

Lancaster County Comprehensive Plan

Policy Plan



Prepared by the Lancaster County Planning Commission

RESOLUTION NO. 26 OF 1999

On motion of Commissioner Kauffman, seconded by Commissioner Ford;

WHEREAS, The Lancaster County Planning Commission prepared a four (4) component Comprehensive Plan to provide guidance for the growth and change that is occurring in Lancaster County; and

WHEREAS, The first component of the Comprehensive Plan, the Policy Plan, was adopted by the Lancaster County Board of Commissioners in January of 1991, and amended in June of 1995; and

WHEREAS, The Policy Plan is designed to be a "living" document, meaning that it will be reviewed and, if necessary, updated every five (5) years to ensure that it remains relevant to the challenges facing our community; and

WHEREAS, The Lancaster County Planning Commission established a 17 member Policy Plan Update Task Force to assist in the preparation of the update to the current Policy Plan; and

WHEREAS, The Lancaster County Planning Commission provided an opportunity for public involvement and participation in the development and review of the proposed update to the Policy Plan; and

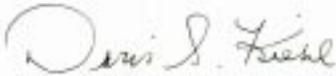
WHEREAS, The Lancaster County Planning Commission has recommended that the Lancaster County Board of Commissioners adopt the proposed update to the Policy Plan as an official component of the Lancaster County Comprehensive Plan; and

WHEREAS, The Lancaster County Board of Commissioners has provided an opportunity for public comment by releasing the document to the public on September 9, 1998 and at a public hearing held on April 7, 1999.

NOW, THEREFORE, BE IT RESOLVED, That the Lancaster County Board of Commissioners hereby adopts the new Policy Plan, titled *REVISIONS: Policy Plan Component of the Lancaster County Comprehensive Plan*, as presented at the public hearing, and filed in the office of the Lancaster County Planning Commission, to become effective this 7th day of April, 1999.

Motion passed unanimously.

ATTEST:



Doris S. Kiehl, Chief Clerk
County of Lancaster, PA

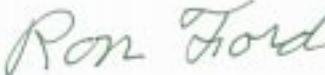
Adopted the 7th day of
April, 1999



Paul Thibault, Chairman



Terry L. Kauffman, Vice Chairman



Ron Ford

BOARD OF COMMISSIONERS OF
LANCASTER COUNTY, PA

POLICY PLAN of the LANCASTER COUNTY COMPREHENSIVE PLAN

Adopted: April 7, 1999



LANCASTER COUNTY BOARD OF COMMISSIONERS

Paul Thibault, Chairman
Terry L. Kauffman, Vice Chairman
Ron Ford, Commissioner
Timothea Kirchner, County Administrator

LANCASTER COUNTY PLANNING COMMISSION

Allan Granger, Chairperson
Jeff T. Stauffer, Vice-Chairperson
Daniel Zimmerman, Secretary
John Blowers
Carlton P. Groff
Craig Lehman
James M. Martin
Gary A. Nace
R. Michael Wagner

POLICY PLAN UPDATE TASK FORCE

Allan Granger, Chair
Dan Basehoar
Patrice Beittel
Jeff Butler
Edwina Coder
Hugh Cadzow
Bill Ebel
Bernerd Gordon
Randy Harris

Bruce Holran
J. Elvin Kraybill
Dr. Richard D. Sherr
Dan W itner
Charles Patterson*
John Mikowychok*
Tom Daniels*
Keith Harner*

***Ex-Officio**

EXECUTIVE DIRECTOR

Ronald T. Bailey, Executive Director
Anna R. Kuhns, Administrative Assistant
Cary G. Shaner, Scholastic Consultant
Kristine E. Stewart, Fiscal Clerk
Jeannette Ruiz, Receptionist

ECONOMIC DEVELOPMENT

Phyllis E. Stellfox, Deputy Director for Economic Development
David K. Kruft, Borough Circuit Rider
Michelle M. Reed, Secretary

LONG RANGE PLANNING

Scott W. Standish, Deputy Director for Long Range Planning
Michael A. Domin, Principal Planner
Mary L. Frey, Senior Planner
Patricia J. Kadel, Senior Planner
Sandra I. Monck, Education & Information Specialist
Glenn L. Mohler, Senior Planner, GIS Specialist
Craig W. Van Blarcom, Senior Planner
Richard D. Campanelli, Planning Technician
Lynn M. Stiles, Planning Technician
Jamie B. Hemphill, GIS Technician
Serena L. London, GIS Technician
Donna J. Hahn, Principal Secretary
Rose Lu, Secretary
Jocelyn Toren, Intern

