

Honey Brook Township and Borough Multi Municipal Comprehensive Plan Update

Task Force Meeting #4

December 3rd, 2025, at 6:30PM-8PM (Honey Brook Township Office and Zoom)

<https://brandywine-org.zoom.us/j/82813034309?pwd=4nFYnkZsMr3hQVxNxnDrSUmGleShqJ.1>

AGENDA

6:30-6:35pm Welcome and Call to Order
Gary McEwen, Task Force Chair

Meeting Overview
Sarah Sharp, Brandywine Conservancy

6:35-6:40pm Public Comment (see Township guidelines for public comment)
** When called, provide your name and address for the record. After this, you have three (3) minutes to share your comments regarding any matter related to the Comprehensive Plan Update. There will be additional opportunity for public comment at the end of the meeting.*

6:40-7:00pm Review of proposed recommendations from past sections
Sarah Sharp & Beth Burns, Brandywine Conservancy

7:00-7:20pm Existing and Future Land Use Discussion
Sarah Sharp, Brandywine Conservancy

7:20-7:40pm Guiding Growth: Inventories, Mapping, Recommendation
Liv Falcone, Brandywine Conservancy

7:40-7:50pm Questions/Concerns/ Outstanding Items
Sarah Sharp, Brandywine Conservancy
**Discuss survey – Postcards and extension date
175 – 30 borough 145 township**

7:50-8:00pm Public Comment (see Township guidelines for public comment)
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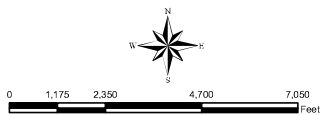
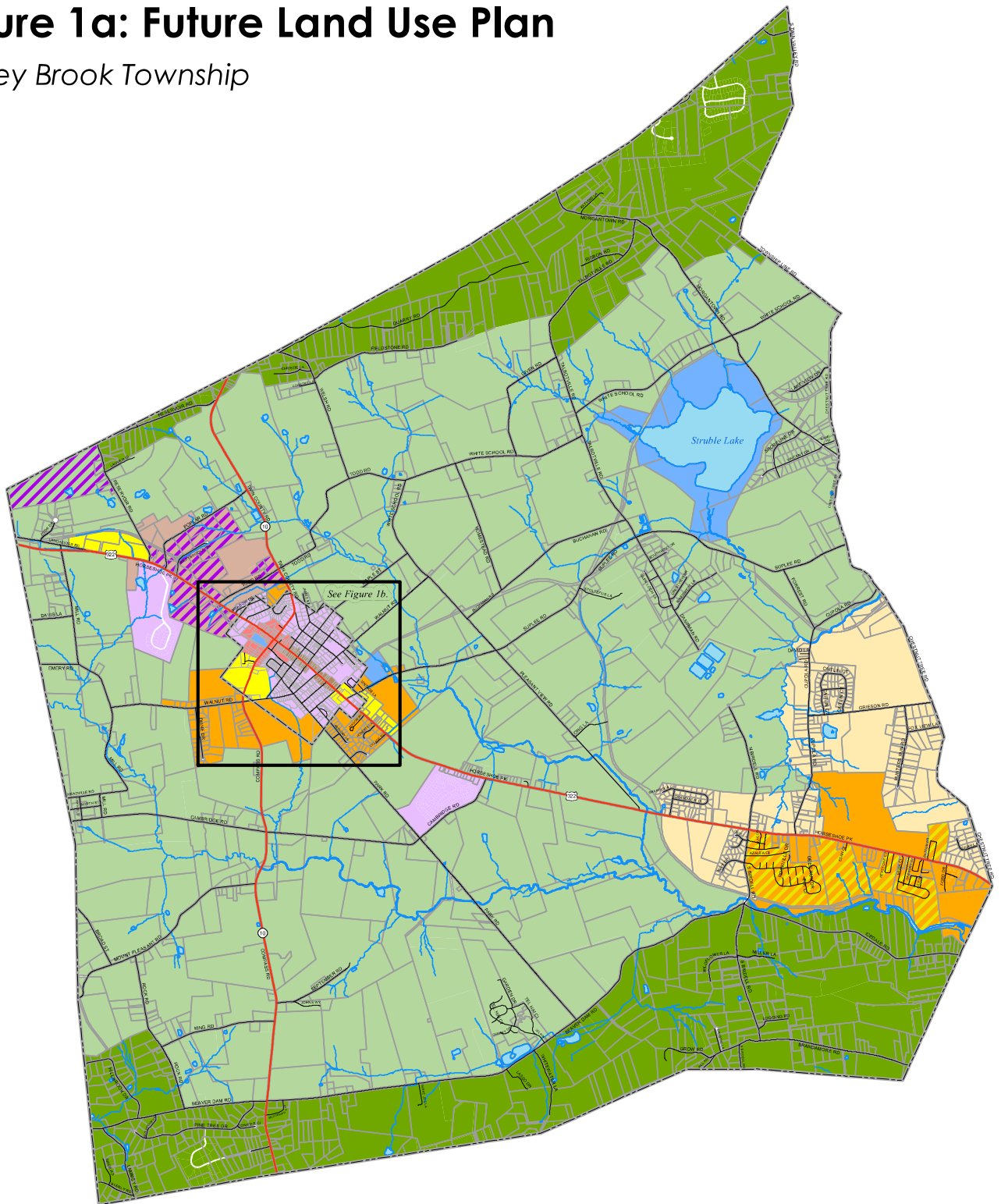
Next Meeting – No Task Force Meeting in Jan.

February 4th @ 6:30- Task Force Meeting #4 – Multi- Modal Transportation



Figure 1a: Future Land Use Plan

Honey Brook Township



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Data Sources: Base Data from Chester County GIS.
Date Plotted: January 20, 2015

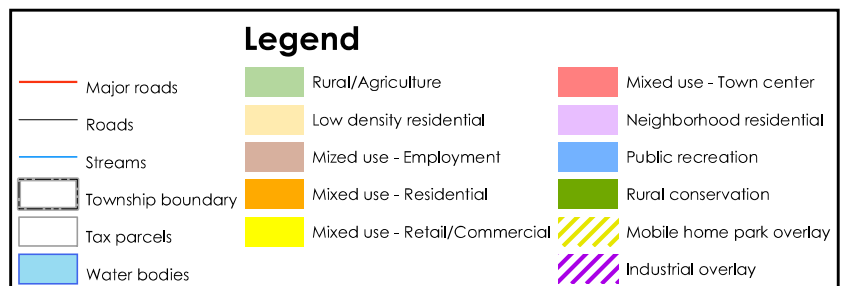
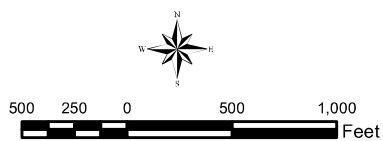
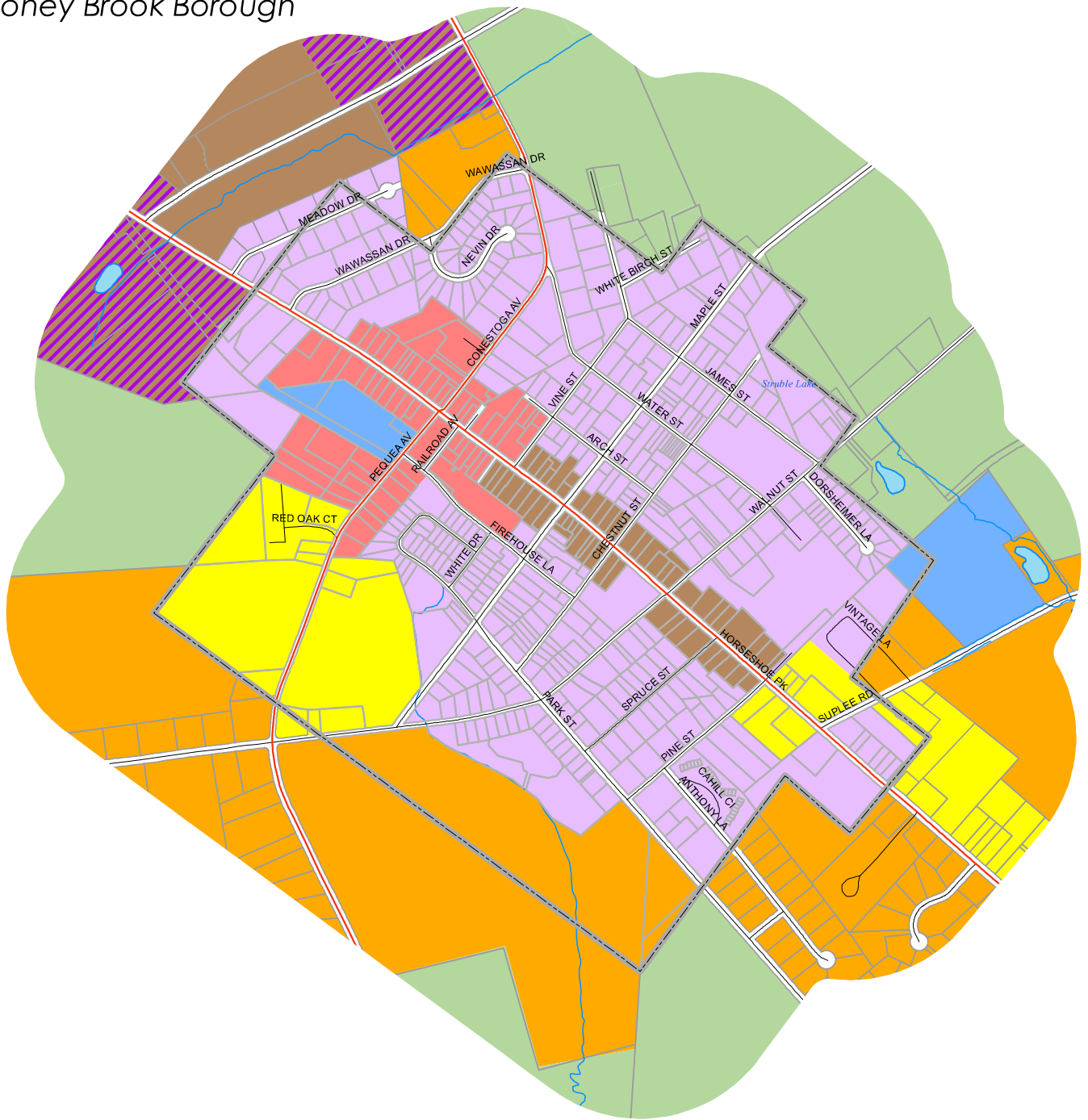


