ft.	8,000 sq. ft.		
	Min. Lot Width	60 ft.	100 ft.	70 ft.		
	Setbacks					
	<i>Front</i>	15 ft.	25 ft.	30 ft.		
	<i>Side</i>	10 ft.	15 ft.	15 ft.		
	<i>Rear</i>	15 ft.	15 ft.	30 ft.		
	Max. Building Height	35 ft.	35 ft.	50 ft.		
	<i>All Uses Utilizing public sewer or public water</i>		<i>All Uses Utilizing public sewer or public water</i>		<i>All Uses Utilizing public sewer or public water</i>	
	Min. Lot Area	30,000 sq. ft.	20,000 sq. ft.	15,000 sq. ft.		
	Min. Lot Width	80 ft.	100 ft.	80 ft.		
	Setbacks					
	<i>Front</i>	15 ft.	25 ft.	30 ft.		
	<i>Side</i>	10 ft.	15 ft.	15 ft.		
	<i>Rear</i>	15 ft.	15 ft.	30 ft.		
	Max. Building Height	35 ft.	35 ft.	50 ft.		
	<i>All Uses no public sewer or public water</i>		<i>All Uses no public sewer or public water</i>		<i>All Uses no public sewer or public water</i>	
Min. Lot Area	43,560 sq. ft.	40,000 sq. ft.	43,560 sq. ft.			
Min. Lot Width	100 ft.	100 ft.	200 ft.			
Setbacks						
<i>Front</i>	15 ft.	25 ft.	30 ft.			
<i>Side</i>	10 ft.	15 ft.	15 ft.			
<i>Rear</i>	15 ft.	15 ft.	30 ft.			
Max. Building Height	35 ft.	35 ft.	50 ft.			

Table D.4. Rural Residential Zoning

Rural Residential		Felton	Chanceford	Lower Chanceford
<b>Uses</b>	Uses by Right		>Agricultural Product Sales and Processing >Agricultural Support Facilities >Agricultural Uses >Cemetery >Church and Related Uses >Single Family Dwelling >Public/Parochial Educational Facilities >Group Home >Home Occupation >Public and Non-Profit Buildings/Facilities/Parks >Public Utility Building/Facilities >Communication Towers >Storage as an Accessory Use	
	Uses by Special Exception		>Bed and Breakfast >Camp Ground >Contractor's Office or Shop >Multi-Family Conversion Dwelling >Sawmill >Family Day Care Home as an Accessory Use	
	Uses by Conditional Use		---	
<b>Lot Requirements</b>		<b>None</b>	<i>All Uses Utilizing public sewer and public water</i>	<b>None</b>
	Min. Lot Area		20,000 sq. ft.	
	Min. Lot Width		100 ft.	
	Setbacks			
	<i>Front</i>		25 ft.	
	<i>Side</i>		15 ft.	
	<i>Rear</i>		15 ft.	
	Max. Building Height		35 ft.	
			<i>All Uses Utilizing public sewer or public water</i>	
	Min. Lot Area		30,000 sq. ft.	
	Min. Lot Width		125 ft.	
	Setbacks			
	<i>Front</i>		25 ft.	
	<i>Side</i>		15 ft.	
	<i>Rear</i>		15 ft.	
	Max. Building Height		35 ft.	
			<i>All Uses no public sewer or public water</i>	
	Min. Lot Area		40,000 sq. ft.	
Min. Lot Width	150 ft.			
Setbacks				
<i>Front</i>	25 ft.			
<i>Side</i>	15 ft.			
<i>Rear</i>	15 ft.			
Max. Building Height	35 ft.			

