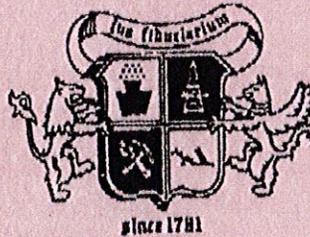


TOWNSHIP OF CECIL COMPREHENSIVE PLAN

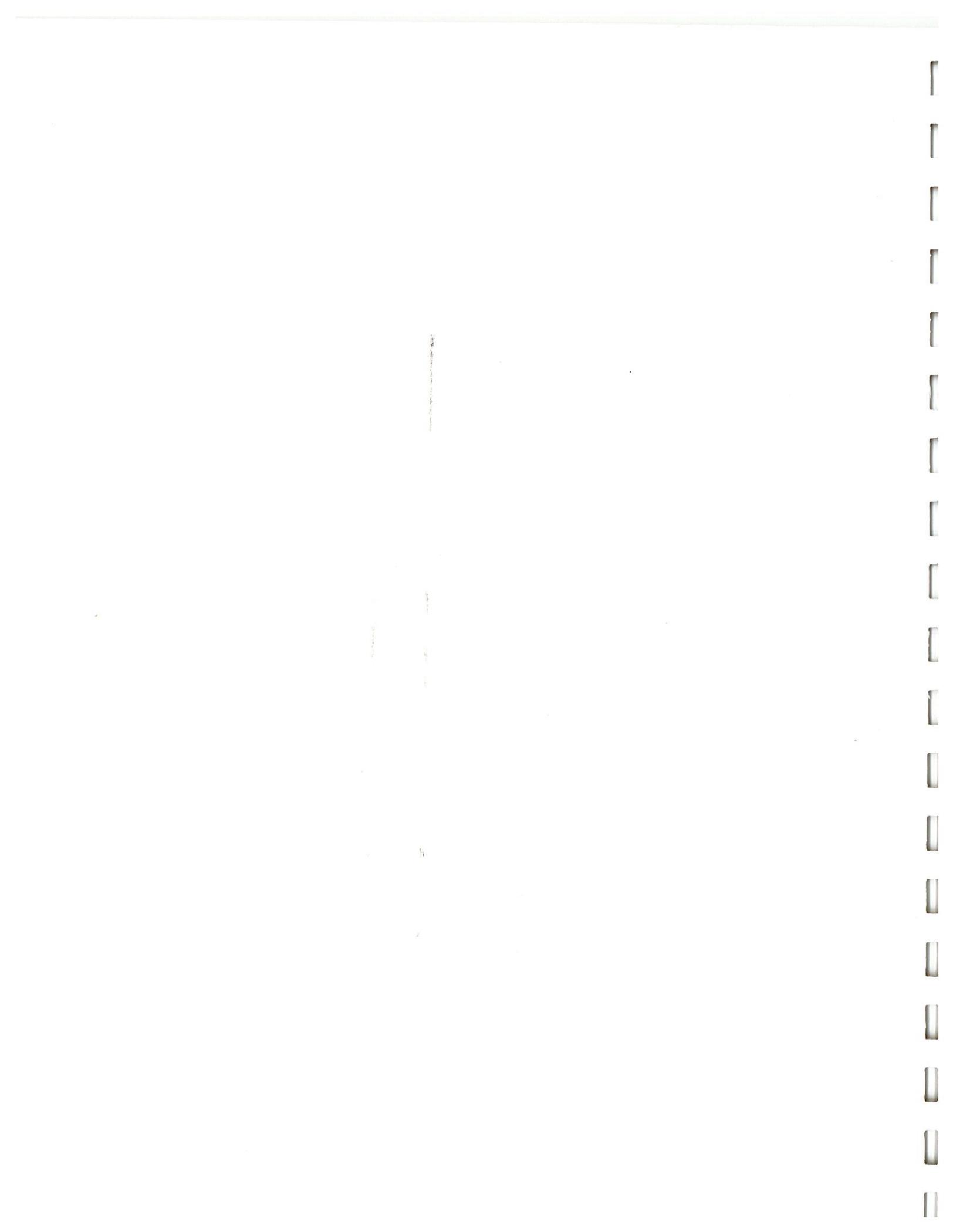


Prepared by:
Cecil Township Advisory Planning Council

With the assistance of:
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Reviewed by:
Cecil Township Planning Commission
December 18, 1997

Adopted by the Board of Supervisors
November 18, 1998



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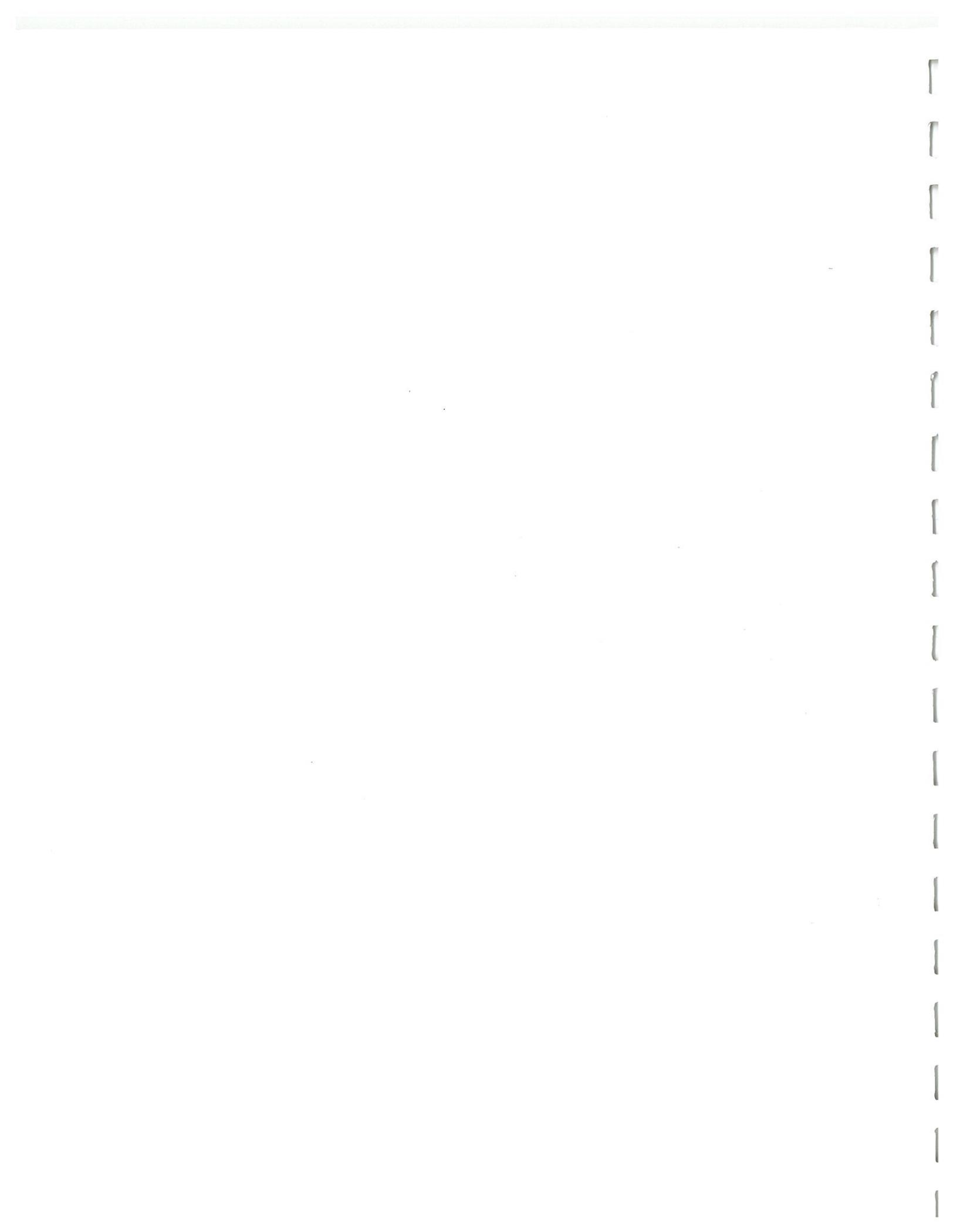
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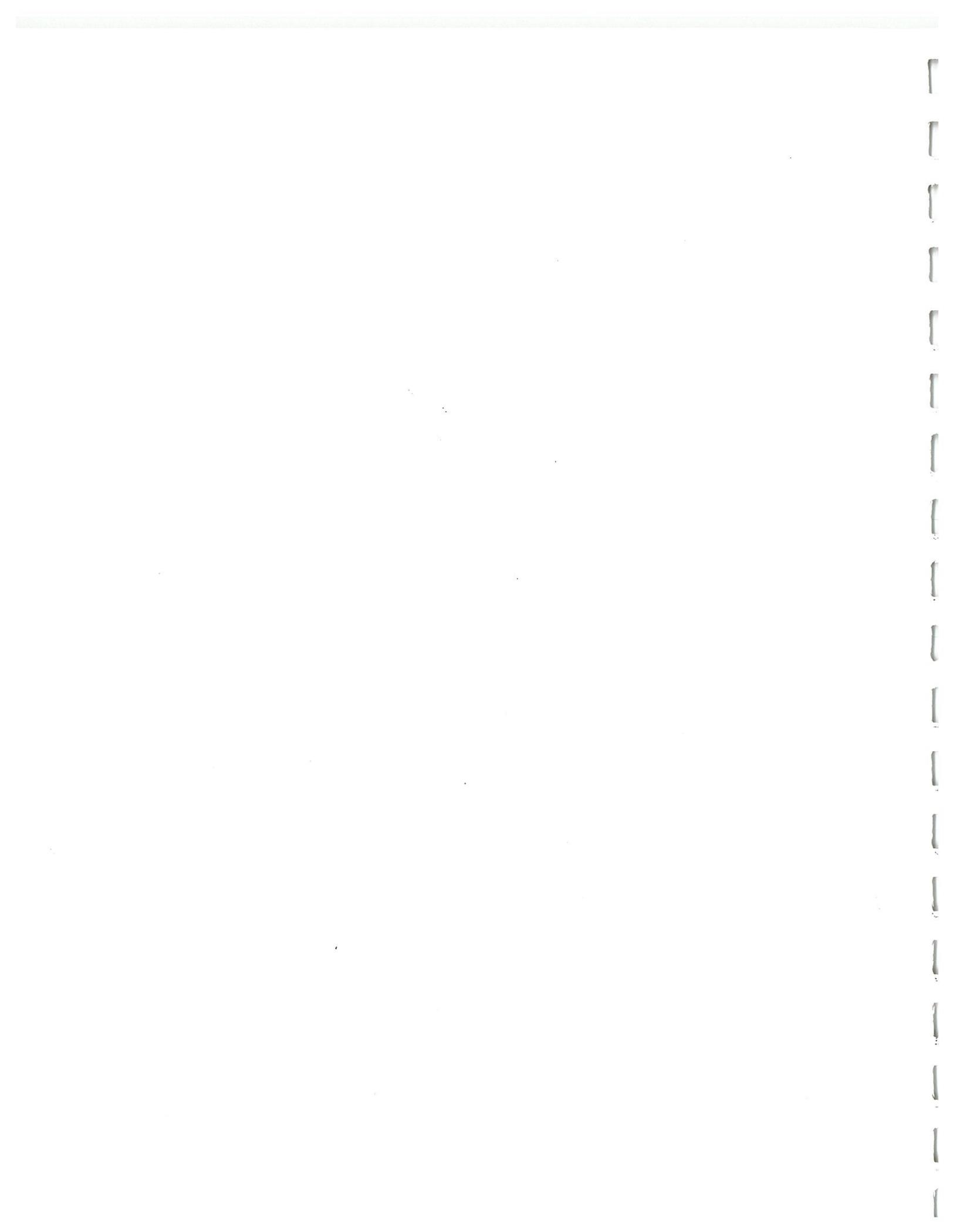
CECIL TOWNSHIP COMPREHENSIVE PLAN UPDATE

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CECIL TOWNSHIP

COMPREHENSIVE PLAN UPDATE

INTRODUCTION

In 1964 the Township prepared its first Comprehensive Plan and updated the plan in 1974 with the assistance of the Selck-Minnerly Group, Architects and Planners. In 1986, the Township adopted a Comprehensive Plan Update prepared with professional assistance from Roberta J. Sarraf, AICP, Planning Consultant and financial assistance from the Southwestern Pennsylvania Regional Planning Commission (SPRPC).

The 1986 plan was based on the 1980 Census and on the assumption that a new Interstate 79 Interchange would be constructed in the vicinity of the County line. Subsequent to adoption of the plan and land use recommendations in the form of an amended Zoning District Map, portions of the Western Center facility were sold to the Redevelopment Authority of Washington County and the proposed I-79 Interchange was relocated further South and was constructed to serve the site which was developed by the Redevelopment Authority for a mixed use development around a golf course known as Southpointe.

The new data available from the 1990 Census, the success of the Southpointe development, the relocated I-79 interchange, the proposal to construct the Southern Beltway with a closed interchange on I-79 and renewed interest in the Millers Run sanitary sewer project provided the impetus for this plan update. Each of these factors has planning implications for the future of the Township. In addition, the Township's experience administering the Zoning Ordinance adopted as a result of the 1986 plan has indicated some areas for study and amendment. The 1997 Comprehensive Plan Update generates new land use assumptions which provide the basis for recommended revisions to the text of the Zoning Ordinance and the Zoning District Map.

OUTLINE OF THE COMPREHENSIVE PLAN UPDATE

The first section of this Comprehensive Plan Update presents data from the 1990 Census, Southwestern Pennsylvania Regional Planning Commission and Township building permit records to document trends in population and housing since the 1986 Comprehensive Plan Update. The second section addresses Transportation Improvements undertaken or planned since the 1986 Comprehensive Plan Update.

The third section of this Comprehensive Plan Update addresses recommendations for Community Facilities based on the revised estimates of future population and describes the proposed Millers Run Sanitary Sewer Project. The fourth Section discusses changes in land use assumptions based on the trends in development since 1986, the transportation improvements constructed and programmed since 1986 and the proposed Millers Run Sanitary Sewer Project. The fourth section includes recommendations for changes to the Township Zoning Ordinance and Zoning District Map.

DEMOGRAPHICS

POPULATION DENSITY

Cecil Township has 1.4 times the population density of Washington County as a whole. Neighboring Canonsburg is 11.75 times as dense as Cecil Township. The City of Washington is 16.1 times as dense as Cecil Township. Nearby Bridgeville Borough in Allegheny County has 14.5 times the population density of Cecil Township.

The adjacent growth communities of South Fayette Township in Allegheny County and Peters Township in Washington County have population densities of 1.5 times and 2.2 times that of Cecil Township, respectively.

Cecil Township's population density is the same as the density of Collier Township in Allegheny County and is similar to Chartiers and North Strabane Townships in Washington County.

Cecil Township's population density is about 3.4 times that of neighboring Robinson and Mount Pleasant Townships in Washington County.

COMPARATIVE POPULATION DENSITIES, 1990		
Washington County	238.7 persons per sq. mile	857.1 sq. mi.
Cecil Township	340.2 persons per sq. mile	26.3 sq. mi.
Peters Township	738.1 persons per sq. mile	19.6 sq. mi.
North Strabane Township	298.8 persons per sq. mile	27.3 sq. mi.
Chartiers Township	310.3 persons per sq. mile	24.5 sq. mi.
Mount Pleasant Township	99.9 persons per sq. mile	35.6 sq. mi.
Robinson Township	101.9 persons per sq. mile	21.2 sq. mi.
Canonsburg Borough	4,000.0 persons per sq. mile	2.3 sq. mi.
City of Washington	5,470.3 persons per sq. mile	2.9 sq. mi.
South Fayette Township	508.8 persons per sq. mile	20.3 sq. mi.
Collier Township	340.9 persons per sq. mile	14.2 sq. mi.
Bridgeville Borough	4,950.0 persons per sq. mile	1.1 sq. mi.
SOURCE: 1990 Census of Population and Housing, Pennsylvania, U.S. Department of Commerce, Bureau of the Census, 1990 CPH-1-40.		

COMPARATIVE POPULATION GROWTH, 1970-1990			
	1970	1980	1990
Cecil	8,362	8,923 + 561 (+ 6.7%)	8,948 + 25 (+ 0.3%)
Peters	10,672	13,104 +2,432 (+22.8%)	14,467 +1,363 (+10.4%)
Chartiers	7,324	7,715 + 391 (+ 5.3%)	7,603 - 112 (- 1.5%)
North Strabane	7,578	8,490 + 912 (+12.0%)	8,157 - 333 (-3.9%)
South Fayette	9,369	9,707 + 338 (+ 3.6%)	10,329 + 622 (+6.4%)
Collier	6,874	5,063 -1811 (-26.3%)	4,841 - 222 (-4.4%)
Washington County	210,876	217,074 + 6,198 (+ 2.9%)	204,584 -12,490 (- 5.8%)
SOURCE: U.S. Bureau of Census, 1970-1990 Censuses of Population			

Peters Township showed the greatest numeric and percentage population growth between 1970 and 1980 in Cecil's immediate region. Collier showed the greatest percentage and numeric decline, most likely reflecting the phasing out of Woodville State Hospital. Between 1970 and 1980, Cecil showed a higher percentage growth than Washington County as a whole and higher numeric and percentage growth than neighboring South Fayette and Chartiers Townships. North Strabane showed the second highest numeric and percentage growth in the Cecil region between 1970 and 1980, almost double that of Cecil Township.

Between 1980 and 1990, the trend County-wide was a 6% loss of population. The greatest numeric and percentage growth in the Cecil region was experienced by Peters and South Fayette Townships. Collier, Chartiers and North Strabane all lost 4% or less of their population. Cecil showed very slight growth of 25 persons or 0.3% between 1980 and 1990.

COMPARATIVE GROWTH IN HOUSING STOCK, 1980-1990			
	1980	1990	CHANGE 1980-1990
Cecil	2,944	3,228	+284 +9.6%
Peters	4,227	5,105	+878 +20.7%
Chartiers	2,678	2,964	+286 +10.7%
North Strabane	2,972	3,186	+214 +7.2%
South Fayette	3,210	3,775	+851 +26.5%
Collier	1,533	1,785	+252 +16.4%
SOURCE: U.S. Bureau of Census, Decennial Censuses of Housing Characteristics, 1960-1990			

Peters and South Fayette had both the highest numeric and highest percentage increases in the housing stock in the Cecil region between 1980 and 1990.

Cecil and Chartiers had similar numeric and percentage increases in housing units between 1980 and 1990. The number of units gained in each of these communities was only one-fourth of the number of units gained in the growth communities of Peters and South Fayette, however. The numeric and percentage gain in North Strabane was only slightly less than that of Cecil. Collier gained fewer housing units than Cecil, however, the percentage gain was higher because the number of 1980 units was substantially lower than Cecil's 1980 total.

The Table on the previous page indicates that the growth in population for Cecil Township between 1980 and 1990 was only 25 persons while the growth in the housing stock during the same decade was 284 dwelling units. This apparent "inconsistency" can be explained by a decline in the household size resulting from more one and two person households in the Township. The growth in one and two person households parallels the growth in the elderly population. The decline in family size is related to the declining birth rate during this decade and the loss of population under age 18 and, particularly under age 5. Each of these factors explains that fewer persons occupying more housing units results in greater growth in the housing stock than in the number of persons in the Township.

CECIL TOWNSHIP COMPARATIVE POPULATION CHARACTERISTICS, 1990		
	CECIL	COUNTY
Total Population	8,948	
Percent Female	50.2%	52.1%
Percent Nonwhite	2.7%	3.8%
Households	3,114	
Persons per Household	2.74	2.5
Families	2,495	
Persons per Family	3.15	3.03
% Single Person Households	19.0%	24.5%
% Elderly Single Person Households	9.2%	13.1%
Families	2,495	
With own Children Under 18	44.9%	42.5%
Married Couples	2,169	
With Own Children Under 18	45.9%	41.9%
Female Headed Households	267	
With Own Children Under 18	42.3%	48.5%
Percent Foreign Born	1.8%	1.5%
Percent Born in Pennsylvania	92.6%	87.4%
Percent Lived in Different House in 1985	22.6%	30.8%
SOURCE: 1980 and 1990 Censuses of General Social and Economic Characteristics, U.S. Department of Commerce, Bureau of the Census, PC-80-1-C40 and 1990 CP-1-40 and 1980 Census Tracts, Pittsburgh, PA, PHC 80-2-286.		

Cecil Township has a lower percentage of nonwhite population than does the County. Cecil's percentage of female population is lower than the County's, indicating the higher percentage of elderly women in the County population.

The average household and family size is larger for Cecil Township than it is County-wide, indicating the family-oriented nature of the Township's population. The higher percentage of elderly single person households in the County and the higher percentage of all single person households in the County reflects the family-oriented character of the Township's population, as well, when compared with the County-wide average.

The Table on the preceding page shows that Cecil Township's families and married couples have a higher percentage of children than do County families and couples. The Township also has a lower percentage of female-headed household with children.

Cecil's population is less mobile than the County's: a higher percentage are native to Pennsylvania and a lower percentage lived in a different house five years ago.

TOWNSHIP OF CECIL TRENDS IN HOUSEHOLD CHARACTERISTICS, 1980-1990		
	1980	1990
Total Households Growth Over Previous Decade	2,857	3,114 +9.0%
Family Households % of All Households	2,404 84.1%	2,495 80.1%
Married Couple Families % of All Households	2,071 72.5%	2,169 69.6%
Female Headed Households % of All Households	272 9.5%	267 8.6%
Nonfamily Households % of All Households	N.A.	650 20.9%
Householders Living Alone % of All Households	N.A.	593 19.0%
Elderly Living Alone % of All Elderly Persons % of All Households	N.A. 21.1% * N.A.	286 25.4% * 9.2%
SOURCE: Decennial Census data, 1980 and 1990		
* In 1980, elderly was considered 60 years old or older; in 1990, elderly households were 65 years or older.		

There was an increase of 257 households in the Township between 1980 and 1990 in spite of a modest increase in population for the decade of only 25 persons. This indicates a decrease in the size of households and an increase in single person households. The data demonstrates this trend. A decline in the percentage of family and married couple households is counter-balanced by an increase in single person households, particularly elderly single person households. There was a slight decline in female-headed households between 1980 and 1990. The trend towards more single person households follows regional and national trends towards delayed family formation among young people, the growing elderly population and longer life-expectancy, particularly for elderly females.

CECIL TOWNSHIP		
EDUCATION, EMPLOYMENT AND INCOME, 1980-1990		
	1980	1990
Percent High School Grads	57.2%	74.6%
Percent College+ Grads	4.9%	11.8%
Persons 16+ Years Old		7,044
Percent in Labor Force	69.3%	58.3%
Females in Labor Force	38.6%	51.3%
Females with Children Under 6 in Labor Force	23.0%	52.8%
Percent Unemployment	6.4%	4.0%
Journey to Work: Carpool	22.0%	14.4%
Public Transportation	3.7%	1.9%
Per Capita Income	\$ 6,499	\$15,084
Median Household Income	\$19,570	\$32,527
Median Family Income	\$21,324	\$35,786
Persons Below Poverty Level		518
Percent of All Persons	5.8%	6.1%
Families Below Poverty Level		126
Percent of All Families	5.2%	5.1%
SOURCE: 1980 and 1990 Censuses of General Social and Economic Characteristics, U.S. Department of Commerce, Bureau of the Census, PC-80-1-C40 and 1990 CP-1-40 and 1980 Census Tracts, Pittsburgh, PA, PHC-80-2-286.		

Because income data are not adjusted for inflation, the relationship between the municipal incomes and the County data are presented for comparison:

	WASHINGTON COUNTY	CECIL TOWNSHIP
1980 Per Capita Income	\$ 7,070	91.9%
1980 Median Household Income	\$20,576	95.1%
1980 Median Family Income	\$17,664	120.7%
1990 Per Capita Income	\$12,744	118.3%
1990 Median Household Income	\$25,469	127.7%
1990 Median Family Income	\$31,239	114.6%

The ratio between the Township's median and the County's median has changed significantly between 1980 and 1990. Per capita and household income in the Township has grown faster

than in the County as a whole. Median family income in the Township has remained fairly stable as a percentage of County income. Median family income in the County grew slightly more rapidly between 1980 and 1990 than did family income in the Township.

The percentage of high school and college graduates increased significantly in the Township between 1980 and 1990. In 1990, the Township percentages more closely mirrored the County-wide averages of 73.2% high school graduates and 13.6% college graduates. The increase in educational level parallels the growth in per capita and household income.

There was a significant increase in the percentage of females, particularly those with young children, in the labor force. This accounts also for the growth in per capita and household income. The percentage of persons and families below the poverty level remained constant between 1980 and 1990. The percentages of persons commuting to work by carpool and public transportation declined significantly between 1980 and 1990.

CECIL TOWNSHIP AGE DISTRIBUTION, 1970-1990			
	1970	1980	1990
Total Population	8,369	8,923	8,948
Under 5	8.0%	6.8%	6.2%
Under 18 Years	N.A. *	27.4%	23.9%
18-24 Years	N.A. *	N.A. *	7.6%
25-44 Years	24.5%	28.8%	34.2%
45-54 Years	12.1%	11.2%	11.1%
55-64 Years	8.3%	10.8%	10.5%
65 Years or Older	8.7%	9.9%	12.6%
Median Age	26.9 Yrs.	N.A.	35.4 Yrs.
* Age Cohorts were described differently in 1970 and 1980 and are not comparable to 1990.			
SOURCE: U.S. Bureau of the Census, Population Characteristics, 1970, 1980 and 1990			

There has been a significant decline in the percentage of population under 18 years of age and growth in the "family formation" age cohort 25-44 years and the "elderly" cohort 65 years and older. The "middle age" cohorts 45-54 years and 55-64 years have remained stable. Median age has increased significantly since 1970, indicating the aging of the Township's population as a result of growth of the elderly cohort and decline of children under 18 years old.

CECIL TOWNSHIP AGE DISTRIBUTION, 1990		
	Persons	Percent of Total
Total Population	8,948	100.0%
Under 5	559	6.2%
16 Years and over	7,016	78.4%
18-20 Years	291	3.3%
21-24 Years	389	4.3%
25-44 Years	3,056	34.2%
45-54 Years	996	11.1%
55-59 Years	440	4.9%
60-64 Years	506	5.6%
65 Years and over	1,128	12.6%
75 Years and over	396	4.4%
85 years and over	71	0.8%
Median	35.4 years	
Under 18	23.9%	
65+ years	12.6%	
SOURCE: U.S. Bureau of Census, 1990 General Population Characteristics		

The majority of the Township's 1990 population is in the "family formation and first time home buyers" age category of 25-44 years old. About one-third of the Township's 1990 population is in this age category. About twenty percent (21.6%) of the population is in the "prime earning/pre-retirement" age category of 45-59 years old. Young people (under age 18) represent almost one-fourth of the Township population, but very young children (under 5 years old) represent only 6.2% of the total population. This parallels the age distribution of the adult population which tends toward older families. The majority of the elderly population is aged 65-74. Only 5.2% of the population is 75 years old or older.

CECIL TOWNSHIP 1990 HOUSING OCCUPANCY CHARACTERISTICS	
ALL HOUSING UNITS	3,228
ALL OCCUPIED UNITS	3,114
% RENTER OCCUPIED	16.6%
% OWNER OCCUPIED	83.4%
VACANT UNITS	114
Vacancy Rate	3.5%
PERSONS PER OCCUPIED UNIT	
All Units	2.74
Owner Occupied Units	2.78
Rental Units	2.55
UNITS OCCUPIED BY ELDERLY	753
Percent of All Occupied Units	24.2%
Single Person Elderly Units	286
Percent of All Elderly Units	37.9%
Percent of All Occupied Units	9.2%
NUMBER OF ROOMS IN UNITS	
All Housing Units	3,228
1 Room Units	0.1%
2 Room Units	0.3%
3 Room Units	2.5%
4 Room Units	18.7%
5 Room Units	22.9%
6 Room Units	24.3%
7 Room Units	16.0%
8 Room Units	10.0%
9+ Room Units	5.2%
MEDIAN NUMBER OF ROOMS	5.7 rooms
SOURCE: 1990 Census of Housing, General Housing Characteristics, Pennsylvania, U.S. Department of Commerce, Bureau of the Census, 1990 CH-1-40	

The Township has a low vacancy rate of 3.5% indicating the desirability of the housing stock. Less than twenty percent (16.6%) of the Township's housing stock is renter occupied. One-fourth of all occupied units are occupied by the elderly. Single person elderly units represent 9.2% of all occupied units.

The average occupancy for all housing units is 2.74 persons per unit. Owner occupied units have a slightly higher rate of 2.78 persons per unit and renter occupied units have a slightly lower rate of 2.55 persons per unit. These occupancy rates are higher than the rates for all of Washington County which is 2.27 persons per dwelling. The median number of rooms per dwelling unit is 5.7 rooms, indicating dominance of the single family housing stock.