COMMUNITY PLANNING

James R. Cowhey, Deputy Director for Community Planning
David M. Blackman, Community Planner
Neil D. Braunstein, Community Planner
Janet Cherrington-Cuore, Planning Analyst
Mark A. Hiester, Planning Analyst
Patricia A. Lang, Planning Analyst
Gwendolyn E. Newell, Community Planner
Patrick K. Rabits, Community Planner
Dean S. Severson, Community Planner
Michael A. Skelly, Community Planner
Jennifer B. Cochran, Applications Coordinator
Carol A. Grove, Administrative Secretary
Heather M. Hoffman, Secretary

TRANSPORTATION PLANNING

Christopher R. Neumann, Deputy Director for Transportation Planning
Matthew S. Smoker, Assistant Project Manager
Carol K. Palmoski, Senior Planner
Lauri A. Phillips, Planner
Mary H. Bushong, Contracts Administrator
Jonathan M. Heilman, Planning Technician
Katherine V. Willis, Secretary

Table of Contents
Lancaster County Comprehensive Plan

Introduction	2
Trends and Issues	3
RE Visions for the Future	6
The Goals	10
Key Focus Areas	12
Key Focus Area One	13
Actions	14
Key Focus Area Two	16
Actions	18
Key Focus Area Three	20
Actions	22
Key Focus Area Four	23
Actions	25
Key Focus Area Five	26
Actions	28
Key Focus Area Six	29
Actions	31
Conclusion	32
Glossary of Terms	33

Introduction

REVisions is the title of the new *Policy Plan* Component of the *Lancaster County Comprehensive Plan*. The *Policy Plan* is one of four components that collectively make-up the *Lancaster County Comprehensive Plan*. The other three components are: the *Growth Management Plan*; the *Action Plan*; and the *Regional and Functional Plans*.

This second component, the *Growth Management Plan*, visually represents the land use goals and objectives contained in the *Policy Plan* and identifies those areas that are appropriate for urban growth and those areas appropriate for agriculture, resource conservation, and rural uses. The *Growth Management Plan* also advocates the use of traditional neighborhood design techniques to accommodate new growth within Urban and Village Growth Boundaries.

The third component, the *Action Plan*, will contain community indicators that measure the progress towards achieving the goals of the *Policy Plan* and the vision for the future.

The fourth component, *Regional and Functional Plans*, are specialized planning documents designed to specifically address issues of concern. These issues may include regional land use concerns and may be addressed through the preparation of a joint comprehensive plan. They may also include functional plans that address a singular issue such as open space, housing, cultural resources, or transportation. These plans, when completed and adopted, will be incorporated into the *Lancaster County Comprehensive Plan* as official amendments. Functional plans completed to date include a *Regional Open Space Plan*, a *Housing Plan*, a *Long-Range Transportation Plan*, and a *Water Supply and Wellhead Protection Plan*.

This component, the *Policy Plan*, contains the **Vision** and **Goals** of the *Lancaster County Comprehensive Plan*. It also includes **Key Focus Areas** and **Policies** and **Actions** that need to be implemented to reach the **Vision** for the future. This structure is designed to show the close relationship and interconnectedness between different planning issues. In addition, the “**Key Focus Areas**” element of the Plan is designed to help us focus our energy on the issues that the community has said concerns them the most.

Trends and Issues

This section provides a broad overview of the public comments received during the first phase of the *Policy Plan* update process. The varied sources of public involvement include:

- | Newspaper Survey
- | Regional Meetings
- | Community Forum
- | Citizen Questionnaire
- | United Way Focus Group Meetings

Other sources of information used to update the *Policy Plan* include the Lancaster Healthy Communities “Visioning Event,” and the Hourglass Foundation’s “1998 Lancaster County Study.”

The results of the public involvement process provide a sound foundation for the review and update of the *Policy Plan*. This will help ensure that both the concerns and hopes that our citizens have for the future of Lancaster County are properly addressed in the *Plan*.

Best Trends

Farmland preservation - This was by far the most favorable response. Approximately 30,000 acres of prime farmland have been permanently preserved, and 32 of our 41 townships have enacted strong zoning regulations to protect farmland from suburban sprawl.