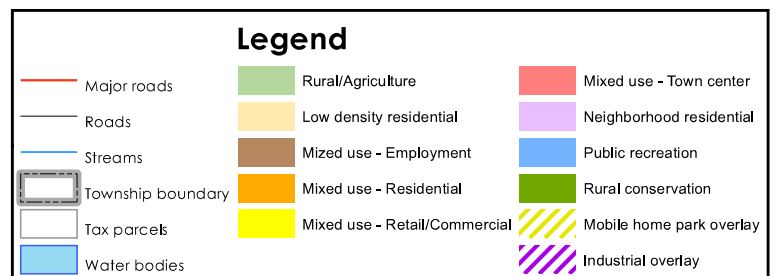
Figure 1b: Future Land Use Plan

Honey Brook Borough



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Data Sources: Base Data from Chester County GIS.
Date Plotted: January 20, 2015



KEY THEME #2: GUIDING GROWTH

Brandywine Conservancy

December 4th, 2025



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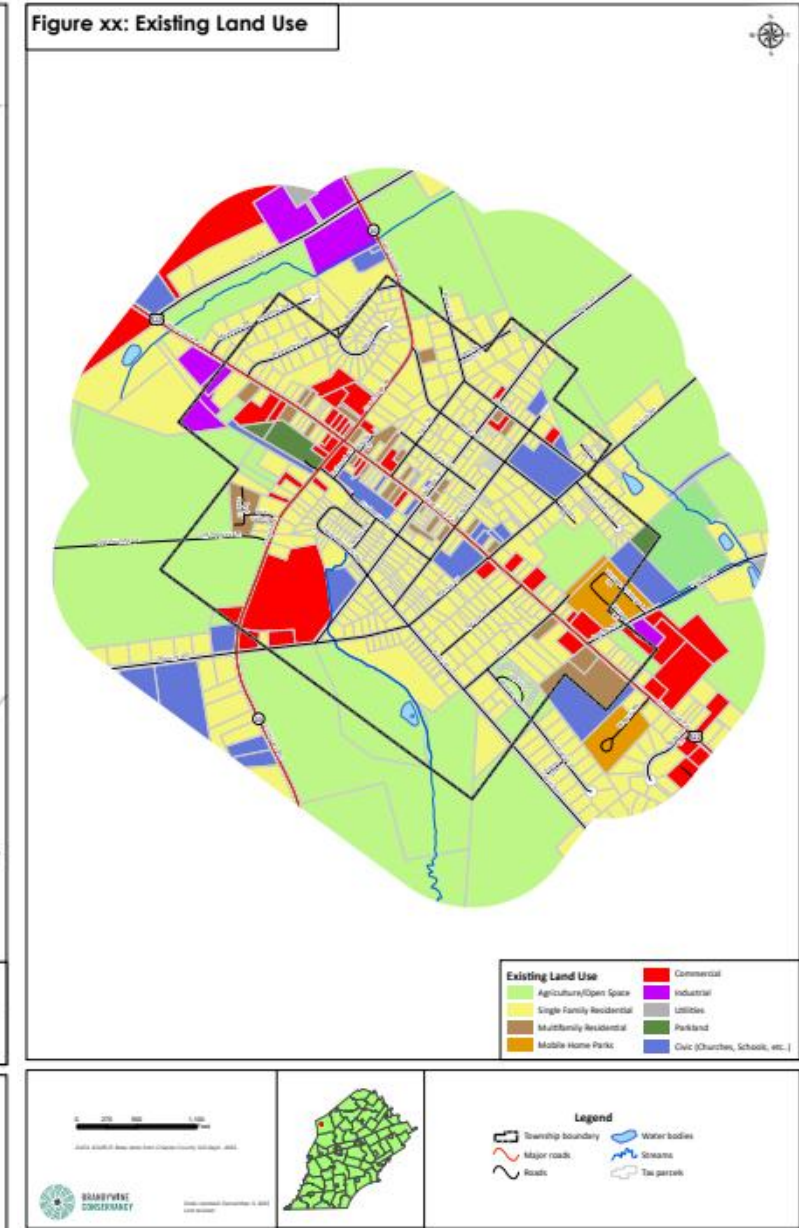
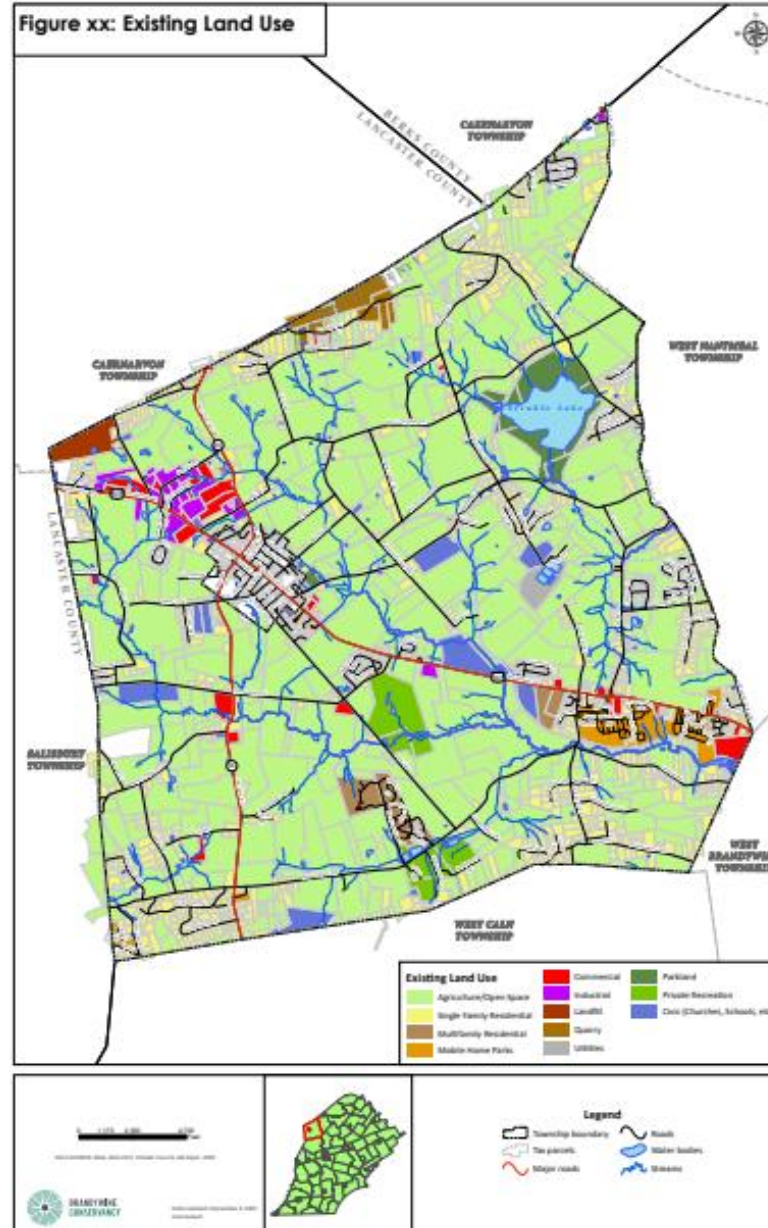
Survey Responses*

- How could Honey Brook be a better place to live?
 - *“Stop overdeveloping. Maintain open spaces. Support local farmers. Protect the Plain Folk communities.”*
 - *“Stop building housing communities and destroying farmland.”*
 - *“More housing options and more employment opportunities.”*
 - *“More active main street.”*
 - *“We need a hospital nearby.”*
 - *“Promote rural environment.”*

Existing Land Use

Land Use Codes:

- Agriculture/Open Space
- Single Family Residential
- Multifamily Residential
- Mobile Home Parks
- Commercial
- Industrial
- Quarry
- Landfill
- Utilities
- Private Recreation
- Parkland
- Civic (Churches, Schools, etc.)
- Residual (Roads/ROWs)



Zoning and Residential Buildout

Township

- Zoning outlines 7 base districts:
 - NR – Neighborhood Residential
 - MUR – Mixed Use Residential
 - MUC – Mixed Use Commercial
 - BI – Business Industrial
 - A – Agricultural
 - RC – Resource Conservation
 - MHP – Mobile Home Overlay
- Zoning addresses physical limitations to land use for natural resources:
 - FH – Flood Hazard
 - WHP – Wellhead Protection District

Borough

- Zoning outlines 6 base districts:
 - NR – Neighborhood Residential
 - MUR – Mixed Use Residential
 - TC – Town Center Commercial
 - MUC – Mixed Use Commercial
 - WHP – Wellhead Protection Overlay

Buildout Assumptions

- The tables are from the 2015 Comp Plan summarizing the potential yield of buildout per zoning district in both the Township and Borough.

