

FUTURE LAND USE PLAN**INTRODUCTION**

Land use patterns greatly influence the quality of life for Perry County residents. The County's rural character and proximity to Harrisburg and the commercially developed areas of Cumberland and Dauphin Counties have made Perry County an attractive place to live. It is for this reason that land use decisions must have a sound basis providing for an orderly and beneficial process for Perry County's future growth.

PURPOSE

The purpose of developing the Future Land Use Plan and the Future Land Use Map is to provide a general framework for land use decision-making at both the County and municipal levels. The recommendations contained herein have been derived considering both regional and municipal planning efforts. Secondly, the plan is intended to facilitate implementation of municipal planning initiatives primarily involving comprehensive plans, zoning ordinances, and subdivision and land development ordinances.

The plan itself is based upon a generalized examination of the physical environment, population projections, transportation, environmental constraints, municipal zoning maps, comprehensive plans, and existing land use.

The Pennsylvania Municipalities Planning Code, Act No. 247 of 1968 as amended, requires municipal comprehensive plans to be generally consistent with the County Comprehensive Plan. During this Plan's development, a major effort was made to preserve the integrity of local plans and ordinances. In so doing, the County has assured itself and its municipalities of meeting the Commonwealth's consistency requirement. The County Comprehensive Plan must be updated at least once every ten (10) years. Although it is not required, municipalities are encouraged to follow this schedule and revisit their municipal plans within the same time sequence.

FUTURE LAND USE HISTORY

With the passage of the 1992 Perry County Comprehensive Plan, the Future Land Use (FLU) chapter focused primarily on meeting the needs of the estimated demographic changes. After analyzing the FLU map developed at that time, it is quite apparent that a significant amount of land was identified as residential. In fact, there were four categories of residential land use displayed on the map. They ranged from high, medium, and low density residential to very low density residential. As a result, there was an ample amount of land area designated for residential development at that time to meet the needs of residential construction well beyond a period of ten (10) years.

The 1992 FLU component considered six (6) other categories of land use and went on to discuss five (5) in some detail. These five (5) included commercial, industrial, agricultural, conservation, and public/semi-public.

Land use categories were positioned on the 1992 Future Land Use Map after considering existing land use, environmental constraints, the economy, population, housing types, topography, and transportation. In 1992, the improvements on US Route 11/15 were highlighted as a catalyst for growth in the easternmost portion of the County.

REGIONAL GROWTH MANAGEMENT PLAN

In 2003, the Tri-County Regional Planning Commission developed the Regional Growth Management Plan (RGMP) for Cumberland, Dauphin and Perry Counties. The RGMP outlines Goals and Objectives for the entire Tri-County Region, providing a foundation from which each of the three (3) County's individual plans could be offered.

PLANNED GROWTH AREAS (PGAs)

The RGMP calls for a focus on existing community facilities and services. In the Plan, Community Service Areas (CSAs) were identified as areas where municipal sewer and water services exist. Once these areas were identified and mapped out, the focus moved toward evaluating population and housing demand for the purpose of delineating the most practical land areas to support anticipated growth for the twenty (20) years following the 2000 Census. The resulting areas were defined as Planned Growth Areas (PGAs). The process involved both municipal and County officials delineating the areas to be looked at for future service based on population and housing trends. The effort placed a strong emphasis on maximizing the use of existing infrastructure as well as accounting for the additional land area necessary to accommodate growth in the fringe area of service. The limits of each PGA were defined considering the "Land Needs Concept". Utilizing this philosophy, the PGA's were developed to aid municipalities in identifying the logical placement of new development to accommodate expected population increases to the year 2020.

