

Chapter 6

Future Land Use and Housing Plan

The Future Land Use Plan is one of the most important elements of the Comprehensive Plan. It graphically brings together all of the chapters of the plan and evaluates all of the information that has been mapped and gathered during this planning process. Based on stated goals and objectives, this Plan will determine what future land uses would be most appropriate throughout the region. Factors such as existing land use, natural features, soil conditions, demographics, housing, economic development trends, road conditions, sewer and water capacities, and downtown and neighborhood vitality all play a role in the development of the Future Land Use Plan. Future Land Use recommendations are based on a variety of factors: the patterns of development and existing conditions within the municipalities; the anticipated path of future growth in the region; existing environmental conditions; capacity of public facilities and infrastructure; Public and Steering Committee input; future population projections and housing needs; and goals of the 2003 Cumberland County Comprehensive Plan and the 1999 Franklin County Comprehensive Plan (for a portion of the Borough).

The Future Land Use Plan will serve as a guide for future municipal ordinance amendments and regulations. Municipal regulatory controls such as zoning, sewer and water facilities planning, transportation planning, and recreation planning should be based upon the recommendations of the Future Land Use Plan. It is important to stress that the Future Land Use Plan is *not* a zoning map, nor does it change the zoning ordinances and maps that have been previously adopted by the Borough and Township. It is a reference tool to be used by municipal officials and planners when making decisions regarding future development.

The Future Land Use Plan map (Figure 6.1) for the Shippensburg Area includes the following land use categories:

- Agriculture
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use/Neighborhood Commercial
- Borough Center
- General Commercial
- Service Commercial
- Interchange Business
- Industrial
- Light Industrial
- Institutional
- Park, Recreation, Open Space, and Greenways

Shippensburg University is delineated on the map and includes three unique future land use categories:

- Academic/Administration
- Student Housing
- Campus Open Space and Recreation

FUTURE LAND USE MAP CATEGORIES

The principal benefit of multi-municipal planning is the opportunity to coordinate land uses among the participating municipalities. Even if the implementation process does not include a joint Zoning Ordinance, much is gained if the individual ordinances define land uses in the same way. The following text is *not* recommended ordinance language, but indicates the type of use and general function of each land use identified on the Future Land Use map.

While it is not required to specify lot sizes in the Comprehensive Plan, doing so makes it much easier to draft the implementing Zoning Ordinance(s). The base target density of every category except the Agriculture and Open Space categories should be at least **3 dwelling units per acre** (approximate density of 12,000 square feet per unit). This target is consistent with the densities recommended by the Cumberland County Comprehensive Plan. In the Shippensburg Region, however, higher recommended densities are more appropriate given the historical development patterns. Public sewer and water service is appropriate for all development categories, and is available throughout most of the Region.

AGRICULTURE:

Definition- Cultivation of the soil and the raising of livestock for commercial purposes, including ancillary uses such as the residence of the farm operator. Home-based crafts are also typically permitted by-right as an accessory to farm operations.

Planning Objective - Protect critical areas where agricultural activities are practiced. Uses related to agriculture including support businesses should be encouraged. Residential development should be discouraged within this category.

Recommended Land Uses - Cropland; Pastureland; Farm-related structures and businesses; Woodlands.

Recommended Development Densities/Strategies - Very low densities, one dwelling unit (DU) per 20 acres (approximate density of 870,000 square feet per unit), or maximum of 20 percent of tract used for non-agricultural activities. Conservation Development techniques may be allowed in this district. Public sewer and water service is not recommended for Agriculture areas.

LOW DENSITY RESIDENTIAL:

Definition- The lowest density of residential use. Given the current pattern of higher density development in the community, this will be a higher density than what most communities have as their lowest density district. The future land use map includes existing lots as small as 7,500 square feet, and a minimum lot width of 100 feet. The critical, defining characteristic of this district is that only single-family detached homes (and accessory uses like garden sheds, detached garages, and swimming pools) are permitted.

