



MOUNT JOY TOWNSHIP COMPREHENSIVE PLAN

**Of
2014**

Mount Joy Township,
Adams County, Pennsylvania

As Adopted by the Mount Joy Township Board of Supervisors
on November 20, 2014

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INTRODUCTION

WHAT IS THE COMPREHENSIVE PLAN?

This Comprehensive Plan is intended to establish overall policies for the development and conservation of Mount Joy Township over the next 10 years. This Plan is not by itself an ordinance, but is intended to provide the policy direction for changes to the Township's land use ordinances.

The Comprehensive Plan includes the following major parts:

- The Overall Vision, Goals of the Plan and Action Plan
- Review of existing land uses and related conditions
- The Land Use Plan
- Natural Features, Agricultural Conservation, Historic Preservation, Community Facilities and Services and Transportation Plan Components

HOW WAS THIS PLAN DEVELOPED?

The Comprehensive Plan was originally prepared in 2003 by a Steering Committee consisting of the Township Board of Supervisors, Township Staff, the Township Planning Commission, members of the Zoning Hearing Board and a number of other interested Township representatives. This Plan has been revised by the Board of Supervisors in 2014, to reflect the current conditions of the Township. The Plan revisions were developed at monthly workshop meetings that were open to the public and involved participation by members of the public.

The original process began in 2000 with the preparation of background mapping, building upon computerized information provided by Adams County. The next step in the process was the identification of major issues and concerns that needed to be addressed. There was also an analysis and mapping of existing conditions and trends.

An "overall vision" was prepared and a set of goals were written to provide overall direction for the Plan. Then, a series of alternatives were considered to guide development in different areas of the Township. The Land Use Plan was prepared, followed by recommendations concerning Community Facilities, Transportation, and Natural Features and Agricultural Conservation.

All of the previous information that was collected and used in the preparation of the original Plan was evaluated and revised to reflect the current conditions of the Township.

Revisions to the Township's Zoning Ordinance and Subdivision and Land Development Ordinance will be considered to carry out this Comprehensive Plan.

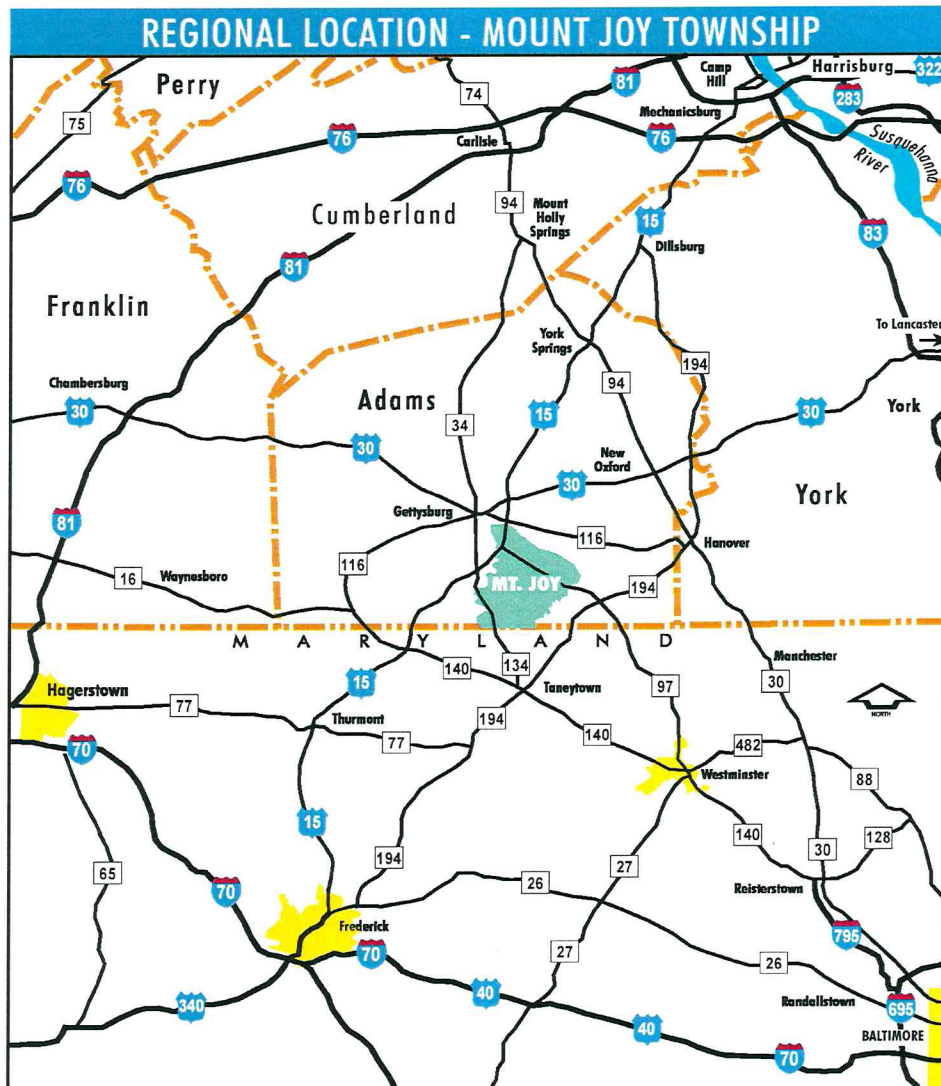
On November 19, 2009 the Township adopted an Act 537 Sewage Facilities Plan, which was approved by the Pennsylvania Department of Environmental Protection on April 19, 2010, to establish policies for centralized and on-lot sewage facilities in the Township. The Sewage Facilities Plan was implemented with the adoption on November 4, 2010 of an ordinance amending

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Chapter 68 of the Township Code to provide for the proper operation and maintenance of on-lot sewage treatment systems in the Township in accordance with the Township's Act 537 Plan.

MOUNT JOY TOWNSHIP WITHIN THE REGION

The following map highlights Mount Joy Township's location within the surrounding region. The Township is located in south-central Adams County 7.1 miles from Gettysburg, the County seat. Mount Joy borders the State of Maryland to the south. The U.S. Route 15 expressway provides links to Frederick County, Maryland, to the south and to the Pennsylvania Turnpike and the Harrisburg metropolitan area to the north. State Road 97 provides connection to and through the Township to Gettysburg to the northwest and Carroll County to the southeast.



OVERVIEW OF THE COUNTY COMPREHENSIVE PLAN

This Plan was prepared in a manner that is generally consistent with the Adams County Comprehensive Plan. The County Comprehensive Plan provides overall policies for the development and preservation of the County. The County Plan seeks to steer most new development in the County to locations within boroughs and immediately adjacent areas where public water and sewage services can be efficiently provided

In Mount Joy Township, the County Plan seeks to concentrate most new development in the Lake Heritage area, around the U.S. Route 15/Baltimore Pike (State Road 97) interchange and along Baltimore Pike. The area around the Baltimore Pike interchange is recommended for industrial and commercial development. The Baltimore Pike corridor is intended to provide for a mix of uses, including small light commercial businesses and residential development. Stream corridors are recommended to be preserved as open space. The remaining areas of the Township are designated in the County Plan as “Agriculture/Resource Conservation/Very Low Density Residential.” The County Plan encourages any residential development in these outlying areas to be developed in a cluster arrangement, with most of the tract being permanently preserved in open space.

MAJOR FINDINGS OF THE BACKGROUND STUDIES

This section provides a summary of the major findings of the background studies.