The Planned Growth Areas were derived from five generalized planning categories with varying recommended densities. These areas include:

1. Urban Core – *Urban areas fully served with public facilities and accessible transportation networks. (7.0 units per acre or more)*
2. Rural Cores – *Rural towns with partial public facilities, typically little to no mass transit access, possibly linked through connections of any public service with Growth Areas. (2.5 units per acre or more)*
3. Growth Areas – *Suburban and town areas with locally oriented public utilities and services and limited mass transit access, with the possibilities of connections of public services between Urban Cores and Growth Areas. Areas that can support the growth and redevelopment over the next 20 years. (3.0 units per acre or more)*

4. Reserve Areas – *Areas characterized by very low-density residential development that will be necessary to sustain the population in perpetuity. (.15 units per acre or less)*
5. Conservation Areas – *Environmentally sensitive areas less conducive to development, including agricultural and forested areas. These areas typically lack public facilities and access. (.05 units per acres or less)*

FUTURE LAND USE (FLU) PLAN METHODOLOGY

As with the 1992 FLU Plan component, this 2007 update considers existing land use patterns but to a lesser degree. Instead, there has been a significant emphasis to incorporate local planning efforts into the FLU Map structure. To initiate this process, an extensive amount of research into local municipal planning and regional planning efforts was necessary. From the regional perspective, a blueprint of sorts was developed with a concerted attempt to maintain the integrity of the RGMP. With the RGMP, aside from goals and objectives, the largest contribution to the County process was the integration of PGAs to help coordinate growth in the County. These areas have been a focus for inclusion in the Perry County FLU Map. Information for the PGAs was obtained from the Tri-County Regional Planning Commission’s Geographic Information System (GIS). With their inclusion, the areas within the suggested limits were evaluated further to identify areas not conducive to development. These areas included wetlands identified on the National Wetlands Inventory Maps, flood-prone areas identified on FEMA Flood Insurance Rate Maps (FIRM), lands held in perpetuity by conservation easements, and lands with slopes greater than 25 percent. These areas were identified, grouped and assigned the Conservation designation on the County’s FLU Map. The remaining areas within the PGAs were identified as Village/Mixed Use.

The approach to developing the FLU Map with consideration of municipal planning efforts involved a three-tier process. The first level was to gather zoning information from each of the seventeen (17) municipalities that have adopted zoning ordinances to oversee development for their respected jurisdictions. All of the municipalities included for this consideration are referenced in **Table 10-1** on page 10-9. The perimeters of each individual zoning district were physically digitized into the GIS, one municipality at a time. After inputting these areas, each district had to be grouped for a generalized overview of the County’s future land use patterns. The reasons for grouping certain zoning districts are as follows:

1. To maintain a certain level of consistency between Perry County’s FLU Map and the other two counties in the Tri-County Region (Cumberland County and Dauphin County).
2. At the County level, the FLU Plan is structured to help guide municipal planning efforts, rather than inhibit by being overly specific.
3. If every municipal zoning district were left to remain separate for identification, there would be far too many land use categories displayed making it very difficult to compare LU data from previous County plans and those developed in the future.

4. For zoned communities there would be too much rigidity at the County level, making it extremely difficult to justify municipal zoning map amendments.

The second tier of municipal information utilized was FLU information from the four (4) municipalities that initiated planning efforts by adopting a comprehensive plan, but had not passed a zoning ordinance to solidly assure its FLU vision. As with the County Comprehensive Plan, municipal plans include FLU components that are all accompanied by FLU mapping information. As with the municipalities with zoning in place, this information was also gathered and digitized into a GIS. In addition, the information also had to be grouped because of the varied classification systems used by individual municipalities within each of their plans.

The third tier of information used to assemble the Perry County FLU Map involved a more meticulous approach involving ten (10) sets of data. The first set of data consisted of aerial photographs of the County. Not only did this involve viewing the information, it also involved digitizing land use information. The second set of data consisted of tax parcel information to further identify existing land use patterns. Population projections found in the socio-economic component of this Plan were used to project land needs for communities lacking land use planning documentation. Lastly, GIS data covering transportation, municipal sewer, and municipal water infrastructure, as well as data covering environmentally constrained areas (steep slopes, wetlands, easement areas, and floodplains) were also considered.

