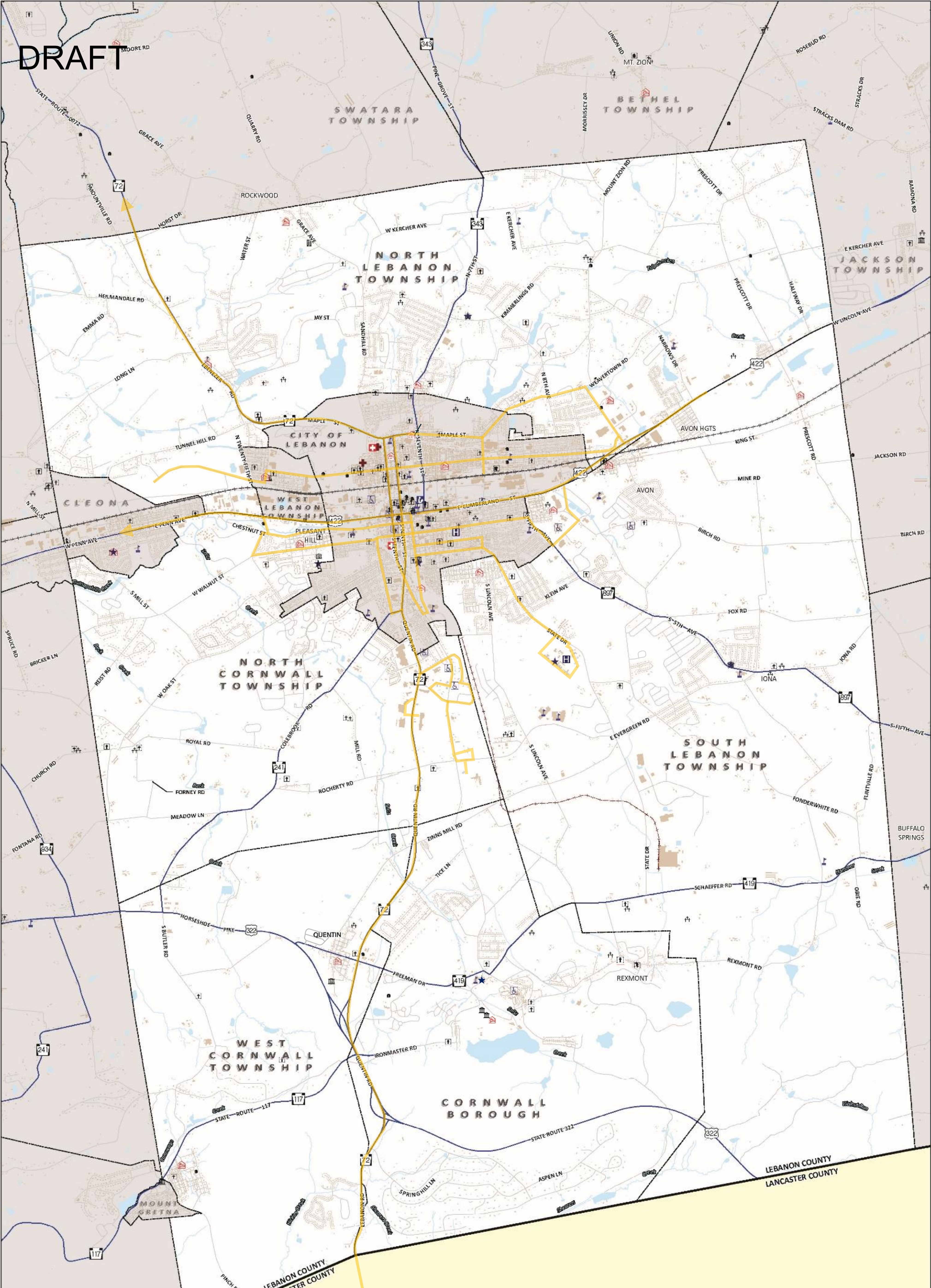


Data Sources: Watersheds were gathered from the Pennsylvania Spatial Data Access (PASDA) website. 100-Year floodplains were developed from the Lebanon County FEMA DFIRM database, effective 6/5/12. Carbonate geology was derived from the 1980 Geologic Map of Pennsylvania geospatial data layers available through PA DCNR. Sinkholes and surface depressions are a subset of data available from the PA Bureau of Topographic and Geologic Survey, DCNR. Surface mines, surface depressions, and sinkholes were catalogued by PA Geological Survey since 1985.

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Map 2 – June 2025 2025 Regional Comprehensive Plan Update

Lebanon Transit routes are shown here on Map 2 in the context of Community Facilities locations and the roads network.

Legend	
	Police
	Hospital
	Fire Company
	Ambulance Company
	School
	Library
	Personal Care
	Recycling Facility
	Relief
	Religious Facility
	Cemetery
	Municipal Facility
	Community Center
	Social Hall
	Lebanon Transit Route

