

Map 3 – August 2024 2025 Regional Comprehensive Plan Update

Since 2012, changes to parks, trails, and protected open spaces include:

Since 2012, changes to parks, trails, and protected open spaces include:

- New parks: Gloninger Woods Park in North Cornwall, Lenni Lenape in North Lebanon, and a playground at Scenic Ridge in West Cornwall
- 2.1 completed miles of the Lebanon Valley Rail Trail (phases 5 and 7) and 2 of 4 segments of phase 6
- 12 preserved farm parcels and 1 applicant farm
- 3 Lebanon Valley Conservancy preserved properties in Cornwall Borough and West Cornwall Township.
- 2 private schools identified on the map.

Legend

- Existing Trails
- Proposed Trails
- Preserved Farms
- Conservancy Preserved Land
- Private Recreation/Open Space
- School Land

MAP 3

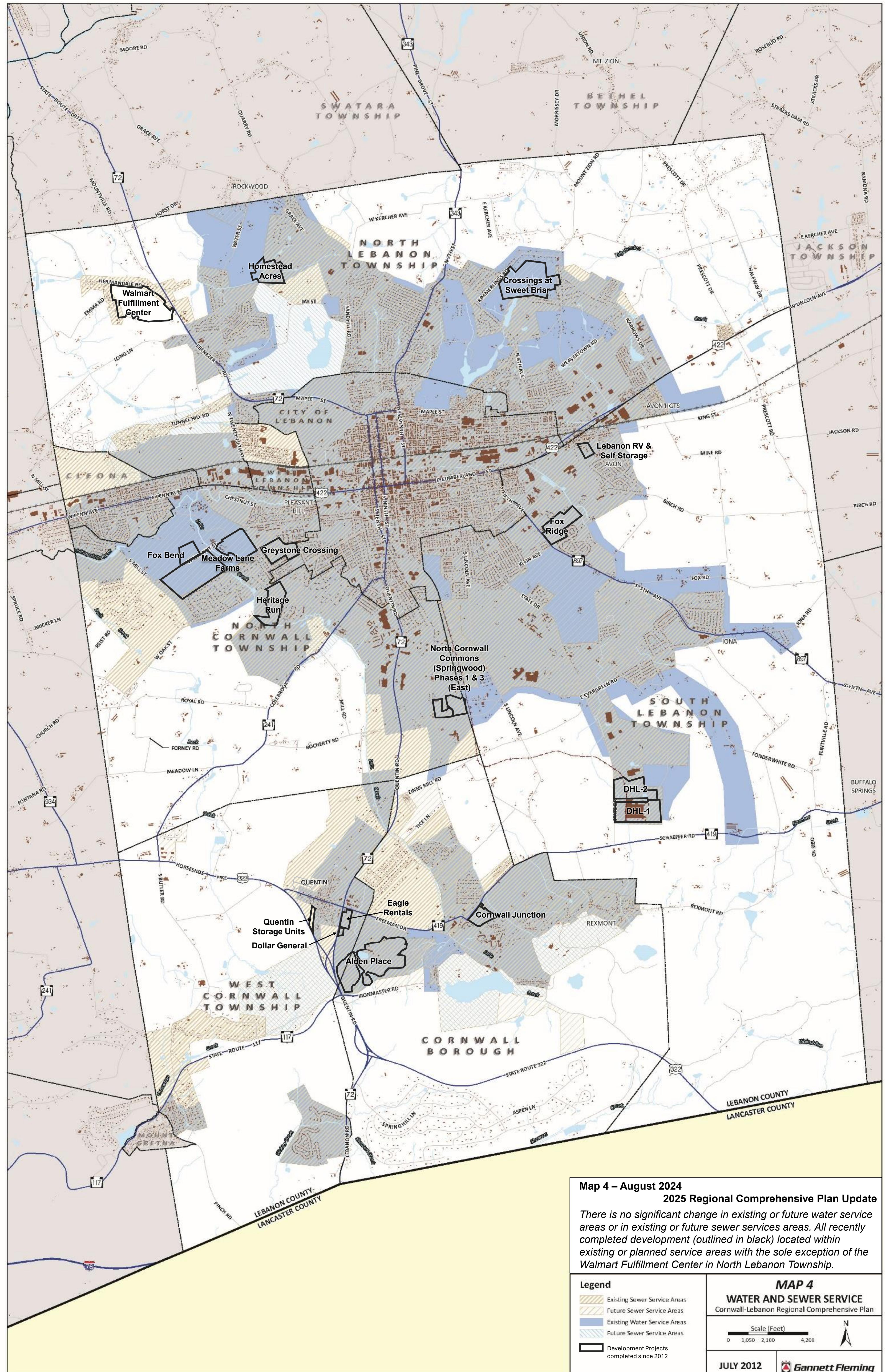
PARKS, TRAILS, AND PROTECTED OPEN SPACES

