

Chapter Seven

LAND USE INVENTORY

This chapter discusses the land uses as they exist in West Pikeland Township in 1998, and describes the factors that have specifically influenced the Township's development to date. A description of each existing land use and an estimate of the amount of land currently found in each category is provided. Proposed development, as determined by subdivision and land development applications, is discussed by type. The number of units proposed by these applications is then compared to the actual number of building permits issued in order to discern the extent of development pressure being experienced by the Township. All combined, the analysis in this chapter is used to identify development trends. These trends are an important component in formulating the future land use plan for West Pikeland Township. The planning implications listed at the end of the chapter highlight the results of the following analysis and identify the issues that must be addressed by the Plan.

EXISTING LAND USE (1998)

West Pikeland Township is a sparsely populated community with a land area of 9.9 square miles. It is widely recognized for its rural character and scenic features, and for its numerous historic resources. The Township, due in part to land characteristics that are not conducive to construction, has not experienced the same level of development pressure experienced by many neighboring municipalities, and retains many of the qualities that contribute to its unique character. Preserving these qualities, while providing the necessary opportunities for future development, serves as the basic premise for this Plan Update.

West Pikeland supports a mix of land uses consisting primarily residential, agriculture and open space. Several small commercial sites and community facilities are scattered throughout the Township. With the exception of several historic clusters located at major crossroads, development is not concentrated to any great extent. Although traversed by two regional thoroughfares, Route 113 and Route 401, the level of new construction of any type was insignificant prior to 1980. The doubling of the Township's population between 1980 and 1990, however, signaled that change was eminent. The rural character was determined at risk, as agricultural/open space land began to gradually give way to low density residential subdivisions.

The 1989 Comprehensive Plan documented the changes that occurred in the Township's land use since the 1973 Comprehensive Plan and set forth many policies to focus future development to a greater extent and preserve the more rural characteristics. Many key policies have yet to be implemented, however, and the sporadic development pattern initially identified has continued to expand throughout this past decade. One of the most important policies contained in the 1989 Comprehensive Plan was the need to focus future development west of Route 401. This region was determined to be the best suited to residential development and was clearly designated in the future land use plan. The Township was quite successful in directing new planned residential development to this vicinity, but the lack of disincentives to develop outside of the designated growth area, ultimately resulted in a continuation of sprawl patterns.

The existing land use profile is presented in Table 7-1 and depicted on Map 7-1. The table lists both the estimated acreage and percentage of land in each use category. This information was obtained by updating the land use maps contained in the 1989 Comprehensive Plan and the 1992 Open Space, Recreation and Environmental Resources Plan using 1998 assessment data, 1998 tax maps, aerial photographs, and field survey. A narrative description and a map of the existing land uses follow the Table.

TABLE 7-1
EXISTING LAND USE (1998)
Acres and Percentage of Land in West Pikeland Township

LAND USE CATEGORY	ACRES	PERCENTAGE OF LAND IN TOWNSHIP
Residential (Low-Density)	1,669	26.2 %
Residential (Medium-Density)	287	4.4 %
Commercial/Office	29	0.4 %
Community Service/Facilities	69	0.9 %
Protected Open Lands	255	4.0 %
Recreation	499	7.8 %
Agriculture	1,054	16.5 %
Open Space/Undeveloped	2,243	35.2 %
Utilities/Transportation	269	4.2 %
TOTAL	6,374	100.0%

Source: Chester County Tax Assessment Maps (1998), Aerial Photography (1995), Field Survey (1998), Open Space, Recreation and Environmental Resources Plan (1992)

Residential (Low Density)

1,669 Acres / 26.2 Percent of Land

Low density residential uses are considered for purposes of this inventory to be units on lots of one acre or more. This land use category encompasses a broad range of lot sizes since many single family detached units in the Township are surrounded by landscaped grounds, and support outbuildings and accessory uses. Many low density residential uses are surrounded by extensive open space, some of which is permanently eased for conservation purposes. This land use category consumes the largest land area in the Township. These units are generally served by on-lot wells and individual sewage disposal systems.

In West Pikeland, low density residential development is found in conventional subdivisions, on single parcels fronting on local roads, along cul-de-sacs, and within estate size parcels. Conventional subdivisions are more prevalent in the southern half of the Township that planned residential development located west of Route 401. Frontage development appears to be increasing along major roadways, with cul-de-sac development found throughout the Township. Most low density residential development outside of the planned developments are served by on-lot wells and individual sewage disposal systems.