- Mount Joy Township has experienced several decades of steady but not fast growth. Most of the residential growth has occurred within the Lake Heritage and The Links at Gettysburg Planned Golf Community developments.
- The 2010 Census found that Mount Joy Township included 3,670 residents. This was an increase of 438 residents or 13.6% from the 2000 population of 3,232.
- Mount Joy’s 2000 to 2010 growth rate of 13.6% was slightly lower than Adams County’s growth rate of 17% for the same period.
- If we assume that the Township would increase in population by the same number of residents as occurred during the 2000s, then Mount Joy's population in 2020 would be projected to be 4,000.
- In 2010, Mount Joy Township included 1,543 housing units. This was an increase of 276 housing or 18% from the number of housing units in 2000.
- The majority of the land area of Mount Joy is undeveloped.
- Most residential development is concentrated in the northwestern and southwestern part of the Township, specifically the Lake Heritage and The Links at Gettysburg Planned Golf

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Community developments. However, scattered low density residential development has been occurring throughout the Township.

- Most commercial development is concentrated along Baltimore Pike, including the Village Stores at Gettysburg outlet mall near U.S. Route 15. Most commercial uses along the eastern part of Baltimore Pike are lower intensity uses and more scattered. There are very few industrial uses in the Township.
- Most of the Township has rolling topography, with scattered woodlands. Most steeply sloped areas and wetlands are located along creeks. The largest creeks are Rock Creek and Alloway Creeks.
- U.S. Route 15 and State Road 97 (Baltimore Pike) are the two major roadways in the Township.
- There are two public sewage service systems in the Township. White Run Regional Authority provides sewage service in the northwestern corner of the Township. The public utility Little Washington Wastewater Company, a subsidiary of Aqua Pennsylvania, serves The Links at Gettysburg Planned Golf Community.
- Pennsylvania American Water Company, a public utility, operates a public water system in the northwest corner of the Township. Pending before the Public Utility Commission is the Company's request to expand its service territory to include commercial property in the northeast quadrant of the U.S. Route 15/State Road 97 interchange. Aqua Pennsylvania, a public utility, operates a public water system within the Links at Gettysburg Planned Golf Community.

THE OVERALL VISION OF THIS PLAN

As we look to the future, the traditional patterns of land uses in Mount Joy Township are expected to continue. Large areas will continue to be maintained as open space interspersed with low density residential use and small farms.

The stream valleys will be preserved in private ownership. Groundwater supplies will remain available, with large amounts of storm water recharging groundwater supplies. The streams and lakes will also have high water quality, with the benefit of careful erosion controls.

Higher density development will be clustered in selected locations that will minimize the amount of land that is consumed. Substantial areas of open space will be preserved within most new development. Central water and sewage services will be provided by developers in certain areas to maximize the amount of open space in developments. Development sprawl across the landscape will have been avoided.

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The best features of longstanding development patterns will be extended into newer development. New business development will occur, but in ways that fit into the character of the community. This will include preservation and reuse of historic buildings and new development along Baltimore Pike to keep the feeling of older village development and continue the preexisting pattern of mixed use. Street trees and other types of extensive landscaping will add to the attractiveness of new development.

Traffic will have increased but will be carefully managed with improvements along Baltimore Pike and coordinated driveways between adjacent businesses.

A variety of recreation opportunities are available, in Gettysburg and Littlestown and around public schools.

EXISTING LAND USES

An understanding of the existing uses of land is essential in preparing a comprehensive plan. A base map that depicts roads and property lines in the Township was prepared using County property tax mapping and other information. Field surveys were then conducted to categorize how each property in the Township was being used. The mapping is included in the Land Use and Housing section of this Plan.

Agricultural Uses

This category is intended to seek to maintain contiguous areas of farmland. If a significant area of farmland has already been established, it is important to make sure that a large housing development will not occur immediately next door and create conflicts with the agricultural activities.

Most livestock and poultry operations should be allowed by right. However, the most intense livestock and poultry operations should need large setbacks and special exception approval by the Township Zoning Hearing Board. For those very intense uses, the applicant would have to prove to the Zoning Hearing Board that proper methods are used to avoid water pollution and reasonably minimize odors and other nuisances. The standards for very intense livestock and poultry uses should be based upon “animal equivalent units.” This is the average weight of animals per acre of land.

Operations involving swine should be more carefully regulated than other types of livestock and poultry operations. This is because these animals are most likely to cause far-reaching odor problems.

Residential Uses

Single-family detached homes are the most prevalent type of housing in the Township. The majority of newer homes are located in Lake Heritage and nearby subdivisions in the northwest corner of the

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Township and in the Links at Gettysburg Planned Golf Community. Older homes are located mainly along Baltimore Pike, Taneytown Road and scattered amongst farms. There are some scattered conversions of buildings into apartments (mainly along Baltimore Pike) and the group housing at Hoffman Homes for Youth.

Commercial Uses

Most commercial land uses in the Township are located along Baltimore Pike. The largest commercial development is the Village Stores at Gettysburg east of U.S. Route 15. Most other commercial uses in the Township are predominately small in size and are intended to serve the immediate area. The majority of the commercial needs of residents are currently met by the Route 30 corridor in Straban Township and commercial development in the Hanover area.

Industrial Uses

The Township has very limited industrial development. Most of the existing industrial-type uses are located along Baltimore Pike. A quarry exists on the western border of Mount Joy along Rock Creek south of Baltimore Pike. Most new industrial development in the region is expected to be concentrated at the Adams County Commerce Center at U.S. Routes 30 and 15, and the Hanover area, which is a traditional industrial center with rail access.

Public/Semi-Public/Institutional Uses

Public/semi-public uses include the White Run Authority's sewage plant, churches and the Township Building. The fire companies and public schools are located in adjacent municipalities. The main institutional use in the Township is Hoffman Homes for Youth.

THE MAJOR GOALS OF THIS PLAN

The major goal of this Plan is to preserve the rural character of low density residential uses, small farms and open space throughout most of the Township and direct development to areas where water and sewer facilities currently exist and along the Baltimore Pike.

Promote the Preservation of Open Countryside

- Preserve open space and maintain the rural character by concentrating new development in and near the Baltimore Pike Corridor and utilize conservation planning design in new developments.

Provide for Agricultural Uses

- Provide for agricultural uses and farm related business by protecting farm operations in the Township.

Protect & Maintain Ground Water Resources

- Protect and maintain groundwater resources through implementation of the County Act 167 Stormwater Management Plan by administration of the adopted Mount Joy Township Stormwater Management Ordinance.

Historic Preservation

- Encourage the preservation and sensitive rehabilitation of important historic buildings and sites.

Maintain Efficient and Adequate Transportation System

- Carefully plan road patterns and access from development according to the function each road is intended to serve within the overall road network.
- Seek cost-effective solutions for problem road segments, in cooperation with PennDOT and adjacent landowners/developers.

Ensure Availability of Community Facilities and Services

- Provide community facilities and services to serve existing needs and future growth.
- Ensure that adequate on-lot or central water and sewage services are provided throughout the Township.

Provide Land Uses to Meet Current and Future Needs

- Provide for orderly patterns of development that maintain compatibility between land uses, particularly to protect the livability of existing areas and to maintain a rural character.
- Make sure that the Township meets obligations under State law to provide opportunities for all types of housing and all legitimate types of land uses.
- Maintain the attractiveness of the Township and its rural character through development design standards.
- Direct development to locations that can be efficiently served by central water and central sewage services and major transportation corridors, in order to minimize the total amount of land that is consumed by development.
- Encourage conservation and cluster development on the most suitable portions of a tract, in order to maintain important natural features and open spaces.
- Direct new commercial uses to selected locations that allow for safe and efficient traffic access.

