

constraints present.

### Commercial

**Primary Purpose:** to accommodate commercial sales and service uses in proximity to existing roadway and utility infrastructure.

**Application:** no specific minimum lot size is recommended, though building size provisions could manage building scale; public water and sewer would be required; shared access and parking would be encouraged or required; access from streets other than SR 100 would be encouraged; street trees, sidewalks, and street lighting would be encouraged, based on site context.



### Industrial

**Primary Purpose:** to accommodate manufacturing and other industrial uses in proximity to existing roadway and utility infrastructure.

**Application:** minimum lot size would be 2 acres; building size provisions could manage building scale; public water and sewer would be required; shared parking would be encouraged or required; street trees, sidewalks, and street lighting would be encouraged, based on site context.

### Recreation

**Primary Purpose:** to provide space and facilities for people to engage in active and passive recreation activities.

**Application:** continue to provide recreational opportunities for the residents of the Townships. Locating recreational opportunities in the most appropriate locations maintains their usefulness and they are much less likely to fall into disrepair and be obsolete.

Conforming and non-conforming uses will need to be defined during any future zoning ordinance update(s). The locations of existing agricultural uses should be carefully considered at that time. Agricultural uses can be permitted by right in more intensively developed districts, and need not be restricted exclusively to the "agricultural district."

This Future Land Use Plan can guide the immediate and short term future of the Townships. The rate of development over the next few years will be one factor in determining how long the plan



can truly be effective. The comprehensive plan should be reviewed in five years with particular attention given to land use, namely the location, intensity (density), timing, and character of development since the plan's adoption.

### 2. Housing Plan

The Housing Action Plan emphasizes increased housing alternatives in Hereford-Washington for residents of all ages, income levels, and household types. The existing housing stock is primarily comprised of single-family homes, which are the preferred housing unit type and appropriate to rural communities. However, portions of Hereford-Washington are developing in urban and suburban patterns, and therefore housing options appropriate to these environments are needed. While single-family homes may continue to be the predominant new housing type, new development should expand housing options by permitting and enabling more than one housing size, type, and cost in a given subdivision. Such integration of housing sizes, types, and costs is particularly encouraged in the Traditional Neighborhood areas, which would include planned residential developments (PRD) and/or traditional neighborhood developments (TND).

**GOAL:** To provide housing options for residents of all ages and income levels.



### 3. Economic Action Plan

The Economic Action Plan focuses efforts on the vitality of the existing small business and agribusiness communities, as well as other resource based economic sectors. Rather than trying to import large business and industry operations, which could dramatically impact transportation demand, Hereford-Washington should capitalize on the growth of its current businesses and supplement this with additional commercial services to serve the growing population. The Economic Action Plan recommends that Hereford-Washington work with local and regional economic development organizations to draw corporate interest and employment opportunities to the region, though not necessarily to these townships.

**GOAL:** To provide local employment, goods and services for residents and to supplement municipal revenue.

### 4. Transportation Plan

The Transportation Action Plan focuses on improvements to and access management of the SR 100 corridor, funding for transportation improvements from private and public sources and improved connectivity in the rural community for non-motorists.

**GOAL:** To provide an efficient, well-maintained transportation network to ensure the safe mobility of all users.

### 5. Community Facilities, Services, and Utilities Plan

The Community Facilities and Services Action Plan focuses on effective public safety services and utilities, and expanding recreational and educational opportunities. As the population of Hereford-Washington grows, service areas and quality will need to be monitored and evaluated in conjunction with land use planning that enables such growth. Facility, service, and utility upgrades will come at a cost to all residents and should be carefully considered.

Hereford-Washington may want to look beyond their borders for cost-effective means of providing high quality community facilities, services, and utilities to residents. Many regional partnerships exist in Pennsylvania to provide recreation, public safety, and utilities services, as well as other local government services, e.g. code administration and enforcement, that exceed what each municipality could provide independently. These partnerships can take many forms, such as informal arrangements or formal intergovernmental agreements. These forms of cooperation maintain the municipalities' autonomy in working toward common goals. Where goals for local government are shared more broadly, municipal mergers or consolidation may be considered.

**GOAL:** To provide services, facilities, and utility networks that ensure an enriched quality of life to meet the needs of a growing population.



### 6. Natural and Cultural Resources Plan

The Natural and Cultural Resources Action Plan focuses on public and private efforts that preserve and conserve natural and cultural resources through regulations and incentives. Stream and woodland conservation are key to retaining the remaining rural character of the Township, as well as the water quality of the watershed. Finally, efforts to explore and celebrate local heritage should be supported to enhance Hereford-Washington's contemporary and historic identity.