Residential (Medium Density)

287Acres / 4.4 Percent of Land

Medium density residential uses are considered to be those units founds on lots of less than one acre. They include both detached units and attached units. In West Pikeland, medium density residential uses are found throughout the Township but some notable concentrations do exist. These concentrations are located at the historic crossroads, the villages of Yellow Springs and Chester Springs, and the Twin Hills planned development. The majority of medium density residential depends on individual well and septic systems with the exception of Yellow Springs and Twin Hills both of which rely on community sewage disposal facilities. The Uwchlan Township Municipal Authority serves the Twin Hills development.

Commercial/Office

29Acres / 0.4 Percent of Land

The overall population density does not warrant extensive commercial or office uses and only a limited number of local scale commercial uses are present in the Township. These include gas stations/convenience stores, a restaurant, auto repair/garage, minor offices uses and the Yellow Springs Inn. The retail and service needs of residents are met through facilities outside of the Township in community or regional commercial and employment centers.

The commercial uses are located along Route 113 and Route 401 with a minor concentration at the intersection of these two roads. One of the more historically important concentrations is in the village of Yellow Springs. The Township promotes certain complementary uses in this area through a special “historic business” zoning district. This is the location of the Yellow Springs Inn, a historical site that attracts patrons on a regional basis.

Community Facilities/Service

69Acres / 0.9 Percent of Land

The West Pikeland municipal building and the Montgomery School (private) are the most visible facilities due mainly to their location on Route 113. There are no other governmental facilities in West Pikeland, nor are their fire stations physically located in the Township. One library facility is located in the village of Chester Springs. Religious institutions constitute another type of community facility, and one such facility, St. Peters church and cemetery is located at the northeast boundary. Another small cemetery is located in the southern part of the Township near Route 113.

Recreation

499 Acres / 7.8 Percent of Land

Recreational uses in West Pikeland consist of areas designed for both active and passive uses. Pine Creek Park contains fields for active recreation. The Township also owns five other parcels near the park that provide for passive recreational pursuits. The Montgomery School is the only private organization that contains facilities for active recreation. Homeowners associations own and maintain several private parks designed to meet neighborhood needs. The Horseshoe Trail, an important regional recreational opportunity, extends three miles through the Township. Indian Springs camp is a private camp located in the eastern part of the Township near the Charlestown boundary.

Agriculture

1,054Acres / 16.5 Percent of Land

Agriculture continues to be an important land use in West Pikeland. Although Class II soils are found throughout West Pikeland, farms are more prevalent in the northern two thirds of the Township. This category includes a wide range of land uses including crop production, dairy farming, livestock production and fallow land.

Protected Open Land

255 Acres / 4.0 Percent of Land

This land use category includes lands purchased for conservation purposes. The parcels identified are permanently protected from future development. Since they are protected in perpetuity, they can be included in the Township’s inventory of open space even though privately owned and managed.

Open/Undeveloped Land

2,243 Acres / 35.2 Percent of Land

A large percentage of the land area in West Pikeland Township is held in open space or considered vacant due, in part, to the topography and resources of the Township. The steep slopes, stream valleys, rock outcroppings and extensive woodlands, pose constraints to most types of development. A large percentage of the open space in the Township can be attributed to a prevalence of large, estate-size parcels. Residential uses are found only on a small percentage of these parcels with the remaining land area considered to be open space. In most cases, there is nothing that would prevent these parcels from being developed at some future point.

Utilities/Transportation

269Acres / 4.2 Percent of Land

Transportation facilities in West Pikeland consist mainly of the road network, which, with the exception of the Pennsylvania Turnpike, which traverses the southern corner of the Township, is not extensive. There are no other transportation facilities such as rail lines or airports found in the Township. There are no utility corridors or easements such as underground gas lines or corridors with overhead electric lines that pass through the Township. A small lot containing a transmission facility is found near Chester Springs along Route 113.

