



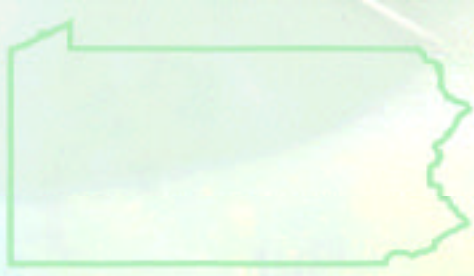
Prepared by:
Governor's Center for
Local Government Services
with assistance from:
Governor's
Sound Land Use
Advisory Committee

January 2000

1st Edition

LAND USE IN PENNSYLVANIA: Practices and Tools An Inventory







Message from Governor Ridge

Dear Reader:

The first edition of *Land Use in Pennsylvania: Practices and Tools* is designed to support you in planning the future of your community. Created by the Governor's Center for Local Government Services with invaluable assistance from the Governor's Sound Land Use Advisory Committee, this document contains more than 100 practices and tools currently used in Pennsylvania to promote responsible land use.

More than theoretical approaches to shaping our futures, the practices and tools in this inventory are used by communities like yours to preserve natural and cultural environments, to revitalize downtowns and older communities, and to manage growth. Some of these practices and tools will be familiar; others may be part of a planning method you'd like to learn more about. With each practice or tool, we've included examples of where and how Pennsylvania's communities are using that approach.

This first edition of *Land Use in Pennsylvania: Practices and Tools* is part of an ongoing educational outreach program. It is one of a number of resources that can support sound land use, and it is a resource that will be continually improved. In the back of this book, you'll find a form you may return to the Center with your suggestions for ways to improve this resource or examples you'd like us to showcase in future editions.

We think this is a resource that you will find useful. It is a catalogue of tools rather than a prescriptive, step-by-step planning guide. Some of the practices will apply to your community; others will not. We believe that you have the best sense of what will work in your own community. If you have questions about when to use a practice or tool, how the tools can be used in combination or in what sequence, we are here to help.

Sincerely,

A handwritten signature in black ink that reads "Tom Ridge". The signature is written in a cursive, flowing style.

Tom Ridge, Governor
Commonwealth of Pennsylvania

**A Land Use Planning Inventory
and Workbook for Municipal Officials
in Pennsylvania**

1st Edition



Land Use in Pennsylvania: Practices and Tools - An Inventory

Prepared by the
Governor's Center for
Local Government Services

with assistance from
Governor's Sound Land Use
Advisory Committee

with support from the State
Interagency Land Use Team

Department of Agriculture

Department of Community and Economic
Development

Department of Conservation and Natural
Resources

Department of Education

Department of Environmental Protection

Department of Revenue

Department of Transportation

PA Historical and Museum Commission

PA Housing Finance Agency

PA Infrastructure Investment Authority

PA Rural Development Council

Office of the Budget

Office of General Counsel

Governor's Policy Office

Governor's Green Government Council

Lieutenant Governor's Office

January 2000

Produced by:

MTA
McCormick, Taylor & Associates, Inc.



ACKNOWLEDGEMENT:

The Governor's Center for Local Government Services and the Sound Land Use Advisory Committee acknowledge with thanks McCormick, Taylor & Associates, Inc. for its labor and endeavor in the development and production of this report.

Table of Contents

I. Introduction	A. Introduction to Land Use in Pennsylvania: Practices and Tools	1
	B. About Land Use Planning	9
II. Creating a Community Vision	A. Community Visioning	15
	B. Community Goals and Objectives Statement	19
III. Developing a Plan	A. Comprehensive Planning	21
	B. Elements of Comprehensive Plans (Functional Plans)	25
	C. Official Map	27
IV. Planning for Infrastructure and Growth	A. Comprehensive Water Resources Planning and Protection	29
	1. Assessment of Water Resources on a Watershed Basis	29
	2. Water Supply System Planning	31
	3. Source Water Protection: Wellhead and Aquifer Protective Zoning	35
	4. Sewage Facilities Planning	39
	5. Alternative Treatment and Disposal Options for Community Sewage Systems	43
	6. Locating Individual Sewage Systems in Open Space	47
	7. Cooperative Approaches to Sewer and Water Management	49
	8. Floodplain Management	51
	9. Stormwater Management Planning	53
	10. Stormwater Best Management Practices (BMPs)	55
	11. Erosion and Sedimentation (E&S) and Permitting Control Measures	57
	B. Development Areas Plan	59
	1. Development Districts	59
	2. Growth Areas	61
	C. Integrating Land Use and Transportation Planning	65
	1. Coordination of Transportation and Land Use	65
	2. Impact Fees	69
	3. Transportation Development Districts	71
	4. Technical and Financial Assistance to Rural and Metropolitan Planning Organizations	73
	5. Corridor Planning	75