CECIL TOWNSHIP COMPARATIVE HOUSING CHARACTERISTICS, 1990		
	CECIL	COUNTY
ALL UNITS	3,228	84,113
YEAR BUILT		
Pre-1940 Units	27.6%	36.2%
Units Built 1980-1990	14.4%	10.9%
NUMBER OF BEDROOMS		
0-1 BR Units	3.8%	9.6%
4+ BR Units	11.1%	13.4%
YEAR MOVED IN OWNER OCCUPIED UNITS		
1989-1990	3.7%	5.5%
Before 1970	43.7%	42.4%
YEAR MOVED IN RENTER OCCUPIED UNITS		
1989-1990	18.0%	30.5%
Before 1970	3.3%	8.0%
MORTGAGE OWNER OCCUPIED UNITS		
With Mortgage	2,597 44.2%	59,368 36.0%
Not Mortgaged	41.3%	43.0%
VEHICLES OWNED ALL OCCUPIED UNITS		
None	7.3%	12.1%
One	30.6%	35.1%
Two or More	62.1%	52.8%
SOURCE: U.S. Department of Commerce, Bureau of Census, 1990 Census of Population and Housing, Summary of Population and Housing Characteristics, CPH-1-40.		

Cecil Township has a higher percentage of new housing units built in the last decade than does the County. Cecil has a lower percentage of housing units constructed before 1940 (now in excess of 50 years old) than does the County. This indicates the growing nature of the Township's housing stock.

The Township has a lower percentage of efficiency/one bedroom units than does the County, but also has fewer large units with more than 4 bedrooms than does the County. These larger dwellings are typical of the older homes in more urbanized areas.

The Table on the preceding page indicates that Cecil Township parallels the County in length of residence for owner occupied dwellings. Renters are more likely to have moved in between 1970 and 1989 in the Township. Residents of the Township are more likely to have mortgages and are more dependent on the automobile.

The Table below indicates that between 1980 and 1990, single family detached and attached (townhouses sold in fee simple) have increased as a total percentage of all housing units. This indicates growth both in the single family detached and attached segments of the housing stock. Mobile homes have increased numerically and as a percentage of all housing units. Multi-unit dwellings, including duplexes have declined as a percentage of all housing units.

CECIL TOWNSHIP TYPE OF HOUSING UNITS, 1980-1990				
	1980		1990	
All Housing Units	2,994	100.0%	3,228	100.0%
1 unit detached	N.A.		2,467	76.4%
1 unit attached	N.A.		343	10.6%
1 unit attached & detached	2,484	84.4%	2,810	87.0%
2 units	261	8.8%	96	3.0%
3-4 units	38	1.3%	75	2.3%
5-9 units	37	1.3%	21	0.7%
10-19 units	10	0.3%	5	0.2%
20-49 units	-		-	-
50+ units	-		-	-
Mobile Homes	114	3.9%	195	6.0%
Other	-		26	0.8%

SOURCE: U.S. Bureau of Census, 1980 and 1990 Census of Housing

**TOWNSHIP OF CECIL
MEDIAN VALUE OWNER OCCUPIED HOUSING, 1990**

All Owner Occupied Units	2,196	100.0%
< \$20,000	101	4.6%
\$ 20,000 - \$ 29,999	184	8.4%
\$ 30,000 - \$ 39,999	239	10.9%
\$ 40,000 - \$ 49,999	222	10.1%
\$ 50,000 - \$ 59,999	236	10.7%
\$ 60,000 - \$ 69,999	279	12.7%
\$ 70,000 - \$ 79,999	245	11.2%
\$ 80,000 - \$ 89,999	212	9.6%
\$ 90,000 - \$ 99,999	151	6.9%
\$100,000 - \$124,999	167	7.6%
\$125,000 - \$149,999	73	3.3%
\$150,000 - \$174,999	40	1.8%
\$175,000 - \$199,999	15	0.7%
\$200,000 - \$249,999	15	0.7%
\$250,000 - \$299,999	12	0.5%
\$300,000 - \$399,999	2	0.1%
\$400,000 - \$499,999	1	0.1%
\$500,000 and over	2	0.1%
SOURCE: U.S. Bureau of Census		

The 1990 median value of owner occupied housing in Cecil Township is \$63,900. This is \$11,000 higher than the County-wide median of \$52,900 and represents 121% of the County median.

About half (51.1%) of the Township's owner occupied housing units are valued between \$50,000 and \$99,999. Only 13.4% are valued between \$100,000 and \$199,999. Only 1.5% are valued at \$200,000 or more. Thirty-four percent (34%) are valued under \$50,000. Median contract rent in the Township is \$258 compared with the County median of \$238. The

Township's median rent is \$20 more per month than the County's and represents 108% of the County median.

CECIL TOWNSHIP RESIDENTIAL BUILDING PERMITS, 1984-1996						
YEAR	SINGLE FAMILY		MULTI FAMILY		TOTAL	
1984	29	5.2%	0	-	29	3.6%
1985	28	5.0%	0	-	28	3.5%
1986	33	5.8%	22	9.0%	55	6.8%
1987	18	3.2%	11	4.6%	29	3.6%
1988	26	4.6%	12	5.0%	38	4.7%
1989	28	5.0%	2	0.8%	30	3.7%
1990	32	5.7%	24	9.9%	56	7.0%
1991	29	5.2%	25	10.3%	54	6.7%
1992	25	4.4%	42	17.4%	67	8.3%
1993	58	10.3%	61	25.2%	119	14.8%
1994	132	23.5%	18	7.4%	150	18.7%
1995	64	11.4%	12	5.0%	76	9.5%
1996	60	10.7%	13	5.4%	73	9.1%
TOTALS	562 (69.9%)	100.0%	242 (30.1%)	100.0%	804 (100.0%)	100.0%
SOURCE: Township Building Permit Records						

During the thirteen year period, 1984-1996, the 70% of all dwelling units constructed were single family dwellings. Multifamily dwelling units represent a significant share (30%) of the total number of dwelling units constructed between 1984 and 1996.

Over the thirteen year period, an annual average of 62 dwellings per year were constructed. During the 1990's, the average was 85 dwelling units per year. Between 1984 and 1989, the average of 35 dwelling units per year was significantly lower.

Utilizing the actual number of dwelling units constructed between 1990 and 1996 of 595 units and using the average rate of construction of 85 dwelling units per year experienced in the 1990's for the years 1997-2015, the total number of new units that can be expected to be constructed in the twenty-six years between 1990 and 2015 would be 2,210 new dwelling units.

Using the average household size (2.74 persons per household) from the 1990 Census, an estimate of the Year 2015 population based only on the projection of new housing units would be an increase in the Township's population of 6,055 persons.

Utilizing the actual number of units constructed between 1990 and 1996 and the more conservative average rate of construction for the last thirteen years (1984-1996) of 62 dwelling units per year for the years 1997-2015, the total number of new dwelling units that can be expected to be constructed in the twenty-five years between 1990 and 2015 would be 1,773 new dwelling units. Using the average household size (2.74 persons per household) from the 1990 Census, an estimate of the Year 2015 population based only on the projection of new housing units would be an increase in the Township's population of 4,858 persons.

Southwestern Pennsylvania Regional Planning Commission (SPRPC) forecast of the Year 2015 population for Cecil Township is 13,800 persons or an increase of 4,852 persons over the 1990 population of the Township.

CECIL TOWNSHIP VALUE OF NEW CONSTRUCTION, 1985-1996		
1985	\$ 2,679,640	1.6%
1986	\$ 4,073,430	2.5%
1987	\$ 3,310,400	2.0%
1988	\$ 6,252,560	3.8%
1989	\$ 4,609,550	2.8%
1990	\$ 5,913,573	3.6%
1991	\$ 9,185,745	5.6%
1992	\$ 12,179,703	7.4%
1993	\$ 30,070,171	18.3%
1994	\$ 29,699,295	18.0%
1995	\$ 21,618,903	13.1%
1996	\$ 34,990,872	21.3%
TOTAL	\$164,583,842	100.0%
SOURCE: Township Building Permit Applications, Value Estimated by Applicants		

The value of construction increased markedly in 1993. This reflects the substantial increase in residential construction in the 1990's plus the impact of nonresidential construction at Southpointe. The value of construction for the last four (4) years, 1993-1996, represents 71% of the total value of construction in the twelve (12) year period from 1985-1996. The average

annual value of construction for the last four (4) years is \$29,094,810, while the average annual value of construction for the entire twelve (12) year period is \$13,715,320. The average annual rate of construction for the eight (8) years prior to 1993 is only \$6,025,575.

According to the Township Tax Collector, the total assessed value of 4,237 tax parcels in the Township in 1994 was \$47,555,733. Fifty-four (54) industrial and commercial parcels represent 1.2% of all parcels in the Township, but constitute 14.4% of the total assessed value (\$6,887,509). These data do not include the portion of the assessed value which is currently abated for buildings in Southpointe. The importance of Southpointe and the Teodori Industrial Park to the Township's tax base is obvious.

Growth of Population and Households

According to the U.S. Bureau of the Census, the following growth in population and households in Cecil Township has occurred between 1970 and 1990:

	1970	1980	1990
Total Population:	8,362	8,923	8,948
		+ 562	+ 25
		+ 6.7%	+ 0.3%
Total Households:	Not Available	2,857	3,114
			+ 257
			+ 9.0%

According to the Southwestern PA Regional Planning Commission's Cycle V Forecasts, the Year 2015 population and households in Cecil Township are projected to be:

	2015
Total Population:	13,800
	+4,852
	+ 54%
Total Households:	5,197
	+2,083
	+ 67%

Southwestern PA Regional Planning Commission's forecast of growth for the 25 year period from 1990 to 2015 is based on assumptions that the SPRPC Regional Transportation Plan will be implemented and reflects an assessment that the Pittsburgh Region demonstrated a turning point in 1991-1992 away from several decades of population decline (related to the decline of the steel industry) toward moderate growth.

These forecasts compare favorably with the conservative estimate of future population based on a straight line projection of average annual rates of construction of new dwelling units, as discussed on pages 15 and 16.

FINDINGS AND CONCLUSIONS

Based on the review of changes in demographics since the 1986 Comprehensive Plan Update, the following findings and conclusions provide a foundation for the Updated Community Facilities Plan and the Updated Future Land Use Plan for the Township.

- Between 1970 and 1980, Cecil showed a greater percentage increase in population than the County average and higher numeric and percentage growth than its neighbors, South Fayette and Chartiers.
- Between 1980 and 1990, Peters and South Fayette showed the greatest numeric and percentage growth, but Cecil showed stability in its population, unlike the County trend of 6% loss of population.
- According to the U.S. Bureau of Census, between 1980 and 1990, the Township's housing stock increased by 284 dwelling units or by 9.6%.
- The increase in Cecil's housing stock is similar to neighboring Chartiers and North Strabane, but is modest compared to its other neighbors, Peters and South Fayette, which grew 21% and 27%, respectively, while Collier grew 16% during the same decade.
- According to the 1990 Census, 76% of all housing in the Township was single family dwellings and 3% was two family dwellings.
- Most of the Township's multifamily housing is townhouses. Townhouses represent 11% of the Township's housing stock in 1990, while garden apartments represent only 1% of all housing units.
- Six percent (6%) of the Township's housing stock is mobile homes.
- The average household size and average family size is larger in Cecil Township, than County-wide, indicating the family-oriented nature of the Township's population.
- The lower percentage of single person households and elderly single person households in the Township also reflects the family-oriented character of the Township's population.
- The Township's population density is similar to Collier and Chartiers Townships; however, Peters' density is double Cecil's and South Fayette's population density is 1.5 times that of Cecil's. Population density is one of the factors that businesses look at in determining the market area for locating a new business.
- In 1990, per capita income, median household income and median family income were all higher than the County-wide figures.

- The percentage of females with young children in the labor force increased from 23% to 53% between 1980 and 1990.
- About one-third of the Township's population is in the age category 25-44 years old. This group represents the "family formation and first time home buyer" category.
- The percentage of population under age 18 has declined between 1980 and 1990, particularly noticeable among children under the age of 5 years. This reflects the declining birth rate which is a National trend.
- While the youngest age categories have declined, the elderly population has increased between 1970 and 1990, contributing to the increase in the median age from 27 years to 35 years of age.
- One-fourth of all Township housing units are occupied by the elderly. Only 9% of the Township's housing units are occupied by elderly single persons.
- Cecil has a higher percentage of new housing units in 1990 than the County average, reflecting the rate of new residential construction. The 1990 Census does not reflect the marked increase in residential construction after 1990; however.
- The median value of owner occupied housing in Cecil in 1990 is \$11,000 higher than the County median, indicating the higher value of new construction.
- About half of the Township's owner occupied housing units are valued between \$50,000 and \$99,999.
- Between 1984 and 1996, townhouses represented 30% of all residential building permits. During that thirteen year period, 562 new single family dwellings were built, comprising 70% of all residential construction.
- The total value of new construction between 1985 and 1996 was \$164.6 Million. The value of construction in the last four (4) years, 1993-1996 represents 71% of the total value of construction for the twelve (12) year period. This reflects the strong upturn in the rate of residential construction in the 1990's plus the substantial value of nonresidential construction at Southpointe.
- The total assessed value of 4,237 tax parcels in the Township in 1994 was \$47,555,733. Fifty-four (54) industrial and commercial parcels represent 1.2% of all parcels in the Township, but constitute 14.4% of the total assessed value (\$6,887,509). These data do not include the portion of the assessed value which is currently abated for buildings in Southpointe.
- Forecasts of future Township population based on a projection of future housing units from Township Building Permit data compare favorably with the Southwestern Pennsylvania Regional Planning Commission (SPRPC) forecast of the Year 2015 population for Cecil Township of 13,800 persons and 5,197 households.

TRANSPORTATION IMPROVEMENTS

INTERSTATE 79 INTERCHANGE

The 1986 Comprehensive Plan Update was based on the proposal to construct a new Interstate 79 interchange in the vicinity of the County line. Subsequent to adoption of the 1986 plan, PennDOT revised plans for the proposed interchange so that it could be located adjacent to the Western Center property farther South on I-79. This revision was proposed as a result of the acquisition of over 600 acres of the Western Center site by the Washington County Redevelopment Authority for a proposed mixed use development, including single family and multifamily housing, a golf course and clubhouse and a variety of office, research and industrial buildings known as Southpointe.

The construction of the I-79 interchange at Southpointe impacted properties along Morganza Road where the approach to the interchange intersects with Morganza Road. Morganza Road was realigned leaving the residences on Old Morganza Road on a cul-de-sac opposite the interchange approach.

PROPOSED SOUTHERN BELTWAY

In 1991, after the Township's 1986 Comprehensive Plan Update, the State legislature passed Act 26, authorizing the Pennsylvania Turnpike Commission to develop a plan for transportation improvements in the area known as the Southern Beltway Corridor. The purpose of the proposed Southern Beltway is to provide an East-West transportation route between the Pittsburgh International Airport and the Mon-Fayette Expressway. There are three projects being studied in the Southern Beltway Corridor:

- Pa Route 60 to U.S. Route 22
- U.S. Route 22 to Interstate 79
- Interstate 79 to Mon-Fayette

The Map on page 24 indicates the study corridors for the Southern Beltway and Mon-Fayette Expressway. The segment of the proposed Southern Beltway which impacts Cecil Township is the second project between U.S. Route 22 and Interstate 79. Five preliminary alternatives were proposed for this study area. A Map showing these alternatives appears on page 25.

Alternative B-1: Heads South from a new interchange with Route 22 located between the existing Bavington and Champion Interchanges, crossing Quicksilver near its Route 980 entrance, bypassing McDonald to the North and East with an interchange at Route 980, running parallel to the Allegheny County line to an interchange with Route 50 and on to its new interchange with I-79 North of Southpointe.

Alternative B-2: Similar to B-1, except that it bypasses McDonald to the South and East with an interchange at Noblestown Road instead of Route 980.

Alternative B-3: Similar to B-1, except that a western route around Quicksilver to the Noblestown Road interchange and bypassing McDonald to the West and South.

Alternative R-1: Heads South from the new interchange with Route 22, crossing Quicksilver near its Route 980 entrance, interchanges with Noblestown Road between Midway and McDonald, interchanges with Route 50 to the West of Route 980, crosses Route 980 heading eastwardly between Cecil's town center and Muse and on to its new interchange with I-79 between Southpointe and Canonsburg.

Alternative R-2: Similar to R-1, except that Quicksilver is bypassed on the West.

After considering input from the municipalities affected and receiving public comment, the Turnpike Commission has agreed to focus on the "B" alternative routes which would have the least impact on Cecil Township.

The proposed interchange with Route 50 would be in South Fayette, but would be proximate to the shared municipal boundary between South Fayette and Cecil. The interchange would be accessible to Cecil residents by way of Route 50 which traverses the Township.

The proposed interchange with Interstate 79 will be a "closed" interchange, meaning that access to local roads will not be provided. The only connections will be between the Beltway and Interstate 79. While the traffic impact on the Township will be minimal, the construction of the interchange in Cecil Township will have a substantial impact on the future land use in the location selected for the proposed interchange.

ROAD CLASSIFICATIONS

The 1986 Comprehensive Plan Update indicates that there are about 90 miles of roads in the Township; approximately one-third of those roads are State owned and maintained and two-thirds are Township owned and maintained. There has been growth in the number of miles of Township owned and maintained roads as the result of the new residential plans which have been constructed and the mixed use development at Southpointe. Now, there are a total of 68 miles of Township roads compared with 59 miles of Township roads in 1985.

The following roads are owned and maintained by the Pennsylvania Department of Transportation (PennDOT):

U.S. Route 980
PA Route 50
Cecil-Hendersonville Road (SR 62014)
Columbia Gas Road (SR 62090)
Front Street (SR 62206)
Georgetown Road (SR 62014)
Kemp Road (SR 62228)
Mayview Road (SR 62215)
Morganza Road (formerly U.S. 519)
Muse-Bishop Road (SR 62045)
Reissing Road (SR 62033)

The classification of roads within the Township is based on volume and function in accordance with the following definitions:

Arterial Road: A public street which carries large volumes of high speed and long distance traffic.

Collector Road: A public street which, in addition to giving access to abutting properties, intercepts local streets and provides a route for carrying considerable volumes of local traffic to community facilities and arterial roads.

Local Road: A public street primarily designed to provide vehicular access to abutting properties.

The 1986 Comprehensive Plan Update includes a list of arterial and collector roads in the Township which is updated, as follows:

Major Arterial:
Interstate 79

Minor Arterial:
PA 50
PA 980
Morganza Road

Collector:

Baker Road (T-787)
Georgetown/ Cecil-Hendersonville Road (SR 62014)
* McConnell (T-793)
Muse-Bishop Road (SR 62045)
* O'Hare (T-662)
Reissing Road (SR 62033)

- * These roads have been added to the list of collector roads since the 1986 Comprehensive Plan Update as a result of increased volumes and a change in the function of the road related to recent development adjacent to these roads.

All other roads in the Township are classified as "local roads" in terms of volume and function.

ALTERNATIVE TRANSPORTATION

The 1986 Comprehensive Plan advocated support of public transportation and exploration of possibilities for establishment of a Park 'n' Ride facility on State Route 50 near the South Fayette Township line. The Township should continue to support efforts to establish this Park 'n' Ride, even with the knowledge that, at this writing, contact has been received from PennDOT concerning plans to establish such a facility near the Southpointe area.

FINDINGS AND CONCLUSIONS

Based on the review of changes in regional transportation proposals since the 1986 Comprehensive Plan Update, the following findings and conclusions provide a foundation updating the Future Land Use Plan for the Township:

- **The relocation of the Interstate 79 interchange to Southpointe should be evaluated as it affects future land use policies in the Township.**
- **The proposed alternatives currently being studied by the Turnpike Commission are the most favorable to the Township since they have the least impact on future land use.**
- **The fact that the new interchange with I-79 is proposed to be a "closed" interchange reduces the traffic impact of the new interchange on the Township.**
- **The proposed "closed" interchange between the Southern Beltway and Interstate 79 will not yield opportunities for higher density development on adjacent properties because of lack of access. The greatest impact will be the consumption of land for construction of the interchange and its visual impact on surrounding properties.**

J.S. ROUTE 22 TO INTERSTATE

79 PROJECT ALTERNATIVES

Five preliminary alternatives have been developed between RT. 22 and I-79. All alternatives include a bypassing facility south of the intersection of RT. 22 and I-79, and a bypassing facility north of the intersection. Along I-79, the bypassing facility is located between the Blue Alternative (B-1/B-2/B-3) and the Red Alternative (R-1/R-2) located near the intersection of the Allegheny / Washington County line and the interchange for the Red Alternative (R-1/R-2) is located between Canonburg and Southpointe.

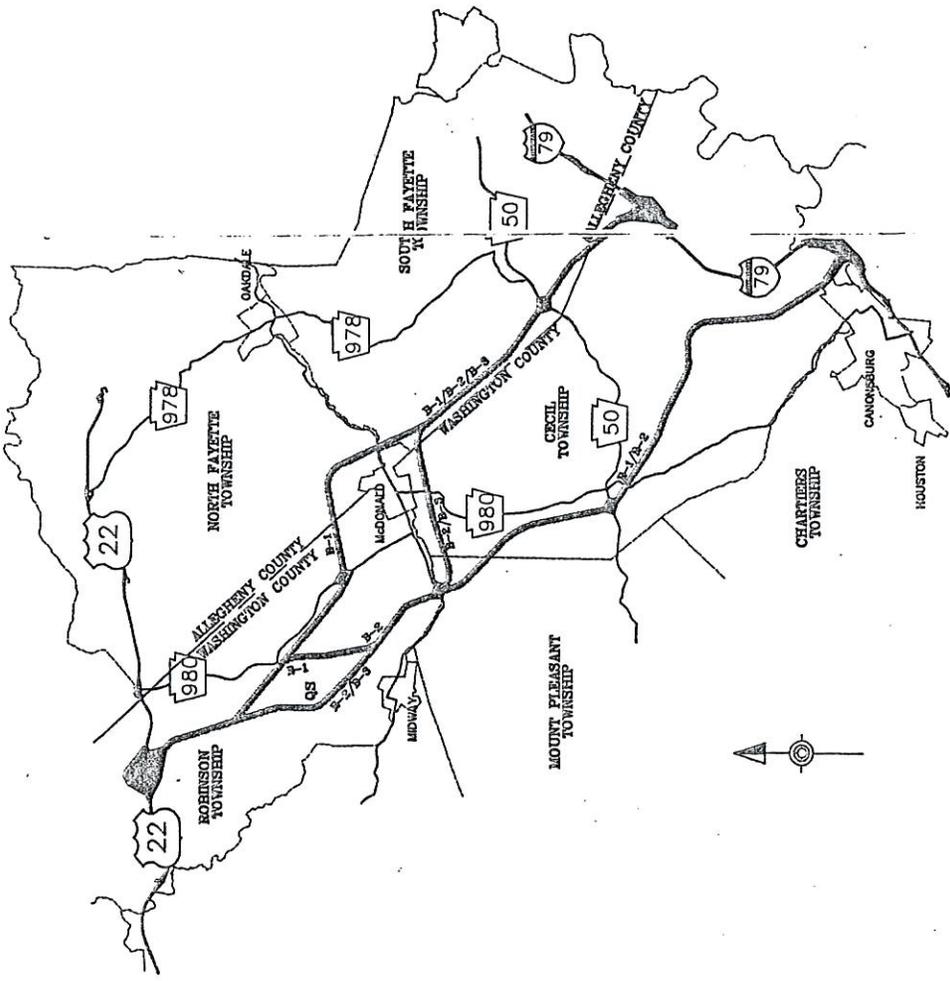
Alternative B-1 heads south from RT. 22, crosses Quicksilver (QS) facility near the RT. 980 entrance, bypasses McDonald to the north and east with a proposed interchange at RT. 980, runs parallel to the county line within Allegheny County, interchanges with RT. 50, and on to the interchange with I-79.

Alternative B-2 is similar in alignment to B-1 with the exception of bypassing McDonald to the south and west with an interchange at Nobletown Road instead of RT. 980.

Alternative B-3 is similar to B-2 with the exception of a western route around the Quicksilver facility prior to interchanging with Nobletown Road and bypassing McDonald to the west and south.

Alternative R-1 heads south from RT. 22, crosses the Quicksilver facility at the RT. 980 entrance, interchanges with Nobletown Road, crosses the Allegheny / Washington County line, interchanges with RT. 980, crosses the RT. 980 / I-79 interchange, bypasses Cecil Touristcar and Missus, and on to the I-79 interchange between Southpointe and Canonburg.

Alternative R-2 is similar in alignment to R-1 with the exception of bypassing the Quicksilver facility to the west.



SOUTHERN BELTWAY TRANSPORTATION PROJECT	
U.S. 22 TO I-79	
PHASE I PRELIMINARY ALTERNATIVES DEVELOPMENT	
DATE: 9-13-85	SCALE: N.T.S.
FIGURE: 1	

COMMUNITY FACILITIES

DEMOGRAPHIC TRENDS

The demographic trends identified from the U.S. Bureau of Census data in the first section of this plan indicate the following:

- The population has remained fairly stable between 1980 and 1990; however, the increased rate of residential construction in the 1990's indicates future growth.
- A forecast of Year 2015 population by the Southwestern Regional Planning Commission (SPRPC) is similar to a forecast of future population based on local residential building permit data. The forecasted population for the Year 2015 by SPRPC is 13,800 persons. The additional 4,852 Township residents gained in the twenty-five (25) year period since the 1990 Census will create a demand for additional services.
- The aging of the population and the decline in population under age 18 are significant trends for the provision of services to the Township population.
- Growth in the age category 25-44 years is a positive sign, since this age category represents people who are in the child-rearing and home-buying phases of their lives.
- The marked increase between 1980 and 1990 in the percentage of women with children under the age of 6 years who are employed indicates a need for services for working mothers.

RECREATION

The 1986 Comprehensive Plan update indicated that, considering School District facilities, as well as Township facilities, the number and distribution of recreational facilities throughout the Township was determined to be adequate for the current and future population based on the lack of significant growth between 1980 and 1990.

The National Park and Recreation Association (NPRA) standard for a community park is 2.5 acres of parkland for each 1,000 persons located within a 3-mile radius of the population served. The Township Park on Route 50 at Venice is within the recommended 3-mile radius of all Township residents. The current acreage of the Township Park is 18 acres. Since the 1986 Plan update, the Montour Trail has been constructed on the railroad right-of-way between the Municipal Park and Hendersonville. This represents approximately 4 miles of walking trails connecting many residential areas to the Township Park. The Montour Trail comprises an additional 25 acres of recreational land available to the entire community.

Based on the National Parks and Recreation Association standards for a community park, the acreage of the Township Park, by itself, is adequate for a population of only 7,200 persons. When the Montour Trail facilities are added to the "community park" acreage, the total acreage available (43 acres) is adequate for a population of 17,200 persons. The forecasted Year 2015

population for Cecil Township is 13,800 persons. These two "community park" facilities will be adequate for the Year 2015 population and beyond.

Since use of the Trail is limited to hiking and biking activities, the Township may want to consider additional active recreational facilities in a central location in the Township's developed residential areas. Excluding the Trail from the calculation of community park facilities, 34.5 acres of parkland would be necessary (based on the NPRA standards) to meet the needs of the Year 2015 population. An additional 16.5 acres of community parkland would be required. There is the possibility of expanding the existing Township Park on Route 50. In addition, there is the possibility of acquiring property adjacent to Muse for recreational facilities. The Muse site is approximately 26 acres and is currently owned by the School District. The property is located behind the School, adjacent to the slate dump. In either case, the location would be central to the developed residential areas of the Township. These two (2) alternatives should be pursued as the Township's population grows, utilizing the NPRA standard of adding 2.5 acres of community parkland for each additional 1,000 population.

Expanding the Neighborhood Park in Lawrence should be investigated to determine the feasibility of adding facilities, as well as acquiring additional property to expand facilities.

Holy Rosary Church in Muse has a program for senior citizens on the second Tuesday of the month. Based on demographic trends in the Township, the Recreation Board should study the need for additional educational and leisure programming for adults, including senior citizens.

The 1995 Citizen Attitude Survey indicated that 29% of all respondents think additional recreational programs are not needed. However, 25% of the respondents indicated that more teen activities and programs for senior citizens are needed. An additional 17% identified adult education as a needed program. fifteen percent (15%) voted for activities for pre-schoolers and 13% indicated a desire for exercise programs.

Twenty-nine percent (29%) of respondents also indicated additional recreational facilities are not needed. However, 27% want more parks; 16% want bike paths/hiking trails and picnic shelters; 14% want tot play areas; and 13% want exercise trails.

A Master Recreation Plan should be adopted after documentation of all existing public recreation facilities and programs in the Township. The Plan should identify needed facilities and programs, and such needs should be incorporated into the Township budget via a Capital Improvements Program.

LIBRARY

The Township relies on the services of the Canonsburg Public Library. On May 3, 1997, Canonsburg Library opened a Reading Room in the Township Building. There is the potential for this service to grown into a permanent Library, as the Township population grows. Volunteer support for a permanent library is essential to its success. The Township should encourage volunteer efforts to maintain and expand Library services within the Township as the population grows.

HISTORIC PRESERVATION

As referenced in the 1986 Comprehensive Plan update, Cecil Township has a rich history of farming and mining. While the earliest settlers of the Township were farmers, the earliest residential developments, which began in the late 1800s and early 1900s, were related to the growth of coal mining. Several structures dating back to this period still exist in the former mining villages and on land traditionally used for farming.