PROPOSED DEVELOPMENT ACTIVITY

The proposed construction activity, as indicated by subdivision and land development applications, helps to assess the level of development pressure in West Pikeland. Since approval of subdivision and land development applications is required prior to construction, these applications can denote the type and location of construction that will take place in the near future. It is extremely important to note, however, that not all applications are approved, nor do all proceed to construction. Monitoring the number of applications received can help the Township to gain some insight into market demand and development pressure. These figures must be evaluated in conjunction with municipal approval data, as well as building permit statistics, in order to obtain a valid perspective on development pressure.

The Pennsylvania Municipalities Planning Code requires that municipal subdivision and land development applications be reviewed by the county planning entity, in this case the Chester County Planning Commission. Applications are tracked on a municipal level in order to gain county-wide information on development trends. The number and type of proposals received by West Pikeland Township since 1990 is illustrated in Table 7-2. The applications that went on to receive municipal approval are indicated in Table 7-3.

**TABLE 7-2
PROPOSED SUBDIVISION AND LAND DEVELOPMENT
West Pikeland Township (1990 - 1997)**

YEAR	Total Acreage in Proposals	Residential/ Agricultural Units/Lots	Multi-Family/ Mobile Home Units/Lots	Commercial/ Industrial Units/Lots	Total Number Units/Lots
1990	225.03	46	0	0	46
1991	123.10	23	0	0	23
1992	300.54	69	0	0	69
1993	165.53	64	0	0	64
1994	67.29	16	0	0	16
1995	181.14	18	0	0	18
1996	141.12	80	0	0	80
1997	192.72	7	0	0	7
TOTAL	1,396.47	323	0	0	323

Source: Chester County Planning Commission Act 247 Referrals Subdivisions, Land Development, and Zoning (1990-1997)

The figures in Table 7-2 state that a total of 1,396.47 acres were proposed for some level of development between 1990 and 1997. These numbers should be viewed only as general indicators since many of these proposals never proceed to the final approval stage. It should also be noted that one application may be submitted for review on more than one occasion, further skewing the numbers. With this in mind, the applications submitted to Chester County Planning Commission for review from 1990 through 1997 proposed the creation of 323 single family units and/or agricultural lots. No new multi-family, commercial or industrial development was proposed for the Township during this time frame. Just as important as the total number of units proposed, is the land consumption rate of proposed developments. Between 1990 and 1997, the proposals averaged one unit per approximately 4.3 acres. It should be noted, however, that this figure does not deduct farm or open space land. This trend is important to monitor because it is indicative of increasing land consumption and thus a sprawl development pattern.

**TABLE 7-3
APPROVED SUBDIVISION AND LAND DEVELOPMENT
West Pikeland Township (1990 – 1997)**

YEAR	Municipal Approvals	Total Acreage in Approved Applications	Residential/Agricultural Units/Lots	Multi-Family/Mobile Home Units/Lots	Commercial/Industrial Units/Lots	Total Number Units/Lots
1990	3	54.67	7	0	0	7
1991	2	108.60	15	0	0	15
1992	3	69.69	22	0	0	22
1993	1	123.00	58	0	0	58
1994	6	402.64	93	0	0	93
1995	3	43.83	5	0	0	5
1996	3	23.34	7	0	0	7
1997	1	3.90	3	0	0	3
TOTAL	22	829.67	210	0	0	210

Source: Chester County Planning Commission, Subdivision and Land Development Review Records (1990-1997)

Table 7-3 indicates that of the subdivision and land development activity proposed, twenty-two (22) applications were approved by the Township between 1990 and 1997. All proposals involved the creation or modification of either single family residential or agricultural lots. A total of 210 units/lots were approved for development by the municipality as compared to the 323 that were proposed during the same time period. There were no applications submitted or approved proposing non-residential development. The total combined acreage of the applications approved for development was approximately 830, as compared to 1,396 acres proposed for development. These comparisons clearly illustrate that not all subdivision and land development proposals progress to the final approval stage. Not all applications that are approved by the municipality actually proceed to construction.

Construction Activity

Although reviewing the amount and type of proposed subdivision and land development activity could provide insight into the extent of development pressure facing a municipality, the applications do not reflect construction levels. Actual construction activity is determined through building permit data. The number of building permits issued by type from 1990 through 1997 is indicated in Table 7-4.

