

# FAIRVIEW TOWNSHIP COMPREHENSIVE PLAN

YORK COUNTY PENNSYLVANIA

## EXISTING CONSERVATION & PRESERVATION "EXISTING PROTECTED AREAS"

### Legend

-  Yellow Breeches Water Trail
-  Municipal Boundary
-  Roadways
-  Active Railroad
-  Streams
-  Yellow Breeches Creek
-  Municipal Recreation and Parks
-  Agricultural Security Area
-  Farm and Natural Lands Trust
-  Clean & Green Act 319

Enrollment in Act 319 does not "preserve" the land from development. Refer to Existing Conditions Report for more information.

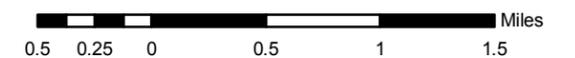
Act 319 of 1974, commonly referred to as the "Clean and Green Act" is designed to provide a method for a landowner who makes use of his or her land in one of three qualifying uses to have the value of the land for property tax assessment purposes determined on the basis of its use rather than on the basis of its fair market value. Land that is eligible to apply for an Act 319 preferential assessment is land that is used in agriculture, as an agricultural reserve or as a forest reserve.

Agricultural Security Areas are not permanently preserved areas but enrollment as an ASA is required to be considered for a Conservation Easement which is permanent.

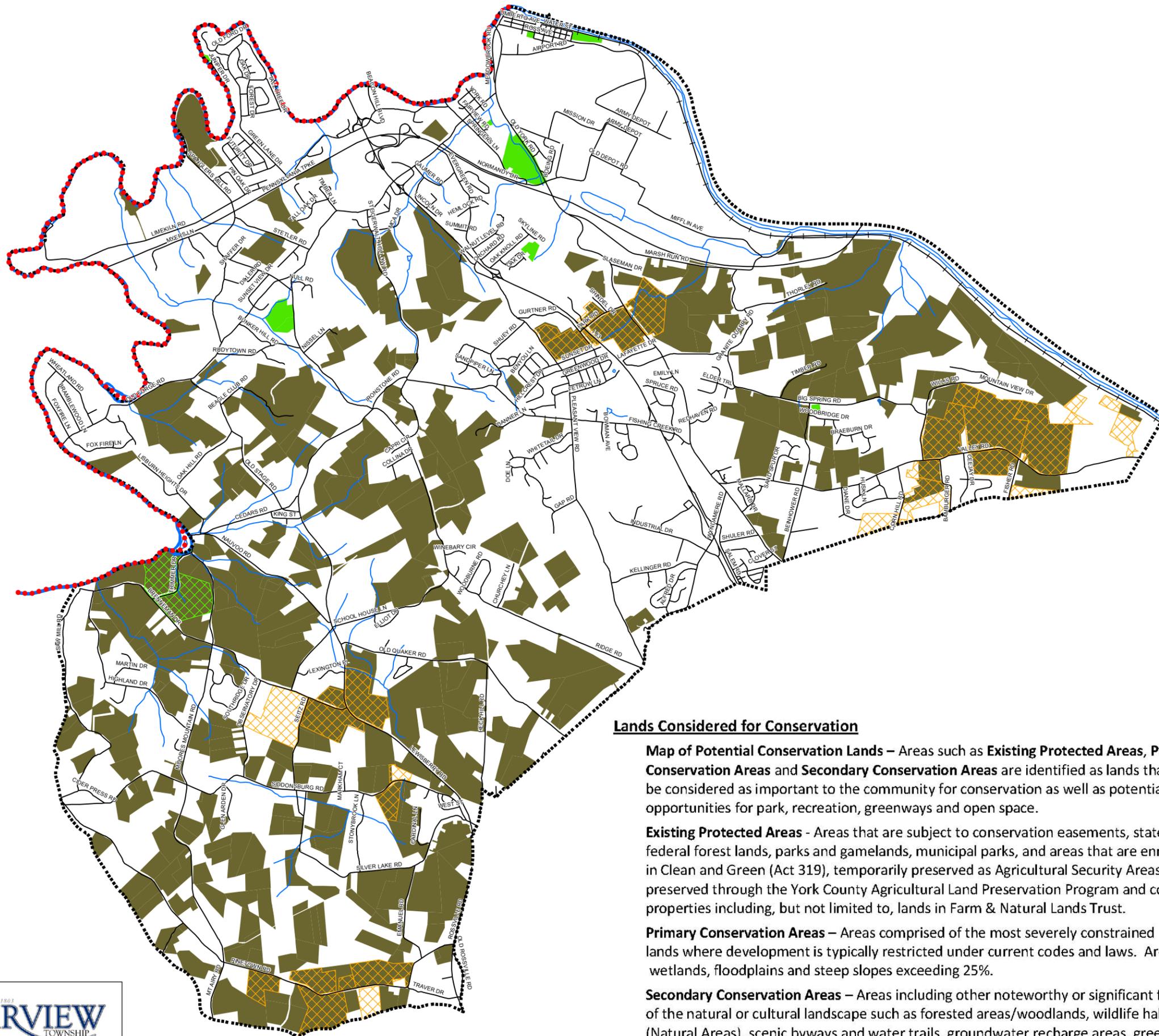
Sources: Fairview Township and YCPC GIS Datasets.



June 2010



MAP 8



### Lands Considered for Conservation

**Map of Potential Conservation Lands** – Areas such as **Existing Protected Areas**, **Primary Conservation Areas** and **Secondary Conservation Areas** are identified as lands that could be considered as important to the community for conservation as well as potential opportunities for park, recreation, greenways and open space.

**Existing Protected Areas** - Areas that are subject to conservation easements, state and federal forest lands, parks and gamelands, municipal parks, and areas that are enrolled in Clean and Green (Act 319), temporarily preserved as Agricultural Security Areas (ASAs), preserved through the York County Agricultural Land Preservation Program and conservancy properties including, but not limited to, lands in Farm & Natural Lands Trust.

**Primary Conservation Areas** – Areas comprised of the most severely constrained lands where development is typically restricted under current codes and laws. Areas include: wetlands, floodplains and steep slopes exceeding 25%.

**Secondary Conservation Areas** – Areas including other noteworthy or significant features of the natural or cultural landscape such as forested areas/woodlands, wildlife habitats (Natural Areas), scenic byways and water trails, groundwater recharge areas, greenways and paths/trails, river and stream corridors and historic sites and buildings.