Between November 3 and November 17, 1994, GAI Consultants, Inc. of Monroeville conducted a field survey of potential historic sites in Cecil Township during a study of the Central Project Area of the Southern Beltway proposal. Restricted to public roads, the study resulted in an inventory of forty-four (44) structures and areas in Cecil Township that may have historical significance. Most of these sites directly relate to farming and mining. None of the sites identified is currently listed on the National Register of Historic Places. It was noted that additional sites and structures that have historical significance might exist.

All structures having historic significance, as identified by qualified professionals, should be targeted for preservation. The Township should explore the possibility of establishing a Historic Preservation Board to review proposals to alter, renovate, or demolish any structures targeted for preservation.

POLICE AND FIRE PROTECTION

The 1986 Comprehensive Plan update indicated that the three (3) fire companies located in Cecil Township at Cecil, Muse and Hill Station provide adequate service based on National Fire Underwriters standards to all residents of the Township who are located within four (4) miles of these fire stations. The Northwest corner of the Township was identified as an area that does not meet the Fire Underwriters standards for commercial and industrial uses (3 miles from a fire station) and for high value commercial uses such as shopping centers (1 mile from a fire station). This area is covered by a mutual aid agreement with McDonald.

The current and recommended zoning schemes for the Northwest corner of the Township do not propose either high value or general commercial or industrial uses for this area. Since the pattern of land use in the Northwest corner of the Township is expected to remain residential in the future, there will be no need to expand fire service to this area.

The 1986 Comprehensive Plan update indicated that the Cecil Police Department had made the transition to a full-time force and achieved the State standard of 1 police officer per 1,000 population, considering both full-time and part-time officers. The current staffing of the Police Department is twelve (12) full-time officers which exceeds the State standard of 1 police officer for each 1,000 population. The current staffing of the Police Department is adequate to meet the State minimum standard for a population of 12,000 persons. The Department should be expanded as the population grows in order to meet or exceed the State minimum standard for a Year 2015 population of 13,800 persons. A minimum of 14 police officers will be needed.

As part of the 1995 Citizen Attitude Survey, residents were asked to rank municipal services as "excellent," "good," "fair" or "poor." The two (2) services which received the highest number

of "excellent" ratings are police and fire protection. When "excellent and "good" ratings are combined, 73% of survey respondents ranked fire protection as "good" or "excellent" and 71% ranked police protection as "good" or "excellent."

SEWERS

The 1986 Comprehensive Plan update identified two (2) feasibility studies for the extension of public sewers in the Township. At that time, the Brush Run Watershed Study had just been approved for funding to authorize extension of the trunk sewer on Route 980 from Canonsburg. This project has been accomplished and resulted in increased residential construction in this watershed.

The Millers Run Watershed Study was prepared, but was not approved for funding at the time of the 1986 Comprehensive Plan update. The Millers Run Watershed Study was updated in 1994. The study area shown on the Map on page 32 includes approximately 11,000 acres (7,359 acres in Cecil Township and 3,410 acres in Mt. Pleasant Township). The Study proposes a plan for Phase I, including the following:

Phase I

- Construction of .35 MGD treatment plant in the vicinity of Reissing Road and Millers Run Road;
- Abandonment of four (4) existing treatment plants at Cecil Middle School, Ridgewood Heights, Fleeher Plan and Monaco Plan; and
- Construction of collector lines to existing homes in the service area.

Phase I includes 1,675 acres or 15% of the total acreage in the watershed located along Route 50 between the Allegheny County line and Grange Road. Construction is programmed for 2001 and the estimated start of operation is 2002.

Implementation of Phase I will correct existing problems in the developed area of Cecil and the adjoining residential developments currently being served by private treatment systems. Phase I will also encourage the expansion and redevelopment of commercial properties in the Route 50 corridor in Cecil. Additional residential development in the Phase I corridor to the North and South of Route 50 will be feasible, as well.

Programming for Phase II has not been undertaken. Phase II would involve the extension of trunk lines along Route 50 between Grange Road and the Mt. Pleasant boundary. The timing of Phase II has not been determined. It is likely that by the Year 2015, Phase II might be initiated. The extension of public sewers to the West on Route 50 will impact the potential of the Western segment of Route 50 for future commercial development and will impact the potential for more intensive residential development in the Route 980 corridor North of Route 50 towards McDonald.

CAPITAL IMPROVEMENTS PROGRAM

Discussion of community facilities is directly related to the need for adoption of a Capital Improvements Program (CIP). The 1986 Comprehensive Plan included advocacy of such an adoption. That Plan described in detail the relevance and importance of a CIP. It also listed projects recommended to be undertaken in the Comprehensive Plan period, along with priorities, estimated costs, and sources of funding. While that proposal was not adopted, the Township must recognize the need for adoption of a CIP to promote implementation of the recommendations of the Comprehensive Plan, and must include proposed project budgeting in the annual Township budget.

FINDINGS AND CONCLUSIONS

- **The aging of the population indicates a future need for leisure activities and services for adults and the elderly.**
- **Providing recreation and other activities for young people is necessary to continue to attract families with young children to the Township.**
- **The percentage of women with young children who in the work force indicates a need for day care and after school programs for the children of working mothers.**
- **The anticipated population growth will create a demand for additional services.**
- **Alternatives to add up to 16.5 acres of community park land by the Year 2015 should be investigated.**
- **Improvements to the Neighborhood Park in Lawrence should be investigated, including additional facilities, as well as the feasibility of acquiring additional property.**
- **The Township should encourage volunteer efforts to maintain and expand library services within the Township as the population grows.**
- **At least two (2) additional police officers will be needed by the Year 2015 to meet the State minimum standard of 1 police officer for each 1,000 population.**
- **Police and fire protection are the highest rated municipal services by respondents to the 1995 Citizen Attitude Survey.**
- **All residential areas of the Township are located within the recommended four (4) mile radius from a fire station.**
- **Since there are no proposals for the short term or long term commercial growth in the Northwest corner of the Township and residential development in that area is within the recommended 4 mile radius of a fire station, additional fire service in this sector of the Township will not be needed, unless there is a change in the land use**

pattern which includes commercial uses which lie outside the recommended 1-3 mile radius of a fire station.

- Completion of the proposed Millers Run Sanitary Sewer Project in the Year 2002 will encourage the growth and redevelopment of businesses in the Route 50 corridor and will provide an opportunity for future residential growth in the Millers Run Watershed between the Allegheny County line and Grange Road.
- Phase II of the Millers Run Sanitary Sewer project has not been programmed; however, it is likely that by the Year 2015, Phase II will be initiated, increasing the potential for commercial development along Route 50 between Grange Road and Route 980 and encouraging additional residential growth in the Route 980 corridor North of Route 50 toward McDonald.

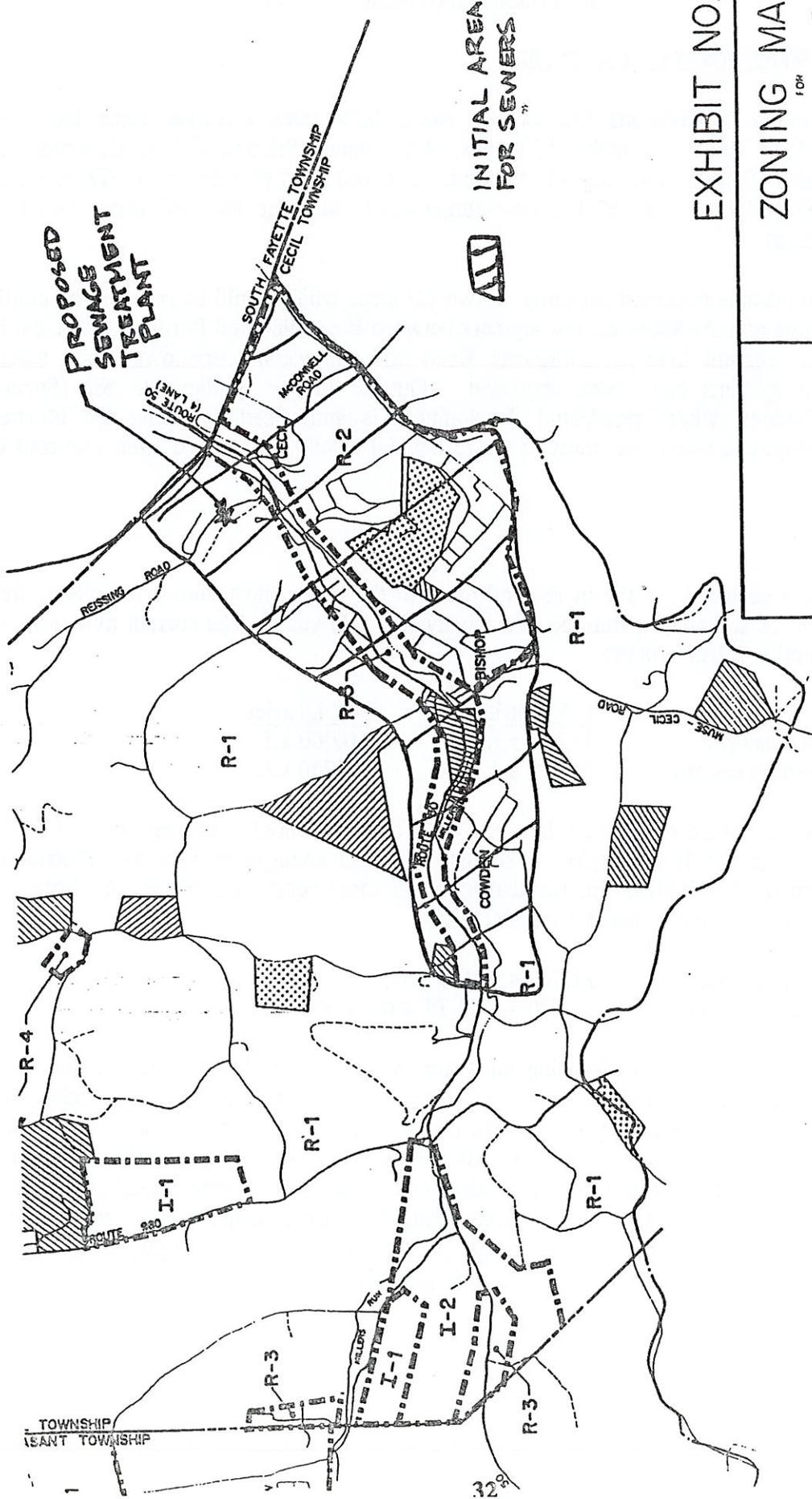


EXHIBIT NO. 1

ZONING MAP

FOR
MILLERS RUN SEWAGE
FACILITIES PLAN

SITUATE IN

CECIL TOWNSHIP
WASHINGTON COUNTY, PA
MADE FOR
CECIL TOWNSHIP
SANITARY AUTHORITY

5--45071

SCALE: 1" = 2000'

THE GATEWAY ENGINEERS,
CONSULTING ENGINEERS

MT. PLEASANT TOWNSHIP
ZONING DISTRICT
A-1 RURAL RESIDENTIAL
R-1 RESIDENTIAL

CECIL TOWNSHIP
ZONING DISTRICT
R-1 LOW DENSITY RESIDENTIAL
R-2 MEDIUM DENSITY RESIDENTIAL
R-3 HIGH DENSITY RESIDENTIAL
R-4 HIGH DENSITY RESIDENTIAL
I-1 LIGHT INDUSTRIAL
I-2 HEAVY INDUSTRIAL
SOUTH FAYETTE TOWNSHIP
ZONING DISTRICT
R-1 RESIDENTIAL

APPROVED PLAN FOR RECORDING

IN UNDER REVIEW

FUTURE LAND USE

CHANGES IN RESIDENTIAL LAND USE

The following major subdivisions (10 lots or more) have been recorded since the 1986 Comprehensive Plan Update: Mayfair Meadows, Alto Piano, Pristine Fields, Cherrybrook, Georgetown Estates, Fairway Landings (Southpointe) and Ironwood (Southpointe). These major developments resulted in a total of 150 new single-family building lots and about 320 new townhouse dwellings.

These major subdivisions occurred primarily in two (2) areas which could be serviced by public sewers: Southpointe and the South-central segment between Route 980 and Burnside Road and in the Northeastern segment between Morganza Road and Mayview/Georgetown Road where private treatment systems have been approved. Outside of the Southpointe SD (Special Development) District, where residential development is authorized by using the Planned Residential Development technique, most of the residential development since 1986 occurred in the R-2 District.

R-1 District

The R-1 District is designed for the more rural areas of the Township where it is unlikely that public utilities will be extended within the next twenty-five (25) years. The current minimum lot sizes in the R-1 and R-2 Districts are:

	<u>R-1 District</u>	<u>R-2 District</u>
With public sewers:	17,000 s.f.	10,000 s.f.
Without public sewers:	21,780 s.f.	21,780 s.f.

Because of the rural nature of the R-1 District, the Township should consider increasing the minimum lot sizes in the R-1 District. The recommended changes for the R-1 District to distinguish it from the R-2 District, control density in the more rural areas of the Township and preserve the rural atmosphere of the R-1 District are:

With public sewers:	21,780 s.f. (0.5 acre)
Without public sewers:	32,670 s.f. (0.75 acre) to 43,560 s.f. (1.0 acre)

While only 9% of the Township's housing units are occupied by elderly single persons, one-fourth of all Township housing units are occupied by the elderly. Since the population cohort for the elderly has increased significantly since 1970, and since national trends indicate a continuing increase in the percentage of elderly, the Township should explore non-traditional options for housing the elderly, particularly in light of increasing costs related to housing construction, home maintenance, and rental living. Options for study during this Comprehensive Plan period should include a focus on accessory apartments in single-family districts, elder cottages, shared-living residences, and any other strategies that promote aging-in-place.

Planned Residential Development (PRD)

Planned Residential Development (PRD) is a technique which has been utilized by developers to increase allowable density or provide a mix of housing types, primarily where public sewers exist, or where private treatment systems have been approved. The R-2 District is designed for those areas which are currently served by public sewers or which have the potential to be served in the future by an extension of the public sewer system.

Thus, the current Planned Residential Development (PRD) regulations seem to be inconsistent with the purposes of the R-1 District to preserve the rural character and control density in the areas of the Township which are not served by public sewers and where sewers are not anticipated in the next 25 years.

The PRD regulations allow the following in an R-1 District:

Minimum PRD Site:	20 contiguous acres, unless reduced to 10 acres if applicant demonstrates characteristics of land will meet objectives of a PRD
Residential Uses:	"Any variety or type" Mix of housing types is encouraged
Residential Density:	3.4 units per acre
Nonresidential Uses:	Up to 10% of land area can be devoted to supporting commercial uses for use of residents and surrounding community

Because of the rural and single-family nature of the R-1 District, it is not appropriate to allow all housing types (including garden apartments, townhouses and high-rises) in a PRD. The density of 3.4 units per acre discourages the construction of garden apartments or larger multifamily dwellings. Townhouses are feasible at that density, however. Where public sewers are not available, a developer can propose a private sewage treatment plant. Further, nonresidential uses are authorized in an R-1 PRD. These uses may comprise as much as 10% of the land area of the PRD and can be for the convenience of the residents of the PRD, as well as the residents of the "surrounding area." While there might not be market for such uses in a small PRD, this authorization could be used to establish commercial uses in an inappropriate location.

In view of the recommendation to increase the lot sizes in R-1 to preserve the rural character and control density, multifamily development of any kind at this higher density of 3.4 units per acre and any kind of nonresidential development are both inconsistent with the goals of the R-1 District. The Township should consider deleting the authorization for Planned Residential Development (PRD) from the R-1 District entirely.

R-3 District

The current R-3 Village District classification has been applied to a number of older villages in

the Township, including Cecil, Lawrence, Hendersonville, Muse, Southview, Jumbo and Turntable. The current R-3 classification allows limited commercial uses by conditional use on any property within the R-3 District. The original R-3 classification adopted after the 1986 Comprehensive Plan update limited the commercial uses to properties which have frontage on arterial or collector roads to protect the residential streets within the villages from intrusion of commercial uses. This requirement was subsequently deleted.

A land use survey of these areas indicated that, with a few exceptions, the R-3 areas were entirely residential on the interior streets and that commercial uses were mixed with residential uses on the major streets which traverse the villages. In addition, there are two- or three-family dwellings in the villages, but there are no multifamily apartment buildings on the interior streets of the villages.

After a series of public meetings held in Cecil, Muse and Lawrence to obtain citizen input on the issue of whether commercial uses should be permitted throughout the R-3 District, the Advisory Planning Council determined that the majority of residents favored protecting the residential streets in the villages from commercial uses, but that the commercial uses on the main streets were appropriate. It was acknowledged that until sewers were upgraded or made available, significant commercial development would not occur in these areas. A new commercial classification for these areas is proposed to reflect the mix of uses on the main streets in the village centers of Cecil, Muse and Lawrence. (A summary of the public meetings in the R-3 areas appears in Appendix III.)

Utilizing the Washington County tax assessment maps, it was determined that most of the lots in the R-3 areas do not meet the minimum development standards in the Zoning Ordinance for the R-3 District. This may create hardship for residents of existing dwellings who may want to add accessory structures or additions on their property. Their status as nonconforming structures on nonconforming lots requires that the resident seek approval from the Zoning Hearing Board for changes on the property if the nonconformity is to be increased.

The current R-3 development standards were designed for new construction and/or redevelopment in these areas. Revising the R-3 District side and rear setbacks to reflect existing development will eliminate the problem, in a majority of cases, of seeking Zoning Hearing Board approval for improvements to existing dwellings. Applying these standards to existing recorded lots only will discourage new construction to these standards. Vacant property should not be zoned R-3 to discourage new development at these minimum standards. Further, the Township should explore establishing front setbacks in developed areas in the R-3 district to reflect the average of the setbacks of the nearest existing building on either side of a proposed new building or addition, rather than setting a uniform setback line that would prohibit a porch enclosure, for example, or result in a building set substantially behind neighboring structures. A draft of the proposed list of authorized uses and the suggested area and bulk regulations for the revised R-3 District appears in Appendix IV.

Some of the areas that are zoned R-3 are actually developed to R-2 or R-1 standards. These areas should be considered for rezoning to the applicable district which will result in the majority of existing lots conforming to the minimum requirements and which will discourage new development on vacant property at less than the R-2 minimum standards.

CHANGES IN NONRESIDENTIAL LAND USE

The single most important change in nonresidential land use since the 1986 Comprehensive Plan update has been the development of the planned mixed use development known as Southpointe. While Southpointe has a residential component (discussed above), the primary impact on land use and the Township's tax base is the nonresidential aspect of the development. The nonresidential portion of the Southpointe development includes a variety of office, research and light industrial buildings developed under the zoning regulations contained in the SD, Special Development, District of the Township's Zoning Ordinance. Other than a small convenience commercial area for the residents of Southpointe and a proposed hotel, the Illustrative Site Plan for Southpointe does not include any other commercial development to serve the needs of all of the Township residents.

The nonresidential properties in the Southpointe development are eligible for tax abatement under the LERTA (Local Economic Revitalization Tax Act) program. For that reason the assessed valuation of buildings in the project is not known at the time of occupancy and during the period of tax abatement. The total value of construction of twenty-four (24) nonresidential buildings constructed in Southpointe to date is \$58.5 million. This figure has been derived from the statement of value of construction provided by the applicant at the time of issuance of the building permit. This estimate of value does not include the assessed value of the land on which these buildings are constructed. The value of construction is a only a guide to the potential assessed value of this construction after the abatement period ends.

Since assessed value is 25% of market value, the estimated "assessed value" based on the value of construction (excluding land values) would be \$14.6 Million. Adding 20% for the value of the land results in a potential assessed value of \$19.5 Million. This estimated assessed value for nonresidential construction in Southpointe represents about one-third of the total assessed value in Cecil Township.

The importance of industrial to the tax base is demonstrated by the contribution of two (2) major developments to the total assessed value in the Township. Southpointe, as discussed above, represents about 33% of the total assessed value today. In 1986, the Comprehensive Plan Update indicated the importance of the recently developed Teodori Industrial Park on Mayview Road which added \$1.2 million of assessed value on just 10 acres of industrial property.

Southpointe represents over 500 acres of nonresidential zoning classification. After an initial period of tax abatement, Southpointe will make a major contribution to the Township's tax base. The desire of the Township to "spread the tax burden" and balance the tax base is being met by the current level of development in Southpointe and the Teodori Industrial Park. However, neither Southpointe or the Teodori Industrial Park contributes to the commercial services which will be needed as the residential sector of the Township grows.

DEMAND FOR FUTURE COMMERCIAL DEVELOPMENT

There are some National standards that can be used to determine the future demand for commercial development in the Township. The Urban Land Institute (ULI) and the American Planning Association (APA) are national professional organizations which publish documents used by planners and land developers in assessing the market for various types of development. Comparing the data in these reports with the current and forecasted populations of Cecil Township and its surrounding communities will provide a basis for estimating future demand for commercial land use in the Township.

Additionally, the U.S. Department of Labor, Bureau of Labor Statistics, publishes data on consumer spending which can be used to estimate the buying power of the current and future populations of the Township. These data can be compared with ULI statistics about annual sales per square foot of floor area in certain shopping centers to determine the size of shopping center that total consumer expenditures by Township residents could support.

Shopping Centers and Their Market Areas

The Urban Land Institute and the American Planning Association have published some general characteristics of shopping centers.

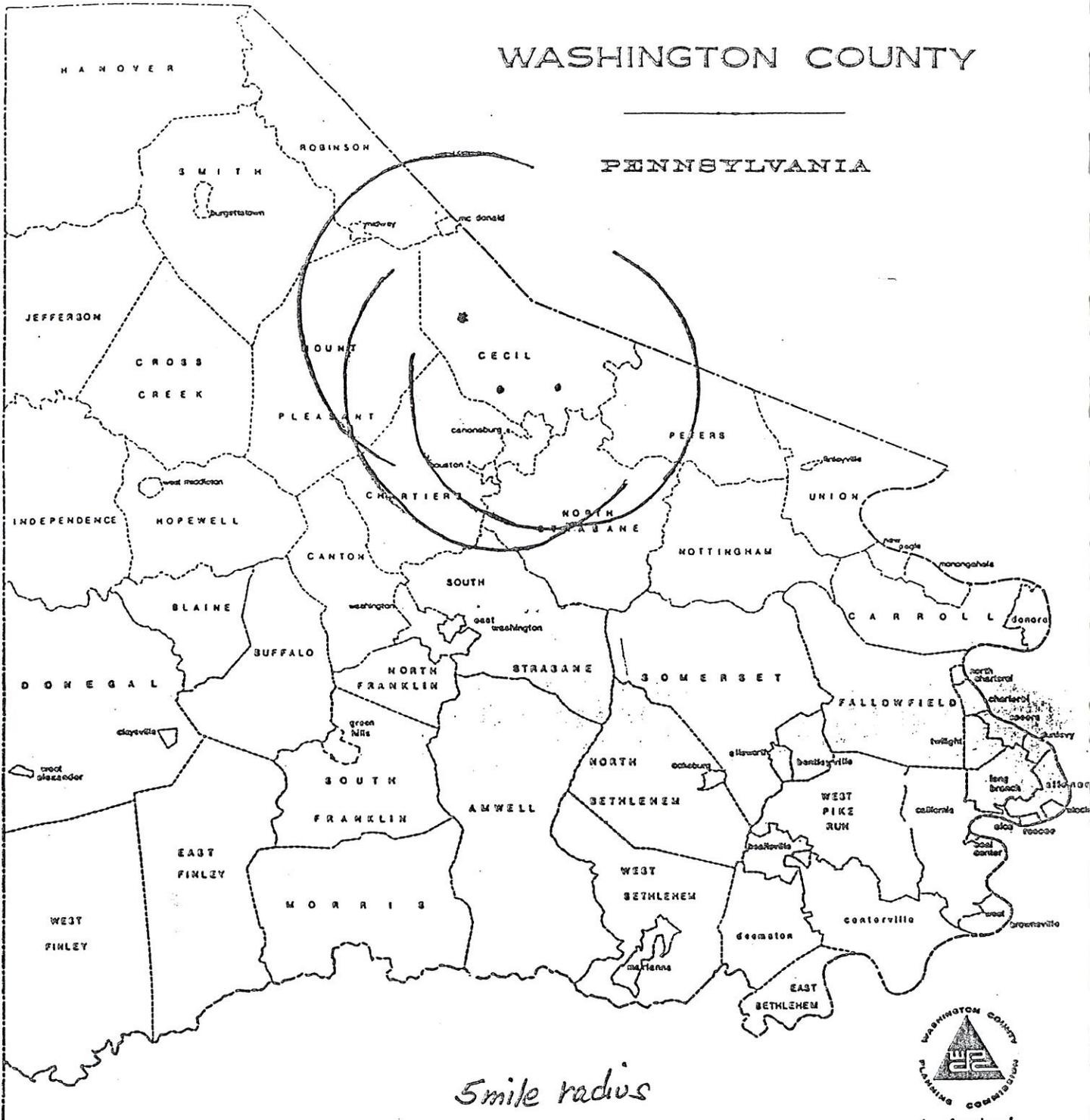
	Neighborhood Center	Community Center	Regional Center
Anchor Tenant Size (GLFA)	Grocery Store 30,000- 100,000 s.f.	Discount Store 100,000- 300,000 s.f.	Department Store(s) 300,000+ s.f.
Minimum Population to Support	3,000- 40,000 persons	40,000- 150,000 persons	150,000+ persons
Market Area	1-1/2 miles	3-5 miles	8-12 miles
Driving Time	5-10 minutes	10-20 minutes	20-30 minutes

Population in Cecil's Market Area

The Map on page 39 shows the communities that adjoin Cecil within a five (5) mile radius. The current and forecasted populations of adjoining communities within that 5-mile radius are shown on page 40. The current and forecasted populations of the communities within a 5-mile radius of Cecil Township, including Cecil Township, have the minimum population recommended to support a Community Shopping Center (40,000 - 150,000 persons). However, the total market area population does not meet the minimum population necessary (over 150,000 persons) to support a Regional Shopping Center.

WASHINGTON COUNTY

PENNSYLVANIA



5 mile radius



3 centerpoints:
 Rt. 50 at Rt. 980
 Rt. 980 at Swihart
 Southpointe Interchange

Prepared by: THE WASHINGTON COUNTY PLANNING COMMISSION

<u>Cecil's Market Area</u>	<u>1990 (Census)</u>	<u>2015 (SPRPC)</u>
South Fayette	10,329	20,490
Peters	14,467	18,725
Canonsburg	9,200	9,148
Houston	1,445	1,410
North Strabane	8,157	10,882
Chartiers	962	949
Mount Pleasant	3,555	4,117
Robinson	2,160	2,472
Smith	4,844	5,381
Midway	1,043	1,184
McDonald	1,809	1,761
Collier	<u>4,841</u>	<u>6,806</u>
Subtotal:	62,811	83,325
Cecil	<u>8,948</u>	<u>13,800</u>
Grand Total:	<u>71,759</u>	<u>97,125</u>

Consumer Expenditures

The United States Department of Labor, Bureau of Labor Statistics, publishes the "Consumer Expenditure Survey" every 2 years. The 1995 "Consumer Expenditure Survey" indicates that households in the Northeast United States spend an average of \$8,927 annually on retail goods. The projected Year 2015 population of the Township will reside in 5,197 households. In 1995 dollars, these households would spend a total of \$46.4 Million. Applying a 3% annual rate of inflation for each of the 20 years between 1995 and 2015 would result in a Year 2015 total value of these consumer expenditures of \$84.4 Million.

According to the Urban Land Institute's report entitled "The Dollars and Cents of Shopping Centers" published in 1995, a "community shopping center" in the Eastern United States generates \$211 in sales per square foot annually. Thus, a 100,000 square foot shopping center would generate \$21 Million in sales annually. Using a 3% per year adjustment for inflation for the 20 years between 1995 and 2015, the annual sales per square foot would be \$380 and a 100,000 square foot shopping center would yield \$38 Million in annual sales.

Using 1995 dollars, if it is assumed that all retail expenditures by Cecil households could be made within the Township, the Year 2015 population's total demand for retail shopping (\$46.4 Million of expenditures) could be met by 200,000 square feet of shopping centers (whether neighborhood or community centers).

Using Year 2015 dollars and assuming that all retail expenditures by Cecil households could be

made within the Township, the Year 2015 population's total demand for retail shopping (\$84.4 Million of expenditures) could be met by 225,000 square feet of shopping centers (neighborhood and/or community centers).

It is highly unlikely, however, that Cecil's households would spend their entire consumer budget within Cecil since all products and services are not available within the Township, currently, nor are they anticipated to be available in the future.

Current Commercial Classifications in the Township

Currently, all of the C-1 zoning classification in the Township is in the Northeast quadrant. This area along Cecil-Hendersonville Road was selected for C-1 in 1986 based on the assumption that the new I-79 interchange was to be located near the County line. The new interchange was constructed at Southpointe instead. In addition to not having the locational advantage with respect to the proposed I-79 interchange, the area along Cecil-Hendersonville Road does not have public sewers, nor is the extension of that utility likely within the next 10-15 years. The existing pattern of land use along Cecil-Hendersonville Road is rural residential and is likely to stay that way in the immediate future.