Table G-1: Honey Brook Borough Build-Out Summary.

	Zoning District	Vacant		Underdeveloped	
		Gross ac.	Units	Gross ac.	Units
<i>Single-Family Detached</i>	NR	8.7	21	10.4	16
<i>Single-Family Attached</i>	MSR	0.0	0	1.5	8
<i>Single-Family Attached</i>	TR	6.4	42	35.2	222
<i>Multi-Family</i>	TC	1.9	207	10.1	821
Res total	Total	17.0	270	57.2	1,067
<i>Non-Residential</i>	TC	1.9	57,307	10.1	227,479
<i>Non-Residential</i>	MUC	0.0	0	35.8	670,743
<i>Non-Residential</i>	I	0.0	0	0.0	0
Non-Res total	Total	1.9	57,307	45.9	898,222

Table G-2: Honey Brook Township Build-Out Summary.

	Zoning District	Vacant				Underdeveloped			
		Gross ac.	Net ac.	Units / Non-Res Area		Gross ac.	Net ac.	Units / Non-Res Area	
				no TDRs	with TDRs			no TDRs	with TDRs
<i>Single-Family Detached</i>	A	1,437.8	302.5	117	117	4,300.7	2,890.4	392	392
<i>Single-Family Detached</i>	RC	248.4	122.4	21	21	399.3	148.8	116	116
<i>Single-Family Detached</i>	FR	223.1	134.5	126	153	114.8	92.4	90	108
<i>Multi-Family</i>	R	81.6	28.4	85	142	130.3	95.2	285	374
<i>Mobile Home / Multi-Family</i>	MR	14.5	14.4	57	57	68.8	43.5	152	260
Res total	Total	2,005.3	602.2	406	490	5,013.9	3,270.2	1,035	1,250
<i>Non-Residential</i>	C	77.5	47.8	1,686,915	2,024,298	0.0	0.0	0	0
<i>Non-Residential</i>	I	117.4	81.6	2,557,548	3,580,567	11.3	8.0	202,554	283,576
Non-Res total	Total	194.9	129.32	4,244,464	5,604,866	11.3	8.0	202,554	283,576

* mobile home units



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Fair Share Housing Analysis

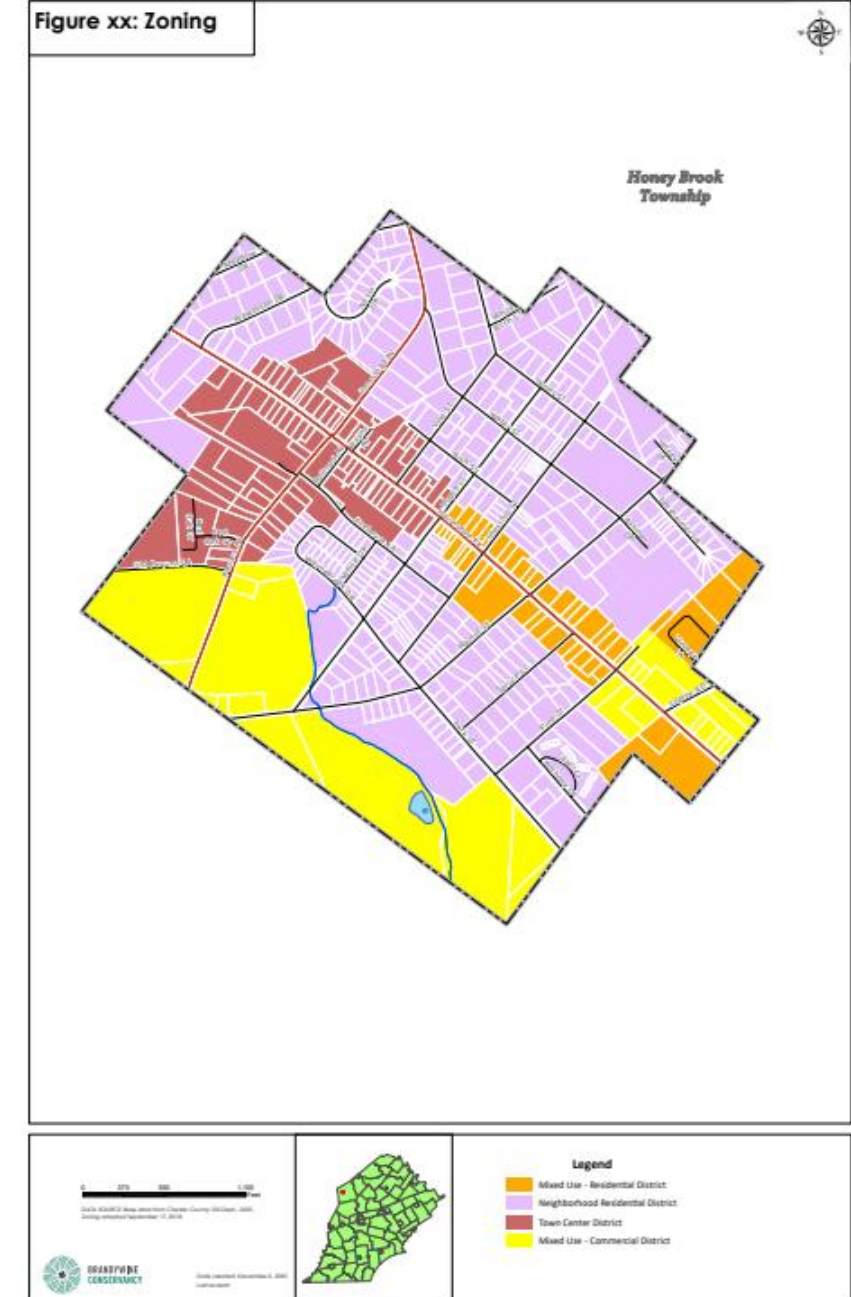
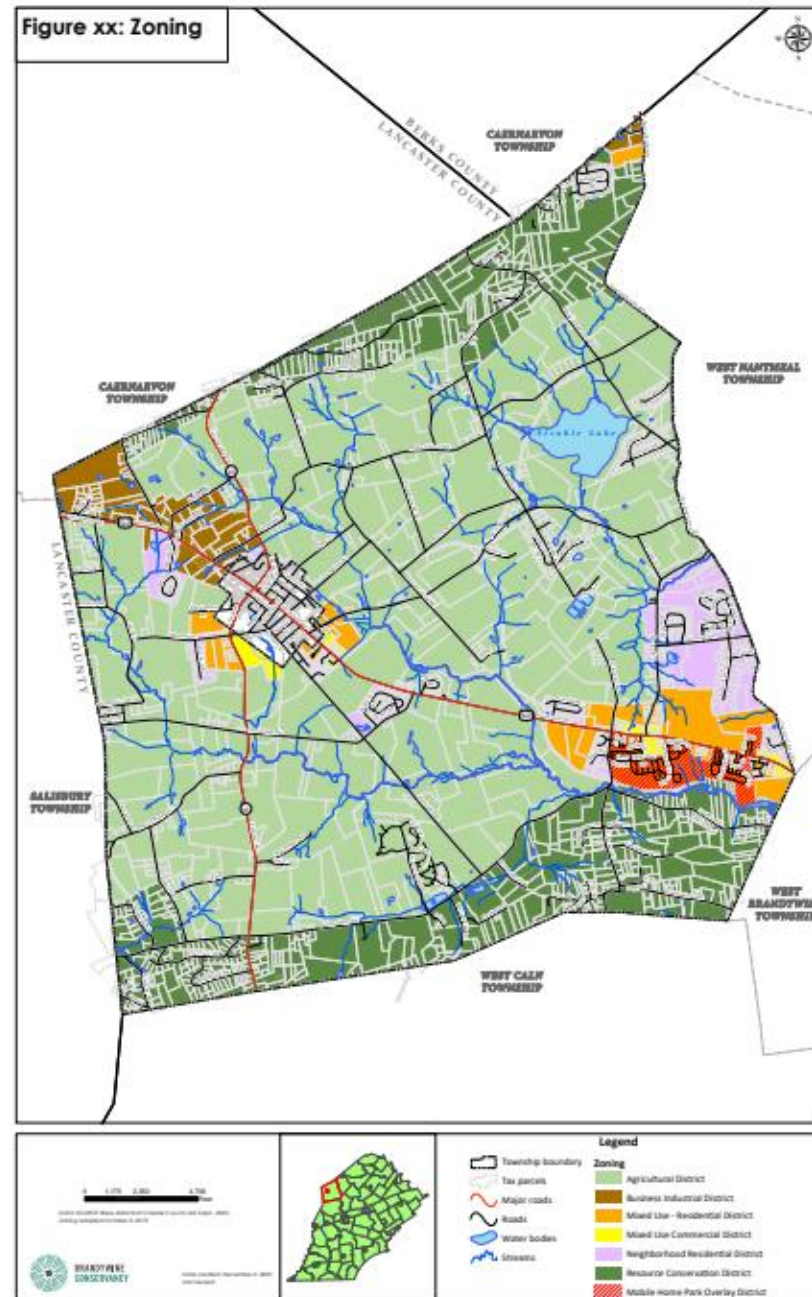
- Through the PA MPC, municipalities must provide for each land use, including a variety of residential dwellings as case law has shown through the “fair share doctrine,” including:
 - Single-family
 - Two-family
 - Multi-family
 - Mobile home parks
- The Township and Borough both meet the fair share housing obligations based on existing zoning, **neighborhood residential** and **mixed-use residential districts**.

