

CHAPTER 5
LAND USE PLAN

Future Land Use in Franklin Township is one of the most important elements for effective growth management over the next 10 years and beyond. Before outlining a strategy for 2015 or 2020, Existing Land Use is presented to visualize the types, distribution and acreages of agricultural, residential, commercial, recreational, etc. development in 2005. Figure 5-1, Existing Land Use, depicts 11 types of activity currently found in parcels in Franklin Township. Single-family residential and rural residential land use account for approximately one-third of the existing land use, while agricultural lands comprise approximately 55% of the total 8,412 acres in the Township. Only 10% of the Township is comprised of multi-family residential, commercial, institutional, recreational, utilities, and road rights-of-way. Given Franklin Township's relatively remote location away from the growth corridors of Routes 1 and 95, it is not surprising that only 10% of the land varies from the predominant agricultural and lower intensity residential uses.

Over the next 10 years, the uses that comprise the 10% non-agricultural and non-single-family residential may only grow to a combined 15% total (a 5% net increase). Therefore, the real challenge for future land use, is for it to happen in such a way that the agricultural landscape is retained, while selective infill of residential development is directed to the most appropriate areas.

The Future Land Use Plan, Figure 5-2, provides a simple but effective future view for Franklin Township. Development intensity is intended to transition from the Kemblesville Village Area along Route 896 as the core and hub of activity, to the Rural Resource Area where existing farms on prime agricultural soils are maintained. Along the way, Moderate Intensity Use Areas are recommended to adjoin Kemblesville, and Low Intensity Use Areas are recommended to adjoin the Rural Resource Areas. The best gift that we can give future generations in Franklin Township is that of an orderly, logical, and balanced pattern of land uses.

The key attributes shown on the Future Land Use Plan include five (5) areas as noted below:

1. Rural Resource Area, which is intended for:
 - a. existing farmland protection;
 - b. prime agricultural soils protection;
 - c. "farmettes" and equestrian activity opportunities and retention; and
 - d. scenic road network retention.

These areas are appropriate for continued agricultural use.

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2. Low Intensity Use Area, which is intended for:

- a. existing single-family development retention on lots less than 10 acres;
- b. on-lot and community sewer systems retention and maintenance; and
- c. narrow road network retention serving areas lying outside the Village of Kemblesville.

These areas are appropriate for limited development and limited subdivision due to limited infrastructure. Future lot sizes in these areas should average two acres per dwelling unit, with limited use of the open space designation.

3. Moderate Intensity Use Area, which is intended for:

- a. existing single-family and multi-family development retention;
- b. more intensive development opportunities than the Low Intensity Use Area;
- c. proximity to Kemblesville; and
- d. the Village of Chesterville.

These areas are appropriate for open space design and clustered subdivisions with natural resource conservation areas. Future lot sizes or lot area equivalents in this Area should not exceed an average of one dwelling unit per acre.

4. Kemblesville Village Area, which is intended for:

- a. historic village neighborhood retention and graceful expansion;
- b. mixed-use retention and graceful expansion; and
- c. municipal services center retention and expansion.

The Village is appropriate as a more compact and walkable neighborhood. The residential densities for this Area could be two dwelling units or more per acre depending on available utilities and infrastructure.

5. Natural Resource Protection Area, which is intended for:

- a. composite natural features retention (stream corridors, woodlands, steep slopes, wetlands, and including the greenway network as detailed in Chapter 3);
- b. a protection zone regardless of which area it overlays; and
- c. biological diversity, scenic beauty, and watershed management retention and enhancement.

This Area should be considered as an overlay zone that is intended to protect important natural features in all areas of the Township.

Franklin Township Comprehensive Plan

Amending the Zoning Ordinance to reflect the ideas expressed in the Future Land Use Plan will result in several advantages in the future, including:

- + the creation of a compact, mixed-use, pedestrian-oriented Village of Kemblesville;
- + the concentration of infrastructure to support development in and adjoining Kemblesville;
- + the protection of the Rural Resource Areas;
- + the protection of the natural resource network;
- + the overall transition of development intensity, from the rural center in Kemblesville to the natural landscape beyond the Village;
- + the long-term viability of farming; and
- + reducing pressure on the Township to provide increased services, by fostering only moderate population.

Various Implementation Strategies related to future land use and development are profiled in Chapter 13, relative to the recommendations below.

RECOMMENDATIONS

1. Amend the Open Space Design (cluster) provisions of the Zoning Ordinance to be more in keeping with the character zones expressed on the Future Land Use Plan. Vary lot size, density and open space provisions to promote greater intensity of development in the Kemblesville Village Area and Moderate Intensity Use Area, a lower intensity of development in the Low Intensity Use Area, and the lowest intensity of development in the Rural Resource Area.
2. Create an Official Map, in accordance with Article IV of the Pennsylvania Municipalities Planning Code, to identify sites and routes that should be reserved for such items as: open space, parks and recreational sites, trails, sidewalks, civic uses and land for a municipal building.
3. Amend the Zoning Ordinance to create a Traditional Neighborhood Development (TND) Overlay District for the Kemblesville Village Area.
4. Amend the Zoning Ordinance and the Subdivision and Land Development Ordinance to create new Definitions, using terms from the Comprehensive Plan so that the ordinance lexicon matches the plan.