While the SD, Special Development, District classification for Southpointe does allow for selection of C-1 uses in the planned mixed use development, the Illustrative Site Plan for the Southpointe development contains only a small site for neighborhood convenience shopping for the employees and residents of the development. Southpointe does not offer opportunities for any significant amount of commercial development to serve all residents of the Township.

Criteria for Selecting Future Commercial Areas

Some criteria to consider in the selection of additional areas for future commercial development include:

1. Availability of utilities now or within the next 10-15 years.
2. Location with respect to the developed residential areas of the Township.
3. Location on the regional transportation network.
4. Appropriate site characteristics for nonresidential development.
5. Opportunities for buffering commercial uses from residential areas.
6. Protection of Agricultural Security Areas.

CITIZEN ATTITUDE SURVEY RESULTS

In 1995, the Advisory Planning Council distributed a Citizen Attitude Survey to every household in the Township. A copy of the Survey appears in Appendix I. A summary of the results of the Survey appears in Appendix II.

The survey contained a number of questions regarding land use issues in the Township. The survey indicated that the most important reason residents selected Cecil Township as their home is its "rural atmosphere." The second most important reason is "moderate taxes," however, twice as many people selected "rural atmosphere." When asked why they stay in Cecil Township, 50% selected "rural atmosphere," while only 12% selected "moderate taxes."

Eighty percent (80%) of survey respondents favor permitting farms as a use by right in all zoning districts. Sixty-eight (68%) think new homes are being built too close together. Both of these opinions support the desire for rural atmosphere.

Respondents were asked to rank the Township on a scale of "1" to "5" where "1" is rural and "5" is fully developed. Thirty-five percent (35%) ranked the level of development in the Township today as a "2" and 44% ranked it as a "3." When asked about the level of development they would like to see in the Township in the next 10-20 years, 18% selected "2," 42% selected "3" and 18% selected "4."

Respondents were also asked about areas of the Township appropriate for future commercial development. The results are:

- 50% favor the Southpointe interchange area
- 24% favor Route 50 between Muse-Bishop Road and the Municipal Building
- 10% favor Morganza Road
- 7% favor Cecil-Hendersonville Road between Papp and Morganza Roads
- 12% favor all four locations
- 18% opposed all four locations

FINDINGS AND CONCLUSIONS

Based on the review of changes in land use since the 1986 Comprehensive Plan Update and the results of the Citizen Attitude Survey and the proposed Community Facilities and Transportation Improvements since 1986, the following findings and conclusions provide a foundation for the Updated Future Land Use Plan for the Township.

- Residential construction since the 1986 Comprehensive Plan Update has occurred in the South-central area of the Township between Route 980 and Burnside Road, in the area between Morganza Road and Georgetown Road and at Southpointe.
- Major subdivisions have contributed an additional 150 single family building lots and an additional 350 townhouse units since 1986.
- The established villages within the Township have commercial development on the front streets; however, the interior streets are residential. There are two-family

dwellings, but multifamily family dwellings do not exist in the villages.

- Most of the lots in the established villages do not meet the minimum lot area and lot width requirements of the R-3 District. Existing homeowners may have to seek variances to add on to their dwellings or add a shed, swimming pool, deck or porch.
- The 1995 Citizen Attitude Survey indicated that the most important reason residents selected Cecil as their home is its "rural atmosphere." The second most important reason is "moderate taxes." Twice as many residents selected "rural atmosphere" as selected "moderate taxes."
- Fifty percent (50%) of Survey respondents selected "rural atmosphere" as the primary reason they stay in Cecil, while only 12% selected "moderate taxes."
- Eighty percent (80%) of the Survey respondents favored permitting farms as a use by right in all zoning districts.
- Sixty-eight percent (68%) of all respondents think new homes are being built too close together.
- On a scale of "1" to "5" where "1" is rural and "5" is fully developed, 35% ranked the level of development in Cecil, today, as a "2" and 44% ranked the level of development as a "3."
- Using the same scale to describe development in the Township, Survey respondents were asked to indicate how they would like to see the Township in 10-20 years. Forty-two percent (42%) selected "3," 18% selected "2" and 18% selected "4."
- When asked which areas are appropriate for future commercial development, 50% of Survey respondents chose the vicinity of the Southpointe interchange; 24% selected Route 50 between Muse-Bishop Road and the Municipal Building; 10% chose Morganza Road; 7% selected Cecil-Hendersonville Road between Papp and Morganza Roads; 12% favored all four locations; 18% indicated that none of the four choices should be selected.
- The development standards in the current R-3 District are appropriate for existing conditions in those established villages, but should not be applied to vacant parcels where new development is encouraged.
- The Township Zoning Ordinance has only one (1) commercial zoning classification which requires Planned Development on a minimum site of five (5) acres. Planned commercial development is not likely until the areas zoned for it are served by public sewers.

- The 1986 Comprehensive Plan Update identified a large C-1 area on Cecil-Hendersonville Road. This area was selected based on the information available at the time from PennDOT about a planned interchange for Interstate 79 at the County line.
- The C-1 area on Cecil-Hendersonville Road is not served by public sewers and is not programmed for sewers within the next 10-20 years. Commercial development has not occurred in this District since it was rezoned in 1986.
- After the Township adopted the 1986 Comprehensive Plan Update and the Zoning Map changes recommended in that Comprehensive Plan, PennDOT abandoned plans for a County line interchange and constructed the new I-79 interchange to serve the proposed Southpointe development.
- Southpointe is a mixed use development governed by the SD, Special Development, District classification in the Township Zoning Ordinance which allows a mix of uses otherwise authorized in the residential, commercial and industrial districts, subject to certain conditions.
- Southpointe has developed primarily as a business park with a golf course and both single family and townhouse dwellings. The only commercial uses proposed are a small convenience shopping area and a hotel.
- The increased capacity of the Canonsburg Sewage Treatment Plant was designed to accommodate the proposed Southpointe Development, but did provide any capacity for additional private development beyond the limits of that project.
- New retail and services businesses will be required in the Township as the population grows.
- An analysis of current and forecasted populations of the Township and its immediately surrounding communities indicate that the current and future populations of the Cecil market area is not adequate to support a regional shopping center.
- An analysis of current and forecasted populations of the Township and its immediately surrounding communities indicate that the current and forecasted populations of the market area are adequate to support a neighborhood or community shopping center.
- An analysis of the buying capacity of the current and Year 2015 populations of Cecil Township indicates that if all consumer expenditures of Township residents were

made in Cecil Township, the total demand of the Township's population could be met by one or more shopping centers totaling 225,000 square feet of floor area.

- There are limited opportunities for small businesses in the Township outside the developed R-3 villages because the C-1 District is designed as a planned commercial district and Southpointe has developed as a business park, rather than a commercial center.
- Commercial and industrial development in appropriate locations which do not impact residential neighborhoods is desirable since these developments provide increase revenues without adding children to the schools.

LAND USE PLAN GOALS AND OBJECTIVES

Based on the foregoing findings and conclusions, the following goals and objectives have been identified for future land use in the Township.

GOAL: Maintain the primarily rural atmosphere of the Township.

Objectives: Continue to allow farms as permitted uses by right in every zoning district.

Increase area and bulk regulations for single family dwellings in the R-1 District.

Delete the authorization for Planned Residential Developments (PRDs) in the R-1 District.

GOAL: Preserve and protect the established villages in the Township.

Objectives: Delete commercial uses from the R-3 District.

Revise the side and rear setback regulations in the R-3 District to reflect existing conditions to eliminate the need, in a majority of cases, for residents to seek variances to improve their lots.

Rezone former R-3 areas which exceed the area and bulk regulations for the revised R-3 District to R-2.

Limit the R-3 classification to existing developed areas, so that new construction is not allowed at the minimum standards of the revised R-3 District.

GOAL: Protect existing single family neighborhoods and guide future suburban residential development to areas which can be served by public sewers.

Objectives: Evaluate future areas to be rezoned to R-2 based on the immediate or "near future" availability of public sewers.

Establish criteria for evaluating future landowner requests for rezoning from R-1 to R-2.

Evaluate the authorized uses and dwelling unit densities in the Planned Residential Development (PRD) regulations to determine compatibility with the character of the R-2 District.

GOAL: Guide future multifamily development to areas which can be served by public sewers and which are close to transportation, shopping and services.

Objective: Amend R-2 Planned Residential Development (PRD) regulations to require access to an arterial or collector road and public sewers.

GOAL: Promote the growth of businesses in the Township.

Objectives: Rezone areas along arterial or collector streets which have the potential for the extension of public sewers to accommodate future commercial development.

Revise the C-1, General Commercial, District to authorize Planned Shopping Centers by conditional use and lot by lot development with modern development standards for commercial uses.

Establish a new C-2, Convenience Commercial, classification to encourage new development on small lots at or near major intersections to provide convenience shopping for the residents of the Township.

Establish a new C-3, Village Commercial, classification for the main streets in the established villages and authorize uses and development standards which reflect existing conditions in these areas.

GOAL: Protect residential areas from intrusion and negative impacts from nonresidential development.

Objectives: Evaluate areas proposed for rezoning to the new commercial classifications to minimize impacts on existing residential areas.

Establish setback and buffer area requirements in the new commercial districts to protect adjacent residential areas.

Revise the setback and buffer area requirements in the I-1 and I-2 Districts to enhance protections for adjacent residential areas.

Strictly administer and enforce landscaping requirements in buffer areas.

Establish hourly limitations on refuse collection in industrial and commercial areas which adjoin residential areas.

FUTURE LAND USE PLAN RECOMMENDATIONS

In order to implement the goals and objectives of the future land use plan in the Township, the following recommendations are proposed.

Revisions to Planned Residential Development Regulations

In order to preserve the rural character and control density within the R-1 District it is recommended that Planned Residential Development be deleted from the R-1 District.

Further, in order to protect single family neighborhoods in the R-2 District from more intensive development and to guide multifamily development to sites which are on the major transportation network and are served by public sewers, the Planned Residential Development regulations should be amended to require that a PRD site have access to an arterial or collector road and that the site be served by public sewers. (The Transportation section includes an updated list of arterial and collector roads in the Township.) Locating PRDs which contain multifamily dwellings on major transportation routes and in areas which are sewered will result in the more densely developed areas being close to shopping, transportation and other community services.

Revisions to the R-3 Village District

The current R-3 District allows commercial uses to be established anywhere in the R-3 District. Since the interior streets in the villages are residential, the conversion of an existing house to a commercial use or the development of a vacant parcel in the residential area would be incompatible with the residential character of these neighborhoods.

In addition, the minimum lot area, lot width and yard requirements in the current R-3 District are designed to regulate new development and do not reflect existing conditions within the villages. The majority of the recorded lots in the villages are nonconforming with respect to the minimum lot area and lot width. And the existing dwellings are nonconforming structures since they do not meet the minimum front, side and/or rear yard requirements of the current R-3 classification. Because of these nonconformities, many homeowners cannot rebuild, replace or add onto an existing dwelling without obtaining a variance. Construction of accessory structures such as porches, decks, swimming pools, storage sheds, garages would most likely require a variance, as well.

It is recommended that the R-3 District be revised to eliminate the commercial uses from the District and to revise the side and rear setback regulations to reflect existing conditions in the recorded plans in the villages. The revised District should then be applied only to those areas which are already developed to these standards. New development on vacant property should not be encouraged at these minimum standards. The revised R-3 classification should be retained for the "interior" streets in the village which are entirely residential. While there are a few scattered commercial uses on the interior streets in Muse and Southview, these would become

nonconforming uses and would benefit from the protections afforded to legal nonconforming uses. The main streets through the villages which contain a mix of residential and commercial uses are recommended for the new C-3, Village Commercial, classification, discussed later in this section.

A draft of the authorized uses and the suggested area and bulk regulations for the revised R-3 District appear in Appendix IV.

In reviewing the minimum lot areas in each of the villages, it was determined that the following areas, currently zoned R-3, significantly exceed the "average" conditions in the villages. The following areas which meet the R-2 area and bulk standards are proposed to be rezoned from R-3 to R-2:

- Rosewood Park area
- Gladden Heights area

The revised R-3 classification is recommended to be retained for all the streets in the following villages which do not have a commercial "main" street:

- Jumbo
- Turntable
- Southview
- Gilmore
- Montour #2

The revised R-3 classification is recommended to be retained for the "interior" streets in the following villages:

- Cecil
- Muse
- Hendersonville
- Lawrence

New and Revised Commercial District Classifications

The current C-1, General Commercial, classification is recommended to be revised to accomplish the following:

- Delete the mandatory requirement for Planned Commercial Development on a 5 acre site in recognition that such development will not occur until public sewers become available.
- Authorize a Planned Shopping Center as a conditional use in the C-1 District with criteria that require unified site development, controlled access and other planning

tools to minimize the impacts of a shopping center.

- Review the list of permitted uses, conditional uses and uses by special exception in the C-1 District to ensure that all appropriate general commercial uses have been authorized.
- Limit the construction of new dwellings in this District to "reserve" the District for future commercial development by authorizing new dwellings as a conditional-use only on existing "lots of record" or in a new minor subdivision (3 lots or fewer). (A suggested set of conditional use criteria for construction of new dwellings in commercial districts appears in Appendix IV.)

A new C-2, Convenience Commercial, classification should be created which allows limited commercial uses for the convenience of Township residents, including such uses as a bakery, card and gift shop, laundry, dry cleaning pick-up, convenience store, video rental, bank, florist, doctor's office, specialty food store (deli, meat market) restaurant and other small retail stores. Because the areas proposed to be zoned in this classification may not develop immediately, until sewers become available, single-family dwellings should be authorized as a conditional use in this district, as well. The new dwellings should be limited to existing "lots of record" and new "minor" subdivisions to discourage a large subdivision from exhausting the areas reserved for future convenience commercial development. The area and bulk regulations in the C-1 District should be based on modern development standards for convenience commercial development to provide adequate parking, buffer areas and setbacks.

A new C-3, Village Commercial, District should be created to authorize convenience commercial uses and reflect other existing uses in the village centers (Muse, Cecil, Hendersonville and Lawrence) subject to area and bulk regulations which conform to the characteristics of the majority of the existing lots of record. The new C-3 District should not be applied to vacant areas outside the limits of the villages so that new commercial development will be discouraged from utilizing the small lot areas and setbacks existing in the established villages. Because single-family dwellings, two-family dwellings, some multifamily dwellings and apartments above businesses exist on the main streets in the established villages, these uses should be permitted in the new C-3, Village Commercial, District.

Recommended drafts of the revised C-1, General Commercial District, the new C-2, Convenience Commercial District and the new C-3, Village Commercial District, appear in Appendix IV. Appendix IV also contains recommended area and bulk regulations for the three commercial districts.

Other Zoning Ordinance Text Changes

During the public meetings held by the Advisory Planning Council to obtain citizen comments on the Comprehensive Plan update, a common theme was protection for residential areas as commercial and industrial areas develop in the Township. An evaluation of the current setbacks

in the C-1, I-1 and I-2 Districts indicates that the yard requirements do not provide adequate protection between commercial and residential properties. In the C-1 District, there is a requirement that any yard in a Planned Commercial Development which adjoins residential use or zoning classification must be increased to at least one hundred (100) feet. In the I-1 and I-2 Districts, there is no requirement to increase the yards when development adjoins residential use or zoning classification. The required side and rear yards in the I-1 and I-2 District are 45 and 50 feet. It is recommended that the Zoning Ordinance be amended to require increased side and rear yards to 75 or 100 feet, perhaps depending on the size or type of the development, where industrial development adjoins a residential use or a residential zoning classification.

The current buffer area requirements between residential and nonresidential development mandate a reserved strip which is 25 feet deep with a continuous evergreen screen of staggered high level and low level plantings which are at least three (3) years old at the time of planting. An increase in these requirements should be considered. It is possible to increase the depth of the buffer area to 30 or 35 feet and increase the number of rows of plant material from one to two for certain uses which might have a greater impact. Regardless of the nature of the requirements, a commitment to careful plan review, posting of financial security to guarantee proper installation and maintenance, inspection during construction and enforcement following occupancy is necessary to guarantee that the buffer is provided and maintained.

Other issues raised by residents include noise related to early morning garbage collection and deliveries at commercial and industrial buildings, and the need to strengthen ordinances relating to repair and storage of inoperable/unlicensed vehicles on residential properties. It is recommended that performance standards for commercial and industrial developments be amended to regulate the hours when loading, unloading and refuse collection may occur, if a property is within a specified distance of a residential dwelling, and that the Township explore options to include unlicensed vehicles in the definition of "inoperable vehicle."

Zoning District Map Recommendations

Numerous revisions to the Zoning District Map are recommended to implement the goals and objectives of the Future Land Use Plan.

- Rezone the following R-3 areas to the revised R-3 District: Jumbo, Turntable, Southview, Gilmore, Montour #2 and the interior streets of Cecil, Hendersonville, Muse and Lawrence.
- Rezone the main streets through each of the following R-3 areas to the new C-3 District: Cecil, Muse and Lawrence.
- Rezone the following areas from R-3 to R-2 to reflect the existing pattern of development in those areas: Rosewood Park area and Gladden Heights area.
- Rezone the R-3 area between Cecil-Hendersonville Road and Henderson Road to the new

C-2, Convenience Commercial, District.

- Rezone the intersection of Cecil-Hendersonville and Morganza Roads to the new C-2, Convenience Commercial, District.
- Rezone the properties on the Old Morganza Road cul-de-sac, opposite the Southpointe Interchange, to the new C-2, Convenience Commercial, District.
- Rezone the properties between Grudevich and Lewicki Roads on the westerly side of Morganza Road to the new C-1, General Commercial, District.
- Rezone the intersection of Route 980 and Muse-Bishop Road to the new C-2, Convenience Commercial District.
- Rezone Sherwood Acres, and land between Sherwood Acres and O'Hare Road, to R-1.
- Rezone the area currently zoned I-2 between Weavertown and Route 980 to the revised C-1 District.
- Rezone the Route 50 corridor from Muse-Bishop Road to Route 980 to the revised C-1 District, except for the northerly side of Route 50 between Cecil and Hofrichter's property which is recommended to be rezoned from R-3 to R-1 because it is steeply sloped and inappropriate for commercial development.
- Rezone 118 acres of I-1 property north of Muse to Business Park Planned Development.
- Rezone, from R-3 to I-2, property west of and adjacent to the Georgetown Road location of Sadowski's junk yard.

IMPACT OF CHANGES IN THE COMMERCIAL DISTRICT CLASSIFICATIONS

The following summarizes the overall increase in commercial zoning as a result of the proposed zoning map changes recommended above.

Replacement of Existing C-1 District in Northeast Quadrant

The area around the Southpointe interchange has been identified for an expansion of the C-1 classification. This results in a "balancing" of the C-1 classification in this area of the Township which is accessible to the I-79 interchange.

The Northeast quadrant has the locational advantage of the interchange, but is not served by sanitary sewers. The potential for shopping center development in this location is LONG

TERM. A 100,000 s.f. shopping center represents 12% building coverage on a 20 acre site.

C-2 Property Outside Northeast Quadrant

One area outside the Northeast quadrant of the Township is recommended for the new C-2 District classification. The site is located at the intersection of Route 980 and Muse-Bishop Road, and carries possibilities for convenience shopping for Township residents. The site is 20 acres, which meets the minimum requirements for shopping center development. While a small strip (neighborhood) shopping center may be constructed in this District, it is unlikely that a "community shopping center" will be built in this District. The site has the advantage of proximity to public sewers, and could be developed in the near future.

New C-3 District

The proposal to create a new C-3 District for the "main streets" of the villages of Muse, Lawrence and Cecil will replace the current R-3 classification of these properties. Since the current R-3 District allows commercial uses of these properties which are similar to the proposed C-3 District, there is no net gain in commercial properties as a result of this recommendation.

It is further proposed that the new C-3 District have a maximum building size to regulate the removal of existing structures and assembly of property to build large scale developments which might be inconsistent with the village atmosphere. This district will not be a potential location for a "shopping center."

Many of the properties in the villages are built and commercial "development" would occur by change of use, rather than "new construction." These businesses would tend to be small businesses to serve the residents of the immediate area.

The project to construct public sewers in the Route 50 corridor between the County line and Grange Road is projected to be completed by 2002. This will provide an incentive for commercial development in the Cecil C-3 area.

C-1 Property in Route 50 Corridor

The project to construct public sewers in the Route 50 corridor between the County line and Grange Road is projected to be completed by 2002. This will provide an incentive for commercial development in the C-2 area in the Route 50 corridor in both the short term and the long term. SHORT TERM development will occur in the Phase I area of the sewer project (County line to Grange Road). Phase I is scheduled to be completed in 2002.

Future phases of the sewer project will extend the trunk line to and beyond the Mount Pleasant boundary. In the long term, development in the Route 50 corridor will occur between Grange Road and the Mt. Pleasant boundary, including the intersection of Route 980 and Route 50.

The difficulty with the former R-3 area which has been proposed for C-1 in the Route 50 corridor is that the parcels are small, the topography is steep in places and there are several large properties devoted to public use which will be zoned C-1: high school, church, municipal building and Township park.

The property "below" Miller Centrifugal is 25.8 acres. All of this site is proposed to be rezoned to C-1. This site presents an opportunity for shopping center development as sewers are extended to serve it in the Phase I Millers Run Sanitary Sewer Project. At the intersection of Grange Road and Route 50, an 8.4 acre site is developed for a car wash, mini storage buildings and a house. There is a 3.7 acre site across Glass Hill Road from the Municipal Building. There are two other sites on the South side of Route 50 between Glass Hill and Route 980 which have a house and barn and total 8.5 acres. (See APPENDIX V.) Rezoning all of the property (25.8 A.) below Miller Centrifugal to C-1 would provide a potential site for a "shopping center." A small shopping center might be possible on the 12 acres between Glass Hill and Route 980 on the South side of Route 50.

The property between the railroad right of way and Route 50 at the 980 intersection that is currently I-1 and is proposed to be C-1 is part of a larger tract which totals 143 acres. The exact size of this area is not known, but is estimated to be about 20-25 acres. The railroad right of way is at the rear of the site at an elevation approximately 20 feet above the site. This creates a natural buffer between the site and adjoining residentially zoned property. The low lying property on the site may require piping of the stream and filling to prepare it for commercial development, however, its advantageous location at the intersection of Route 50 and Route 980 and the potential for public sewers in Phase II of the Millers Run Sanitary Sewer Project make it a possible LONG TERM site for a shopping center.

POLICY ABOUT FUTURE REZONING IN THE AREA OF SOUTHPOINTE

The Southpointe development is nearing build-out and the Redevelopment Authority of Washington County has been considering acquisition of additional properties which adjoin the Special Development District. Private property owners who adjoin the Southpointe development have expressed interest in rezoning, as well, based on the success of the Southpointe development.

The Advisory Planning Council has not attempted to identify individual properties which may or may not be appropriate for rezoning in the area of Southpointe. Instead, a policy for evaluating individual requests is proposed as part of this plan.

Priority to Redevelopment Authority Requests

The improvements to the Canonsburg Sewage Treatment Plant to increase capacity for the Southpointe development were designed based on the plans for the Southpointe development site only. Capacity was not provided to accommodate any changes in zoning for properties outside the Southpointe site. In addition, the street network serving the Southpointe development is

designed to connect directly to the new I-79 interchange without impacting other local roads in the Township. The Township roads which lead to the development from the West traverse rural properties and are rural roads which do not meet current Township specifications.

In addition, Southpointe was developed under a special zoning classification known as SD, Special Development, District. This zoning classification requires a minimum site of 500 acres. Any request for the SD classification by a property owner other than the Redevelopment Authority could not be considered unless that owner had a minimum site of 500 acres or intended to sell the property to the Authority for inclusion in the Southpointe development.

Because of these limitations on the development of private property outside Southpointe, priority for rezoning should be given to properties proposed to be acquired by the Washington County Redevelopment Authority for inclusion in the Illustrative Site Plan for Southpointe.

The Authority is in a more advantageous position than a private property owner to negotiate with the Canonsburg Municipal Authority for improvements to the sewage treatment capacity based on the amendments to the Illustrative Site Plan. Unlike a private property owner, the Authority is eligible for public financing to upgrade Township roads, as necessary and can plan for the connection of improved roads with the existing circulation system in Southpointe which leads to the I-79 interchange.

In addition to priority requests for rezoning, the Township believes that control of resubdivision of previously-platted Southpointe parcels must be strengthened. Toward that end, the Township intends to consider the Redevelopment Authority the required applicant for such resubdivision applications.

Additional Criteria for Evaluating Requests for Zoning Changes

The following additional criteria for evaluating requests for rezoning in the area of Southpointe are recommended to be applied to requests from the Washington County Redevelopment Authority, as well as to requests from individual property owners.

The proposed rezoning shall meet all of the following criteria:

1. The traffic generated by the proposed use of the property can be accommodated by the existing transportation network.
2. The proposed use of the property can be accommodated by the existing capacity of the Canonsburg Sewage Treatment Plant or the applicant shall demonstrate that agreements have been made to upgrade the capacity to accommodate the development.
3. The proposed rezoning will not result in any negative environmental, visual or other impacts on adjoining residential property.

4. The proposed rezoning will preserve the rural atmosphere of the adjoining properties which are zoned R-1.
5. The topography of the site proposed for rezoning is such that there are visual buffers from adjoining residential properties.
6. The topography of the site proposed for rezoning is such that the site is easily accessible from the transportation network serving Southpointe, including the I-79 Interchange.
7. Priority will be given to those sites which are visible from Interstate 79 and/or from other nonresidential portions of the Southpointe development to the extent feasible.
8. Expansion of nonresidential zoning classifications in the vicinity of Southpointe should follow the North-South alignment of the Interstate 79 corridor.

Text Changes to the SD, Special Development, District

If additional properties are considered for inclusion in the Southpointe development site, it is further recommended that both the distance and landscaping requirements in the SD District be enhanced to protect adjoining residential properties. The SD, Special Development, District requirements for setback and landscaping for each category of land use (residential, commercial and industrial) are the same as in each zoning district in which that category of use is permitted. Because most of the development in Cecil Township which occurs under the residential, commercial and industrial zoning districts is of a much smaller scale, the impact of conventional development is much less than that of the large scale development associated with this District.

Under the current SD, Special Development, District regulations, the setback and landscaping requirements are as follows:

Residential Land Use Category:	Front Yard	35 feet
	Side Yard	10 feet
	Rear Yard	30 feet
Commercial Land Use Category:		
All Yards Adjoining Single Family		100 feet
All Other Yards	Front Yard	45 feet
	Side Yard	25 feet adj. another district
	Rear Yard	40 feet adj. another district
Industrial Land Use Category:		
	Front Yard	45 feet
	Side Yard	50 feet
	Rear Yard	50 feet

Landscaping Adjoining Residential:

A 25 foot wide planting area containing a low level, minimum of 2' high planted at 5' intervals and a high level planting screen comprised of specimens no younger than three (3) years planted at intervals of not more than ten (10) feet.

It is recommended that a "perimeter setback" of at least one hundred (100) feet be required around the outside site boundary of the SD, Special Development District, wherever it adjoins another Zoning District classification. Within that perimeter setback, the landscaping requirements adjoining a residential zoning classification should be enhanced to require at least a thirty-five (35) foot planting area comprised of at least two (2) rows of planting comprised of 30% deciduous and 70% evergreen plant materials which are at least six (6) feet in height at the time of planting, as well as the low level screen.

The current setback and landscaping requirements are recommended to continue to apply within the SD, Special Development, District and between different land use categories within the SD, Special Development, District.