Planning Objective - To accommodate continued low density residential development where such development is occurring, in a setting that will continue to contain some rural characteristics such as woodland and open space.

Recommended Land Uses - Single Family detached dwellings; Woodlands; Parks/Open Space;

Recommended Development Densities/Strategies - Density of 7,500 to 10,000 square feet per lot. Open Space development / sensitive design techniques recommended.

MEDIUM DENSITY RESIDENTIAL:

Definition - The definition of this use recommends higher densities than the Low Density Residential District, and allows narrower lots: 70 feet is permitted. Also, single-family semi detached homes are permitted as well as fully detached houses.

Planning Objective - Recommended areas where most of the residential development has and should occur in the future.

Recommended Land Uses - Single family detached dwellings; Single family semi-detached dwellings; Park/Open Space Uses.

Recommended Development Densities / Strategies - Maximum density range of 3,000-7,500 square feet per dwelling unit. Open Space Development techniques are appropriate in these areas.

HIGH DENSITY RESIDENTIAL:

Definition - This district permits all dwelling types, including townhouses, apartment buildings, and mobile home parks.

Planning Objective - These areas are where the greatest concentration of residential development has and should occur.

Recommended Land Uses - Single family detached dwellings; Single family semi-detached dwellings; Townhouses; Apartments; Park/Open Space.

Recommended Development Densities / Strategies - Maximum density range of 2,500 - 5,000 square feet per dwelling unit. Open Space development techniques are appropriate for this district.

MIXED USE/NEIGHBORHOOD COMMERCIAL:

Definition - This area will be chiefly a commercial area, but residences such as second floor apartments and professional offices will also be accommodated, and at a high density.

Planning Objective - Provide areas to encourage a mixture of residential and commercial uses outside of the Borough Center boundaries. The critical element here is the creation of a pedestrian-friendly environment where the commercial uses are compatible with existing residential uses. Commercial uses within this district will be at a smaller neighborhood scale and should include uses such as corner grocery stores, coffee shops, specialty shops, laundromats, and post offices. Highway oriented uses are not recommended in these areas.

Recommended Land Uses - Offices; Small-scale retail and local commercial uses. Single family semi-detached dwellings; Townhouses; Apartments; Parks and Recreation.

Recommended Development Densities / Strategies - Minimum lot sizes 2000 square feet. Neo traditional development may be appropriate within these areas to blend in with the Borough's existing development pattern.

BOROUGH CENTER:

Definition - This category is similar to the "mixed use / neighborhood commercial" area in that a variety of uses will be accommodated, but the area will have a more urban feel: density will be higher, buildings may be taller, and off-street parking areas should be to the side or rear of the structures. The Borough Center is also referred to as the Central Business District, and includes most of the Borough's historic district.

Planning Objective - Area intended to allow continued growth of the existing Borough core, providing services including the niche specialty shops in contrast to commercial chain stores. New construction should be consistent with the historic character of the area.

Recommended Land Uses - Single family detached dwelling; Single family semi-detached dwellings; Townhouses; Apartments; Parks and Recreation; Government Offices; Small-scale and specialty retail; Day-to day commercial uses.

Recommended Development Densities / Strategies - Maximum density of one unit per 2000 square feet. Target area for economic activity and re-development of vacant buildings with the goal of re-establishing the central business district as a destination. Emphasis should be on protection of the character of the historic district and supporting the HARB in their efforts to maintain the historic district.

GENERAL COMMERCIAL:

Definition - This is the least restrictive commercial district. It includes most kinds of retail sales and businesses, with particular emphasis on big box retail and highway-oriented businesses like those found along Route 174 (Walnut Bottom Road).

Planning Objective - Provide for appropriate commercial development in locations where a cluster of commercial uses exist. These uses should be more intensive, highway oriented commercial uses.

Recommended Land Uses - Highway oriented commercial uses such as big-box retail; supermarkets; multi-tenant shopping plazas; automobile related uses.

