

REGIONAL SETTING

Dover Township, located in the northwestern part of York County, is about three miles from the City of York. The cities of Carlisle and Harrisburg are both approximately the same distance (26 miles) from the township. Harrisburg is directly north of the township while Carlisle is to the northwest. Dover Borough, situated in the heart of Dover Township is home to some of the areas first commercial and light industrial activities.

As part of York County, Dover Borough and Dover Township find themselves in close proximity to major cities along the eastern seaboard of the United States. Because of their location and proximity to these major cities, the borough and township as part of York County, are considered to be on the fringe of “Megalopolis”, the emerging super-city conceived to be developing along the Atlantic Coast from Boston, Massachusetts to Norfolk, Virginia. As this super-city develops, its economic, cultural, and social influences will be felt within York County and within the both the Borough and the Township. This is especially true for Dover Borough and Dover Township as presently they can be classified primarily as “bedroom” communities. By this it is meant that the community lacks a substantial amount of basic industry and the majority of the residents commute to other municipalities; the City of York and the Greater York Area for employment. It is for this reason that influences exerted by the developing super-city of Megalopolis on the Greater York Area will be felt directly by Dover Borough and Dover Township residents. (*Refer to Figure 1: Regional Setting*)

Several highways are readily accessible to residents to provide access to the major cities of the region. U.S. Route 15 and U.S. Route 30 provide access to cities such as Gettysburg, Harrisburg, Lancaster, and points east. Interstate 83 provides access to Baltimore and Washington, D.C. to the south and Harrisburg, Philadelphia, New York, and other cities to the north via the Pennsylvania Turnpike. Pennsylvania Route 74 (Carlisle Road and Main Street) which traverses the Borough and the Township from northwest to southeast provides connections between Carlisle and the City of York.

Because of the extensive area of Dover, 40.59 square miles, it can be stated that the predominant character of development in the township is rural. As can be seen from general observation, there are acres of farmlands and forests within the township’s boundaries. Although this may be predominate land use in the township, it cannot be said to be the most influential. There is a definite trend toward suburbanization within the township as evidenced by the many subdivisions and commercial activity taking place in the southeastern part of the township, especially along Route 74. It is evident that this emerging pattern of residential and commercial uses will have an important effect upon the overall development of the township. Therefore, as the region and the Greater York Area develop and grow, the effects of this development and growth will be felt in Dover Township. The predominant character of development in Dover Borough is more urban, in that there is a mix of land uses including high to low density residential, small commercial, small retail, light industrial, and governmental. Dover Borough’s major crossroads include Route 74 (Carlisle Road – Mains Street) and Canal Road which form what is regionally known as Dover Square.

(*Source: 1987 Dover Township Comprehensive Plan, with updates for Dover Borough 2006*)

Context Within the County

Dover Township and Dover Borough are within what has been identified by the York County Planning Commission as the Greater York Area, refer to Figure 2: Context within the County, from the York County Growth Management Plan. The Greater York Area designation is a means by which to track growth and changes in land use and transportation within a rapidly growing area around the County Seat of the City of York, including Springettsbury Township,

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West York Borough, West Manchester Township, and Manchester Township. Indeed, residential and commercial development have been steady and intense along major corridors within Dover Township such as Route 74, the Bull Road and cross roads such as Davidsburg, Canal, and Salem Church Road, among others (refer to Figure 3: Dover Township and Dover Borough). However, only a portion of Dover Township is within the designated Primary Growth Area, and Future Growth Area (refer to Map 1). The land within the growth areas are identified for controlled growth which is to include infrastructure such as public water and sewer. All areas outside of the growth areas are encouraged to remain rural. The rural areas are to remain the vestiges of agricultural land uses with rural land use patterns and are not to be developed. The rural areas of Dover Township are a portion of a “rural belt” which includes Paradise Township, Washington Township, Warrington Township, Conewago Township, and points north.