Short-Term Rentals

- Chester County defines short-term rental as “*Residential properties or portions of residential properties available to rent for a limited time (typically less than 30 consecutive days)*”
 - Airbnb, Vrbo, Home Away, FlipKey
- Middle Smithfield Township defines short-term rental as “*Any dwelling unit utilized as a single-family residence rented for the purpose of overnight lodging for a period of 30 days or less*”
- Municipal ordinances are defining these standards to address registration and record keeping, advertising, fees or taxes, limits on short-term rental nights (annually), spatial concentration, inspections and insurance coverage
- Airbnb’s are in the Borough and can contribute to the local economy, does the Borough want to recommend an ordinance to regulate short-term rentals?

Zoning Maps

- Honey Brook Township amended their zoning ordinance and map in 2019
- Honey Brook Borough amended their zoning ordinance and map in 2018

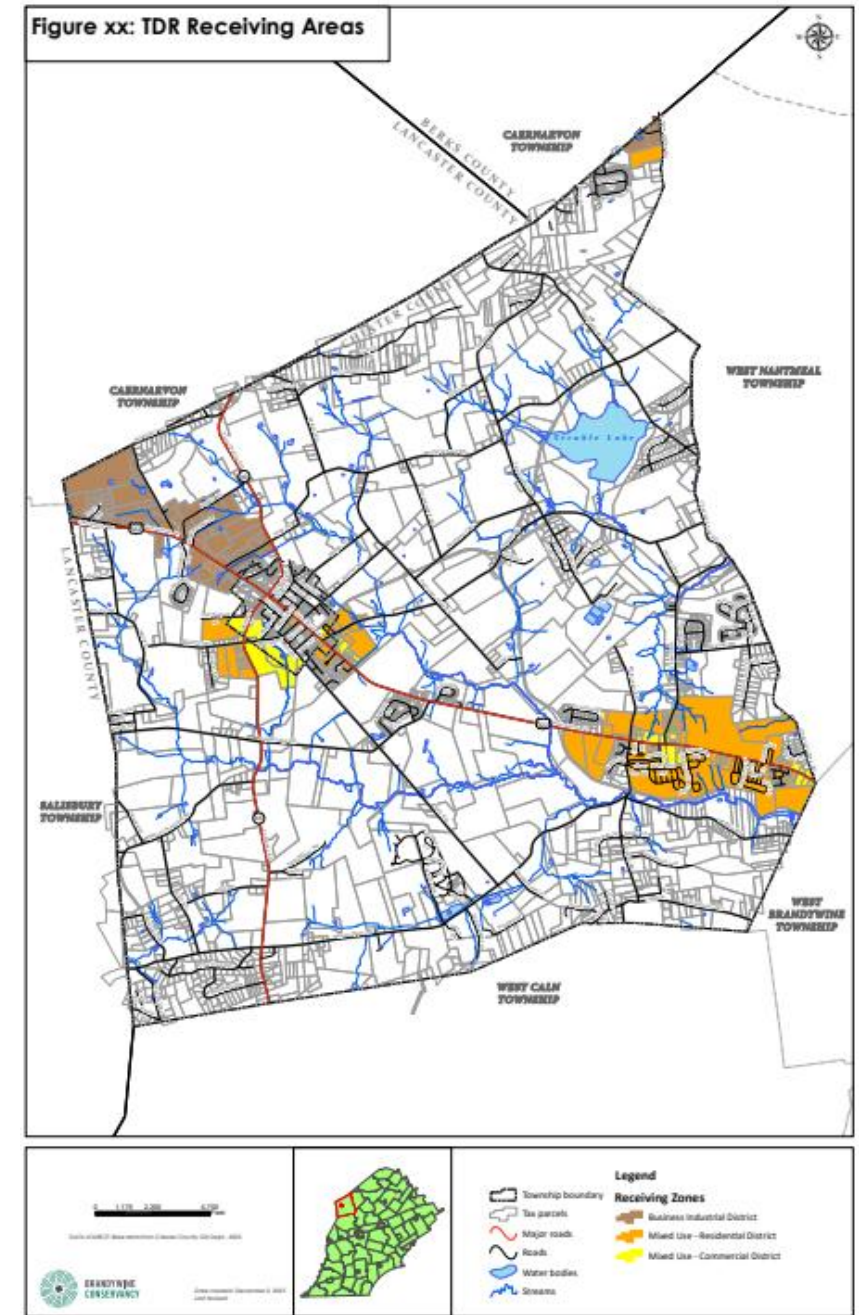
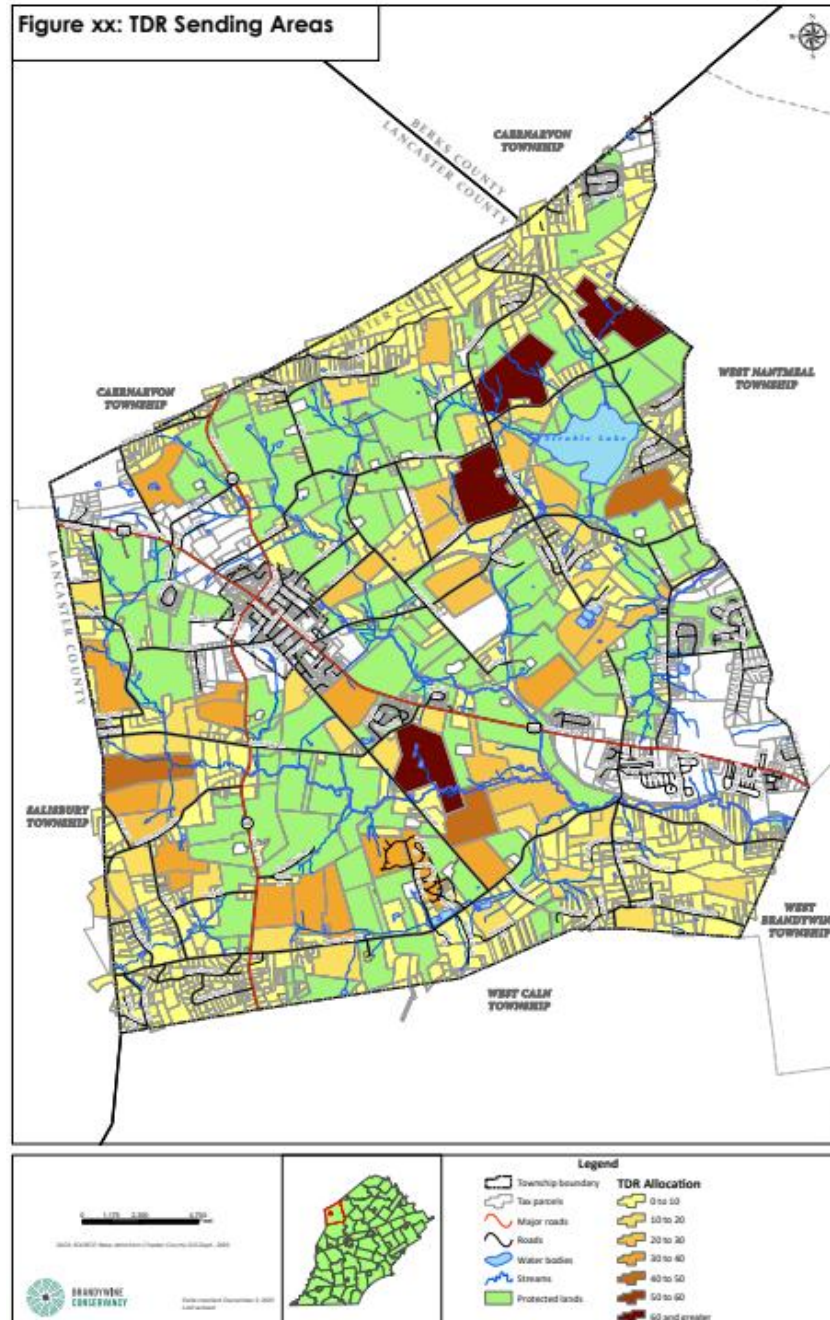


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Transferable Development Rights (TDRs)

- The Township incorporated a Transferable Development Rights (TDR) option within its zoning to conserve the farmlands and to better manage growth
- TDR “Sending zone” = parcels worthy of permanent preservation
- TDR “Receiving areas” = parcels eligible for additional (bonus) residential dwelling units, commercial or industrial square footage
- Should there be a recommendation to reevaluate the necessity of the TDR option?

