

# Chartiers Township Comprehensive Plan

## Acknowledgements

### **Chartiers Township Board of Supervisors**

Gary Friend, Chair

Bronwyn Maggi-Kolovich, Vice-Chair

A. William Kiehl, Secretary

Frank Wise, 2022 Supervisor-Elect

### **Chartiers Township Planning Commission**

John Lieberman, Chair

Lee Nickovich, Vice-Chair

Gerald Chambers, Secretary

David Housley

Keith Straight

### **Chartiers Township Planning Department**

Adam J. McGurk, AICP, Planning Director/Zoning Officer

Carol Warcholak, Sewer Clerk/Community Development Administrator

### **Township Administration**

Jodi Noble, Township Manager

James Horvath, Chief, Chartiers Township Police Department

Edward Jeffries, Public Works Director

Jessica Walker, Parks and Recreation Director

Jamie Rozzo, Administrative Assistant to the Township Manager

Judith Taylor, Treasurer

James Liekar, Esquire, Township Solicitor

Jennifer Slagle, P.E. Township Engineer

### **Plan Prepared by**

Chartiers Township Planning Department

### **Mapping Provided by**

Gateway Engineers

## Timeline:

- February 2019 – Process and Visioning Session
- May 2019 – Survey Published in Township Newsletter
- May 2019 – September 2019: Survey Data Collection
- September 2019 – December 2019: Survey Data Entry and Analysis
- January 2020 – Plan Drafting Begins
- March 2021 – Survey Results and Plan Update Published in the Township Newsletter
- *Comprehensive plan process interrupted by the COVID-19 pandemic*
- Plan Component Reviews
  - July 2020 - Housing
  - July 2020 - Physical and Natural Resources
  - August 2020 - Transportation
  - October 2020 - Community Services and Facilities
  - November 2020 - Parks and Open Space
  - February 2021 - Economic Characteristics
  - April 2021 - Land Use
  - June 2021 - Goals and Objectives
- June 2021 – Plan Drafting Ends
- July 2021 – October 2021: Plan Formatting and Mapping
- November-December 2021: Draft Plan Distribution and Review
- January 2022: Plan Adoption (01/25/2022)

## Previous Comprehensive Plan Adoptions:

- First Comprehensive Plan: 1974
- Second Comprehensive Plan: 1986
- Third Comprehensive Plan: 1998
- Fourth Comprehensive Plan: 2009
- Fifth Comprehensive Plan: 2022 (Current)

*Historically, Chartiers Township has completed its 10-year Comprehensive Plan review and update prior to a decennial Census. Census data used in this plan predates the April 1, 2020 Census, which was partially released at a local level on August 12, 2021. With a 2021 adoption, the 2031 review and update should be done after the April 1, 2030 Census data is released.*

# Adopting Resolution

## RESOLUTION R-4-2022

### TOWNSHIP OF CHARTIERS

#### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHARTIERS, WASHINGTON COUNTY, PENNSYLVANIA ADOPTING THE COMPREHENSIVE PLAN UPDATE FOR CHARTIERS TOWNSHIP

Whereas, the Board of Supervisors of Chartiers Township intend to adopt a Comprehensive Plan for Chartiers Township; and

Whereas, the Planning Commission of Chartiers Township has recommended to the Board of Supervisors that the Comprehensive Plan Update be adopted as the Comprehensive Plan for Chartiers Township; and

Whereas, the Planning Commission of Chartiers Township sought input from residents and property owners through the Township newsletter survey; and

Whereas, the Planning Commission of Chartiers Township provided updates on the Comprehensive Plan through the Township's seasonal newsletter; and

Whereas, the Planning Commission of Chartiers Township held numerous public meetings in preparing said Comprehensive Plan; and

Whereas, the said Comprehensive Plan has been sent to the Washington County Planning Commission, municipalities contiguous to Chartiers Township, and the local school district for comment; and

Whereas, the Board of Supervisors has conducted a public hearing to take public comment on the Comprehensive Plan; and

Whereas, the Board of Supervisors in consideration of the recommendation of the Chartiers Township Planning Commission and any comments received by the Board has determined that it is in the best interest of the residents of Chartiers Township to adopt the Comprehensive Plan Update for Chartiers Township; and

Whereas, the Comprehensive Plan for Chartiers Township consists of said Comprehensive Plan itself and all attachments thereto.


