

# LAND USE & ZONING

## Stats & Trends

Three large-scale lot size and land use patterns:

- An established urban pattern, surrounding West York Borough
- an expanding suburban pattern—primarily residential and industrial in the north and west, and
- a rural pattern in the south.

Market Assessment.



Housing market is tight—for homeowners and renters. Options in mixed-use neighborhoods are in demand.



Medical offices are in demand; non-medical office employers are still sorting out needs for a hybrid workforce.



Opportunities for additional retailing include specialty foods, clothing, household-related category stores, and dining establishments, as well as mini-box stores, health-related stores, and foodservice establishments.



Economic trends suggest a continued strong market for industrial land, e.g., for manufacturing and warehousing/logistics.



Today's agricultural lands include crop fields as well as solar farms.

Ongoing development pressure.

From 2005 to 2023, more than 400 acres were converted from agriculture or woodland to developed uses.

There are 300 to 350 acres of development capacity in each of the Rural Residential, Highway Commercial, and Industrial zoning districts. See Zoning Map for vacant (undeveloped) sites.

## Discussion Starters

Think about your family/household and what housing choices, employment options, and services it wants from its community in the near term and 10 years from now.

1. What housing types are missing? Where should they be located?
2. Should zoning for business be revised or expanded? If so, where?
3. How do you think neighborhood or Township conditions affect your property value?
4. What is the “right” balance of urban, suburban, and rural patterns within the Township?

Stretch your thinking to include your neighbors, a co-workers, generations older and younger. What other types of development should the Township allow?

## Your Input

*Place your sticky note here*

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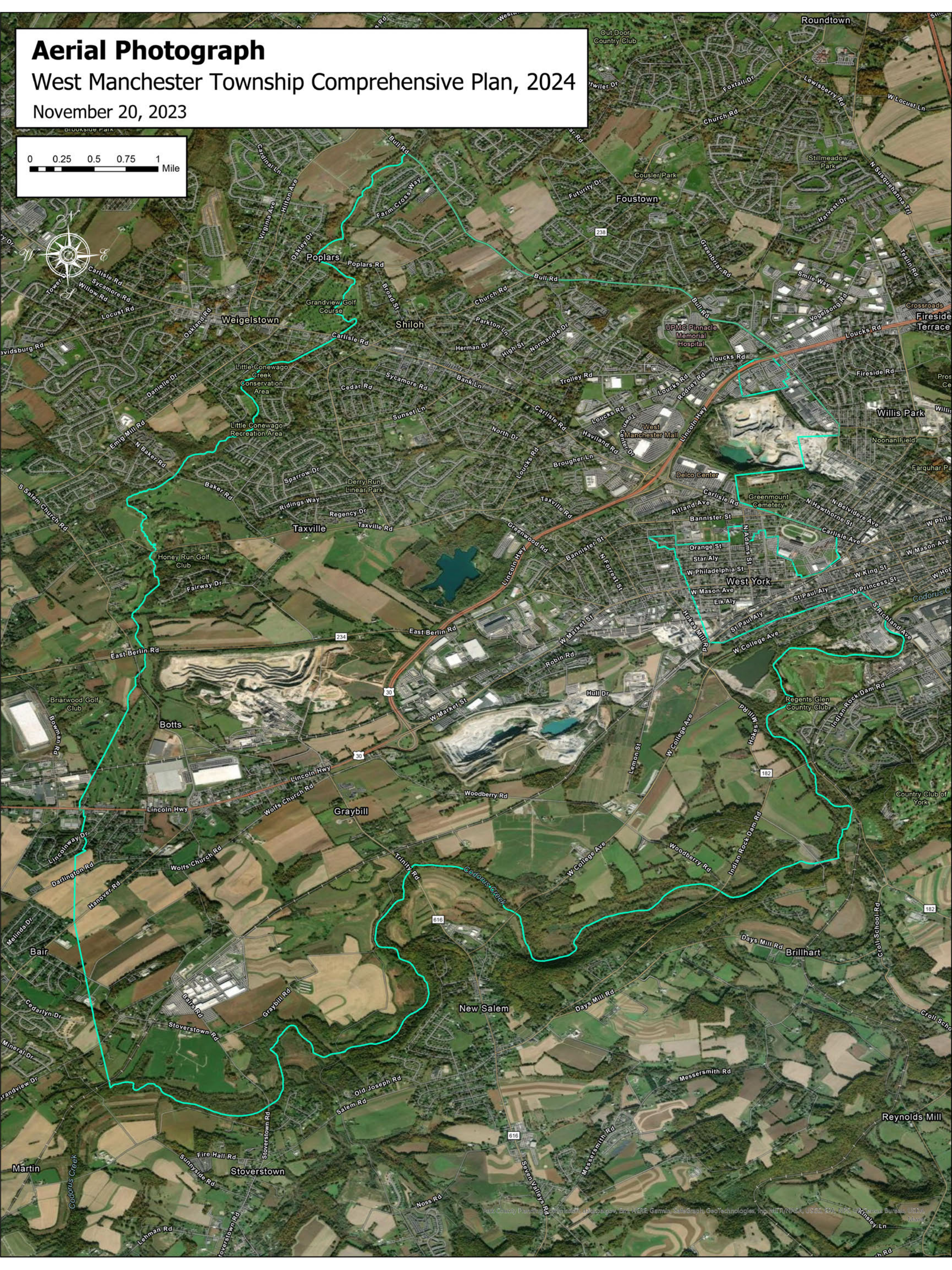