Transferable Development Areas (TDRs)



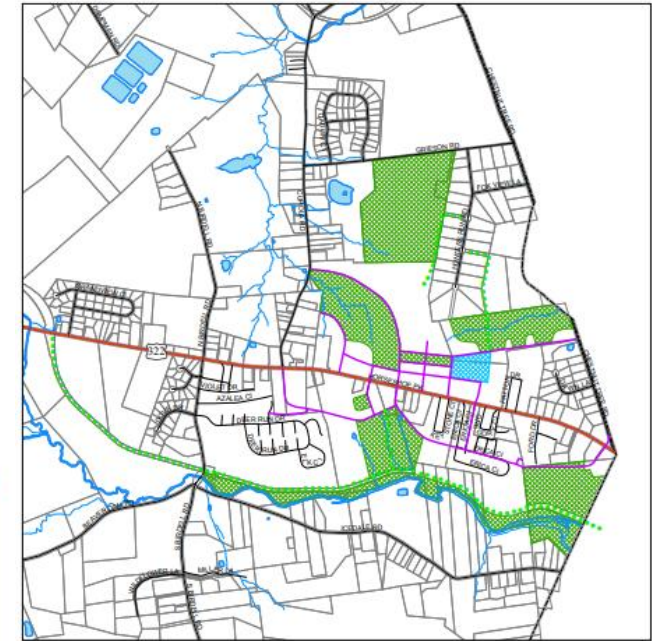
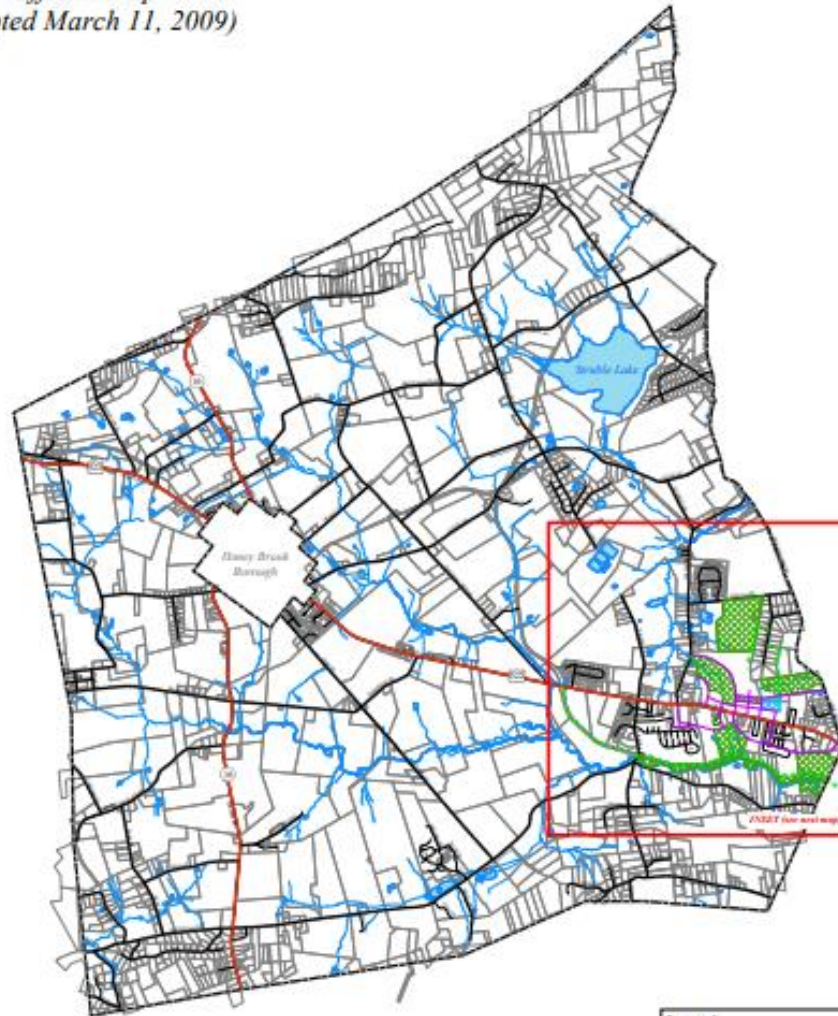
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Official Map

Adopted in March 2009

Should there be a recommendation to evaluation, amend and adopt an updated Official Map for potential public amenities, ROW, etc.?

*Honey Brook Township
Official Map
(Adopted March 11, 2009)*

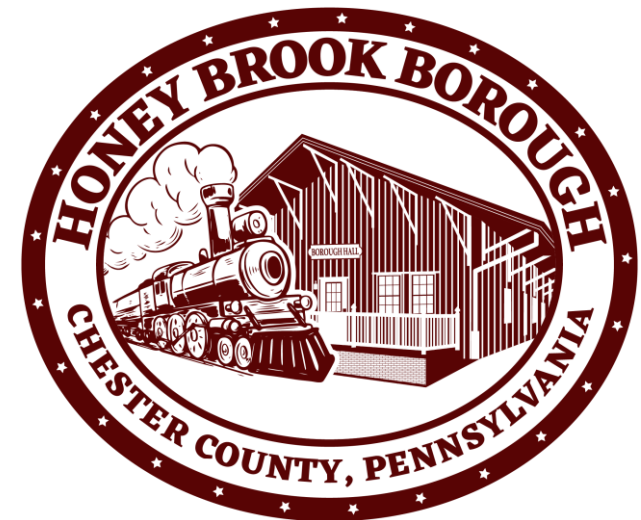


2009-03-11 Honey Brook Township Official Map. All rights reserved. 2009.
Map created November 10, 2008



Community Facilities and Services

- Municipal Functions and Staff
- Public Works/Roads Department
- Police – *state and borough police forces*
- Fire Protection – *Honey Brook Fire Company (volunteer)*
- Ambulance Service – *Elverson-Honey Brook Area EMS*
- Public Sewage
- Public Water
- Stormwater Management
- Flood Control
- Solid Waste Collection and Disposal – *private haulers*
- Twin Valley School District
- Library Facilities



Community Facilities and Services – Municipal Functions and Staff

Township

- Township Manager / Administrator
- Clerical staff to support Township needs
- Third party support by Solicitor, Engineer, Code Enforcement and professional Planners
- Additional receptionist staff may be needed in the future?

Borough

- Two part-time administrative staff - Borough Clerk and Borough Secretary / Treasurer to oversee the general day-to-day
- Kraft Municipal Group, Inc., assists as Ordinance Enforcement Officer
- Third party support by Solicitor, Engineer, Building Code and Zoning Enforcement handle any legal issues, bids, contract awards, the review of building/development plans, the issuing of building permits, etc.
- Expansion of personnel and space?

Community Facilities and Services – Public Works/Roads Department

Township

- 4 full time employees
- Responsible for road maintenance, upkeep, and snow/ice removal on 53 miles of township roads
- Currently working with PennDOT on traffic counts throughout the Township
- Should the inventory consider roads prone to flooding during severe weather events?

Borough

- 3 full part-time employees
- Responsible for lawn care, park maintenance, minor building repairs and maintenance, snow removal, minor street repairs and the installation and repair of signage.
- Public Works department uses the Public Works Garage for storage of the large and small-scale equipment.
- Is the building adequate for current needs? If not, should this be addressed in the recommendations?



Community Facilities and Services – Police

Township

- Provided by Pennsylvania State Police
- Honey Brook Township Police
Department was disestablished on
December 14, 2005

Borough

- Provided by Honey Brook Borough
Police Department
- Located on Pequea Avenue at the
Borough offices
- Department consists of a full-time
Police Chief and three patrolmen



Community Facilities and Services – Fire Protection

Township

- Provided by Honey Brook Fire Company (volunteer)
- Located near the intersection of Route 10 and Route 322 in the Borough
- Is this facility large enough for personnel and safety needs?

Borough

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Community Facilities and Services – Ambulance Services

Township

- Provided by Elverson-Honey Brook Area EMS
- Elverson EMS and Honey Brook Fire Company Ambulance Division merged on January 1, 2015
 - Services remained at their existing stations
- Manned by full-time, paid personnel (EMT's and medics)
- Should recommendation specify co-locating the firehouse and ambulance service facility?

Borough

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- Should recommendation specify co-locating the firehouse and ambulance service facility?

Community Facilities and Services – Public Sewage

Township

- Treatment and Disposal Public sewer service is jointly provided to residents and businesses of Honey Brook Township and Borough by the Northwestern Chester County Municipal Authority (NCCMA)
- Adopted the Act 537 Plan in 2019 by Ebert Engineering, Inc.

Borough

- Treatment and Disposal Public sewer service is jointly provided to residents and businesses of Honey Brook Township and Borough by the Northwestern Chester County Municipal Authority (NCCMA)
- **Act 537 Plan?**

Community Facilities and Services – Public Water

Township

- Provided by Aqua Pennsylvania and The Honey Brook Borough Water Authority
- Majority of households in the Township draw their water from private wells

Borough

- Provided by Honey Brook Borough Water Authority

Community Facilities and Services – Stormwater Management

Township

- Amended their Stormwater Management Ordinance in 2023, consistent with the Chester County-Wide Act 167 Plan
- Periodic flooding in the vicinity of Icedell, Beaver Dam, and Birdell Roads, downstream from the confluence of Two Log Run with the East Branch Brandywine Creek, is this still the case?

Borough

- Amended their Stormwater Management Ordinance in 2018, consistent with the Chester County-Wide Act 167 Plan
- Any areas of periodic flooding that are worth mentioning?