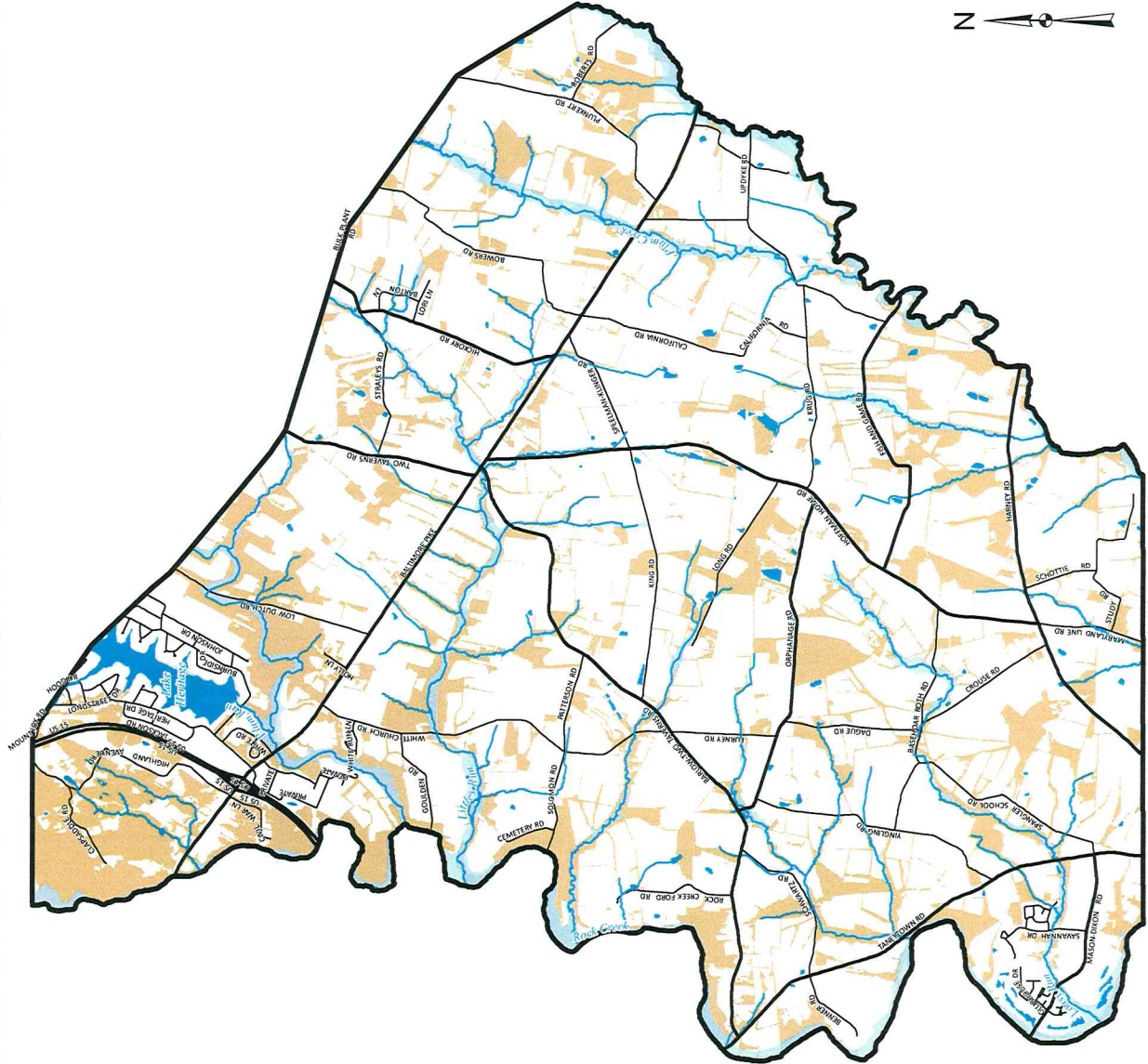
Mount Joy Township Comprehensive Plan of 2014

- Recognize that the road and utility system limit the suitability of most areas of the Township for major industrial uses.
- Encourage use of interior roads and shared driveways, as opposed to having many new driveways entering onto through-roads.
- Promote compatibility in land uses and zoning across municipal borders.

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Woodlands & Floodplains

-  Stream
-  Body of Water
-  FEMA Flood Hazard Zone
-  Wooded Area



November 2014

Data Source: ACOPD - GIS Division, FEMA 2009



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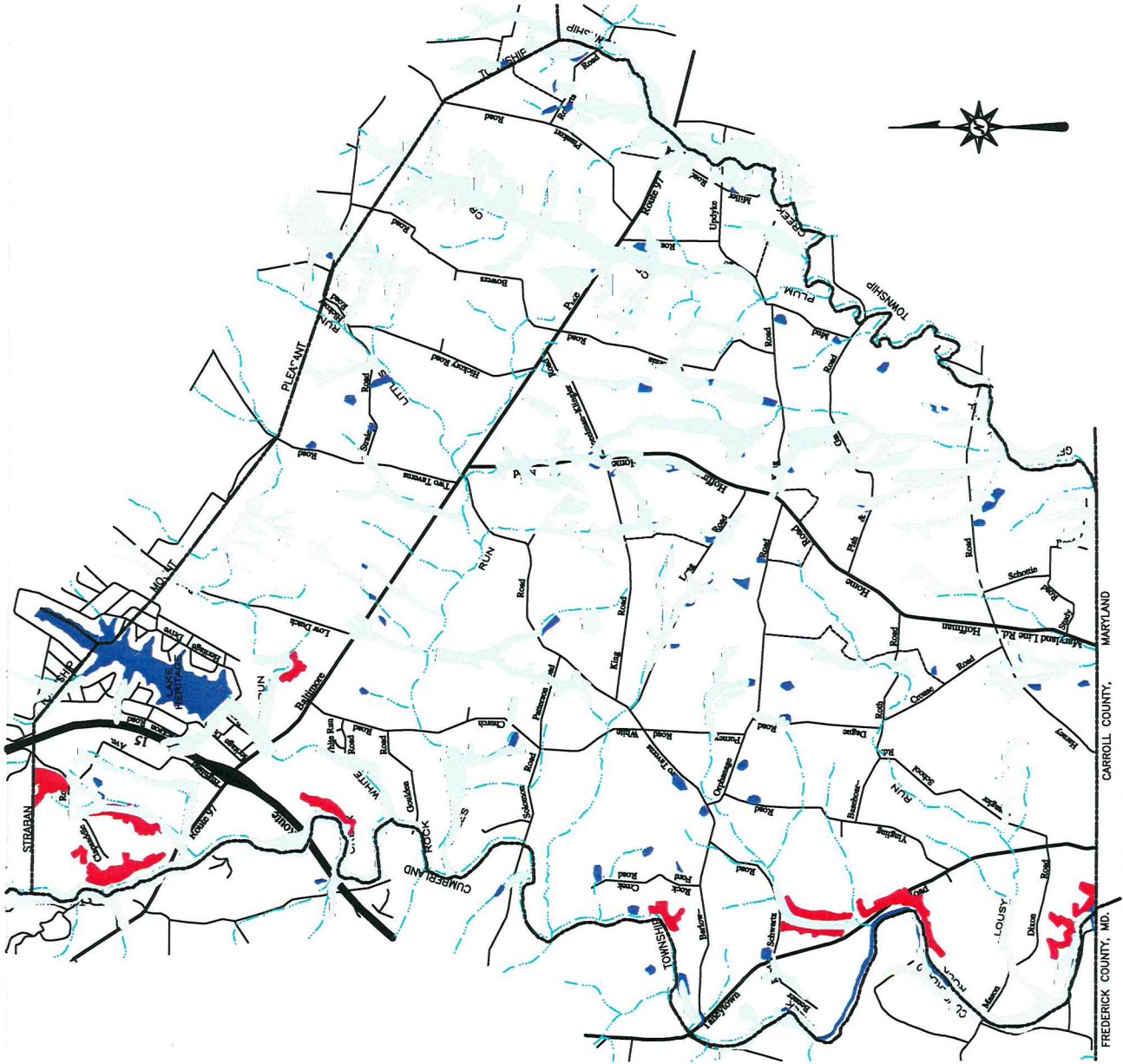
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Water Features, Wetlands,
Hydric Soils and Steep Slopes
AUGUST 2000

-  Major Known Wetlands
(National Wetland Inventory Maps -
U.S. Fish & Wildlife Service)
-  Hydric Soils - Indicators of
possible wetlands
(USDA Soil Survey, Adams County)
-  Steep Slopes (15% +)



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28 Bethlehem Pike., Bethlehem, Pennsylvania 18018 • 610-865-0721



LAND USES

Use the following Land Use Plan Categories and the Comprehensive Plan Map as a basis for future development and conservation and adoption of regulations, including zoning regulations.