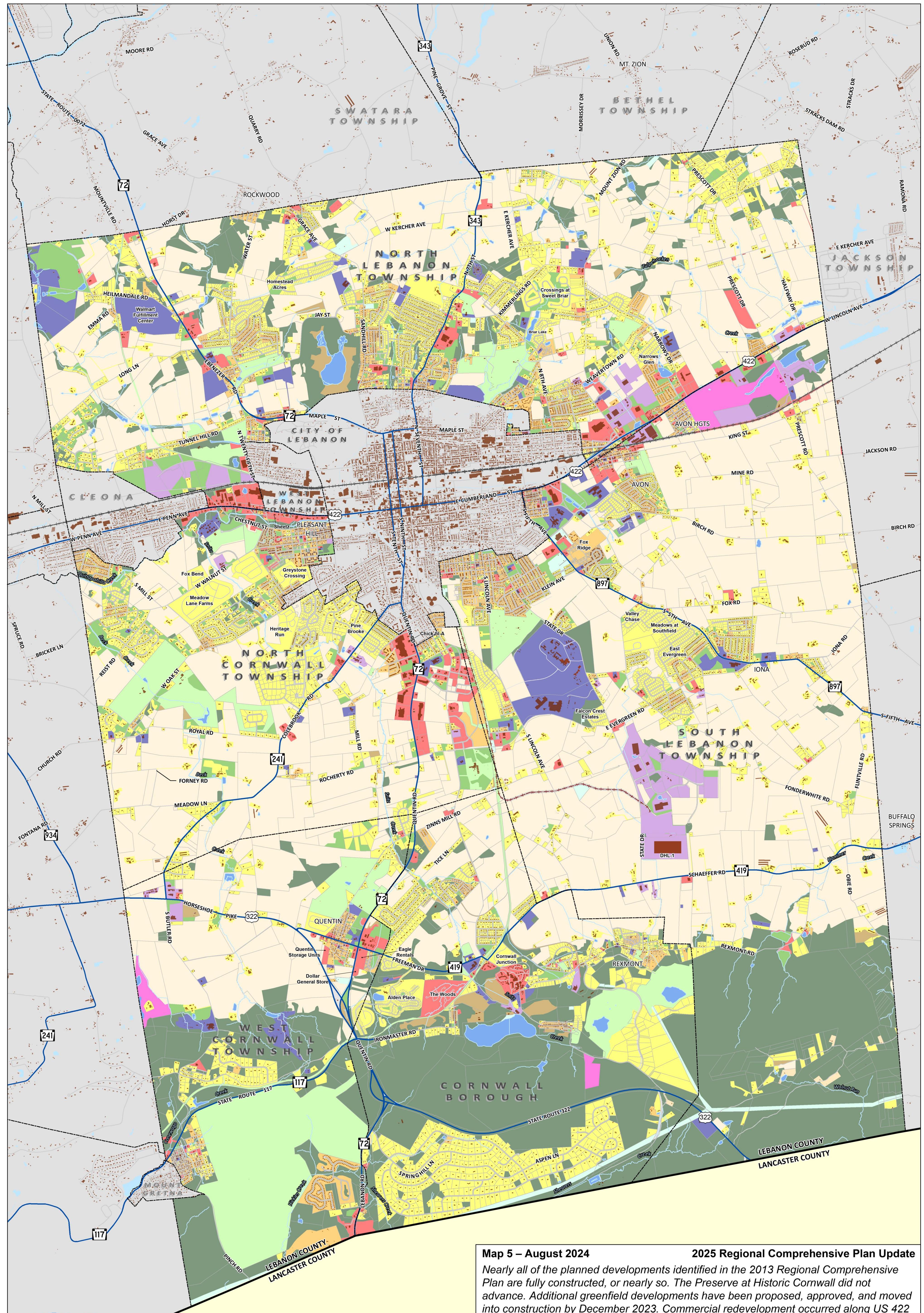
OPEN SPACES

Scale (Feet)

JULY 2012







Map 5 – August 2024

2025 Regional Comprehensive Plan Update

Nearly all of the planned developments identified in the 2013 Regional Comprehensive Plan are fully constructed, or nearly so. The Preserve at Historic Cornwall did not advance. Additional greenfield developments have been proposed, approved, and moved into construction by December 2023. Commercial redevelopment occurred along US 422 and PA 72 and industrial redevelopment occurred at the Lebanon Valley Business Park.

Legend

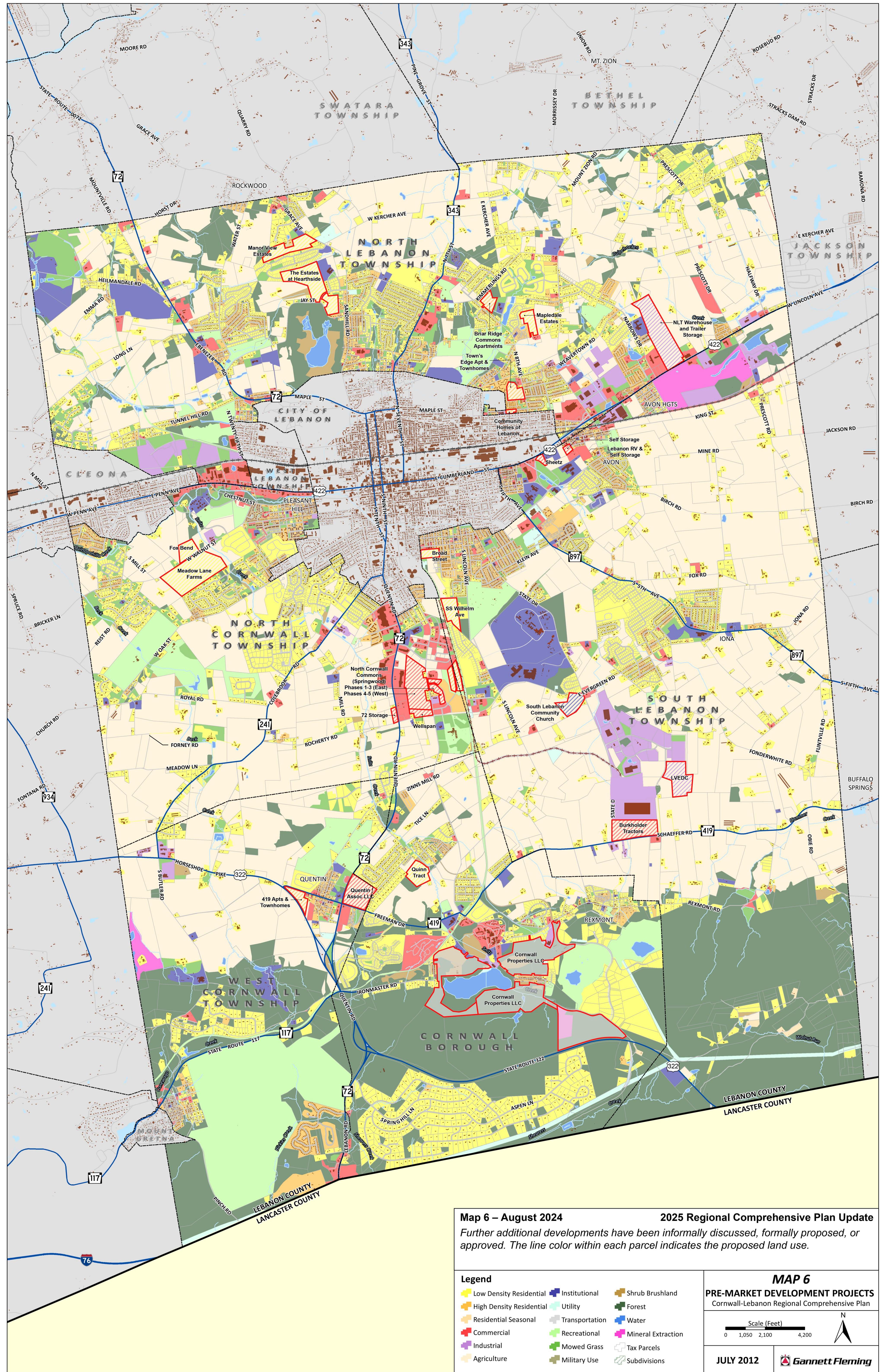
Low Density Residential	Institutional	Shrub Brushland
High Density Residential	Utility	Forest
Residential Seasonal	Transportation	Water
Commercial	Recreational	Mineral Extraction
Industrial	Mowed Grass	Tax Parcels
Agriculture	Military Use	Subdivisions