IV. Planning for Infrastructure and Growth (Cont'd)	6. Access Management (Highway Occupancy Permit)	79
	7. Right of Way Preservation	81
	8. Community Impact Assessments	83
	D. Capital Improvements Planning	85
	E. Residential Street and Sidewalk Design	87
V. Zoning Techniques	A. Basic Use Zoning	89
	1. Effective Agricultural Zoning	89
	2. Cluster Development	91
	3. Planned Residential Development (PRD)	95
	4. Flexible Setback Requirements	97
	5. Incentive (Bonus) Zoning	99
	B. Innovative Zoning for Creative Design	101
	1. Open Space Zoning/Conservation Design	101
	2. Maximum Lot Size Standards	103
	3. Lot Averaging Standard	105
	4. Flexible Lot Size	107
	5. "Traditional" Neighborhood Development (TND)	109
	C. Innovative Site Planning and Development Design Process	111
	1. Landscape Features/Site Analysis Map	111
	2. Early Sketch Plan Alternatives	113
	D. Specialized Techniques	115
	1. Residential Performance Zoning	115
	2. Design and Improvement of Commercial Settings: Commercial Boulevards, Buffer Yard Provisions and Parking Provisions	117
	3. Industrial Performance Standards	119
	4. Overlay Zoning Provisions	121
5. Overlay Districts	123	
VI. Preservation and Conservation Techniques	A. Preserving Natural Resources	125
	1. Resource Inventory/Analysis Maps	125
	2. County Natural Areas Inventory	129
	3. Pennsylvania Natural Diversity Inventory (PNDI)	131
	4. Geographic Information System (GIS) Mapping	133
	5. Growing Greener Conservation Design	135
	6. Open Space and Natural Areas Acquisition	137
	7. Coal Remining and New Reclamation Technologies	139
	B. Creating Greenways	141
	1. Greenways	141
	2. Rails to Trails Program and Rail Corridor Enhancement	143
	3. Foot Paths and Bike Paths	145

VI. Preservation and Conservation Techniques (Cont'd)	C. Protecting Rivers and Watersheds	147
	1. Silviculture/Forestry Management	147
	2. Forest Land Conservation Easements	149
	3. Riparian Buffers	151
	4. Stream Bank Stabilization and Restoration	153
	5. Nutrient Management Planning	155
	6. Wetlands Management and Protection	157
	7. River Conservation/Watershed Planning	161
	D. Preserving Farmland	163
	1. Agricultural Protection Zoning (APZ)	163
	2. Transferable Development Rights (TDRs) and Purchase of Development Rights (PDRs)	165
	3. Agricultural Security Areas (ASAs)	169
	4. Agricultural Land Condemnation Approval Board (ALCAB)	171
	5. Agricultural Conservation Easements	173
	6. Agricultural Tax Incentives	175
	E. Preserving Cultural Heritage	177
	1. State Heritage Parks	177
	2. Certified Local Government Program	179
	3. Historic District Act	181
	4. Historic Preservation Zoning / Municipalities Planning Code	183
	5. Financial Incentives — Historic Preservation Grants	185
	6. Financial Incentives — Tax Credits for Historic Preservation	187
VII. Revitalizing our Communities	A. Business Improvement Districts (BIDs)	189
	B. Crime Prevention Programs	191
	C. Community Development Partnerships	193
	D. Downtown Arts and Entertainment	195
	E. Downtown Educational Opportunities	197
	F. Downtown Residential Development	199
	1. Community Development — Housing for all Needs	203
	G. Entrepreneurial Assistance	207
	H. Financial Incentives for Development and Community Revitalization	209
	1. Enterprise Zone Program	211
	2. Keystone Opportunity Zones (KOZ)	213
	3. Local Economic Revitalization Tax Assistance (LERTA)	215
	4. Land Value Tax	217

<hr/>		
VII. Revitalizing our Communities (Cont'd)	5. Tax Credits and Incentives	219
	6. Tax Increment Financing (TIF)	221
	I. Historic Preservation	223
	J. Land Recycling (Brownfields Development)	227
	K. Local Initiative Support Programs	231
	L. Main Street Program	235
	1. Design Guidelines and Standards	237
	M. Project for Community Building	239
	N. Renewing Traditional Rail Freight Links	241
	O. Residential and Non-Residential Improvement Programs	243
	P. Technology Financing	245
Q. Zoning and Building Code Re-Evaluation	247	
<hr/>		
VIII. Beyond Local Boundaries: Cooperative and Intergovernment Planning	A. Municipal Consolidation and Merger	249
	B. Joint / Multi-Municipal Planning	251
	C. Multi-Municipal Open Space Planning	255
	D. Multi-Municipal Waste Planning and Recycling	257
	E. Multi-Municipal Transportation Planning	259
	F. Multi-Municipal / Joint Comprehensive Planning and Zoning	261
	G. Joint Municipal Services	263
	H. Voluntary Agreements and Intergovernmental Agreements Under the Intergovernmental Cooperation Act	265
<hr/>		
IX. The Work Ahead		267
<hr/>		
Glossary		
<hr/>		
Resources		
<hr/>		
Index		
<hr/>		