MAP 2

COMMUNITY FACILITIES

Cornwall-Lebanon Regional Comprehensive Plan

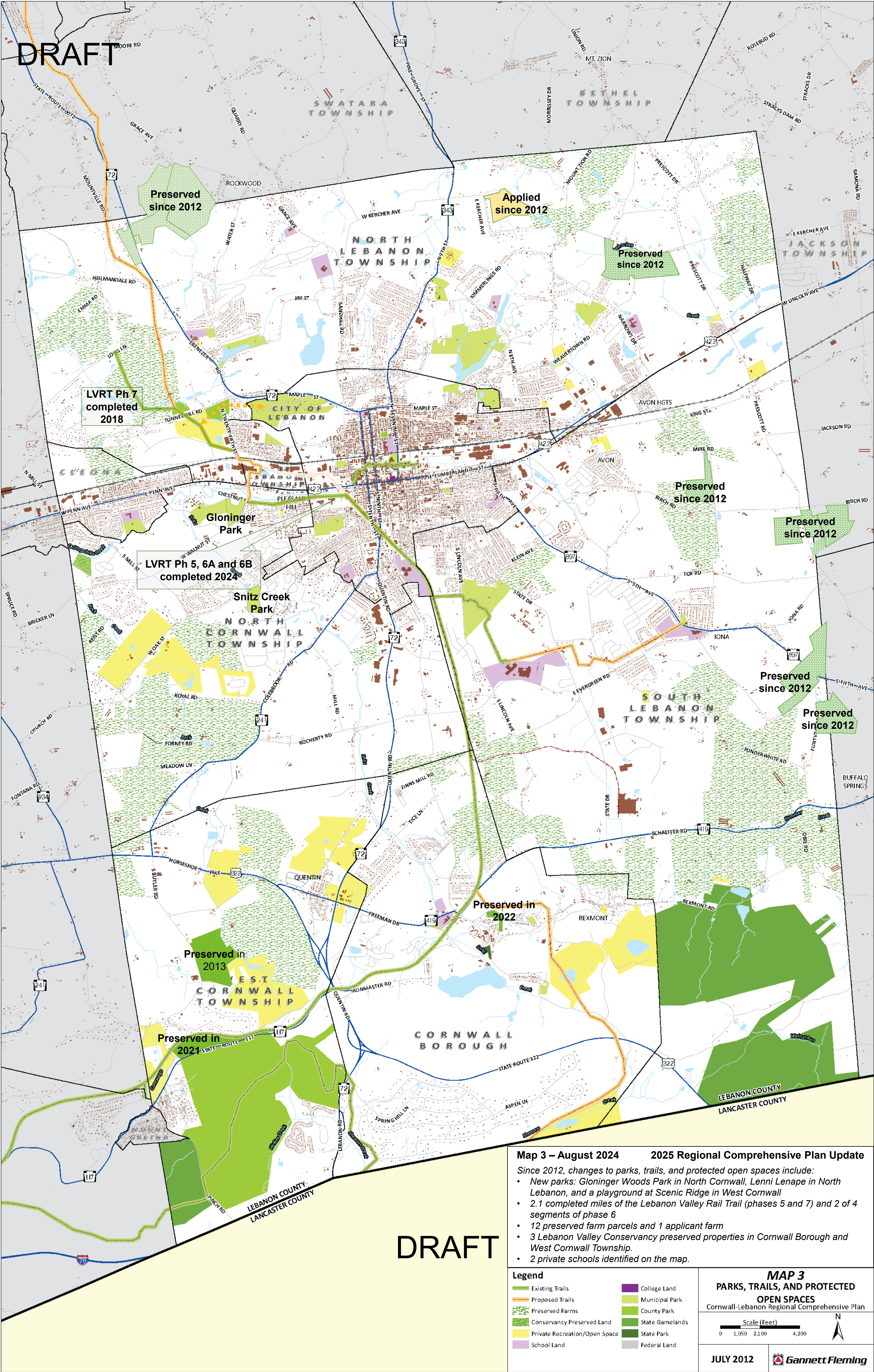
Scale (Feet)

0 1,050 2,100 4,200

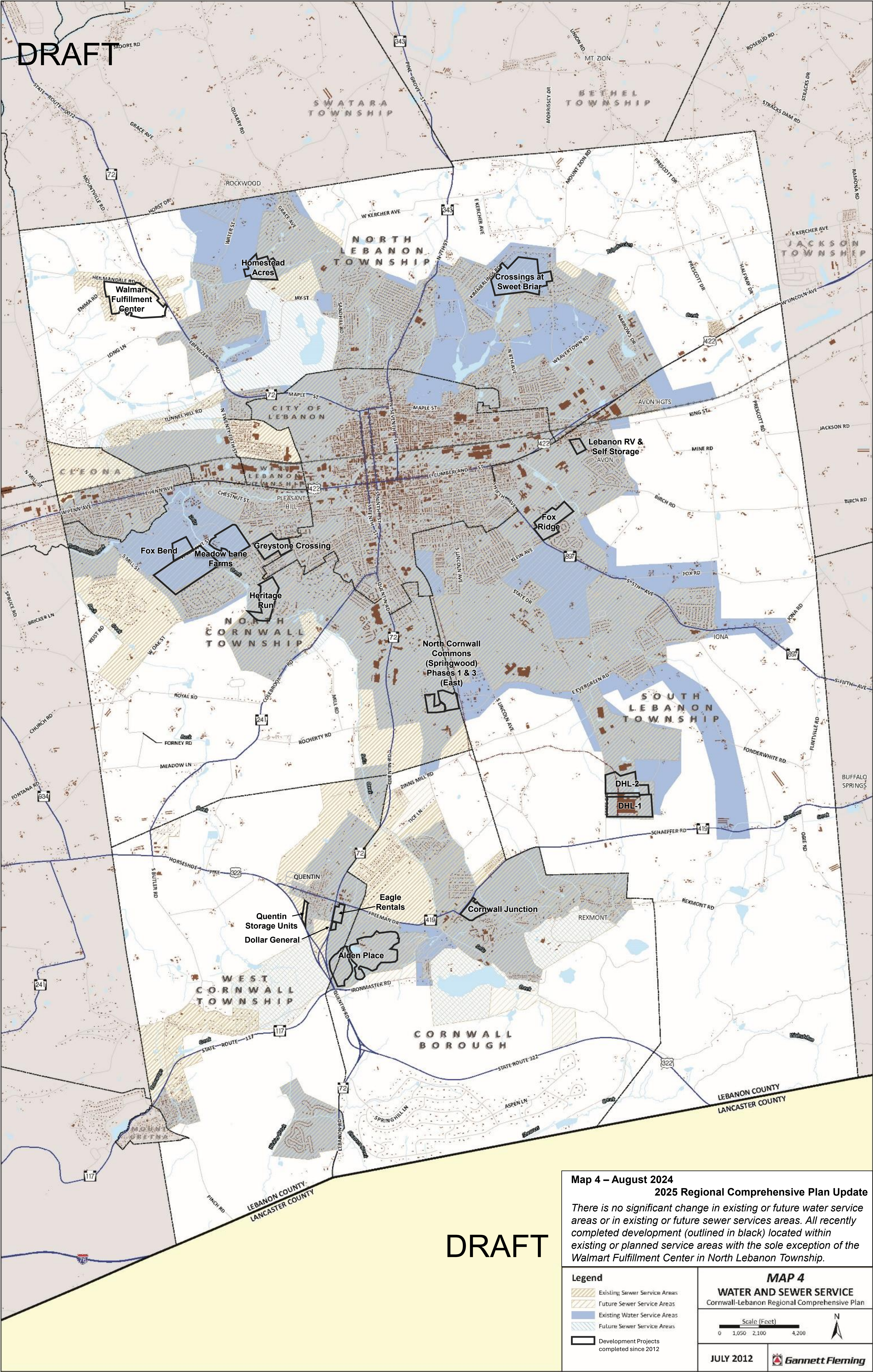
JULY 2012

Gannett Fleming

Data Sources: Lebanon County GIS provided updates to Gannett Fleming in March 2011. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.



