

Future Land Use Category		Hellam Township	Hallam Borough	Wrightsville Borough
Residential	Density	Minimum Lot Size: 12,000 square feet	Minimum Lot Size: 6,000 Square Feet	Minimum Lot Size: 6,000 Square Feet
	Purpose	The residential area encompasses established neighborhoods and planned areas intended for a range of housing types that support community growth, livability, and long-term sustainability. These areas are designed to provide safe, attractive, and well-connected places to live, with access to essential services, parks, and transportation options. This area supports a variety of housing choices to meet diverse household needs, walkable, connected, and well-integrated neighborhoods with existing amenities, efficient use of existing infrastructure and public services, and opportunities for infill development and reinvestment in older neighborhoods surrounding the Borough.	The Residential future land use category encompasses each Borough’s established neighborhoods as well as areas suitable for new housing that support a diverse, vibrant, and walkable community. These areas are intended to provide safe, attractive, and well-maintained living environments that reflect each Borough's small-town character while accommodating evolving needs.	The Residential future land use category encompasses each Borough’s established neighborhoods as well as areas suitable for new housing that support a diverse, vibrant, and walkable community. These areas are intended to provide safe, attractive, and well-maintained living environments that reflect each Borough's small-town character while accommodating evolving needs.
	Development Character	Residential areas are intended to reflect a cohesive neighborhood form with a mix of housing types and community amenities. Key characteristics include: •Moderate densities to support walkability and efficient infrastructure use. • Connected street networks and safe pedestrian/bicycle facilities. • High-quality design that complements the surrounding area and existing development. •Landscaping, street trees, and open spaces to enhance community identity. • Transitions in scale and density between residential types and adjacent land uses.	Future development in the Residential area should: •Respect existing neighborhood patterns, including building scales, setbacks, and streetscape character. •Promote walkability to downtown main streets and traffic-calming features. •Support housing diversity, including options for seniors, young adults, and families. •Ensure adequate infrastructure, including utilities, stormwater management, and emergency access.	Future development in the Residential area should: •Respect existing neighborhood patterns, including building scales, setbacks, and streetscape character. •Promote walkability to downtown main streets and traffic-calming features. •Support housing diversity, including options for seniors, young adults, and families. •Ensure adequate infrastructure, including utilities, stormwater management, and emergency access.
	Primary Land Use	Land uses found in this area include a wide range of residential housing types, such as single-family detached and semi-detached homes, townhomes, duplexes, and small-scale multi-family buildings. In addition, schools, libraries, and community centers may also be in this area to accommodate residential development.	The residential designation typically includes all housing types, such as single-family attached and detached, duplexes, and townhomes, as well as small-scale multi-family buildings compatible with neighborhood character.	The residential designation typically includes all housing types, such as single-family attached and detached, duplexes, and townhomes, as well as small-scale multi-family buildings compatible with neighborhood character.
	Infrastructure and Services	Residential areas are supported by full public infrastructure and community services, including: •Public water and sewer. •Local streets, sidewalks, and multi-use paths. •Access and within proximity to transit routes. •Closer proximity to schools, parks, and essential services.	Residential areas are supported by full public infrastructure and community services, including: •Public water and sewer. •Local streets, sidewalks, and multi-use paths. •Access and within proximity to transit routes. •Closer proximity to schools, parks, and essential services.	Residential areas are supported by full public infrastructure and community services, including: •Public water and sewer. •Local streets, sidewalks, and multi-use paths. •Access and within proximity to transit routes. •Closer proximity to schools, parks, and essential services.