Recommended Development Densities / Strategies - Lot sizes from 2000 square feet to 2 acres or higher, with density appropriate as needed by use.

SERVICE COMMERCIAL:

Definition - This area features highway oriented professional offices, nursing care facilities, and accessory commercial uses.

Planning Objective - Provide an area to provide a mixture of professional offices including health care centers, as well as related limited commercial uses.

Recommended Land Uses - Doctors offices; nursing homes and care facilities; real estate offices; hotels and motels; convenience stores; drug stores

Recommended Development Densities / Strategies - Minimum lot sizes of 5000 square feet to two acres depending on the use.

INTERCHANGE BUSINESS:

Definition - This area surrounding the Interstate 81 interchange is an appropriate location for economic development activities.

Planning Objective - Provide a flexible area to market professional offices, limited commercial, or technology-based businesses. Economic development uses consistent with the (KIZ) Keystone Innovation Zone Program¹ should be encouraged. Due to the economic development potential of the interchange zone, residential development and warehousing are not recommended in this district.

Recommended Land Uses - Research and Technology-based firms, and professional offices. Warehousing, distribution facilities, and trucking terminals are not recommended.

Recommended Development Densities / Strategies - Minimum lot sizes 5000 square feet to 2 acres depending on use and availability of public sewer and water facilities. Investigate the potential funding available for redevelopment of the brownfield site that is included within this district.

INDUSTRIAL:

Definition - This will be the least restrictive district and will be intended to accommodate heavy industrial uses.

Planning Objective - Provide areas to accommodate a wide range of industrial uses. Many municipalities use this as a 'catch-all' district: any use not specifically mentioned in the Ordinance may be permitted here, typically as a conditional use. This protects the municipalities from legal challenge due to failure to accommodate a particular use.

Recommended Land Uses - Offices; Printing and Publishing uses; Warehousing and Distribution; Manufacturing; Food Processing; Extraction Industries.

Recommended Development Densities / Strategies - One acre minimum lot size, or appropriate for use.

LIGHT INDUSTRIAL:

Definition- This is similar to "industrial" in that it accommodates manufacturing operations, but it is more restrictive. Typically, these uses include assembly of components manufactured elsewhere, and include industries like electronics, laboratories, and research-and development operations.

Planning Objective - To provide areas to accommodate light industrial uses free from offensive impacts such as excessive noise, odors, and glare on surrounding land uses.

Recommended Land Uses - Offices; Research Facilities; Laboratories.

Recommended Development Densities / Strategies - One acre minimum lot size, or density that is appropriate for use.

¹ The Keystone Innovation Zone Program is described in Chapter 7- Economic Development

INSTITUTIONAL

Definition - This area is not intended to be established as a separate zoning district. It depicts on the future land use map the Shippensburg Area School District facilities, churches, cemeteries, and other cultural features.

Planning Objective - To provide areas for public or semi-public uses.

Recommended Land Uses - School district facilities; churches; cemeteries; municipal use; recreational uses.

Recommended Development Densities / Strategies - Minimum lot sizes range from 5000 square feet to 10 acres depending on the use as well as the underlying zoning district.

PARK, RECREATION, AND OPEN SPACE:

Definition - These are open space, recreational, and sensitive natural resource areas that should remain in such use for the foreseeable future.

Planning Objective - Provide for existing public and semi-public owned parks and open space.

Recommended Land Uses - Parks; Pavilions; Greenways; Natural Areas

Recommended Development Densities / Strategies - Not recommended for development other Than low-impact accessory uses related to the recommended land uses.

Shippensburg University Categories

The size of the Shippensburg University campus in relation to the planning region necessitates it having its own set of future land use categories. Rather than designate the University and all of its facilities as 'Institutional' the Steering Committee decided to designate the University using three unique categories - Academic Administration; Student Housing; and Campus Open Space and Recreation. The categories were arrived at by combining the six designations included in the Shippensburg University Facility Master Plan into three relatively self-explanatory categories:

Academic/Administration: This category includes all classroom buildings, administrative offices, and student support facilities.

