







# FAIRVIEW TOWNSHIP COMPREHENSIVE PLAN





YORK COUNTY PENNSYLVANIA

## FUTURE LAND USE

### Legend

-  Municipal Boundary
-  Roadways
-  Streams
-  Parcels
-  Primary Designated Growth Area
-  Secondary Designated Growth Area

### Future Land Use

-  Low & Medium Density Residential (up to 6 units / acre)
-  Rural Conservation (10 - 20% property)
-  Community Mixed Use
-  Light Industrial

Secondary Designated Growth Area is an area targeted for future growth and development because of its local land use patterns, development potential based upon land use regulations; however, due to the lack of planned public infrastructure expansion this area holds a lower priority for growth than in the designated growth area.

**Notes: Community Mixed Use:**  
CMU land use classification encompasses a variety of development types located within the Designated Growth Area. The CMU supports Smart Growth initiatives including: concentrated development; increase job opportunities; foster sustainable businesses; and expand housing opportunities. Development within the CMU will create come in many different forms and land use patterns including: Flexible Mixed Use; Traditional Mixed Use; Residential (Low & Medium Densities); and Commercial (refer to the Land Use Classification Descriptions in Section 6).

Primary Designated Growth Area is a region within the township that preferably includes residential and mixed use development permitted or planned for at densities of at least one or more units to the acre and commercial, industrial and institutional uses are permitted or planned for and public infrastructure services are provided or planned.

Note: Future Land Use Code based on Existing Land Use Codes & Current Zoning Districts.

Sources: Fairview Township and YCPC GIS Datasets.



June 2010