Open space preservation - Citizens also regularly mentioned the efforts to preserve our open space. Since 1991, more than 2,500 acres of additional open space have been permanently preserved in the form of public parks and natural areas.

US Route 30 reconstruction project - The upgrading of Route 30 was singled out as one of the most positive events that occurred over the last five years.

Urban Growth Boundaries - Many citizens felt that defining growth boundaries is essential to maintaining the unique character of Lancaster County. This, along with increased levels of comprehensive planning and intermunicipal cooperation, was often mentioned by citizens as one of the most encouraging trends over the last five years.

Revitalization of Lancaster City - The survey indicated strong support for the preservation of Lancaster City’s historic character and cultural resources through the use of programs like the Heritage Tourism Initiative.

Increased levels of service for those in need - This response was particularly evident throughout the United Way focus group meeting process. Services most cited were advocacy and support groups, parenting programs, free food for seniors, and recreation programs for youth and seniors.

Worst Trends

Traffic congestion and lack of road improvements

Not surprisingly, traffic congestion and the lack of road improvements were concerns frequently mentioned. A continuing trend of steadily decreasing transit ridership and an increase in the daily vehicle miles traveled has contributed to road congestion – a problem that is likely to worsen with increases in population and suburban sprawl.

Loss of farmland and overdevelopment – Suburban sprawl weighs heavily on the minds of our citizens. Many commented that the construction of big-box retailers has increased traffic congestion and has caused the loss of small businesses.

Increased crime and drugs – These problems were cited by many as a serious issue. Smaller urban communities were particularly sensitive to these concerns.

Deterioration of Lancaster City – A declining tax base, closing of downtown businesses, loss of historic resources, and crime were uppermost in the minds of respondents.

Apathy and lack of participation – Municipal officials were particularly concerned about the lack of interest in planning issues, except when controversy erupted.

Increased numbers of youth at risk – Thoughts about this negative trend emerged during the United Way's Focus Group Meeting process. These included drug overdoses, drunk driving and accidents, teen pregnancy, school dropouts, and youth violence.

Opportunities abound for making Lancaster County a vibrant, livable community both now and for the future. Many of the suggestions regarding Opportunities point in the same direction as the Best Trends. This is good news because it means that we're heading in the right direction!

Opportunities

Preserve farmland and open space and manage growth – Citizens identified the continuation of current programs to preserve open space and farmland and to manage growth as the County's best opportunities over the next five years.

Cooperate and plan regionally – Many suggested that cooperation among the municipalities is vital to the survival of Lancaster County, and that county and municipal officials need to continue to build on the foundation of intermunicipal cooperation.

Reform the tax system – A broad diversity of citizens believe that changes in the tax system, especially real estate taxes, would improve tax fairness.

Revitalize Lancaster City – Many citizens supported the continuation of activities related to the revitalization of downtown Lancaster City.

Threats

Decline of Lancaster City's downtown commercial district

- Lancasterians recognized the importance of downtown Lancaster City to

the overall health of the County. The closing of the Bon-Ton and the vacant store fronts that line King and Queen Streets are concerns that were frequently mentioned. The concern was not confined to the City limits, however. Many were equally concerned about the central business districts of the County's boroughs.

Loss of farmland and over development - Although citizens noted that efforts are being made to preserve farmland, a majority feel as though the landscape is still threatened.

Increased traffic and poor roads - Despite increased funding for road projects and the Route 30 reconstruction project, survey respondents viewed poorly managed and congested roads as a threat to the quality of life in Lancaster County.

Increased drugs, crime, and youth violence - Each of these issues - drugs, crime, and youth violence - received virtually equal attention as threats to the vitality of Lancaster County.

Actions

Increased regional cooperation and planning

- Many citizens agreed that municipalities need to continue to cooperate and plan on a regional basis.

They felt cooperation may be the only effective means of dealing with the problems facing the County today.

Manage growth - Managing growth and protecting farmland appear to go hand-in-hand. Many citizens indicated that land preservation and growth management were critical to Lancaster County's future.

Improve roads and transportation systems - Easing traffic congestion and providing alternative forms of safe transportation would improve the quality of life, according to a number of survey respondents.

Revitalize Lancaster City - A consensus among citizens seemed to be that the key to a healthy Lancaster County is a vibrant Lancaster City.