APPENDIX I



CECIL TOWNSHIP CITIZEN ATTITUDE SURVEY

1. How long have you lived in Cecil?
 under 1 year 11-15 years
 1-5 years 16-20 years
 6-10 years over 20 years

2. What is your gender?
 Male Female

3. What is the age of the person completing this questionnaire?
 18-25 years 45-54 years
 26-34 years 55-64 years
 35-44 years 65+ years

4. How many persons live in your household?
 1 person 4 persons
 2 persons 5 persons
 3 persons 6+ persons

5. How many persons in your household are employed FULL-TIME outside the home?
 No one 2 persons
 1 person 3 or more persons

6. How many miles (round trip) does the PRIMARY WAGE EARNER commute to work each day?
 Under 5 miles 16-20 miles
 5-10 miles 21-30 miles
 11-15 miles Over 30 miles

7. Have you ever moved from one home to a better home in Cecil?
 Yes No

8. Do you plan to move from Cecil Township in the next five years?
 Yes No Don't Know

9. If you plan to move from Cecil, what is your PRIMARY reason?
 Don't plan to move
 Taxes are too high
 Relocate upon retirement
 Relocate for employment
 To be closer to family
 To be in better school system
 Move to more expensive home
 Change in family status

10. Where did you reside before moving to Cecil Township?
 Lifelong resident of Cecil
 Allegheny County
 Canonsburg
 City of Washington
 Elsewhere, Washington County
 Outside Washington County
 Outside Pennsylvania

11. Please rank your TOP THREE reasons for selecting Cecil:
 (Mark first reason with "1", second reason with "2", third with "3")
 Lifelong resident
 Type of houses available
 Wanted to build a new home
 Reasonable cost of house
 Resale value of houses
 Moderate taxes
 Good school system
 Convenience to work
 Advice of friend or employer
 Recreational facilities
 Rural atmosphere
 To be near friends or family

12. Why do you stay in Cecil?
 (Please select only one answer)
 Rural Atmosphere
 Moderate taxes
 Good schools
 Convenient to work or family
 Availability of recreation
 Good municipal services
 Can't afford to move
 Other _____

13. Do you own 10 or more acres in Cecil Township? Yes No

14. Do you think farms should be permitted as a use by right on parcels of 10 acres or more in all zoning districts in the Township?
 Yes No

15. Do you think that the new homes in the Township are being built too close together?
 Yes No Don't Know

(OVER)

16. Do you favor the current policy of limiting the number of homes built on a private road to two (2)?
 Yes No Don't Know

17. Do you favor paying for garbage/recycling with tax dollars instead of a direct fee paid by homeowners?
 Yes No Don't Know

18. What is your opinion about restricting outside burning to Tuesday-Sunday from Noon-8 P.M.?
 Too restrictive
 Not restrictive enough
 Don't Know

19. Using a scale of 1-5 where "1" is RURAL and "5" is FULLY DEVELOPED, how would you describe Cecil Township TODAY?
 1 2 3 4 5

20. Using a scale of 1-5 where "1" is RURAL and "5" is FULLY DEVELOPED, how would you like to see Cecil IN 10-20 YEARS?
 1 2 3 4 5

21. Which of the following areas are appropriate for future commercial development?
 Immediate vicinity of the Southpointe Interchange
 Along Route 50 between Muse-Bishop Road and the Municipal Building
 Along Morganza Road
 Cecil-Hendersonville Road between Papp Road and Morganza Road
 All of the Above
 None of the Above
 Other _____

(Please specify)

22. What additional recreational facilities are needed in Cecil?
 More Parks Tennis Courts
 Ballfield Bicycle Path
 Soccer Field Picnic Shelter
 Street Hockey Volleyball Ct.
 Basketball Ct. Exercise Trail
 Tot Play Areas Hiking Trail
 Other _____
 None

23. What additional Township sponsored recreational programs are needed in the Township?

- Volleyball Senior Citizens
- Day Camp Teen Activities
- Exercise Arts/Crafts
- Archery Photography
- Golf Lessons Bowling League
- Ski Lessons Adult Education
- Tennis Lessons
- Mother's Day Out
- Activities for Pre-Schoolers
- None
- Other _____

24. Please evaluate the following municipal services.

	Exc.	Good	Fair	Poor	Don't Know
Fire Protection					
Police Protection					
Road Maintenance					
Sewer Maintenance					
Snow Removal					
Park Maintenance					
Recycling Program					
Garbage Collection					
Zoning Enforcement					
Emergency Medical					
Animal Control					

25. What suggestions do you have for improving municipal services?

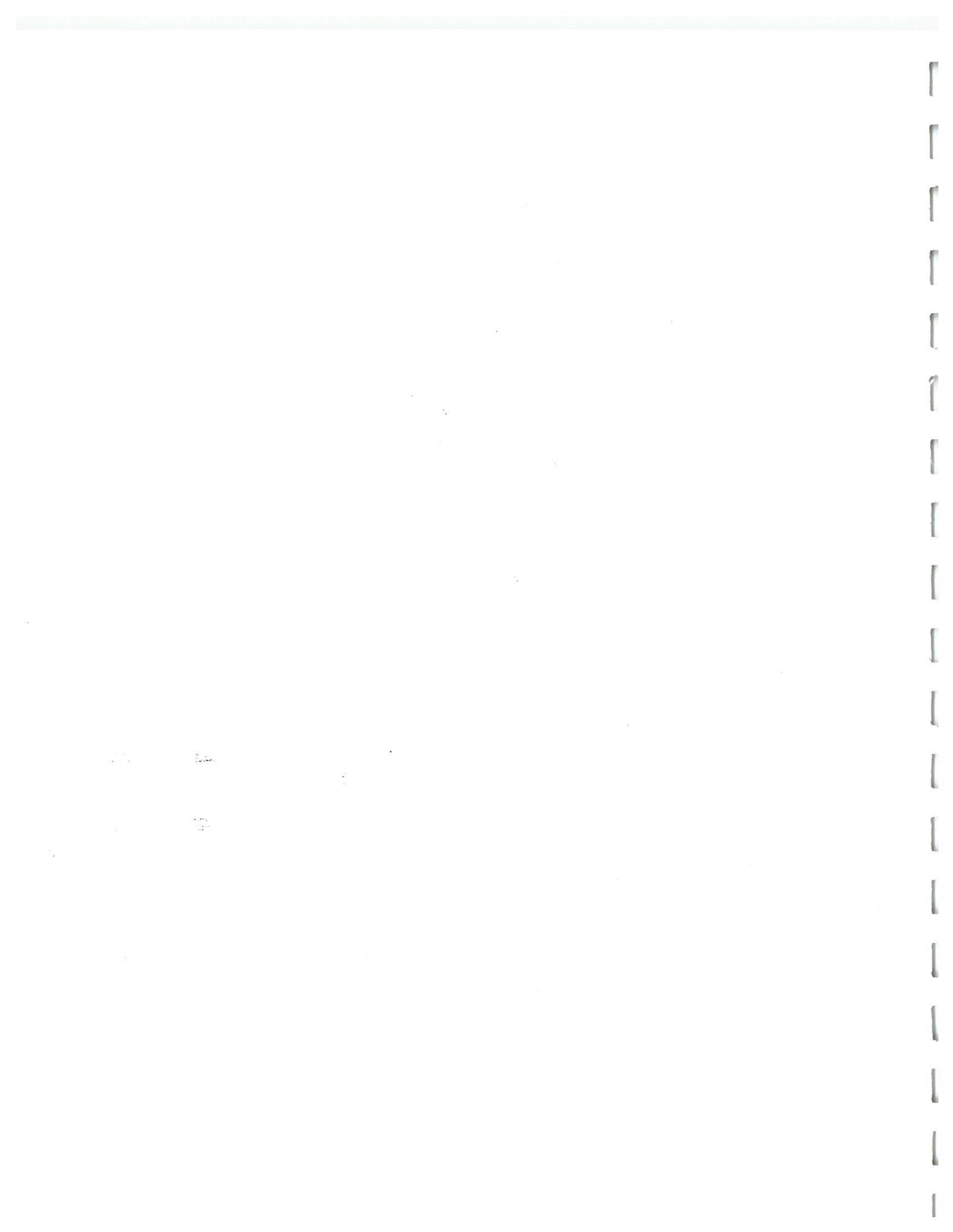
26. Do you have comments about your answers or suggestions about any other issues in the Township?

(Attach additional sheet, if necessary)

THANK YOU FOR TAKING TIME TO COMPLETE THIS SURVEY

NAME _____
 ADDRESS _____
 (OPTIONAL)

APPENDIX II



**CECIL TOWNSHIP
SUMMARY OF CITIZEN ATTITUDE SURVEY RESULTS**

Responses

As part of the update of the Township's Comprehensive Plan, the Cecil Township Supervisors distributed a Citizen Attitude Survey to about 6,000 households in February and March, 1995. There were a total of 1,122 responses to the Citizen Attitude Survey. This represents a response rate of 19%.

Length of Residency of the Respondents

About half (49%) of all those residents who responded to the survey have resided in the Township for over 20 years. An additional 19% have resided in the Township for 11-20 years. Only 8% were newcomers to the Township, having resided here for less than one year. Twenty-two percent (22%) of the respondents have lived in the Township for 1-10 years.

Age of the Respondents

The highest percentage of the respondents (28%) is in the age category 35-44 years of age. The second highest percentage (21%) is in the age category 45-54 years. Thus, almost half (49%) of the respondents are in the years when families often purchase their first home and become well-established in their careers.

Three percent (3%) of the respondents are aged 18-25 years. An additional 14% are aged 26-34. Fifteen percent (15%) are in the pre-retirement category of 55-64 years. Eighteen percent (18%) are retirement age (65+ years).

The distribution of age for the respondents is fairly comparable to the 1990 Census characteristics of the total adult (18+ years old) population:

<u>Age Category</u>	<u>1990 Census</u>	<u>Survey Respondents</u>
18-25 Years	9%	3%
26-44 Years	42%	42%
45-54 Years	11%	21%
55-64 Years	13%	15%
65+ Years	13%	18%

The very young residents (18-25) are slightly under-represented by the survey respondents and the residents aged 45-54 and 65+ years are slightly over-represented by the survey respondents.

Household Size

The 1990 Census indicates the average number of persons per household in the Township is 2.74 persons.

The survey respondents are distributed by household size as follows:

1 person households	12%
2 person households	36%
3 person households	21%
4 person households	18%
5 person households	8%
6+ person households	3%

The respondents to the survey generally reflect the characteristics of the Township population as a whole with respect to household size.

Employment

Most respondents (43%) report only one person in the household is employed. Thirty-two percent (32%) report two wage earners. Twenty-two percent (22%) report that no one is employed. (This is a slightly higher percentage than the 18% of the respondents who are aged 65 or over.) Only 3% report 3 or more persons employed.

The daily commute for Township residents is very evenly distributed among all categories:

Under 5 miles	13%
5-10 miles	15%
11-15 miles	13%
16-20 miles	13%
21-30 miles	15%
Over 30 miles	16%

Close proximity of employment does not seem to be an important factor for Township residents. Convenience and ease of commuting is more likely a factor.

Plans to Move

Only 5% of the survey respondents indicate that they plan to move from the Township in the next five years. Of those who plan to move, the reasons for moving were evenly distributed among the choices given in the survey. No reason was significantly more important than the others.

Sixty-seven percent (67%) of the respondents indicated they had no plans to move and 27% said they didn't know.

Where Residents Moved From

Thirty-four percent (34%) of the survey respondents moved to the Township from Allegheny County. A similar percentage (29%) are lifelong residents of the Township.

An additional 8% moved to the Township from Canonsburg; 2% came from the City of Washington; 14% came from elsewhere in Washington County; 6% came from outside Washington County; and 6% came from outside Pennsylvania.

Reasons for Moving to Cecil

Respondents were asked to select the 3 most important reasons that they moved to the Township. Totalling all 3 rankings for each reason provided the following "Top 6 Reasons":

1. Rural atmosphere (710 votes)
2. Moderate taxes (472 votes)
3. To be near family/friends (329 votes)
4. Lifelong resident (309 votes)
5. Reasonable cost of house (303 votes)
6. Convenience to work (288 votes)
7. Wanted to build a new home (236 votes)

Each of the other reasons received less than 200 votes for all 3 rankings.

The rank order of the reasons based on the number of persons ranking the reason first is:

1. Rural atmosphere (307 votes)
2. Lifelong resident (230 votes)
3. Moderate taxes (111 votes)
4. Wanted to build a new home (110 votes)
5. Reasonable cost of house (102 votes)

Each of the other reasons received less than 100 first place rankings.

Reasons for Staying in Cecil

The top four (4) reasons for staying in Cecil are:

1. Rural atmosphere (50%)
2. Convenient to work and family (16%)
3. Moderate taxes (12%)
4. Can't afford to move (11%)

Each other reason received less than 10% of the responses.

Agricultural Preservation

While 88% of the survey respondents do not own 10 or more acres in the Township, 80% of the respondents agree that farms should be permitted uses in all zoning districts in the Township. Twelve percent (12%) disagree and 8% were undecided or did not answer.

Residential Development

Sixty-eight percent (68%) of the survey respondents think new homes in the Township are being built too close together; 18% do not agree; 14% don't know or did not answer.

Twenty-nine percent (29%) of the respondents favor the current policy of limiting development on a private road to 2 homes; 32% do not agree with the policy and 36% don't know.

Garbage/Recycling and Burning

Fifty-two percent (52%) of the respondents do not favor paying for garbage/recycling with tax dollars, rather than a direct fee paid by the homeowner.

Forty percent (40%) think the burning regulations in the Township are too restrictive; 29% think they are not restrictive enough; 19% don't know; and 8% support the current regulations.

Recreational Needs

Twenty-nine percent (29%) of the respondents indicated that no additional recreational facilities are needed in the Township. The rank order of additional facilities identified is:

More parks	27%
Bike paths	16%
Picnic shelters	16%
Hiking trail	15%
Tot play areas	14%
Exercise trail	13%
Ballfield	12%
Soccer field	9%
Street hockey	9%
Basketball Court	7%
Volleyball Court	7%

Twenty-nine percent (29%) of the respondents indicated that no additional recreation programs are needed in the Township. The rank order of additional programs identified is:

Senior citizen activities	25%
Teen activities	25%
Adult education	17%
Activities for Pre-schoolers	15%
Exercise	13%
Day camp	12%
Arts/crafts	10%
Golf lessons	8%
Mother's Day Out	7%
Tennis lessons	5%
Bowling league	5%
Volleyball	5%
Archery	3%
Ski lessons	3%
Photography	2%

Evaluation of Municipal Services

Respondents were asked to rate a number of municipal services as "Excellent," "Good," "Fair," or "Poor."

The two (2) services which received the highest number of "Excellent" ratings are Police and Fire Protection. The highest number of "Good" ratings were given to Police Protection and Park Maintenance.

When the "Excellent" and "Good" ratings are combined, the services which received at least 50% in the two categories are:

Fire Protection	73%
Police Protection	71%
Park Maintenance	66%
Garbage Collection	60%
Emergency Medical	51% (31% have no experience with service)
Recycling Program	50%

Snow removal was rated "Good" or "Fair" by 69% of the respondents.

Animal control was rated "Good" or "Fair" by 40% of the respondents, 22% rated it "Poor," however, an additional 32% said they did not have experience with animal control services.

The highest number of "Fair" ratings were given to Road Maintenance. Road maintenance was rated "Fair" or "Poor" by 53% of the respondents.

The highest number of "Poor" ratings (30%) were given to Zoning Enforcement, although a similar number of respondents (30%) indicated that they didn't know about zoning enforcement.

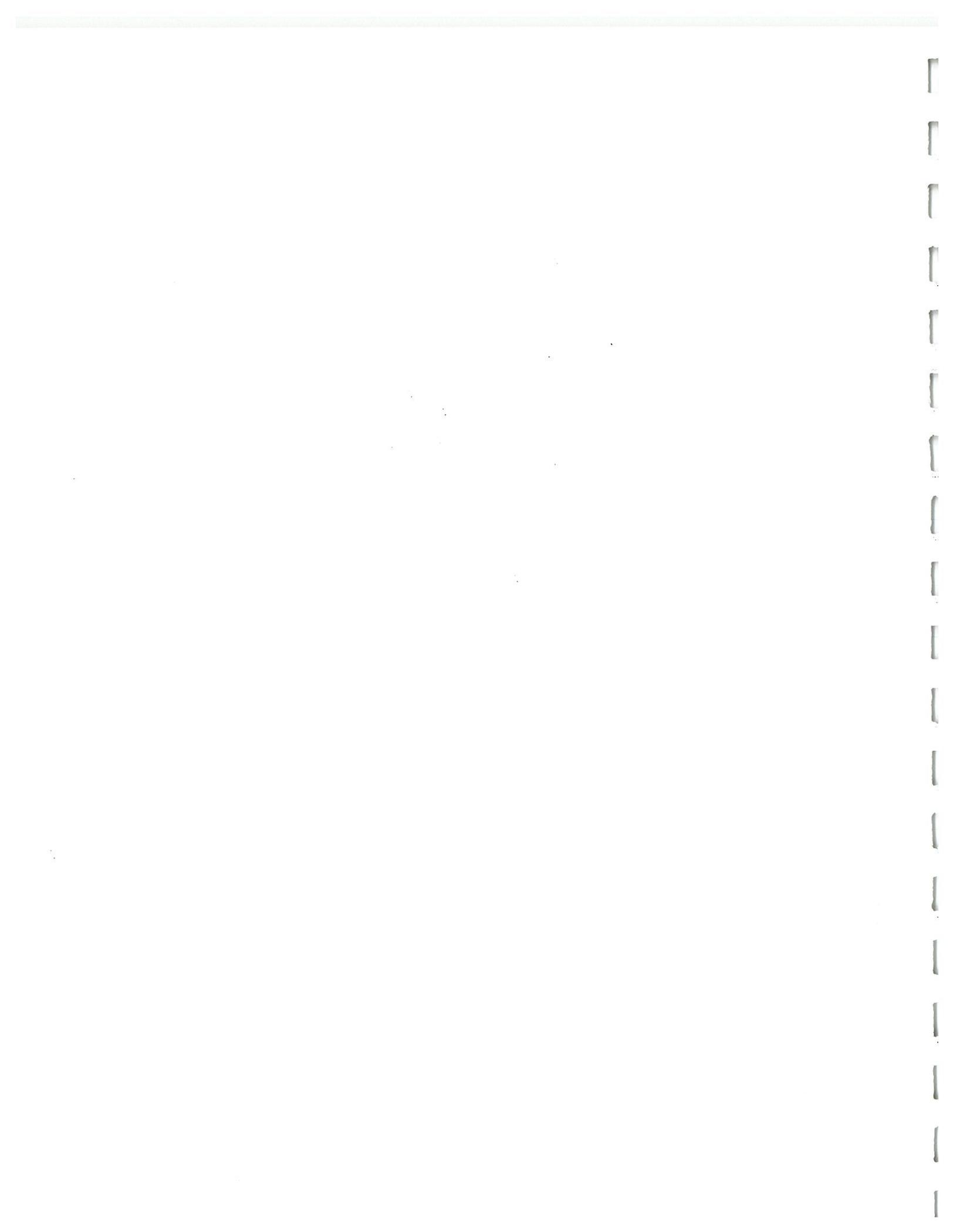
Future Development

The respondents were asked to describe the level of development in the Township based on a scale of 1-5 where 1 is "rural" and 5 is "fully developed." They were also asked where they would like Cecil to be in 10-20 years.

	DEVELOPMENT LEVEL TODAY		IN 10-20 YEARS
Rural	1	7%	12%
	2	35%	18%
	3	44%	42%
	4	9%	18%
Fully Developed	5	2%	6%

When asked about appropriate areas for future commercial development in the Township, the respondents indicated:

Immediate vicinity of Southpointe Interchange	50%
Route 50 from Muse-Bishop Road to Grange Road	24%
Morganza Road	10%
Cecil-Hendersonville Road (Papp to Morganza)	7%
All of the Above	12%
None of the Above	18%



APPENDIX III



June 9, 1995

TO: Members of Advisory Planning Council
FROM: Roberta J. Sarraf, AICP, Planning Consultant
SUBJECT: Results of R-3 Meetings

The following "neighborhood meetings were held to discuss citizen attitudes regarding revisions to the R-3 Zoning District regulations:

Monday, May 8, 1995	Lawrence Civic Association
Tuesday, May 9, 1995	Cecil Fire Hall
Tuesday, May 30, 1995	Muse Fire Hall

The results of the surveys distributed at those meetings are summarized below. The complete tally sheet for each meeting is attached.

	LAWRENCE	CECIL	MUSE
Total Surveys Received	28	38	24
Lawrence	24	-	-
Hendersonville	4	-	-
Cecil	-	16	2
Gilmore	-	5	-
Gladden Heights	-	8	-
Jumbo	-	2	-
Turntable	-	1	-
Southview	-	-	-
Muse	-	-	6
Rt. 980 (R-3)	-	-	13
Rt. 980 (R-1/R-2)	-	-	2
No Response	-	6	1
Aware of R-3 Regulations	86%	66%	17%
Against Neighbor Converting House to Commercial Use	75%	32%	88%
Against New Commercial Buildings on Vacant Lots	71%	32%	75%
Favor Commercial Use if Owner Resides in Dwelling	79%	50%	83%
Would Consider Commercial Use on Their Own Property	21%	58%	29%
Agree Commercial Uses Should Be Limited to Main Streets	61%	34%	50%
Don't Know	4%	13%	25%

	LAWRENCE	CECIL	MUSE
EXISTING HOMES CONVERTED TO COMMERCIAL USES			
Favor All Listed Uses	4%	37%	17%
Favor None of the Listed Uses	29%	3%	25%
Most Favored Uses			
Art/Music	32%	32%	25%
Auto Body Repair	18%	[11%]	[4%]
Beauty/Barber	29%	47%	38%
Card/Gift/Craft	21%	45%	25%
Convenience Grocery	[7%]	34%	[8%]
Day Care	32%	39%	21%
Deli	[11%]	26%	[13%]
Funeral Home	-	24%	[8%]
Offices	[14%]	37%	[13%]
Personal Care	[14%]	[18%]	21%
Restaurant	-	24%	[8%]
Video Rentals	-	34%	[13%]
Other Uses Suggested	Catering	Catering Ice Cream Store Heating/Plumbing Lawn Care	Nursery School

	LAWRENCE	CECIL	MUSE
COMMERCIAL USES AS HOME OCCUPATIONS			
Favor All Listed Uses	4%	42%	21%
Favor None of the Listed Uses	18%	3%	4%
Most Favored Uses			
Art/Music	46%	[18%]	25%
Auto Body Repair	29%	[13%]	[8%]
Beauty/Barber	54%	47%	46%
Card/Gift/Craft	46%	42%	25%
Convenience Grocery	[4%]	24%	[8%]
Day Care	61%	32%	21%
Deli	21%	21%	[13%]
Offices	36%	29%	21%
Personal Care	25%	21%	21%
Video Rentals	[11%]	32%	[8%]
Other Uses Suggested	Catering	Catering Heating/Plumbing Computers Lawn Care	

SUMMARY

Generally, those attending the Lawrence meeting were the most conservative in terms of commercial uses in R-3. Many expressed the opinion that businesses should not be allowed on the interior streets and some even questioned businesses on Georgetown Road as permitted uses, since the predominant uses are residential. The lack of sewers in the area was mentioned as a development limitation for commercial uses.

	LAWRENCE	CECIL	MUSE
COMMERCIAL USES ON MAIN STREET ONLY			
Favor All Listed Uses	14%	63%	42%
Favor None of the Listed Uses	11%	3%	4%
Most Favored Uses			
Art/Music	50%	[18%]	29%
Auto Body Repair	36%	21%	21%
Beauty/Barber	54%	26%	42%
Card/Gift/Craft	64%	24%	29%
Convenience Grocery	43%	29%	29%
Day Care	46%	[8%]	[17%]
Deli	36%	26%	[17%]
Dry Cleaner/Laundry	21%	[18%]	[17%]
Offices	50%	21%	25%
Personal Care	21%	[8%]	[13%]
Restaurant	25%	[13%]	21%
Video Rental	36%	21%	[17%]
Other Uses Suggested	Catering	Pharmacy Laundromat Factory/assembly Drugstore Service Businesses Landscaping Business Bicycle Shop	Nursery School

	LAWRENCE	CECIL	MUSE
COMMERCIAL BUILDINGS ON VACANT LOTS			
Favor All Listed Uses	7%	34%	17%
Favor None of the Listed Uses	32%	18%	21%
Most Favored Uses			
Art/Music	36%	26%	33%
Auto Body Repair	32%	[18%]	13%
Beauty/Barber	43%	39%	38%
Card/Gift/Craft	36%	37%	21%
Convenience Grocery	[18%]	37%	[17%]
Day Care	32%	32%	25%
Deli	[18%]	26%	[17%]
Dry Cleaner	[7%]	26%	[13%]
Funeral Home	[4%]	21%	[8%]
Offices	21%	37%	21%
Personal Care	21%	26%	21%
Restaurant	[7%]	29%	[17%]
Video Rentals	[14%]	34%	[17%]
Other Uses Suggested		Dairy Queen Shopping Center Drugstore Heating/Plumbing Lawn Care	Sporting Goods Nursery School

Those who attended the meeting in Cecil were the most liberal regarding commercial uses in R-3. This is understandable considering the nature of development on Route 50. Of those who indicating their place of residence on the survey forms, half were from Cecil and half were from other areas (Gilmore, Jumbo, Turntable, Gladden Heights). The sixteen (16) surveys from these other areas were analyzed separately and the distribution of their answers did not differ significantly from the general pattern for all of the Cecil meeting survey respondents.

In response to a question about future development on the undeveloped segment of Route 50, generally from Ridgewood Heights Plan entrance to Route 980, twenty-four (24) respondents indicated a desire to continue the R-3 District for the balance of Route 50; only eight (8) voted for a "planned commercial" approach to future development in this corridor.

At the Muse meeting, some additional questions were asked the residents. Twenty-two (22) favor the balance of Route 980 (between the current R-3 area and Route 50) remaining residential; only one (1) person favored commercial for all of Route 980. In response to a question about whether zoning should be more restrictive or less restrictive, seven (7) said it should be more restrictive and twelve (12) said it should be less restrictive; two (2) had no opinion. Seventeen (17) indicated that they did not understand the R-3 regulations prior to the meeting. Only four (4) said they had "first hand experience with zoning.

OPTIONS TO CONSIDER

- (1) Whether R-3 should remain as it currently exists in the Township Zoning Ordinance.
- (2) Whether R-3 should remain as it currently exists (commercial throughout the District), but revise the list of permitted uses.
- (3) Whether R-3 should be revised to include the original (1986) condition that commercial uses are limited to properties on the main streets.
- (4) Whether the R-3 District should be revised to be a totally residential district classification to accommodate small lots and leave all the existing commercial uses in the current R-3 areas as legal nonconforming uses.
- (5) Whether the R-3 District should be revised to be a totally residential district classification which would be applied to only those residential areas with small lots (excluding Gladden Heights and Rosewood Park) and a new commercial district be created for the "main street" commercial developments, primarily in Cecil, Lawrence, Hendersonville (intersection) and Muse. This would leave the few commercial uses on interior streets as legal nonconforming uses.
- (6) Whether a separate "mixed use" classification should be developed for Cecil only.
- (7) Whether the R-3 or new "mixed use" classification which is applied to Cecil should extend to the undeveloped corridor along the balance of Route 50.
- (8) Whether a "planned commercial" classification should be applied to larger tracts along the undeveloped segment of Route 50 and the balance be residential (R-1 or R-2).

APPENDIX IV



TOWNSHIP OF CECIL
REVISED C-1, GENERAL COMMERCIAL, DISTRICT

PURPOSE: To provide opportunities for general commercial development on larger sites in locations on arterial or collector roads which can accommodate the traffic impacts of more intense development.

PERMITTED USES BY RIGHT

1. Existing Single Family Dwellings
2. Farms
3. Apparel and accessories stores
4. Furniture, home furnishing, household appliance stores
5. Food stores, including supermarkets and bakeries where production of food products is to be sold only at retail on the premises
6. Eating establishments, including restaurants, lunch counters and delicatessens
7. Drugstore
8. Gift shops, including camera, book, stationery, antiques, musical supplies, cosmetics, candy, cigarettes and tobaccos, flowers, hobbies, jewelry, leather and luggage shops
9. General Merchandise Store
10. Other Retail Stores
11. Business and professional offices
12. Business services
13. Personal services
14. Public buildings
15. Clubs, fraternities or lodges
16. Coin-operated Laundry
17. Convenience Store
18. Florist
19. Garden nursery
20. Hardware Store
21. Indoor recreational facilities
22. Artist's or photographer's studio
23. Funeral home, not including crematorium
24. Libraries and museums
25. Public garage
26. Self-storage facility
27. Motel or hotel
28. New and used vehicle sales, rental and service
29. Car wash
30. Automobile and gasoline service station
31. Repair garage
32. Veterinary clinic and kennels related thereto
33. Accessory uses

CONDITIONAL USES

1. Day Care Centers
2. Personal Care Boarding Home
3. Nursing Home or Hospital
4. Planned Shopping Center
5. Construction of New Single Family Dwellings

USES BY SPECIAL EXCEPTION

1. Comparable Uses Not Specifically Listed

Note: Underlined uses to be added to existing C-1 District uses.

TOWNSHIP OF CECIL
 AUTHORIZED USES - PROPOSED COMMERCIAL DISTRICTS

C-2 DISTRICT (Convenience)

C-3 DISTRICT (Village)

PURPOSE

To provide opportunities for local shopping and services to meet the needs of the residents of the Township on vacant sites at major intersections in locations convenient to residential areas.

To preserve the mix of residential and commercial uses on the main streets in the established villages and to encourage new opportunities for small businesses in these population centers.