Table D.5. Commercial Zoning

Commercial		Felton (Commercial and Industrial)	Chanceford	Lower Chanceford
Uses	Uses by Right	<ul style="list-style-type: none"> <li>&gt;Business Conversion</li> <li>&gt;Convalescent or Nursing Home</li> <li>&gt;Convenience Store</li> <li>&gt;Day Care Facility (Child/Adult)</li> <li>&gt;Eating Establishment</li> <li>&gt;Funeral Home</li> <li>&gt;Greenhouse or Nursery</li> <li>&gt;Heavy Storage Service</li> <li>&gt;Hospital</li> <li>&gt;Hotel/Motel</li> <li>&gt;Kennel/Animal Hospital</li> <li>&gt;Laundry and Dry Cleaning Establishment</li> <li>&gt;Medical/Dental Clinic</li> <li>&gt;Ministorage</li> <li>&gt;Mixed Use</li> <li>&gt;Vehicle Sales/Service/Repair</li> <li>&gt;Park/Playground/Recreation Area</li> <li>&gt;Parking Lot/Parking Garage</li> <li>&gt;Personal Services Business</li> <li>&gt;Professional or Business Office</li> <li>&gt;Public Buildings/Facilities</li> <li>&gt;Public Utility Building</li> <li>&gt;Retail Store</li> <li>&gt;Tavern</li> <li>&gt;Vehicle Service Station/Body Shop/Car Wash</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Agricultural Product Sales and Processing</li> <li>&gt;Agricultural Support Facilities</li> <li>&gt;Agricultural Uses</li> <li>&gt;Cemetery</li> <li>&gt;Church and Related Uses</li> <li>&gt;Single Family Dwelling</li> <li>&gt;Public/Parochial Educational Facilities</li> <li>&gt;Group Home</li> <li>&gt;Home Occupation</li> <li>&gt;Public and Non-Profit</li> <li>Buildings/Facilities/Parks</li> <li>&gt;Public Utility Building/Facilities</li> <li>&gt;Communication Towers</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Apartment Above Store</li> <li>&gt;Public Buildings/Facilities</li> <li>&gt;House of Worship</li> <li>&gt;Parking Lot</li> <li>&gt;Professional/Business Offices</li> <li>&gt;Medical Clinic/Laboratory</li> <li>&gt;Financial Institution</li> <li>&gt;Commercial School</li> <li>&gt;Retail Store and Personal Service Shops</li> <li>&gt;Eating Establishments</li> <li>&gt;Recreational Establishments</li> <li>&gt;Motel/Hotel</li> <li>&gt;Laundry/Dry Cleaning Establishment</li> <li>&gt;Vehicles Sales/Service/Repair</li> <li>&gt;Service Stations</li> <li>&gt;Kennel/Animal Hospital</li> <li>&gt;Caretaker Dwelling</li> <li>&gt;Funeral Home</li> <li>&gt;Farm Buildings</li> <li>&gt;Crops/Pasture</li> <li>&gt;Dairy/Livestock/Poultry</li> <li>&gt;Greenhouse/Nursery</li> <li>&gt;Parks</li> <li>&gt;Forest/Wildlife Preserve</li> <li>&gt;Signs</li> <li>&gt;Hospital</li> <li>&gt;Single-family Dwelling</li> <li>&gt;Storage as an Accessory Use</li> </ul>
	Uses by Special Exception	<ul style="list-style-type: none"> <li>&gt;Adult Bookstore/Theater/Massage Establishment</li> <li>&gt;Cellular Communications Tower/Antennas</li> <li>&gt;Chemical Manufacturing/Processing/Storage</li> <li>&gt;Conversion Apartment</li> <li>&gt;General Industrial Uses</li> <li>&gt;Light Industrial Uses</li> <li>&gt;Quarries/Mining</li> <li>&gt;Research Laboratory</li> <li>&gt;Salvage/Junk Yard</li> <li>&gt;Sawmill</li> <li>&gt;Truck or Motor Freight Terminal</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Agricultural Product Sales and Processing</li> <li>&gt;Airport</li> <li>&gt;Automotive Garage/Service Station</li> <li>&gt;Family Day Care Home as an Accessory Use</li> <li>&gt;Day Care Center (Child/Adult)</li> <li>&gt;Church and Related Uses</li> <li>&gt;Commercial Educational Facilities</li> <li>&gt;Public/Parochial Educational Facilities</li> <li>&gt;Group Home</li> <li>&gt;Hospital</li> <li>&gt;Nursing Home/Convalescent Home</li> <li>&gt;Personal Care Home</li> <li>&gt;Domiciliary Care Unit</li> <li>&gt;Home Occupation</li> <li>&gt;Public and Non-Profit</li> <li>Buildings/Facilities/Parks</li> <li>&gt;Public Utility Building/Facilities</li> <li>&gt;Communication Towers</li> <li>&gt;Recreation</li> <li>&gt;Retail/Restaurant/Entertainment/Service Facilities/General Business Facilities</li> <li>&gt;Rooming House</li> <li>&gt;Sawmill</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Mobile Home Park</li> <li>&gt;Club Room/Club Grounds/Meeting Hall</li> <li>&gt;Shopping Center</li> <li>&gt;Processing Establishment</li> <li>&gt;Heavy Storage Services</li> <li>&gt;Research Laboratory</li> <li>&gt;Personal Care Home</li> <li>&gt;Nursing Home of Convalescent Home</li> <li>&gt;Child Day Care Center</li> <li>&gt;Communication Transmitting/Receiving Facilities</li> </ul>
	Uses by Conditional Use	---	---	---
Lot Requirements	<i>All Uses Utilizing public sewer and public water</i>		<i>All Uses</i>	<i>All Uses Utilizing public sewer and public water</i>
	Min. Lot Area	10,000 sq. ft.	20,000 sq. ft.	8,000 sq. ft.
	Min. Lot Width	60 ft.	100 ft.	70 ft.
	Setbacks			
	<i>Front</i>	15 ft.	35 ft.	30 ft.
	<i>Side</i>	5 ft.	30 ft.	15 ft.
	<i>Rear</i>	15 ft.	30 ft.	30 ft.
	Max. Building Height	35 ft.	35 ft.	50 ft.
	<i>All Uses Utilizing public sewer or public water</i>			<i>All Uses Utilizing public sewer or public water</i>
	Min. Lot Area	20,000 sq. ft.		15,000 sq. ft.
	Min. Lot Width	80 ft.		80 ft.
	Setbacks			
	<i>Front</i>	15 ft.		30 ft.
	<i>Side</i>	5 ft.		15 ft.
	<i>Rear</i>	15 ft.		30 ft.
Max. Building Height	35 ft.		50 ft.	
<i>All Uses no public sewer or public water</i>			<i>All Uses no public sewer or public water</i>	
Min. Lot Area	43,560 sq. ft.		43,560 sq. ft.	
Min. Lot Width	100 ft.		200 ft.	
Setbacks				
<i>Front</i>	35 ft.		30 ft.	
<i>Side</i>	20 ft.		15 ft.	
<i>Rear</i>	30 ft.		30 ft.	
Max. Building Height	35 ft.		50 ft.	