FUTURE LAND USE CATEGORIES

Agricultural – This category is intended to encompass all agricultural lands identified as agriculture in communities with zoning ordinances and/or comprehensive plans. In municipalities without zoning and/or comprehensive plans, this represents no change to the existing land use pattern.

Future land uses to be considered compatible with this category would be all compatible agriculturally-related land uses.

Commercial – This category is intended to include all commercial and service oriented land identified by municipalities with zoning ordinances and/or comprehensive plans. In municipalities without zoning and/or comprehensive plans, this represents no change to the existing land use pattern.

The land uses listed with this category would include commercial retail, commercial recreational, other commercial, and services.

Conservation – This category is intended to encompass areas of identified as conservation in communities with zoning ordinances and/or comprehensive plans. In municipalities without zoning and/or comprehensive plans, large contiguous tracts of forested areas, areas with severe steep slope, and flood-prone areas are also considered

for this category. As a result, land uses identified within this category are forested areas, areas with severe steep slope, and flood-prone areas.

Industrial – This category intends to encompass areas identified as industrial in communities with zoning ordinances and/or comprehensive plans.

Future land uses to be considered compatible with this category would be industrial, manufacturing, and warehousing.

Public/Semi-Public – This category covers all state forest land, state parks, state game lands, other state lands, public schools, churches, public libraries, conservancy held properties, county and municipal lands, cemeteries, and other public lands.

Residential – This category is intended to cover areas identified as residential in communities with zoning ordinances and/or comprehensive plans.

Future land uses to be considered compatible with this category would be single-family residential development.

Transportation – This category is also a display category to serve the observer in orienting the individual to certain land areas with the transportation system as a reference.

Future land uses considered with this category are land areas tied to the state highway system, municipal road systems, railroad property, and other public transportation-related land uses.

Village/Mixed Use – This category is focused on mixed-use development in the Planned Growth Areas (PGAs). Village Mixed Use areas do not include environmentally constrained areas.

Future land uses to be considered compatible with this category would be considerate of a wide variety of land uses like commercial, service, public/semi-public, light industry, and both single-family and multi-family residential.

RURAL FOCUS AREAS (RFAs)

The identification of PGAs by the Tri-County Regional Planning Commission significantly advanced the Region’s ability to cope with inevitable growth. The sound decision-making the RGMP encourages for allocating municipal capital for infrastructural investment cannot be overstated. Beyond this, the County realizes that other areas in the County should be the focus for future consideration at the regional level for achieving PGA designation. At this time the “land needs concept” was not used in evaluating these areas.

Carroll Township RFA

The Carroll Township RFA intends to capture a rather large area identified on the Township's Zoning map as R-2 Residential, an Industrial area, and a somewhat dense residential development adjacent thereto.

Howe Township RFA

In addition, a high level of attention has been paid to the area known as Red Hill in Howe Township with its location between the U.S. Route 22/322 and SR 34 interchange. The Howe Township RFA is entirely dependent upon It is believed this corridor warrants a closer look for future sewer and water infrastructure.

Blain Borough RFA

The TCRPC omitted Blain borough for consideration as a PGA in 2003 despite having municipal sewer and water. The Blain RFA is only offered to in essence recognize the dense living environs and their ability to perhaps look to modestly expand their sewer and water service.

Penn Township and Rye Township RFAs

Both the Penn Township and the Rye Township RFAs are located in areas that will likely see continued interest in residential subdivision and land development activity. Comparatively these two areas provide relatively short commuting distances to Harrisburg and other employment centers south of the Blue Mountain.

Southwest Madison Township and Northeast Madison Township RFA

Southwest Madison and Northeast Madison Townships recently completed a joint municipal comprehensive plan. In the plan a substantial linear area along SR 274 was identified for future development consideration. The RFA reflects the joint municipal plan's intent for this corridor of SR 274.