PERMITTED USES

- Farms
- Home Occupation in Dwelling
-
-
- Townhouses or Garden Apartments
- Art, Antique, Interior Decorating Shop
- Art, Music or Photography Studio
- Bakery Shop
- Bicycle Shop
- Book or Stationery Store
- Candy or Ice Cream Shop
- Card and Gift Shop
- Catering Service, excluding rental hall
- Coin Operated Laundry
- Convenience Store
- Craft or Hobby Shop
- Day Care Center
- Dry Cleaning Pick-up Store
- Financial Institutions
- Florist Shop, excluding greenhouse
- Newsstand
- Personal Services (barber/beautician, tailor)
- Pharmacy
- Professional Offices
- Restaurant
- Specialty Food Store (no supermarket)
- Sporting Goods Store
- Video Rental
-
-
-
-
-
-

- Farms
- Home Occupation in Dwelling
- Single Family Dwelling
- Two Family Dwelling
- Townhouses and Garden Apartments
- Art, Antique, Interior Decorating
- Art, Music or Photography Studio
- Bakery Shop
- Bicycle Shop
- Book or Stationery Store
- Candy or Ice Cream Shop
- Card and Gift Shop
- Catering Service
- Coin Operated Laundry
- Convenience Store
- Craft or Hobby Shop
- Day Care Center
- Dry Cleaning Pick-up Store
- Financial Institutions
- Florist Shop, excluding greenhouse
- Newsstand
- Personal Services
- Pharmacy
- Professional Offices
- Restaurant
- Specialty Food Store (no supermarket)
- Sporting Goods Store
- Video Rental
- Community Center
- Club, Lodge or Fraternal Org.
- Fire Station, including social hall
- Funeral Home
- Post Office
- Tavern

CONDITIONAL USES

- Car Wash
- Gas Station
- Veterinary Clinic
- Construction of New Single Family Dwelling

- Car Wash
- Gas Station
-
-

USES BY SPECIAL EXCEPTION

- Comparable Uses Not Listed
-
-
-

- Comparable Uses Not Listed
- Apartment Above Business
- Contracting Business
- Vehicle Repair Garage

TOWNSHIP OF CECIL

COMPARATIVE AREA AND BULK REGULATIONS - COMMERCIAL DISTRICTS

	C-1 DISTRICT * (General)	C-2 DISTRICT ** (Convenience)	C-3 DISTRICT ** (Village)
MINIMUM LOT AREA			
With Public Sewers	20,000 s.f.	10,000 s.f.	5,500 s.f.
Without Public Sewers	40,000 s.f.	21,780 s.f.	21,780 s.f.
Planned Shopping Center	5 acres	—	—
Single Family Dwelling	On existing lot of record or lot created per R-2 requirements		
MINIMUM LOT WIDTH	100 feet	90 feet	50 feet
MAX. LOT COVERAGE	50%	35%	50%
BUILDING HEIGHT	5 stories/ 60 feet	3 stories/ 35 feet	3 stories/ 35 feet
MINIMUM FRONT YARD	45 feet	30 feet	25 feet
MINIMUM SIDE YARD			
Adjoining Residential	100 feet	30 feet	10 feet
All Others	25 feet	10 feet	10 feet
MINIMUM REAR YARD			
Adjoining Residential	100 feet	30 feet	30 feet
All Others	40 feet	30 feet	30 feet

* REVISED C-1 COMMERCIAL DISTRICT (Formerly Planned Shopping Center District)

** PROPOSED NEW COMMERCIAL DISTRICTS TO BE ADDED

TOWNSHIP OF CECIL

COMPARATIVE AREA AND BULK REGULATIONS - RESIDENTIAL DISTRICTS

	R-1 DISTRICT (Low Density)	R-2 DISTRICT (Medium Density)	R-3 DISTRICT (Village)
MINIMUM LOT AREA			
Single Family			
With Public Sewers	<u>21,780 s.f.</u>	10,000 s.f.	7,500 s.f.
Without Public Sewers	<u>43,560 s.f.</u>	21,780 s.f.	17,000 s.f.
Two Family Dwellings	_____	6,500 s.f./d.u.	5,500 s.f./d.u.
Multifamily Dwellings	_____	5,500 s.f./d.u.	_____
MINIMUM LOT WIDTH			
Single Family			
With Public Sewers	90 feet	75 feet	75 feet
Without Public Sewers	<u>90 feet</u>	<u>90 feet</u>	75 feet
Two Family	_____	80 feet	75 feet
Multifamily	_____	100 feet	_____
MAX. LOT COVERAGE	35%	35%	<u>40%</u>
BUILDING HEIGHT	2-1/2 stories/ 35 feet	3 stories/ 35 feet	<u>2-1/2 stories/ 35 feet</u>
MINIMUM FRONT YARD	35 feet	35 feet	25 feet
MINIMUM SIDE YARD			
Single Family	10 feet	10 feet	<u>5 feet</u>
Two Family	_____	10 feet	<u>5 feet</u>
Multifamily	_____	10 feet (2 stories) 20 feet (3 stories)	_____
MINIMUM REAR YARD			
Principal Structures	40 feet	30 feet	<u>20 feet</u>
Accessory Structures	10 feet	<u>10 feet</u>	<u>5 feet</u>

Note: Proposed changes are underlined.

TOWNSHIP OF CECIL

AUTHORIZED USES IN RESIDENTIAL DISTRICTS

	R-1 DISTRICT (Low Density)	R-2 DISTRICT (Medium Density)	R-3 DISTRICT (Village)
PERMITTED USES:	Farms Single Family Dwelling _____ _____ _____ Home Office Other Accessory Uses	Farms Single Family Dwelling Two Family Dwellings Multifamily Dwellings Planned Residential Dev. Home Office Other Accessory Uses	Farms Single Family Dwellings Two Family Dwellings _____ _____ Home Office Other Accessory Uses
USES BY SPECIAL EXCEPTION:	Home Occupation Day Care Home Kennels	Home Occupation Day Care Home _____	Home Occupation Day Care Home _____
CONDITIONAL USES:	Day Care Center Personal Care Boarding Home	Day Care Center	Day Care Center

Note: Planned Residential Development (PRD) is deleted from R-1. All commercial uses previously authorized in R-3 are deleted; multifamily dwellings and residence in combination with business are deleted from R-3 also.

CRITERIA FOR PROPOSED CONDITIONAL USES & USES BY SPECIAL EXCEPTION

CONDITIONAL USES

Planned Shopping Center, subject to:

- a. The minimum site required for a Planned Shopping Center shall be five (5) acres.
- b. The site shall have frontage on and direct vehicular access to a street classified in the Township's Comprehensive Plan as an arterial or collector street.
- c. Only the uses permitted by right or authorized as conditional uses or uses by special exception in the District in which the Planned Shopping Center is located shall be permitted in the Planned Shopping Center.
- d. Once the improvements are completed in an approved Planned Shopping Center, lots within an approved and recorded Planned Shopping Center may be sold and developed as independent entities for any authorized use in the District.
- e. All property lines around the perimeter of a Planned Shopping Center which adjoin an "R" District shall be screened by a Buffer Area which is at least twenty-five (25) feet in depth as measured from the property line.
- f. The site plan shall be designed to minimize points of access to the public street. Shared driveways shall be utilized where feasible and cross-easements dedicated for common access, where necessary.
- g. The site shall be planned as a unit and uniform signage and landscaping and common parking and loading areas shall be proposed to promote efficiency and preserve a common design theme.

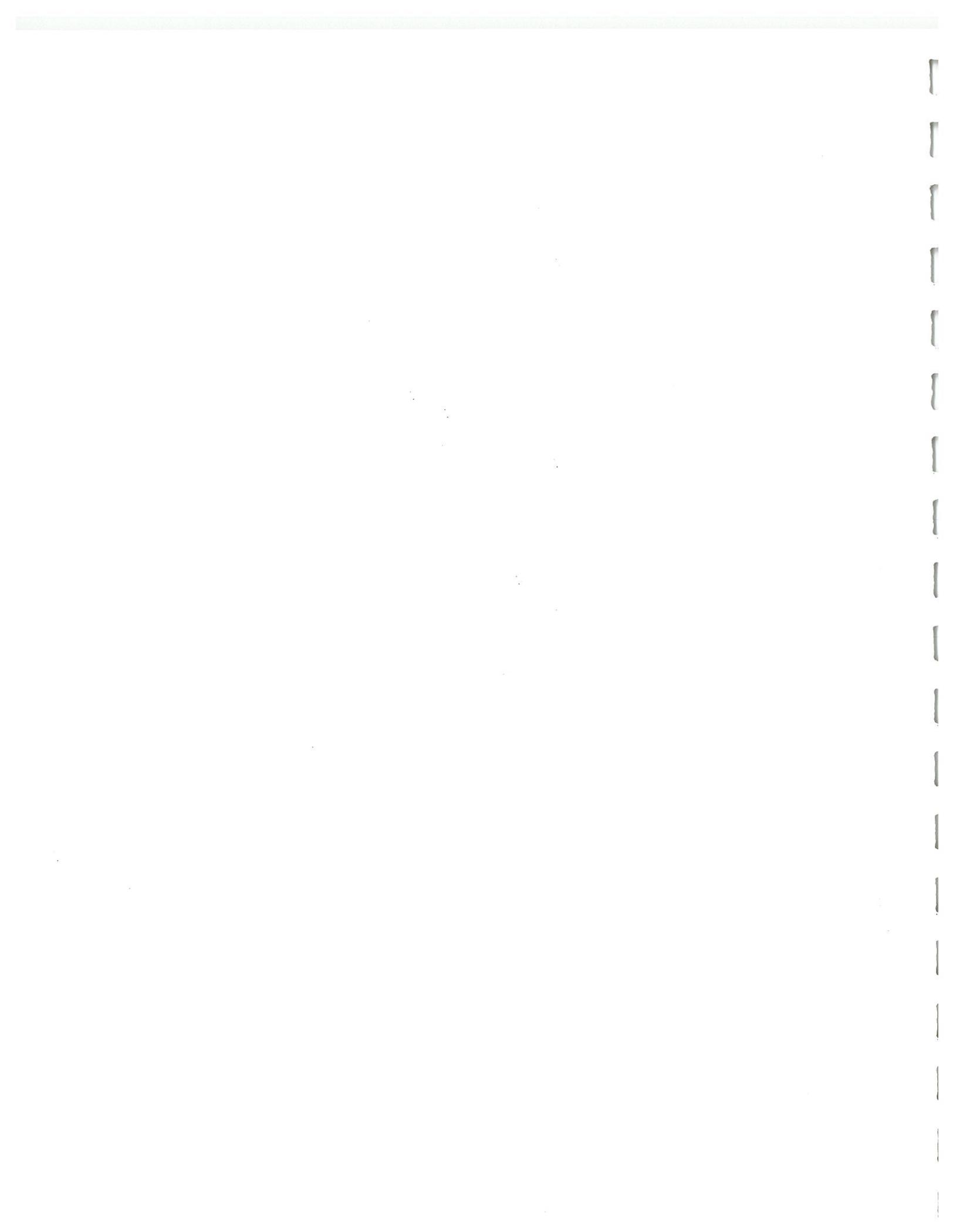
Construction of New Single Family Dwellings, subject to:

- a. A new single family dwelling may be constructed on an existing lot of record located in a C-1 District in a plat of subdivision recorded on or before the date of adoption of this amendment.
- b. A new single family dwelling may be constructed on a lot which is recorded after the date of adoption of this amendment, provided the lot is in a plat of subdivision recorded in compliance with the requirements of the Township Subdivision and Land Development Ordinance for a simple subdivision and further, provided that no more than one (1) such subdivision be approved for contiguous property owned by a single landowner which is located in the C-1 District.
- c. The minimum lot area, lot width, lot coverage, building height and yards required for construction of a new single family dwelling in the C-1 District shall be the same as the requirements for a single family dwelling in the R-2 District.

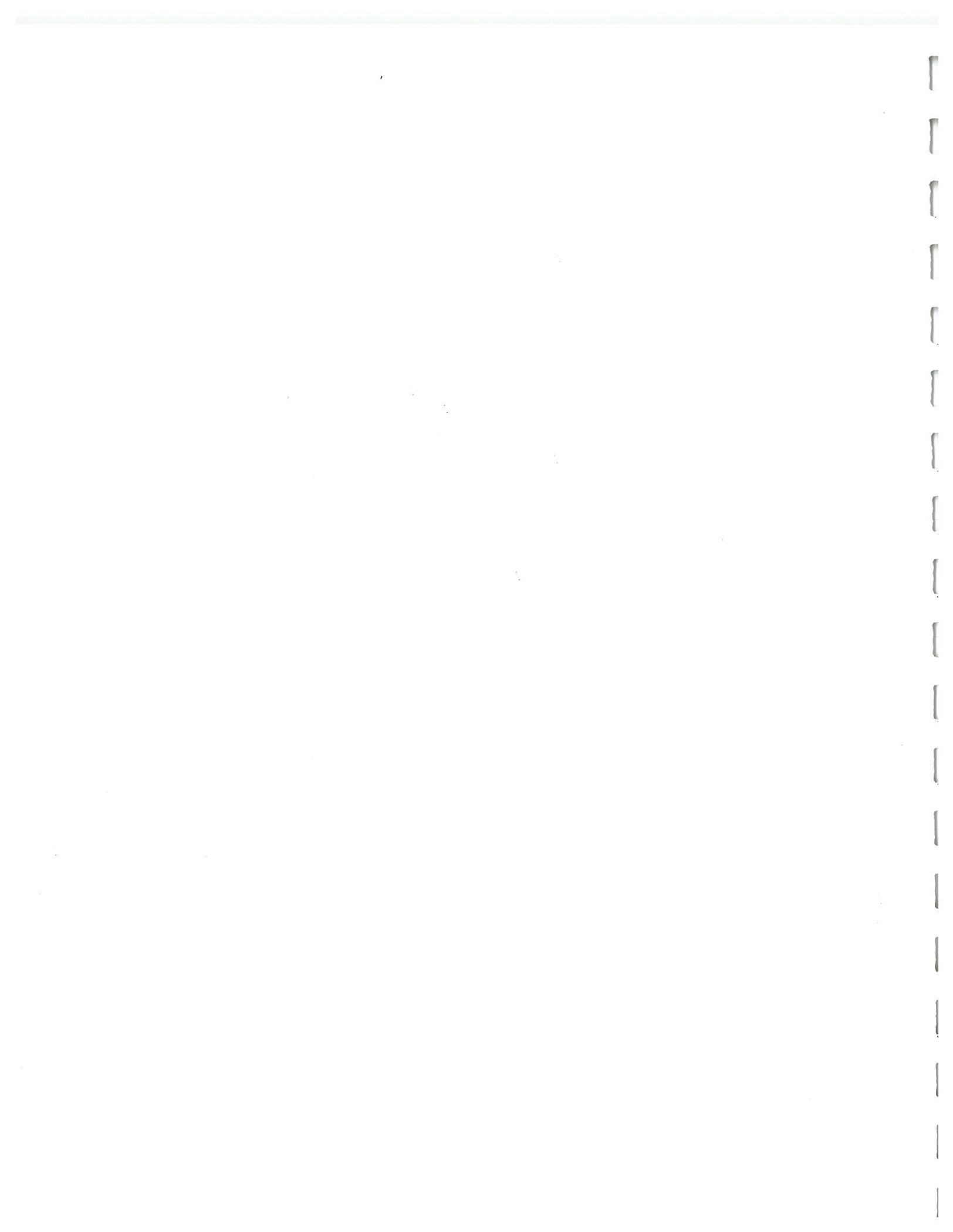
USES BY SPECIAL EXCEPTION

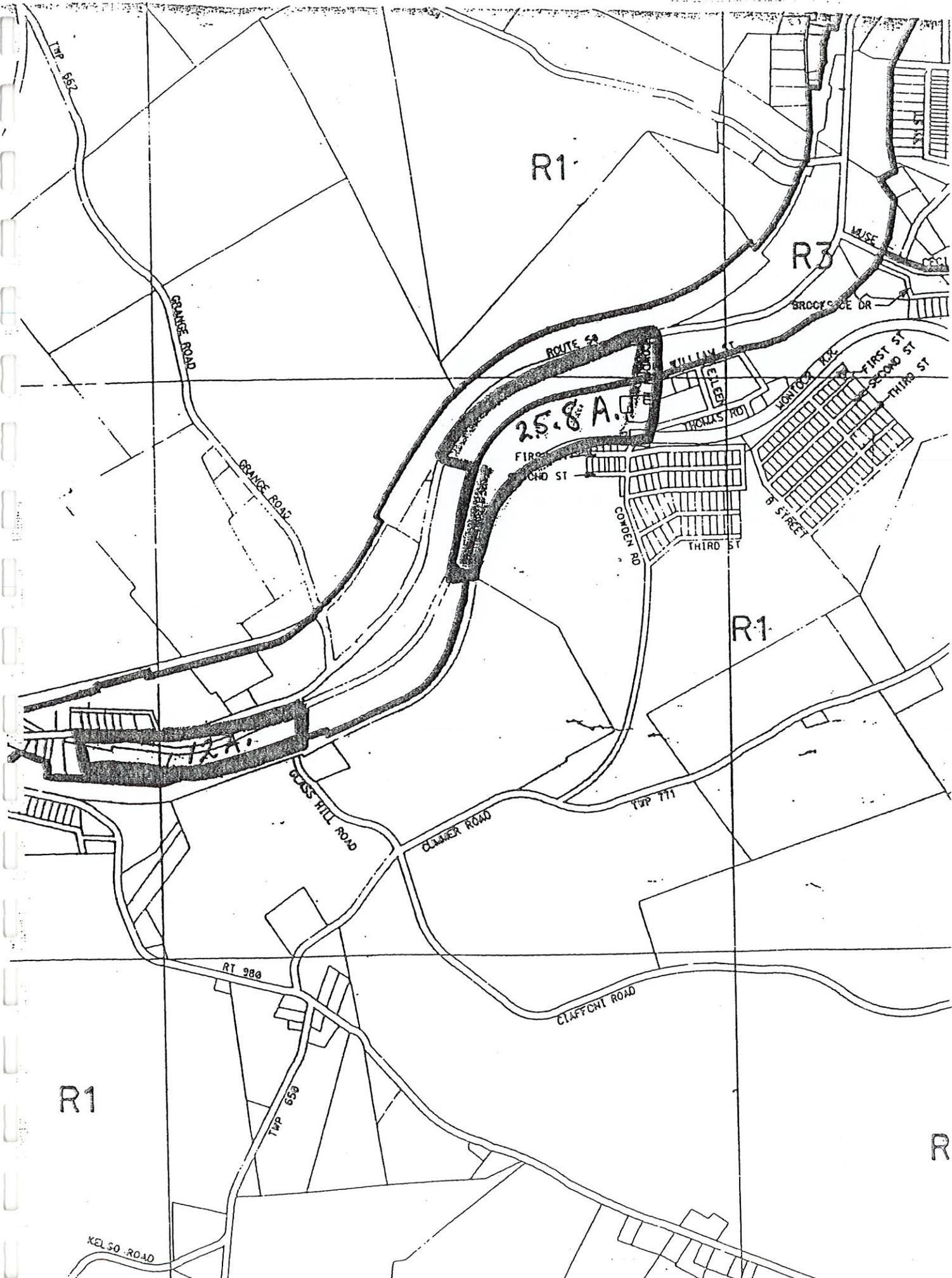
Comparable Uses Not Specifically Listed, subject to:

- a. Uses of the same general character as any of the uses authorized as permitted uses by right, conditional uses or uses by special exception in the Zoning District shall be allowed, if the Zoning Hearing Board determines that the impact of the proposed use on the environment and adjacent streets and properties is equal to or less than any use specifically listed in the Zoning District. In making such determination, the Board shall consider the following characteristics of the proposed use:
 - [1] The number of employees.
 - [2] The floor area of the building or gross area of the lot devoted to the proposed use.
 - [3] The type of products, materials, equipment and/or processes involved in the proposed use.
 - [4] The magnitude of walk-in trade.
 - [5] The traffic and environmental impacts and the ability of the proposed use to comply with the Performance Standards of this Ordinance.
- b. The proposed use shall comply with all applicable area and bulk regulations of the Zoning District in which it is located.
- c. The proposed use shall comply with any applicable express standards and criteria specified in this Ordinance for the most nearly comparable conditional use or use by special exception specifically listed in the Zoning District in which it is proposed.
- d. The proposed use shall be consistent with the Purpose Statement for the Zoning District in which it is proposed and shall be consistent with the Community Development Objectives of this Ordinance.



APPENDIX V





R1

R3

25.8 A.C.

R1

R1

R

Twp 652

GRANGE ROAD

GRANGE ROAD

ROUTE 59

WILLIAM ST

ELLEN ST

THOMAS RD

MONROE LANE

FIRST ST

SECOND ST

THIRD ST

FIRST ST

CHD ST

BO
COWDEN

THIRD ST

B STREET

TWP 711

GLASS HILL ROAD

CLAWER ROAD

CLIFFCH ROAD

RT 280

Twp 653

KELSO ROAD

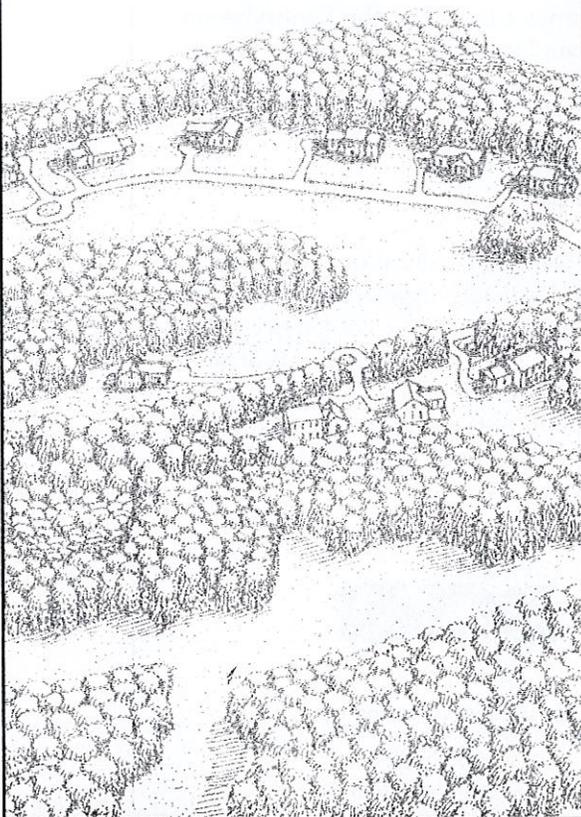
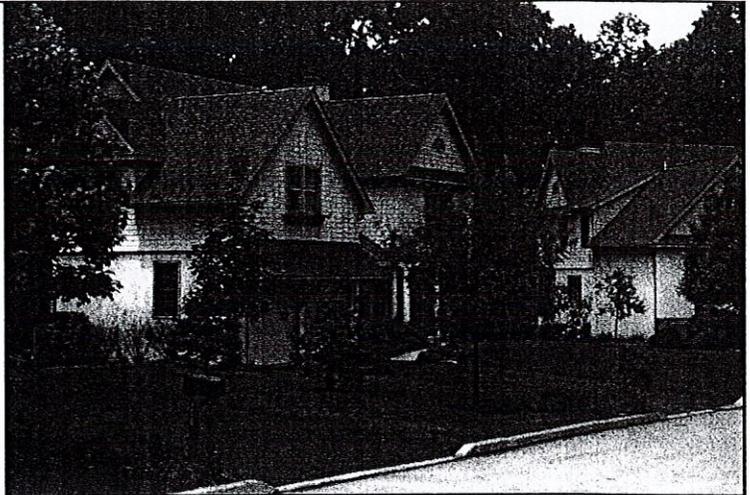
MUSE

BROCKHOLME DR



Growing Greener

*Conservation
by Design*



Communities across Pennsylvania are realizing that they can conserve their special open spaces, greenways and natural resources **at the same time** they achieve their development objectives. How? Conservation through local zoning and subdivision ordinances, an approach we're calling *Growing Greener: Conservation by Design*. If you want your community to take control of its destiny and ensure that new development creates more livable communities in the process, the *Growing Greener: Conservation by Design* approach might be right for you.



Background

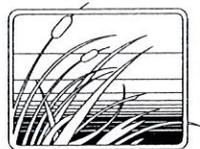
This booklet summarizes how municipalities can use the development process to their advantage to protect interconnected networks of open space: natural areas, greenways, trails and recreational lands. Communities **can** take control of their destinies so that their conservation goals are achieved in a manner fair to all parties concerned. All that is needed are some relatively straightforward amendments to municipal comprehensive plans, zoning ordinances and subdivision ordinances. These steps are described on the pages that follow.

Growing Greener: Conservation by Design is a collaborative program of the Pennsylvania Department of Conservation and Natural Resources (DCNR); the Governor's Center for Local Government Services; Natural Lands Trust, Inc., a regional land conservancy located in Media, PA; and an advisory committee comprised of officials from state and local agencies including the Pennsylvania Environmental Council, the Pennsylvania State University Cooperative Extension, and other non-profits and the private sector. The program is based on the work of Randall Arendt, Senior Conservation Advisor at Natural Lands Trust, and Michael Clarke, former president of Natural Lands Trust.

How Do I Learn More?

The following services are available in Pennsylvania: (1) educational workshops, held at the county and regional level, for local officials, developers and others involved in making land use decisions; and presentations at conferences; (2) technical assistance for communities—primarily in the form of assessments of land use regulations, ordinance assistance and design services; and (3) training for professionals interested in learning how to write the ordinances and use the design methods that implement the *Growing Greener: Conservation by Design* standards.

For more information contact:



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Putting Conservation into Local Codes

The Conservation Design Concept

Each time a property is developed into a residential subdivision, an opportunity exists for adding land to a community-wide network of open space. Although such opportunities are seldom taken in many municipalities, this situation could be reversed fairly easily by making several small but significant changes to three basic local land-use documents—the comprehensive plan, the zoning ordinance and the subdivision and land development ordinance. Simply stated, Conservation Design rearranges the development on each parcel as it is being planned so that half (or more) of the buildable land is set aside as open space. Without controversial “down zoning,” the same number of homes can be built in a less land-consumptive manner, allowing the balance of the property to be permanently protected and added to an interconnected network of community green spaces. This “density-neutral” approach provides a fair and equitable way to balance conservation and development objectives.

Four Keys to Conservation

Communities protect open space because it protects streams and water quality, provides habitat for plants and animals, preserves rural “atmosphere,” provides recreational areas, protects home values and reduces costs of municipal services. In short, land conservation makes your community a better place to live. Four basic actions underlie the *Growing Greener* process:

1 Envision the Future: Performing “community assessments”

Successful communities have a realistic understanding of their future. The assessment projects past and current development trends into the future so that officials and residents may easily see the long-term results of continuing with current ordinance provisions. Communities use this knowledge to periodically

review and adjust their goals and strategies for conservation and development.

2 Protect Open Space Networks Through Conservation Planning

Successful communities have a good understanding of their natural and cultural resources. They establish reasonable goals for conservation and development—goals that reflect their special resources, existing land use patterns and anticipated growth. Their comprehensive plans document these resources, goals and policies. The plan contains language about the kinds of ordinance updating and conservation programs necessary for those goals to be realized. A key part of the Comprehensive Plan is a *Map of Potential Conservation Lands* that is intended to guide the location of open space in each new subdivision as it is being laid out.

3 Conservation Zoning: A “Menu of Choices”

Successful communities have legally defensible, well-written zoning regulations that meet their “fair share” of future growth and provide for a logical balance between community goals and private landowner interests. They incorporate resource suitabilities, flexibility, and incentives to require the inclusion of permanent conservation lands into new subdivisions. The five zoning options summarized in this publication and described in detail in the *Growing Greener* manual respect the private property rights of developers without unduly impacting the remaining natural areas that make our communities such special places in which to live, work, recreate and invest in.

4 Conservation Subdivision Design: A Four-Step Process

Successful communities recognize that both design standards and the design process play an important part in conserving community resources. Such communities adopt subdivision codes which require detailed site surveys and analyses identifying the special features of each property, and introduce a simple methodology showing how to lay out new development so that the majority of those special features will be permanently protected in designated conservation areas or preserves. To a considerable extent, those preserves within new subdivisions can be pre-identified in the Comprehensive Plan so that each such area will form an integral part of a community-wide network of protected open space, as noted above.

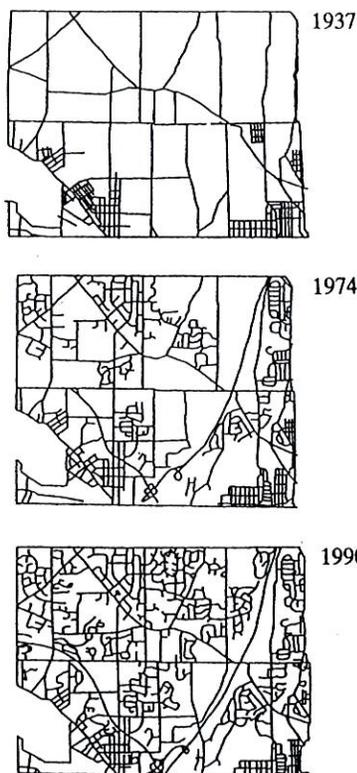


Figure 1
The pattern of "wall-to-wall subdivisions" that evolves over time with zoning and subdivision ordinances which require developers to provide nothing more than houselots and streets.

1 Envisioning the Future Performing "Community Assessments"

The "community assessment" visioning process helps local officials and residents see the ultimate result of continuing to implement current land-use policies. The process helps start discussions about how current trends can be modified so that a greener future is ensured.

Sad but true, the future that faces most communities with standard zoning and subdivision codes is to witness the systematic conversion of every unprotected acre of buildable land into developed uses.

Most local ordinances allow or encourage standardized layouts of "wall-to-wall houselots." Over a period of decades this process produces a broader pattern of "wall-to-wall subdivisions" (see Figure 1). No community actively plans to become a bland suburb without open space. However, most zoning codes program exactly this outcome (see Figure 2).