# Aerial Photograph

## West Manchester Township Comprehensive Plan, 2024

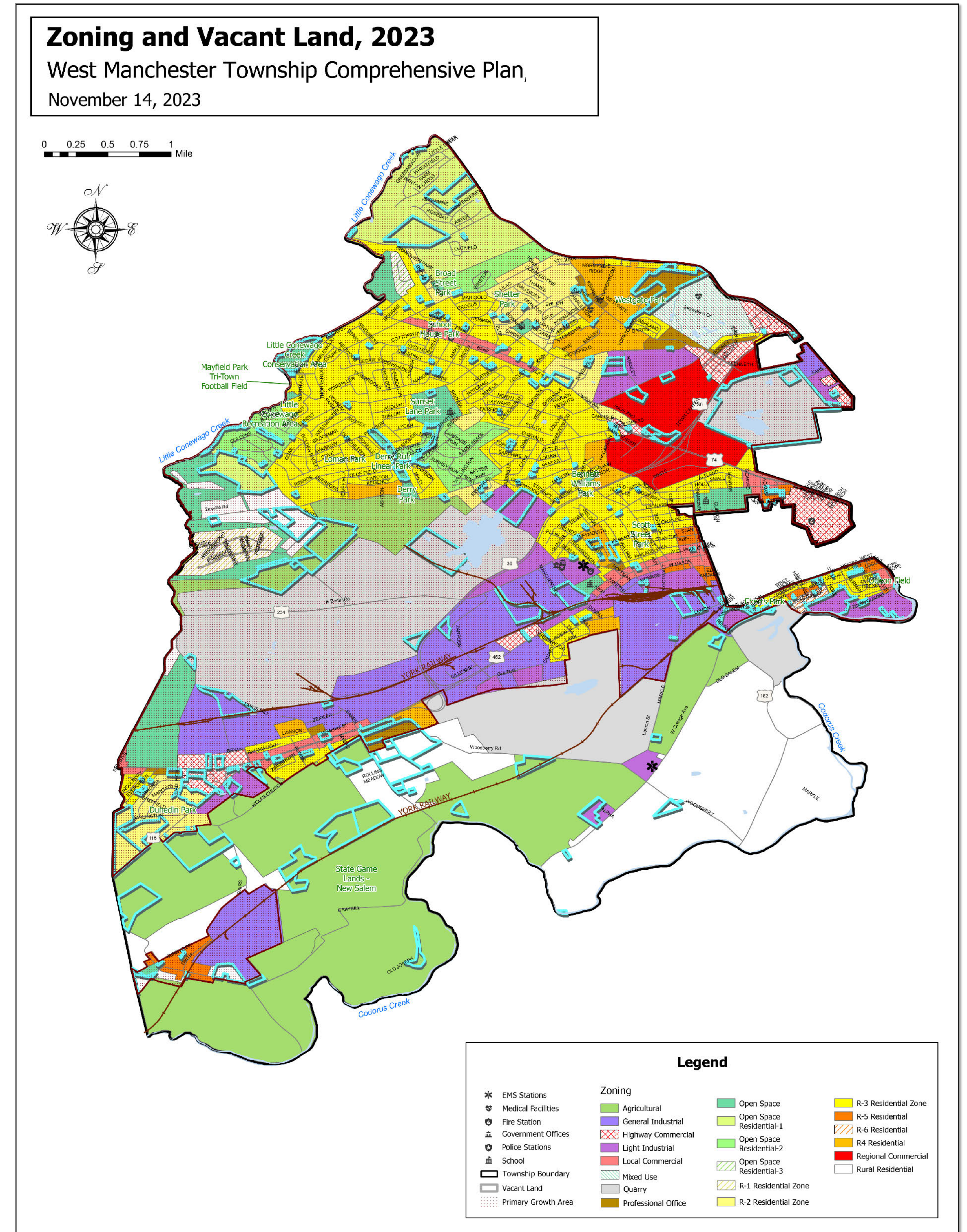
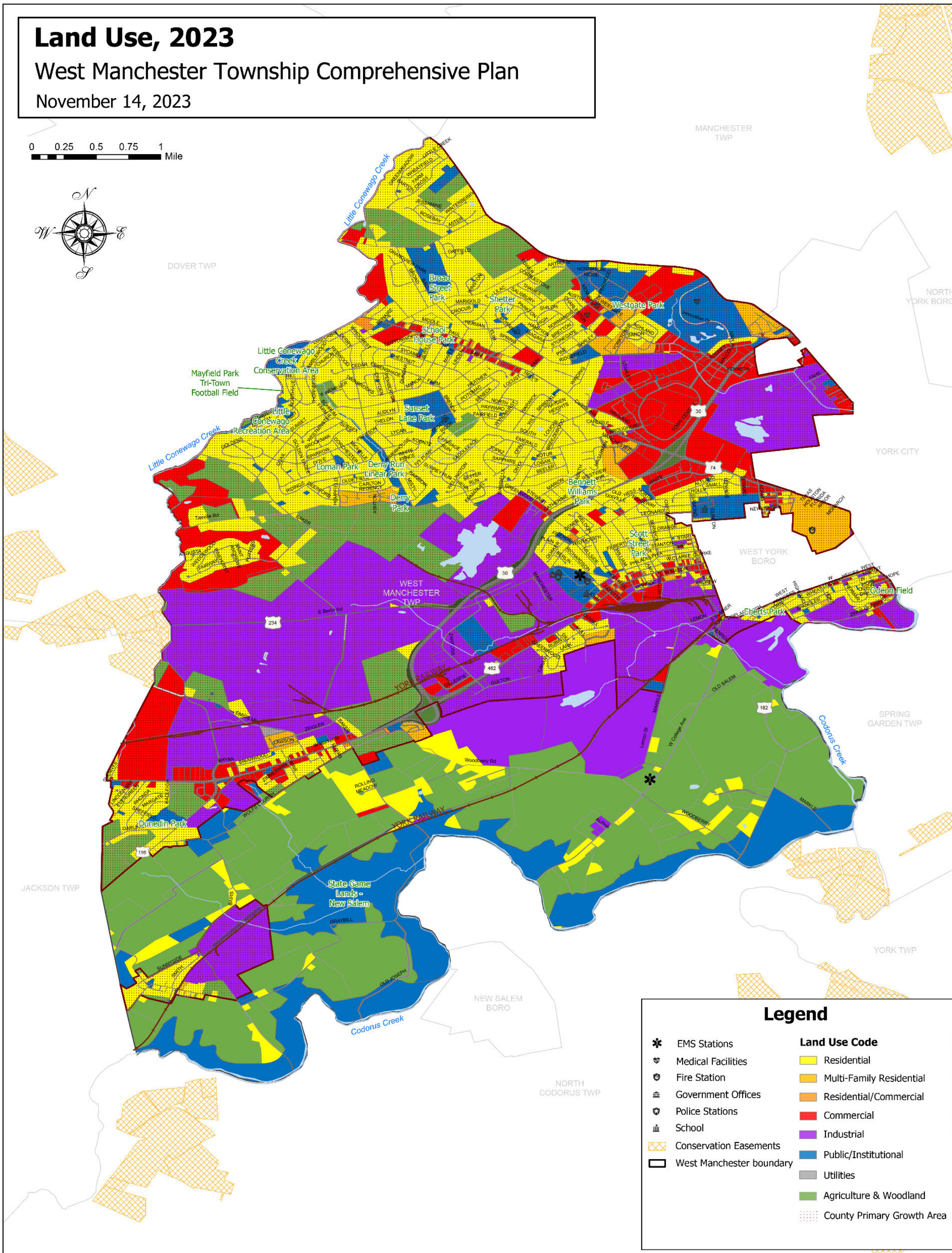
November 20, 2023