Table D.6. Industrial Zoning

Industrial		Felton	Chanceford	Lower Chanceford	
<b>Uses</b>	Uses by Right	(See Commercial)		>Public/Private Parking Lot >Caretaker/Watchman Dwelling >Professional/Business Offices >Processing Establishments >Heavy Storage Services >Motor Freight Depot/Truck Terminal >research Laboratory >Farm >Single-family Dwelling >Home Occupation as an Accessory Use >Sale of Products Produced on the Farm on Which They are Sold as an Accessory Use	
	Uses by Special Exception	(See Commercial)		>Industrial Park >General Manufacturing >Automobile Dismantling Plant >Incinerator/Baling/Treatment of junk, scrap, metals, rays, paper >Sawmill >Landfill/Solid Waste Disposal Facilities >Airport >Junkyard >Automotive Garage/Service Station	
	Uses by Conditional Use	---		---	
<b>Lot Requirements</b>	<i>All Uses Utilizing public sewer and public water</i>		None	<i>All Uses</i>	
	Min. Lot Area	10,000 sq. ft.		43,560 sq. ft.	
	Min. Lot Width	60 ft.		200 ft.	
	Setbacks				
	<i>Front</i>	15 ft.		35 ft.	
	<i>Side</i>	5 ft.		20 ft.	
	<i>Rear</i>	15 ft.		35 ft.	
	Max. Building Height	35 ft.		100 ft.	
	<i>All Uses Utilizing public sewer or public water</i>				
	Min. Lot Area	20,000 sq. ft.			
	Min. Lot Width	80 ft.			
	Setbacks				
	<i>Front</i>	15 ft.			
	<i>Side</i>	5 ft.			
	<i>Rear</i>	15 ft.			
	Max. Building Height	35 ft.			
	<i>All Uses no public sewer or public water</i>				
	Min. Lot Area	43,560 sq. ft.			
	Min. Lot Width	100 ft.			
	Setbacks				
<i>Front</i>	35 ft.				
<i>Side</i>	20 ft.				
<i>Rear</i>	30 ft.				
Max. Building Height	35 ft.				