**TABLE 7-4
RESIDENTIAL BUILDING PERMITS BY UNIT TYPE
West Pikeland Township (1990 – 1997)**

YEAR	Single Family	Apartments	Townhouses	Mobile Homes	Total
1990	18	0	4	0	22
1991	8	0	29	0	37
1992	8	0	52	0	60
1993	36	0	0	0	36
1994	46	0	0	0	46
1995	57	0	13	0	70
1996	56	0	0	0	56
1997	25	0	0	0	25
TOTAL	254	0	98	0	352

Source: Chester County Planning Commission Residential Building Permits Planning Data Sheet #50 (1996), Residential Building Permits Planning Data Sheet #54 (1998)

The number and type of building permits issued has varied throughout the past decade. As expected from the type of subdivision and land development proposals submitted, 72 percent of the permits issued since 1990 were for single family detached residential units. Twenty-eight percent of the permits issued were for attached units. In 1991 and 1992, the number of townhouse building permits outnumbered the single family detached building permits. This was probably due to the construction phasing of the Twin Hills planned residential development that includes attached housing.

CURRENT LAND USE REGULATIONS

The purpose of comprehensive planning process is to reach consensus on a common vision for the future land use of the Township. The resulting future land use plan should, through text and maps, illustrate how the residents envision the Township in twenty years time. A comprehensive plan typically includes recommendations on how to achieve the future vision, with most recommendations implemented through a form of land use regulation. One of the most important ways implementation occurs at the municipal level is through the zoning ordinance, and subdivision and land development ordinance. Together, these two ordinances provide the framework through which nearly all development occurs by outlining the regulations with which all development must comply. A key element of the existing land use inventory is a review of current regulations because they are largely responsible for the existing land use patterns. Provisions of the West Pikeland zoning and subdivision and land development ordinances are summarized as follows.

Zoning Ordinance

Conservation Residence District

West Pikeland’s zoning ordinance was first adopted in 1976 and includes updates through October of 1995. The overall purpose of the zoning ordinance is to designate the type of development that can occur and where it is to be located in the Township. The West Pikeland zoning ordinance contains only one primary district, termed the “CR” conservation residence district. It generally provides for farming, conservation and low density land uses. Agricultural and residential uses are permitted by right with some institutional and recreational uses are permitted by special exception. There is a two-acre minimum lot area for uses in this district. Since the CR district is designated throughout the Township, nearly all land in West Pikeland is zoned and available for residential development. There are no cluster standards in the zoning ordinance and since the lot averaging standards are vague, there are no mechanisms currently in place to focus development and protect open space. Construction of low-density, sprawling residential developments is mandated by the ordinance and these zoning provisions are responsible for the sporadic development pattern that has occurred during the past decade.

Conservation Residence Alternative Overlay District

In 1993, the Township’s zoning ordinance was amended to include the “CROA” conservation residence alternative overlay district. This district essentially provides for cluster development and alternative design options that result in a more varied, innovative and efficient development pattern. It is intended to facilitate the preservation of critical natural and historic resources, as well as to conserve open space. Uses permitted in the CROA district include agriculture, single family detached, and attached residential to a maximum of three units. Not less than fifty percent of the net area of the tract must remain in open space and restricted from further development. Minimum lot size for single family detached dwellings is 8,000 square feet. Design standards are included in the district regulations. Proposals using this development option are subject to the conditional use provisions.

Planned Residential District

A “PR” planned residential district is included in the ordinance and permits a variety of housing forms, encourages unified design and mandates at least thirty percent open space. Three areas are designated on the zoning map for PR planned residential, two of which are under development. Opportunities for mobile home park development are linked to the planned residential use in the eastern part of the Township. All three planned development districts are located west of Route 401 in the vicinity designated by the 1989 Comprehensive Plan as appropriate for residential development. Although the planned residential development provisions are important in providing an alternative to conventional development, the gross density is quite low at one unit per one and one-half acres. A density bonus provides some incentive for higher net densities. The standards could be strengthened to mandate a higher net density and thus protect more open space. The provisions stating that steep slopes, wetlands and other environmental features be “netted-out” of the calculations are necessary to ensure that these features are protected.

Business District

Four locations are included in the “B” business district. This designation allows for very limited commercial development in terms of type and location. The 1989 Comprehensive Plan contains important policies relating to commercial development, however, these policies should be revisited to ensure that the convenience commercial needs of residents are being met.