Tuscarora Township RFA

The Tuscarora RFA focuses on an area just west of the Juniata River along SR 17. The community has two substantial areas identified as industrial and commercial in this vicinity. The RFA intends to capture all of the industrial area and approximately half of the commercial area.

Watts Township RFAs

In Watts Township there are two RFAs. The first includes an area zoned industrial and commercial northwest of the U.S. Route 11/15 and 22/322 interchange. The second Watts Township RFA focuses on the area surrounding New Buffalo Borough with its new

sewerage treatment facility. The area includes lands identified as residential and commercial.

The FLU **Map 12-1** for Perry County depicts ten (10) areas identified as Rural Focus Areas (RFAs). The purpose for their inclusion revolves around the premise that land use decisions should be cooperative and complimentary. By identifying these areas, the County further encourages their recognition by the Tri-County Regional Planning Commission when it revisits the RGMP process in 2023.

The process for identification of areas to be considered for RFA designation involved focusing on areas outside the regionally identified PGAs while considering the following items:

1. The proximity of the areas to existing community facilities (primarily sewer and water).
2. Population estimates from the socio-economic component.
3. Municipal zoning.
4. Municipal future land use plans.
5. Density of existing development.

CONSIDERATION FOR MUNICIPAL BOUNDARIES

With all of the independent planning efforts that have taken place in the County, it is remarkable how much continuity exists as one passes from one municipality into the next. With the exception of a few recognizable limits of some of the County's boroughs, the landscape in many of the County's municipalities is a mere extension of the one you might be leaving. In many respects it is almost as if municipal boundary lines do not exist.

Because such a concerted effort went into recognizing local land use planning during the creation of the FLU Map, the general observer can theorize how Perry County municipalities have traditionally been considerate to those municipalities they share borders with. This will undoubtedly become even more pronounced as an increasing number of municipalities collectively work to develop multi-municipal comprehensive plans.

This harmonious balance of land use decisions will be constantly tested with future development, the passage of Plans and ordinances, and the cycling change of leadership at the local level. At some point in time, land use recommendations may be offered which could adversely impact an adjoining municipality. For comprehensive plans, Section 302, and of the Pennsylvania Municipalities Planning Code (PA MPC), Act 247 of 1968, as reenacted and amended, recognizes this issue and was written to enable municipal officials the right to convey their thoughts and recommendations of such matters of land use to their constituents in adjoining municipalities. The Perry County Planning Commission recognizes this as a key function of its duties and will continue to offer its opinion on these matters in an effort to find compromise and continuity in land use

planning. Insofar as zoning ordinances are concerned, Section 602.1 of the PA MPC also includes dispute resolution option to municipalities provided all the municipalities agree to have the County resolve the dispute.

CONSIDERATION FOR ADJOINING COUNTIES

The various FLU Plan components were developed with the importance of compatible land use patterns in mind, recognizing that not only is it important to consider this within the political confines of the County, but that it is equally important to have similar consideration for the counties and municipalities that surround Perry County.

From a land use compatibility perspective, Perry County benefits greatly from its physiographic features; and its Commonwealth-held lands have effectively minimized the emergence of incompatible land use patterns along its boundaries. The vast majority of the FLU Map's fringe areas (aside from the Susquehanna River) are identified as Public/Semi-Public, Conservation, and Agricultural. There are only three locations where this is not the norm.

At the northernmost reaches of US Routes 11/15, entering the County in Liverpool Township, there is a small area that has been identified as Commercial. This reflects the present zoning map for the Township.

At the Southernmost point of US Routes 11/15, there is another area identified as Commercial, where the County comes into contact with Cumberland County and East Pennsboro Township. This area reflects the present zoning map of Marysville Borough. From all accounts, this designation appears to mirror the FLU vision of both Cumberland County and East Pennsboro Township.