**GOAL:** To protect and enhance open space and natural and cultural resources.



# Hereford-Washington Joint Comprehensive Plan Update

For  
Hereford and Washington Townships  
August 2018

### What is the Comprehensive Plan?

This Comprehensive Plan is intended to establish overall policies for the development, economic vitality and conservation of the Hereford-Washington Region over the next 15 years. This Plan is not by itself a regulation, but is intended to provide the policy direction for changes to the municipalities' development and land use regulations.

### The Comprehensive Plan includes the following elements:

- Location and Regional Context
- Trends and Issues
- Values, Vision, and Goals
- Action Planning and Implementation Strategies
- Demographics, Housing, Economy
- Environmental Resource Analysis
- Cultural Resource Analysis
- Transportation Analysis
- Community Facilities Analysis
- Existing Land Use Analysis
- Future Land Use Analysis

### Action Planning & Implementation Strategies

#### Action Plans:

*There are six Action Plans (and the Future Land Use Map) that each address a particular component of community planning. In these Action Plans, the goals for each planning category are followed by policy statements\* (objectives) and action strategies\* for the Townships to implement, jointly or in coordination, as well as other resources to assist in making the recommended changes.*

*\*The policy statements and action strategies can be found in the full comprehensive plan document.*

### 1. Land Use Action Plan and Future Land Use Designations

The Land Use Action Plan and Future Land Use Map work together to concentrate new development within existing service areas and work with other Action Plans to promote neighborhood connectivity, employment and recreation opportunities, and resource conservation. The intent is to respond to the community's preference for rural township landscapes with small town neighbors. This is achieved by:

- focusing potential development around the boroughs and villages in both Townships, essentially expanding these towns and their development patterns and densities,
- filling in pockets of undeveloped land within utility service areas, and
- limiting sprawl in the rural landscape.

**GOAL:** To guide development to areas with available infrastructure and reduce development pressure on the rural landscape.

### Future Land Use Map

The Land Use Action Plan and Maps promote additional residential capacity in Low Density Residential, High Density Residential, and Mixed Use areas. The Land Use Action Plan and Map also expand areas designated for commercial services, both within Mixed Use areas and in separate Commercial areas. Finally, the Land Use Action Plan and Map designate areas for resource conservation (agricultural soils, woodlands, water quality protection) and for very low density residential development.

The following Future Land Use categories, as defined below, are used on the Hereford-Washington Townships' Joint Future Land Use Map. These recommendations would best be implemented by a joint zoning ordinance and coordinated subdivision and land development ordinance(s). Each category's purpose or uses would be addressed by the zoning ordinance, while the lot size and site improvements would be regulated through the subdivision and land development ordinance(s).

Future land use densities as shown may require public utilities, specifically for Planned Residential Development and village areas. Hereford Township will need to evaluate the need for public water and sewer in these areas through the development of an Act 537 sewage facilities plan and water studies. Washington Township will need to guide the extension of public water throughout its High Density Residential, Industrial and Commercial areas. Where these utilities are established or extended by an agency other than the Township, the Township should support system expansion that is consistent with the Future Land Use Map, i.e. within the areas shown for intensive development.

### Low Density Residential

**Primary Purpose:** to accommodate residential uses, and associated facilities, in suburban-style patterns and densities

**Application:** lots would range in size from 43,560 sf – 217,800 sf.

### High Density Residential

**Primary Purpose:** to accommodate residential uses, and associated facilities. Permitted unit types would include detached-single family, semi-detached, row homes/duplex, townhouse, apartments, and mobile homes within parks.

**Application:** Dwellings would be built at densities that exceed one unit per acre; public water and sewer service would be required; streets and sidewalks would be encouraged to interconnect with the existing roadway network to a reasonable extent; street trees would be required.

### Mixed Use

**Primary Purpose:** to accommodate residential, small-scale commercial uses, and other compatible uses in patterns and densities typical of rural villages

**Application:** lot sizes would range from 10,000 sf to 20,000 sf, maximum lot width would be 90 ft; non-residential building size provisions could manage building scale; public water and sewer would be required; shared parking would be encouraged or required; street trees, sidewalks (or other hard surface paths) and street lighting would be encouraged.

### Agriculture

**Primary Purpose:** to accommodate agricultural uses and directly-related residential and commercial uses.

**Application:** Lot sizes would be multi-acre and determined by large lot, fixed area, sliding scale or other effective agricultural zoning techniques; public water and sewer extension into agricultural/open space districts would be discouraged, except to address public health and welfare issues; agricultural/open space preservation easements would be encouraged.