## Agricultural Zoning

Table D.7. Minimum Lot Size Single Family Restrictions in Agricultural Areas

Municipality	Zoning District(s)	Dwelling Units Permitted	Other
Chanceford Township	Agricultural and Conservation Districts	Up to 80,000 sq ft 1	Minimum lot size 40,000 sq. ft.
		80,000 sq ft to 15 acres 2	maximum 45,000 square feet, unless land is of low quality for agricultural use
		15 to 30 acres 3	
		30 to 60 acres 4	Dwellings must be located on a parcel's least agriculturally productive land.
		60 to 90 acres 5	
		90 to 120 acres 6	Two or more tracts under common ownership: the right to construct dwellings may be transferred from one tract to another, provided the land is low quality for agricultural use
Over 120 acres 6 + 1 per each additional 30 acres or part thereof			
East Hopewell Township	Agricultural (A-1) and Rural Residential (RR) Zones	A-1 Zone: tracts 20 acres or more, no more than 10% for residential use.	Minimum lot size 1 acre, no maximum lot size. Lots must be located on the least agriculturally productive soils.
		RR Zone: tracts 10 acres or more, 20% may be subdivided.	The right to develop land may be transferred from one parcel to another, contiguous, parcel. If the transfer is between a parcel in the A-1 Zone and a parcel in the RR Zone, the receiving parcel must be located in the RR Zone. Every effort must be made to transfer only to those portions of a parcel with the least potential for agricultural productivity.
		Tracts less than 20 acres (A-1) or less than 10 acres (RR), one lot may be subdivided.	
Fawn Township	Rural Agricultural (RA) and Conservation (Cv) Zones	1 dwelling per every 4 acres	Single Family Dwellings permitted as a Conditional Use
		Minimum lot size in the RA Zone is 1 acre and the maximum lot size is 1.5 acres.	All dwellings must be located on soils classified as "low quality" for agricultural use.
		The minimum lot size in the Cv Zone is 2 acres and the maximum lot size is 4 acres.	

Source: YCPC

Table D.8. Sliding Scale Single Family Restrictions in Agricultural Areas

Municipality	Zoning District(s)	Dwelling Units Permitted	Other	
Lower Chanceford Township	Agricultural and Conservation Districts	0-7 acres	1	Dwellings must be located on the least agriculturally productive land. Lot size is limited to 1 acre per dwelling unit. Additional dwellings are permitted if all new dwellings are on poor soil or on land which cannot feasibly be farmed. If two or more tracts are in common ownership, the owners may transfer the right to construct dwellings from 1 tract to another providing the land is of low quality for agricultural use
		7-30 acres	2	
		30-80 acres	3	
		80-130 acres	4	
		130-180 acres	5	
		180-230 acres	6	
		230-280 acres	7	
		280-330 acres	8	
		330-380 acres	9	
		380-430 acres	10	
		430-480 acres	11	
		480-530 acres	12	
		530-580 acres	13	
		580-630 acres	14	
		630-680 acres	15	
		680-730 acres	16	
		730-780 acres	17	
		780-830 acres	18	
		830 acres & over	19	
North Hopewell Township	Agricultural (A) and Conservation (Cv) Zones	Less than 75 acres	6	Minimum lot size: 1 acre in A Zone; 5 acres in Cv Zone.
		75-125 acres	7	
		126-175 acres	8	All dwellings to be located on least agriculturally productive soils.
		176-225 acres	9	
		226-275 acres	10	No maximum in Cv Zone
		276-325 acres	11	Minimum lot size for two family dwelling: 55,000 sq ft.
		326-375 acres	12	
		376-425 acres	13	"Prime farmstead" exempt from maximum lot size.
		426-475 acres	14	
	add 1 for each 50 acres over 475		Maximum lot size: 1.5 acres in A Zone.	
Peach Bottom Township	Agricultural Zone	0-7 acres	1	minimum lot size is 40,000 square feet
		7-30 acres	2	maximum is 1 acre
		30-80 acres	3	Dwellings must be located on the least agriculturally productive land. Lot size is limited to 1 acre per dwelling unit. Additional dwellings are permitted if all new dwellings are on poor soil or on land which cannot feasibly be farmed. If two or more tracts are in common ownership, the owners may transfer the right to construct dwellings from 1 tract to another providing the land is of low quality for agricultural use
		80-130 acres	4	
		130-180 acres	5	
		180-230 acres	6	
		230-280 acres	7	
		280-330 acres	8	
		330-380 acres	9	
		380-430 acres	10	
		430-480 acres	11	
		480-530 acres	12	
		530-580 acres	13	
		580-630 acres	14	
		630-680 acres	15	
		680-730 acres	16	
		730-780 acres	17	
		780-830 acres	18	
		830 acres and over	19	