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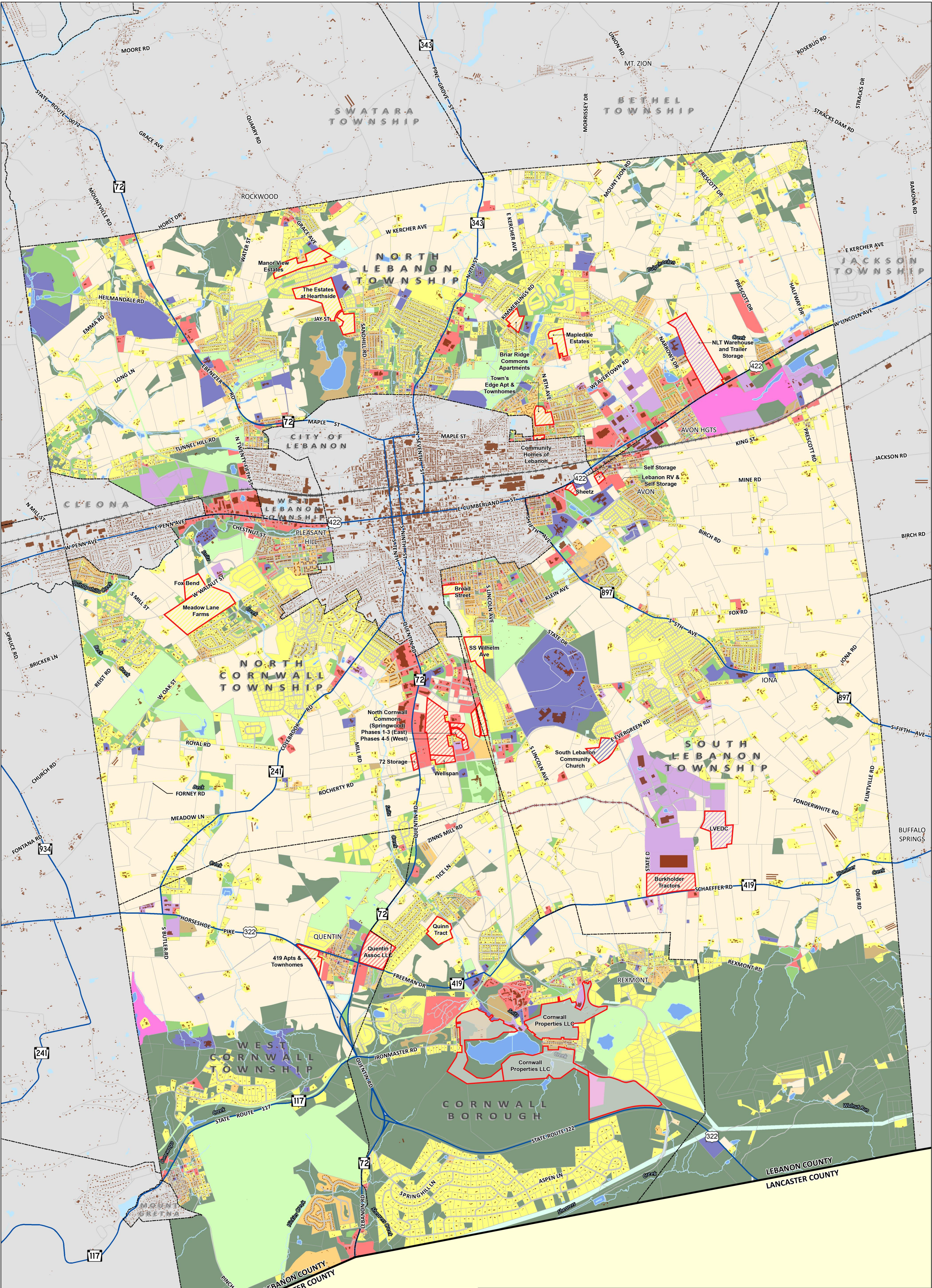


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Map 4 – August 2024
2025 Regional Comprehensive Plan Update
There is no significant change in existing or future water service areas or in existing or future sewer services areas. All recently completed development (outlined in black) located within existing or planned service areas with the sole exception of the Walmart Fulfillment Center in North Lebanon Township.

Legend	MAP 4 WATER AND SEWER SERVICE Cornwall-Lebanon Regional Comprehensive Plan
<ul style="list-style-type: none">Existing Sewer Service AreasFuture Sewer Service AreasExisting Water Service AreasFuture Sewer Service AreasDevelopment Projects completed since 2012	<p>Scale (Feet)</p> <p>0 1,050 2,100 4,200</p> <p>N</p>
<p>JULY 2012 </p>	

Data Sources: City of Lebanon Authority provided updates to their existing and future water service areas in January 2017. Lebanon County GIS provides updates to Gannett Fleming in March 2011. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.



DRAFT

Map 6 – August 2024

2025 Regional Comprehensive Plan Update

Further additional developments have been informally discussed, formally proposed, or approved. The line color within each parcel indicates the proposed land use.