The Land Use Plan Map shows the recommended land use categories for different areas of the Township. These land use categories are described below. Certain of these land use categories are intended to be the basis for the establishment of zoning districts in the Township Zoning Ordinance.

The Composite Map of Natural Features and Road Access shows areas that are closest to Baltimore Pike, which is one of the few roads that is expected to be able to be improved to handle some additional traffic from new development.

1. Public Recreation/Open Space

This category includes the existing National Park Service land in the northwest corner of the Township, north of Baltimore Pike. Additional alternatives for public recreation land are discussed in the Community Facilities and Services section.

2. Private Recreation/Open Space

This category includes the existing golf courses and Lake Heritage recreation areas.

3. Major Community Facilities (Includes Institutional Uses)






This category includes public, semi-public and institutional uses, such as the existing private non-profit Hoffman Homes complex, the Township Building, the White Run sewage plant and The Links at Gettysburg sewage plant maintained by Aqua Pennsylvania.

4. Conservation

This category highlights the areas immediately along Rock Creek and Alloway Creeks. The Composite Map of Natural Features and Road Access highlight areas of the Township with the most important natural features.

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Composite Map of Important Natural Features and Access to Major Roads

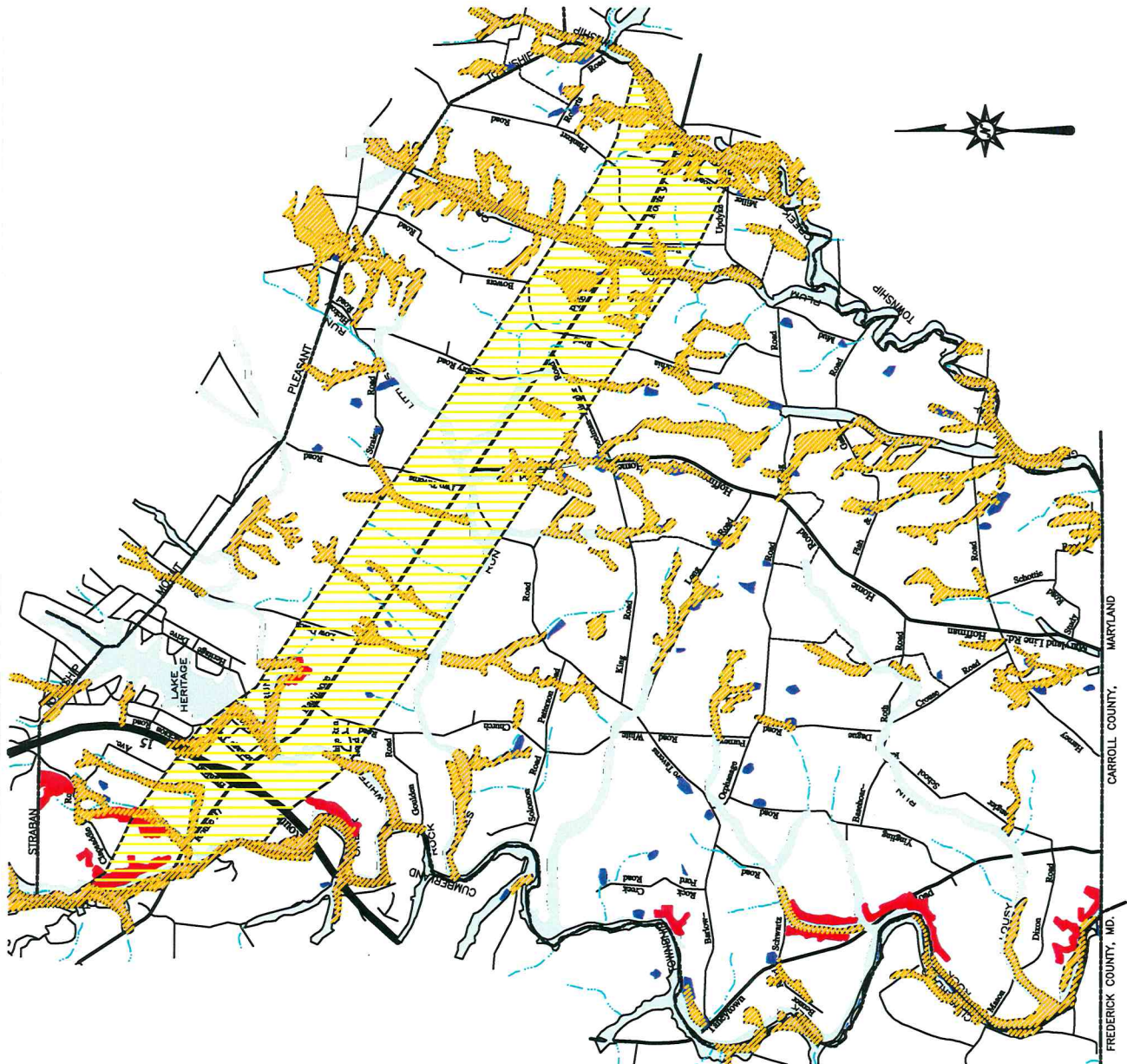
-  100 Year Floodplain (FEMA Mapping)
-  Major Known Wetlands
(National Wetland Inventory Maps -
U.S. Fish & Wildlife Service)
-  Hydric Soils - Indicators of
possible wetlands
(USDA Soil Survey, Adams County)
-  Steep Slopes (15% +)
-  Areas Near Major Roads

0 875 1750 3500 7000 10500

SCALE: 1" = 3500'



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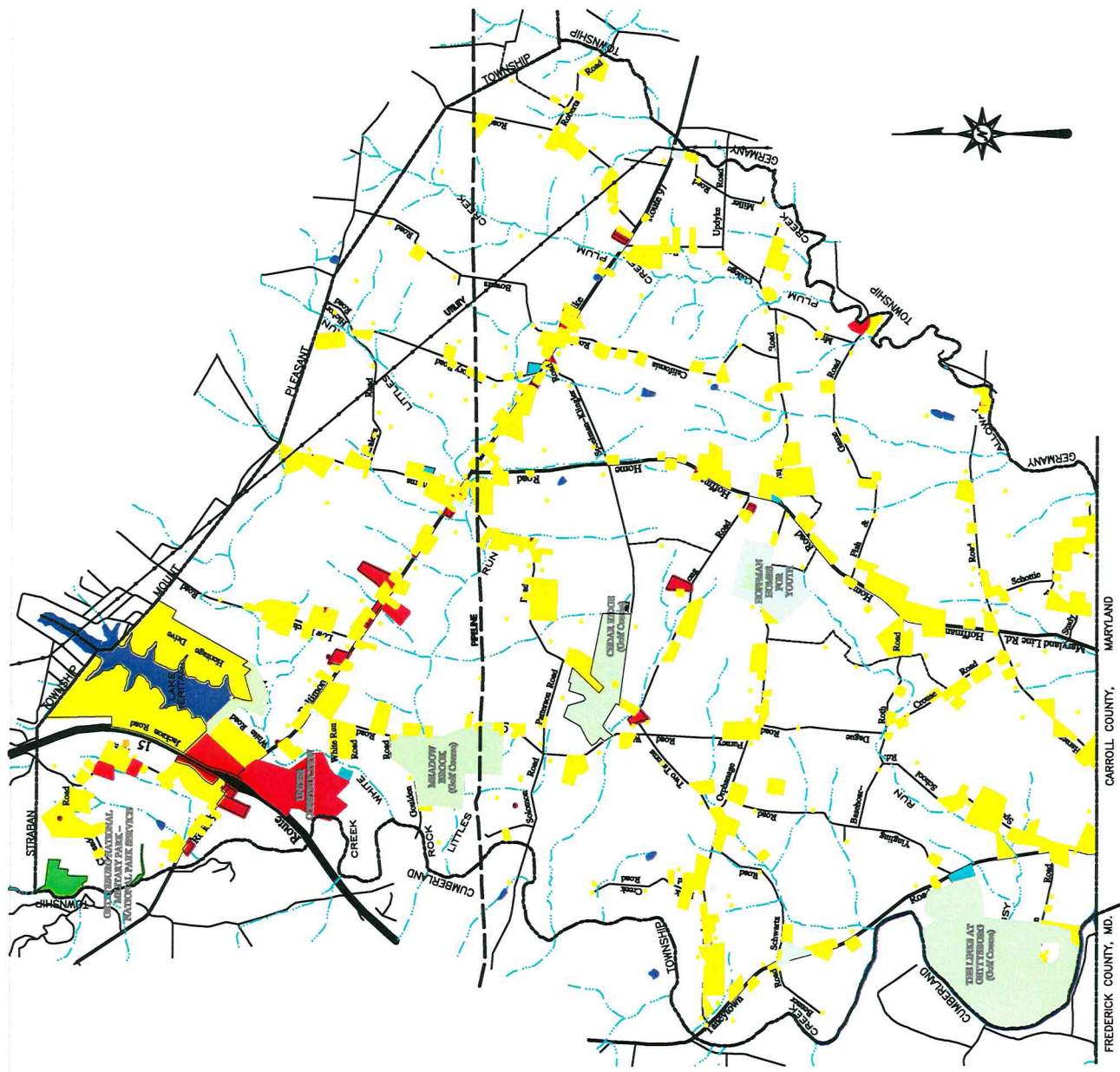
Generalized Existing Land Use February 2002