Source: YCPC

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## Chapter 9 - Appendix

### Transportation

#### ROADWAY CLASSIFICATIONS AND DESIGN STANDARDS

Functional classification of roadways refers to a system by which roads are described in terms of their utility. Theoretically, roads provide for two separate functions. First, roads provide for mobility or the ability to go from one place to the next. Second, roads provide a measure of access to adjoining properties. Transportation experts use these two roadway characteristics to determine a road's functional classification. Roads that provide for greater mobility, accordingly, also result in reduced land access, and vice versa. This important relationship should always be considered when allocating future land uses along existing or planned roads.

The Pennsylvania Department of Transportation, uses a six (6) category roadway classification system: Interstate Highways and other Limited Access Freeways, Principal Arterials, Minor Arterials, Major Collector, Minor Collector, and Local Roads. The Region's roadway network can be adequately described by the following three broad categories: arterials, collectors, and local roads.

Table 9A.1 Roadway Design Standards identifies design standards for the following classified roadways.

	Lane Width	Shoulder Width	Number of Lanes	Right of Way	Design Speed
Minor Arterial	11' – 12'	4' – 8'	2	50'	35-55 mph
Major Collector	11' - 12'	4' – 8'	2	50'	35-55 mph
Minor Collector	10'-11'	4'- 8'	2	50'	20-35 mph
Local Road	9' – 11'	2' – 8'	2	50'	20-30 mph

Source: PennDOT, Publication 13 M (DM-2), 2015 Edition – Change #4

**Arterials** are intended to provide for a greater degree of mobility than land access. Therefore, individual driveway intersections with arterials should occur infrequently. Arterials generally carry between 10,000 and 40,000 average daily trips (ADT) for distances between 7-35 miles. These roads often connect urban centers with outlying communities and employment or shopping centers. Consequently, arteries are often primary mass transit routes that connect with central business districts of nearby cities and towns. For the purpose of this inventory, the Functional Classification System for rural areas is being used. Rural roads are those outside small urban and urbanized areas, and are classified into five major categories: Principal arterial highways, minor arterial highways, major and minor collector roads, and local roads. Chanceford Township does not include any roadways classified as principal arterial highways.

**Collectors** can be major or minor. Major collectors provide for medium length travel distances (less than one mile) and carry between 5,000 and 15,000 vehicles per day. Major collectors also

provide land access to major land uses such as Regional shopping centers, large industrial parks, major subdivisions, and community-wide recreation facilities. Major collectors serve primarily vehicles traveling between local streets and community-wide activity centers or arterial roads. Minor collectors also provide for medium length travel distances (>7-miles to 10-miles) and serve to bring traffic from local roads to major collectors and arterials. Minor collectors provide service to smaller communities and link important traffic generators with the rural areas.