Community Facilities and Services – Flood Control

Township

- Struble Dam is owned and operated by the Chester County Water Resources Authority (CCWRA) serves as the regional flood control facility
- CCWRA outlines and Emergency Action Plan (EAP) for Struble Dam in the unlikely event of a dam failure, which has been distributed to Honey Brook Township residents

Borough

Community Facilities and Services – Solid Waste Collection and Disposal

Township

- Residents must contract a private hauler
- KRF Environmental, conducted a study to assist township on recycling methods
 - As a result, the Board passed the recycling ordinance in 2014

Borough

- Residents must contract a private hauler
 - AJ Blosenski
 - B&L Carson
 - Deihms Disposal of PA
- Recycling can be brought to Chester County Solid Waste Authority (CCSWA) in Narvon, PA or the Landchester Landfill and Reclamation Center (LLARC).

Community Facilities and Services – Twin Valley School District

Township

- District is composed of 7 municipalities in 2 counties: Honey Brook and Elverson Boroughs, Honey Brook and West Nantmeal Townships; and Caernarvon, Robeson Townships, and New Morgan Borough in Berks County.
- TVSD operates 3 elementary schools: Honey Brook Elementary, Twin Valley Elementary Center, and Robeson Elementary Center
- Other schools include Twin Valley Middle School and Twin Valley High School

Borough

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Community Facilities and Services – Library Facilities

Township

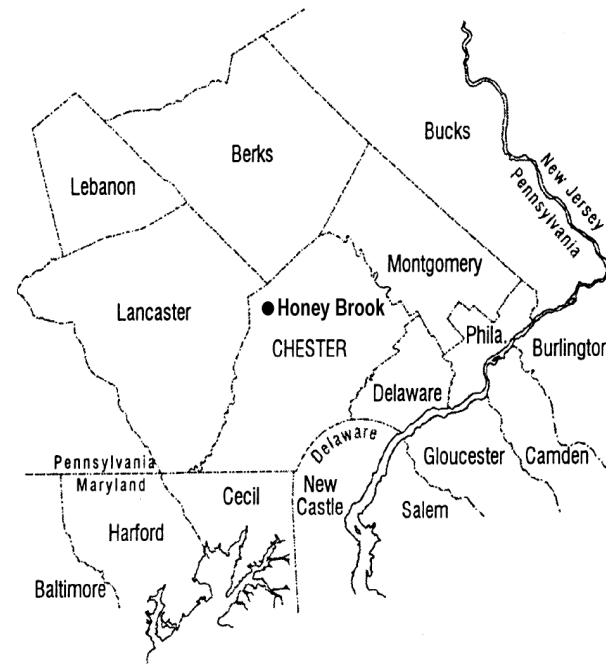
- Honey Brook Community Library
- Affiliated with the Chester County Library System
- Previously in Honey Brook Borough, but was moved prior to the 2015 Multi-Municipal Comprehensive Plan

Borough

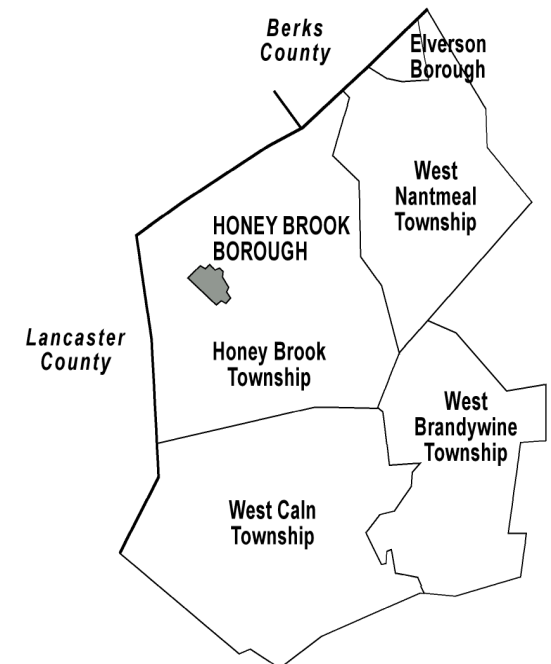
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2003 Honey Brook Borough Revitalization Plan

- Honey Brook Revitalization Plan was prepared by Urban Research & Development Corporation (URDC)
- The plan outlines strategies to stimulate revitalization in these key 4 areas:
 - Economic Development and Redevelopment
 - Public Infrastructure
 - Circulation
 - Housing and Public Safety
- **What parts of the Revitalization Plan have been achieved?**
 - Honey Brook Park
 - Stormwater Drainage - Arch, Maple and Chestnut Streets
 - Town Center Expansion



Honey Brook Borough in Southeastern Pennsylvania Region



Honey Brook Borough and Surrounding Townships

Guiding Growth – Future Land Use

Goal X.1: Accommodate a modest amount of growth and development in areas of the Borough and Township planned for such uses in a way that maintains and enhances the Borough as a desired place to live, work, and play and the Township as a rural, agricultural resource.

- Support agriculture as a business that contributes to the economy of the Region.

Goal X.2: New dwellings or additions to existing dwellings should blend with the neighborhood character through compatible building scale, architectural style, building height and building setbacks from streets and alleys.

- Evaluate Ordinances to better enable sustainable neighborhood design in order to provide: a variety of housing options; open space within for recreation, scenic views, natural resource protection; and other appropriate uses.
- Create land use policies that promote pedestrian friendly environments and utilize village planning principles for new developments when practical.

Guiding Growth – Future Land Use Cont.

Goal X.3: Encourage and prioritize land preservation opportunities to focus development away from critical natural and agricultural resources through the zoning and subdivision and land development processes.

- Evaluate and implement goals of the Land Preservation Plan (2025) to encourage land preservation of key natural resource and agricultural parcels within the Township.
- Continue to promote agricultural zoning and discourage non-farm residential uses in prime agricultural areas of the Township. Allow for the continued use of non-conforming lots and uses and discourage expansion of non-conforming uses on lands designated Rural/Agriculture on the Future Land Use Plan.
- Continue to permit through zoning home businesses and rural occupations within the Township's agricultural areas as an economic development tool for farm income.
- Continue to work with landowners and land conservancies to promote resource protection programs and the placement of agricultural and conservation easements that will protect farming as the principal land use in the Township.
- Actively seek grant funds to leverage municipal funds for the acquisition of conservation interests.



Guiding Growth – Fair Share Housing

Goal X.1: Support and enhance healthy, safe, sustainable, and diverse* housing options and vibrant neighborhoods for residents of all ages and income levels.

- Evaluate the Township Ordinances for appropriate building placement, building scale, street and pedestrian network, and public spaces provisions for mixed-use development.
- Amend the Zoning Ordinance to permit accessory dwelling units (ADUs) by right on existing lots with single-family residential dwellings, subject to compliance with appropriate residential district or supplemental standards.
- Periodically assess the rental inspection and licensing ordinances for areas of improvement.
- Consider addressing short-term rentals in the borough Ordinances. While a quick review of the Airbnb website does not show an abundance of host sites in Honey Brook Borough, it is important to evaluate emerging land use issues for how they may impact the community in the future. The Chester County Planning Commission provides more information and tools for consideration on its website.

Guiding Growth – Revitalization Plan

Goal X.1: Promote a healthy and diverse commercial economy that supports a stable tax base.

Goal X.2: Reinforce the identity and vitality of Horseshoe Pike and Pequea Avenue St. as a thriving main street and community center.

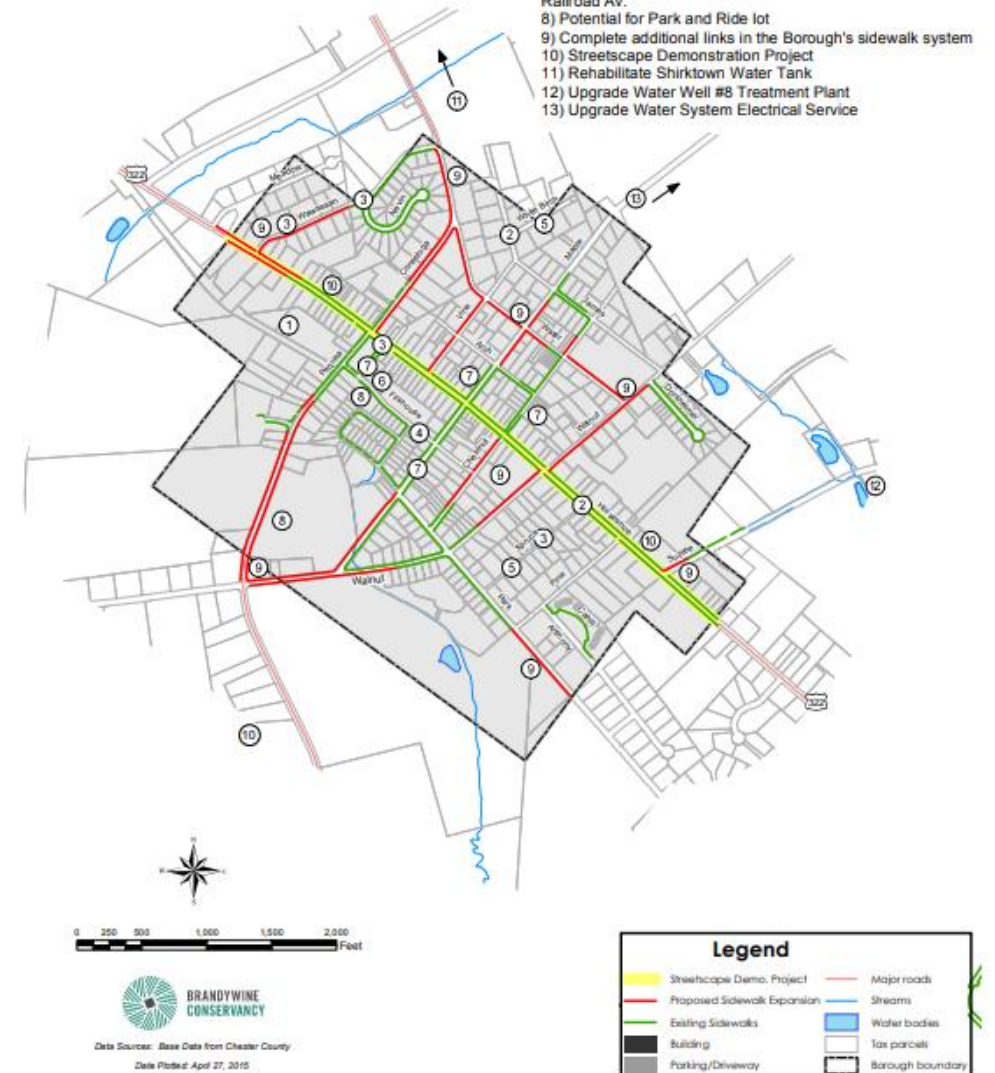
- *Circulation and Trails*
- *Sewer and Water*
- *Downtown Community*
- *Public Safety*