Now, Therefore, it is hereby resolved as follows by the Board of Supervisors of Chartiers Township as follows:

Section One: The Comprehensive Plan Update for Chartiers Township and attachments thereto is hereby adopted as the Comprehensive Plan for Chartiers Township.

PASSED AND ADOPTED THIS 25<sup>th</sup> DAY OF JANUARY 2022.

ATTEST:

TOWNSHIP OF CHARTIERS  
BOARD OF SUPERVISORS

  
Frank W. Wise, Jr.  
Secretary

BY:   
Gary Friend  
Chairman

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## Introduction

Often described as an expression of a community's vision, the Comprehensive Plan should embrace the community's past while planning for the future. The Comprehensive Plan should be thought of as an organized way or process of thinking about tomorrow. Even though the plan cannot accomplish the impossible (anticipating the day-to-day variables, problems, and decisions), it can establish basic policy guidelines to evaluate problems and make decisions on land use, community services, and other development related issues.

Some of the objectives established in a Comprehensive Plan are clear and easily implemented. Their benefit to the Township is obvious. However, other objectives are often criticized as "wishful thinking" and/or "pie in the sky." While there is often some truth to these descriptions, the community's vision as it relates to these objectives cannot be ignored. The foundation of each objective can be seen in the survey data and supporting plan documents.

## Vision Statement

Chartiers Township is primarily a residential and rural community with a small-town atmosphere. The Township strives to provide progressive and forward-thinking leadership with a high level of municipal services and quality of life. It is accessible within the regional transportation network and encourages selective and controlled residential development and location-friendly commercial and industrial site development to provide solid employment opportunities to the community. The Township's objective is to maintain and preserve existing neighborhoods and agricultural uses while promoting a balanced growth of infrastructure and development. It promotes positive community involvement through a variety of social and recreational opportunities.

## Plan Contents and Structure

The 2020 Chartiers Township Comprehensive Plan is divided into two documents: Working Plan Document and Supporting Plan Document. The working document was drafted as a day-to-day guide to be referenced by the Township Boards, Commissions, and staff as they fulfill their duties and responsibilities to the residents of Chartiers Township. This plan includes the goals and objectives for the various Comprehensive Plan components required by the Pennsylvania Municipalities Planning Code (MPC). The data, analysis, and plan narrative to support the Working Plan Document can be found in the Supporting Plan Document.

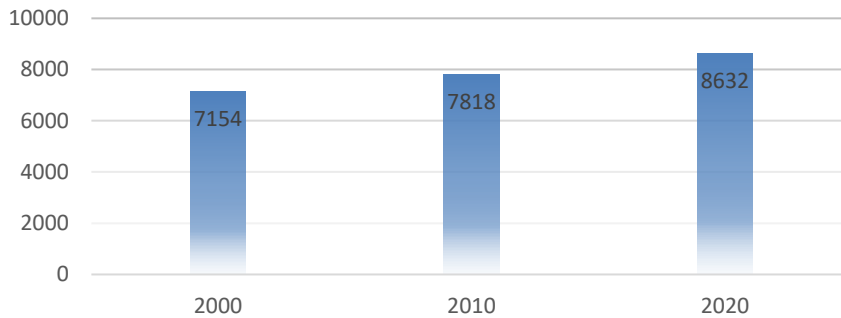
Both plan documents include the following Sections:

- Section I: Physical Environment and Natural Resources
- Section II: Community Services and Facilities
- Section III: Parks, Recreation, and Open Space
- Section IV: Housing
- Section V: Transportation
- Section VI: Economic Characteristics
- Section VII: Land Use

# Chartiers Township – At a Glance

## Population (2020 Census):

### CHARTIERS TOWNSHIP POPULATION (2000-2020)



## Average Household Size (2010 Census):

2.37 persons/household

## Median Age (2010 Census):

47.5 years

## Racial Composition (2010 Census):

| Chartiers Township Racial Composition |        |
|---------------------------------------|--------|
| White                                 | 95.00% |
| African American                      | 2.80%  |
| Native American                       | 0.00%  |
| Asian                                 | 0.20%  |
| Another Race                          | 0.50%  |
| 2 or More Races                       | 1.20%  |

## Educational Attainment (2010 Census):

Percent with a High School Diploma or Higher: 89.2%

Percent with a Bachelor's Degree or Higher: 22.5%

## Median Household Income:

\$53,921.00 (2010 Census)

\$74,423.00 (2019 American Community Survey)

## Top Three Employers (Washington County – 1<sup>st</sup> Quarter 2021):

The Washington Hospital

Crown Castle USA, Inc.