	Policy Development	Future planning and zoning in the residential area should: •Encourage a mix of housing types to support affordability and demographic diversity. •Promote infill development and redevelopment that aligns with neighborhood character, specifically when adjoining the Boroughs. •Strengthen pedestrian and bicycle connections within and between neighborhoods. •Ensure new development is served by adequate public infrastructure. •Support neighborhood amenities that enhance quality of life and community cohesion.	Future planning and zoning should include: •Encouraging infill development that strengthens existing neighborhoods. •Support rehabilitation of older housing stock. •Enhancing neighborhood connectivity to parks, trails, and community facilities. •Preserving each Borough’s historic character while allowing modern improvements.	Future planning and zoning should include: •Encouraging infill development that strengthens existing neighborhoods. •Support rehabilitation of older housing stock. • Enhancing neighborhood connectivity to parks, trails, and community facilities. •Preserving each Borough’s historic character while allowing modern improvements.

Rural Agriculture	Density	Consistent with Hellam Township Zoning Ordinance, based on lot size and permitted number of dwellings (i.e., a 71-90-acre tract permits 4 single-family dwelling units).		
	Purpose	This area is intended to support the Township’s agricultural foundation by using the most productive soils for farming and discouraging the over-conversion of farmland into non-agricultural uses. It also aims to protect and stabilize the agricultural economy by prohibiting uses incompatible with farming while allowing agricultural support businesses.		
	Development Character	Development in this area is expected to remain sparse and agricultural. If new construction occurs, it should: •Maintain conservation design to preserve contiguous farmland. •Avoid extending suburban infrastructure into rural areas. •Minimize conflicts between residential uses and agricultural operations. •Protect viewsheds, stream corridors, and environmentally sensitive lands.		
	Primary Land Use	To include crop farming, livestock operations, specialty agriculture, farmsteads, Agritourism (farm markets, pick-your-own operations, wineries), conservation areas, and very low-density residential uses that do not interfere with daily farming activities. Small-scale commercial uses may be allowed in this area, such as daycares, roadside stands, and small goods repair, but are generally limited.		
	Infrastructure and Services	Should be limited in these areas; sewer and water are typically on lot to discourage suburban development expansion and support agricultural operations rather than new residential growth.		
	Policy Development	Future planning and zoning should: •Prioritize farmland preservation tools (easements, agricultural security areas, and zoning protections). •Encourage agricultural innovation and value-added production . •Support rural economic diversification compatible with farming. •Direct higher-intensity development toward growth areas.		

Recreation/ Open Space	Density	Minimum Lot Size: 2 Acre	Minimum Lot Size: 15,000 Square Feet	Minimum Lot Size: 15,000 Square Feet
	Purpose	This area is intended to preserve and enhance the community parks, natural landscapes, and outdoor amenities while ensuring long-term access to high-quality recreation opportunities. These areas form the backbone of the community's scenic character and quality of life while offering residents and visitors a place to gather, play, explore, and connect with nature. Lands owned by the Lancaster Conservancy, York County, and the PA Department of Conservation and Natural Resources (PA DCNR), are included in this land use classification.	The Recreation and Open Space category identifies areas within each Borough intended to remain as parks, natural landscapes, and publicly accessible outdoor amenities. These spaces are essential in supporting the community's well-being and small-town atmosphere.	The Recreation and Open Space category identifies areas within each Borough intended to remain as parks, natural landscapes, and publicly accessible outdoor amenities. These spaces are essential in supporting the community's well-being and small-town atmosphere.
	Development Character	These areas are intended to remain largely undeveloped with improvements focused on enhancing public access, safety, and environmental stewardship. Development should: • Maintain natural features and minimize land disturbance • Incorporate sustainable design practices and low-impact materials • Protect viewsheds and preserve the natural character of the landscape • Provide inclusive ADA accessible facilities where appropriate. • Support connectivity between parks, neighborhoods, and regional trail systems.	Future improvements in the recreation/open space areas should: • Focus on protecting cultural and natural resources • Implement universal accessibility to promote inclusive use. • Enhance trail connections beyond Borough limits. • Provide amenities like benches, shade structures, lighting, and signage where suitable	Future improvements in the recreation/open space areas should: • Focus on protecting cultural and natural resources • Implement universal accessibility to promote inclusive use. • Enhance trail connections beyond Borough limits. • Provide amenities like benches, shade structures, lighting, and signage where suitable
	Primary Land Use	This area includes public parks, playgrounds, athletic fields, greenways, multi-use trails, and bicycle/pedestrian corridors. In addition, these areas include conservation areas, public open spaces, nature preserves, and limited accessory structures that support recreation (i.e., pavilions, restrooms, trailheads). While development should be regulated, single-family dwellings, greenhouses/nurseries, small scale businesses and private clubs are reasonable land uses in this area.	Areas designated for recreation and open space include public parks, playgrounds, athletic fields, and courts, walking paths, and stormwater management areas designed as community amenities.	Areas designated for recreation and open space include public parks, playgrounds, athletic fields, and courts, walking paths, and stormwater management areas designed as community amenities.