Figure 1: Regional Setting

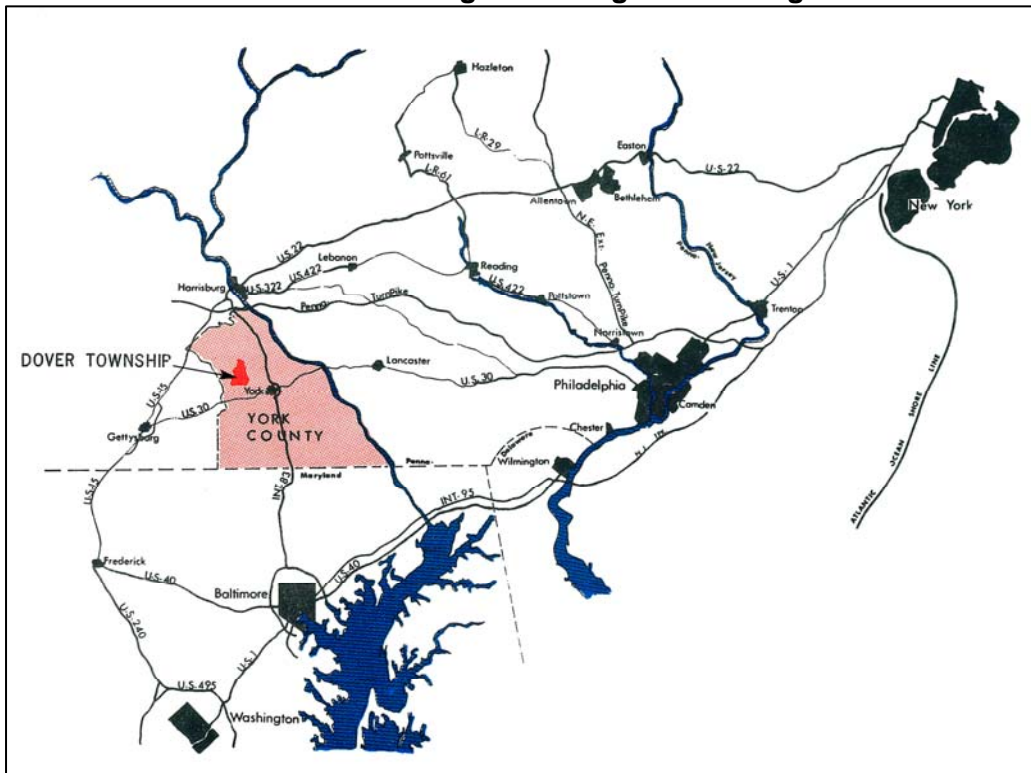
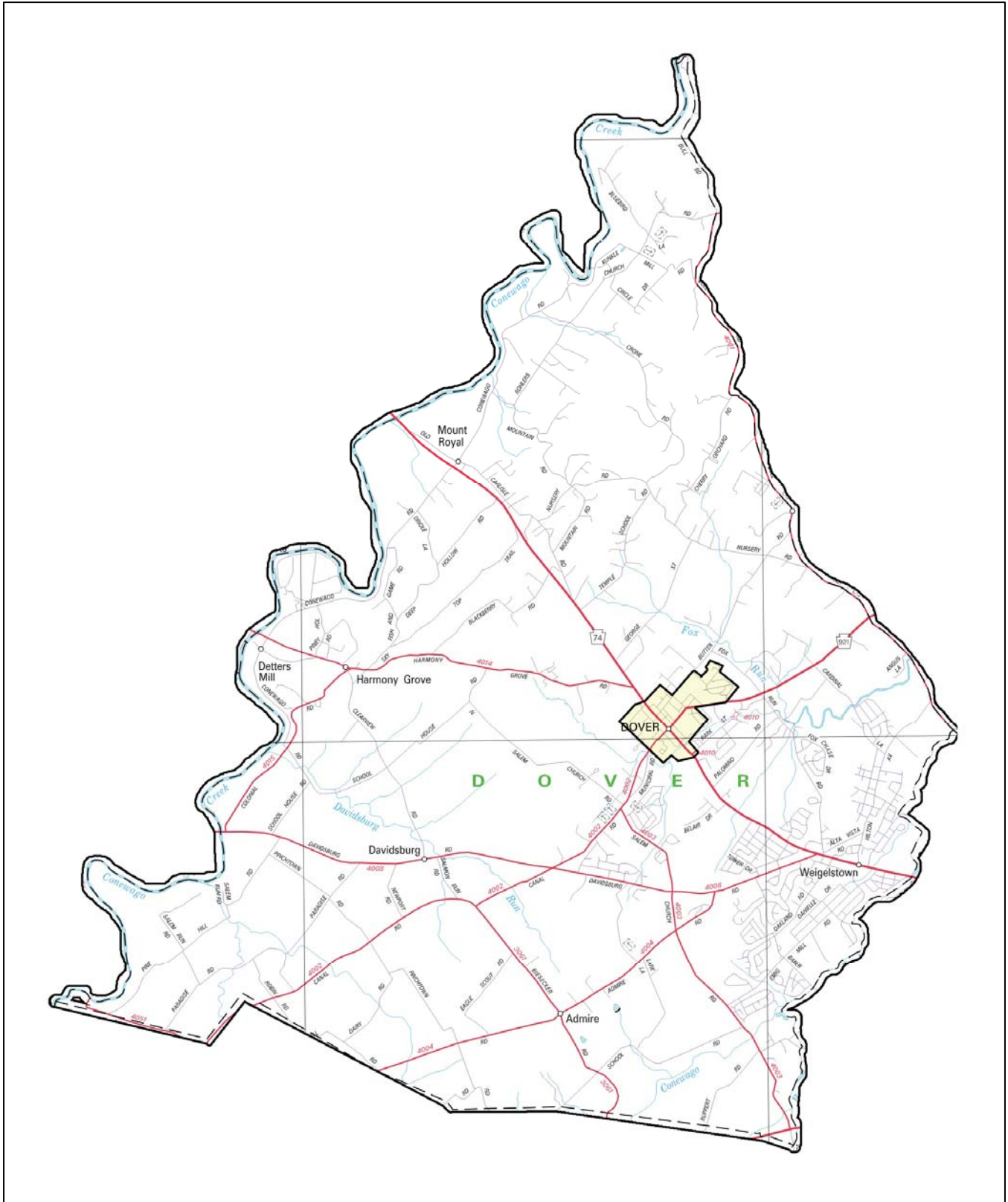


Figure 2: Context Within the County



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Figure 3: Dover Township and Dover Borough



Source: PennDOT Type 10 Map