Wal-Mart Associates, Inc.

## Housing (2010 Census):

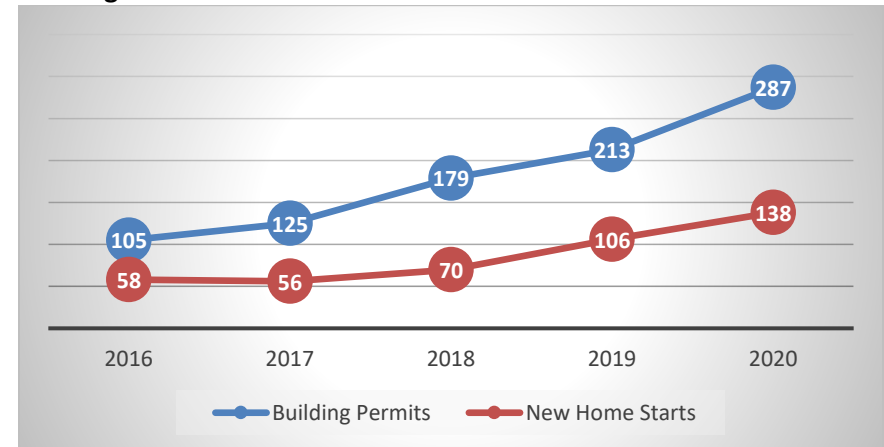
Single Family Dwellings: 2,648

Median Owner-Occupied Housing Value: \$142,900

Owner-Occupied Units: 87.9%

Renter-Occupied Units: 12.1%

## Building Permits and New Home Construction:



## Township Government Revenue and Expenditures:

2019 Revenue: \$3,961,207.98

2019 Expenditures: \$3,684,392.41

## Roadway Miles:

Total: 74.75 Miles

Township Owned: 53.45 Miles

Pennsylvania Owned: 21.3 Miles

## Township Parks and Recreation Facilities:

Arnold Community Park: 31 Acres

Community and Recreation Center: 9,800 Square Feet

Allison Parkette: 15 Acres

## Public Input – Key Survey Findings

### Background and Key Findings:

- The survey responses/findings were very similar to the 2010 Comprehensive Plan survey
- 60% of respondents have lived in Chartiers Township over 20 years
- Respondents are very much in favor of Township efforts to encourage the preservation of farmland
  - Yes (90%)
  - No (3%)
  - Not Sure (7%)
- Respondents were split on whether or not water and sewer service should be extended to encourage development:
  - Yes (31%)
  - No (32%)
  - Not Sure (37%)
- Respondents were split on the speed of residential development:
  - Too Fast (49%)
  - About Right (45%)
- 40% of respondents said a multi-purpose recreation field is needed
  - 38% said no new fields are needed
- 30% of respondents visit a park or recreation field at least once a month
  - 73% of respondents visit a park and recreation field at least once a year

### Strengths:

- Top Reasons for living in Chartiers Township (top five answers):
  - Transportation (Access to), Cost of Living, Low Taxes, Low Crime, and Rural Atmosphere
- 94% of respondents are either satisfied or very satisfied with Chartiers Township as a place to live
- 85% of respondents are either satisfied or very satisfied with Chartiers Township's availability of information

- A majority of respondents were either satisfied or very satisfied with the various local government departments and services: Police, Fire, Planning, Sewer, Roads, School District, Recreation, Library, and Recycling
- 65% of respondents said Township roads are developed and maintained in a safe and efficient manner