- Lands Undeveloped, Agriculture & Other
- Single Family Detached Residential
- Attached Residential
- Commercial
- Industrial
- Institutional
- Golf Courses & Other Private Recreation
- National Park Service - Gettysburg National Military Park (only portion within Township shown)







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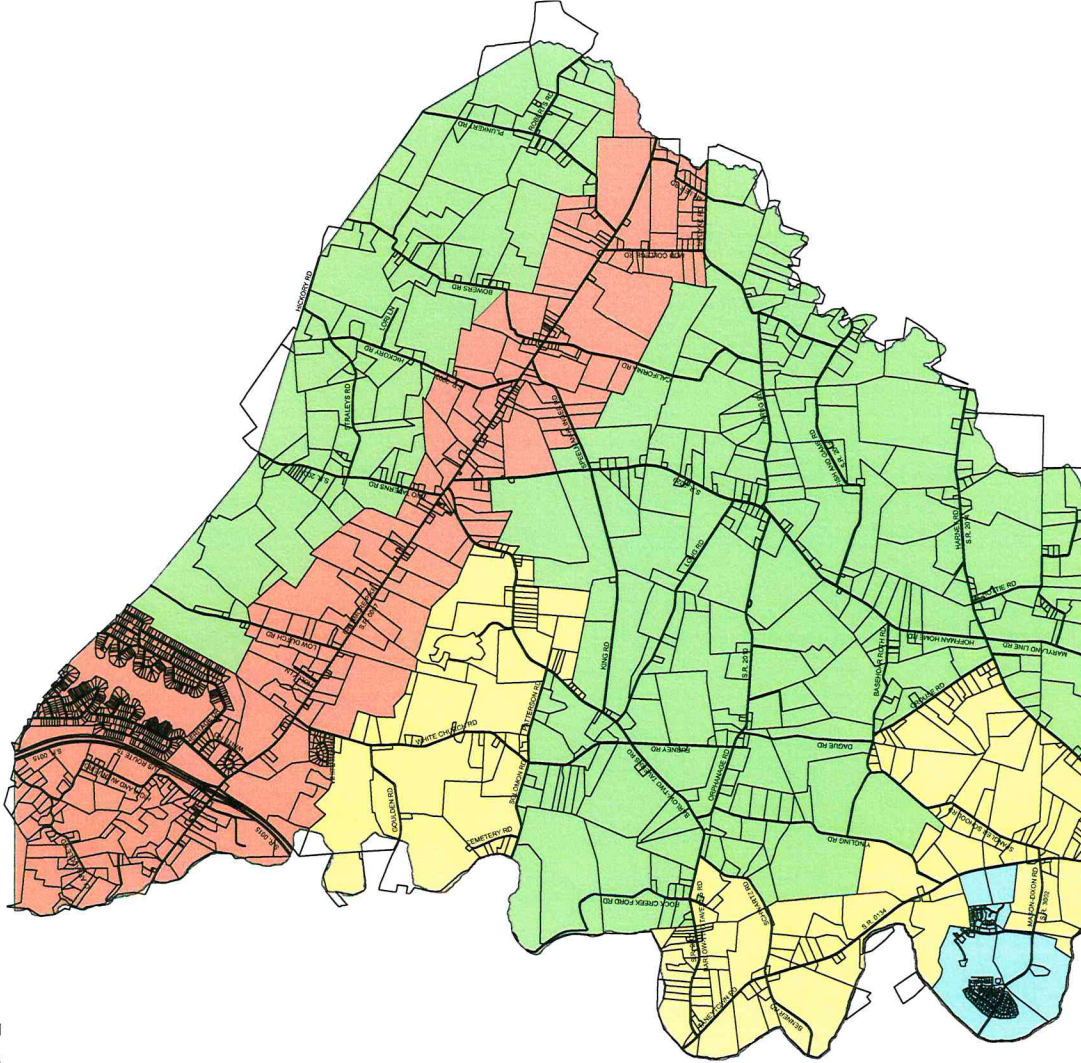
Future Land Use Plan (November, 2014)

-  Agricultural Conservation
-  Corridor Zone
-  Open Countryside
-  Planned Golf Community

1 inch = 4,000 feet



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5. Open Countryside

Mount Joy Township is predominantly rural in character and characterized by open space. Residential development is low density, with the exception of limited areas in which public sewer and water services were available to or made part of a planned development. Commercial uses are concentrated at the U.S. Route 15/Baltimore Pike interchange and along the Baltimore Pike. In respect of the historic mix of low density residential use and small farms throughout this plan area and with the intent to maintain compatibility among uses in a mixed use area, higher density residential development, commercial and industrial uses, and farm operations are directed to the Corridor and Agricultural Conservation land use areas respectively.

The purpose of the Open Countryside land use area is to respect and continue this rural development pattern.

The Open Countryside offers the following major benefits:

- Preserve Rural Character - Open Countryside maintains open space and a rural character while allowing for a mix of low density and low intensity uses. New developments will be encouraged to permanently preserve important natural features and retain open spaces as part of the design of the development.
- Minimize the Total Amount of Land that is Developed - Open Countryside directs residential development to locations where it may be efficiently served by central water and central sewage services and major roadways. This greatly minimizes the total amount of land that is developed, and avoids sprawl while still providing for sufficient housing and other uses to meet the current and future needs of the Township.
- Reduce Costs of Road Improvements - Open Countryside reduces the need for the Township to spend large amounts of tax dollars on maintenance and major improvements to existing lower class roads (e.g. minor roads).

6. Agricultural Conservation

While crop production and small livestock uses are permitted throughout the majority of the Township, this category is intended to maintain contiguous areas of established farmland and to provide for livestock and poultry operations subject to appropriate design controls. The purpose of the Agricultural Conservation land use area is to protect and preserve farm operations and also to provide the same major benefits as described in the Open Countryside.