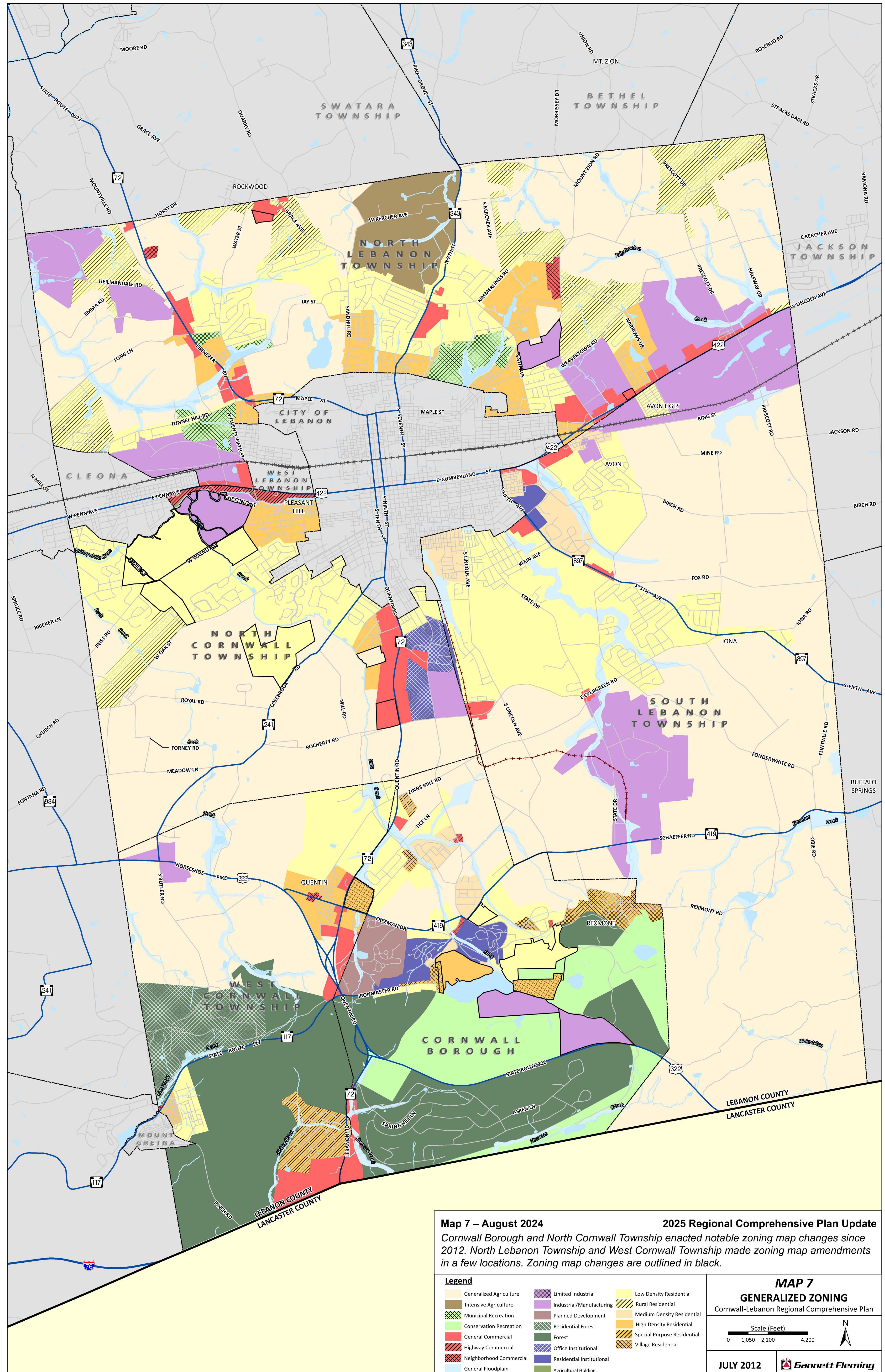
MAP 5
MARCH 2011 LAND USE
Cornwall-Lebanon Regional Comprehensive Plan

