

ARTICLE I

Short Title, Purpose and Community Development Objectives

Section 101 Short Title

This Ordinance shall be known and may be cited as the "Felton Borough Zoning Ordinance."

Section 102 Purpose

The purpose of these regulations is to provide for the harmonious development of the Borough by facilitating:

- a. Public health, safety, morals, and general welfare.
- b. Coordinated and practical community development and proper density of population.
- c. Emergency management preparedness and operations.
- d. National defense.
- e. Provisions for adequate light and air.
- f. Vehicle parking and loading spaces.
- g. Water and Sewerage needs for domestic, commercial, or industrial uses.
- h. Recreational facilities and public grounds.
- i. Preservation of the natural, scenic, and historic values in the environment, and wetlands and floodplains.

Section 103 Community Development Objectives and Statement of Legislative Findings

This Ordinance is enacted as part of the overall plan for the orderly growth and development of Felton Borough. As such, this Ordinance is based upon the expressed or implied community development objectives as contained in the York County Comprehensive Plan and "Directions: Community Development Objectives" summarized as follows:

Statement of Legislative Findings

Felton Borough continues to reflect its history as a quaint borough in its day to day operations. The residents of the Borough enjoy a high quality of life that is reflected in community pride and development designed in harmony with the surrounding built community. This Zoning Ordinance and the enforcement of thereof, allow the Borough to achieve its vision.

Community Development Objectives:

- a. Land Use: All of Felton Borough's land uses are predicated on Main Street. The Main Street area should encourage design patterns that promote pedestrian level traffic amongst the mixture of small shops, professional services, offices and higher density residential dwellings all of which connected to public utilities. Lower density residential development would buffer the Main Street Area. Pedestrian connectivity and public utilities should be provided within these areas as well as the larger lot non-residential uses. Finally, unlike most boroughs within Pennsylvania, nearly half the landscape currently and should continue to promote farming opportunities to maintain its rural landscape.
- b. Housing and density of population: The Borough provides for a wide range of housing types, density, and affordability that will meet the projected population and housing needs of the entire community. Higher density opportunities can be constructed or converted within the Main Street Area while lower density environments are located within the surrounding areas. Housing and streetscape surrounding the Main Street Area should be consistent with a defined village center plan.
- c. Community facilities and utilities: Except in the case of a known public health concern, public sewer and water will not be extended into the agricultural landscape of the Borough. All new utility construction within the Main Street Area shall be constructed underground so as to not detract from the attractiveness of the area. The Borough should continue to develop activities and facilities that promote community cohesiveness such as Felton's Community Day.
- d. Protection of natural, cultural, historical and agricultural features: The Borough will protect and maintain the environmental resources and natural ecosystems by promoting land use practices that are in balance with, and minimize the effects on, the natural environment. Adaptive reuse of historical and cultural structures should be considered prior to razing. All new development should be harmonious with the surrounding built community. Farming and the protection

of the Borough's agricultural features should be work to curtail conflicts between the farming and residential communities.

- e. Transportation: The Borough provides and promotes access and mobility for people and goods through a network of roads, public transportation, and non-motorized opportunities. All new development excluding those that occur within the agricultural landscape must include sidewalks to increase connectivity with the Borough's existing non-motorized amenities. New development must utilize traffic calming, connectivity, and access management techniques.
- f. Commerce and industry: The Borough should provide areas that could support local industrial development along major collector roadways.