

An aerial photograph of a residential area with a semi-transparent yellow overlay. The overlay is a large, irregular shape that encompasses a central cluster of buildings and a road. The text is centered over this highlighted area.

Draft Recommendations:
Low Priorities

LU = Land Use

**T = Transportation
& Connectivity**

**OS = Open Space &
Recreation**

**CF = Community
Facilities**

**NR = Natural
Resources &
Energy
Conservation**

**HP = Historic
Preservation**

H = Housing

**ED = Economic
Development**

Number	Land Use / Zoning	Recommendation	Priority High Medium Low	Responsible Entity	Possible Funding Source	Costs: Low:<\$50k Medium: <\$250k High: > \$500k
LU-4		Promote Residential off Old York Rd. (see Figure 3-4)	Low	Township	Mun. Funds	Low
LU-5		Promote Residential between Siddonsburg Rd. and Carroll Dr. (see Figure 3-5)	Low	Township	Mun. Funds	Low
LU-7		Mixed-Use along Baltimore St., Golf Course Rd. and Route 15 -w/ higher-density Residential in the middle (see Figure 3-7)	Low	Township	Mun. Funds	Low
OS-3		Engage adjacent municipalities in exploring the development of a regional community center	Low	Township / Borough	DCNR / Municipal	Low
ED-1		Identify suitable sites for development/redevelopment/adaptive reuse (within growth area)	Low	Township / Borough	Municipal	Low
ED-6		Encourage "Farm-To-Table" and other like opportunities for agricultural and "agri-tainment" economic participation through targeted marketing to regional entrepreneurs	Low	Township / Borough	Municipal/ Private Sector	Medium
ED-7		Leverage the National Heritage Area and Cultural Landscape designations of both the Susquehanna National Heritage Area and the South Mountain Cultural Landscape Area to identify the area as a contributing communities	Low	Township / Borough	Municipal / Heritage Areas / DCNR	Low
ED-10		Consider expanding industrial zoning and uses in the Township and Borough to include small-scale industrial, maker spaces, artist studios, breweries, etc.	Low	Township / Borough	Municipal	Low
ED-13		Explore opportunities for more involvement of the Dillsburg Art Council in community activities toward attracting new residents and service businesses	Low	Borough / Township	Municipal / Private Sector	Low
ED-14		Partner with the School District to drive student involvement in local community events, activities and mentoring with local businesses	Low	Township / Borough	Municipal / School District	Low
OS-2		Upgrade existing park facilities or add new amenities	Med / Low	Township / Borough	DCNR / DCED/ County / Municipal	High

An aerial photograph of a suburban or rural area, showing a mix of residential buildings, roads, and green spaces. A large, irregularly shaped area in the center is highlighted in a semi-transparent yellow color. Overlaid on this map is the text 'Draft Recommendations: Medium Priorities' in a bold, black, sans-serif font. The text is underlined and centered horizontally.

Draft Recommendations:
Medium Priorities

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LU-3		Promote Light Industrial uses off York Rd. (see Figure 3-3)	Medium	Township / Borough	Mun. Funds	Low
LU-6		Residential and Mixed-Use off of Route 15 and W. Siddonsburg Rd. (see Figure 3-6)	Medium	Township	Mun. Funds	Low
LU-9		Revise zoning ordinances to include new use definitions	Medium	Township / Borough	Mun. Funds	Low
T-2		Traffic Calming and Streetscape Improvements to reduce vehicle speeds and enhance safety	Medium	Township / Borough	PennDOT TASA	High
T-4		Sidewalk Audit to ID ex. sidewalk deficiencies	Medium	Township / Borough	Municipal	Low
T-5		Upgrade Bike/Ped crossing facilities at Rt. 15	Medium	Township / Borough	PennDOT TASA	High
T-9		South of Borough - Addresses the need for parallel relief route/roadway network connectivity and mitigate traffic congestion with long-term growth.	Medium	Township	PennDOT TASA	High
T-10		South of Borough - Update Comprehensive Plan and Official Maps based on preferred alternatives for potential southern interchange and extension of Ore Bank Road.	Medium	Township	PennDOT TASA	High