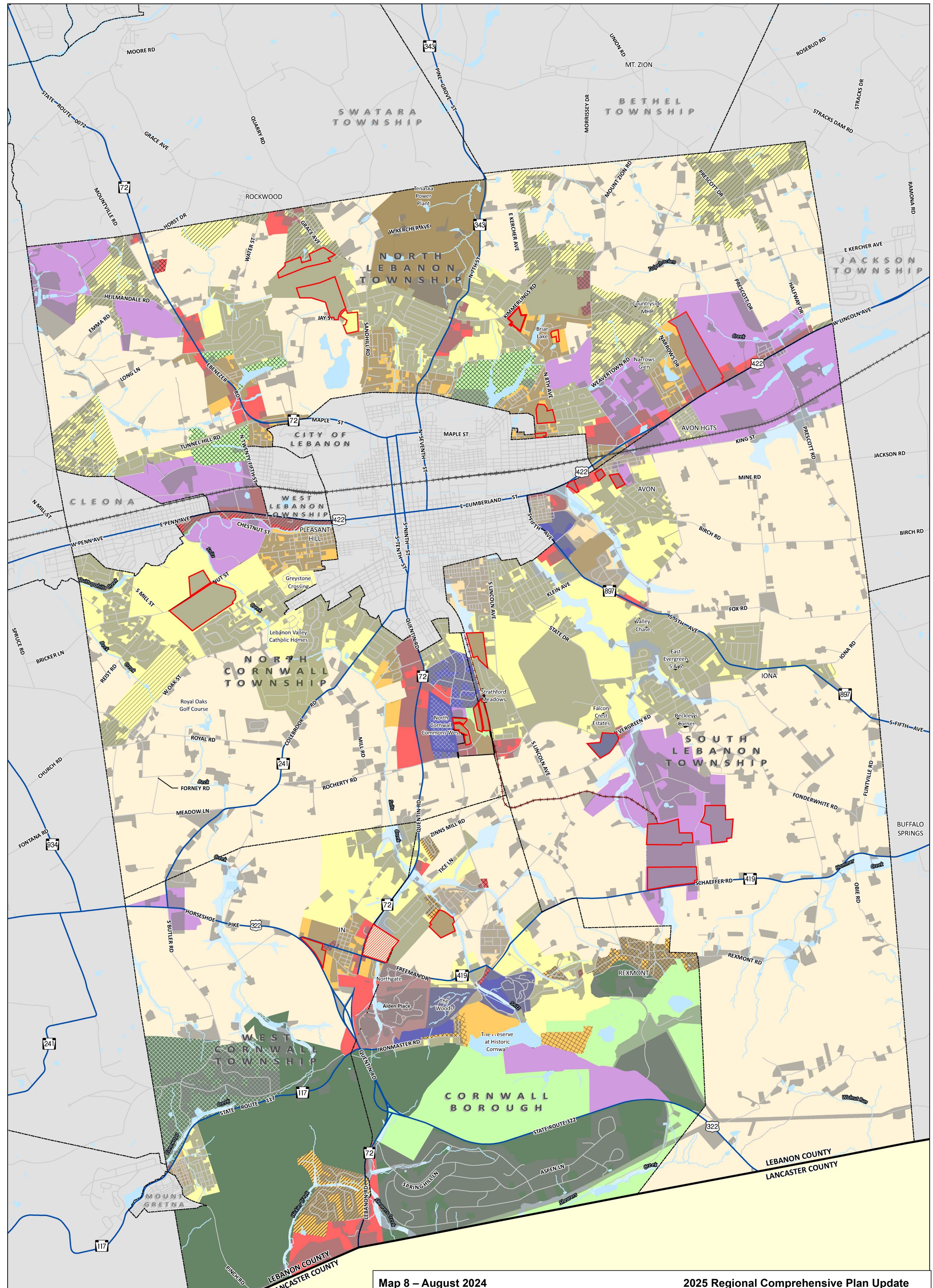
Scale (Feet)
0 1,050 2,100 4,200

JULY 2012

Gannett Fleming







Map 8 – 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. Pre-market development projects (from Map 6) are outlined in red.

Legend

Proposed Developments
Developed Land

Generalized Agriculture
Intensive Agriculture
Municipal Recreation
General Commercial
Highway Commercial
Neighborhood Commercial
General Floodplain

Limited Industrial
Industrial/Manufacturing
Planned Development
Residential Forest
Forest
Office Institutional
Residential Institutional
Agricultural Holding

Rural Residential
Medium Density Residential
High Density Residential
Special Purpose Residential
Village Residential

Low Density Residential

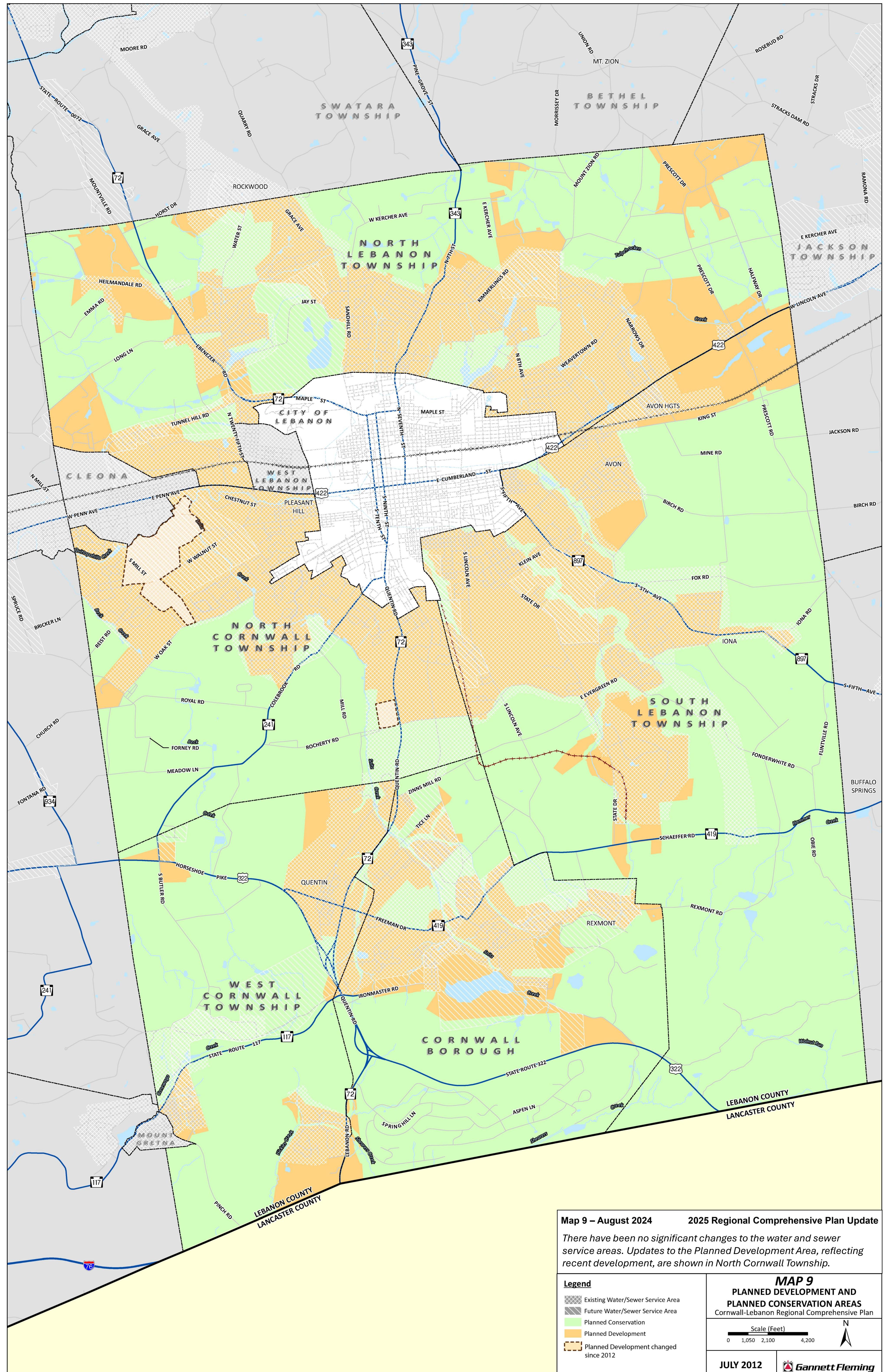
MAP 8
DEVELOPED VS. AVAILABLE ZONED LAND
Cornwall-Lebanon Regional Comprehensive Plan