The last obvious anomaly in transitional land use relationships is located around the US Routes 11/15 and 22/322 interchange. As of 2006 when this Plan element was written,, Dauphin County was in the late stages of its adoption process with its own comprehensive plan update. Dauphin County's FLU Map identified an area of Reed Township, west of the Susquehanna River, and adjacent to Watts Township as Conservation. In stark contrast, the Perry County FLU Map identifies this area as Commercial. In addition, another area in close proximity, slightly north of the interchange is listed as commercial and industrial, taking full advantage of the transportation infrastructure. Both of these areas are direct reflections of the vision established by Watts Township's Comprehensive Plan and Zoning Ordinance.

DEVELOPMENT OF REGIONAL IMPACT (DRI) OR SIGNIFICANCE

The Pennsylvania Municipalities Planning Code (PA MPC) defines a Development of Regional Impact (DRI) as:

“Any land development that, because of its character, magnitude, or location will have substantial effect upon the health, safety, or welfare of citizens in more than one municipality.”

On three occasions, the MPC uses of the term “**regional impact**”.

- Forward “... adding provisions relating to **projects of regional impact, ...**”
- Article III “Identify current and proposed land uses which have a **regional impact** and significance, such as large shopping centers, major industrial parks, mines and related activities, office parks, storage facilities, large residential developments, regional entertainment and recreational complexes, hospitals, airports and port facilities.”
- Article IX “... adding provisions relating to projects of **regional impact; ...**”

The MPC also uses of the term “**regional significance and impact**”.

- Article XI “Establish a process for review and approval of developments of **regional significance and impact** that are proposed within any participating municipality.”

Lastly the MPC uses of the term “**impact**” one final time within the same context.

- Article XI “Plan for developments of area wide significance and impact, particularly those identified in section 301(3) and (4)”.

The only MPC county directive regarding DRIs is specified in Article III, Section 301.(a)(7)(ii). The section requires counties to identify both current and proposed land uses, which have a development of regional impact on the county.

The Perry County Planning Commission on June 21, 2006 decided to approach DRIs on a two-tier level. The approach looks to achieve a level of coordination, which will aid the recipient municipality at the onset of a DRI proposal. This aid will come in an extended offering from the county to possibly arrange a meeting among all potential reviewing entities to gather information on what is being proposed, share thoughts on what permits will be required, evaluate ordinances presently enacted, and provide advice for strengthening ordinance language.

The following is a list of all types of development covered by the County’s established DRI identification system:

Type of Developments Covered

- Airports
- Attractions/Entertainment
- Hospitals
- Industrial Parks
- Land Fills
- Mining Activities

- Office Parks
- Power Plants
- Recreational Facilities
- Residential Developments
- Schools
- Shopping Centers
- Mixed Use Developments

The Perry County Planning Commission has assumed a level of responsibility in its handling of DRIs. Of course the first responsibility needs to be identification. It is for this reason, the Commission has established thresholds to help it identify DRIs. As mentioned previously, the thresholds that were established consider two-tiers. The first level is that of the Plan Development Section (PDS) considering the Tri-County Regional Planning Commission's established three Sections in Perry County in the 2003 Regional Growth Management Plan. The second level considers developments of a size that warrant a County-level impact. The notification process will be carried out on the basis of both levels. The thresholds for DRIs are as follows:

DEVELOPMENTS OF REGIONAL IMPACT (DRI) – THRESHOLDS

Airports

PDS Impact and County-level Impact: All new airports

Attractions/Entertainment

PDS Impact: 75 - 99 parking spaces

County-level Impact: 100 or more parking spaces

Concentrated Animal Feeding Operations (CAFOs)

PDS Impact: 250 - 1999 Equivalent Animal Units (EAUs)

County-level Impact: 2000 or more EAUs

Hospitals

PDS-level Impact: 25 - 99 new beds

County-level Impact: 100 or more new beds

Hotels/Motels

PDS-level Impact: 25 - 99 new beds

County-level Impact: 100 or more new beds

Industrial Parks

PDS-level Impact: For industrial subdivisions, five (5) to ten (10) new lots, on ten (10) to nineteen (19) acres of land. For industrial land developments, 75,000 to 99,999 square feet of gross building floor area.