	Infrastructure and Services	Should be carefully targeted to: • Improve access (parking, trailheads, signage) • Enhance safety (lighting, wayfinding, maintenance). • Support recreation, programming, and community events • Protect environmental resources through stormwater management and habitat conservation • Public water and sewer service is not available and should not be extended unless necessary to address a healthy and/or safety issue.	Infrastructure in this area should be carefully targeted to • Improve access to parking, trailheads, and signage. • Improve safety by enhancing lighting, wayfinding, and maintenance. • Support recreation programs and community events.	Infrastructure in this area should be carefully targeted to • Improve access to parking, trailheads, and signage. • Improve safety by enhancing lighting, wayfinding, and maintenance. • Support recreation programs and community events.
	Policy Development	Future planning and zoning should: • Expand and connect greenway and trail networks. • Prioritize conservation of sensitive natural areas and flood-prone lands. • Encourage partnerships with land trusts, recreation organizations, and public agencies (PA DCNR, Lancaster Conservancy, York County, YCPC, etc.). • Integrate recreation planning with transportation, health, and environmental initiatives.	Future planning and zoning should: • Expand and connect greenway and trail networks beyond each Borough’s boundaries into Hellam Township. • Encourage partnerships with land trusts, recreation organizations, and public agencies. i.e., examples include the Lancaster Conservancy, PA DCNR, York County, the York County Planning Commission, and the Eastern York Recreation Authority.	Future planning and zoning should: • Expand and connect greenway and trail networks beyond each Borough’s boundaries into Hellam Township. • Encourage partnerships with land trusts, recreation organizations, and public agencies. i.e., examples include the Lancaster Conservancy, PA DCNR, York County, the York County Planning Commission, and the Eastern York Recreation Authority.

Rural Residential	Desnity	Minimum Lot Size: 1 Acre		
	Purpose	This area is intended for low-density housing in areas where a rural lifestyle, natural landscapes, and open space remain defining features. These areas serve as a transition between active agricultural lands and more suburban or village-scale development, offering residents the benefits of rural living while accommodating limited, carefully managed growth. This designation supports housing opportunities for those seeking a countryside setting, development patterns that minimize fragmentation of farmland and habitat, and infrastructure planning that aligns with rural service levels.		
	Development Character	Rural residential areas are intended to maintain a spacious, open landscape with development that blends into the natural environment. Some key characteristics include: •Low-density development with substantial preserved open space. •Minimal visual impact from roadways with natural buffers and vegetation. •Limited commercial activity, restricted to uses compatible with rural living. •Protection of scenic views, tree lines, and natural drainage patterns. •Low-intensity lighting and signage to maintain rural ambiance.		
	Primary Land Use	Includes single-family detached and attached dwellings that preserve open space, home-based businesses, small-scale agriculture, parks, and natural areas integrated into neighborhoods.		
	Infrastructure and Services	Public infrastructure in these areas is intentionally limited to maintain rural character and avoid inducing suburban sprawl. Expectations include: •Rural road standards instead of urban street networks. •On-lot water and wastewater systems unless public water or sewer is necessary to address a health and safety issue. •Limited public utilities and minimal extension of new infrastructure. •Access to emergency services and basic community facilities without urban-level service expectations.		