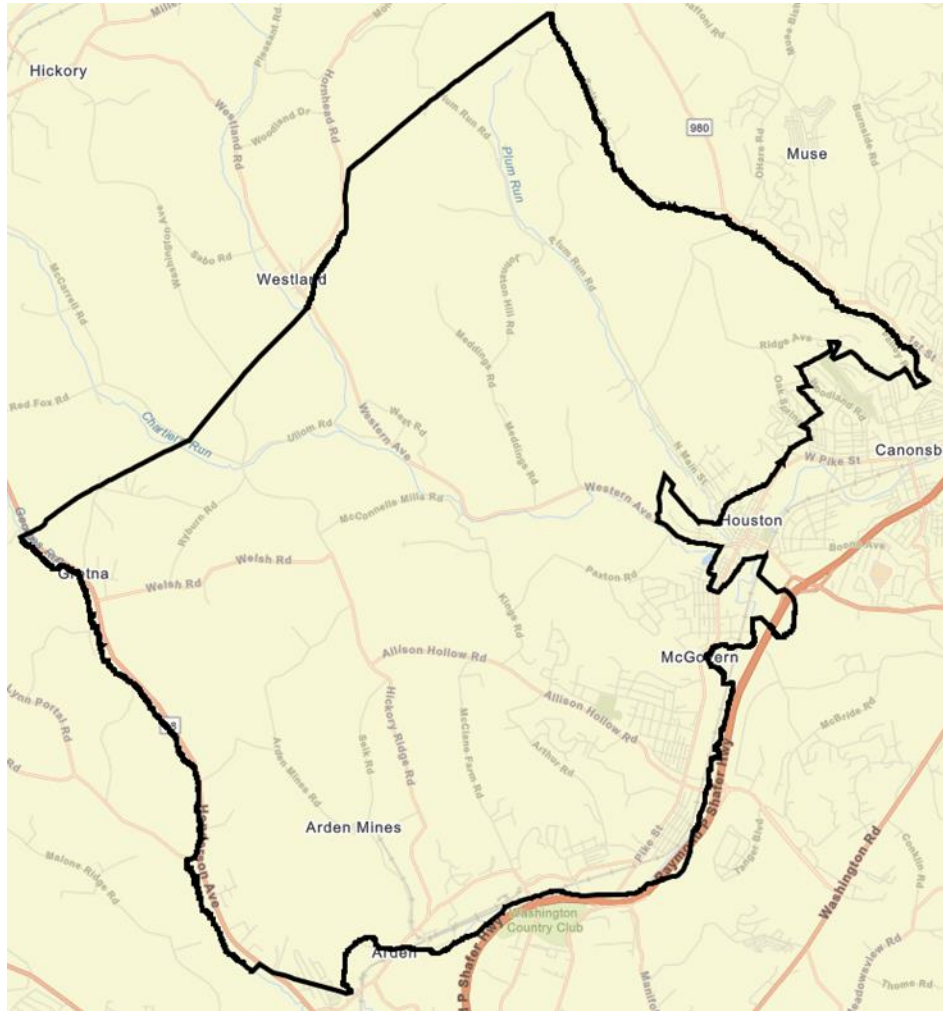
### Areas to Grow and Improve:

- If you left Chartiers Township the reason would be (top three answers):
  - Too Much Development (22%)
  - Other (20%) *written comments provided*
  - Retirement Relocation (19%)
- What type of development would you like to see more of?
  - Retail and Small Commercial (26%)
  - No New Development (21%)
  - Casual Restaurants (19%)
  - Assisted Living /Personal Care (16%)
- 64% of respondents said there are roadways and circulation patterns that could be improved
- 49% of respondents said the Township should encourage more economic development and job creation
- 41% of respondents said the Township should undertake more recreation programs for its citizens
- Most Important issues to the quality of life for the residents of the Township over the next ten years:
  - Retain Rural Nature
  - Zoning to Maintain Property Values
  - Open Space Preservation
  - Roadway Maintenance
  - Retain/Attract Youth



## Goals and Objectives

An essential component of the Chartiers Township Comprehensive Plan is the establishment of goals and objectives for each section of the Plan. The purpose of the goals and objectives is to provide the overall policy direction for the Township, and this section is required by the Pennsylvania Municipalities Plan Code. **Goals** should set the broad direction for Township policy, while **objectives** are measurable steps that must be taken to achieve those goals in order to realize the kind of community that Chartiers Township desires to be in the future. The list of the goals and objectives are categorized according to the major sections of the Plan.



