



# TRADITIONS OF AMERICA

**At Mount Joy**



*National*  
**55+ BUILDER  
OF THE YEAR**





Aberdeen

Elizabethtown

ANCHOR

Rheems

Milton Grove

Florin

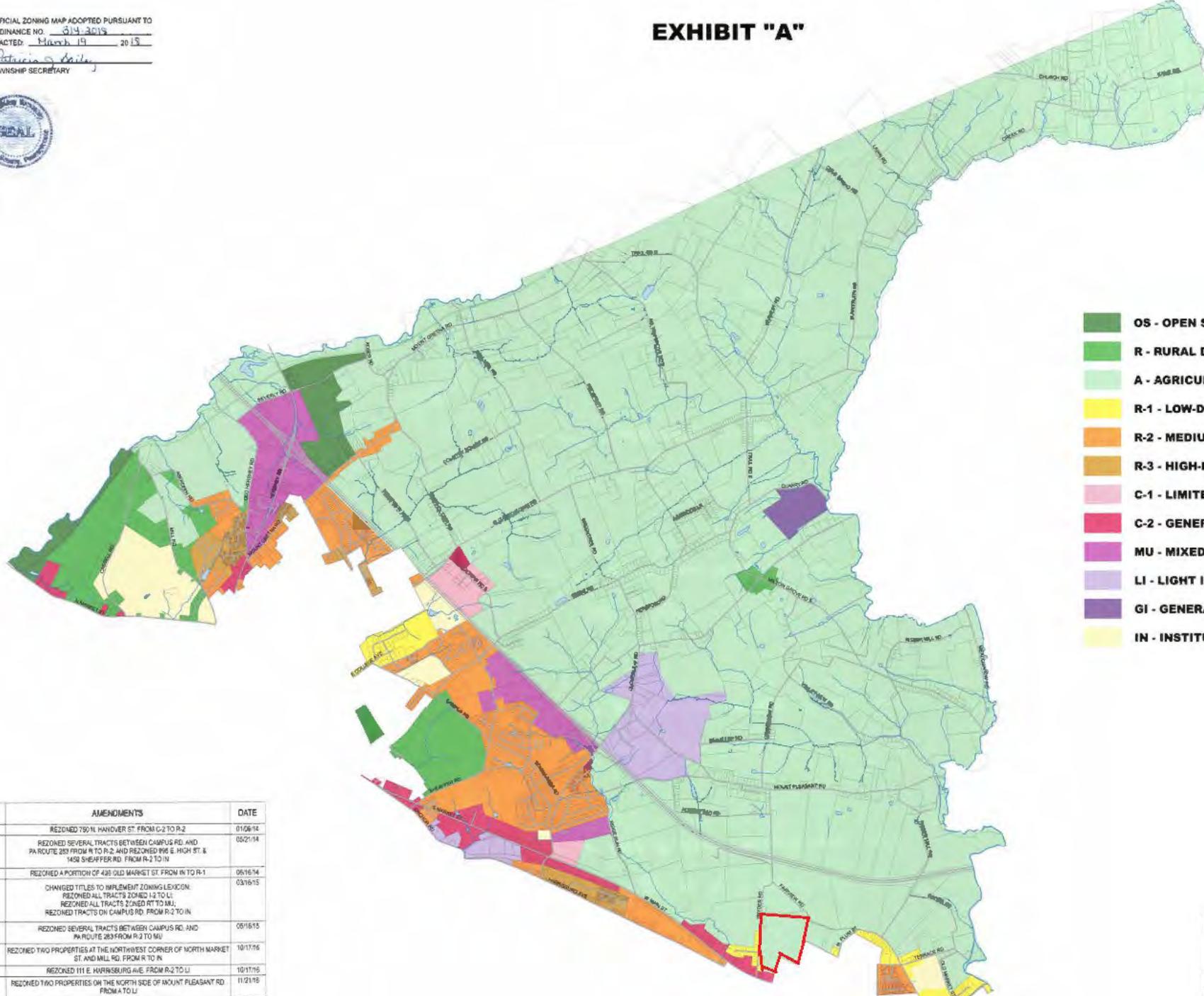
Mt Joy

Donegal Heights

Image © 2025 Airbus

Google Earth

# EXHIBIT "A"



- OS - OPEN SPACE AND CONSERVATION DISTRICT
- R - RURAL DISTRICT
- A - AGRICULTURAL DISTRICT
- R-1 - LOW-DENSITY RESIDENTIAL DISTRICT
- R-2 - MEDIUM-DENSITY RESIDENTIAL DISTRICT
- R-3 - HIGH-DENSITY RESIDENTIAL DISTRICT
- C-1 - LIMITED COMMERCIAL DISTRICT
- C-2 - GENERAL COMMERCIAL DISTRICT
- MU - MIXED USE DISTRICT
- LI - LIGHT INDUSTRIAL DISTRICT
- GI - GENERAL INDUSTRIAL DISTRICT
- IN - INSTITUTIONAL DISTRICT

ORDINANCE NUMBER	AMENDMENTS	DATE
284 - 2014	REZONED 790 N. HANOVER ST. FROM C-2 TO R-2	01/06/14
285 - 2014	REZONED SEVERAL TRACTS BETWEEN CAMPUS RD. AND PA ROUTE 283 FROM R TO R-2, AND REZONED 896 S. HIGH ST. & 1458 SHEPPER RD. FROM R-2 TO IN	05/21/14
