



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

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TO: Mount Joy Township Planning Commission
FROM: Justin S. Evans, Assistant Zoning Officer
DATE: January 20, 2026
RE: Frontage Roadway Improvements for Rural Properties

Below is draft language intended to serve as a policy for the Planning Commission when evaluating applicant requests to waive the road widening requirement along the frontage of rural properties. The common denominator for these requests are subject properties with extensive road frontages that are costly to improve to current road standards. Applicants typically claim these costs to be out of proportion with the proposed land development or subdivision activity.

Where the implementation of standards contained within Section 119-52.J are deemed to be disproportionate to the impact of a proposed plan outside of the Designated Growth Area, the Planning Commission may consider the following modification of that standard:

Instead of improving the subject property's entire frontage along existing public roadways to the standards of Section 119-52.J, the required cartway width shall be provided for a minimum of 100' in each direction of any existing or proposed driveways or access points to the property to be used for activities associated with the proposed land development.

This policy could achieve the following objectives:

- Provide the Planning Commission with a rational basis for evaluating these request
- Increase the road width at the property's access point(s) where turning movements can be more safely accommodated
- Avoid deferral agreements that can be a financial burden for current and/or future landowners
- Avoid small fees-in-lieu that may not ultimately be applied to the roadways in question or in a timely fashion
- Treat applicants along Township roadways the same as those along PennDOT roadways