0 0.25 0.5 0.75 1 Mile





# LAND USE & ZONING MAPS



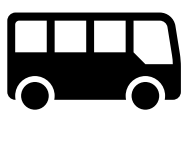







# TRANSPORTATION

## Stats & Trends

The transportation system in the Township is multimodal but heavily reliant on streets and highways.

 20+ miles	<b>Sidewalks</b> , primarily in residential areas but lacking within commercial areas and between commercial areas and nearby residential neighborhoods.
 0 miles	<b>Bicycle facilities</b> in the township, however Bicycle PA Route S is signed along SR 462/West Market Street and SR 234/East Berlin Road for on-road cycling and fixed-route transit buses are equipped with bike racks to assist riders who use a bicycle for a portion of their trip.
 6 routes 13 miles	<b>rabbitransit</b> connects commercial areas and provides intercity service from greater York to Harrisburg and northern Maryland.
 32 miles	<b>State highways</b> are maintained by PennDOT District 8: US Route 30, PA 74, PA 116, PA 234, PA 238 and others.
 93 miles	<b>Township streets and roadways</b> , plus 18 local bridges, and 20 signalized intersections are under Township maintenance.
 2 lines 11 miles	<b>Freight Rail</b> , connected to regional networks operated by Norfolk Southern and CSX.

### Safety Performance, from 2013 to 2022

- 2,466 total crashes on state highways and local streets
- 655 crashes (22%) on local streets and roadways
- 38 crashes (3%) involving a pedestrian
- 15 crashes (<1%) involving a bicyclist

### Congestion and Delay

- In 2016, York County ranked US 30 at Roosevelt Ave as #13 and US 30 at Loucks Mill Road as #32 for traffic delays.
- Local road closures due to flooding cause lengthy detours and delays.

### Local Street Maintenance

- The potential for subsidence and sinkholes is a concern.
- Liquid fuels tax revenue to the Township declined in recent years, as fuel use, travel patterns, and economic conditions changed.

## Discussion Starters

Consider how your family/household travels in your neighborhood and around the Township today and how it will want to travel over the next 10 years. Consider your business/employer's shipping needs.

1. **Where is safety a travel concern?**
2. **Where should streets better accommodate pedestrians, bicyclists, and/or transit riders?**
3. **Where do congestion, occasional flooding, or other conditions create delays and cause detours?**

Stretch your thinking to include your neighbors, co-workers, generations older and younger. How will their transportation needs change?