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Agricultural Conservation

- Permanently Preserved Farmland
- LCAC Easement
- Agricultural Security Area (ASA)

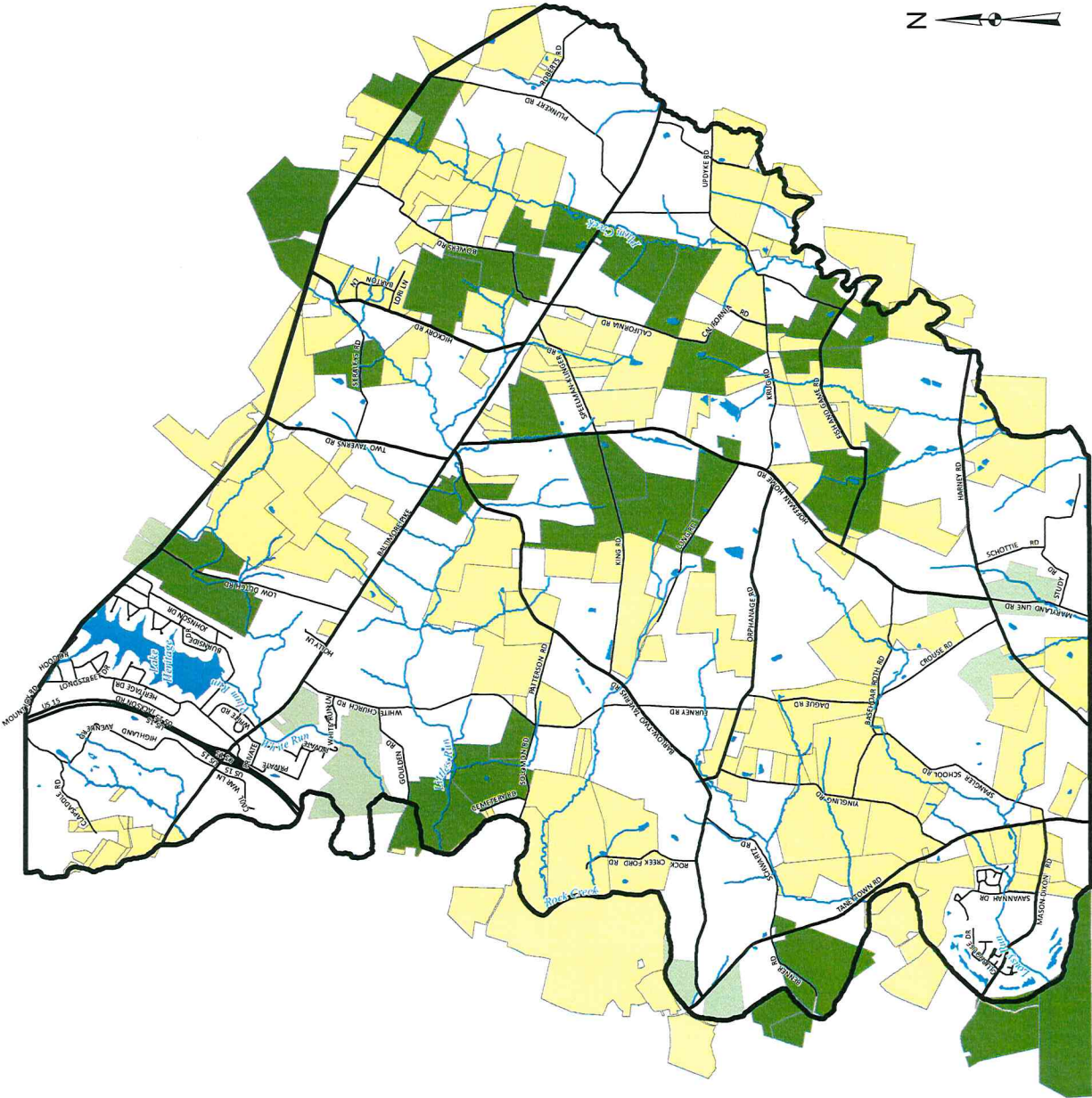


November 2014

Data Source: ACOPD



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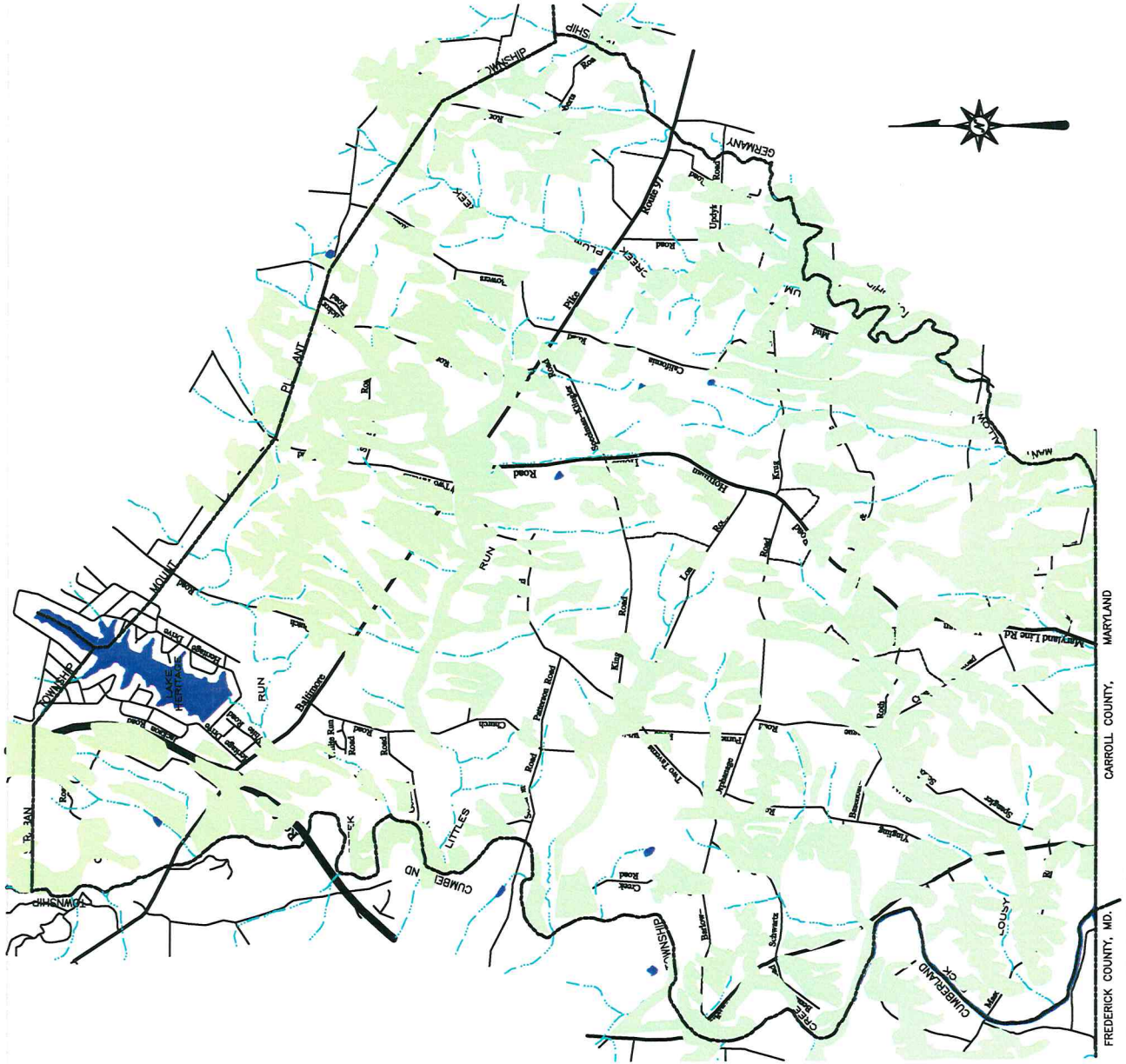


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Prime Farmland AUGUST 2000

Prime Farmland - land best suited for the production of crops. Soil fertility, texture, moisture availability, and growing season length present very good conditions for sustained high yields with modern management methods.

Source: U.S. Natural Resource Conservation Service



SCALE: 1" = 3500'

7. Corridor

State Road 97 (Baltimore Pike) is the major roadway in and through the Township. It is a long-established and well-known historic roadway. Commercial development in the Township is concentrated at the intersection of U.S. Route 15 and State Road 97. The remainder of the corridor is characterized by mixed residential and non-residential uses on lots substantially fronting on State Road 97. Historic properties and structures are located along State Road 97.