## Section I: Physical Environment and Natural Resources

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### Objectives:

- To amend the Subdivision and Land Development Ordinance to require an Environmental Impact Assessment and Mitigation Report for any development that impacts natural, scenic, or environmental resources.
- To limit construction on very steep slopes (greater than 25 percent slope) unless special construction techniques are used to mitigate impacts and improve standards for development on steep (15 to 25 percent slope) slopes to minimize disturbance.
- To require any new development in undermined areas and/or in areas with mine subsidence potential to submit an analysis of the subsidence potential of the site based on the most current information available from the PADEP and investigate the need for obtaining mine subsidence insurance.
- To require a joint water obstruction and encroachment permit from the PADEP for any and all stream crossings and wetland disturbances to minimize stream bank erosion, excess sediment deposition and degradation of stream habitats and wetlands.
- To retain up to date floodplain information and limit development within the 100-year floodplain.
- To only permit appropriate land uses that would not impede flood levels or flow of flood waters in order to protect their natural state and the water quality of water bodies, specifically along Chartiers Creek and its tributaries.
- To require riparian buffers along all floodplains, wetlands and streams/surface waters in the Subdivision and Land Development Ordinance.
- To protect and preserve the Township's surface and ground waters from point and non-point source pollution and to maintain a quality water supply.
- To manage development's impact on water resources, through the application of appropriate impervious coverage limits, conservation techniques and/or vegetative enhancements and reforestation to match the underlying conditions of the specific site.
- To support connections to the public sewer system where feasible or permit development only in areas clearly suitable for on-site sewage disposal systems to prevent water contamination.
- To minimize the loss of topsoil through erosion, and the subsequent sedimentation of streams, through storm water management techniques that serve to recharge groundwater supplies and to adopt the DEP's best management practices for stormwater protection.
- To maintain woodland resources through timbering plans for tree replacement to manage the removal of trees in the Township and to provide standards for tree preservation and replacement in the Subdivision and Land Development Ordinance.
- To re-examine the building and impervious coverage standards in the Zoning Ordinance to guarantee that green space is preserved on individual lots and development tracts.
- To continue and expand environmentally sound practices such as water conservation programs and recycling activities.

**Goal:** To preserve and protect Chartiers Township's unique and significant environmental and natural resources and promote sustainable development by restricting development in environmentally sensitive areas.



## Section II: Community Services and Facilities

### Objectives:

- To ensure that the municipal facilities are fully utilized by the community and the Township administration remains available to the continued commitment for equitable and quality service provision throughout the Township.
- To maintain effective and communicative relationships between all departments, organizations, and interest groups throughout the community and to conduct an annual visioning session to review the goals and objectives of the comprehensive plan, to identify and recommend revisions and updates as necessary, and to ensure the implementation of the relevant objectives.
- To continue to use and expand the “Welcome to Chartiers Township” pamphlet, and the community newsletter, to promote existing programs, events, services, and relevant phone numbers for the municipal center, parks, and community center.
- To continually identify opportunities to expand and provide new services in the Township.
- To establish a program for the enhanced beautification of local entranceways to the Township including enhanced signage with plantings along well-traveled access points to the community, i.e. Racetrack Road and Pike Street.
- To explore opportunities for the regionalization of service provision with adjacent municipalities to form partnerships to reduce costs and maintain cooperative inter-municipal relationships with these municipalities.
- To continue using the capital improvements budget/program for infrastructure maintenance, improvement, and expansion including roadways, signage, sewage, and storm water needs.
- To encourage proactive, consistent, objective and prompt code enforcement response to code violations and requests for building permits to maintain positive community relations, as well as to maintain a standard of development that is desirable and safe.
- To continue using and expand the Township Geographic Information System (GIS).
- To establish a dialogue with various public safety professionals to ensure the quality of provision of service and the public safety needs of the community including the police, fire department, EMS and healthcare services for the Township.
- To work with all utility providers to ensure that they are meeting the current and future needs of the Township.
- To support the Washington East Washington Joint Authority and Canonsburg Houston Joint Authority Act 537 Sewage facilities plans and continue to identify the necessary maintenance of sewage facilities in the Township.
- To ensure and coordinate all development with the availability of public water and sewage, to support this infrastructure’s expansion into the Township in appropriate areas, and to encourage all existing and new land developments and subdivisions to be served by public water and sewage.
- To coordinate and communicate with the Chartiers-Houston School District on all relevant issues.
- To require fiscal impact statements that analyze a development’s impact on the School District and other needed infrastructure and encourages developers to cooperate with the School District and Township to acquire facilities and resources as needed.

**Goal:** To provide efficient and effective municipal services for Township residents and businesses and be responsive to the current and future administrative, financial, public safety, and community needs, and to investigate opportunities to expand new services when feasible.





- To continue support of the Chartiers Houston public library.
- To coordinate all community service plans with various applicable outside agencies including the school board, sewage authorities, the library etc. to ensure that the Township is conveniently served by such services, and to establish a dialogue with the local boards to provide input on the development of these relevant public facilities.

