

## V. Existing Land Use

For a land use plan to be practical, it must accurately inventory existing land uses and development characteristics. Then, with proper analysis, future land use schemes can reflect reality, and avoid the creation of nonconforming uses when implemented through zoning regulations. To determine existing land uses, three sources were consulted. First, Adams County has prepared a GIS coverage for its tax parcels that includes a land use code. Such information was used as a basis for initial determination of land use.

Next, wooded land cover was derived from digital aerial photograph also developed as part of the Adams County GIS database (see adjoining image). This information was superimposed over the tax parcel data so that underlying land use categories could still be identified. These digital orthophotos were flown in 2003 and were also useful in determining the extent of rural land uses in the field.

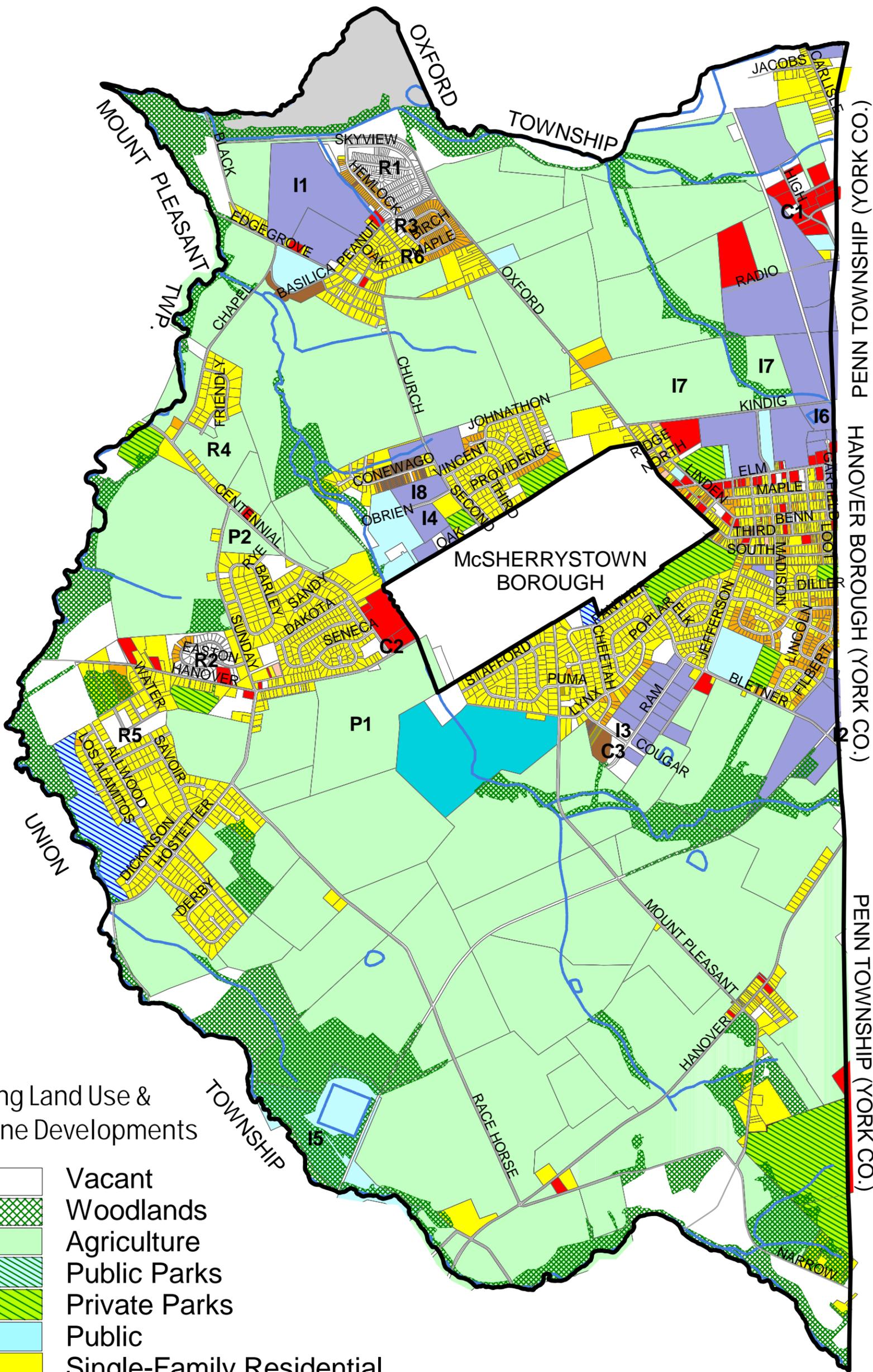
Finally, this GIS data was field verified/corrected via a windshield survey conducted in August 2007 with assistance from the Township Zoning Officer.