Student Housing: This category includes dormitories and on-campus student apartment buildings.

Campus Open Space and Recreation: This category includes athletic fields and facilities, common open space areas, and parking areas.

Planning Objective - The Future Land Use Map designations for the University are consistent with the University's Master Plan. Future development with the campus must still comply with the underlying zoning districts of the Township.

Recommended Land Uses - Uses consistent with the designated land use categories are appropriate throughout the University campus.

Recommended Development Densities / Strategies - Density will vary depending on use. Campus Open Space areas on the north side of the campus should remain as recreational open

space. High intensity development, such as classroom buildings and dormitories should not take place in the Campus Open Space areas.

Conflicts of Land Uses

Within the Shippensburg Planning Region, a few conflicts of existing and proposed land uses have been identified. The most prevalent conflict is between industrial and residential uses throughout the Borough, most notably the Shippensburg Industrial Park where it borders high density residential to the east and medium density residential to the north. Other areas of conflict include high density student housing abutting residential neighborhoods and the Dykeman Springs wellhead and water recharge area bordering industrial areas as well as the proposed inner loop corridor.

This Plan recommends minimizing the conflict between non-residential and residential uses through proper allocation of land use and utilization of performance and design standards and buffer yards. Every effort has been made to provide consistency of land uses within the region and along boundaries with surrounding municipalities. Specific examples of areas in need of mitigation measures include:

Dykeman Spring Wellhead Area / Natural Resource Areas

It is recommended to enact provisions in the municipal subdivision and land development ordinances to require a buffering of vegetation, including trees, shrubs and/or herbaceous vegetation, which exists or is established to protect a stream system or water recharge area. Alteration of this natural area should be strictly limited.

Industrial /Residential Conflicts

It is recommended to enact provisions in the municipal subdivision and land development ordinances for industrial buffers such as screening, landscaping, and setback requirements to provide an appropriate transition between industrial and commercial areas and residential areas. Factors to be regulated include: Noise; Odor; Light; and excess traffic.

Student Housing Conflicts

It is recommended to enact noise or nuisance ordinance provisions; discourage absentee landlords by ensuring that all property and housing codes are enforced; direct housing conversions to areas away from residential neighborhoods.

Future Development

The 2003 Cumberland County Comprehensive Plan designates the Shippensburg planning region as a Planned Growth Area (PGA). The PGA is defined as a suburban or town area with locally oriented public utilities and limited mass transit access. The PGA can support the growth and redevelopment over the next 20 years at a density of at least 3 units per acre². Chapter 14, Population and Housing, projected a need for an additional 808 housing units within the Region by 2020. Using the County's PGA recommended density of at least 3 units per acre, the Region would need an additional 270 acres for future residential development.

The recommended densities within this Plan for the Medium and High Density Residential districts, which contain the majority of proposed future residential areas, are recommended at densities between 7,500 and 2,500 square feet per unit. This is a higher density than

² Source- 2003 Cumberland County Comprehensive Plan

recommended by the County, and would allow a range of approximately 5 to 14 net dwelling units per acre. Furthermore, one can assume some of the future development of the region (primarily in the Borough) to be of an infill variety, potentially lessening the need for land.

Chapter 13, Existing Land Use, identifies that the Region contains over 130 acres of vacant land, plus an additional 395 acres of open land designated as existing agriculture but not currently being farmed - the Existing Land Use Map (Chapter 13) identifies 609 acres of existing agriculture/agribusiness, while the Future Land Use Map designates only 214 acres as agriculture (see Figure 6.2 below), netting a balance of 395 acres of available land. The Future Land Use Map also designates an additional 123 available acres for future residential uses, when subtracted from the total existing residential acreage. Assuming the recommended densities of this Plan are followed, these 123 future residential acres alone would provide for a range of 615 to 1,722 additional housing units. Comparing the Existing Land Use acreage with Future Land Use acreage, the region contains approximately 651 undeveloped and un-eased acres designated for both future residential and non-residential development throughout the life of this Plan.