Legend

Low Density Residential

High Density Residential

Residential Seasonal

Commercial

Industrial

Agriculture

Institutional

Utility

Transportation

Recreational

Mowed Grass

Military Use

Shrub Brushland

Forest

Water

Mineral Extraction

Tax Parcels

Subdivisions

MAP 6

PRE-MARKET DEVELOPMENT PROJECTS

Cornwall-Lebanon Regional Comprehensive Plan

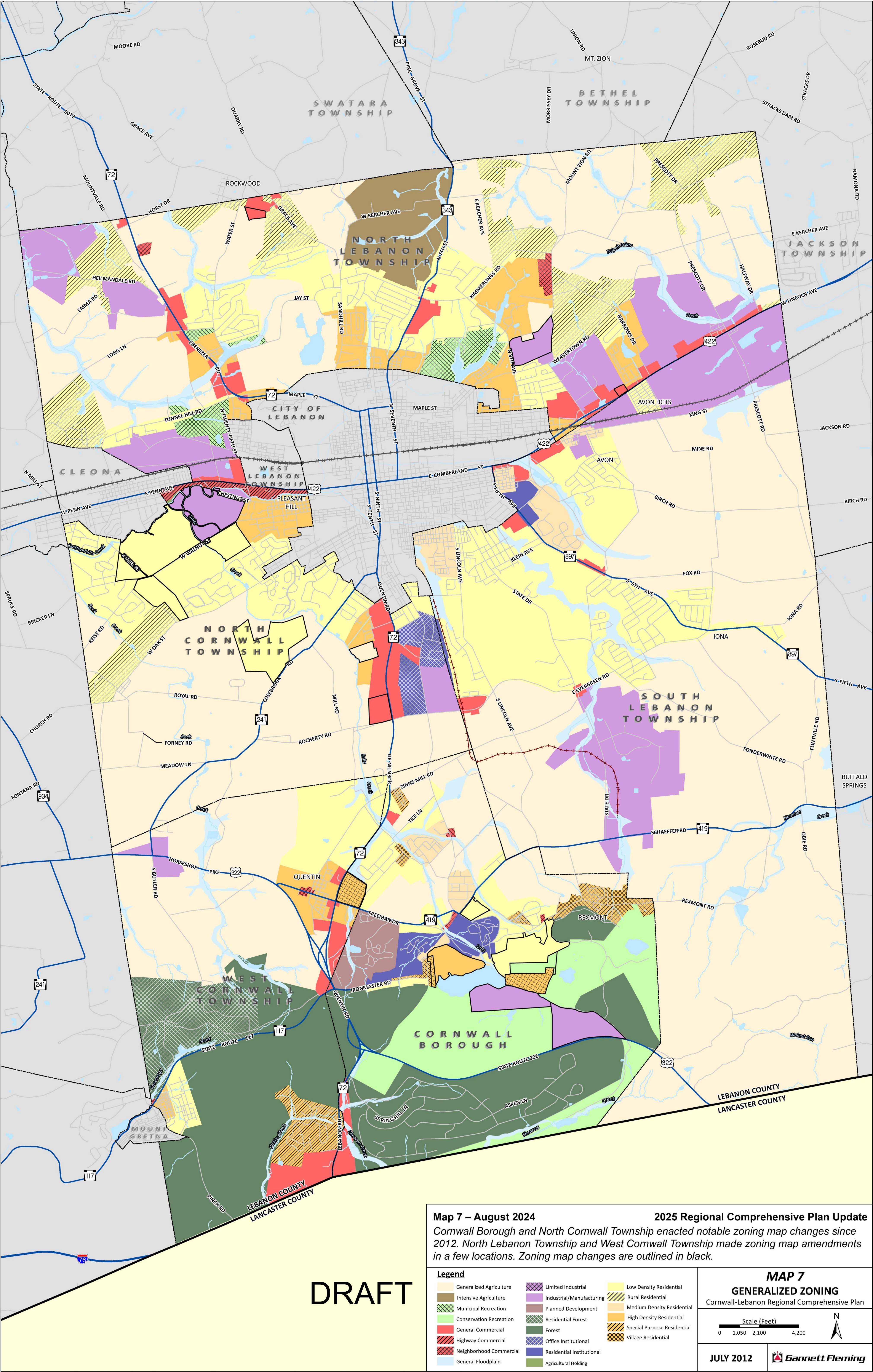
Scale (Feet)

0 1,050 2,100 4,200

JULY 2012

Gannett Fleming

Data Sources: Lebanon County GIS provided updates to Gannett Fleming in March 2011. Each participating municipality provided land use updates to Gannett Fleming that were incorporated into the 2006 land use data. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.



Map 7 – August 2024 **2025 Regional Comprehensive Plan Update**
Cornwall Borough and North Cornwall Township enacted notable zoning map changes since 2012. North Lebanon Township and West Cornwall Township made zoning map amendments in a few locations. Zoning map changes are outlined in black.

Legend		
Generalized Agriculture	Limited Industrial	Low Density Residential
Intensive Agriculture	Industrial/Manufacturing	Rural Residential
Municipal Recreation	Planned Development	Medium Density Residential
Conservation Recreation	Residential Forest	High Density Residential
General Commercial	Forest	Special Purpose Residential
Highway Commercial	Office Institutional	Village Residential
Neighborhood Commercial	Residential Institutional	
General Floodplain	Agricultural Holding	

MAP 7
GENERALIZED ZONING
Cornwall-Lebanon Regional Comprehensive Plan

Scale (Feet)
0 1,050 2,100 4,200

JULY 2012

Gannett Fleming

Data Sources: Lebanon County GIS provided updates to Gannett Fleming in March 2011. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.

DRAFT

Map 8 – August 2024

Cornwall Borough and North Cornwall Township enacted notable zoning map changes since 2012. North Lebanon Township and West Cornwall Township made zoning map amendments in a few locations. Pre-market development projects (from Map 6) are outlined in red.

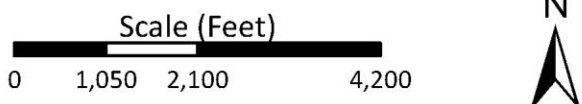
2025 Regional Comprehensive Plan Update

Legend

- | | | | |
|-------------------------|-------------------------|---------------------------|-----------------------------|
| Proposed Developments | Generalized Agriculture | Limited Industrial | Low Density Residential |
| Developed Land | Intensive Agriculture | Industrial/Manufacturing | Rural Residential |
| Conservation Recreation | Municipal Recreation | Planned Development | Medium Density Residential |
| General Commercial | Residential Forest | Forest | High Density Residential |
| Highway Commercial | Office Institutional | Residential Institutional | Special Purpose Residential |
| Neighborhood Commercial | Agricultural Holding | | Village Residential |
| General Floodplain | | | |