As can be visualized in the adjoining aerial photograph,

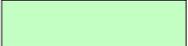
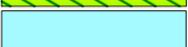
overall the Township's land use pattern remains largely rural. However as is typical across the nation, some suburban expansion has occurred around the periphery of both Hanover and McSherrystown Boroughs. In addition some "leapfrog" subdivisions are developing along the



2003 Aerial Photograph of Conewago Township.



Existing Land Use & Pipeline Developments

-  Vacant
-  Woodlands
-  Agriculture
-  Public Parks
-  Private Parks
-  Public
-  Single-Family Residential
-  Duplex
-  Multi-Family Residential
-  Commercial
-  Industrial
-  Quarry
-  Airport
-  Pipeline Development (see page 55 in Plan)



Conewago Township  
Adams County, PA



MOUNT PLEASANT TWP. OXFORD TOWNSHIP  
 PENN TOWNSHIP (YORK CO.)  
 HANOVER BOROUGH (YORK CO.)  
 McSHERRYSTOWN BOROUGH  
 UNION TOWNSHIP  
 RACE HORSE TOWNSHIP

northern and western borders of the Township. Residential uses and designs vary widely but most are single-family detached dwellings. The Township has also developed sizable industries many of which relate to the large quarry located in the extreme northern reaches of the Township, but mostly located in adjoining Oxford Township. Other large industries relate to corporations mostly located in adjoining Hanover Borough (Utz's and Clark Shoes). The Hanover Airport is also centered within the Township just south of McSherrystown Borough.

The following describes each of the land use categories reflected on the Existing Land Use Map.

## Woodland

This land use category is derived from 2003 aerial photography to superimpose areas with significant concentrations of woodlands. As can be seen of the Existing Land Use Map, the vast majority of the Township's landscape has been cleared of trees. The Township's limestone geology produces a fertile landscape that prompted settlers to remove trees in favor of annual crop yields. In turn woodlands are almost entirely limited to less productive areas of steep slope and/or straddle the Township's various waterways. The largest concentration of woodland



Largest Woodlands within Conewago Township Around the Hanover Municipal Water Works Properties

occurs in proximity with the Hanover Municipal Water Work's Well No. 2, Water Filtration Plant and Kitzmiller Diversion Dam. Borough Officials hope that Conewago Township will encourage the retention of wooded buffers around public water wellhead sources and along its various waterways. More information on this subject is contained in Chapter VII of this Plan.

## Agriculture

This category is by far the single largest of land use within the Township. As described above, in the past settlers cleared fertile farmlands of wooded cover to produce needed annual crops. Consequently, most of the Township's farmlands are located within the Conestoga geologic formation with its fertile limestone derived soils; however, agriculture reaches throughout the entire landscape. Areas located in close proximity of north of McSherrystown Borough tend to be flatter while those extending in the south exhibit more rolling topography.



Flat cropland located to the north of Conewago Drive

Croplands dominate the landscape except within the southern areas of the Township. Here horse and cattle operations exist. No concentrated animal feeding operations were noticed.

Of particular note are the large holdings of various corporate entities and others which comprise about half of all farms within the Township. First the Hanover Shoe Farms owns many farms located in the southwest corner of the Township. These holdings are used primarily in the raising and training of races horses, some of which achieved recent success.

Adjoining these, the Utz Potato Chip Company also owns several farms generally southwest of McSherrystown Borough. To the north of the Borough, the Roman Catholic Clergymen owns three large farms one of which extends into adjoining Mount Pleasant Township. In this same vicinity, Radio Hanover owns several farms straddling Oxford Road just south of the Township Office. Finally, Hanover Borough has several smaller farms scattered throughout the Township which appear premised upon their various public utility system facilities.