## Section III: Parks, Recreation and Open Space

### Objectives:

- To implement the 2016 Parks and Recreation Plan adopted by Chartiers Township, and implement the following objectives based on a review of that plan.
- To maintain and enhance existing Township owned park and recreational facilities and explore opportunities for the expansion of recreational and open space facilities and programs for residents of all ages and abilities.
- To continue to utilize and improve Arnold Park, Allison Parkette, and the Community Center based on the recommendations in the 2016 Parks and Recreation plan.
- To explore recreational opportunities on the remaining Ullom Road property.
- To identify all potential sources of funding and partnerships for park, recreation, open space and trail improvements and development.
- To promote citizen involvement with the Park and Recreation Board and explore any opportunities for expanded funding for its endeavors.
- To ensure the availability of a variety of programs for people of all ages and for special groups such as senior citizens or the physically challenged.
- To support regional recreation amenities and programming with Washington County such as the Washington County Children's Garden and the Washington County Agricultural Fair.
- To contact the Department of Community and Natural Resources to discuss intended objectives for park, recreation and open space in the Township and discuss possible partnerships and/ or funding opportunities.
- To coordinate all efforts in partnership with the School District, County, and State to encourage full use of local and regional recreational assets, programs, and funding sources, and to develop cooperative partnership with citizens, civic groups, and business leaders to strengthen relationships and encourage volunteer involvement to improve these amenities for citizens.
- To provide public access to Chartiers Creek and to establish a continuous greenway and/ or trail along the Creek.
- To promote an interconnected system of parks, facilities, neighborhoods, and trails, when possible, to link commercial, scenic, and cultural assets to each other to provide a basic trail system that would connect these assets to the Township's neighborhoods and centers.
- To identify and preserve natural areas and open space opportunities throughout the Township.
- To encourage donations of land, development rights, and conservation easements to the Township or land conservation groups.
- To consider addressing future neighborhood recreation needs by adopting Mandatory Land Dedication or Fee-in-Lieu of provisions in the Subdivision and Land Development Ordinance to contain provisions regarding the public dedication of land from a developer as a condition of plan approval or a fee-in-lieu of this dedication.
- To ensure all major residential developments have convenient and safe access to open space areas by encouraging private development to dedicate areas of subdivisions for open space and other recreational opportunities.

**Goal:** To create safe, well-maintained, and enhanced passive and active parks, recreational programs and opportunities to serve the diverse needs and desires of residents of all ages and abilities, and to preserve tracts of open space.