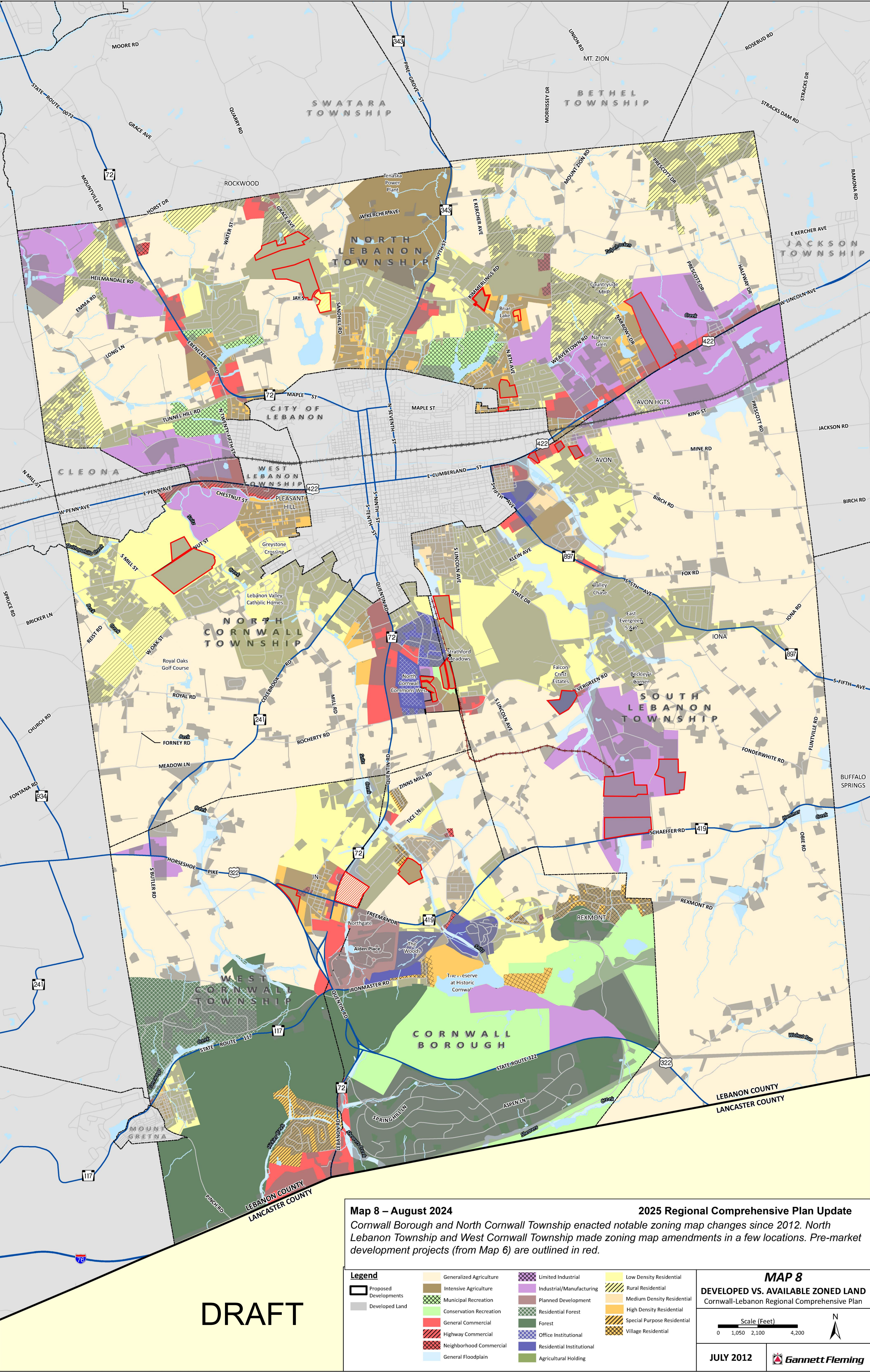
MAP 8

DEVELOPED VS. AVAILABLE ZONED LAND
Cornwall-Lebanon Regional Comprehensive Plan

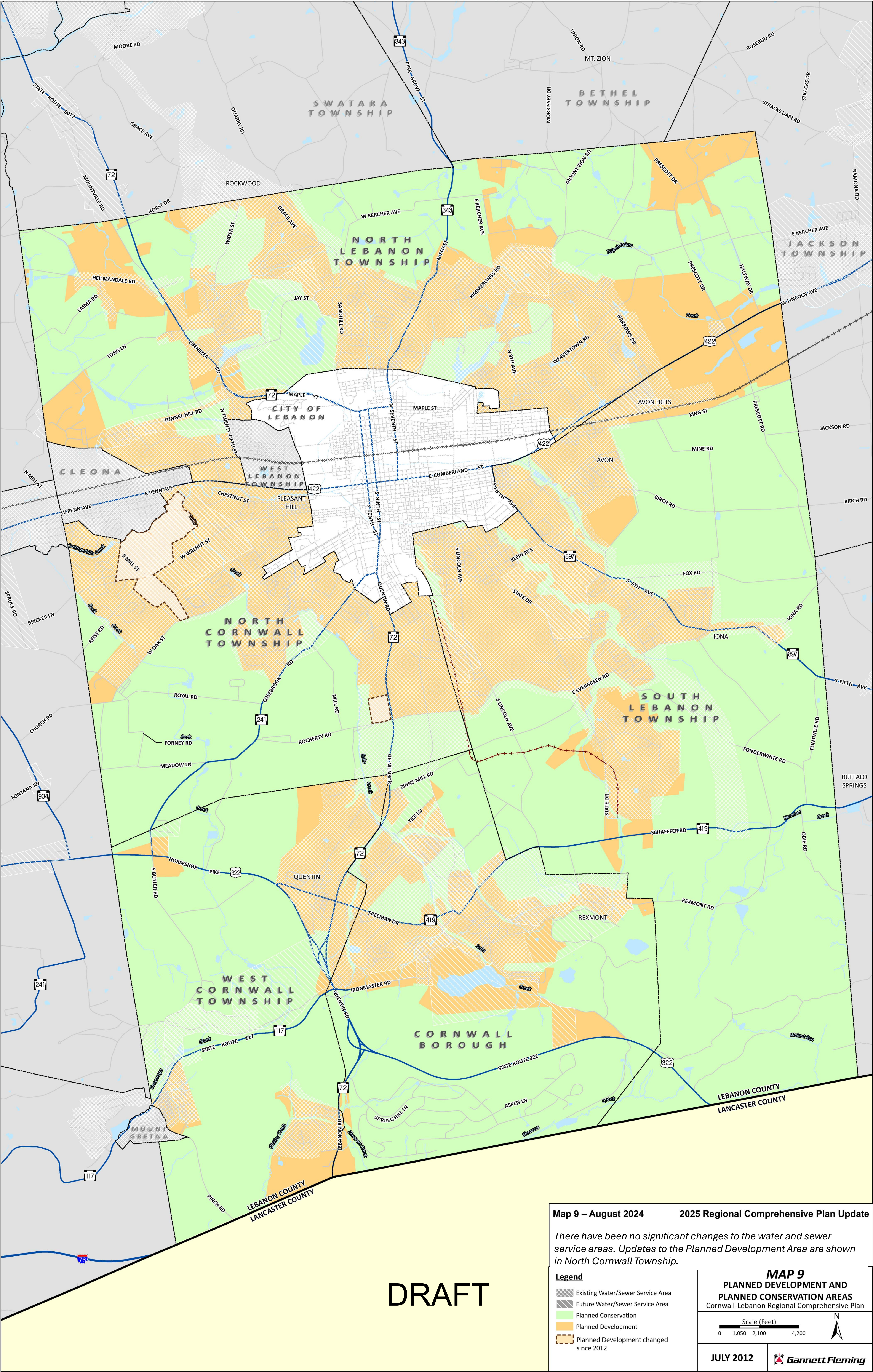


JULY 2012

Gannett Fleming

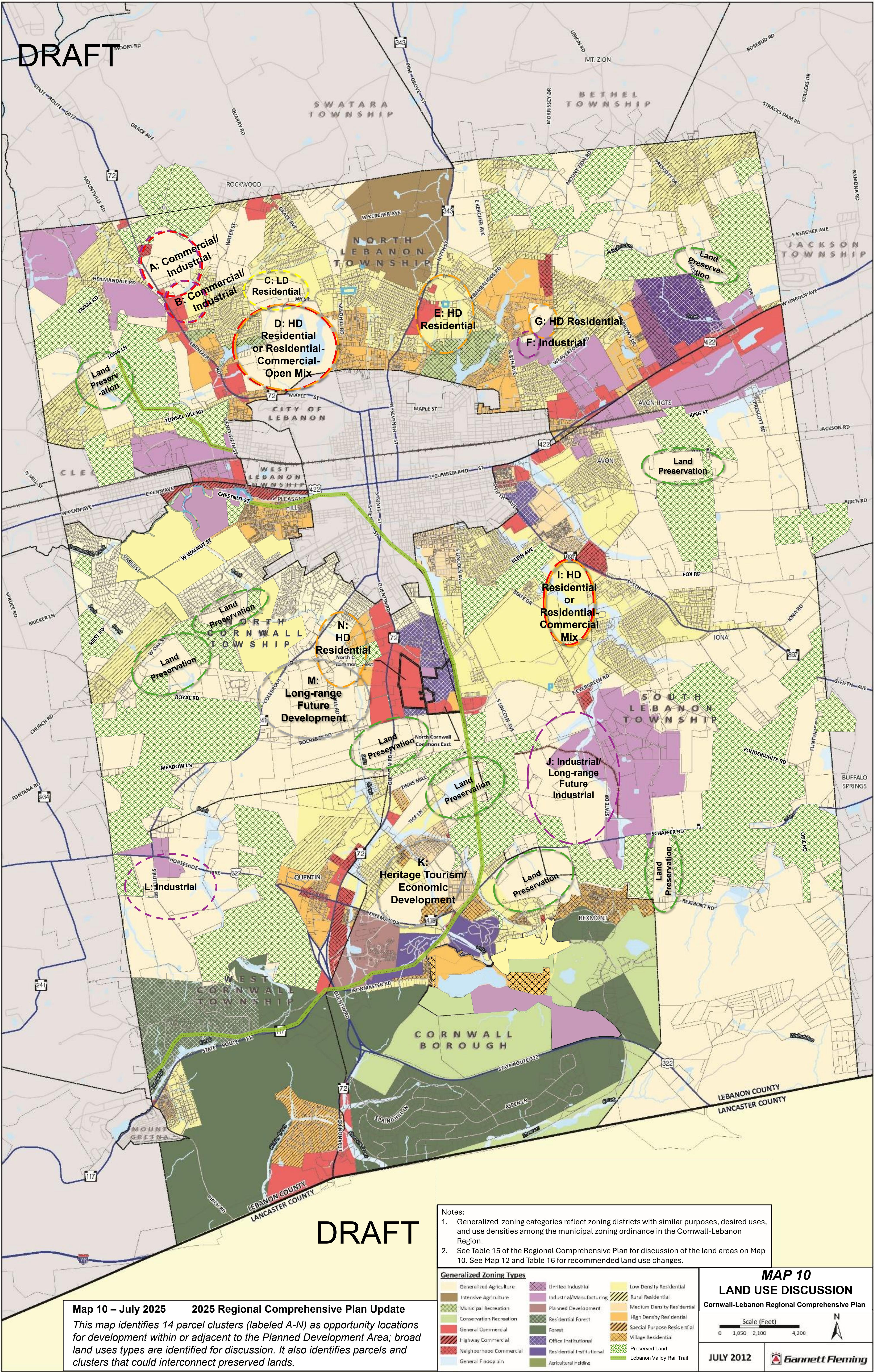


Data Sources: Lebanon County GIS provided updates to Gannett Fleming in March 2011. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.



Data Sources: City of Lebanon Authority provided updates to their existing and future water service areas in January 2012. Lebanon County GIS provided updates to Gannett Fleming in March 2011. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.

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B: Commercial

C: LD Residential

D: HD Residential or Residential-Commercial Mix

E: HD Residential or Residential-Commercial Mix

F: Industrial

G: HD Residential

J3: Industrial/Future Industrial

J1: Industrial/Future Industrial

J2: Industrial/Future Industrial

K: Heritage Tourism/Economic Development

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Notes:

- Generalized zoning categories reflect zoning districts with similar purposes, desired uses, and use densities among the municipal zoning ordinance in the Cornwall-Lebanon Region.
- See Map 12 and Table 16 of the Regional Comprehensive Plan for recommended land use changes.

Generalized Zoning Types

Generalized Agriculture	Limited Industrial	Low Density Residential
Intensive Agriculture	Industrial/Manufacturing	Rural Residential
Municipal Recreation	Planned Development	Medium Density Residential
Conservation Recreation	Residential Forest	High Density Residential
General Commercial	Forest	Special Purpose Residential
Highway Commercial	Office/Institutional	Village Residential
Neighborhood Commercial	Residential Institutional	Preserved Land
General Foodplain	Agricultural Holding	Lebanon Valley Rail Trail

MAP 11

FUTURE LAND USE

Cornwall-Lebanon Regional Comprehensive Plan

Scale (Feet)