## Your Input

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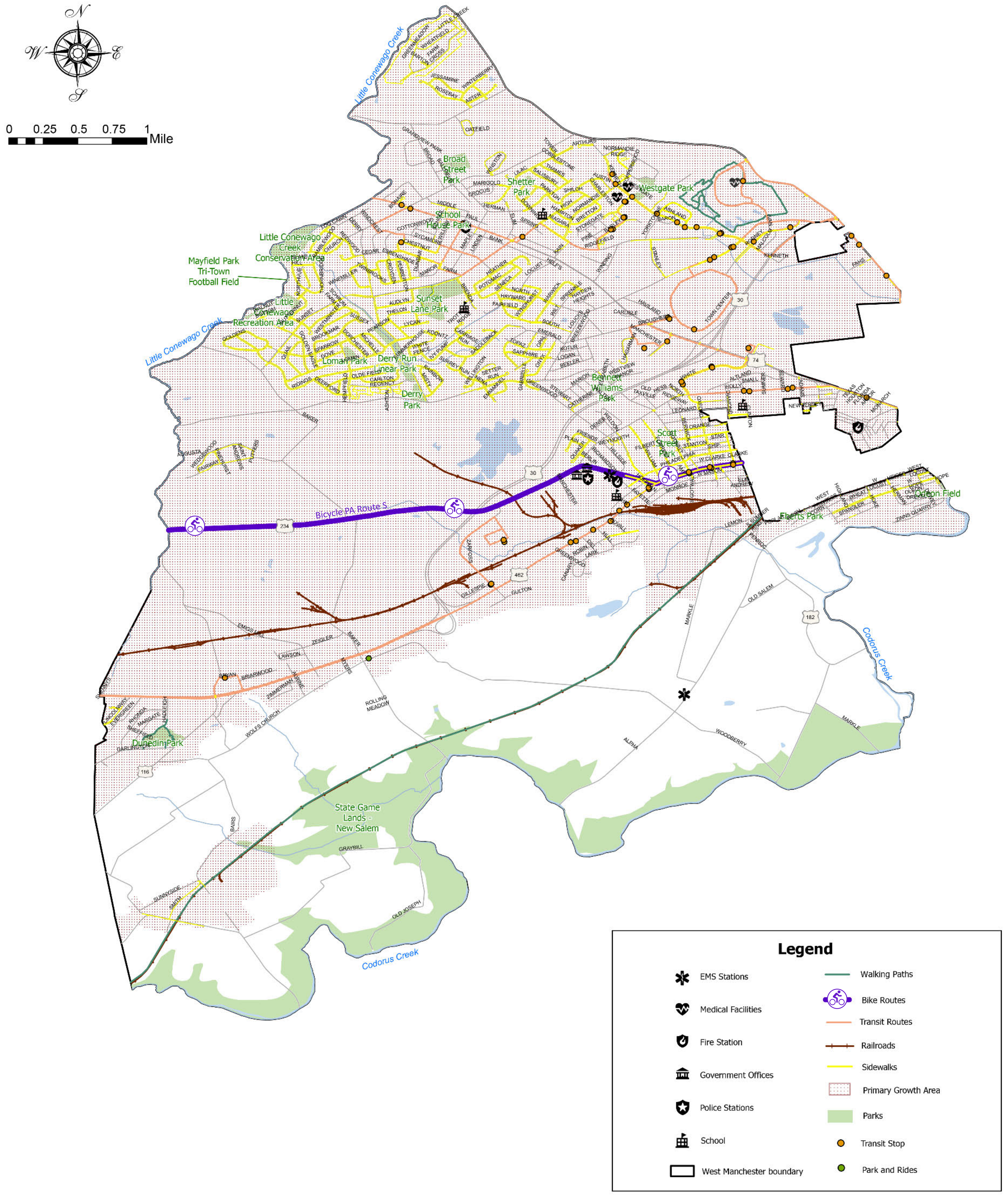


# TRANSPORTATION MAP

**Your Input**

*Place your sticky note here*

**Transportation Assets Map**  
 West Manchester Township Comprehensive Plan  
 November 16, 2023



**Your Input**

*Place your sticky note here*



# FACILITIES & SERVICES; RESOURCE STEWARDSHIP

## Stats & Trends

### Public Safety



29 police officers, plus civilian staff; average annual # of calls for service

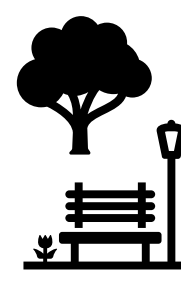


67 active volunteers and 35 support/social volunteers; 1,165 calls for service in 2022;



1 First Capital EMS station; 1 WellSpan EMS station

### Parks and Recreation



14 Township parks, generally located in or near residential neighborhoods, with fields and courts for sports, tables for picnicking, trails for walking, and water access.