In order to ensure there is enough land for future residential and non-residential development, the Region must develop *smarter*. Adopting Smart Growth and Growing Greener development policies, as described below, will allow for the preservation of valuable open space while still providing land to meet future needs.

Figure 6.2 FUTURE LAND USE MAP ACREAGE ALLOCATION

LAND USE CATEGORY	BOROUGH	TOWNSHIP	REGION TOTAL
Agriculture	0	214.34	214.34
Low Density Residential	206.44	181.64	388.09
Medium Density Residential	173.59	60.34	247.13
High Density Residential	86.63	141.08	227.71
Mixed Use/Neighborhood Commercial	40.07	59.46	99.54
Borough Center	92.71	0	92.71
General Commercial	85.17	333.60	405.58
Service Commercial	0	63.30	63.30
Interchange Business	0	88.99	88.99
Industrial	116.65	29.07	145.73
Light Industrial	146.43	6.12	140.15
Institutional	130.98	37.74	168.72
Park, Recreation, Open Space	52.54	57.81	122.76
Academic Administration	3.72	58.08	69.07
Campus Open Space Recreation	0	182.52	175.26
Student Housing	0	29.27	29.27
Total*	1135.01	1543.43	2678.43

* the total Future Land Use acreage does not equal total Existing Land Use acreage due to the 212.1 acres of transportation/right-of-way acreage not included as a future land use category.

Open Space Development (Growing Greener)

Growing Greener³ is a statewide community planning initiative which is designed to help communities use the development regulation process to their advantage to protect interconnected networks of greenways and permanent open space.

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. Conservation design rearranges the density on each development parcel as it is being planned so that only half (or less) of the buildable land is consumed by house lots and streets. Without controversial "down zoning" (decreasing the number of house lots), 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.

Open space development and conservation zoning is an option for the remaining open areas of Shippensburg Township.

Future Land Use Goals and Objectives

The Goals and Objectives for Future Land Use and Housing were based upon the Policies derived by the Steering Committee as well as the results of the citizen survey. In summarizing the survey results, respondents from both the Borough and the Township stated that they like the current character of their communities. Preservation of community character may be largely (although not entirely) addressed by the land use and housing elements of the plan. These elements should therefore provide for growth that represents a natural evolution of the existing spatial forms rather than a dramatic departure from those forms.

Goal: Manage, control, and guide development to appropriate areas in order to preserve natural, agricultural, and man-made resources with the intent to provide a suitable balance of residential and non-residential uses.

Objectives:

- Accommodate future growth in areas that are logical extensions of existing concentrations of development, have appropriate access, and can be efficiently served by the circulation, public sanitary, and public water systems.
- Encourage a compact development pattern that minimizes land consumption and maximizes open space.
- Coordinate policies for land use, circulation, and community facilities and services to assure they do not have conflicting results.
- Minimize the conflict between non-residential and residential uses through proper allocation of land use and utilization of performance and design standards and buffer yards

