

FUTURE LAND USE PLANNING

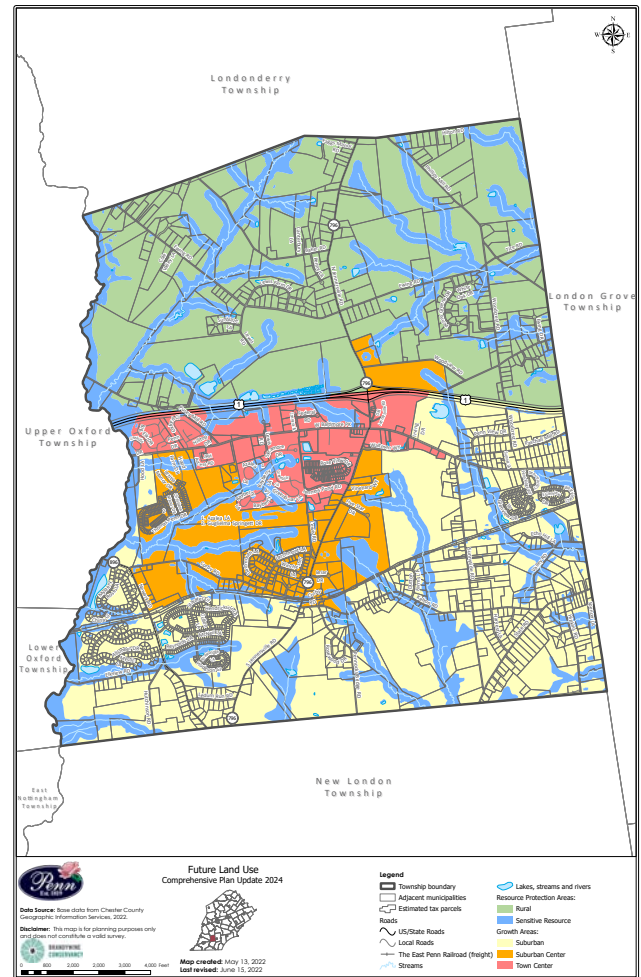
INTRODUCTION

Existing land use patterns provide the framework for guiding growth and future land use. A Future Land Use analysis provides a geographic depiction and vision for land use within a municipality, including summary descriptions that outline the anticipated form and type of development, access to municipal amenities, infrastructure and services, and the consideration of natural and historic resources.

Comprehensive Plans provide an outline for future land use decisions—balancing reasonable growth opportunities with agricultural preservation to conserve community character while protecting existing historic resources.

A Future Land Use map is:

- Not a zoning map with no regulatory authority
- A planning tool required by the Pennsylvania Municipalities Planning Code (MPC)
- Helps fulfill Goals of the Municipality's Comprehensive Plan



Penn Township, Chester County, Future Land Use Map (2024)

APPLICABILITY

The future land use chapter and map can be used to support the following Goals

1. **Sustainable Development:** Future land use planning can promote that new development is sensitive to community character—preserving historic, cultural and natural assets.
2. **Conservation:** It can be used to identify lands as a conservation priority.
3. **History and Culture:** This planning can promote the protection of historic structures and districts.



IMPLEMENTATION

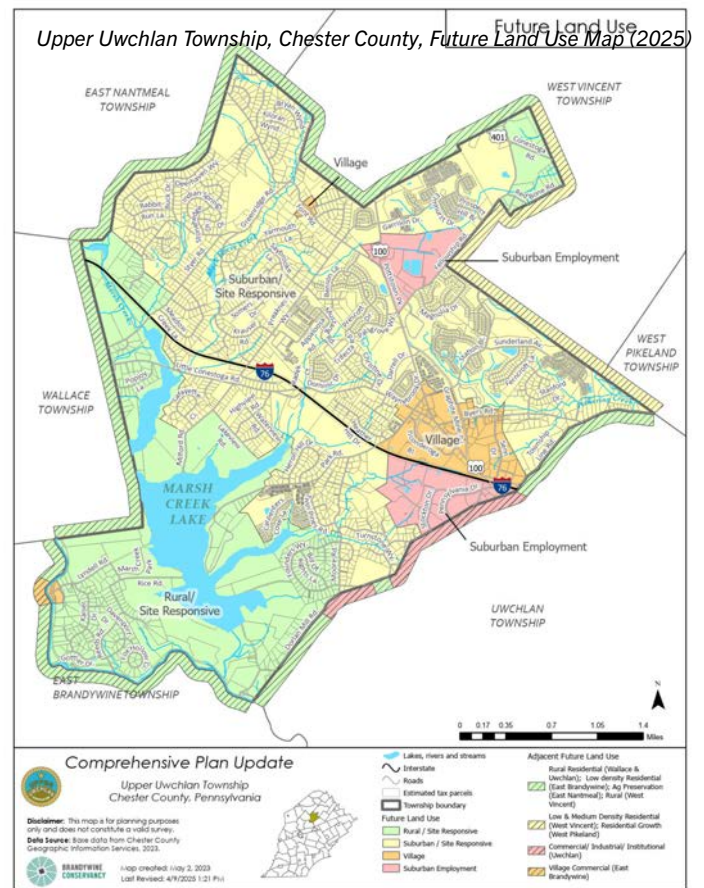
Planning Process

- Through an update to a Comprehensive Plan (18-24 months)
- Task Force meetings
- Public engagement: public meetings, surveys, community visioning
- Inventory of existing conditions and land use
- Evaluate of population projections, developable lands and protected land
- Develop goals and objectives, as well as a description of desired state and associated amenities
- Recommendations

Plan Adoption

The Future Land Use Plan and Map is adopted as an element of a Comprehensive Plan. The following outlines the adoption process for a Comprehensive Plan Update.

- Pennsylvania
 - o 45-Day review period: review by neighboring municipalities, school district, county and general public
 - o Public Hearing
 - o Adoption by governing body
- Delaware
 - o State review
 - o Public Hearing
 - o Adoption by governing body and certification by State



SUCCESSFUL CASE STUDIES

The following municipalities have included Future Land Use plans and maps into their Comprehensive Plan update with assistance from Brandywine Conservancy:

Chester County, PA

- Upper Uwchlan Township, Chester County (2025)
- Unionville Area Regional Comprehensive Plan (East Marlborough, West Marlborough and Newlin Townships), Chester County (2024)
- Penn Township, Chester County (2024)
- Malvern Borough, Chester County (2020)
- Highland Township, Chester County (2020)

For more information on the Future Land Use Plan process, see the expanded technical bulletin included in this toolkit.



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