Strengthen and support families, children, and youth - These issues were frequently mentioned during the United Way focus group meeting process. Respondents believed actions such as youth activities, increasing life skills education, focus on prevention, family values, parenting workshops and parental involvement, and community support for families would make Lancaster a better place for people of all ages.

RE Visions for the Future

The direction Lancaster County will take in the future depends on whether we can regain the balance between our urban centers and rural areas. We must find a way to meet the needs of our present population without compromising the ability of future generations to meet their own needs. We must be far-seeing, flexible, and wise enough not to undermine our natural, cultural, or social foundations.

Based on the feedback of our citizens, here is the ***vision for the future*** of Lancaster County.

COUNTY-WIDE VISION

Imagine...it's the year 2020 and Lancaster County is a community of neighbors who, though diverse and from many different cultures, have joined together to create a high quality of life for all residents. Our County is a well-planned, healthy, and safe community where people are valued for both their civic contributions and their strong family lives. Suburban sprawl has been contained. The City is the hub of the County and our small towns have been revitalized and thrive with activity. Homeownership is at an all-time high while crime and violence are at an all-time low. Our history and heritage are valued by both residents and visitors alike. New communities are designed and constructed to reflect the character and traditions of our older ones. Our air and water are clean, and our woods, wetlands, and wildlife are protected. People walk and ride bikes along the county-wide network of trails and greenways, and mass transit is easily accessible to all citizens. Our roads are safe and congestion-free. Education is lifelong, and recreational, arts, and cultural opportunities are plentiful. Sustainable agriculture, manufacturing, tourism, and services remain the foundations of our strong and diverse economy. Advanced technology is used to enhance all aspects of our daily lives. Our workforce is well-trained, well-educated, and well-paid. We enjoy a high level of physical and mental well-being. Problems, both old and new, are addressed effectively in our community through citizen involvement and collaborative efforts. Civic pride and volunteerism are commonplace. Neighboring communities regularly cooperate and plan on a regional basis. Our leaders routinely sacrifice self-interest for the overall betterment of the community.

Lancaster City

The City of Lancaster has strengthened its role as the County's hub. New businesses have moved into previously vacant warehouses and renovated abandoned industrial yards. These businesses provide quality job opportunities with decent wages and health benefits. As a result, unemployment is down and homeownership in the City is at an all-time high. Close neighborhoods have formed and a sense of pride exists among the residents. Crime, violence, and drug use have declined, and litter and graffiti are almost non-existent. Downtown Lancaster thrives with energy and activity at all times of the day. Previously vacant storefronts now host new shops and a variety of small businesses. Sidewalks are filled with shoppers working their way through the stores and restaurants of the City's central business district. Downtown workers relax during their lunch break enjoying the city's greenspace. In the evening, people (young and old) are drawn to Penn and Lancaster Squares to experience lively outdoor events and entertainment activities held throughout the summer.

Boroughs

Each of our boroughs is the focus of its surrounding region. Main streets are bustling with activity. Previously vacant factories and warehouses have been renovated to accommodate new industries that are providing quality jobs. Other underutilized historic buildings have been converted and adapted for new uses such as restaurants, shops, offices, apartments, and condominiums. Tourists fill the sidewalks visiting officially designated heritage tourism sites. The distinct identity of each community has been maintained because new developments have been designed in a manner that extends traditional street and land use patterns. New homes and buildings have been designed to complement the character of existing neighborhoods.

Suburban Communities

In our suburban communities, people gather at the town center to shop, meet for lunch, talk about community issues, or simply to relax under the shade trees of the town green. Bike riders and hikers pass by on their way out to the stream-side trail that leads them through the nature preserve, the community park, by the school playground, and finally onto the County-wide greenway network. New developments adjacent to our existing suburban communities are designed with a mix of housing types and densities to accommodate a diversity of people and families with different income levels. Housing, shops, work places, schools, parks, and civic facilities are integrated in a compact form so that people can access them by walking or biking. The construction of new roads, wastewater facilities, and other public infrastructure improvements have been carefully coordinated with new development. This has minimized the impact that new developments have had on existing homes and neighborhoods.