	Policy Direction	Future planning and zoning in this area should: •Encourage conservation design to preserve open space and natural features. •Maintain low residential densities to protect rural character. •Direct higher-density growth toward designated growth areas. •Support small-scale agriculture and rural lifestyles where appropriate. •Ensure new development does not strain rural infrastructure or require costly extensions of public services and utilities.		

Commercial	Density	Minimum Lot Size: 15,000 square feet	Density: 15,000 Square Feet	Density: 15,000 Square Feet
	Purpose	The commercial area aims to support a wide range of retail, service, and business activities that meet residents' daily needs, create jobs, and strengthen the community’s economy. These areas are usually situated along major transportation routes, at key intersections where infrastructure can handle increased activity. This specific area endorses retail, service, and business uses that serve local and regional markets, encourage economic growth and employment, support reinvestment in aging commercial corridors, and promote safe, attractive, and accessible commercial environments.	The Commercial future land use category identifies areas intended to support retail, service, office, and hospitality uses that meet the needs of residents, visitors, and local businesses. These areas are envisioned as accessible, attractive, and economically vibrant destinations that strengthen each Borough’s tax base and contribute to its small-town character.	The Commercial future land use category identifies areas intended to support retail, service, office, and hospitality uses that meet the needs of residents, visitors, and local businesses. These areas are envisioned as accessible, attractive, and economically vibrant destinations that strengthen each Borough’s tax base and contribute to its small-town character.
	Development Character	This area is intended to be functional, visually appealing, and well-connected. Key characteristics include: •Buildings facing streets or internal circulation drives. •Design features that include landscaping, buffers, and pedestrian amenities that meet the neighborhood character. •Safe and efficient access for vehicles, pedestrians, and cyclists. •Shared parking, interconnected driveways, and consolidated access points. •Opportunities for redevelopment, infill, and modernization of older sites.	This area is intended to be functional, visually appealing, and well-connected. Key characteristics include: •Provide safe, efficient access, including coordinated driveways, shared parking, and multimodal connections. •Maintain appropriate scale to ensure compatibility with nearby uses in each Borough. •Enhanced streetscape through quality architecture, landscaping, and pedestrian amenities.	This area is intended to be functional, visually appealing, and well-connected. Key characteristics include: •Provide safe, efficient access, including coordinated driveways, shared parking, and multimodal connections. •Maintain appropriate scale to ensure compatibility with nearby uses in each Borough. •Enhanced streetscape through quality architecture, landscaping, and pedestrian amenities.
	Primary Land Use	Common Land Uses include retail stores, restaurants, personal services, offices, medical facilities, and auto-oriented uses where appropriate (such as fuel stations and repair shops).	In the Commercial area, uses include retail stores, cafes, personal service businesses, and small-scale lodging or bed-and-breakfast establishments.	In the Commercial area, uses include retail stores, cafes, personal service businesses, and small-scale lodging or bed-and-breakfast establishments.
	Infrastructure and Services	Commercial areas rely on full public infrastructure and transportation access, including: •Public water and sewer, and broadband that support business operations. •Adequate roadway capacity and safe access management. •Sidewalks, crosswalks, and transit stops where applicable.	Commercial areas rely on full public infrastructure and transportation access, including: •Public water and sewer. •Adequate roadway capacity and safe access management. •Sidewalks, crosswalks, and transit stops where applicable. •Broadband and utility services that support business operations.	Commercial areas rely on full public infrastructure and transportation access, including: •Public water and sewer. •Adequate roadway capacity and safe access management. •Sidewalks, crosswalks, and transit stops where applicable. •Broadband and utility services that support business operations.