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

## Chapter 11 – Build-Out Analysis

### EXISTING HOUSING AND POPULATION

Year	Total Population	Total Housing Units	Occupied Housing Units	Average Persons per Occupied Household
2000 (Census)	5,973	2,257	2,155	2.77
2020 (Census)	5,936	2,356	2,260	2.54

### PROJECTED HOUSING NEED BASED ON POPULATION - 2000

Year	Projected Population (YCPC 2003)	Projected Total Housing Units at 2.77 persons/household	Projected New Housing Units
2005	6431	2,321	64
2010	6808	2,457	136
2015	7168	2,587	130
2020	7533	2,719	132
<b>Total</b>			462

### PROJECTED HOUSING NEED BASED ON POPULATION - 2020

Year	Projected Population (YCPC 2020)	Projected Total Housing Units at 2.54 persons/household	Projected New Housing Units
2020	5,936	2,337	
2030	6,037	2,376	40
2040	5,985	2,356	-20
2050	5,933	2,336	-20
<b>Total Units Needed by 2050</b>			0

### Number of New Residential Units – 1994-2003

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	Total	Average Per Year
<b>Chanceford Township</b>	52	64	60	46	36	25	16	33	47	43	422	42.2

Source: York County Planning Commission

### Number of New Dwellings Permitted – 2011-2020

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total	Average Per Year
<b>Chanceford Township</b>	9	9	10	6	8	7	6	4	3	8	70	7

Source: York County Planning Commission

**AVAILABLE UNITS PER CURRENT ZONING ORDINANCE**

**BASED ON TAX ASSESSMENT DATA AND YCPC GIS**

**ASSUME SINGLE FAMILY DETACHED RESIDENTIAL**

<b>Zoning 1. W &amp; S 2. W or S 3. N W/S</b>	<b>Total Acreage/ Parcels</b>	<b>Total Vacant Acreage/ Parcels</b>	<b>Total Developable Units per Vacant Area</b>	<b>Attainable Units Per Developable Parcels greater than 10 ac not vacant</b>	<b>Total Remaining Units</b>
<b>Conservation 40,000 S.F.</b>	4,532.84 A 272 parcels	1,479.51 A 69 parcels	Controlled by sliding scale provisions in Zoning Ordinance	NA	1,486 units based on information provided by Township
<b>Agricultural 40,000 S.F.</b>	24,882.8 A 1,970 parcels	4355.17 A 239 parcels		NA	
<b>Rural Residential 1.20,000 S.F. 2.30,000 S.F.. 3.40,000 S.F.</b>	<b>2.</b> 7.47 A 1 parcel <b>3.</b> 310.95 A 224 parcels	<b>2.</b> 7.47 A 1 parcel <b>3.</b> 44.16 A 25 parcels	<b>2.</b> 10 units - 30% undeveloped = 7 units <b>3.</b> 48 units - 30% undeveloped = 33 units	<b>2.</b> No parcels - 30% undeveloped = 0 units <b>3.</b> 2 parcels – (32.67 ac) 30% undeveloped = 24 units	64 SF units
<b>Residential 1.12,000 S.F. 2.20,000 S.F.. 3.40,000 S.F..</b>	<b>1.</b> 192.49 A 312 parcels <b>2.</b> 245.74 A 45 parcels <b>3.</b> 239.37 A 134 parcels	<b>1.</b> 5.23 A 5 parcels <b>2.</b> 16.14 A 11 parcels <b>3.</b> 3.73 A 5 parcels	<b>1.</b> 18 units- 30% undeveloped = 5 units <b>2.</b> 35 units - 30% undeveloped = 24 units <b>3.</b> 4 units - 30% undeveloped = 2 units	<b>1.</b> 2 parcels- (55.7 ac) 30% undeveloped = 141 units <b>2.</b> 5 parcels- (197.54 ac) 30% undeveloped = 300 units <b>3.</b> 4 parcels – (90.78 ac) 30% undeveloped = 68 units	540 SF units
<b>General* Commercial 20,000 S.F.</b>	111.51 A 27 parcels	25.50 A 5 parcels	55 units - 30% undeveloped = 38 units		38 commercial units

Source: C.S. Davidson, Inc. (February 2023)

<b>Zoning Classification</b>	<b>Available Units</b>	<b>Less Existing/Proposed</b>
Agriculture, Conservation, Residential, and Rural Residential	2,090 units	- none reported
General Commercial	38 units	- none reported
<b>Total</b>	2,128 units combined	- none reported

