

# Cumberland County Comprehensive Plan Consistency Determinations

Section 304 of the Pennsylvania Municipalities Planning Code requires municipalities to solicit recommendations from the Cumberland County Planning Commission (CCPC) when undertaking certain actions. As part of its review process, the CCPC provides detailed technical and administrative recommendations on the proposed actions as well as an assessment those actions' consistency with the Cumberland County Comprehensive Plan. Similarly, stakeholder organizations that are submitting grant applications regularly request letters of support from the CCPC and a determination if the proposed project is consistent with the county comprehensive plan.

The CCPC will consider the following for both MPC required and stakeholder requested comprehensive plan consistency determinations.

- 1. Cumberland Principles** – The [Cumberland County Comprehensive Plan](#) is organized around eight policy statements called the “Cumberland Principles”. The Cumberland Principles define the most important planning techniques in the county and serve as unifying planning guidance between municipal and county plans. The principles are the measuring stick by which consistency with the county comprehensive plan is ultimately determined. Plans, ordinances, or projects submitted to the CCPC for review will be evaluated against each principle with opportunities for enhanced consistency noted. The table below will be used by staff when preparing consistency determinations.
- 2. Comprehensive Plan Future Land Use Map** – The [future land use map](#) delineates six “character areas” with distinguishable geographic areas that exhibit unique land use and built environment design characteristics. The future land use map is not a zoning ordinance that regulates land use, but rather a projection of the land uses that are likely to occur throughout the county.

Each character area includes specific planning guidance that addresses conservation, housing, economic development, transportation, and design issues. The planning guidance for each character area is derived from the Cumberland Principles and provides additional detail on how those principles could be used to shape future development. The details of actions requiring review under Section 304 of the MPC will be compared to character area planning guidelines found in with opportunities for enhanced consistency noted as applicable using the table below.

The future land use map character area designation is a secondary, not the sole, factor for consistency determinations. Plans, ordinances, or projects may be deemed consistent with the Cumberland County Comprehensive Plan if they meet the spirit of the Cumberland Principles yet be inconsistent with the future land use map character area designation.

Cumberland Principles	Recommendations for Enhanced Consistency
<p><b>Protect the Best First</b>  <i>(Comprehensive Plan page 20)</i></p> <p><b>Consistent plans, ordinances, and projects will:</b></p> <ul style="list-style-type: none"> <li>• Identify and protect natural resources</li> <li>• Preserve prime farmland</li> <li>• Protect or enhance surface and groundwater quality and quantity</li> <li>• Improve air quality</li> </ul>	
<p><b>Grow In Not Out</b>  <i>(Comprehensive Plan page 29)</i></p> <p><b>Consistent plans, ordinances, and projects will:</b></p> <ul style="list-style-type: none"> <li>• Maximize use of sewer, water, gas, electric, and telecommunications infrastructure</li> <li>• Redevelop and reuse existing buildings and land</li> <li>• Mix land uses</li> <li>• Increase density</li> <li>• Allow increased building height</li> <li>• Reduced setbacks to efficiently use land</li> <li>• Reduce required parking</li> </ul>	
<p><b>Housing for All</b>  <i>(Comprehensive Plan page 37)</i></p> <p><b>Consistent plans, ordinances, and projects will:</b></p> <ul style="list-style-type: none"> <li>• Increase housing supply</li> <li>• Provide a variety of housing types and costs</li> <li>• Enable accessory dwelling units</li> <li>• Use site design standards that encourage housing diversity and reduce costs</li> </ul>	

Cumberland Principles	Recommendations for Enhanced Consistency
<ul style="list-style-type: none"> <li>• Incorporate incentives that reduce costs for renters, homeowners, and developers</li> <li>• Locate housing supply close to transportation, jobs, and services</li> </ul>	
<p><b>Plan for People and Places</b>  <i>(Comprehensive Plan page 44)</i></p> <p><b>Consistent plans, ordinances, and projects will:</b></p> <ul style="list-style-type: none"> <li>• Recognize and respect sense of place</li> <li>• Encourage attractive building design and construction</li> <li>• Enhance land use compatibility</li> <li>• Protect historic resources</li> <li>• Provide parks, trails, and recreation</li> <li>• Consider the interrelationships of social determinants of health</li> </ul>	
<p><b>Expand Transportation Choices</b>  <i>(Comprehensive Plan page 52)</i></p> <p><b>Consistent plans, ordinances, and projects will:</b></p> <ul style="list-style-type: none"> <li>• Leverage available funding sources for transportation projects</li> <li>• Improve public transit and shared ride transportation access, cost, and performance</li> <li>• Enable active and nonmotorized transportation</li> <li>• Accommodate goods movement</li> <li>• Use technology to improve safety, mobility, and reduce congestion</li> <li>• Reduce miles traveled, fuel usage, and greenhouse gas emissions</li> <li>• Improve access and performance for airports</li> </ul>	
<p><b>Adapt and Stay Safe</b></p>	

Cumberland Principles	Recommendations for Enhanced Consistency
<p><i>(Comprehensive Plan page 64)</i></p> <p><b>Consistent plans, ordinances, and projects will:</b></p> <ul style="list-style-type: none"> <li>• Protect public safety</li> <li>• Decrease community vulnerability to hazards</li> <li>• Increase community resilience to future hazards</li> <li>• Reduce greenhouse gas emissions</li> <li>• Diversify energy supply</li> </ul>	
<p><b>Open for Business</b></p> <p><i>(Comprehensive Plan page 71)</i></p> <p><b>Consistent plans, ordinances, and projects will:</b></p> <ul style="list-style-type: none"> <li>• Attract or expand businesses</li> <li>• Create new jobs</li> <li>• Generate tax revenue</li> <li>• Enhance the quality of life</li> </ul>	
<p><b>Engage to Improve</b></p> <p><i>(Comprehensive Plan page 78)</i></p> <p><b>Consistent plans, ordinances, and projects will:</b></p> <ul style="list-style-type: none"> <li>• Actively seek and consider stakeholder input</li> <li>• Use multiple communication media to connect with stakeholders</li> <li>• Involve elected and appointed decision makers at all levels of government</li> <li>• Increase stakeholder knowledge and capacity</li> </ul>	