

Summary of ***zoning and land use issues*** pointed out on the November 3, 2021 Walk and Talk

A walk around Mt. Gretna's Campmeeting showcases not just a community of homes, but an institution, the Mt. Gretna Campmeeting Association (MGCA), that owns common ground and provides services and programming that fosters community. MGCA owns the Tabernacle, as well as parkland, playground, library, recreation areas, the streets, the water system, the sewer system, and the storm water system. It maintains them and develops programs and events that utilize them.

Uses: In a walk around Campmeeting, one sees uses that are not typical of residential developments.

- **Tabernacle:** The Tabernacle has become an entertainment and wedding venue. It's used for religious services, musical concerts, plays or readings, and weddings. In recent decades the Tabernacle has been home to events sponsored by the Bible Festival, Campmeeting's Heritage Festival, Larry McKenna's Summer Concerts, Music at Gretna, and Gretna Theatre.
- **The Art School:** The Mt Gretna School of Art holds residential art programs for art students and artists. Currently, only residential aspects of the program are in Campmeeting.
- **Community Library:** Campmeeting maintains a volunteer-run library serving all of Mt. Gretna.

Streets and setbacks:

- **Streets:** Street rights-of-way are narrow, generally 30 feet. Street construction does not meet current road construction standards. (The exception is Batdorf Avenue.)
 - **Drive streets:** Most are paved, but only for a single lane of 11 to 13 feet. Some streets are two-way, with motorists making way for vehicles coming in the opposite direction.
 - **No-drive streets:** Some streets have been designated as no-drive, or pedestrian-only. Some are paved. Some are not. Some lots are accessible only via no-drive streets.
- **Setbacks:**
 - **Front setbacks:** With the exception of homes on Batdorf Avenue and Bell Avenue, front setbacks are generally minimal or non-existent. In the early decades, Campmeeting explicitly permitted lot owners to build porches into the street rights-of-way.
 - **Side and rear setbacks:** Side and rear setbacks are generally small or non-existent.

Off street parking: Few homes have 2 parking spaces (10' x 20' each), either on their lot or within 150' of that lot, as currently required by West Cornwall Township zoning ordinances.

- For most homes, there is no on-lot, off-street parking, that is not on MGCA property.
- For many homes, there is no on-street parking either.
- For many homes, parking is in the Church parking lot. However, this is not technically Campmeeting off-street parking, because it is owned by the Church.
- For many homes, parking is "on-street" – that is, off the roadway, but in the street right of way.
- Overflow parking is limited and greater than 150 feet from most homes. There are around 200 overflow parking spaces (including the Church parking lot, the lot on Kauffman Avenue, and parking on Route 117). Parking on Route 117 is likely in the street right-of-way.

Boundary of the Townships current zoning districts is inexact: Campmeeting is currently a mix of R-1 and R-2 zones, but the specific boundaries of the two zones do not reflect what has been built.