	Policy Development	Future planning and zoning in the commercial area should incorporate the following: •Encourage reinvestment and redevelopment of underutilized commercial properties. •Promote high-quality design standards for buildings, signage, and site layout. •Support multimodal access and pedestrian-friendly improvements. •Manage access along major corridors to reduce congestion and improve safety. •Direct new commercial development to designated nodes and corridors. •Allow flexibility for evolving commercial trends, such as mixed-use formats or experiential retail.	Future planning and zoning initiatives should include: •Strengthening the local economy through business retention and attraction. •Revitalize older commercial buildings with updated design and improved access. •Ensure all ordinances for redevelopment are appropriate to increase activity and walkability. •Enhancing each Borough’s visual identity through coordinated signage, streetscape improvements, and façade upgrades.	Future planning and zoning initiatives should include: •Strengthening the local economy through business retention and attraction. •Revitalize older commercial buildings with updated design and improved access. •Ensure all ordinances for redevelopment are appropriate to increase activity and walkability. •Enhancing each Borough’s visual identity through coordinated signage, streetscape improvements, and façade upgrades.

Mixed-Use	Density	Minimum Lot size: 10,000 Square Feet		
	Purpose	This area is intended to create vibrant, walkable, and economically diverse places where residential, commercial, and recreational uses coexist in a compact, well-designed environment. These areas serve as community focal points, supporting daily needs, encouraging social interaction, and promoting development patterns that reduce reliance on single-occupancy vehicles. This area supports a blend of residential, retail, and office uses within a walkable setting, redevelopment and reinvestment in established corridors and centers, specifically along the Lincoln Highway Corridor.	The Mixed-Use future land use category identifies areas where a blend of residential, commercial, and small-scale employment uses can coexist in a walkable, human-scaled environment. These areas are intended to serve as community hubs that support local businesses, provide diverse housing options, and reinforce the Borough’s traditional small-town character.	The Mixed-Use future land use category identifies areas where a blend of residential, commercial, and small-scale employment uses can coexist in a walkable, human-scaled environment. These areas are intended to serve as community hubs that support local businesses, provide diverse housing options, and reinforce the Borough’s traditional small-town character.
	Development Character	Mixed-Use areas are designed to be lively, human-scaled environments that support activity throughout the day and evening. Key characteristics include: •Buildings oriented to the street with active ground floor uses. •Vertical or horizontal mixing of uses (e.g., housing above retail). •Pedestrian-friendly design with sidewalks, street trees, lighting, and street furniture. •Higher densities surrounding residential areas. •Parking is located behind buildings, or in shared lots, in addition to on-street parking if available.	Future Mixed-Use development should: • Prioritize pedestrian comfort, with wide sidewalks, street trees, lighting, and safe crossings • Encourage active ground-floor uses that create visual interest and street-level activity • Integrate housing diversity, including apartments, townhomes, and accessible units. • Provide shared parking solutions, rear lot parking, or on-street parking to maintain a walkable streetscape.	Future Mixed-Use development should: • Prioritize pedestrian comfort, with wide sidewalks, street trees, lighting, and safe crossings • Encourage active ground-floor uses that create visual interest and street-level activity • Integrate housing diversity, including apartments, townhomes, and accessible units. • Provide shared parking solutions, rear lot parking, or on-street parking to maintain a walkable streetscape.
	Primary Land Use	Common uses in these areas include single- and two-family dwellings, retail shops, restaurants, personal services, offices, co-working spaces, small businesses, and public facilities such as libraries and municipal buildings.	The Mixed-Use designation includes ground-floor retail, restaurants, and service businesses; upper-story apartments and offices; all types of residential dwelling units, integrated into the district; and community uses such as libraries, post offices, and medical facilities.	The Mixed-Use designation includes ground-floor retail, restaurants, and service businesses; upper-story apartments and offices; all types of residential dwelling units, integrated into the district; and community uses such as libraries, post offices, and medical facilities.