Programs - summer playground program; bus trips

847-acre State Game Lands-New Salem

### Trash Collection & Recycling

Curbside collection, twice per week

### West York Area School District



5 West York Area facilities: 3 elementary, 1 middle, 1 senior high; 2,855 enrolled, 2022-23; declining trend

Higher Education Institutions nearby: Penn State York; HACC; York College

### Nearby Libraries & Senior Centers

In Dover, Spring Grove, and York

### Natural Resources & Historic Resources

- Limestone geologic formations, underlying portions of the Township, are prone to subsidence and sinkholes.
- Local soils support agriculture but soil quality does not rank highly for state farmland preservation funding.
- Tree cover increases as trees mature and decreases when removed for development.
- 83 buildings, sites, and districts in the Township are recorded in the PA-State Historic Archaeological & Resource Exchange, as potentially significant to state history.
- The Samuel Stoner House on Indian Dam Road is the only resource listed on the National Register of Historic Places; the Bair Historic District, 3 homes, 2 farms, and 2 railways are eligible for listing.
- Neither National Register listing nor eligibility conveys protection of the resource.

## Discussion Starters

Think about how your family / household / workplace use or rely on community facilities and services—parks, recreation programs, public safety services, trash and recycling, etc.—and how environmental resources contribute to your quality of life.

1. Has the quality of facilities and services been steady as the community has grown?
2. Should facilities and services be modified over the next 10 years?
3. Do facilities and services serve everyone? Do recreation programs serve all ages and a variety of interests?
4. Are there natural or historic resources that warrant protection from development or a specific standard of care?

Stretch your thinking...How will today's facilities, services, and environment serve future needs and quality of life?

## Your Input

*Place your sticky note here*

### Water



Drinking water comes from a mix of private wells, public wells, and surface water.



Public sewer service extensions are planned to protect groundwater from failing on-lot septic systems and to provide service to BAE.



Floodplains are generally free of development.

Stormwater, a natural product of storm events, is increasingly managed as a utility.