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Figure 2: Revitalization Plan

Honey Brook Borough



Future Land Use Categories

- Rural/Agriculture
- Rural Conservation
- Low Density Residential
- Neighborhood Residential
- Mixed Use – Residential
- Mixed Use – Employment
- Mixed Use – Retail/Commercial
- Mixed Use – Town Center
- Mobile Home Park Overlay
- Industrial Overlay

Figure 1a: Future Land Use Plan
Honey Brook Township

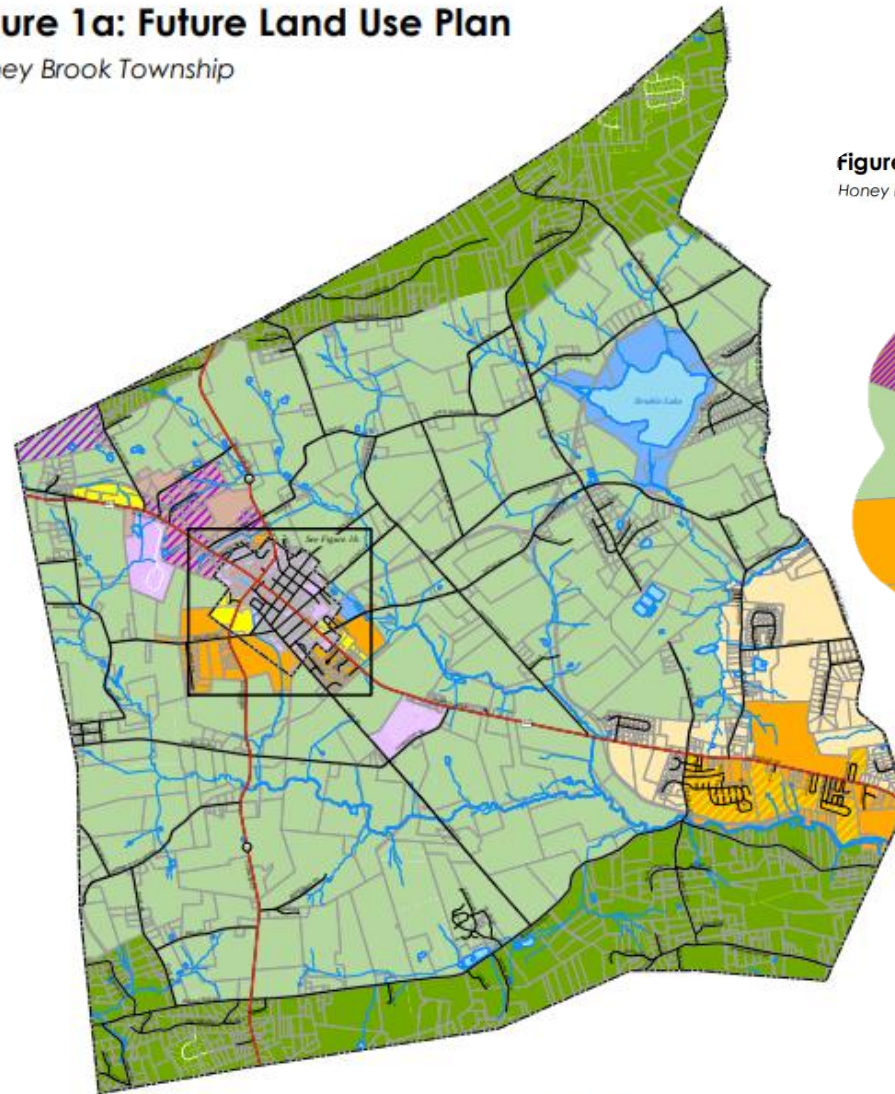
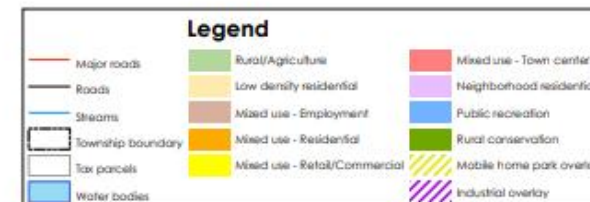
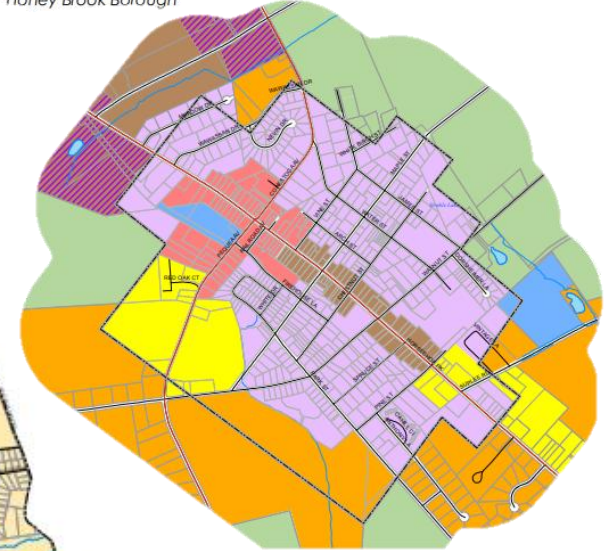


figure 1b: Future Land Use Plan
Honey Brook Borough



Land Use Categories*

- **Rural/Agriculture:** this category covers much of the township, supporting agriculture and open space uses. Secondary activities such as farm dwellings, cottage industries, churches, schools, grain elevators, and produce auctions are permitted. Industrial-scale agriculture (e.g., CAFOs, composting, manure digesters, mushroom operations) may be allowed if environmental impacts are mitigated. Non-agricultural uses like rural residences and the Honey Brook Golf Course may continue. All uses rely on on-lot water/sewer, except Tel Hai retirement community, which operates its own treatment plant. Large parcel owners may sever land or use TDRs when appropriate.
- **Rural Conservation:** this land use category applies to the Welsh Mountain and Barren Hills, where agriculture, forestry, and low-density, rural residential land uses are encouraged. Forestry practices should sustain the ecological value of the woodland, and new land uses should be carefully sited to protect sensitive natural resources. Uses are limited to on-lot water and sewer services. The exceptions to on-lot services are the existing residential subdivision on the Welsh Mountain served by the Caernarvon Township Authority in Berks County, and the existing residential subdivision on the Barren Hills served by the Pennsylvania American Water Authority in Chester County. Owners of large parcels may sever and/or utilize TDRs under appropriate circumstances.

Land Use Categories*

- Low Density Residential: this land use category applies low- to medium-density residential uses, including single-family detached, two-family, and single-family attached dwellings, as well as age-restricted residential developments. Other supporting uses appropriate here include churches, schools, trails, and public parks. This area has public water and sewer available, and new development may use TDRs.
- Neighborhood Residential: this land use category applies to medium-density residential uses. Appropriate residential uses include single-family and two-family dwellings, single-family attached, and continuing care retirement communities. Public water and sewer services are available. The utilization of TDRs by new development is **not** recommended here.
- Mixed use – Residential: this land use category applies to medium to high-density residential uses, including two-family dwellings, single-family attached dwellings, multi-family dwellings, as well as nursing homes and continuing care retirement communities. Neighborhood-serving retail and service commercial uses would be appropriate for this category when proposed on the township's eastern end. These areas have public water and sewer available or planned, and new development may utilize TDRs.

Land Use Categories*

- **Mixed use – Employment:** this land use category applies to areas with a mix of commercial services. Encourages commercial services, offices, telemarketing, research and development, and employment uses near borough shops. Development should be walkable, compatible with nearby residences, and supported by public water/sewer. TDRs may be used.
- **Mixed use – Retail/Commercial:** this land use category applies to a mix of retail, restaurant, or financial service uses are encouraged at these locations, with drive-thrus and limited outdoor display but no storage, and preferably within walkable distance of employment uses and/or higher-density residential uses. These areas should have public water and sewer service available. New developments may use TDRs.
- **Mixed use – Town Center:** this land use category applies to areas with a mix of retail, office, financial, and employment uses, encouraging new development and adaptive reuse. Outdoor seating is appropriate, but drive-thrus are not. Parking must be on-site or in nearby municipal facilities. Buildings should be multi-story, with offices or residences on upper floors. New projects may use TDRs.