Horse Stables of the Hanover Shoe Farms

Although the Township has undergone some considerable suburbanization, sizeable masses of farmlands still remain which can operate at some distance from new subdivisions. However,

unless suburban residential development patterns are changed, this condition will not survive until the next planning cycle and farms will be forced out.

## Public and Private Parks

Conewago Township possesses three public parks. At this time only one of these parks is developed – Cheetah Park. Cheetah Park is a 5.35 acre site located at the end of Cheetah Drive within the Preserves subdivision and adjoining the south side of McSherrystown Borough. It contains one tennis court, a baseball field, a big-toy playground, picnic tables and benches and a parking lot. It is proposed for a full compliment of facilities as further described in Chapter VII of this Plan.



Cheetah Park – A 5.35-acre Neighborhood Park Owned By Conewago Township

The Township also owns another larger park. Allwood Manor Park is located between Allwood Manor subdivision and the South Branch of the Conewago Creek. This 46-acre park is undeveloped and includes large drainage basins for the area plus creek frontage. A recently completed study suggests this park for various athletic fields and courts along with a protected wetland.

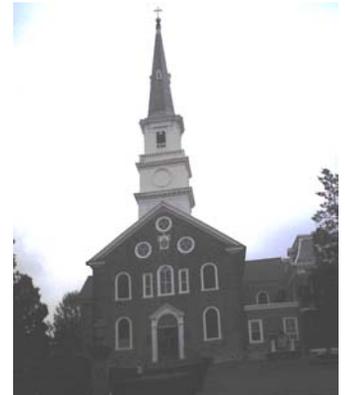
In addition, the following “private” (not Township owned) parks were identified during the field survey:

“Private” Park Name	Location
American Legion “Diller” Ballfield	North side of Blettner ave
Brushtown Athletic Association	South side of Hanover Road
Clarks Softball Field	South of Kindig lane
Conewago Chapel Picnic Grove	South side of Centennial road
Conewago Elementary School	North side of Elm avenue
Delone Catholic Athletic Fields	Northeast side of Blettner ave
Hanover Park	Just south of Loot Alley adjoining Borough
McSherrystown Playground	South of Providence drive
Neiderer’s Pool	West of 2 <sup>nd</sup> Street
South Hills Golf Course	East of Mount Pleasant Road

## Public

Within the Township there are many “public” land uses. These include properties of the government like the Township Building and those owned by Hanover Borough (Water Works, sewage treatment plant, recycling center, etc.) Public uses also include those associated with churches, cemeteries schools, and smaller utilities. Large utility sites with major impact have been placed within the Industrial category (e.g. Met Ed Station located along Radio Road).

Probably the most notable of public land uses is the Conewago Chapel located along Basilica Road in the northwest corner of the Township. This historical landmark is the oldest stone Catholic Church building east of the Mississippi River in the United States, dating back to 1787. As was customary in those times, churches were often sited atop the most prominent location within a community so that all could be ever mindful of his/her faithful responsibilities. This site affords such a vantage throughout much of Conewago Township and beyond.



Conewago Chapel

## Single Family Residential

Conewago Township has a wide range of residential land uses and styles. Unsurprisingly, a majority of these occur as single family detached dwelling units.

First the Township contains the older narrow and deep lots located within the Villages of Edgegrove, Midway and Mount Pleasant. Here, single family homes set amid other civic and higher density residential land uses and even some commercial and apartment conversions. These areas predate zoning and front and side yard setbacks are minimal. In many cases driveways are absent in favor of rear yard garages and parking spaces off of alleys. Given the age of these areas and their mixed use settings, site maintenance varies widely. Some properties could benefit from the removal of junk and debris.



Indian Ridge Subdivision

The following presents typical design standards that most detached dwellings would satisfy within each of these older villages:

Typical Design Standards for Single-Family Detached Dwellings in Older Villages				
Location	Lot Width	Front Setback	Side Setback	Parking Location
Edgegrove	50 ft.	12 ft.	8 ft.	rear yard
Midway	25 ft.	10 ft.	5 ft.	rear yard
Mount Pleasant	40 ft.	10 ft.	5 ft.	rear yard

Next the Township has a variety of more spacious suburban subdivisions like Allwood Manor, Murren Manor and Indian Ridge. These developments seem to follow zoning conventions and

design with varying streets and sidewalks. Here lots are usually between 8,000 and 20,000 square feet.