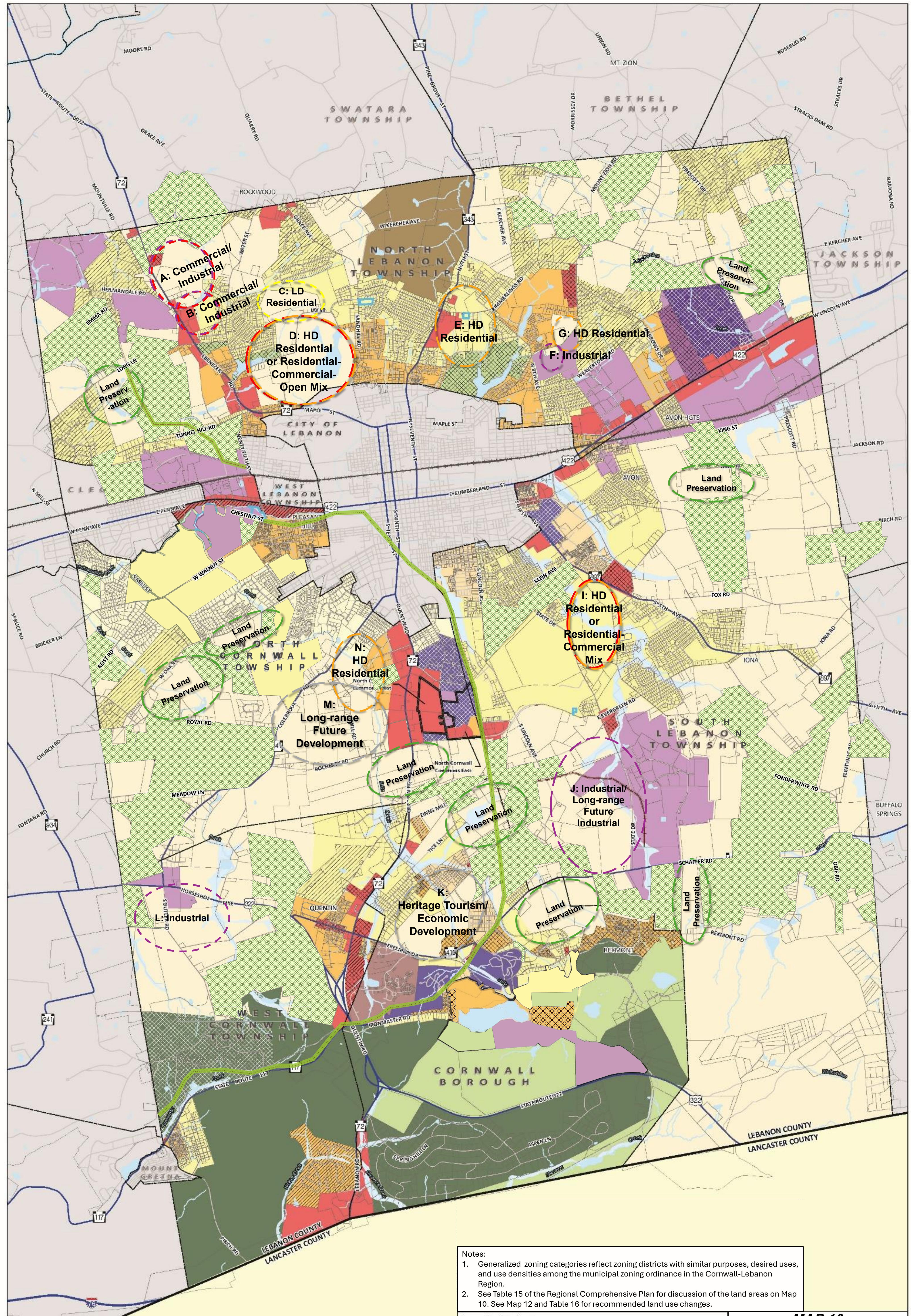
Scale (Feet)
0 1,050 2,100 4,200



JULY 2012

Gannett Fleming



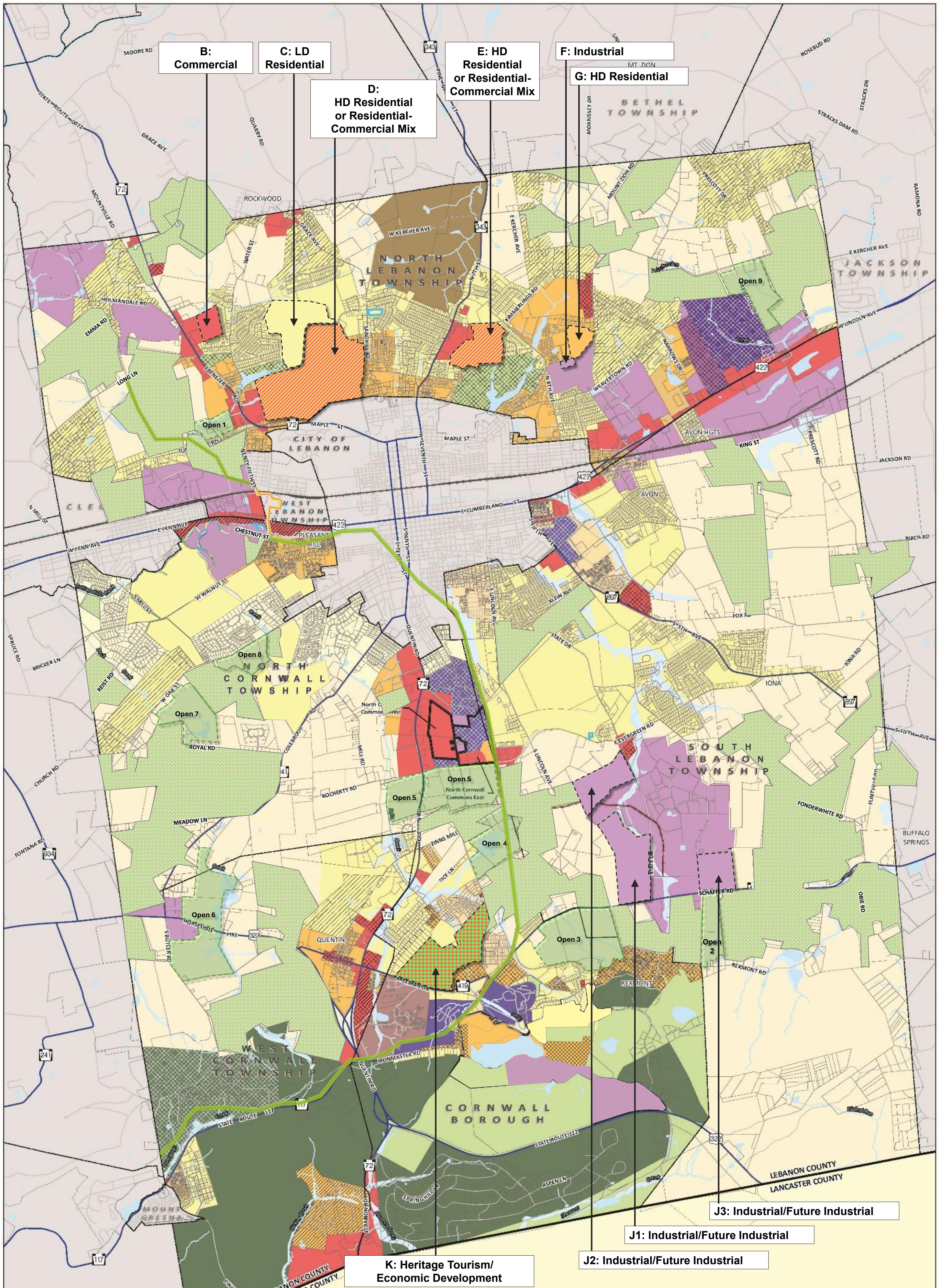


Map 10 – July 2025 2025 Regional Comprehensive Plan Update

This map identifies 14 parcel clusters (labeled A-N) as opportunity locations for development within or adjacent to the Planned Development Area; broad land uses types are identified for discussion. It also identifies parcels and clusters that could interconnect preserved lands.

MAP 10
LAND USE DISCUSSION
Cornwall-Lebanon Regional Comprehensive Plan

Scale (Feet)
0 1,050 2,100 4,200
N
JULY 2012
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.

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	Generalized 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 Footprint	Agricultural Holding	Lebanon Valley Rail Trail

MAP 11

FUTURE LAND USE

Cornwall-Lebanon Regional Comprehensive Plan

Scale (Feet)