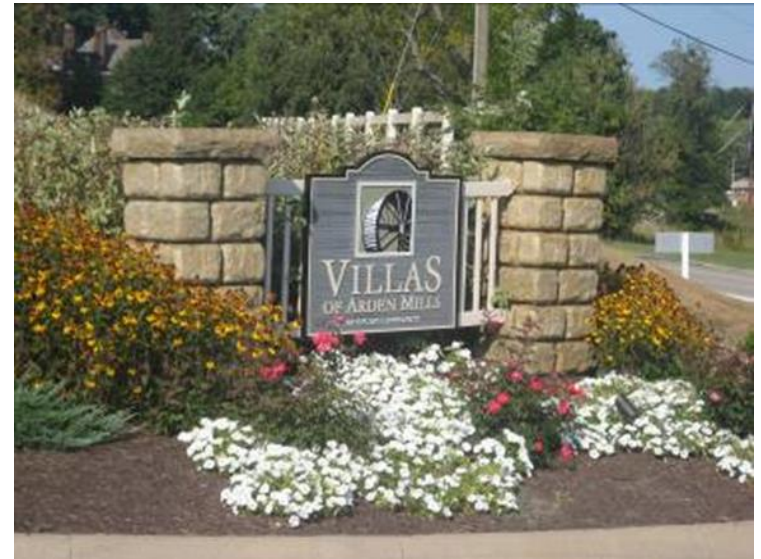


## Section IV: Housing

### Objectives:

- To ensure that the existing housing stock remains viable and desirable through code enforcement.
- To enforce landscape buffer requirements and subdivision regulations to ensure that residential in-fill development is compatible with existing development.
- To provide regulations for the sensitive adaptive reuse or destruction of old houses that are no longer desirable as residential dwellings.
- To promote the preservation of historic areas and structures through the identification of all potential historic resources in the Township, to secure the appropriate certification of historical significance of eligible resources, and to develop opportunities and incentives for the continued use or compatible reuse of historic structures.
- To promote quality affordable housing opportunities.
- To encourage the development of lower maintenance senior housing and care facilities in the Township.
- To guide future higher density residential development to areas in which public water supply and sewage can be provided.
- To incorporate new techniques and design guidelines for residential development in the Township such as Conservation Subdivision principals, Traditional Neighborhood Developments, and Transfer of Development Rights programs.
- To promote public education and support private actions which promote the protection of environmental and historic resources.
- To establish performance standards that require new residential development to be designed in a manner that preserves sensitive natural and cultural resources in order to preserve the rural character of the Township.
- To design new developments to maintain the integrity of existing rural areas through low impact development techniques and the conservation of the natural setting of the land during and after development.
- To encourage new developments that include bicycle and pedestrian facilities and connections to adjacent development.
- To allow for a variety of housing types, such as multifamily, townhouse, and live/work units in appropriate areas.

**Goal:** To encourage a range of housing types that will meet the needs of the Township's residents, ensure that the value of the Township's existing housing stock, and promote quality residential development in appropriate areas.



## Section V: Transportation

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### Objectives:

- To continually address traffic management issues and needs in the Township as necessary and to participate in the Southwest Pennsylvania Commission Transportation Improvement Process to ensure an adequate transportation network.
- To continue to maintain and improve traffic flow on signalized, non-signalized, and unsafe traffic intersections.
- To encourage future development to be designed to present the minimal negative impacts on the road system and traffic patterns in the Township and to encourage the provision of through streets between new developments to promote improved road connections.
- To provide pedestrian access in addition to vehicular access to new residential and commercial developments where feasible and to encourage an interconnected network of pedestrian and bicycle paths to support alternate mode of transportation connections.
- To pursue ways to improve capacity within the existing road network through cooperation with PENNDOT, and to continue to monitor the condition of local roads and bridges.
- To provide a safe and efficient transportation system by coordinating closely with the PENNDOT, the Washington County Planning Commission and the Southwestern Pennsylvania Commission to ensure that the transportation needs are addressed in the Township.
- To promote 'smart growth' initiatives that encourage an integration of all modes of transportation in land use planning to improve mobility through a more innovative use of rights-of-way, including bicycle lanes, public transportation opportunities, pedestrian pathways, and access management strategies that reduce congestion, and improve traffic flow while reducing potential conflicts with other vehicles or pedestrians.
- To revisit conducting a transportation impact fee study should the type and amount of development increase from current levels. Previous studies concluded that the impact fee was not feasible at current development levels.
- To partner with developers to incorporate the use of voluntary contributions, where feasible, to help finance off site capital improvements associated with and impacted by new development.
- To coordinate with the Washington County Transportation Authority to improve the existing public transportation service to provide alternatives to the automobile.

**Goal:** To promote the ease of transportation through the Township by creating solutions to existing road and traffic problems and encouraging transportation alternatives.





## Section VI: Economic Characteristics

### Objectives:

- To continue to encourage neighborhood-oriented commercial development for the convenience of residents and to consider the expansion of the neighborhood commercial zoning district on the zoning map along the highlighted areas of Pike Street.
- To encourage the redevelopment of vacant or underutilized commercial and industrial sites that are compatible with surrounding uses.
- To promote the beautification and streetscape of the Township's existing commercial areas with improved pedestrian amenities and landscaping.
- To provide concentrated areas for commercial uses that provide diverse goods and services in a convenient and efficient manner, and to encourage new building to be constructed in clusters that create a streetscape and encourage interconnected sidewalks in commercial areas.
- To support a variety of employment opportunities for all levels of education.
- To explore the idea of a continuing education program for residents such as health programs or other how to programs.
- To improve upon Chartiers' levels of income and poverty rates.
- To utilize the resources and expertise of the regional economic development agencies and the resources of the Pennsylvania Department of Community and Economic Development.
- To develop an economic development strategy that encourages business growth and site and infrastructure development and redevelopment.
- To analyze public funding sources available to assist in economic development endeavors.
- To develop a workforce development strategy that identifies what types of industries/ businesses are likely to locate in the region in the future, and incorporate strategies to be implemented that will support their development and encourage economic growth.
- To balance all economic development efforts with the protection of the environmental, open space, and agricultural resources of the Township.
- To explore the position within the Township for an economic development officer to serve as a liaison between the Township and local business community and as a point of first contact for potential investors.
- To consider the creation of a chamber of commerce or other type of business consortium that could serve as a formal, structured on-going medium of communication among the Township's business leaders, elected and appointed officials, and residents.