The purpose of the Corridor land use area is for mixed use and intensive development in the Township to properties on the Baltimore Pike corridor to take advantage of the corridor's historic function as a major thoroughfare and to continue the established mixed use development pattern along the corridor.

The Corridor offers the following major benefits:

- The Corridor would provide for a wide mix of commercial, industrial and residential uses. Heavy commercial and industrial uses, such as auto body shops, gas stations, auto sales, car washes, hotels and big box stores, should be directed to the vicinity of U.S. Route 15 and State Road 97 interchange.
- The Corridor seeks to maintain the character and development pattern of older areas of the Township, and encourage new development that is similar in character and uses good design principles. The Corridor should include most or all of the following major features:
 - Large well-landscaped open space buffers to maintain an attractive appearance along the Corridor and also help to minimize conflicts among the various uses of the Corridor and adjoining properties.
 - The Corridor should include a significant enough depth of land area back from Baltimore Pike so that it is possible to develop a logical system of internal traffic access and well-designed mixed use developments. The number of new individual driveways onto Baltimore Pike should be minimized and shared access arrangements encouraged. Parking lots should be interconnected, so that persons visiting more than one use do not have to enter and exit Baltimore Pike at numerous locations.
 - Landscaping, with emphasis on native plant materials, should be an integral and major design component of each new development. Shade trees would be required within parking lots. A green strip should be provided adjacent to all streets and to provide buffers along common property lines.
 - Any overnight outdoor storage of product, trucks and equipment and any solid waste storage and collection areas should be screened from view from streets and adjacent properties and located within the development to minimize adverse impacts on adjacent properties.

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- Lighting shall be the minimum necessary. The number, location, height and type of lighting fixtures shall be selected to meet the needs of the development and minimize adverse impacts on adjacent properties and those traveling the Baltimore Pike. Lighting plans shall include components for off-hours reduced lighting.
- A variety of rooflines, particularly roof shapes that are similar to older buildings.
- If central water and sewage services are provided, the overall density should be substantial enough that a developer can fund the needed amenities.
- Emphasis on landscaping in new business development. Shade trees would be required within parking lots. A green strip should be provided adjacent to all streets. Any overnight outdoor storage of product or trucks and equipment and waste storage and handling should be screened by landscaping from view from streets. Evergreen plants would be required to be planted between any new or expanded business and adjacent homes.

8. Planned Golf Community

A planned recreational development which combines residential neighborhoods with a golf course or courses, nonresidential uses ancillary and/or additional recreational spaces and uses, and preserved open space.

HISTORIC PRESERVATION

Mount Joy Township has a rich historic heritage. The largest concentration of historic buildings is along Baltimore Pike. Although most of the warfare during the Battle of Gettysburg occurred to the north, west and south of Gettysburg, Mount Joy Township served as an important area for caring of the wounded after the battle. Also, a large percentage of Union troops traveled along Baltimore Pike and Taneytown Road.

There are two existing federally-established historic districts in the Township – adjacent to the National Park Service land in the northwest part of the Township and around the vicinity of White Church and Goulden Roads.

If desired, the Township has the option of using regulations to protect historic buildings. There are two primary regulatory methods: 1) under a Historic District Ordinance, or 2) under the Zoning and Subdivision Ordinances. At the present time, this Plan recommends use of the zoning and subdivision ordinance option.

COMMUNITY FACILITIES AND SERVICES

Community facilities include parks, fire stations, the Township building, public schools and similar facilities. Community services include police and fire protection, sewage and water services and municipal government.

Ensure that a range of park and recreation opportunities are available to Township residents.

Mount Joy Township should continue to support the Gettysburg Area Recreation Park, and the Littlestown Community Park. These facilities are relatively conveniently located to residents of Mount Joy. It is much less expensive to contribute towards improving and maintaining existing parks and programs than to establish and/or develop the Township's own park and programs. Also, a much wider range of recreation programs are possible through a regional organization than would be possible if the Township acted alone.

Work with area firefighters to make sure they have the resources necessary to protect public safety.

Mount Joy Township is served by four (4) local fire companies. The township should support these local fire companies as per the frequency of their responses to the township.

Township central sewage service.

The Township has an Act 537 Plan in place. The Act 537 Plan has been implemented by adoption of an ordinance providing for on-lot septic pumping regulations as required by the ACT 537.

Most properties in Mount Joy Township rely upon on-lot septic systems. As seen on the "Soil Limitations for On-Lot Septic Systems Map," the vast majority of Mount Joy Township has serious limitations for conventional on-lot septic system drain fields. Many property-owners have had difficulty obtaining suitable percolation tests for septic systems for new homes. When septic systems are allowed, they are often an above-ground mound system. A few individual spray irrigation systems have also been built, where treated sewage effluent is sprayed on an open area when weather permits. Spray irrigation can be desirable because it encourages recharge into the groundwater.

The Lake Heritage development, Gettysburg Village Outlet Mall and adjacent homes are served by the White Run Regional Municipal Authority sewage system. The Authority also serves a few uses in Straban and Mount Pleasant Townships, in addition to parts of Lake Heritage that extend into those townships.

The Authority operates a treatment plant along the White Run creek adjacent to the Outlet Mall. In 2002 the treatment plant was expanded in capacity from 165,000 gallons per day to 330,000 gallons per day. As of 2013 the system had an approximate average daily peak flow of 164,000 gallons per day. A substantial portion of the treatment capacity is reserved for use by remaining lots in Lake Heritage and the final phases of the Outlet Mall.

The Links at Gettysburg treatment plant is maintained by Little Washington Sewer Company, an affiliate of Aqua Pennsylvania, a public utility, and was permitted for 120,000 gallons per day. Currently there are approximately 150 units built with flows of 13,800 gallons per day ($13,800 \div 150 = 92.0$ gallons per day per unit). With this calculation, the plant can handle almost 1,304 units ($120,000 \div 1,304 = 92.02$ gallons per day per unit).

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Soil Limitations for On-Lot Septic Systems AUGUST 2000



* There are no areas with slight limitations within the Township.