	Infrastructure and Services	These areas are supported by robust public infrastructure and multimodal transportation options, including: •Public water and sewer, and broadband that support business activity •Complete streets with sidewalks, bike facilities, and transit access. •Streetscape enhancements that support walkability and placemaking. •Infrastructure investments should prioritize safety, accessibility, and the creation of high-quality public workspaces.	These areas are supported by robust public infrastructure and multimodal transportation options, including: • Public water and sewer • Complete streets with sidewalks, bike facilities, and transit access • Streetscape enhancements that support walkability Utilities and broadband infrastructure that support business activity	These areas are supported by robust public infrastructure and multimodal transportation options, including: • Public water and sewer • Complete streets with sidewalks, bike facilities, and transit access • Streetscape enhancements that support walkability Utilities and broadband infrastructure that support business activity
	Policy Development	Future planning and zoning in the Mixed-Use area should: •Encourage Mixed-Use buildings and compact development patterns. •Support infill and redevelopment that enhances community vitality. •Promote housing diversity, including upper-story residential and workforce housing. •Strengthening multimodal connections to surrounding neighborhoods and employment centers. •Require landscaping, buffer, pedestrian amenities (sidewalks, crosswalks), and public gathering spaces •Manage parking through shared facilities and reduced minimums when possible.	Future planning and zoning initiatives should include: •Strengthening the downtown or village center as the heart of community life. •Encouraging adaptive reuse of older buildings to preserve character and reduce environmental impact. •Expanding opportunities for local entrepreneurship and small business growth. •Increasing housing options within walking distance of shops, services, and transit.	Future planning and zoning initiatives should include: •Strengthening the downtown or village center as the heart of community life. •Encouraging adaptive reuse of older buildings to preserve character and reduce environmental impact. •Expanding opportunities for local entrepreneurship and small business growth. •Increasing housing options within walking distance of shops, services, and transit.

Industrial	Density	Minimum Lot Size: 15,000 square feet	Minimum Lot Size: 20,000 Square Feet	Minimum Lot Size: 20,000 Square Feet
	Purpose	Industrial areas are designed to support manufacturing, warehousing, distribution, and other employment-based uses that need larger sites, specialized infrastructure, and separation from residential neighborhoods. These areas are crucial to the local and regional economy by providing jobs, supporting supply chains, and hosting businesses that depend on transportation access and adaptable building options. This area supports manufacturing, processing, warehousing, logistics, distribution centers, flex space, research and development, employment growth, economic diversification, and the strategic placement of industrial activities to reduce land use conflicts.	The area is intended for manufacturing, warehousing, distribution, and other employment-generating uses that support each Borough’s economic base. These areas are planned to accommodate modern, clean, and efficient industrial operations while ensuring compatibility with surrounding neighborhoods and environmental resources. It is important that these areas are well planned to minimize conflicts with residential and commercial uses.	The area is intended for manufacturing, warehousing, distribution, and other employment-generating uses that support each Borough’s economic base. These areas are planned to accommodate modern, clean, and efficient industrial operations while ensuring compatibility with surrounding neighborhoods and environmental resources. It is important that these areas are well planned to minimize conflicts with residential and commercial uses.
	Development Character	Industrial areas prioritize functionality, efficiency, and safety. Key characteristics include: •Parcels that allow for flexible building footprints. •Adequate space for truck circulation, loading, and outdoor storage. •Access to major transportation corridors (US 30, PA 462) or interchanges. •Buffers, landscaping, and screening to minimize impacts on nearby uses. •Durable building materials and site layouts that support long-term operations. •Opportunities for modern, clean, and technology-focused industrial growth.	Industrial areas are designed for functionality, efficiency, and safe operations. Key characteristics include: • Maintain adequate buffers, such as landscaping, fencing, and setbacks, to avoid disruptions between residential areas due to proximity and high density in each Borough. • Ensure safe and efficient circulation for trucks, employees, and visitors. • Encourage reuse or redevelopment of older industrial buildings where feasible.	Industrial areas are designed for functionality, efficiency, and safe operations. Key characteristics include: • Maintain adequate buffers, such as landscaping, fencing, and setbacks, to avoid disruptions between residential areas due to proximity and high density in each Borough. • Ensure safe and efficient circulation for trucks, employees, and visitors. • Encourage reuse or redevelopment of older industrial buildings where feasible.