Historic Business District

To further protect the historic character of the Township, a “HB” historic business district regulates development in the vicinity of Chester Springs (and historic Yellow Springs). Protecting historic resources

is a high priority in the Township and enforcing land use regulations that protect historic districts is a necessary element of the ordinance. West Pikeland has many types of historic resources, one of the most important is the Chester Springs historic district. This district has been designated as a certified local historic district under the provisions of Pennsylvania Act 167 of 1961 to protect the historic Yellow Springs Spa, listed in the National Register of Historic Places as the “Good News Buildings.” Modifications to historic buildings, as well as the construction of new buildings in a certified historic district is subject to review by the Township’s historical architectural review board. The Anselma Mill has also been designated as a certified historic district and likewise, is subject to the provisions of Act 167.

Overlay Districts

Additionally, the Township’s zoning ordinance contains regulatory measures that address resource protection, specifically an “FH” flood hazard district and a steep slope conservation district. Both are designed to conserve environmentally sensitive areas but should be reviewed for effectiveness.

Subdivision and Land Development Ordinance

West Pikeland’s subdivision and land development ordinance was updated in 1989 and includes amendments through May of 1996. The intent of this ordinance is to define how development is to occur. It contains the procedures, processes and development standards that all applicants must meet in order to obtain the necessary approvals.

The West Pikeland subdivision and land development ordinance addresses all basic elements including the application procedures, review process, and minimum standards. It contains development and design standards for the physical development of a site, specifications for public improvements, and regulations for mobile home park development. Although the basic requirements are addressed, provisions pertaining to storm water management, natural and historic features, recreational facilities, and landscaping could be enhanced. Strengthening design standards helps to ensure quality development and clearly sets the Township’s expectations in terms of site development.

TRENDS IN LAND USE PATTERNS

Development trends are key to effective comprehensive planning because they help explain current development patterns and help gauge future demand for different land uses. Analyzing the changes in major land use categories can help in planning for future land use by ensuring that new development is appropriately located. The following discussion compares existing land uses with the land use inventory and analysis contained in the 1989 Comprehensive Plan.

Residential

The 1989 Comprehensive Plan states that most land in the Township was either used for agricultural purposes or considered open space. The existing land use inventory, however, indicates that agricultural land and open space have been converting to residential uses. The 1989 Comprehensive Plan contained a policy directing new residential development west of Route 401, as this area was designated the Township’s primary growth area. During the last ten years construction of the Twin Hills planned residential development was undertaken in the growth area in compliance with the Plan. This project consists of single family detached and attached units in various configurations. The attached housing constructed as part of the Twin Hills development project provides important housing opportunities, also a Township policy.

Most of the new residential construction, with the exception of the attached housing in the Twin Hills planned development, has been single family detached units. Although this development has occurred at a smaller scale, it has been scattered throughout the Township. Single cul-de-sac subdivisions with a limited number of lots have been built off major roadways, houses have been constructed on vacant lots in existing subdivisions, and new single lots fronting on minor roads are being developed. This type of random development is contributing to an overall sprawl pattern now evident in all quadrants of the Township. The zoning ordinance does not provide for cluster/open space development, nor does it direct residential development to specific locations, but instead permits it throughout the Township. Unless land use regulations are modified, the sprawl pattern created by two acre residential subdivisions will continue.

Commercial

Virtually no new commercial sites have developed in the Township within the past decade. Based on a review of assessment records in conjunction with the existing land use maps in both the 1989 Comprehensive Plan and the 1992 Open Space, Recreation and Environmental Resources Plan, commercial development remains at the same level. The villages of Yellow Springs and Chester Springs continue to be focal points for some concentration of commercial uses, with minor concentrations at Route 401 and Route 113 as well.

Recreational Uses

Recreational land uses, primarily land for passive pursuits, appear to be increasing in the Township. The planned residential developments constructed within the past decade contain recreational land and open space designated for neighborhood use. New parcels have also been acquired by the Township throughout the past decade supplementing the Township park system. Requiring the dedication of land when new residential projects are developed helps to satisfy recreational and open space needs at the neighborhood level. Providing a fee-in-lieu of dedication option could provide some of the funding needed to acquire other sites designated in the Open Space, Recreation, and Environmental Resources Plan.