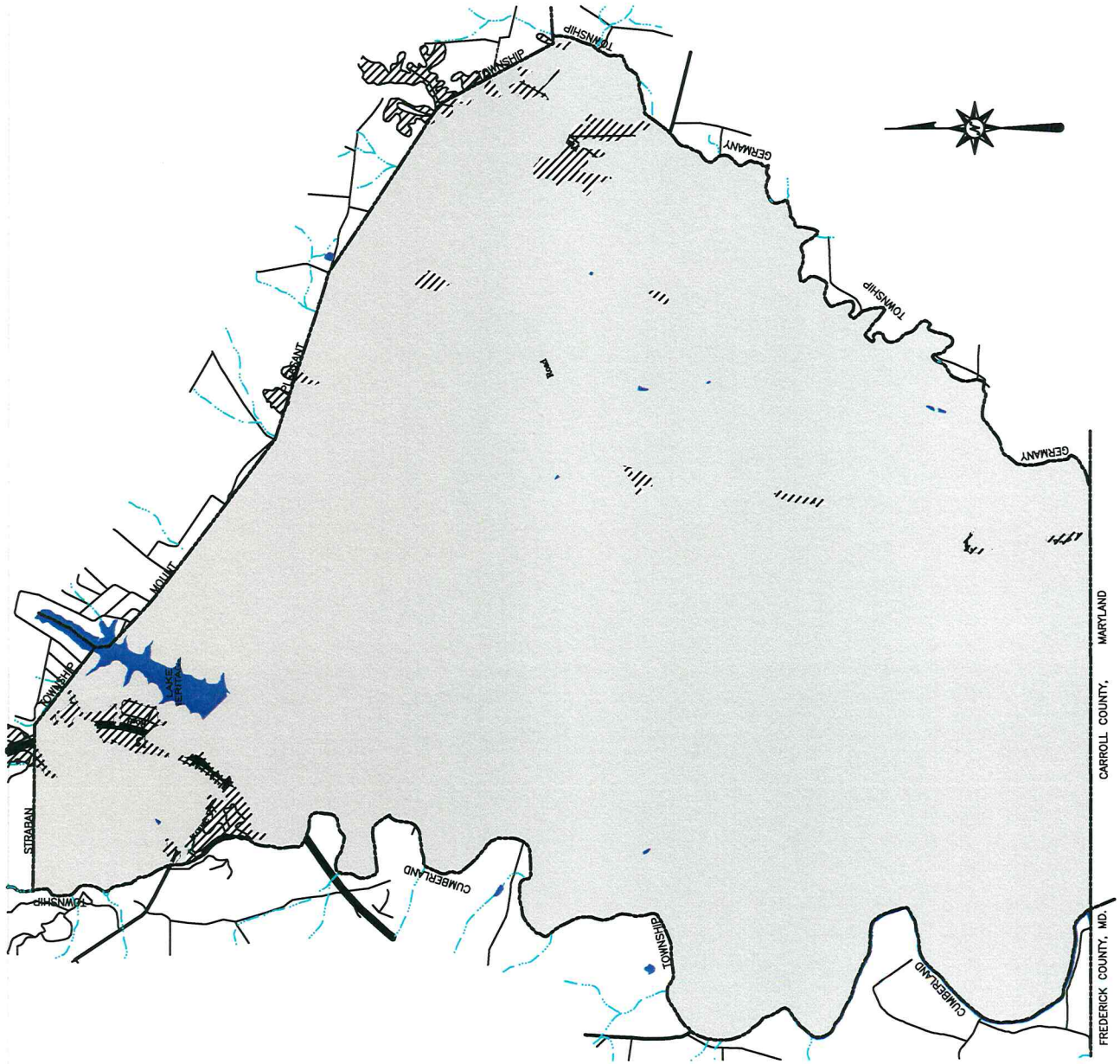
Source: Adams County Soil Survey



SCALE: 1" = 3500'



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Township water service.

Most properties in Mount Joy depend upon individual wells.

The Pennsylvania American Water Company (PAWC), a public utility, operates the water system that serves the Lake Heritage area. PAWC took over a system that had been operated by Citizens Utilities Water Company. This system utilizes a set of two wells. In 2013, the system had a safe yield of 396,000 gallons per day and an approximate average daily peak usage of 110,284 gallons per day. PAWC is currently seeking approval from the Pennsylvania Department of Environmental Protection for expansion of its service territory to include additional commercial property located at the northeast quadrant of the U.S. Route 15 / State Road 97 interchange. PAWC also is in the process of acquiring the water rights to the existing supply well on the Yingling property to increase its water capacity to three source wells.

Public water supply is provided to The Links at Gettysburg by Aqua Pennsylvania, a public utility.

Act 167.

Stormwater runoff should be considered a resource, instead of something to be disposed of. This includes maximizing recharge of stormwater runoff into the groundwater. The Monocacy Creek Regional Stormwater Management Plan includes many recommendations to carry out this policy.

Following the County adoption of a county-wide Act 167 Stormwater Management Plan, the Township adopted the Mount Joy Stormwater Management Ordinance to implement the Plan and the requirements of Act 167 throughout the Township.

TRANSPORTATION

The Roadway Classification Map categorizes roads in the Township into four major classes: Expressways, Arterial Roads, Collector Roads and Local Roads.

Expressways - Provide major highway connections between cities and metropolitan areas. An expressway only allows traffic access at interchanges. These highways service high volumes of traffic. The only expressway in the Township is U.S. Route 15.

Arterial Roads - Provide access between major commercial developments and parts of a metropolitan area. Arterials are designed for high volumes of traffic at moderate speeds. Baltimore Pike (State Road 97) is an arterial road.

Collector Roads - Provide connections between arterial roads. Connect together residential neighborhoods and gather traffic from local roads. Collector roads are intended to provide for moderate volumes of traffic at low speeds.

Local/Minor Roads - Provide direct access from many adjacent properties. Channel traffic to reach collector roads.

PUTTING THIS PLAN INTO ACTION

This section of the Plan includes guidelines for the township to carry out the Plan.

1. Zoning Ordinance

The Township's Zoning Ordinance is the primary legal tool to regulate the uses of land and buildings. The Zoning Ordinance includes a Zoning Map that divides the Township into different zoning districts. Each district permits a set of activities and establishes a maximum density of development. The Zoning Ordinance and Map should be updated to carry out the Land Use Policies of this Plan.

In addition to regulating land uses and densities, zoning also controls the following:

- the heights of buildings,
- the percentage of a lot that may be covered by buildings and paving,
- the minimum distances that buildings may be placed from streets and property lines,
- the minimum size of lots,
- the maximum sizes and heights of signs,
- the protection of important natural features, and
- the appropriateness of centralized sewage and water utility services.

2. Subdivision and Land Development Ordinance (SALDO)

The Township's SALDO mainly regulates the creation of new lots and the construction of new streets by developers. It also regulates the engineering of a new commercial, industrial and institutional building.

3. Official Map

The State Municipalities Planning Code grants municipalities the authority to adopt an "Official Map." An Official Map can designate proposed locations of new roads, intersection improvements and municipal uses. The Map may cover the entire Township or only certain areas. The proposed locations do not need to be exact surveyed boundaries.

4. Support for Other Agency Infrastructure Initiatives

The Township provides for appropriate roadway and utility improvements through actions relating to state road improvement plans; regulated public utility service territory expansions; and municipal authority and regulated public utility facilities planning and permitting.

5. Budget

The Township allocates its financial and staffing resources for the maintenance and improvement of its roadways and the administration of its land use ordinances.

APPENDICES

The People and Housing of Mount Joy Township

Mount Joy Township has experienced several decades of steady but not fast growth. Most of the residential growth has occurred within the Lake Heritage and The Links of Gettysburg developments. The population in Adams County has also been increasing because strict zoning in northern Frederick and Carroll counties, higher development costs and higher income taxes have pushed development north into Pennsylvania.

Unless otherwise stated, all data in this section is from the U.S. Census.

The 2010 Census found that Mount Joy Township included 3,670 residents. This was an increase of 438 residents or 13.6% from the 2000.

TOTAL POPULATION Mount Joy Township 1960 to 2010

YEAR	POPULATION	NUMERIC INCREASE	PERCENT CHANGE
1960	1,380	-----	-----
1970	1,795	415	30.1
1980	2,564	769	42.8
1990	2,848	284	11.1
2000	3,232	384	13.5
2010	3670	438	13.6

Regional Population

Mount Joy's 2000 to 2010 growth rate of 13.6% was slightly higher than Adams County's growth rate of 11.1% for the same period.

TOTAL POPULATION
Mount Joy Township and Adams County
1990 to 2010

AREA	1990	2000	1990-2000 PERCENT CHANGE	2010	2000-2010 PERCENT CHANGE
Mount Joy Township	2,848	3,232	13.5	3,670	13.6
Adams County	78,274	91,292	16.6	101,407	11.1

Population Projections

The rate of population growth depends upon many variables, including mortgage rates, zoning, employment growth, willingness of property-owners to sell, the availability of central water and sewage capacity, the difficulty of gaining State approval for a new central wastewater system, farm commodity prices (which may make farming uneconomical), the development of or layoffs by major employers in the area, and other factors. Another major factor is the financial feasibility and market strength for particular types of development. For example, the Links at Gettysburg development began in 2003 and is approximately 50% completed today.

If we assume that the Township will increase by the same percentage rate as occurred during the 1990s, Mount Joy's population in 2020 would be projected to be 4,000.

If we assume that the Township will increase by the same percentage rate as occurred during the 2000s, Mount Joy's population would be projected to be 4,163 in 2020.