County-level Impact: For industrial subdivisions, over ten (10) new lots on

twenty (20) or more acres. For industrial land developments, 100,000 or more square feet of gross building floor area.

Land Fills

PDS-level Impact: 10 - 49 acre site

County-level Impact: 50-acre site or greater

Mining Activities

PDS-level Impact: 10 - 49 acre site

County-level Impact: 50-acre site or greater

Office Parks

PDS-level Impact: For commercial subdivisions, five (5) to ten (10) new lots on ten (10) to nineteen (19) acres of land. For commercial land developments, 75,000 to 99,999 square feet of gross building floor area.

County-level Impact: For commercial subdivisions, over ten (10) new lots on twenty (20) or more acres. For commercial land developments, 100,000 or more square feet of gross building floor area.

Power Plants/Generation Facilities

PDS-level Impact: All new commercial power generation facilities

County-level Impact: All new commercial power generation facilities

Recreational Facilities

PDS-level Impact: 75 - 99 parking spaces

County-level Impact: 100 or more parking spaces

Residential Developments

PDS-level Impact: 50 Dwelling Units - 249 Dwelling Units

County-level Impact: 250 Dwelling Units

Schools

PDS-level Impact: Daycare 25 plus students and Public and Private Elementary

County-level Impact: Post-Secondary Educational Facilities

Shopping Centers

PDS-level Impact: For commercial subdivisions, five (5) to ten (10) new lots on ten (10) to nineteen (19) acres of land. For commercial land developments, 75,000 to 149,999 square feet of gross building floor area.

County-level Impact: For commercial subdivisions, over ten (10) new lots on

twenty (20) or more acres. For commercial land developments, 150,000 square feet (or greater) of gross building floor area.

Mixed-Use Developments

Residential portion*

PDS-level Impact: 50 Dwelling Units - 249 Dwelling Units

County-level Impact: 250 Dwelling Units

Non-residential portion*

PDS-level Impact: 75,000 - 99,999 square feet of gross building floor area

County-level Impact: 100,000 or more square feet of gross building floor area

*Projects equivalent to or exceeding the threshold of either portion (residential/non-residential) will qualify the development as a DRI.

When a DRI is formally submitted either as a subdivision, or land development plan, in a municipality, the municipal officials of the effected municipality can request the County's aid in facilitating an initial information gathering session. At which time the municipal and County Planning Commission staff will work collectively to identify key individuals that will either be reviewing the plans or may be approached for the various permits. The municipality will need to invite these individuals to the session.

Because DRIs warrant added attention, ordinances may also be structures to recognize their significance. The thresholds might be considered as basis for heightened subdivision and land development or zoning requirements.

FUTURE LAND USE RECOMMENDATIONS

- 1. Municipal officials should encourage development to occur within the designated Planned Growth Areas, as defined in the Future Land Use Chapter and in the Regional Growth Management Plan. Development in these areas allows for the more efficient use of public infrastructure and facilities.**
- 2. The County Planning Commission and Municipal officials should discourage the residential strip development along State Routes. Municipalities are encouraged to designate other areas of their municipality for residential use inhibiting the impact of residential strip development along State Routes. Also, when possible, ordinances should contain provisions for placing separation distance limits on access to local and state roads.**
- 3. The County Planning Commission and municipal officials should amend municipal ordinances to provide for a variety of housing types, especially increased opportunities for cluster developments which groups housing**

closely together, leaving more open space and preserving the county's agricultural and environmental attributes. Also included with this recommendation is the use of the Traditional Neighborhood Development (TND) tools.