Almost without exception front yard driveways offer off-street parking but on-street parking is usually permitted. These developments are newer and exhibit good to excellent site maintenance. Some storage of recreational vehicles was observed both within driveways and upon the street.

The following presents typical design standards that most detached dwellings would satisfy within each of these suburban subdivisions:

Typical Design Standards for Suburban Single-Family Detached Dwellings				
Location	Lot Width/Depth	Front Setback	Side Setback	Parking Location
Allwood manor	100/150 ft.	50 ft.	10 ft.	Front driveway
Diller Road	60/140 ft.	30 ft.	5 ft.	Front driveway
Indian Ridge	80/105 ft.	20 ft.	5 ft.	Front driveway
Murren Manor	100/200+ ft.	50 ft.	10 ft.	Front driveway
The Preserves	90/130 ft.	25 ft.	10 ft.	Front driveway
Sherry Village	75/120 ft.	20 ft.	5 ft.	Front driveway

Finally, the township has considerable scattered “strip” roadside housing throughout its rural landscape. This rural housing also contains many home and rural occupations that provide for close-to-home employment opportunities. Generally, rural homes are well-kept aside from an occasional mini-junkyard and the outdoor storage associated with a contractor’s rural occupation. In addition, periodic sales of personal property are typical roadside activities that are often resisted in tightly-managed neighborhoods. However, within Conewago Township’s rural landscape, these are normal activities that appear to be tolerated and welcomed.

Many residents have boats, yachts, trailers and recreation vehicles. Elsewhere, the parking and storage of these possessions often poses safety and compatibility problems for suburban neighborhoods and are strictly regulated. Within rural portions of Conewago Township, again residents expect such behavior and uses which reduce the cost of ownership and make access convenient for a “quick-trip” to the woods or the lake.

## Duplex Residential



Duplexes along 3<sup>rd</sup> Street

Conewago Township has a surprising number of duplexes accounting for nearly 17 percent of its total dwelling units. For the purposes of this analysis, duplexes include any dwelling containing two units either “side-by-side” or “over-and-under” in configuration.

As expected some duplexes are located amid the tightly-knit mixed use neighborhoods within Midway. These older lots again tend to be more narrow and deeper than their suburban counterparts. Setbacks are minimal and only afford pedestrian access between the front and rear yards; no usable side yard space is provided. Here duplexes are sparsely scattered.

By contrast, newer and ongoing

subdivisions feature greater concentration of duplexes. Neighborhoods along Lincoln Drive, Filbert Street and Sycamore Lane all contain duplexes built in the late 1980s. The ongoing developments of Chapel Ridge, Oak Hill, Villas at Cattail, and Conewago Drive are all built according to the Township’s zoning regulations. The following presents observed and applicable design standards for duplexes:



Newer duplexes along Sycamore Lane



Ongoing development of Chapel Ridge with a combination of duplexes and multi-family dwellings

Typical and Required Design Standards for Duplex Dwellings				
Location	Lot Width/Depth	Front Setback	Side Setback	Parking Location
Third Street	18/180 ft.	0 ft.	2 ft.	Rear alley
Sycamore Lane	65/110 ft.	20 ft.	25 ft.	Front & side driveway
R-2 Zone, no public utilities	120/150 ft.	35 ft.	35 ft.	Not specified
R-2 Zone, public water	100/120 ft.	35 ft.	25 ft.	
R-2 Zone, public sewer	100/120 ft.	35 ft.	25 ft.	
R-2 Zone, both public utilities	65/100 ft.	25 ft.	15 ft.	
R-3 Zone	20/125 ft.	40 ft.*	10 ft.	
* 25 ft. for attached garages				

## Multi-Family Residential

Unlike in the case of duplexes, Conewago Township lacks multi-family dwelling units given its size and population. Only 57 dwelling units or 2.2 percent of the total housing stock is contained within buildings that contain three or more dwelling units (garden apartments, townhouses, row homes, hi-rise, etc.) These few units are located in three separate locations.

First, Conewago Drive is a higher density neighborhood with contemporary townhouses and a few scattered duplexes. Here lots are a minimum of 18 feet wide and 200 feet deep. Front yards are 40 feet deep generally with a 2-car wide driveway. Driveways are located close together among two adjoining lots so as to afford space for one off-street parking space at end units. End units have 25 foot wide setbacks.