³ Source: Natural Lands Trust, Media, PA

- Discourage proximity of incompatible land uses within the Region and along the boundaries of adjoining municipalities.
- Coordinate future development with the transportation infrastructure to minimize traffic congestion.
- Identify and plan to tie the type and intensity of development to the adequate provision by developers of transportation improvements, drainage, parks and recreation, and community facilities.
- Identify areas that should be protected from development because of natural constraints or assets, and/or lack of supporting facilities and services by use of appropriate land use and planning ordinances. Top priority should be give to areas such as Dykeman's Spring, Burd Run Corridor, and existing farmland.
- Encourage land development techniques such as open space development and conservation zoning that will allow development of a higher density while preserving natural and open space resources.
- Encourage new residential development to take place as infill within existing areas with central water and sewer facilities of adequate capacity and functionality.
- Require well-designed developments, including public and semi-public development, in scale and character of the setting, with appropriate architecture and landscaping.
- Continue to require analysis of each tract proposed for development to determine what resources must be protected and the capacity of the land to accommodate development given the site's natural and historic features and available infrastructure.
- Continue to respect and protect existing neighborhoods by maintaining the integrity and quality of older residential neighborhoods through public programs to rehabilitate the housing stock throughout the Borough.
- Continue to provide for compact, efficient, orderly, and phased development contiguous to existing developed areas (where appropriate), and discourage haphazard, uncoordinated development through the enforcement of the Zoning Ordinance.
- Encourage entities such as the Shippensburg Area Chamber of Commerce, Cumberland County Economic Development Office, and local citizen groups to continue to plan for diversity within business areas, to include a mix of retail, service, and office development, rather than only concentrations of retail uses.
- Provide for a balance of land uses to meet the needs of existing and future residents, while ensuring compatibility between present and future land uses.
- Coordinate growth and land use policies with Shippensburg University as the University changes and expands.

Actions:

1. Prepare inter-governmental cooperative agreements to amend municipal zoning ordinances and maps to reflect the objectives of this Plan and be consistent with the designations of the Future Land Use Map.

- Provide land development techniques that protect existing resources and preserve open space.
 - Provide development regulations that are consistent with the character and densities of existing development patterns.
 - Provide zoning regulations to minimize incompatibility of land uses and require buffer areas to mitigate conflicts where appropriate.
 - Include appropriate roadway access provisions for commercial areas.
 - Consider overlay zoning for major transportation corridors.
2. Identify appropriate future uses for vacant land and buildings. Most appropriate uses within the Borough would be re-use for high density infill residential, commercial, and light industrial. In Shippensburg Township, vacant lands are appropriate for medium density residential, commercial, or business development.
 3. Prepare inter-governmental agreements to amend municipal subdivision and land development ordinances to reflect the objectives of this Plan and be consistent with the designations of the Future Land Use Map.
 - Establish appropriate standards for driveway design and street access.
 - Administer stormwater management controls.
 - Discourage future development within the 100 year floodplain.
 - Require buffering of natural and historic resources during the development process.
 - Require environmental assessment studies, hydrogeological studies, and historic resources impact studies.
 - Enact guidelines for development in water recharge areas.
 4. Establish a permanent Regional Planning Committee, which includes equal representation from Shippensburg Township, Shippensburg Borough, and Shippensburg University to monitor consistency issues between this Plan and municipal ordinances.

HOUSING PLAN

The Housing Plan is an important element of the Joint Comprehensive Plan since it is the most critical land use need for residents of the municipalities. Amendments to Article XI of the Pennsylvania Municipalities Planning Code (MPC) allow planning for housing to be completed on a multi-municipal level. Chapter 14, "Population and Housing," provides analysis and projections for future population and housing needs of the region. The housing analysis is based on accommodating new growth within the next twenty years, at varying residential densities. It is recommended, however, that due to the potential inaccuracy of future population projections, this analysis should be revisited every five years during the life of the Plan.

Provision for a variety of housing densities and housing types in appropriately designated areas is accomplished through the Future Land Use Plan, which makes provision for low density development of single family housing in the Low Density Residential areas; medium density development of single family, two family, multiple family, and mobile home housing in the Medium and High Density Residential areas; and areas of mixed commercial and residential development within the Borough Center at medium to high density.

The Borough contains a high ratio of rental to owner-occupied housing units. The 2000 census indicated the ratio to be approximately 60-40 in favor of rental units. The Region should continue to encourage home-ownership, but at the same time realize that there is a segment of the population (the University students) that is not interested in home ownership at this time. The provision of student housing conversions is an issue in instances of absentee landlords who fail to maintain the properties. The Region should encourage new student housing to be consistent with complexes such as Bard Meadows, where an on-site rental manager is present to maintain the property and discourage activities that are a nuisance to adjacent properties. Student housing conversions should be located in close proximity to the University and away from residential neighborhoods whenever possible.