The Sound Land Use Advisory Committee

The Sound Land Use Advisory Committee is comprised of the Governor's appointees representing legislators, local governments, builders, environmentalists, planners, farmers, architects, educators and others...

Downtown Revitalization Sub-Committee:

Chair:

Honorable Timothy Fulkerson,
City of New Castle

Raymond S. Angeli, President,
Lackawanna Junior College

Louis J. Appell, Jr., President,
Susquehanna Pfaltzgraff Company

Donald M. Bernhard, Manager,
Economic Development and
Community Affairs, PP&L, Inc.

Barry Denk, Executive Director,
Center for Rural Pennsylvania

Andrew McElwaine, President,
Pennsylvania Environmental Council

Creigh Rahenkamp, President,
Creigh Rahenkamp & Associates,
LLC

Luis Vicente Rivera, AIA
SRK Architects, Board Member,
Montgomery County Planning
Commission

Joseph Wagman, President,
Wagman Construction, Inc.

Infrastructure Planning & Coordination Sub-Committee:

Chair:

Joanne Denworth, President,
10,000 Friends of Pennsylvania

John Brosious, Deputy Director,
Pennsylvania Municipal Authorities
Association

Betty Conner,
League of Women Voters of
Pennsylvania

Cheryl Cook, State Director,
USDA/Rural Development

Reed J. Dunn, Director,
York County Planning Commission

Honorable Colin A. Hanna,
Chairman, Chester County Board
of Commissioners

S. Dale High, President,
High Industries, Inc.

George Marcinko, Manager,
East Hempfield Township

Honorable Donald W. Snyder,
Pennsylvania House of
Representatives

Margaret Taylor, Executive
Director, Fulton County Industrial
Development Association

*(The Sound Land Use Advisory Committee,
Cont'd)*

**Intergovernmental Cooperation
Sub-Committee:**

Chair:

William Brackbill,
Executive Director,
Pike County Department
of Community Planning and
Human Development

John Benhart, Chairman,
Geography and Earth Sciences
Department, Shippensburg
University of Pennsylvania

Honorable James W. Gerlach,
Senate of Pennsylvania

George H. Willis, P.E.,
Pennsylvania Society of
Professional Engineers/Consulting
Engineers Council

**Preservation of Cultural Heritage
and Natural Resources Sub-Committee:**

Chair:

Frank Long, Jr.
First Vice President,
Pennsylvania Association of
Conservation District Directors

Gene Baker,
Carpenters of Western
Pennsylvania

Roy E. Baldwin,
Pennsylvania State Association of
Township Commissioners

Tim Bowser, Executive Director,
Pennsylvania Association for
Sustainable Agriculture

Leonard E. Crooke, Chairman,
Bucks County Conservation District

Caren Glotfelty, Goddard Professor
of Forestry, School of Forest
Resources, The Pennsylvania State
University

Christine Kellett, Professor of Law
and Director, Agricultural Law
Research and Education Center,
The Dickinson School of Law,
The Pennsylvania State University

David L. Taylor, President,
Preservation Pennsylvania

*(The Sound Land Use Advisory Committee,
Cont'd)*

**Specific Planning and Development
Techniques Sub-Committee:**

Chair:

Randall Arendt,
Growing Greener,
Natural Lands Trust

Honorable Howard Brush,
Commissioner, Warren County
Board of Commissioners

John A. Haiko, Supervisor,
West Bradford Township

Honorable Karen L. Martynick,
Commissioner, Chester County
Board of Commissioners

Daniel Santoro, Director,
Cranberry Township Planning and
Engineering Services

Gregg Schwotzer, President,
Crossgates Inc.

Richard C. Sutter, AICP, President,
Richard C. Sutter & Associates,
Inc.

Mjenzi K. Traylor,
Deputy Commerce Director,
City of Philadelphia

Charles E. Zaleski, Esq.,
Eckert Seamans Cherin & Mellott,
LLC

Other Committee Members:

Patrick C. Conway, President,
Susquehanna Alliance

Paul Kreckel,
PA State Association of Boroughs

Honorable Robert L. Freeman,
Pennsylvania House of
Representatives

Honorable Anthony H. Williams,
Senate of Pennsylvania