### Rural Conservation

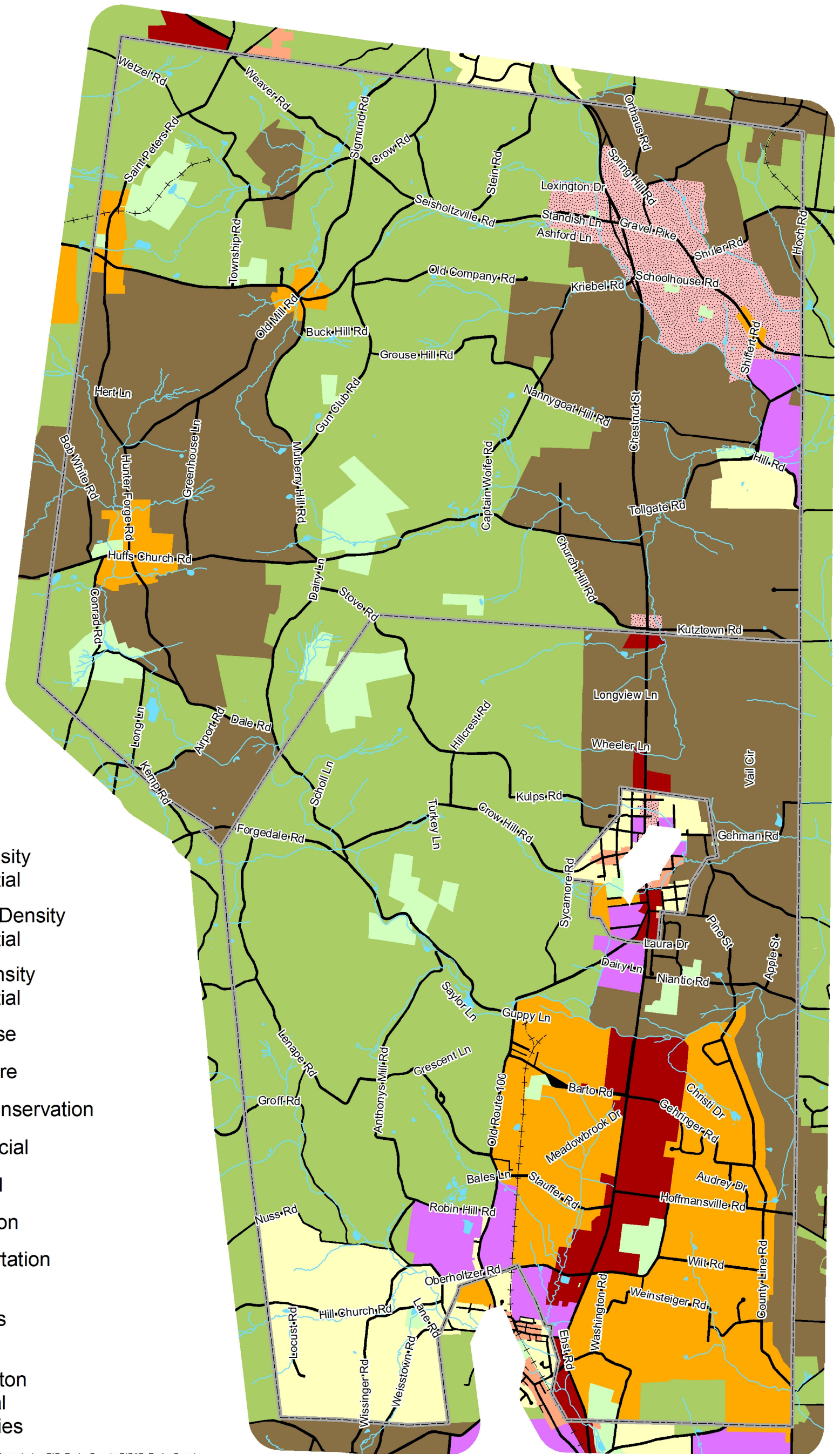
**Primary Purpose:** to conserve woodlands, prime agricultural soils, and open space for the protection of water quality, wildlife habitat, and rural character, while allowing for some single-family residential and in-home business development. Development should be subject to flexible siting standards, conservation design standards, and disturbance limitations designed to avoid the most critical environmental constraints.

**Application:** lot size minimums would be 3-5 acres; development would be permitted only in areas free of prime agricultural soils and other specific conservation features (existing vegetation, topography, etc.) as defined by Hereford-Washington; cluster techniques would be encouraged to retain the overall development density, with possible density bonuses; estate lots (10+ acres) could be permitted. Ultimately the density of development depends on the environmental





# Future Land Use



## Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Agriculture
- Rural Conservation
- Commercial
- Industrial
- Recreation
- Transportation Network
- Railroads
- Hereford
- Washington
- Municipal Boundaries

Source data: Berks County Planning Commission GIS, Berks County GIS/IS, Berks County Mapping, Berks DES, Hereford and Washington Joint Comp Plan Committee

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