0 1,050 2,100 4,200



MAY 2025

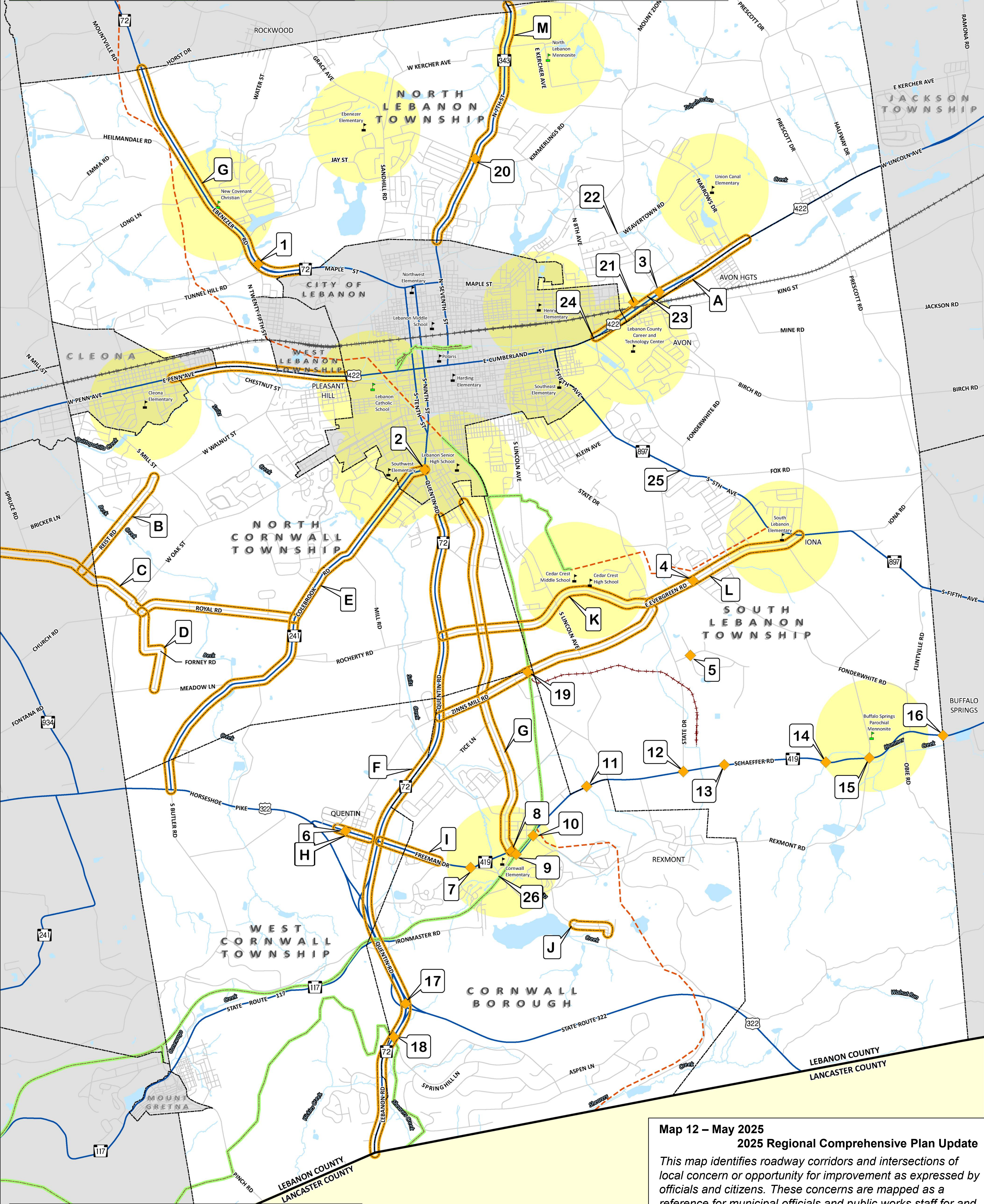
Gannett Fleming


Map 11 – July 2025

2025 Regional Comprehensive Plan Update

This map identifies 14 parcel clusters (labeled A-N) under consideration for potential zoning change; broad land uses types are marked. Preserved lands and the LVRT area overlaid for context. Map 11 Future Land Use will make formal recommendations and will more precisely recommend zoning change boundaries.

1	Site Concern	Site Concern	Site Concern	Site Concern			
1	Truck traffic concerns	9	Rail Trail Crossing	17	Difficult left turn	25	Safety; poor visibility at skewed intersection
2	No signal attenuation for cyclists	10	Crest blocks view to the east	18	Poor sight distance	26	Increased volume of parent drop-off/ pick-up at school
3	Poor traffic circulation at Walmart	11	Poor drainage on PA 419	19	Bridge gap		
4	Safety concerns	12	Increased industrial park truck traffic	20	Limited sight distance		
5	Increased industrial park truck traffic	13	Crest blocks view to the east	21	No sidewalk		
6	Dip/crest blocks view from side streets and on-street	14	Curve/Embankment blocks views east and west	22	Visibility from N 15th Ave to west blocked by retaining wall		
7	Sharp sight angle to the east from Alden Street	15	Curve/Embankment and house block views east and west	23	Curve/Congestion; WB left into Walmart vs EB Lehman St		
8	Angled intersection at Cornwall Rd., Burd Coleman Rd. and PA 419	16	Curve/Embankment and house block views east and west	24	Flooding and post-flooding debris removal		



<div><div>A</div><div></div></div> <div><u>Corridor Concern</u></div>		<div><div></div><div></div></div> <div><u>Corridor Concern</u></div>		<div><div></div><div></div></div> <div><u>Corridor Concern</u></div>	
A	Moderate congestion	F	Congested corridor	K	Peak period congestion
B	No shoulder	G	Increasing traffic volumes; declining cyclist cond	L	Poor shoulder for cyclists
C	No shoulder	H	Poor sidewalks	M	Shoulder conditions; safety concerns
D	No shoulder	I	No sidewalks		
E	Narrow shoulder	J	Poor sidewalk conditions		

Map 12 – May 2025
2025 Regional Comprehensive Plan Update
This map identifies roadway corridors and intersections of local concern or opportunity for improvement as expressed by officials and citizens. These concerns are mapped as a reference for municipal officials and public works staff for and coordination with the Lebanon County MPO, PennDOT, and other transportation stakeholders as ongoing improvement of the transportation system is considered.