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T-11		South of Borough - engage with YCCP and other stakeholders to advance priorities on the Transportation Improvement Program (TIP).	Medium	Township	DCED multi-modal, pennDOT multimodal, PennDOT TASA	High
OS-5		Determine opportunities for public access land along the Yellow Breeches Creek	Medium	Township	DCNR/ DCED/ Township	Low
OS-6		Develop a Comprehensive Parks, Recreation, and Open Space Plan	Medium	Township / Borough	DCNR / DCED/ Municipal	Medium
OS-7		Work with the Dillsburg Senior Center to help enhance fitness, educational and health programs for seniors	Medium	Township / Borough	Municipal	Low
CF-1		Upgrade and expand Police and Fire facilities - Prepare a Facility study for this expansion project	Medium	Township / Borough	RCAP / LSA / Municipal	High
CF-4		Expand services at the Dillsburg Area Public Library to include after-school programs, classes, etc. & continue to support existing programs and events	Medium	Township / Borough	Municipal / Library Board	Med
NR-1		Enhance regulations for sustainable practices including tree protection and replacement, riparian corridors, steep slopes, floodplains, wetlands, etc.	Medium	Township	DCED/ Municipal	Low
NR-4		Encourage uses of renewable energy including small-scale solar, wind, and geothermal	Medium	Township / Borough	Municipal	Low
NR-6		Preserve farmsteads with support from York County Agricultural Land Preservation Program	Medium	Township	County / Conservancies / State	High

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NR-9		Adjust Township zoning to limit development on the least productive soils so local farms can better qualify for programs such as the York County Agricultural Land Preservation Program	Medium	Township / County	Township	Low
NR-11		Explore the possibility of developing a joint Environmental Advisory Council that advises the Township and Borough on environmental matters and coordinates environmental education and awareness with the local community	Medium	Township / Borough	Township / Borough	Low
HP-1		Collaborate with NYCHAPS in identifying historic resources for preservation	Medium	Township / Borough	Municipal	Low
HP-2		Provide educational resources to community members that promotes the benefits of historic preservation	Medium	Township / Borough	Municipal	Low
H-2		Ensure any new development or infill is compatible with surrounding neighborhood character through appropriate zoning and SALDO regulations	Medium	Township / Borough	Municipal	Low
ED-3		Introduce uniform design guidelines in the Borough for branding, signage, buildings and sites to create an inviting pedestrian experience	Medium	Borough	Borough / DCED	Low
ED-5		Enhance branding and identity through streetscaping and landscaping in order to reinforce the human scale of Borough streets and architecture	Medium	Borough	Borough	High
ED-9		Work with PA DCED on the Main Street Matters program to designate a Main St. or Elm St. in Dillsburg to pursue targeted investment and revitalization	Medium	Borough	Borough / DCED	Low
ED-11		Work with County to expand workforce development opportunities for residents	Medium	Township / Borough	Municipal / County	Low
ED-18		Introduce Smart Growth-related zoning standards for the Borough in order to increase density, reduce parking requirements and allow for additional housing types	Medium	Borough	Municipal	Low

An aerial photograph of a suburban or rural area, showing a mix of residential buildings, roads, and green spaces. A large, irregularly shaped area in the center is highlighted in a semi-transparent yellow color. Overlaid on this highlighted area is the text 'Draft Recommendations: High Priorities' in a bold, black, sans-serif font. The text is underlined and centered.

Draft Recommendations:
High Priorities

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LU-1		Support and promote development within the growth area as identified by York County	High	Township / Borough	Mun. Funds	Low
LU-2		Develop More Mixed-Use Areas in Dillsburg (see Figure 3-1 and 3-2)	High	Borough	Mun. Funds	Low
LU-8		Borough to adopt an Official Map	High	Borough	Mun. Funds	Low
T-1		Fill Priority Sidewalk Gaps & Identify Funding Options	High	Township / Borough	DCED multi-modal, pennDOT multimodal, PennDOT TASA	High
T-3		Add proposed Sidewalks to the Official Map	High	Township / Borough	Municipal	Low
T-6		North of Borough - Addresses existing intersection geometric deficiencies, promotes roadway network connectivity and mitigates traffic congestion with long-term growth	High	Township	DCED multi-modal, pennDOT multimodal, PennDOT TASA	High
T-7		North of Borough - Update Comprehensive Plan and Official Maps based on preferred alternatives for relocation of PA 74 and Ore Bank Road/Spring Lane Road interchange.	High	Township	DCED multi-modal, pennDOT multimodal, PennDOT TASA	High
T-8		North of Borough - Engage with YCCP and other stakeholders to advance priorities on the Transportation Improvement Program (TIP)	High	Township	DCED multi-modal, pennDOT multimodal, PennDOT TASA	High