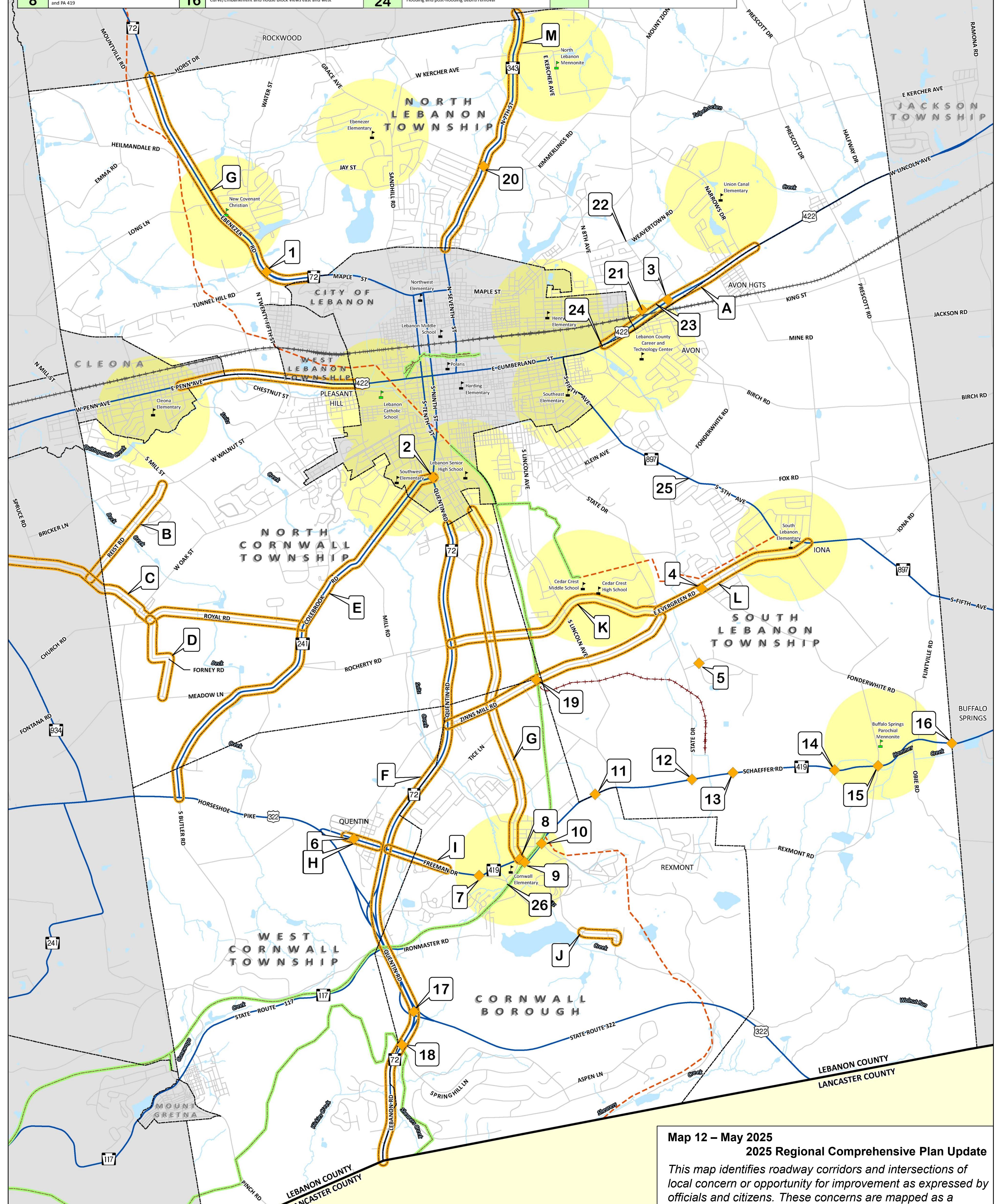
0 1,050 2,100 4,200

N

MAY 2025

Gannett Fleming

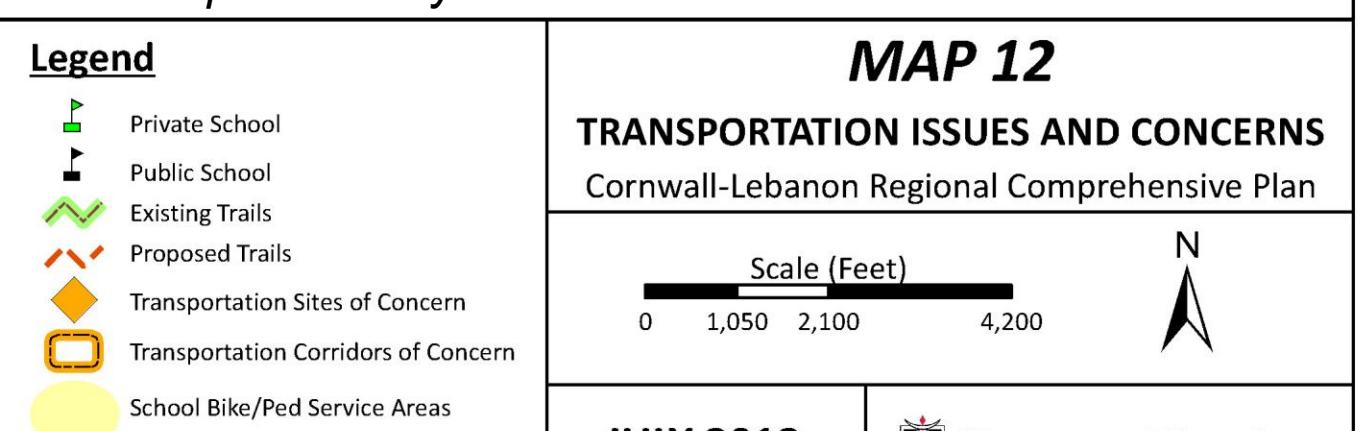
Site Concern		Site Concern		Site Concern		Site Concern	
1	Truck traffic concerns	9	Rail Trail Crossing	17	Difficult left turn	25	Safety; poor visibility at skewed intersection
2	No signal attenuation for cyclists	10	Crest blocks view to the east	18	Poor sight distance	26	Increased volume of parent drop-off/ 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		