Municipalities can perform assessments to see the future before it happens, so that they will be able to judge whether a mid-course correction is needed. A community assessment entails an evaluation of the land-use regulations that are currently on the books, identifying their strengths and weaknesses and offering constructive recommendations about how they can incorporate the conservation techniques described in this booklet. It should also

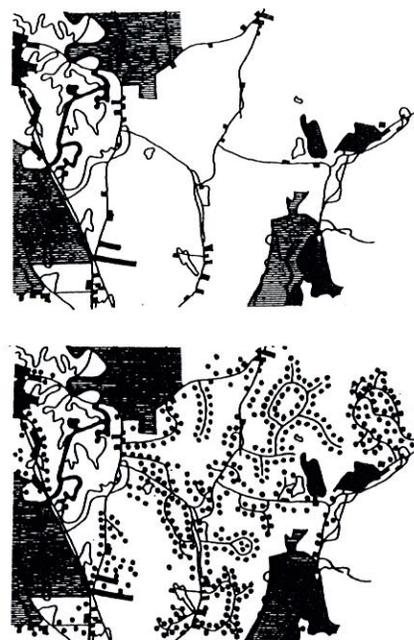


Figure 2
A matching pair of graphics, taken from an actual "build-out map," showing existing conditions (mostly undeveloped land) contrasted with the potential development pattern of "checkerboard suburbia" created through conventional zoning and subdivision regulations.

include a realistic appraisal of the extent to which private conservation efforts are likely to succeed in protecting lands from development through various nonregulatory approaches such as purchases or donations of easements or fee title interests.

The following parts of this booklet describe practical ways in which communities can take control of their destinies so that conservation goals will be achieved simultaneously with development objectives, in a manner that is fair to all parties concerned. Three interrelated documents—the Comprehensive Plan, Zoning Code and Subdivision and Land Development Code, stand together like a three-legged stool providing a balanced footing for achieving a municipality's conservation goals.

2 Protecting Open Space Networks Through Conservation Planning

Although many communities have adopted either Comprehensive Plans or Open Space Plans containing detailed inventories of their natural and historic resources, very few have taken the next logical step of pulling together all that information and creating a *Map of Potential Conservation Lands*.

Such a map is vitally important to any community interested in conserving an interconnected network of open space. The map serves as the tool which guides decisions regarding which land to protect in order for the network to eventually take form and have substance.

A *Map of Potential Conservation Lands* starts with information contained in the community's existing planning documents. The next task is to identify two kinds of resource areas. *Primary Conservation Areas* comprise only the most severely constrained lands, where development is typically restricted under current codes and laws (such as wetlands, floodplains, and slopes exceeding 25%). *Secondary Conservation Areas* include all other locally noteworthy or significant features of the natural or cultural landscape—such as mature woodlands, wildlife habitats and travel corridors, prime farmland, groundwater recharge areas, greenways and trails, river and stream corridors, historic sites and buildings, and scenic viewsheds. These *Secondary Conservation Areas* are often best understood by the local residents who may be directly involved in their identification. Usually these re-

source areas are totally unprotected and are simply zoned for one kind of development or another.

A base map is then prepared on which the *Primary Conservation Areas* have been added to an inventory of lands which are already protected (such as parks, land trust preserves, and properties under conservation easement). Clear acetate sheets showing each kind of *Secondary Conservation Area* are then

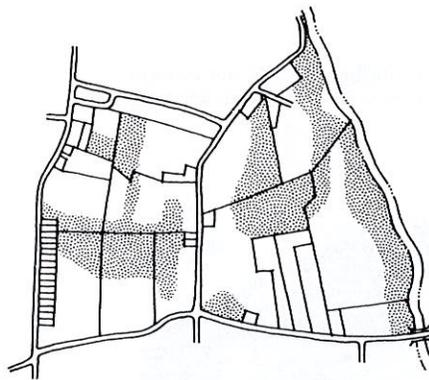


Figure 3
Part of a *Map of Potential Conservation Lands* for West Manchester Township, York County. West Manchester's map gives clear guidance to landowners and developers as to where new development is encouraged on their properties. Township officials engaged a consultant to draw, on the official tax parcel maps, boundaries of the new conservation lands network as it crossed various properties, showing how areas required to be preserved in each new development could be located so they would ultimately connect with each other. In this formerly agricultural municipality the hedgerows, woodland remnants, and the riparian buffer along the creek were identified as core elements of the conservation network.

laid on top of the base map in an order reflecting the community's preservation priorities (as determined through public discussion).

This overlay process will reveal certain situations where two or more conservation features appear together (such as woodlands and wildlife habitats, or farmland and scenic viewsheds). It will also reveal gaps where no features appear.

Although this exercise is not an exact science, it frequently helps local officials and residents visualize how various kinds of resource areas are connected to one another, and enables them to tentatively identify both broad swaths and narrow corridors of resource land that could be protected in a variety of ways.

Figure 3 shows a portion of a map prepared for one Chester County township which has followed this approach.

The planning techniques which can best implement the community-wide *Map of Potential Conservation Lands* are Conservation Zoning and Conservation Subdivision Design. These techniques which work hand in hand are described in detail below. Briefly stated, conservation zoning expands the range of development choices available to landowners and developers. Just as importantly, it also eliminates the option of creating full-density "checkerboard" layouts that convert all land within new subdivisions into houselots and streets.

The second technique, "conservation subdivision design," devotes half or more of the buildable land area within a residential development as undivided permanent open space. Not surprisingly, the most important step in designing a conservation subdivision is to identify the land that is to be preserved. By using the community-wide *Map of Potential Conservation Lands* as a template for the layout and design of conservation areas within new subdivisions, these developments help to create an interconnected network of open space spanning the entire municipality.

Figure 4 shows how the open space in three adjoining subdivisions has been designed to connect, and illustrates the way in which the *Map of Potential Conservation Lands* can become a reality.

Figure 5 provides a bird's-eye view of a landscape where an interconnected network of conservation lands has been gradually protected through the steady application of conservation zoning techniques and conservation subdivision design standards.

3 Conservation Zoning A "Menu" of Choices

The main reason subdivisions typically consist of nothing more than houselots and streets is that most local land-use ordinances ask little, if anything, with respect to conserving open space or providing neighborhood amenities (see Figure 6).

Communities wishing to break the cycle of "wall-to-wall houselots" need to consider modifying their zoning to actively and legally encourage subdivisions that set aside at least 50 percent of the land as permanently protected open space and to incorporate substantial density disincentives for developers who do not conserve any significant percentage of land.

Following this approach, a municipality would first calculate a site's yield using traditional zoning. A developer would then be permitted full density only if at least 50 percent of the buildable land is maintained as undivided open space (illustrated in Figure 7: "Option 1"). Another full-density option could include a 25 percent density bonus for preserving 60 percent of the unconstrained land (Figure 8: "Option 2"). Municipalities might also consider offering as much as a 100 percent density bonus for protecting 70 percent of that land (Figure 11: "Option 5").

It is noteworthy that the 36 village-like lots in Option 5 occupy less land than the 18 lots in Option 1, and that Option 5 therefore contributes more significantly to the goal of creating community-wide networks of open space. The village-scale lots in Option 5 are particularly popular with empty-nesters, single-parent households, and couples with young children. Its traditional layout is based on that of historic hamlets and villages in the region, and new developments in this category could be controlled as Conditional Uses subject to a set of extensively illustrated design standards.

Developers wishing to serve the "estate lot" market have two additional options. One involves lots containing at least four acres of unconstrained land (Figure 9: "Option 3"). The other is

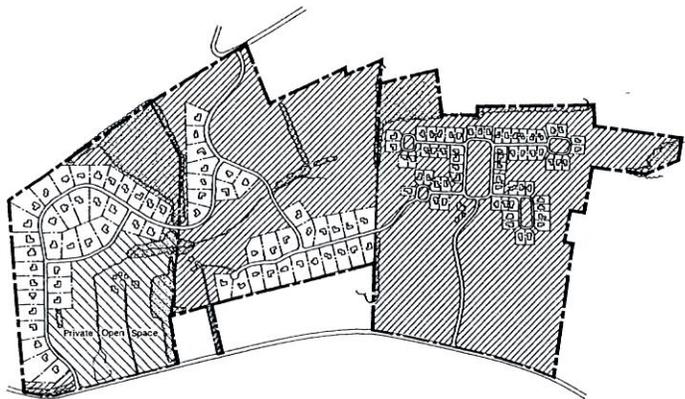


Figure 4
The conservation lands (shown in gray) were deliberately laid out to form part of an interconnected network of open space in these three adjoining subdivisions.

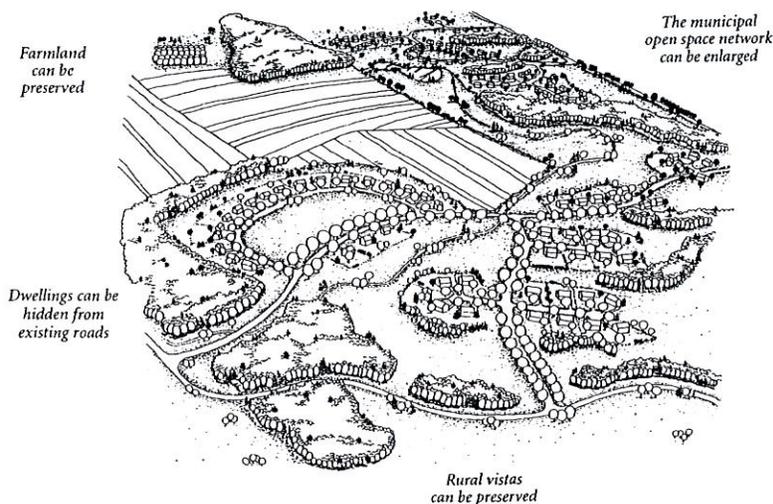


Figure 5
This sketch shows how you can apply the techniques described in this booklet to set aside open space which preserves rural character, expands community parkland and creates privacy for residences. (Source: Montgomery County Planning Commission)



Figure 6 YIELD PLAN

The kind of subdivision most frequently created in Pennsylvania is the type which blankets the development parcel with houselots, and which pays little if any attention to designing around the special features of the property. In this example, the house placement avoids the primary conservation areas, but disregards the secondary conservation features. However, such a sketch can provide a useful estimate of a site's capacity to accommodate new houses at the base density allowed under zoning—and is therefore known as a "Yield Plan."

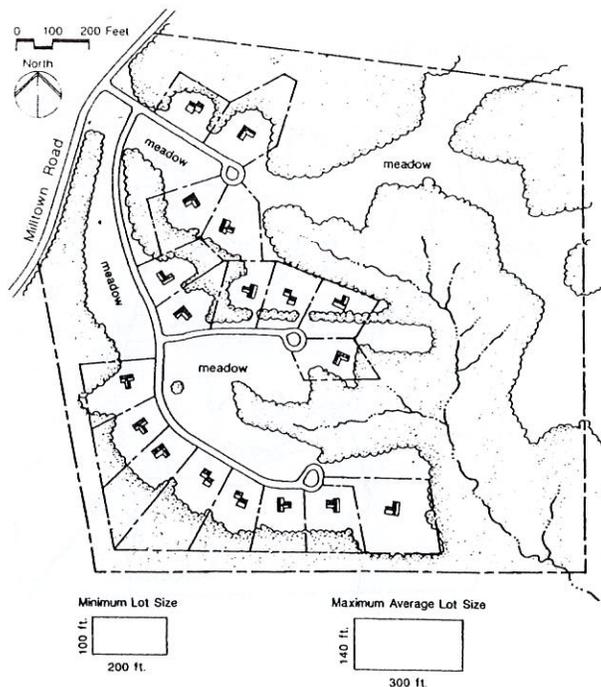


Figure 7 OPTION 1

Density-neutral with Pre-existing Zoning
18 lots
Lot Size Range: 20,000 to 40,000 sq. ft.
50% undivided open space

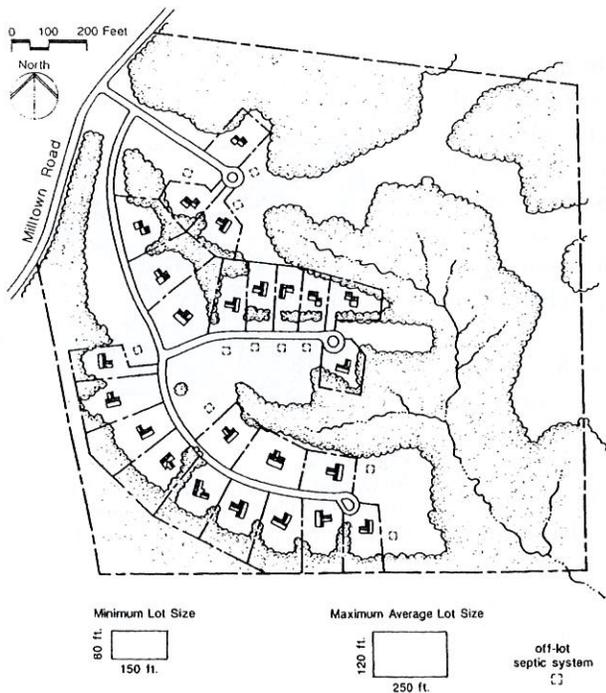


Figure 8 OPTION 2

Enhanced Conservation and Density
24 Lots
Lot Size Range: 12,000 to 24,000 sq. ft.
60% undivided open space

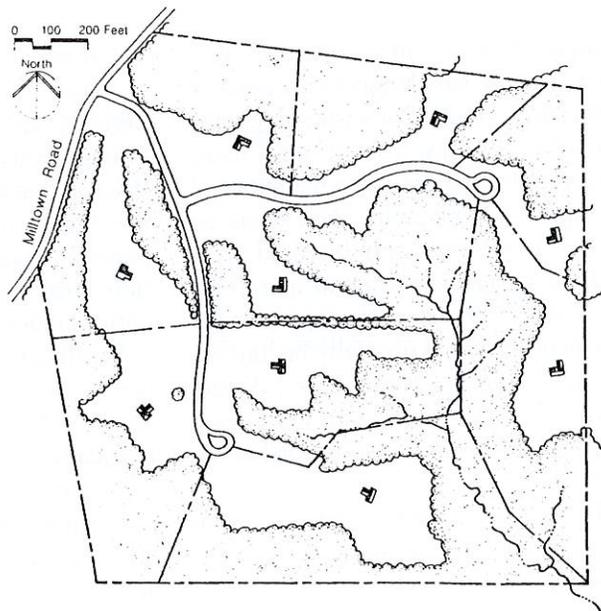


Figure 9 OPTION 3

50% Density Reduction
9 Lots
Typical Lot Size: 160,000 sq. ft. (4 acres)
Estate Lots

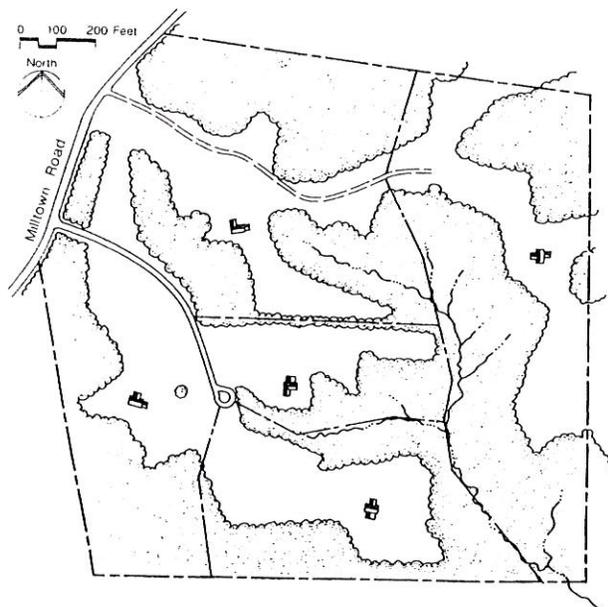


Figure 10 OPTION 4
Country Properties
5 Lots
Maximum Density: 10 acres per principal dwelling
70% density reduction

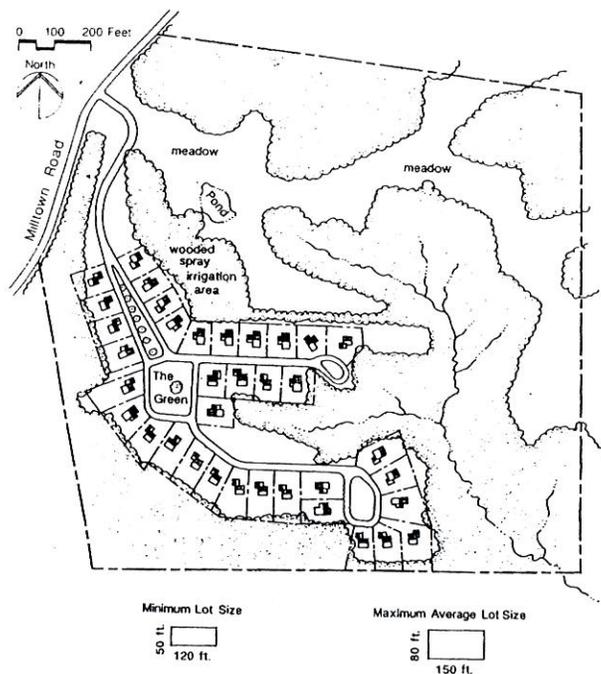


Figure 11 OPTION 5
Hamlet or Village
36 Lots
Lot Size Range: 6,000 to 12,000 sq. ft.
70% undivided open space

comprised of “country properties” of at least 10 acres, which may be accessed by gravel drives built to new township standards for very low-volume rural lanes (Figure 10: “Option 4”). An additional incentive to encourage developers to choose this fourth option would typically be permission to build up to two accessory dwellings on these properties. Those units would normally be limited in size, subject to architectural design standards to resemble traditional estate buildings, and restricted from further lot division.

Two or more of these options could be combined on a single large property. One logical approach would combine Options 4 and 5, with the Option 4 “country properties” comprising part of the required greenbelt open space around an Option 5 village (see Figure 12).

Conspicuously absent from this menu of choices is the conventional full-density subdivision providing no unfragmented open space (Figure 6). Because that kind of development causes the largest loss of resource land and poses the greatest obstacle to conservation efforts, it is not included as an option under this approach.

For illustrative purposes, this booklet uses a one dwelling unit per two acre density. However, conservation zoning is equally applicable to higher density zoning districts of three or four units per acre. Such densities typically occur in villages, boroughs, urban growth boundary areas and TDR receiving areas where open space setbacks are critical to the residents’ quality of life.

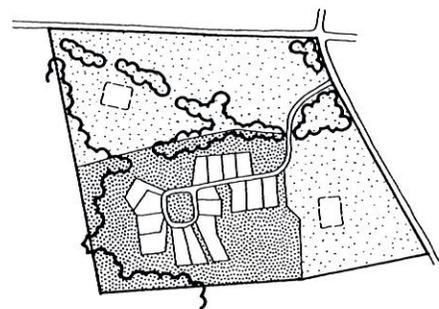


Figure 12
An Option 5 village surrounded by its own open space and buffered from the township road by two “country properties” (Option 4).

4 Conservation Subdivision Design

A Four-Step Process

Designing subdivisions around the central organizing principle of land conservation is not difficult. However, it is essential that ordinances contain clear standards to guide the conservation design process. The four-step approach described below has been proven to be effective in laying out new full-density developments where all the significant natural and cultural features have been preserved.

Step One consists of identifying the land that should be permanently protected. The developer incorporates areas pre-identified on the community-wide *Map of Potential Conservation Lands* and then performs a detailed site analysis in order to precisely locate features to

be conserved. The developer first identifies all the constrained lands (wet, floodprone, and steep), called *Primary Conservation Areas* (Figure 13). He then identifies *Secondary Conservation Areas* (Figure 14) which comprise noteworthy features of the property that are typically unprotected under current codes: mature woodlands, greenways and trails, river and stream corridors, prime farmland, hedgerows and individual free-standing trees or tree groups, wildlife habitats and travel corridors, historic sites and structures, scenic viewsheds, etc. After “greenlining” these conservation elements, the remaining part of the property becomes the *Potential Development Area* (Figure 15).

Step Two involves locating sites of individual houses within the Potential Development Area so that their views of the open space are maximized (Figure 16). The number of houses is a function of the density permitted within the zoning district, as shown on a *Yield Plan* (Figure 6). (In unsewered areas officials should require a 10 percent sample of the most questionable lots—which they would select—to be tested for septic suitability. Any lots that fail would be deducted and the applicant would have to perform a second 10 percent sample, etc.)

Step Three simply involves “connecting the dots” with streets and informal trails (Figure 17), while **Step Four** consists of drawing in the lot lines (Figure 18).

This approach reverses the sequence of steps in laying out conventional subdivisions, where the street system is the

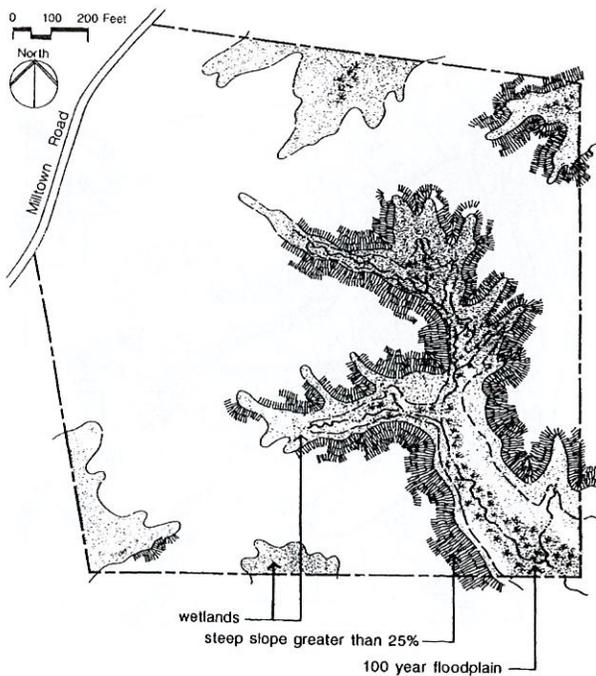


Figure 13 STEP ONE, Part One
Identifying Primary Conservation Areas

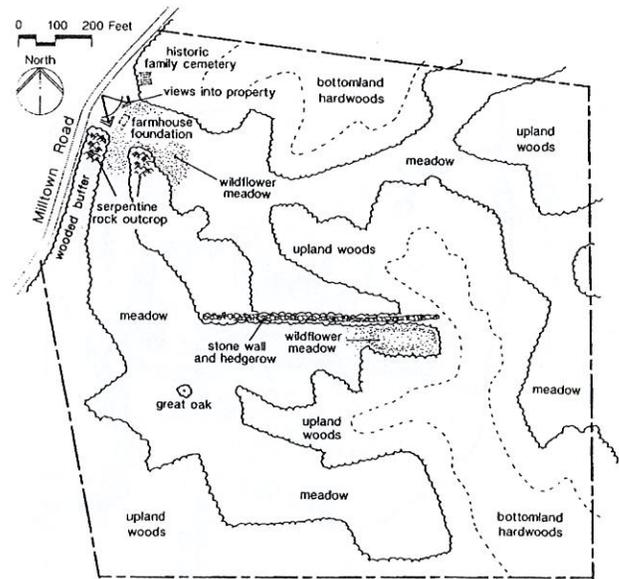


Figure 14 STEP ONE, Part Two
Identifying Secondary Conservation Areas

Typically unprotected under local codes, these special features constitute a significant asset to the property value and neighborhood character. Secondary conservation areas are the most vulnerable to change, but can easily be retained by following this simple four-step process.

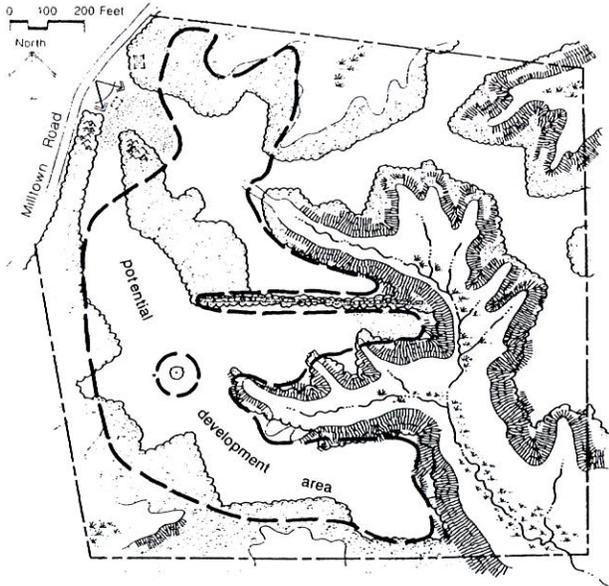


Figure 15 STEP ONE, Part Three
Potential Development Areas
for Options 1, 2, and 5

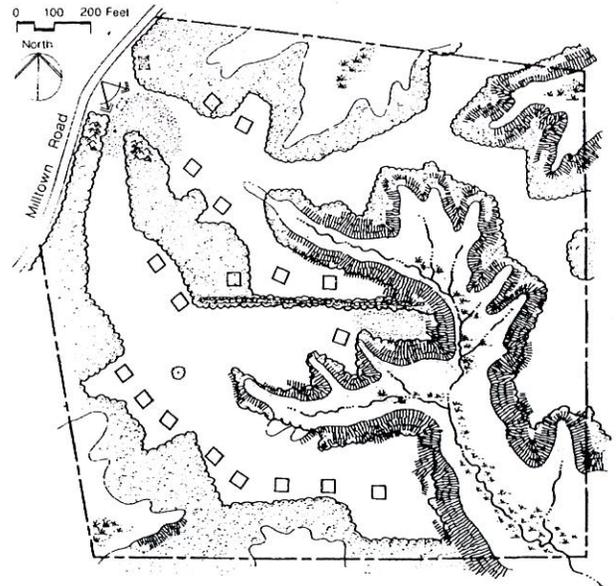


Figure 16 STEP TWO
Locating House Sites

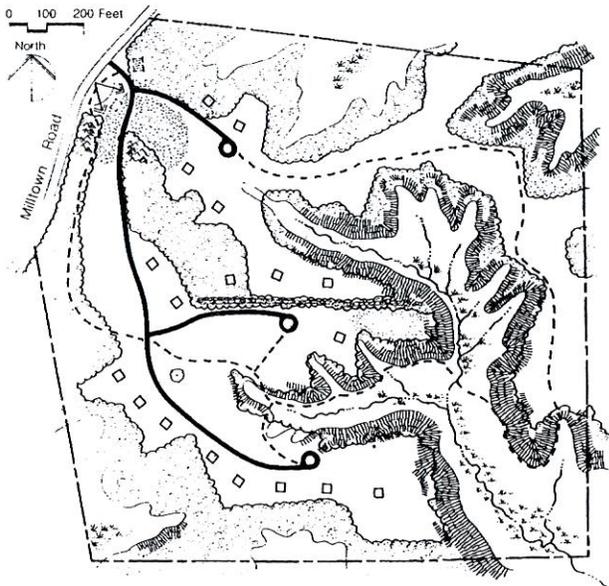


Figure 17 STEP THREE
Aligning Streets and Trails

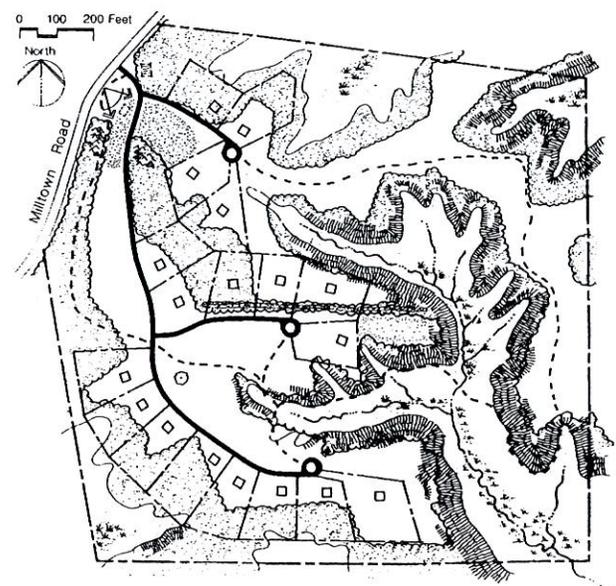


Figure 18 STEP FOUR
Drawing in the Lot Lines

first thing to be identified, followed by lot lines fanning out to encompass every square foot of ground into houselots. When municipalities require nothing more than “houselots and streets,” that is all they receive. But by setting community standards higher and requiring 50 to 70 percent open space as a precondition

for achieving full density, officials can effectively encourage conservation subdivision design. The protected land in each new subdivision would then become building blocks that add new acreage to community-wide networks of interconnected open space each time a property is developed.

Frequently Asked Questions About Conservation Subdivision Design

Does this conservation-based approach involve a “taking”?

No. People who do not fully understand this conservation-based approach to subdivision design may mistakenly believe that it constitutes “a taking of land without compensation.” This misunderstanding may stem from the fact that conservation subdivisions, as described in this booklet, involve either large percentages of undivided open space or lower overall building densities.

There are two reasons why this approach does *not* constitute a “taking.”

First, no density is taken away. Conservation zoning is fundamentally fair because it allows landowners and developers to achieve full density under the municipality’s current zoning—and even to increase that density significantly—through several different “as-of-right” options. Of the five options permitted under conservation zoning, three provide for either full or enhanced densities. The other two options offer the developer the choice to lower densities and increase lot sizes. Although conservation zoning precludes full-density layouts that do not conserve open space, this is legal because there is no constitutional “right to sprawl.”