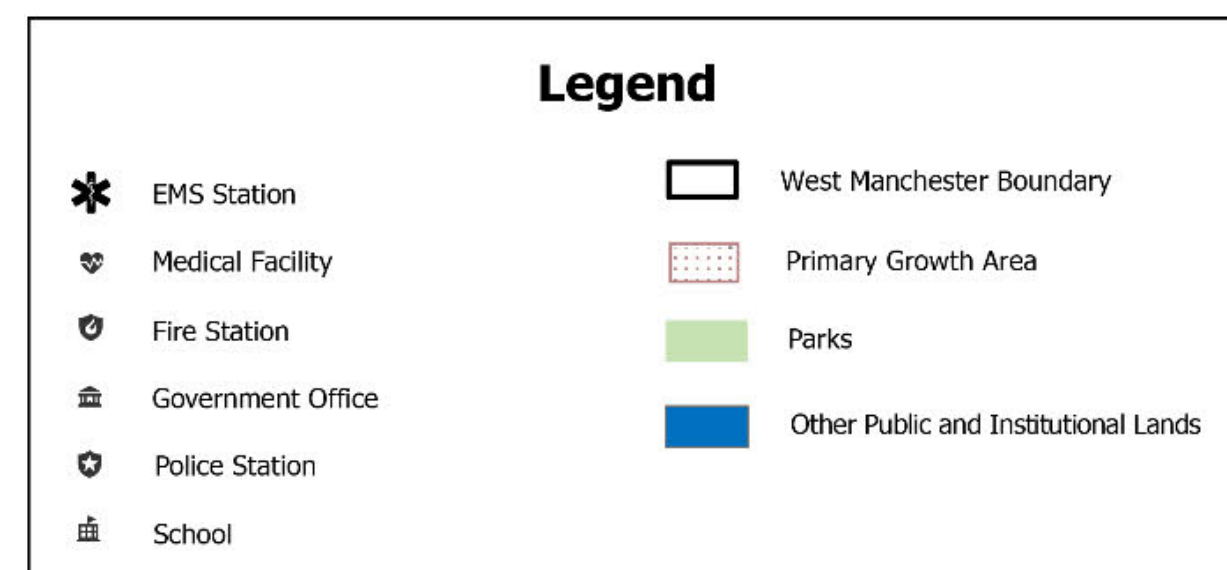
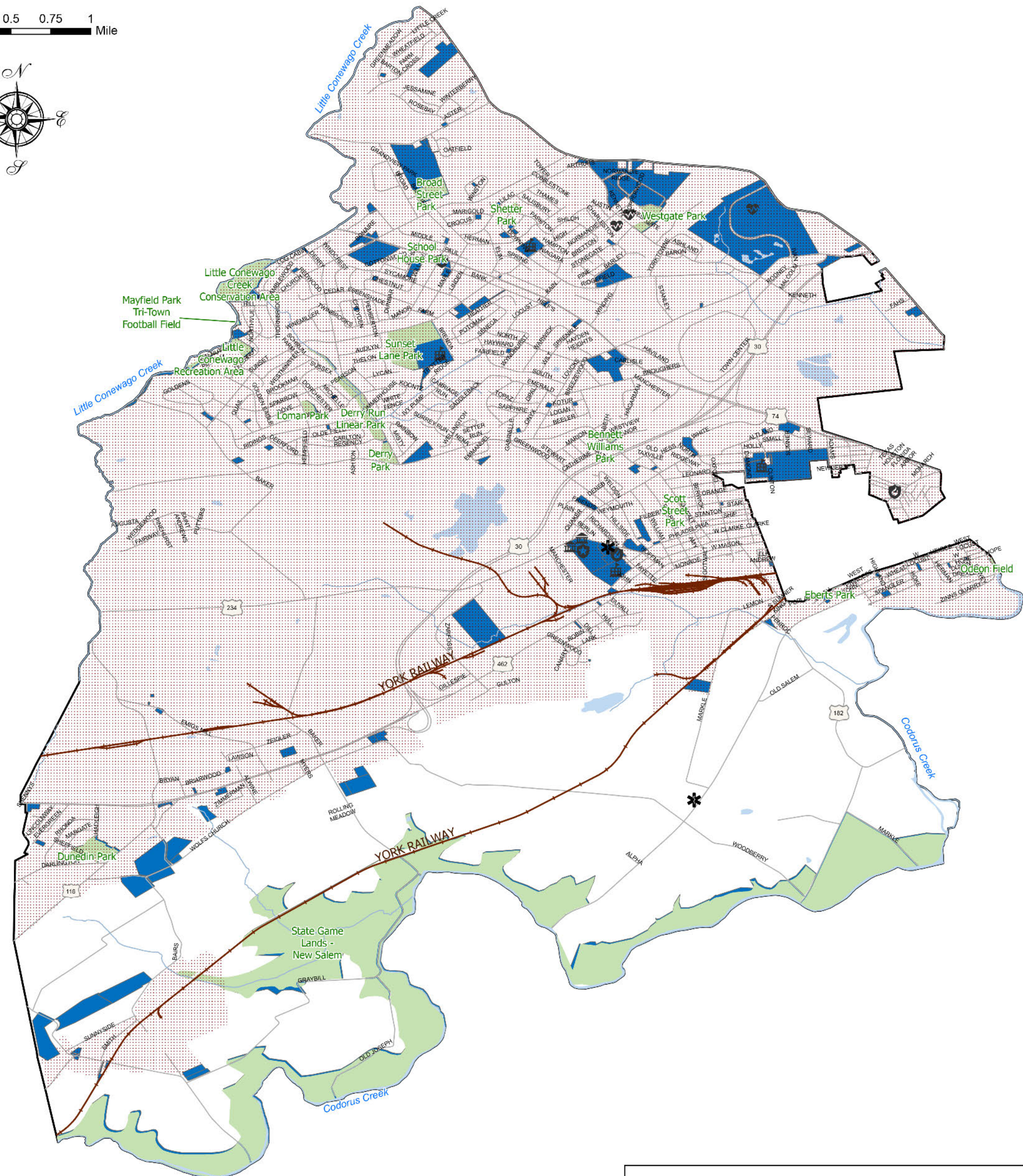
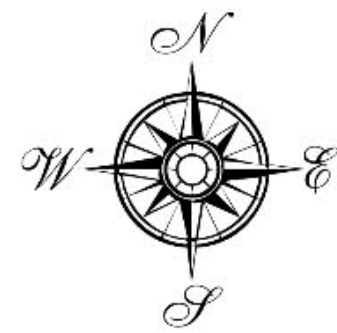


# FACILITIES & SERVICES AND NATURAL RESOURCE MAPS

## Community Facilities and Services Map

West Manchester Township Comprehensive Plan  
November 16, 2023

0 0.25 0.5 0.75 1 Mile



## Natural Resources Map

West Manchester Township Comprehensive Plan  
November 16, 2023

0 0.25 0.5 0.75 1 Mile