Agricultural Areas

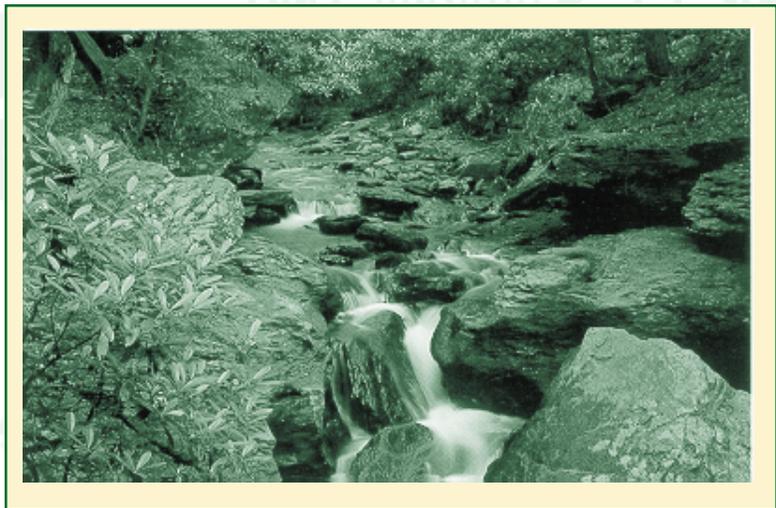


The majority of land within the rural areas is farmland. Agriculture continues to be one of the County's leading industries and the backbone of the local economy. The diversification of agricultural crops, including the development of vegetable and specialty crops, has expanded and strengthened the agricultural

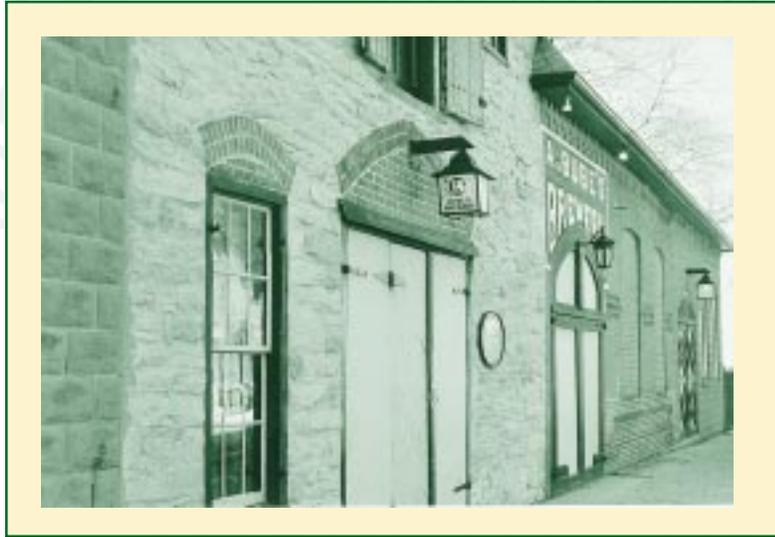
industry. Farm-based businesses provide supplemental forms of income so that family farms remain viable. Road and bridge improvements ensure that agricultural products and machinery move efficiently and safely in rural areas. Low input farming techniques have reduced energy demands, lowered costs, and improved the efficiency of farming. The extension of urban facilities and services into agricultural areas has been restricted so that non-farm related activities do not interfere with normal farming operations. New housing units have been limited to employees and immediate family members so that farm families can remain close and strong. And finally, large areas of farmland have been permanently preserved by the County and private land trusts by purchasing or accepting donations of conservation easements.

Resource Areas

In addition to the farmland, the County's rural areas contain resource areas such as wooded ridge tops and stream valleys, natural areas which provide habitats for unique or endangered plant and animal species, wetlands, State and County parks, and culturally,



architecturally, archaeologically, and historically significant sites. The County, municipalities, and others routinely work together to protect the environment and provide a wide variety of outdoor recreational opportunities in these resource areas. Residents can hike, bike, hunt, fish, picnic, and play in parks, recreation areas, and public lands within this greenbelt. Travelers can wind their way through the County's outstanding landscapes on the network of scenic roads that leads to officially designated heritage tourism sites, which have been protected and preserved for future generations to enjoy.



Villages

New residential development in our rural areas has been strictly limited. The new development that has occurred has been located in villages and designed to reflect the traditional pattern of growth. The design and style of all new structures complement the architecture of the existing buildings. Trees, landscaping, signs, and lighting have been used to enhance the appearance and character of villages. These villages serve as community centers for the rural population and include small businesses, restaurants, places of worship, schools, and community buildings. Residents walk to the corner store, their place of worship, or school. Sidewalks, front porches, and public places such as the village square, the post office, or the community center provide people with the opportunity to stop and speak with friends and neighbors.