286 - 2014	REZONED A PORTION OF 489 OLD MARKET ST. FROM IN TO R-1	05/16/14
292 - 2015	CHANGED TITLES TO IMPLEMENT ZONING LEXICON. REZONED ALL TRACTS ZONED I-2 TO LI; REZONED ALL TRACTS ZONED RT TO MU; REZONED TRACTS ON CAMPUS RD. FROM R-2 TO IN	03/16/15
294 - 2015	REZONED SEVERAL TRACTS BETWEEN CAMPUS RD. AND PA ROUTE 283 FROM R-2 TO MU	05/18/15
307 - 2016	REZONED TWO PROPERTIES AT THE NORTHWEST CORNER OF NORTH MARKET ST. AND MILL RD. FROM R TO IN	10/17/16
308 - 2016	REZONED 111 E. HARRISBURG AVE. FROM R-2 TO LI	10/17/16
310 - 2016	REZONED 190 PROPERTIES ON THE NORTH SIDE OF MOUNT PLEASANT RD. FROM A TO LI	11/21/16



SOURCE OF BASE MAPPING: LANCASTER COUNTY GIS DEPARTMENT



**MOUNT JOY TOWNSHIP**  
 8853 ELIZABETHTOWN ROAD  
 ELIZABETHTOWN, PA 17022  
 (717) 387-4917  
 WWW.MOUNTJOYTWP.ORG

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ZONING MAP

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AS AMENDED THROUGH MARCH 19, 2018