Land Use Categories*

- Mobile Home Park Overlay: this land use overlay applies to the siting of mobile homes and manufactured housing on small lots within mobile home parks is encouraged, especially where community or public water and sewer service exists.
- Industrial Overlay: this land use overlay applies to areas where heavy commercial and industrial uses are encouraged, specifically the Lanchester Landfill. Adequate screening, vegetative buffering and other methods of minimizing impacts to adjoining residential or agricultural uses may be required. New development may utilize TDRs.

Planning Considerations for Guiding Growth

- Continue open space and land preservation efforts of key parcels identified as natural and agricultural resource priorities in the 2025 Honey Brook Township Land Preservation Plan.
- Continue to leverage municipal funds for acquisition of conservation opportunities.
- Seek opportunities for agritourism and agribusiness to support the local and regional economy.
- Evaluate zoning and land development process to encourage incentives for accessory dwelling units (ADUs), buildings with retail and other commercial shops/stores with second and third story apartments or adaptive reuse of historic homes in the Borough.
- Consider zoning regulations for short-term rentals (ex: Airbnb) in the Borough to support the local economy.
- Evaluate the necessity for the Transferable Development Rights (TDRs) zoning provisions in both the Borough and Township.
- Work with a Task Force to ensure goals of the Borough Revitalization Plan are achieved to close gaps of sidewalks for accessible circulation, enhanced downtown character, improved public safety, and expanded water and sewer facilities for new or infill development.

Committee Input

- What did we miss?
 - Critical issues/concerns

Key Issue: Guiding Growth

Overall Planning Objectives

- Continue open space and land preservation efforts of key parcels identified as natural and agricultural resource priorities in the 2025 Honey Brook Township Land Preservation Plan.
- Continue to leverage municipal funds for acquisition of conservation opportunities.
- Seek opportunities for agritourism and agribusiness to support the local and regional economy.
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- Work with a Task Force to ensure goals of the Borough Revitalization Plan are achieved to close gaps of sidewalks for accessible circulation, enhanced downtown character, improved public safety, and expanded water and sewer facilities for new or infill development.

Future Land Use

Goal X.1: Accommodate a modest amount of growth and development in areas of the Borough and Township planned for such uses in a way that maintains and enhances the Borough as a desired place to live, work, and play and the Township as a rural, agricultural resource.

Strategies:

- Review and amend accordingly, the Township Zoning Ordinance on Transferable Development Rights TPC; BOS ST
- Draft and adopt an Official Map and Ordinance that reflects the open space, preservation, recreation amenities, and trail connectivity goals of the Township and Borough. The Township and Borough should consider potential agricultural or conservation easements, right-of-way, or trail easements that can help implement appropriate recommendations of the Honey Brook Borough and Township Multi-Municipal Comprehensive Plan. TPC; BOS ST

- Manage future growth through consistent administration and enforcement of the Township's and Borough's Zoning, Subdivision and Land Development, and Stormwater Management Ordinances.
- Coordinate with the Northwestern Chester County Municipal Authority so sewer service boundary revisions are consistent with future growth boundary lines of the Future Land Use Map. BOS; Council; NCCMA; HBBA MT
- Support agriculture as a business that contributes to the economy of the Region.

Goal X.2: New dwellings or additions to existing dwellings should blend with the neighborhood character through compatible building scale, architectural style, building height and building setbacks from streets and alleys.

Strategies:

- Amend the Township and Borough Zoning Ordinances, including their Zoning Maps, to add, modify, or delete existing zoning districts or provisions where inconsistent with the recommendations of the Honey Brook Borough and Township Multi-Municipal Comprehensive Plan. TPC; BOS; BPC; Council ST
- Evaluate Ordinances to better enable sustainable neighborhood design in order to provide: a variety of housing options; open space within communities for recreation, scenic views, natural resource protection; and other appropriate uses.
- Create land use policies that promote pedestrian friendly environments and utilize village planning principles for new developments when practical.

Goal X.3: Encourage and prioritize land preservation opportunities to focus development away from critical natural and agricultural resources through the zoning and subdivision and land development processes.

Strategies:

- Draft and adopt an Official Map and Ordinance that reflects the open space, preservation, recreation amenities and trail connectivity goals of the Township and Borough. The Township and Borough should consider potential agricultural or conservation easements, right-of-way, or trail easements that can help implement appropriate recommendations of the Honey Brook Borough and Township Multi-Municipal Comprehensive Plan. TPC; BOS ST
- Evaluate and implement goals of the Land Preservation Plan (2025) to encourage land preservation of key natural resource and agricultural parcels within the Township.
- Continue to promote agricultural zoning and discourage non-farm residential uses in prime agricultural areas of the Township. Allow for the continued use of non-conforming lots and uses and discourage expansion of non-conforming uses on lands designated Rural/Agriculture on the Future Land Use Plan.
- Continue to permit through zoning home businesses and rural occupations within the Township's agricultural areas as an economic development tool for farm income.

- Continue to work with landowners and land conservancies to promote resource protection programs and the placement of agricultural and conservation easements that will protect farming as the principal land use in the Township.
- Actively seek grant funds to leverage municipal funds for the acquisition of conservation interests.

Fair Share/Housing

Goal X.2: Support and enhance healthy, safe, sustainable, and diverse housing options and vibrant neighborhoods for residents of all ages and income levels.

Strategies:

- Implement the Honey Brook Plan's Future Land Use and Fair Share/Housing Plans through consistent actions using zoning and subdivision ordinances. Allow for a mix of residential dwelling types and densities to serve the two municipalities' 20-year housing needs consistent with other Plan recommendations. TPC; BOS; BPC; Council ST
- Provide incentives primarily within the Borough's Zoning Ordinance to encourage the building of retail and other commercial shops and stores with second and third story apartments; permit by right the conversion of historic Borough homes into apartment buildings rather than be abandoned due to expensive upkeep; allow for "granny flats" and apartments over garages or carriage houses in residential areas. BPC; Council ST
- Zone lands with access to both public water and public sewer immediately adjoining Honey Brook Borough, to the west and southeast, for single-family attached and multifamily residential land uses (See Future Land Use Map). TPC; BOS IMM
- Ensure that residentially-zoned land is continually available to accommodate multifamily residential and mobile home park land uses. TPC; BOS; BPC; Council ONG
- Evaluate the Township Ordinances for appropriate building placement, building scale, street and pedestrian network, and public spaces provisions for mixed-use development.
- Amend the Zoning Ordinance to permit accessory dwelling units (ADUs) by right on existing lots with single-family residential dwellings, subject to compliance with appropriate residential district or supplemental standards.
- Periodically assess the rental inspection and licensing ordinances for areas of improvement.
- Consider addressing short-term rentals in the borough Ordinances. While a quick review of the Airbnb website does not show an abundance of host sites in Honey Brook Borough, it is important to evaluate emerging land use issues for how they may impact the community in the future. The Chester County Planning Commission provides more information and tools for consideration on its website.

Honey Brook Revitalization Plan

Goal X.1: Promote a healthy and diverse commercial economy that supports a stable tax base.

Strategies:

- Try to attract a coffee shop/baker or a news agency to the town center HBBR ST
- Develop and implement a business retention program Council MT
- Institute more cooperative marketing activities Council MT
- Complete the streetscape demonstration project along US 322, including reconstruction of curbs and sidewalks HBBR ST
- Renovate Borough Tennis Courts Council ST
- Continue to monitor open space and recreation needs Council ONG

Goal X.2: Reinforce the identity and vitality of Horseshoe Pike and Pequea Avenue Street as a thriving main street and community center.

Strategies – *Circulation and Trails*

- Reconstruct street at Firehouse Lane Council MT
- Reconstruct curb and sidewalk at Maple & Chestnut Sts. Council MT
- Complete additional links in the Borough's sidewalk system Council, BPC MT
- Continue monitoring the demand for a public off-street parking area in the town center as well as potential for park & ride lot(s). Note that large lot on Firehouse Lane postdates 2003 Council ST

Strategies – *Sewer and Water*

- Support and monitor the present and future needs of the Borough's utilities Council; NWCC Municipal Authority; HBBA ONG
- Improve/reconstruct storm drainage at W. James, White Birch & Spruce Streets Council ST
- Improve/reconstruct infrastructure at Chestnut St. & Maple St. Council ST
- Install storm sewer at Firehouse Lane Council MT
- Upgrade Water Main at White Birch Street Council; HBBA ST
- Upgrade Water System Electric Service Council; HBBA ST
- Water System Pump Station Emergency Generator (add) Council; HBBA ST
- Work closely with PennDOT to ensure improvements planned for the Route 10 and Route 322 intersection are adequate Council ONG
- Do what is in the Borough's power to slow down and reduce truck traffic through Honey Brook Borough Council ONG

Strategies – *Downtown Community*

- Establish a targeted facade grant program HBBR LT
- Form a Honey Brook Borough Revitalization Association Council ST
- Institute a Street Tree Program Council LT
- Protect historic resources Council ONG
- Engineer and develop a new community park Council LT

- Continue to monitor the adequacy of the Honey Brook Library's new quarters Council ONG
- Promote energy conservation Council ONG

Strategies – *Public Safety*

- Work to keep the Honey Brook Fire Department in the town center Council ONG
- Continue to address the need and use of Honey Brook Borough's Police Department Council, HBBPD ONG
- Strictly regulate the conversion of single-family homes HBBR ST
- Enact housing inspection and contractor licensing requirements to help maintain a quality housing stock Council ST