Townhouses along Conewago Drive

Next a new 3-story multi-family building (Sunset Vista) and two groupings of 8 townhouses have been recently constructed at the southern end of Cheetah Drive. The 3-story building was apparently requested as a “hotel”; however, it appears to be a 3-story garden apartment building or perhaps a boarding house. **The Township should**



Sunset Vista multi-family dwelling

***resolve any zoning interpretation issues regarding this subject so that this use will be properly regulated as a multi-family dwelling unit rather than a “hotel.”***

Last, Chapel Ridge, as pictured earlier, is to blend townhouses and duplexes for the largest concentration of multi-family dwelling units within the Township. This development has adhered to the prevailing zoning ordinance requirements in effect.

## Commercial

The Township has relatively little commercial development given its size and population. Undoubtedly this fact results from the abundance of commercial uses located in adjoining municipalities that lie just beyond the Township boundaries; these offer ready access to Township residents. Many freestanding businesses are scattered across the Township; these often appear to be nonconforming uses given their unusual location next to residences and their poor site design. Numerous auto repair and body shops dot the landscape in both rural and urban settings. The Township should continue to treat these uses as nonconforming to encourage their relocation and or improvement over time.

Aside from these scattered businesses the Township has a few concentrations of commerce.

First, in Midway, Elm and Third Streets contain concentrations of retail businesses that have evolved within this mixed use area. Here are located auto filling and repair, towing and body shops, a car wash, offices, truck cap sales, taverns, restaurants, offices, a dentist, floor covering sales, a skating rink, a laundromat, printing shop, photo studio and etc. A larger lighting store is located nearby on the south side of Kindig lane. For the most part these uses occur as freestanding businesses that lack contemporary commercial site design features. Two exceptions are noteworthy. Located at the intersection of Elm and Linden avenues are Felch’s Plaza and Linden Mill Center. These small-scale neighborhood based shopping centers feature shared parking and access along with coordinated signage. These are good examples of what the Township should seek to achieve along these challenging busy corridors.



Linden Mill Center is a good example of adaptive reuse of an older commercial area along a busy highway.

Second, another concentration of recently developed commerce exists straddling High Street in the northeast corner of the Township. In this vicinity retail uses appear to be premised upon nearby Carlisle Pike in York County. Here can be found auto dealerships, an archery center, health clinic, music store, bank, hobby shop, day care, lighting store, as well as several strip centers with a print shop, glass and mirror shops a notary, salon, chiropractor, mortgage office, tanning salon, credit

union, learning center and physical therapist. This area tends to feature higher site design with most contemporary amenities; however, landscape strips and islands lack trees and shrubs.

Last, a combination grocery and variety store are located just west of McSherrystown Borough within a small shopping center. It would appear that a branch bank is under development as a freestanding pad site. This site features shared access, loading, parking, stormwater management and signage. Again, the site could benefit from increased landscape materials to define travel lanes, reduce thermal pollution and soften the appearance of the expansive parking lot.

## Industrial

Compared with commercial land use, the Township has an abundance of industry. Overall the Township has five sizable industrial areas. The largest single use is the Conewago Enterprises site located between the Village of Edgegrove and the Hanover Quarry in the northwest corner of the Township. This site also houses a steel systems and related engineering company but the site is dominated by its pre-cast concrete operation. The site could benefit from denser screening along its southwestern border where it adjoins residence within Edgegrove.



Conewago Industries is the largest single industry within the Township producing pre-cast concrete.

Next several larger industries and smaller uses can be found along Kindig lane and extending north along High Street. This area adjoins with the Carlisle Pike in York County. Here are located Clarks Shoes, Utz Potato Chips, Emeco Industries, Shipley Bulk Fuels, Lenhardt Manufacturing and Stambaugh Metal Incorporated. This area is well separated from adjoining homes but outdoor storage and loading areas should be screened from adjoining roads.



Clarks Company Shoe Factory located along Kindig Lane has an adjoining softball field.

North of McSherrystown Borough is a small node of industry straddling Church Street. Here can be found Say Plastics, LAMCO Industries, Binary Arts, Think Fun, Colonial Fiberglass, Wilke Engineering, Propac and Klunk Electrical Contractor. For the most part these uses have tidy sites which is fortunate given their proximity with adjoining residences along Conewago Drive and within Sherry Village. In any event, screening should be added along these vulnerable residential boundaries.