<b>Projection Year</b>	<b>Available Residential Units using Existing Zoning</b>	<b>Projected Housing Need According to Projected Population Growth</b>	<b>Remaining Available Dwelling Units using Population Projections</b>	<b>Projected Housing According to Annual Permit Issuance</b>	<b>Remaining Available Dwelling Units using Building Permit Information</b>
2023	2,090	0	2,090	7	2,083
2030	2,083	0	2,083	49	2,034
2040	2,034	0	2,034	70	1,964
2050	1,964	0	1,964	70	1,894
<b>Total Projected New Housing Units by 2050</b>				<b>196</b>	

\*More units would be attainable if accessory dwelling units, two family dwellings or multifamily units were constructed in areas that had capacity for an appropriately sized on-lot disposal system without negatively impacting water quality.

**AVAILABLE UNITS PER CURRENT ZONING ORDINANCE - 2003**

**BASED ON TAX ASSESSMENT DATA AND YCPC GIS**

**ASSUME SINGLE FAMILY DETACHED RESIDENTIAL**

Zoning 1. W & S 2. W or S 3. N W/S	Total Acreage/ Parcels	Total Vacant Acreage/ Parcels	Total Developable Units per Vacant Area	Attainable Units Per Remaining Developable Area of Large Dev. Lots	Total Remaining Units
Conservation 40,000 S.F.	4,533.32 A 234 parcels	1,414.98 A 57 parcels	Controlled by sliding scale provisions in Zoning Ordinance	NA	1,486 units based on information provided by Township
Agricultural 40,000 S.F.	24,216.2 A 1,758 parcels	4040.83 A 279 parcels		NA	
Rural Residential 1.20,000 S.F. 2.30,000 S.F.. 3.40,000 S.F.	2. 51.60 A 34 parcels 3. 258.66 A 196 parcels	2. 8.22 A 8 parcels 3.20.35 A 15 parcels	2. 11 units - 30% undevelop = 7 units 3. 22 units - 30% undevelop = 15 units	2. 40 units - 30% undevelop = 28 units 3. 113 units - 30% undevelop = 79 units	129 SF units
Residential 1.12,000 S.F. 2.20,000 S.F.. 3.40,000 S.F..	1. 98.63 A 258 parcels 2. 642.01 A 423 parcels	1. 4.142 A 2 parcels 2.85.07 A 28 parcels	1. 15 units- 30% undevelop = 10 units 2. 185 units - 30% undevelop = 129 units	1. 76 units - 30% undevelop = 53 units 2. 899 units - 30% undevelop = 629 units	821 SF units
General* Commercial 20,000 S.F.	108.6 A 26 parcels	12.03 A 3 parcels	26 units - 30% undevelop = 18 units	95 units - 30% undevelop = 66 units	84 commercial units

\*School Parcel added, but did not change available units based on ownership.

<b>Zoning Classification</b>	<b>Available Units</b>	<b>Less Existing/Proposed</b>
Agriculture, Conservation, Residential, and Rural Residential	2,436 units	- none reported
General Commercial	84 units	- none reported
<b>Total</b>	2,520 units combined	- none reported

<b>Municipality By Projection Year</b>	<b>Available Residential Units using Existing Zoning</b>	<b>Projected New Residential Units Needed using YCPC Population Projections</b>	<b>Remaining Available Dwelling Units using YCPC Population Projections</b>	<b>Projected New Residential Units Needed using Building Permit Information</b>	<b>Remaining Available Dwelling Units using Building Permit Information</b>
Chanceford 2005	2436	64	2372	207	2229
Chanceford 2010	136	2236	211	2018	Chanceford 2010
Chanceford 2015	130	2106	211	1807	Chanceford 2015
Chanceford 2020	132	1974	211	1596	Chanceford 2020
<b>Total</b>	<b>462</b>	<b>1974</b>	<b>840</b>	<b>1596</b>	<b>Total</b>

\*More units would be attainable if two family dwellings occurred where permitted or multifamily, multi-family conversion, or row dwellings occurred by special exception.

\*\*Assuming the Township would continue to grow at the 2000-2020 population growth rate, full residential build out would likely be reached in the year 2094.

\*\*Assuming current building permit trends would continue beyond 2020, the Township would likely experience residential build out in the year 2058.

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