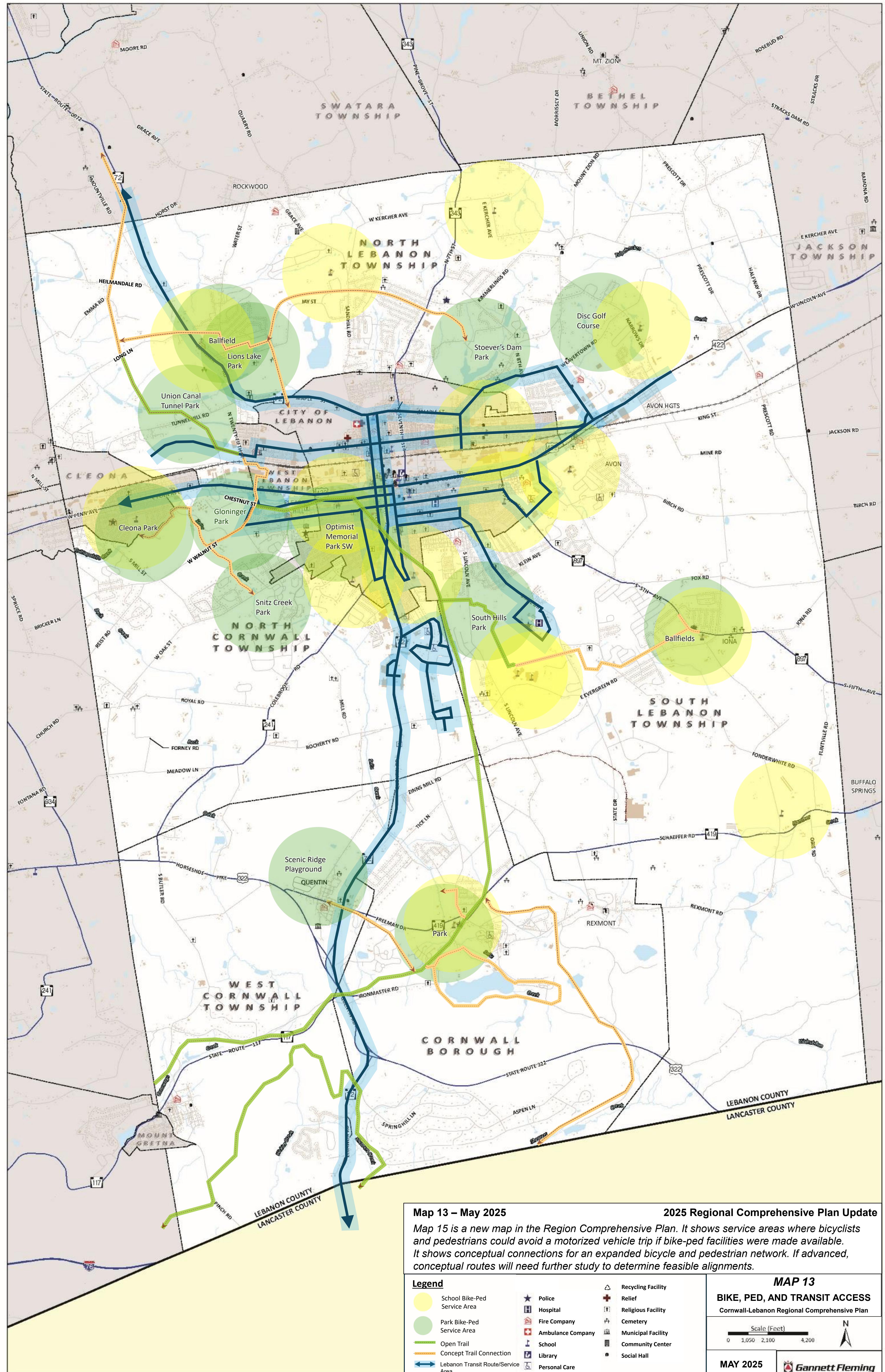


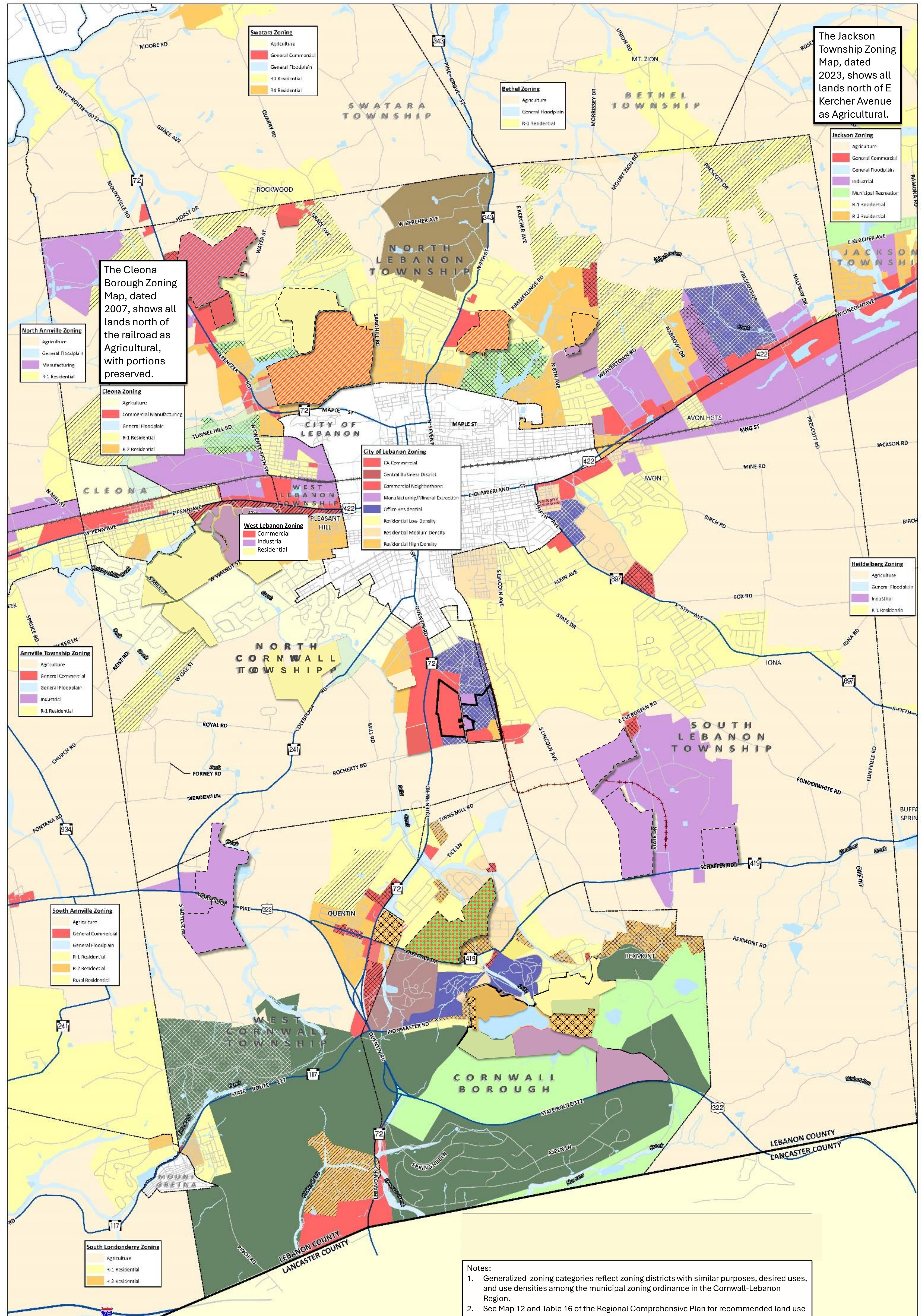
Map 12 – May 2025
2025 Regional Comprehensive Plan Update

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 coordination with the Lebanon County MPO, PennDOT, and other transportation stakeholders as ongoing improvement of the transportation system is considered.

Corridor Concern		Corridor Concern		Corridor Concern	
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		







The South Londonderry Township Zoning Map, enacted 5/21/2013, shows that the agricultural district along its eastern border has been revised to Conservation. This creates greater consistency with West Cornwall Township's zoning.

Map 14 – May 2025 2025 Regional Comprehensive Plan Update

Zoning map updates are noted for Cleona Borough, Jackson Township, and South Londonderry Township.

Generalized Zoning Types

Generalized Agriculture	Urban 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	Office Institutional	Special Purpose Residential
Hwyway Commercial	Residential Institutional	Village Residential
Neighborhood Commercial		
General Floodplain		

MAP 14 LAND USE CONSISTENCY

Cornwall-Lebanon Regional Comprehensive Plan

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

OCTOBER 2012

Gannett Fleming