4. The County Planning Commission should encourage and assist municipalities in the preparation and implementation of comprehensive plans and zoning and subdivision and land development ordinances.
5. The Perry County Agricultural Preservation Board should continue to protect prime farmland through its use of agricultural preservation easements.
6. The County Planning Commission and municipal officials should coordinate efforts to engage in the DRI process when a proposed development presents itself by meeting the established thresholds.
7. The Perry County Planning Commission and municipal officials should minimize the impact development has on the County's environmentally sensitive areas.
 - A. Development should be steered away from slopes of twenty-five (25) percent and greater. In addition, development on slopes of fifteen (15) to twenty-four and nine tenths (24.9) of a percent (considered severely restricted) should also be regulated.
 - B. Development should not encroach upon wetlands. These zones should place restrictions on use, density and development.
 - C. Development should be reconsidered or carefully undertaken in areas identified by the Perry County Natural Areas Inventory (NAI) to sustain the habitat of threatened and/or endangered plant and animal species.
 - D. Development should be discouraged from locating in flood hazard areas. When allowed, such development must be held to the highest level of detail as it relates to the municipality's Flood Plain Ordinance. In order to mitigate potential damages, these areas also warrant the need for strong restrictions on use, density and development.

LAND USE ACTION PLAN

LU GOAL 1. Improve upon the existing land use planning efforts in Perry County.

LU Objective 1.A. Encourage additional Perry County municipalities to plan for their future.

- **LU Strategy 1.A.1.** Encourage all Perry County municipalities to adopt a comprehensive plan.
- **LU Strategy 1.A.2.** Encourage all Perry County municipalities to adopt a subdivision and land development ordinance.
- **LU Strategy 1.A.3.** Encourage all Perry County municipalities to adopt a zoning ordinance.
- **LU Strategy 1.A.4.** Support multi-municipal planning efforts in Perry County.
- **LU Strategy 1.A.5.** Support the implementation of a stronger Perry County Local Planning Assistance (LPA) Program.
- **LU Strategy 1.A.6.** Increase municipal awareness of financial sources for use in multi-municipal plan and ordinances development.
- **LU Strategy 1.A.7.** Encourage innovative approaches to the way land use planning is undertaken in the County.
- **LU Strategy 1.A.8.** Continue to monitor growth and changing socio-economic conditions throughout the County.
- **LU Strategy 1.A.9.** Continue to maintain a current database of municipal ordinances.
- **LU Strategy 1.A.10.** Continue to administer, update, and enforce the Perry County Subdivision and Land Development Ordinance for related activities in County municipalities without such an ordinance.
- **LU Strategy 1.A.11.** Encourage inter-municipal cooperation and planning.
- **LU Strategy 1.A.12.** Assist in the preparation of municipal plans and ordinances.

LU Objective 1.B. Focus growth in the direction of already developed Perry County areas where community facilities and services exist to support the added service needs.

- **LU Strategy 1.B.1.** Encourage the recognition of Planned Growth Areas (PGAs) in localized Perry County planning efforts.
- **LU Strategy 1.B.2.** Prioritize investment/reinvestment in areas identified as PGAs in Perry County.
- **LU Strategy 1.B.3.** Discourage extension of community facilities into areas not within Perry County's PGAs unless the public health warrants such extension of services.
- **LU Strategy 1.B.4.** Encourage maintenance and upgrading of existing community facilities and services.
- **LU Strategy 1.B.5.** Designate land for development based on population needs.

LU Objective 1.C. Strengthen planning coordination throughout Perry County.

- **LU Strategy 1.C.1.** Effectively implement a DRI municipal support mechanism as outlined in Chapter XII.

LU GOAL 2. Preserve and protect the agricultural and forested character of Perry County.

LU Objective 2.A. Sustain programs that preserve and protect the County's agricultural and forested character.