# Future Land Use and Transportation Map

## Region

Northwestern Lancaster County, Pennsylvania

### Character Zones

#### Natural

- Preservation
- Conservation

#### Agriculture

- Preservation
- Conservation

#### Rural Community

- Core
- Other Developed

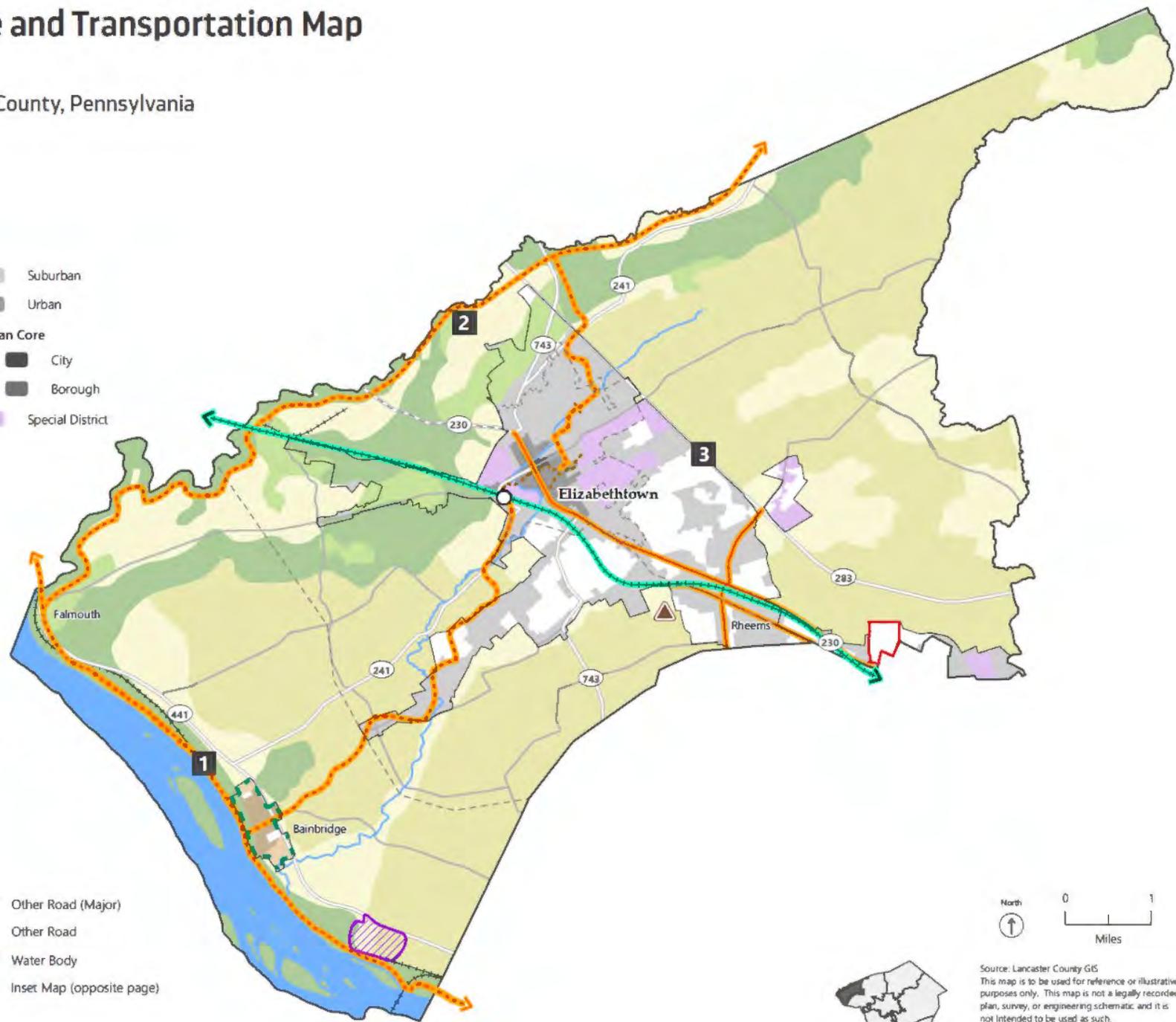
- Suburban
- Urban
- City
- Borough
- Special District

### Priority Places

- Growth Area
- Priority Road
- Priority Trail
- Amtrak Line
- Mobility Hub
- Proposed Village Growth Area
- Rural Industrial Area