Legend

- Private School
- Public School
- Existing Trails
- Proposed Trails
- Transportation Sites of Concern
- Transportation Corridors of Concern
- School Bike/Ped Service Areas

MAP 12
TRANSPORTATION ISSUES AND CONCERNS
Cornwall-Lebanon Regional Comprehensive Plan

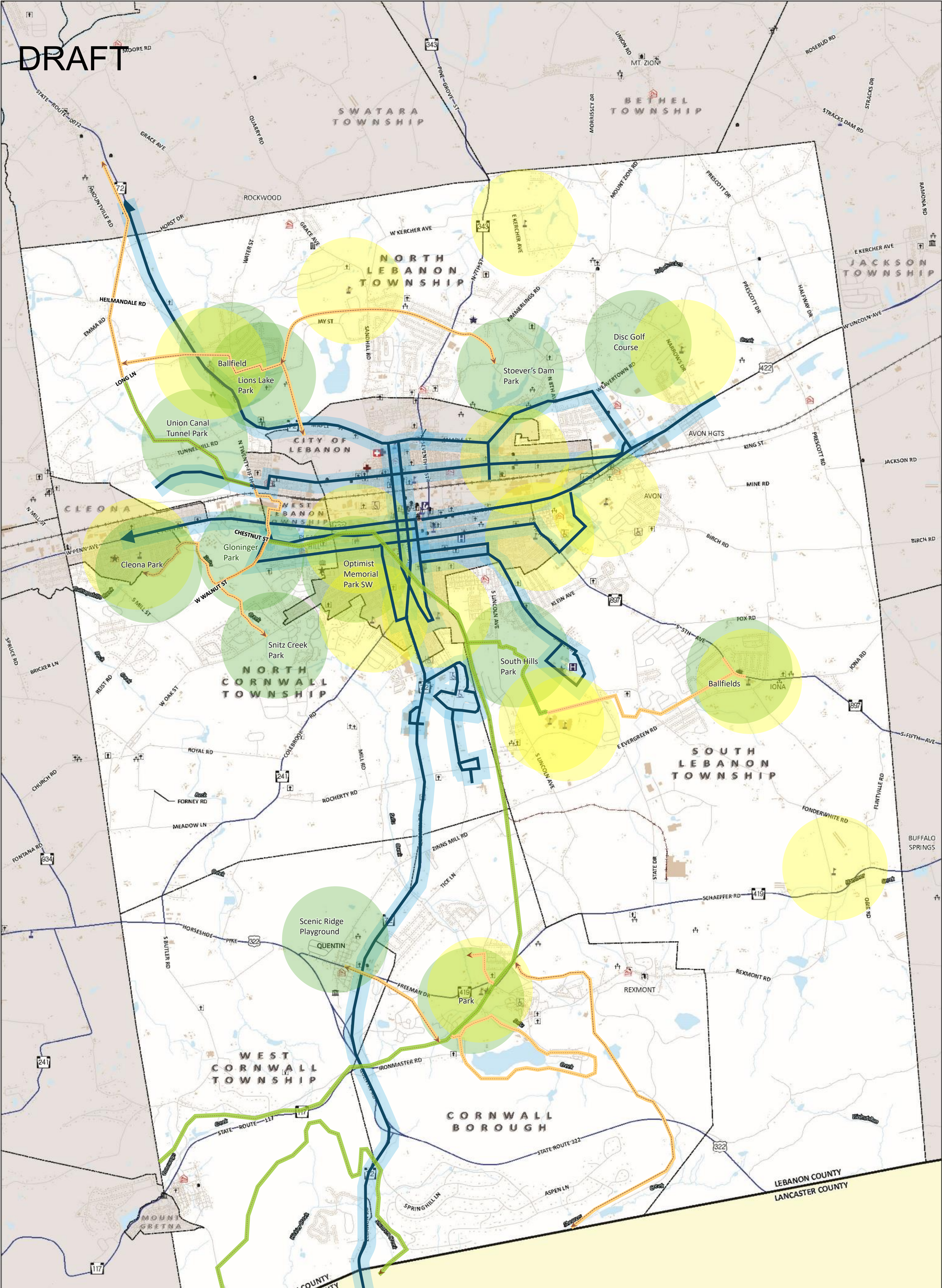
Scale (Feet)
0 1,050 2,100 4,200

JULY 2012

Gannett Fleming

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Map 13 – May 2025

2025 Regional Comprehensive Plan Update

Map 15 is a new map in the Region Comprehensive Plan. It shows service areas where bicyclists and pedestrians could avoid a motorized vehicle trip if bike-ped facilities were made available. It shows conceptual connections for an expanded bicycle and pedestrian network. If advanced, conceptual routes will need further study to determine feasible alignments.

Legend

School Bike-Ped Service Area

Park Bike-Ped Service Area

Open Trail

Concept Trail Connection

Lebanon Transit Route/Service Area

Police

Hospital

Fire Company

Ambulance Company

School

Library

Personal Care

Recycling Facility

Relief

Religious Facility

Cemetery

Municipal Facility

Community Center

Social Hall

MAP 13

BIKE, PED, AND TRANSIT ACCESS

Cornwall-Lebanon Regional Comprehensive Plan

Scale (Feet)

0 1,050 2,100 4,200

N

MAY 2025

Data Sources: Lebanon County GIS provided updates to Gannett Fleming in March 2011. GIS layers outside of the current study area were compiled as part of the Lebanon County Comprehensive Plan in 2006.

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The Jackson Township Zoning Map, dated 2023, shows all lands north of E Kercher Avenue as Agricultural.

The Cleona Borough Zoning Map, dated 2007, shows all lands north of the railroad as Agricultural, with portions preserved.

Annville Township Zoning

- Agriculture
- General Commercial
- General Floodplain
- Industrial
- R-1 Residential

South Annville Zoning

- Agriculture
- General Commercial
- General Floodplain
- R-1 Residential
- R-2 Residential
- Rural Residential

South Londonderry Zoning

- Agriculture
- R-1 Residential
- R-2 Residential

Swatara Zoning

- Agriculture
- General Commercial
- General Floodplain
- R-1 Residential
- R-2 Residential

Bethel Zoning

- Agriculture
- General Floodplain
- R-1 Residential

Jackson Zoning

- Agriculture
- General Commercial
- General Floodplain
- Industrial
- Municipal Recreation
- R-1 Residential
- R-2 Residential

Heidelberg Zoning

- Agriculture
- General Floodplain
- Industrial
- R-1 Residential

City of Lebanon Zoning

- CA Commercial
- Central Business District
- Commercial Neighborhood
- Manufacturing/Mineral Extraction
- Office Residential
- Residential Low Density
- Residential Medium Density
- Residential High Density

West Lebanon Zoning

- Commercial
- Industrial
- Residential

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Notes:

- Generalized zoning categories reflect zoning districts with similar purposes, desired uses, and use densities among the municipal zoning ordinance in the Cornwall-Lebanon Region.
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Conservation Recreation	Residential Forest	High Density Residential
General Commercial	Forest	Special Purpose Residential
Highway Commercial	Office Institutional	Village Residential
Neighborhood Commercial	Residential Institutional	
General Floodplain	Agricultural Holding	

MAP 14

LAND USE CONSISTENCY

Cornwall-Lebanon Regional Comprehensive Plan

Scale (Feet)

0 1,050 2,100 4,200



OCTOBER 2012

Gannett Fleming