Mount Joy Township Proposed UGA, Phasing and Rezoning Areas and currently owned by Hershey Trust to be rezoned from I-2 to conservation. This rezoning is to take place after the purchase is complete. Removal of these lands from the existing urban growth area These rural zoned parcels are being added to the urban growth area with the intent that they will be phased for residential development when sewer and water become available and the Township determines the need for further residential growth. This area is under consideration for a receiving area for the Township's Transfer of Development Rights Program. This area is to be added to the Urban Growth Area with the intent to develop this are in phases as water and sewer became available and transportation improvements are completed. A number of parcels along North Market Street which are currently zoned Commercial will be looked at for rezoning to Rural. The Weidman Tract is to be rezoned from R-1 to Agricultural until sufficient water, sewer and transportation services are available to the tract. Rezone from R-1 to R-2 to allow for a transition of high density to the medium density development. This includes parcels along Harrisburg Avenue, some of which may be phased as sewer and water become available. 2,750 5,500 16,500 22,000 11,000 Feet Existing Urban Growth Area Municipal Boundary Lancaster County Planning Commission, Copyright (c) 2009. This map to be Mount Joy Township Proposed used for reference or illustrative purposes only. This map is not a legally Urban Growth Area recorded plan, survey, or engineering schematic and it is not intended to be used as such. For complete disclaimer see http://www.co.lancaster.pa.us/gisdisclaimer . Parcels **Lancaster County** Updated June 2009