Having a vision for the future is wonderful...but alone, it isn't enough. If we believe in a future for Lancaster County which includes everything stated in the vision, then we must also believe in our ability to get there. That's why we've created specific goals that address these issues and a plan of action to accompany them.

As Lancaster County grows and changes, we need to recognize the interconnectedness among economic

growth, natural and cultural heritage protection, social equity, and quality of life. We need an approach to future planning that is holistic; that is, one that looks at Lancaster County as a cohesive community and not just the sum of sixty independent municipalities.

The following section presents **Goals** for Lancaster County, **Goals** that are the foundation for achieving the vision for the future that we have set for ourselves. Following the goals are six major **Key Focus Areas** and accompanying **Policies** and **Actions** that will be the focus of our community over the next five years which will ultimately lead to a Lancaster County which we can be proud to pass on to future generations.



POLICY PLAN GOALS

n ***Agriculture***

Create a strong, diverse, and sustainable agricultural sector.

n ***Natural Resources***

Protect, conserve, preserve, and restore natural resources and open spaces.

n ***Growth Management***

Direct growth to areas within Urban and Village Growth Boundaries.

n ***Community Character***

Preserve and enhance the characteristics that make Lancaster County a distinctive place.

n ***Housing***

Ensure that the diverse housing needs of all residents are met.

n ***Physical and Mental Health***

Ensure that the physical, mental, social, and educational needs of all residents are met.

n ***Families***

Ensure strong, stable families.

n ***Facilities and Services***

Provide a full range of facilities and services in existing communities, and coordinate their expansion with new growth.

n ***Transportation***

Provide for the safe, efficient, and convenient movement of people and goods.

n ***Economy***

Enhance and diversify the economy and ensure economic self-sufficiency.

n ***Arts, Culture, and Recreation***

Provide a diversity of arts, cultural, and recreational opportunities.

n ***Safe Communities***

Ensure safe and violence-free communities.

n ***Planning and Coordination***

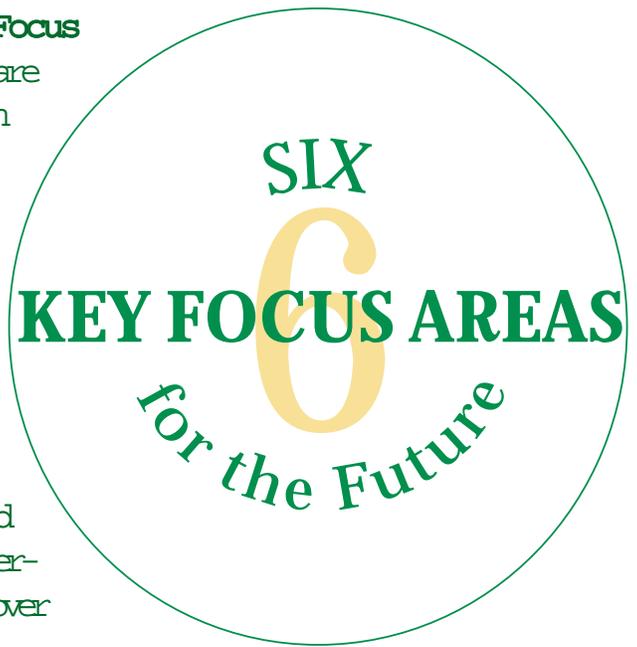
Cooperate, coordinate, and plan on a regional basis.

n ***Civic Responsibility***

Ensure civic awareness, responsibility, and involvement in community issues.

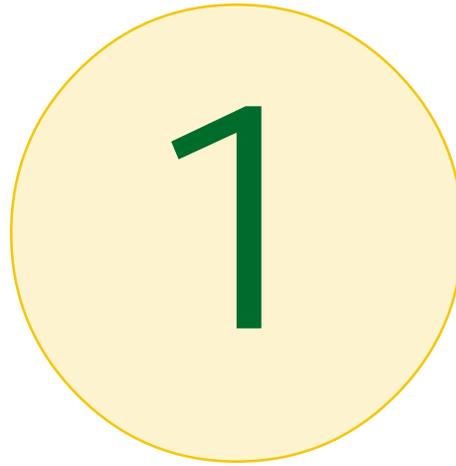
Key Focus Areas

The following section examines the **Key Focus Areas** which, based on survey results, are of interest to the community and which can guide Lancaster County towards the goals listed on the previous page. Accompanying each **Key Focus Area** are the **Policies** and **Actions** that must be implemented in order for us to achieve the **Key Focus Area** listed. This structure allows us to focus on pressing issues and also illustrates the interconnectedness between the **Goals** and the **Policies**. The result is a more user-friendly plan that pinpoints our tasks over the next five-year period.