Second, no land is taken for public use. None of the land which is required to be designated for conservation purposes becomes public (or even publicly accessible) unless the landowner or developer wants it to be. In the vast majority of situations, municipalities themselves have no desire to own and manage such conservation land, which they generally feel should be a neighborhood responsibility. In cases where local officials wish to provide township recreational facilities (such as ballfields or trails) within conservation subdivisions, the municipality must negotiate with the developer for the purchase of that land on a “willing seller/willing buyer” basis. To facilitate such negotiations, conservation zoning ordinances can be written to include density incentives to encourage developers to designate specific parts of their conservation land for public ownership or for public access and use.

A legal analysis of the *Growing Greener* workbook, by Harrisburg land use attorney Charles E. Zaleski, Esq., is reprinted on the last page of this booklet.

How can a community ensure permanent protection for conservation lands?

The most effective way to ensure that conservation land in a new subdivision will remain undeveloped forever is to place a permanent conservation easement on it. Such easements run with the chain of title, in perpetuity, and specify the various conservation uses that may occur on the property. These restrictions are separate from zoning ordinances and continue in force even if legal densities rise in future years. Easements are typically held by land trusts and units of government. Since political leadership can change over time, land trusts are the most reliable holder of easements, as their mission never varies. Deed restrictions and covenants are, by comparison, not as effective as easements, and are not recommended for this purpose. Easements can be modified only within the spirit of the original agreement, and only if the co-holders agree. In practice, while a proposal to erect another house or a country club building on the open space would typically be denied, permission to create a small ballfield or a single tennis court in a corner of a large conservation meadow or former field might well be granted.

What are the ownership, maintenance, tax and liability issues?

Among the most commonly expressed concerns about subdivisions which conserve open space are questions about who will own and maintain the conservation land, and who will be responsible for the potential liability and payment of property taxes. The short answer is that whoever owns the conservation land is responsible for all of the above. But who owns this land?

Ownership Choices

There are basically four options, which may be combined within the same subdivision where that makes the most sense.

- *Individual Landowner*

At its simplest level, the original landowner (a farmer, for example) can retain ownership to as much as 80 percent of the conservation land to keep it in the family. (At least 20 percent of the open space should be reserved for common neighborhood use by subdivision residents.) That landowner can also pass this property on to sons or daughters, or sell it to other individual landowners, with permanent conservation easements running with the land and protecting it from development under future owners. The open space should not, however, be divided among all of the individual subdivision lots as land management and access difficulties are likely to arise.

- *Homeowners' Associations*

Most conservation land within subdivisions is owned and managed by homeowners' associations (HOAs). A few basic ground rules encourage a good performance record. First, membership must be automatic, a precondition of property purchase in the development. Second, zoning should require that by-laws give such associations the legal right to place liens on properties of mem-

bers who fail to pay their dues. Third, facilities should be minimal (ball fields and trails rather than clubhouses and swimming pools) to keep annual dues low. And fourth, detailed maintenance plans for conservation areas should be required by the municipality as a condition of approval. The municipality has enforcement rights and may place a lien on the property should the HOA fail to perform their obligations to maintain the conservation land.

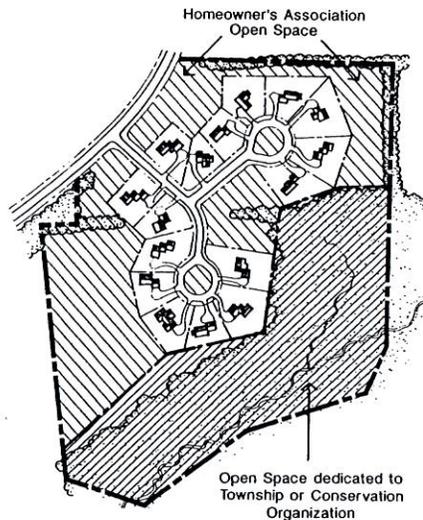


Figure 19
Various private and public entities can own different parts of the open space within conservation subdivisions, as illustrated above.

- *Land Trusts*

Although homeowners' associations are generally the most logical recipients of conservation land within subdivisions, occasionally situations arise where such ownership most appropriately resides with a land trust (such as when a particularly rare or significant natural area is involved). Land trusts are private, charitable groups whose principal purpose is to protect land under its stewardship from inappropriate change. Their most common role is to hold easements or fee simple title on conservation lands within new developments and elsewhere in the community, to ensure that all restrictions are observed. To cover their

costs in maintaining land they own or in monitoring land they hold easements on, land trusts typically require some endowment funding. When conservation zoning offers a density bonus, developers can donate the proceeds from the additional "endowment lots" to such trusts for maintenance or monitoring.

- *Municipality or Other Public Agency*

In special situations a local government might desire to own part of the conservation land within a new subdivision, such as when that land has been identified in a municipal open space plan as a good location for a neighborhood park or for a link in a community trail network. Developers can be encouraged to sell or donate certain acreage to municipalities through additional density incentives, although the final decision would remain the developer's.

- *Combinations of the Above*

As illustrated in Figure 19, the conservation land within new subdivisions could involve multiple ownerships, including (1) "non-common" open space such as cropland retained by the original farmer, (2) common open space such as ballfields owned by an HOA, and (3) a trail corridor owned by either a land trust or by the municipality.

Maintenance Issues

Local officials should require conservation area management plans to be submitted and approved prior to granting final subdivision approval. In Lower Merion Township, Montgomery County, the community's "model" management plan is typically adopted by reference by each subdivision applicant. That document identifies a dozen different kinds of conservation areas (from woodlands and pastures to ballfields and abandoned farmland that is reforesting) and describes recommended management practices for each one. Farmland is typically leased by HOAs and land trusts to local farmers, who often agree to modify some of their agricultural prac-

tices to minimize impacts on nearby residents. Although ballfields and village greens require weekly mowing, conservation meadows typically need only annual mowing. Woodlands generally require the least maintenance: trimming bushes along walking trails, and removing invasive vines around the outer edges where greater sunlight penetration favors their growth.

Tax Concerns

Property tax assessments on conservation subdivisions should not differ, in total, from those on conventional developments. This is because the same number of houses and acres of land are involved in both cases (except when part of the open space is owned by a public entity, which is uncommon). Although the open space in conservation subdivisions is taxed low because easements prevent it from being developed, the rate is similar to that applied to land in conventional subdivisions where the larger houselots are not big enough to be further subdivided. (For example, the undeveloped back half of a one-acre lot in a one-acre zoning district is subject to minimal taxation because it has no further development value.)

Liability Questions

The Pennsylvania Recreation Use of Land and Water Act protects owners of undeveloped land from liability for negligence if the landowner does not charge a fee to recreational users. A tree root or rock outcropping along a trail that trips a hiker will not constitute landowner negligence. To be sued successfully in Pennsylvania, landowners must be found to have "willfully or maliciously failed to guard against a dangerous condition." This is a much more difficult case for plaintiffs to make. Even so, to cover themselves against such situations, owners of conservation lands routinely purchase liability insurance policies similar to those that most homeowners maintain.

How can on-site sewage disposal work with conservation subdivisions?

The conventional view is that the smaller lots in conservation subdivisions make them more difficult to develop in areas without sewers. However, the reverse is true. The flexibility inherent in the design of conservation subdivisions makes them superior to conventional layouts in their ability to provide for adequate sewage disposal. Here are two examples:

Utilizing the best soils

Conservation design requires the most suitable soils on the property to be identified at the outset, enabling houselots to be arranged to take the best advantage of them. If one end of a property has deeper, better drained soils, it makes more sense to site the homes in that part of the property rather than to spread them out, with some lots located en-

tirely on mediocre soils that barely manage to meet minimal standards for septic approval.

Locating individual systems within the open space

Conventional wisdom also holds that when lots become smaller, central water or sewage disposal is required. That view overlooks the practical alternative of locating individual wells and/or individual septic systems within the permanent open space adjacent to the more compact lots typical of conservation subdivisions, as shown in Figure 20. There is no engineering reason to require that septic filter beds must be located within each houselot. However, it is essential that the final approved subdivision plan clearly indicate which parts of the undivided open space are designated for septic disposal, with each lot's disposal area graphically indicated through dotted lines extending out into the conservation land. These filter beds can be located under playing fields, or conservation meadows in the same way they typically occupy positions under suburban lawns. (If mound systems are required due to marginal soil conditions, they are best located in passive use areas such as conservation meadows where the grass is cut only once a year. Such mounds should also be required to be contoured with gently sloping sides to blend into the surrounding landscape wherever possible.)

Although maintenance and repair of these septic systems remains the responsibility of individual lot owners, it is recommended that HOAs be authorized to pump individual septic tanks on a regular basis (every three or four years) to ensure that the accumulated sludge never rises to a level where it can flow into and clog the filter beds. This inexpensive, preventive maintenance greatly extends the life of filter beds.

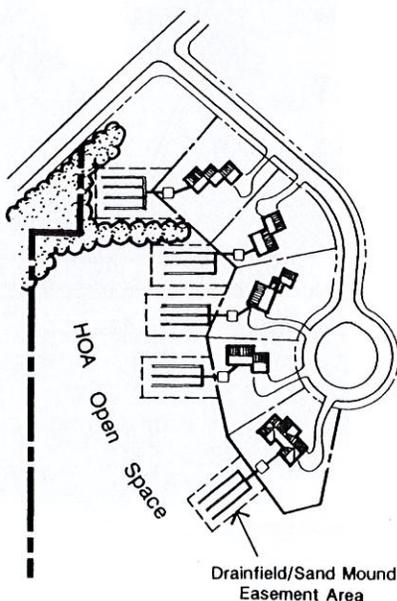


Figure 20
A practical alternative to central water or sewage disposal facilities are individually-owned wells and/or septic systems located within conservation areas, in places specifically designated for them on the final plan.

How does this conservation approach differ from “clustering”?

The *Growing Greener* conservation approach described here differs dramatically from the kind of “clustering” that has occurred in many communities over the past several decades. The principal points of difference are as follows:

Higher Percentage and Quality of Open Space

In contrast with typical cluster codes, conservation zoning establishes higher standards for both the quantity and quality of open space that is to be preserved. Under conservation zoning, 50 to 70 percent of the unconstrained land is permanently set aside. This compares with cluster provisions that frequently require only 25 to 30 of the gross land area be conserved. That minimal open space often includes all of the most unusable land as open space, and sometimes also includes undesirable, left-over areas such as stormwater management facilities and land under high-tension power lines.

Open Space Pre-Determined to Form Community-wide Conservation Network

Although clustering has at best typically produced a few small “green islands” here and there in any municipality, conservation zoning can protect blocks and corridors of permanent open space. These areas can be pre-identified on a comprehensive plan *Map of Potential Conservation Lands* so that each new development will add to—rather than subtract from—the community’s open space acreage.

Eliminates the Standard Practice of Full-Density with No Open Space

Under this new system, full density is achievable for layouts in which 50 per-

cent or more of the unconstrained land is conserved as permanent, undivided open space. By contrast, cluster zoning provisions are typically only optional alternatives within ordinances that permit full density, by right, for standard “cookie-cutter” designs with no open space.

Simply put, the differences between clustering and conservation zoning are like the differences between a Model T and a Taurus.

How do residential values in conservation subdivisions compare to conventional subdivisions?

Another concern of many people is that homes in conservation subdivisions will differ in value from those in the rest of

the community. Some believe that because so much land is set aside as open space, the homes in a conservation subdivision will be prohibitively priced and the municipality will become a series of elitist enclaves. Other people take the opposite view, fearing that these homes will be smaller and less expensive than their own because of the more compact lot sizes offered in conservation subdivisions.

Both concerns are understandable but they miss the mark. Developers will build what the market is seeking at any given time, and they often base their decision about selling price on the character of surrounding neighborhoods and the amount they must pay for the land.

In conservation subdivisions with substantial open space, there is little or no correlation between lot size and price. These developments have sometimes been described as “golf course commu-



Figure 21

This house design fits comfortably on lots 45 to 50 feet wide, demonstrating that homes with 2,400 sq. ft. of floorspace and a two-car garage can be built within the village-scale lots featured in the “Option 5” zoning alternative. (Courtesy of Hovnanian Homes, Fox Heath subdivision, Perkiomen Township, Montgomery County.)

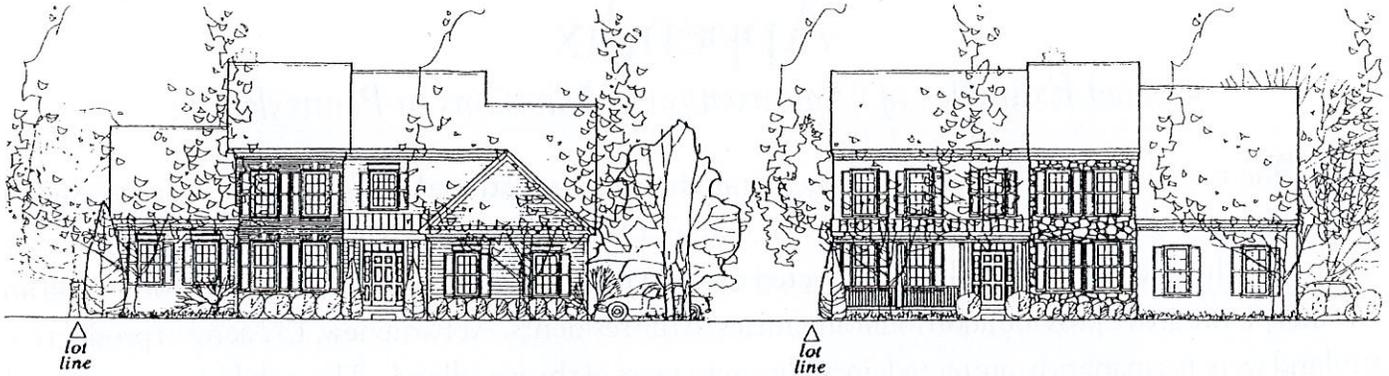


Figure 22

Developers who wish to build larger homes will find this example interesting. Although it contains nearly 3,000 sq. ft. and features an attractive side-loaded garage, it fits onto lots just 100 feet wide. This has been achieved by positioning the homes off-center, with 30 feet of side yard for the driveway and five feet of yard on the opposite side. This ensures 35 feet spacing between homes. (Courtesy of Realen Homes, Ambler)

nities without the golf course,” underscoring the idea that a house on a small lot with a great view is frequently worth as much or more than the same house on a larger lot which is boxed in on all sides by other houses.

It is a well-established fact of real estate that people pay more for park-like

settings, which offset their tendency to pay less for smaller lots. Successful developers know how to market homes in conservation subdivisions by emphasizing the open space. Rather than describing a house on a half-acre lot as such, the product is described as a house with 20 and one-half acres, the larger figure re-

flecting the area of conservation land that has been protected in the development. When that conservation area abuts other similar land, as in the township-wide open space network, a further marketing advantage exists.

Relationship of the Growing Greener Approach to Other Planning Techniques

Successful communities employ a wide array of conservation planning techniques simultaneously, over an extended period of time. Complementary tools which a community should consider adding to its “toolbox” of techniques include the purchase of development rights; donations of sales to conservancies; the transfer of development rights; and “landowner compacts” involving density shifts among contiguous parcels. Other techniques can be effective, but their potential for influencing the “big picture” is limited. The *Growing Greener* approach offers the greatest potential because it:

- does not require public expenditure,

- does not depend upon landowner charity,
- does not involve complicated regulations for shifting rights to other parcels, and
- does not depend upon the cooperation of two or more adjoining landowners to make it work.

Of course, municipalities should continue their efforts to preserve special properties in their entirety whenever possible, such as by working with landowners interested in donating easements or fee title to a local conservation group, purchasing development rights or fee title with county, state or federal grant

money, and transferring development rights to certain “receiving areas” with increased density. However, until such time as more public money becomes available to help with such purchases, and until the Transfer of Development Rights mechanism becomes more operational at the municipal level, most parcels of land in any given community will probably eventually be developed. In that situation, coupling the conservation subdivision design approach with multi-optioned conservation zoning offers communities the most practical, doable way of protecting large acreages of land in a methodical and coordinated manner.

Appendix

Selected Examples of Conservation Subdivisions in Pennsylvania

The two examples shown here demonstrate how conservation design principles can be used to protect different kinds of resources. In Garnet Oaks, a woodland wildlife preserve was set aside by the developer, who also constructed extensive walking trails. A well-equipped tot lot and an informal picnic grove provide additional amenities to the residents. At Farmview, 137 acres of productive farmland were permanently protected, in addition to most of the woodlands. This subdivision prompted the township to revise its conventional zoning so that the developer's creative design could be approved. Since that time over 500 acres of prime farmland has been preserved in this community through conservation subdivision design representing a \$3.5 million conservation achievement (at an average land value of \$7,000) and these figures continue to grow as further subdivisions are designed. The potential for replicating this and achieving similar results throughout the Commonwealth is enormous.

Garnet Oaks

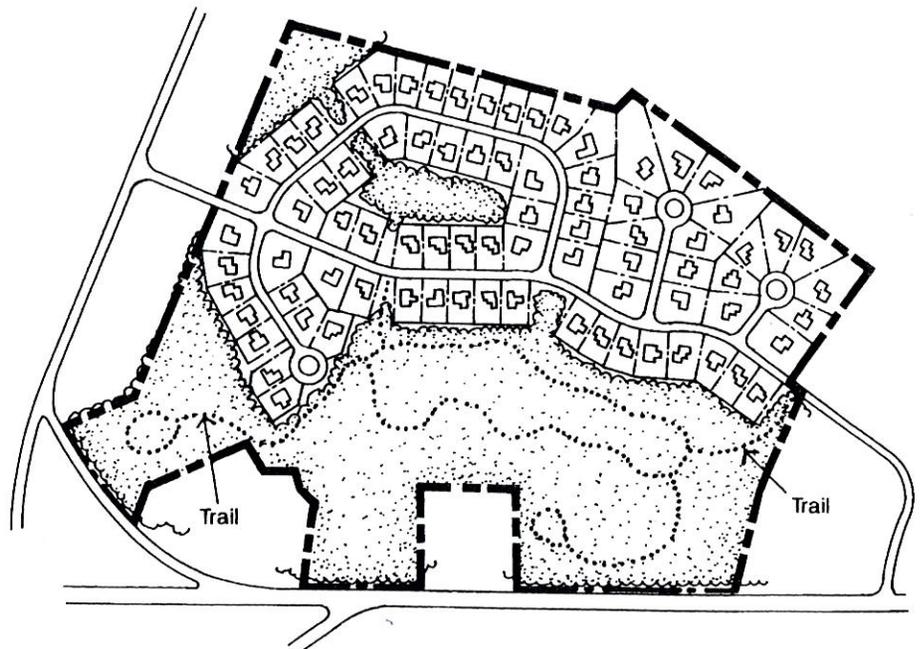
Foulk Road, Bethel Township, Delaware County

Developer: Realen Homes, Ambler

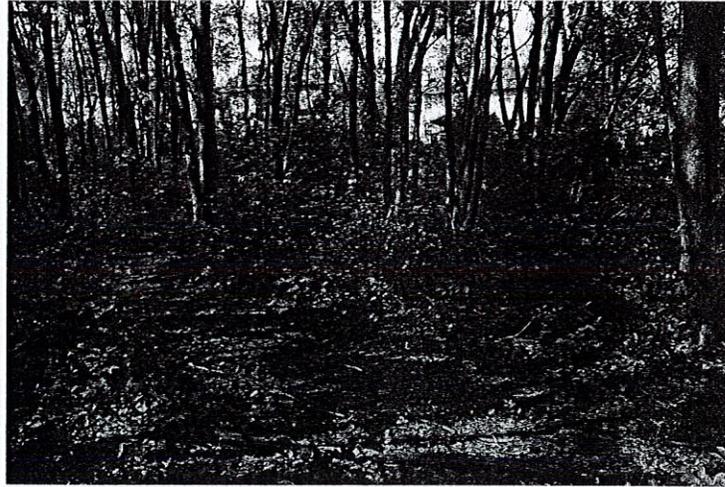
Development Period: 1993-94

Just over half of this 58-acre site has been conserved as permanent privately-owned open space through the simple expedient of reducing lot sizes to the 10,000-12,000 sq. ft. range (approximately 1/4 acre). The developer reports that these lot sizes did not hinder sales because about two-thirds of the lots directly abut the densely wooded open space, which gives them the feel and privacy of larger lots. In fact, the evidence indicates that the open space definitely enhanced sales in two ways: increased absorption rates and higher prices (through premiums added to the prices of lots which abut the conservation areas).

The locations of these conservation areas were carefully selected after a comprehensive analysis of the site's natural and historic features had been conducted. Those secondary features that



were identified for preservation included a line of mature sycamore trees along an existing farm lane, a stone wall and springhouse, and several areas of healthy deciduous upland woods, in addition to the site's delineated wetlands. Based on information received from post-sales interviews in its previous developments, Realen's staff learned that today's homebuyers are considerably more discerning than they were 10 and 20 years ago, and now look for extra amenities not only in the houses but also in the neighborhood setting. This knowledge led Realen to take special measures to protect trees on individual houselots and within the street right-of-way. Their approach included collaborating with the Morris Arboretum in preparing a training manual for subcontractors and conducting training sessions in tree conservation practices, attendance at which



The woodland trail at Garnet Oaks

was required of all subcontractors.

The centerpiece of Garnet Oaks' open space is the near mile-long woodland trail which winds its way through the 24-acre conservation area, connecting a well-equipped playground and a quiet picnic grove to the street system in three locations. Where the trail traverses areas of wet soils it is elevated on a low wooden boardwalk. This trail, which

was cleared with assistance from a local Boy Scout Troop, features numerous small signs identifying the common and botanical names of the various plants and trees along the trail. Realen's staff also designed and produced an attractive eight-page trail brochure that illustrates and describes the flora, fauna, environmental areas, and historic features along the trail. The guide also explains the developer's creative use of

low-lying woods as a temporary detention area for stormwater runoff, a naturalistic design that helped avoid a more conventional approach in which many trees within the preserve would have been removed to provide for a conventionally engineered basin. Realen's sales staff reported that prospective buyers who picked up a copy of the trail brochure and ventured out onto the trail typically decided to make their home purchase in Garnet Oaks.

Farmview

Woodside Road and Dolington Road, Lower Makefield Township, Bucks County

Developer: Realen Homes, Ambler

Development Period: 1990-96

Located on a 418-acre site, Farmview is a 322-lot "density-neutral" subdivision whose layout was designed to conserve 213 acres of land (51 percent of the property), including 145 acres of cropland and 68 acres of mature woods. While 59 percent of the original farmland was needed for development, 41 percent categorized as prime agricultural and farmland of statewide importance was able to be preserved in addition to nearly all of the wooded areas.

The 145 acres of farmland that have been saved were donated by the developer to the Lower Makefield Farmland

Preservation Corporation, a local conservation organization whose members include local farmers, township residents and an elected official liaison. This cropland is leased to farmers in the community through multi-year agreements that encourage adaption of traditional farming practices to minimize impacts on the residents, whose yards are separated from their operations by a 75-foot deep hedge-row area thickly planted with native specie trees and shrubs.

Realen Homes also donated the 68 acres of woodland to the township to support local conservation efforts in cre-

ating an extended network of forest habitat and wildlife travel corridors. These areas also offer potential for an informal neighborhood trail system in future years. (The developer's offer to construct such trails was declined by the supervisors, citing liability concerns, despite the fact that other townships in the region actively encourage such trails in new subdivisions and also on township conservation lands.)

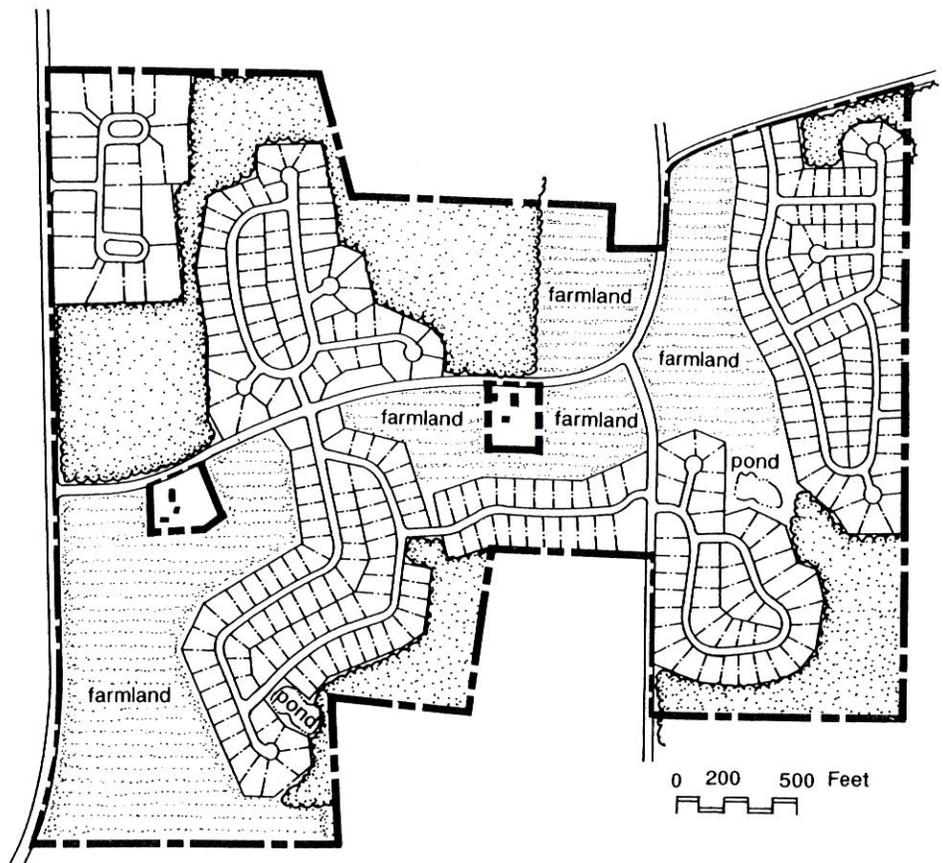
Had it not been for the developer's initiative and continued interest, this subdivision would have been developed into the same number of standard-sized

one-acre lots, which was the only option permitted under the township's zoning ordinance in 1986 when Realen purchased the property. After 18 months of discussing the pros and cons of allowing smaller lots in exchange for serious land conservation benefits, the supervisors adopted new zoning provisions permitting such layouts specifically to preserve farmland when at least 51 percent of a property would be conserved. These regulations target the most productive soils as those which should be "designed around."

Although other developers were at first skeptical of Realen's proposal to build large homes (2,600–3,700 sq. ft.) on lots which were typically less than a half an acre in a marketplace consisting primarily of one acre zoning, the high absorption rate helped convince them that this approach was sound. Contributing to the project's benefits to both the developer and the township were reduced infrastructure costs (for streets, water, and sewer lines). Premiums added to "view lots" abutting the protected fields or woods also contributed to the project's profitability.



Homes with views overlooking working farmfields at Farmview



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October 16, 1997

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Natural Lands Trust, Inc.
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Re: Conservation Planning Documents and
Growing Greener Workbook

Dear Mr. Arendt:

I have had the opportunity to review the *Growing Greener* workbook and the proposed conservation planning concepts set forth in that workbook for compliance with the provisions of the United States Constitution, the Pennsylvania Constitution, and the Pennsylvania Municipalities Planning Code (the "MPC"). In my opinion, the conservation planning concepts as set forth in the *Growing Greener* workbook are constitutional land use control concepts and the provisions comport with the requirements of the Pennsylvania Municipalities Planning Code.

The subdivision concept which provides for a conceptual preliminary plan and standards for that plan is authorized specifically under the MPC as part of the two-stage planning process allowed by Section 503(1) of the MPC. The Zoning Ordinance concept utilizes a multi-tiered zoning system with options available to the landowner under the Zoning Ordinance. Such a device is specifically authorized under Section 605 of the MPC which specifically encourages innovation and promotion of flexibility, economy and ingenuity in development based upon express standards and criteria. The proposed ordinances contained in the workbook satisfy that specific requirement.

The provisions of both the United States Constitution and the Pennsylvania Constitution require that the land use regulations be reasonable and be intended to benefit the public health, safety and welfare. The concept of providing a variety of options for choices by the landowner meets both the reasonableness and public purpose tests of constitutionality. The benefit of the *Growing Greener* concept is that there will be a greater amount of usable open space, while at the same time the landowners will be able to make reasonable use of their property under the options available as proposed in the workbook.

Individual municipalities within the Commonwealth of Pennsylvania will have to apply the concepts and will have to establish their own densities based upon the unique circumstances in each particular municipality. There can be no guarantee that all such ordinances will be constitutional unless they satisfy the requirements of being reasonable with regard to the locational circumstances of the particular property and community in question. However, it is my opinion that if the concepts and procedures set forth in the *Growing Greener* workbook are followed and that the densities and requirements reflect the unique circumstances of the individual municipality, that the *Growing Greener* concept is lawful and constitutional in the Commonwealth. The concepts set forth in the *Growing Greener* workbook provide a new method of addressing the pressures of growth and development throughout both the urban and rural portions of the Commonwealth of Pennsylvania, and I urge the municipal officials to give full consideration to these exciting new concepts.

Very truly yours,



Charles E. Zaleski

CEZ/jr

Harrisburg
Pittsburgh
Allentown
Philadelphia
Boston
Fort Lauderdale
Boca Raton
Miami
Tallahassee
Washington, D.C.

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