	Primary Land Use	The main land uses in this area include light and heavy manufacturing facilities, warehouses, wholesale trade, business parks, and facilities related to utilities, energy, and infrastructure.	Industrial land uses in each Borough include light manufacturing and assembly operations, a quarry, trade shops, and service-industrial businesses.	Industrial land uses in each Borough include light manufacturing and assembly operations, a quarry, trade shops, and service-industrial businesses.
	Infrastructure and Services	Industrial areas require robust infrastructure to support business operations, including: •Public water and sewer systems with adequate capacity. •Road networks built for heavy vehicles. •Access management that ensures safe truck movements. •Broadband, utilities, and energy systems that meet industrial demands. •Stormwater systems tailored for large impervious surfaces.	Industrial areas require robust infrastructure to support business operations, including: • Public Water, and sewer with adequate capacity • High-quality road networks designed for heavy vehicles • Access management that supports safe truck movements • Broadband, utilities, and energy systems that meet industrial demands. • Stormwater systems designed for large impervious surfaces.	Industrial areas require robust infrastructure to support business operations, including: • Public Water, and sewer with adequate capacity • High-quality road networks designed for heavy vehicles • Access management that supports safe truck movements • Broadband, utilities, and energy systems that meet industrial demands. • Stormwater systems designed for large impervious surfaces.
	Policy Development	Future planning and zoning in the industrial area should: •Preserve and protect industrial land from incompatible encroachment. •Encourage the redevelopment of underused or outdated industrial sites. •Support contemporary, eco-friendly industrial technologies and sustainable site design. •Enhance freight mobility and multimodal access to industrial areas. •Support the development of industrial parks and employment hubs that draw in jobs.	Future planning and zoning initiatives should include: • Encouraging clean, low-impact industrial uses that fit the Borough’s scale and character. • Preserving industrial land from incompatible encroachment to ensure long-term economic viability. • Improving site access, signage, and streetscape conditions to enhance the appearance of industrial areas.	Future planning and zoning initiatives should include: • Encouraging clean, low-impact industrial uses that fit the Borough’s scale and character. • Preserving industrial land from incompatible encroachment to ensure long-term economic viability. • Improving site access, signage, and streetscape conditions to enhance the appearance of industrial areas.

Riverfront Reinvestment	Density			Minimum Lot Size: 15,000 Square Feet
	Purpose			The Riverfront Reinvestment Area identifies Wrightsville Borough’s riverfront as a unique community asset with the potential to support recreation, economic development, environmental restoration, and public gathering spaces. A coordinated long-term strategy is encourage to transform the riverfront into a vibrant, accessible, and resilient area that strengthens the Borough’s identity and quality of life.
	Development Character			The Riverfront Reinvestment area should be designated for community gatherings and small businesses, and should include key features such as: • Adaptive reuse to preserve Wrightsville Borough’s historic fabric and reduce environmental impact. • Safe and efficient access for vehicles, pedestrians, and cyclists. • Signage and lighting scaled appropriately to the area.
	Primary Land Use			Land use in this area includes parks, boat launches, and mixed-use redevelopment with river-oriented retail and dining, as well as adaptive reuse of historic or industrial buildings, cultural venues, and community event spaces.
	Infrastructure and Services			The Riverfront Reinvestment area relies on full public infrastructure and transportation access, including: • Public Water and Sewer • Streetscape enhancements that support walkability and placemaking • Utilities and broadband infrastructure that support business and the outdoor economy.
	Policy Development			Future planning and zoning initiatives should include: • Enhancing connectivity between the riverfront, downtown, and surrounding municipalities. • Attract new investment while maintaining affordability and local character. • Strengthening economic vitality through tourism, recreation, and local outfitters. • Consider developing a zoning district or overlay specific to the riverfront of Wrightsville Borough with specific uses that residents and elected officials hope to see along the river.