

Figure 3.3.2

# Land Use Plan

The Land Use Plan ties together all the elements that make up the Joint Comprehensive Plan. It thus becomes the primary reference against which land use decisions, as well as decisions on major public expenditures, can be measured for the next ten to twenty years. The Land Use Plan is concerned with the proposed location, intensity, and amount of different uses. It strives to be in harmony with trends affecting economic development in the Joint Area and its environs, the county, and the region, while mirroring the values, needs, and expectations of the residents of Centre Township and Centerport Borough.

The Land Use Plan is oriented toward planned development of the Joint Planning Area through 2016, and reflects continuing steady population growth, stable local employment levels, a balanced land-use mix, conservation of natural and cultural resources, efficient utilization of the existing local road network, and the initiation of central sewer facilities. The Land Use Plan is based upon a 2016 Joint Area population of between 5,200 and 5,400 persons, and an increase of about 650 to 730 housing units.

The Land Use Plan incorporates a growth-area concept to provide for the orderly extension of development. Growth is directed primarily toward Centerport, Dauberville, and Mohrsville for the greatest concentration and mix of land uses. The designated growth area also includes areas around and near the three centers that have good access to these places and to the bridges over the Schuylkill River and that have some potential to be served by municipal central water and sewer facilities over the planning period.

The intent is to direct growth to areas with community facilities, having a high level of accessibility, and with potential for central water and sewer systems, and to limit the amount, intensity, and character of any residential or other urbanizing uses outside of the designated growth area. The growth-area concept provides an efficient and economical way to allow new growth to occur while limiting urban uses spreading throughout the still-largely rural and agricultural portions of the Joint Area. The majority of the residential development, as well as any new commercial, industrial, and institutional development, is intended to take place within the designated growth area. Areas outside the growth area are planned primarily for agricultural use, as well as natural resource protection and low-intensity recreational and open space uses.

Growth areas are focused on the existing three communities, with their residential neighborhoods, community facilities, and prospects for public utilities. The expectation that these three areas will receive central sewers in the near future has been a significant factor in determining the location and extent of the designated growth area. In turn, it is important that municipal Act 537 sewage plans adopted by the Township and the Borough support the growth-area concept of the Land Use Plan.

Care should be taken in relating the picture of future development shown in the Land Use Plan to expected development through the planning horizon of about twenty years. The Land Use Plan has built-in slack; rather than being a strict representation of the twenty-year "build-out", it illustrates those areas in which particular land uses can be supported by the policies of the Joint Comprehensive Plan.



The Land Use Plan is composed of 8 major identity areas:

- A** **Agriculture, Resource Conservation, & Residential – Very Low Density.**  
The Land Use Plan formally apportions the Joint Area into growth and low-growth areas, with the intent of limiting development outside of the growth area and promoting continued agricultural production as well as the protection of the Joint Area’s historic and rural landscape.
- LDR** **Low Density Residential.**  
Portions of the Joint Area that have good access to Centerport, Dauberville, and Mohrsville and to the bridges over the Schuylkill River are indicated for low density residential development in the range of 0.4 to 1 dwelling unit per acre. Clustered and conventional single-family detached houses would predominate.
- MDR** **Medium Density Residential.**  
Areas surrounding the borough and the two villages are intended for medium density residential development in the range of 1 to 4 dwelling units per acre. Mostly small-lot single-family detached dwellings would be built in these areas.
- BC/VC** **Borough/Village Center (Mixed Use).**  
The Borough of Centerport and the villages of Dauberville and Mohrsville are intended for the greatest concentration and mix of land uses within the Joint Area. A mix of residential and commercial uses, compatible with the character of these places, should reinforce them as centers for Area community life, including local businesses.
- INS** **Institutional.**  
Institutional uses include the Township-owned 16-acre parcel on Bucks Hill Road, the former public school on Main Street, the Bellemans Church complex, and many other smaller sites in the Joint Area.
- IND** **Industrial.**  
Two primary areas are indicated for industrial use. The first is the vicinity of the former mushroom plant south of Centerport, and the second, larger, location is between Dauberville and Mohrsville.
- OS** **Environmental Protection Areas & Significant Buffers.**  
These areas, to remain permanently open and undeveloped, run throughout the Joint Area and provide for the protection of natural features and logical and effective transitions between major land use areas.
- P** **Parks & Public Open Space.**  
Included are existing parks and playgrounds and areas designated for future public open space, such as: Parts of the Township lands on Bucks Hill Road; an extension of the Central Berks Fire Company property; a new park along the Schuylkill River by the Dauberville Bridge, with a westward extension to include the dam area; and parkland along the river by the Mohrsville Bridge, including the creek floodplain that leads to the Mohrsville Athletic and Playground Association open space area.