South of the Preserves along Ram Drive, is another concentration of industry. This area contains an insurance office, welding supply company, Precision Cut, Inc., a machine shop, Johnson Steel Rule Die Co., Myers Lumber, Milling and Homes Manufacturing, a Rent All, Klunks Greenhouse and Hanover Concrete. As can be seen in the adjoining aerial of this vicinity, those uses located on the west side of Ram Drive maintain a large setback from the adjoining homes to the northwest. Nonetheless, screening should be added as new plans are submitted. In addition, most of the outdoor storage of materials within this area occurs with the lumber yard and its related uses all of which are located along the east side of Ram Drive.

The final industrial node is located straddling Blettner Avenue along the Township east central border with Hanover Borough. Here are located Sealed Air, Recycling Technical Inc., McClarin Plastics, a truck storage lot for Jananco Industries and a machine shop. This area connects with a larger industrial area extends east into the Borough. Filbert Street separates a residential neighborhood from the Recycling Technical Inc. site; however, vegetative screening should be added to buffer the industry's outdoor truck storage area that is directly opposite the front yards of these homes.

Like with the Township's widely scattered commercial uses, the Township should continue to regulate the few freestanding



Industry along Ram Drive



Truck storage across Filbert St. from homes.

industries as nonconforming uses. In so doing, these sites can be improved with better design as adjustments and expansions are proposed. Conversely, should these uses fail, they can revert back to a more compatible use given their respective settings.

It is important to note that limited rural and farm occupations that were observed to be accessory to a principal form or rural residence were not included within this land use category. Instead, these accessory businesses were classified with the principal land use (e.g. farm or residence).

## Quarry

Within the extreme northern reaches of the Township lies the Hanover Quarry. This massive deep pit operation affords valuable needed building materials locally and offers demand for a variety of industries within the Township and beyond. There appears to be some confusion about whether or not the Quarry is actually located within Conewago Township. This confusion stems from the fact that the Township’s adjoining boundary was based upon an historic alignment of the unnamed tributary to the South Branch of the Conewago Creek. The massive excavation that has taken place here has caused this natural watercourse to be diverted to a man-made concrete swale which shifts the original flow further south. In any event, the basemap for this project relies upon the GIS plotting of the historic watercourse and therefore depicts portions of the quarry within the Township. The quarry has provided considerable buffering, screening and berming which protects adjoining areas within the Township from immediate impacts.

## Pipeline Developments

In planning for future land uses, and calculating acreage needed to accommodate projected growth, it is important to know the location and types of developments within the Township that have been approved for development, but have not yet been fully developed. This information will also ensure that future planned uses are consistent or compatible with those already approved for construction. The following lists, by municipality, that development which has been submitted for approval and not yet constructed:

<b>PIPELINE DEVELOPMENT PROJECTS</b>		
<b>Development Name</b>	<b>Map No.*</b>	<b>Uses Yet To Be Built</b>
Chapel Ridge II	R1	96 duplexes / 1 single family detached
Villas at Cattail	R2	42 single family detached
Oak Hill Phases 1 & 2	R3	56 duplexes / 13 single family detached
Chapel View Phase 2	R4	38 single family detached
Allwood Manor Phase V	R5	31 single family detached
Conewago Heights	R6	5 single family detached
Trummer DDS	C1	Construct dentist office
Community Banks	C2	ATM kiosk

<b>PIPELINE DEVELOPMENT PROJECTS</b>		
<b>Development Name</b>	<b>Map No.*</b>	<b>Uses Yet To Be Built</b>
Sunset Hotel	C3	34-room hotel
Conewago Resources Pre-Cast	I1	40,000 sq ft pre-cast manufacturing plant expansion
McClarin Plastics	I2	2,440 building expansion
RX Systems	I3	24,000 square foot pharmaceuticals packaging plant
Wilke Enginuity	I4	12,000 sq. ft. building expansion
T-Mobile	I5	170 foot cell tower
Shiple Energy	I6	Office and other uses building
Clarks Co. North America	I7	Construct warehouse and offices
Eash Family Partnership	I8	11,000 sq. ft. warehouse expansion
SAVES	P1	Construction of Fire and EMT station
Hanover Community Church	P2	New church

\*The above map numbers are depicted on their respective properties on the Existing Land Use.