Maintenance of the existing housing stock can be accomplished through enforcement of municipal building codes and utilization of property maintenance codes. Other than a slightly above-average vacancy rate, no significant housing problems within the area have been identified.

As taxes and housing costs rise, there are particular concerns for the elderly, who may find it increasingly difficult to maintain their properties. The municipalities should work with older residents and agencies that address the needs of the aged to identify various programs that are available to help them meet their housing needs.

Goal: Provide opportunities for a broad range of housing types to meet the needs of all economic and demographic groups in the Region.

Objectives:

- Provide appropriate areas for a variety of residential types and densities to allow housing choices, while retaining the existing character of the Region.
- Encourage use of the existing housing stock while promoting rehabilitation and renovation of existing housing where needed, through participation in appropriate federal, state, and county housing programs.
- Support the development of housing alternatives for the elderly where consistent with the other goals and objectives of this Plan.
- Support the development of housing alternatives for low-income and special-needs families.
- Maintain a desirable ratio between owner-occupied and rental housing units in the Borough through homeownership incentives.
- Discourage absentee landlords in the Region.

- Maintain and enforce standards for residential development to accomplish the provision of well-planned, safe, sound, and attractive living environments for the region's residents.
- Encourage residents, both within and outside the Historic District, to observe good preservation practices in maintaining and renovating homes of all historic periods.
- Work with citizen organizations or create a separate entity to educate homeowners of the benefits of maintaining building façades, proper property maintenance, historic renovation and preservation, and associated increase in property values.

Actions:

1. Enforce municipal housing codes.
2. Investigate State Housing Programs to assist with the provision of housing needs for elderly and lower income residents.
3. Allow re-use and re-development of existing vacant housing units. Permit student housing and residential conversions in areas that will not adversely impact existing residential areas.

Consistency with Cumberland and Franklin County Comprehensive Plans

The Shippensburg Borough / Shippensburg Township Joint Comprehensive Plan, including the proposed Future Land Use Map, is generally consistent with the Goals and Objectives of Planned Growth Areas as designated by the Cumberland County Comprehensive Plan.

Recommendations from the Cumberland County Comprehensive Plan that are relevant to the recommendations for the Shippensburg Region include:

- Direct growth toward designated "Planned Growth Areas".
- Promote revitalization of historic downtowns.
- Encourage the development of landscape standards to aid groundwater recharge and improve aesthetics.
- Limit the number of access points to commercial retail sites along major roadways to increase safety and traffic flow.
- Encourage regulations that allow integrated uses with regard to access, parking, and signage.
- Promote compatible land uses along municipal borders.
- Promote the creation and preservation of greenways and open space, including investigating a bond issue to finance the preservation.

The 1999 Franklin County Comprehensive Plan designates the portion of Shippensburg Borough located within Franklin County as residential, and is generally consistent with the designations of this joint Plan.

Goals from the Franklin County Comprehensive Plan that are relevant to the Shippensburg Region include:

- Provide for land uses that are compatible between uses across municipal borders.

- Protect the livability of residential areas with an emphasis on strengthening older neighborhoods.
- Accommodate development that minimizes the amount of land that is consumed.
- Attract new business development and expansion in appropriate areas to provide tax revenue and wider employment opportunities.
- Identify road links that will be needed in the future to provide alternative routes around existing problem areas.
- Continue to strengthen the downtowns as business, civic, institutional, and cultural centers for the surrounding communities.
- Provide a well-distributed system of public recreation facilities coordinated with public schools, residential development patterns, and open space preservation efforts.

The Future

The overall goal of this Future Land Use Plan is to preserve the quality of life by supporting a vibrant economy and enhancing the special features of the Region in order to assure that it will remain an attractive community in which to live and work. This will be accomplished by managing the pace, quality, and location of development, while preserving natural features, open spaces, appropriate buffers between various uses, and stream corridors. It is important for the Region to retain its unique character in the face of growth, while providing for reasonable and appropriate development, redevelopment, and infill in order to ensure it remains a vital community.