**Goal:** To promote a strong and diverse local economy through a balanced tax base, and expanded opportunities for economic development in the Township.





## Section VII: Land Use

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### Objectives:

- To balance all new development with existing land use patterns and to ensure the quality and compatibility of all development from conflicting land uses and overdevelopment.
- To guide the location and intensity of development and to manage growth relative to the Township's ability to provide facilities and services, including water and sewage infrastructure, transportation capacity, and police and fire protection.
- To continue the implementation of the West Pike Street Overlay District, and consider implementing similar plans in other corridors including:
  - To establish design guidelines for highly visible public corridor's development and redevelopment including standards for landscaping, lighting, streetscaping, and access requirements and incorporating a design review into the development process.
  - To adopt planning standards and key design elements for commercial buildings and landscapes.
  - To support mixed use developments in commercial and industrial zones and upper story residential/conversion dwelling opportunities.
- To identify locations for business and commercial development to improve the tax base and increase employment opportunities in the Township, and to identify small scale commercial opportunities.
- To encourage and support the redevelopment of existing or underutilized commercial and industrial sites or areas and to create incentives for developers to redevelop older, run-down properties.
- To promote fiscal balance in development and to pay for needed infrastructure utilizing a fiscal impact analysis and possible fees as a part of the subdivision and land development review process.
- To review and possibly amend sign regulations in the zoning ordinance.
- To proactively enforce ordinances to remove any blighted, unsafe structures, and to ensure that older development is well maintained and/or rehabilitated and that any new residential growth is compatible with existing density patterns.
- To consider adding an R-3 Residence District to mitigate the conflicts between older and newer subdivisions, particularly as it relates to density and setback requirements.
- To consider the expansion of neighborhood commercial zoning district in the stated areas along the Pike Street corridor in the Township from R-2 Residence to the C-1 Neighborhood Commercial zoning designation to attract more economic development that is compatible with surrounding land uses.
- To protect the Township's unique scenic, historic, and natural landscape features by requiring flexible development design standards that adequately buffer sensitive natural, cultural, and historic resources, and to encourage efforts to conserve such features.
- To employ density concentration techniques such as transfer of development rights (TDR) planned residential developments (PRD) and traditional neighborhood developments (TND) to curb sprawl.

**Goal:** To provide for growth in an orderly manner and in appropriate locations which will enhance the rural character of the Township while still balancing residential, commercial, and industrial uses to support the tax base.



- To encourage the integration of sidewalks in both new and existing communities for improved access.
- To establish a dialogue with adjacent municipalities regarding land use and development issues and to participate in coordination and cooperation with the surrounding municipalities and Washington County.
- To encourage affordable housing options for older residents or “empty-nesters” who may desire smaller or lower-cost dwellings.
- To incorporate traffic calming measures, pedestrian links between the commercial development, and limited ingress and egress to be used to eliminate the effects of strip commercial development along heavily traveled roads.
- To address the various commercial uses in the industrial district by amending the ordinance for additional mixed uses to reflect the land uses of the district more accurately and to mitigate potential land use conflicts.
- To consider adding a Light Industrial District to complement the existing Industrial Districts and to serve as a buffer and transition between conflicting industrial, commercial, and residential districts.
- To consider revising the Zoning and Subdivision Ordinances in the A-1 Zoning District to only permit development pursuant to the Growing Greener principles.
- To promote the Agricultural Security Area (ASA) and Agricultural Conservation Easement Purchase programs to regulate development in agricultural areas, and to consider adopting a Transfer of Development Rights program.
- To protect the environmental and natural features of Chartiers Creek and its tributaries during any development process.
- To continually support the improvement and expansion of infrastructure in the Township available to existing and future development, while also respecting the rural character of the Township, and the resident’s continued desire to maintain this rural feel.

## Mapping

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**Zoning Map – Page 17**

**Sewage District – Page 18**

**Developable Land – Page 19**

**Community Facilities – Page 20**

**Roads by Ownership – Page 21**

**Roads by Classification – Page 22**