- **LU Strategy 2.A.1.** Encourage the expansion of Agricultural Security Areas (ASAs) in Perry County.
- **LU Strategy 2.A.2.** Maintain the current Perry County cost share capital to continue to accept new Agricultural Preservation applications.
- **LU Strategy 2.A.3.** Prioritize Perry County farms that have the best agricultural soils, or where there is additional interest from adjoining farms.
- **LU Strategy 2.A.4.** County and municipal officials should encourage landowners to participate in Woodland/Forest Easement Programs.
- **LU Strategy 2.A.5.** Discourage municipal sewer and water extensions adjacent to lands preserved through the Perry County Agricultural Preservation Program.
- **LU Strategy 2.A.6.** Inventory the County's agricultural-related resources.
- **LU Strategy 2.A.7.** Encourage municipal adoption of effective agricultural land use regulations.
- **LU Strategy 2.A.8.** Support agricultural conservation efforts and best management practices (BMP's) in the County.

LU Objective 2.B. Encourage the implementation of agriculturally focused zoning ordinances and open space and cluster design principles in Perry County municipalities where agricultural land and forests dominate the landscape.

- **LU Strategy 2.B.1.** Support municipal efforts to establish slide-scale zoning.
- **LU Strategy 2.B.2.** Encourage sound judgement and consistent regulation of concentrated animal feeding operations (CAFO) procedures and guidelines.
- **LU Strategy 2.B.3.** Discourage the location of conflicting land uses from locating adjacent to agricultural properties.

LU GOAL 3. Integrate land use and transportation in Perry County.

LU Objective 3.A. Coordinate future land use with transportation-related issues.

- **LU Strategy 3.A.1.** Promote better coordination of Penn DOT highway occupancy permits and municipal road/street access permitting.
- **LU Strategy 3.A.2.** Have the Perry County Comprehensive Plan serve as a coordinated extension of the Tri-County Regional Transportation Plan.
- **LU Strategy 3.A.3.** Encourage the coordination of accessibility via highway infrastructure when siting major commercial and residential developments.

LU GOAL 4. Direct development away from environmentally-constrained areas.

LU Objective 4.A. Encourage ordinance preparation which places limitations on development in or near environmentally constrained property.

- **LU Strategy 4.A.1.** Develop model ordinance provisions.

Implementation Time Table for Land Use Strategies

Land Use Strategies	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
LU Strategy 1.A.1.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.A.2.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.A.3.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.A.4.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.A.5.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.A.6.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.A.7.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.A.8.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.A.9.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.A.10.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.A.11.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.A.12.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.B.1.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.B.2.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.B.3.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.B.4.	X	X	X	X	X	X	X	X	X	X
LU Strategy 1.B.5.					I/C					

Land Use Strategies (Continued)	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10
LU Strategy 1.C.1.	X	X	X	X	X	X	X	X	X	X
LU Strategy 2.A.1.	X	X	X	X	X	X	X	X	X	X
LU Strategy 2.A.2.	X	X	X	X	X	X	X	X	X	X
LU Strategy 2.A.3.	X	X	X	X	X	X	X	X	X	X
LU Strategy 2.A.4.	X	X	X	X	X	X	X	X	X	X
LU Strategy 2.A.5.	X	X	X	X	X	X	X	X	X	X
LU Strategy 2.A.6.				I/C						
LU Strategy 2.A.7.	X	X	X	X	X	X	X	X	X	X
LU Strategy 2.A.8.	X	X	X	X	X	X	X	X	X	X
LU Strategy 2.B.1.	X	X	X	X	X	X	X	X	X	X
LU Strategy 2.B.2.	X	X	X	X	X	X	X	X	X	X
LU Strategy 2.B.3.	X	X	X	X	X	X	X	X	X	X
LU Strategy 3.A.1.	X	X	X	X	X	X	X	X	X	X
LU Strategy 3.A.2.	I/C									I/C
LU Strategy 3.A.3.	X	X	X	X	X	X	X	X	X	X
LU Strategy 4.A.1.	I	C								

I = Initiate process
 C = Complete process
 X = Item to be covered