### Other Elements

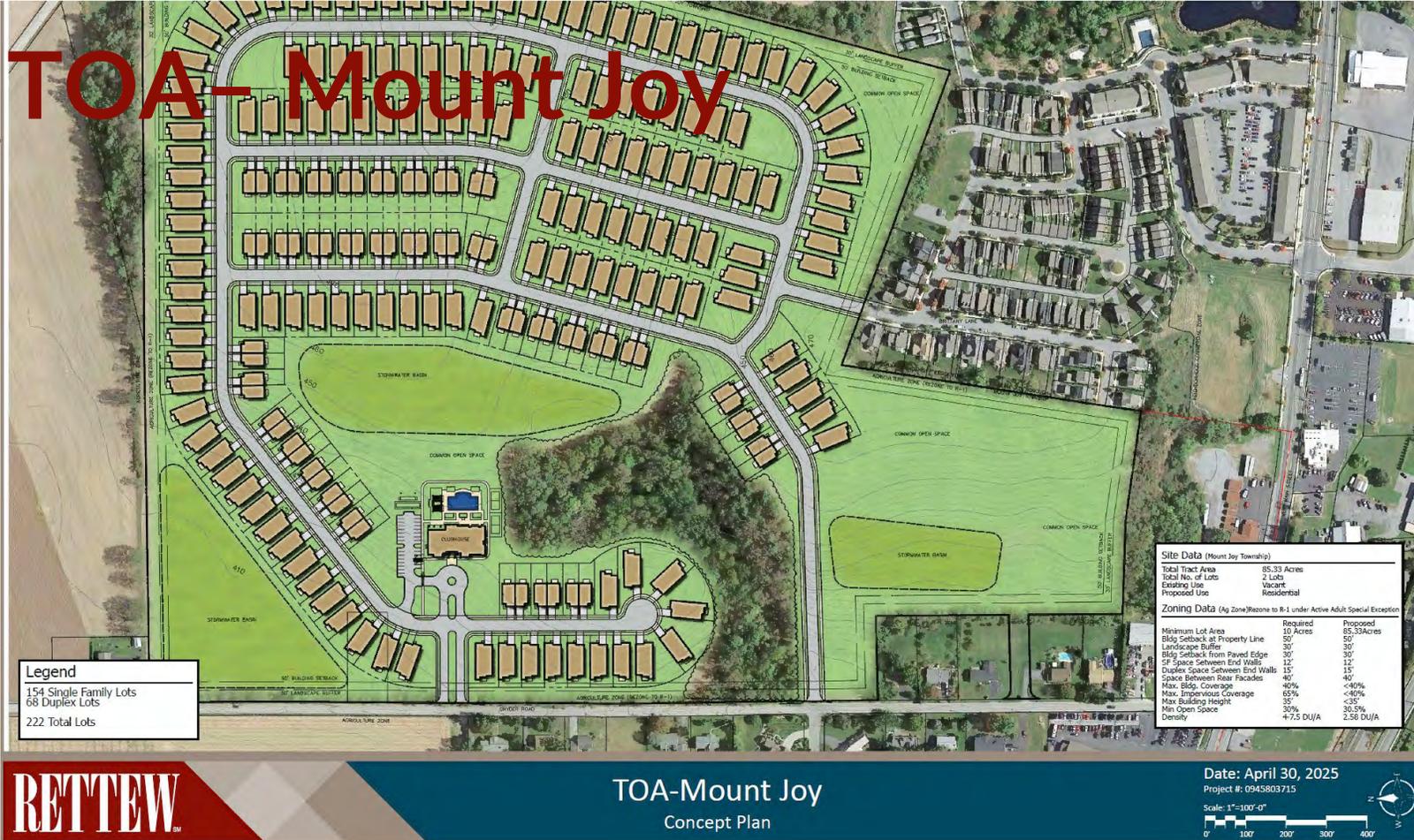
- Buildable Land
- Other Railroad
- Other Trail
- Quarry
- Municipality
- Other Road (Major)
- Other Road
- Water Body
- 1** Inset Map (opposite page)



Source: Lancaster County GIS  
 This map is to be used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such.

For complete disclaimer see:  
<http://www.co.lancaster.pa.us/gisdisclaimer>

# TOA-Mount Joy



- 90 Acres +/-
- 220 Homes
- Amenities

# Fiscal Impact – 10 Years

• <b>Tax Benefit (10 yrs)</b>	<b><u>\$17,906,699</u></b>
• <i>School District</i>	\$13,624,003
• <i>Township</i>	\$2,255,883
• <i>County</i>	\$2,026,814
• <b><i>School impacts</i></b>	<b>\$0</b>

Assumptions: Avg assessed value of \$302k, 220 units

# Reduced Peak Traffic

- 25% peak hour traffic
- *Same traffic as 50-home traditional community*

# TOA Communities





TRADITIONS  
OF AMERICA

Chesterfield











v 1.25.06.27072

HOME GRAPHICS FULL SWING GOLF EXIT

PLAY GOLF

SPYGLASS HILL Petaluma Beach, California

PRACTICE CONTESTS

TARGET RANGE SHORT GAME













270

TRADITIONS  
THE BETSY ROSS



272

TRADITIONS  
THE FRANKLIN



TRADITIONS  
THE HANCOCK

264



TRADITIONS  
OF AMERICA







# Summary

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- *Product*
- *Location*
- *Comprehensive Plan*
- *Tax Windfall*
- *Low Impact*