Protected Open Space

Protected open space includes those parcels that have been secured into perpetuity as permanent open land. Within the past decade there have been several parcels within the Pickering Creek corridor acquired by conservation organizations for resource protection purposes. Several are owned and managed by non-profit organizations focused on protecting environmental and historic resources. An important historic resource is the Yellow Springs Inn in the village of Yellow Springs. The historic district includes several buildings and the surrounding open space. It is a key resource that encompasses nearly one hundred twenty acres in the northwest quadrant of the Township. Acquisition of select parcels by conservation organizations will likely continue and the Township can expect that open space will continue to be preserved in this manner.

Transportation and Utilities

The transportation network in West Pikeland has expanded over the past decade with the addition of several new roads. Most of the additions are associated with the two planned residential developments constructed west of Route 401. New cul-de-sac roads have also added to the increase in transportation land use. Only one property designated as utility is located in the Township and there have been no additions in the last decade. As residential uses continue to develop, transportation and utilities can also be expected to increase as well.

Agriculture

A considerable percentage of the Township was actively farmed according to the existing land use map contained in the 1989 Comprehensive Plan. Development occurring in the early 1990's changed the agricultural landscape with several large parcels converting to residential uses. The largest parcels to be converted were located west of Route 401. Land converting from active farmland to a vacant status is another trend that appears to be occurring. This seems to be particularly evident in the northwest quadrant. Land that was once farmed is now either fallow and considered vacant and undeveloped. This change could indicate a landowner's intention to sell the parcel for development purposes.

Land is farmed in smaller parcels in the northeast quadrant and most of the parcels previously identified as farms are still classified as agricultural. Splitting individual lots off agricultural parcels is a common practice throughout Chester County and one that can, if not properly controlled, hinder effective planning by causing traffic congestion, access problems and increased storm water runoff.

RELATIONSHIP TO *LANDSCAPES*

Chester County's comprehensive policy plan, *Landscapes*, promotes focusing future development in locations where it can best be accommodated in terms of infrastructure, and correspondingly, to preserve the County's open lands, and its natural, environmental and historic resources. The future land use plan contained in *Landscapes* identifies most of West Pikeland Township as a Rural Landscape, a land pattern comprised mainly of farms, agricultural lands, and rural villages. The area west of Route 401 is identified as a Suburban Landscape, a land pattern consisting of well-designed residential neighborhoods, buffered by open space, and community-oriented commercial and employment centers. The land use in West Pikeland is thus far consistent with these designations, however, if not regulated, sprawling residential development could jeopardize the Rural, and Suburban Landscapes envisioned. The growth boundary delineated in the 1989 Comprehensive Plan should continue to be supported by the Township through land use policies that focus development appropriately and protect sensitive lands.

PLANNING IMPLICATIONS

- West Pikeland Township experienced a 50% increase in population between 1980 and 1990 and is expected to increase by another 25% between 1990 and 2000. This translates to a significant number of new housing units, each requiring a two-acre lot minimum according to current zoning regulations. Modifications in existing land use regulations are needed to protect the Township's unique rural character and preserve natural and historic features in light of new development.
- Other than a minimal open space requirement contained in the planned residential development (PR) zoning district regulations, there are no land use regulations facilitating the protection of open space. There is a need for ordinance provisions that allow the natural, scenic and historic resources of the Township to be permanently protected through cluster development containing significant open space.
- Nearly all new development is in the form of low density single family residential. With land use regulations requiring two-acre minimum lot size and no cluster/open space provisions, a high land consumption rate results. Sprawl development patterns are evident throughout the Township and future development should be contained if the rural character is to be conserved.

- ❑ Land use trends indicate that farms are being lost to sprawling residential development. Measures that protect existing farms and encourage continuation of this important industry in the Township should be evaluated.
- ❑ Land use regulations that serve to focus new developments are needed. The “CR” conservation residence zoning district encompasses nearly the entire Township thereby facilitating residential construction in areas that might be unable to support such an use. Land use regulations focus new development in areas where it can best be supported.
- ❑ A limited amount of land is planned and zoned for commercial/office/industrial use. Though it is recognized that the present and future population of the Township is not sufficient to support large-scale commercial uses, expanding the opportunity for commercial development in one or more appropriate locations should be considered. Providing for a limited amount of commercial/office development on a local level can reduce road trips and the resulting traffic congestion.
- ❑ There is a concentrated effort on the part of many conservation and preservation organizations to protect the unique natural, environmental and historic resources in the Township. West Pikeland should support these efforts through land use policies that supplement such efforts.