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T-12		Add proposed Bike Routes to the Township (& Borough) Official Map	High	Township / Borough	Municipal	Low
T-13		Explore collaboration with South Mountain Trolley Greenway	High	Township / Borough	Municipal	Low
OS-1		Place identified potential open spaces on the Official Map	High	Township / Borough	Municipal	Low
OS-4		Consider the creation of a joint Parks and Recreation Board	High	Township / Borough	Municipal	Low
OS-8		Work with farmers to conserve / preserve agricultural lands	High	Township	Municipal / County	Low
OS-9		Plan for additional opportunities for residents to safely and efficiently walk or bike to area destinations (see transportation)	High	Township / Borough	DCNR / DCED / Multimodal	Low
CF-2		Develop a market / public relations strategy to attract new health care facilities - meet with regional health care providers to explore the market place.	High	Township / Borough	Municipal	Low
CF-3		Collaborate with Northern York School District on any expansion plans and associated sidewalk/connectivity improvements to improve student safety (see transportation)	High	Township / Borough	NA	Low
NR-2		Plan for the planting of new street trees along major corridors (See transportation / streetscape)	High	Township / Borough	DCNR	Low
NR-3		Implement stormwater BMPs on municipal parks and open spaces to meet MS4 requirements	High	Township	Municipal	Med
NR-5		Continue to limit growth outside of growth boundary and in agricultural districts so that impact from development is minimal	High	Township	Municipal	Low
NR-7		Work with local farms to support a range of diverse agricultural uses and adapt to new markets	High	Township	Township	Low
NR-8		Continue to focus new development within Growth Area boundary	High	Township / Borough	Township / Borough	Low
NR-10		Promote the importance of the agricultural economy and farmlands through education and outreach	High	Township / County	Township	Low

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HP-3		Ensure Zoning and SALDO encourage preservation and adaptive reuse	High	Township / Borough	Municipal	low
HP-4		Promote and celebrate existing resources	High	Township / Borough	Municipal	Low
H-1		Establish regulations to encourage Accessory Dwelling Units or In-Law Suites that serve both aging seniors and younger residents	High	Township / Borough	Municipal	Low
H-3		Revise ordinances to ensure inclusion of sidewalks or other pedestrian connectivity in all residential areas of the Borough	High	Borough	Municipal	Low
H-4		Allow for additional housing types and higher densities in the growth area to meet projected housing needs and to conserve open space	High	Township / Borough	Municipal	Low
H-5		Work with the Healthy Choices Housing Program of York County and Affordable Housing Advocates to maintain housing affordability in the Township and Borough of disadvantaged residents	High	Township / Borough	Municipal	Low
H-6		Work with Senior Housing Partnership of York County to assist seniors with aging in place (also see accessory dwelling units above)	High	Township / Borough	Municipal	Low
H-7		Revise the TND standards so that the minimum parcel area is less than 70 acres and the maximum allowance of accessory apartments is greater than 10% of total residential units, if additional open space is provided	High	Township	Municipal	Low

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ED-2		Market Dillsburg regionally as a desirable and growing downtown area	High	Borough	Municipal / County	Low
ED-4		Remove "dry-town" designation from T-C zoning district and expand the limits of the T-C district west to 2nd St.	High	Borough	Borough	Low
ED-8		Adjust the height limit in the Borough to allow for taller structures that may make some mixed use projects more economically viable	High	Borough	Borough	Low
ED-12		Consider LERTA incentive for designated areas in the Borough	High	Borough / School District	Municipal / School District	Low
ED-15		Support the retention of the drive-in theater and auction house as unique community attractions that bring visitors to the community. Meet with property owners to determine options	High	Township	Township	Low
ED-16		Explore opportunities for partnerships to support municipal/community grant applications and regional foundation and philanthropic support	High	Township / Borough	Municipal / foundations/ private sector	Low
ED-17		Utilize and Promote the Dillsburg Heart and Soul "Value Statements" as guides for value statements about the Carroll / Dillsburg community and as a way to convey the values of the community to businesses and entrepreneurs considering investing in the community.	High	Township / Borough	Municipal	Low