- 1** *Protecting and preserving our natural and cultural heritage.*
- 2** *Revitalizing our urban communities.*
- 3** *Developing livable communities.*
- 4** *Creating a sustainable economy.*
- 5** *Celebrating, investing in, and mobilizing the talents of our human resources.*
- 6** *Promoting strong leadership, awareness, responsibility, and involvement in community issues.*

Protecting and preserving our natural and cultural heritage.



Our heritage is a distinctive blend of natural and cultural resources. It includes some of the most fertile farmland in the world,

Goals related to this Key Focus Area:

- | Agriculture
- | Natural Resources
- | Community Character
- | Growth Management
- | Transportation

a colonial heritage linked closely to the birth of our nation, and the rich culture and way of life of the Anabaptist communities. For many, this blend of resources is what makes Lancaster County a special place in which to live. It also is the keystone of our identity and a primary source of community pride.

If we are to maintain the quality of life that we enjoy today, then we must protect and preserve the resources, characteristics, and amenities that make Lancaster County distinct from other communities.

The following **policies** will help us achieve the Goals related to this Key Focus Area:

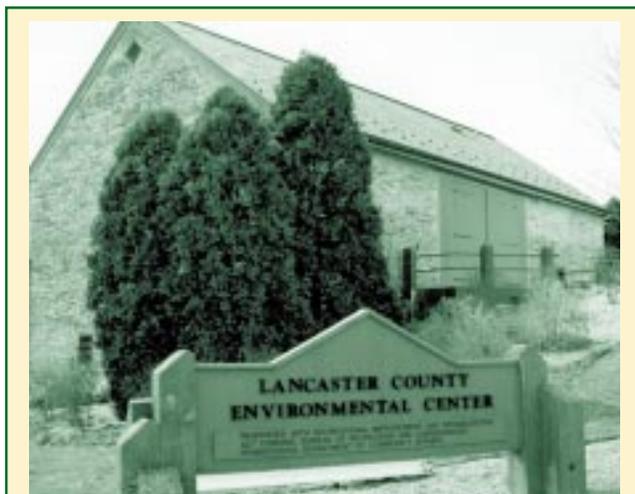
- Ø Identify and permanently preserve farmland for agricultural use.
- Ø Preserve, protect, enhance, and restore the County’s native plant and animal diversity and functioning natural systems.
- Ø Protect and improve the quality of our air.
- Ø Protect, conserve, and improve surface and groundwater resources for human and non-human use.
- Ø Preserve and protect the integrity of historic buildings and structures, archaeological sites, and other cultural resources.



Historic buildings like the former Ephrata Mountain Springs Hotel are important to the character of Lancaster County.

Actions needed to protect and preserve our natural and cultural heritage:

- Ø Adopt, implement, and maintain Urban and Village Growth Boundaries.
- Ø Adopt, maintain, and where appropriate, strengthen agricultural zoning ordinances.
- Ø Purchase or accept conservation easement donations on farmland outside of designated growth areas.
- Ø Prepare plans and adopt ordinances that restrict inappropriate development, incompatible land uses, and improper infrastructure improvements in agricultural and conservation areas.
- Ø Support revisions to the State tax code to reduce its dependence on real property tax.
- Ø Support revisions to the State tax code to provide tax credits for easements granted for the preservation of natural and cultural resources.
- Ø Acquire or purchase conservation easements on land containing the County's most important natural areas.
- Ø Develop well-head protection programs to protect drinking water supplies.
- Ø Establish riparian buffers along all streams and waterways to improve water quality.



The Lancaster County Environmental Center provides valuable environmental educational experiences for residents.



- ∅ Provide zoning and financial incentives for the adaptive re-use of historic buildings and structures.
- ∅ Adopt zoning and subdivision regulations that encourage design flexibility in order to protect important natural and cultural resources.
- ∅ Designate historic districts, adopt delay of demolition ordinances, and design review controls to preserve historic resources.
- ∅ Create a public/private partnership to invest in, protect, and market historic resources.
- ∅ Promote heritage tourism as a means of preserving our natural and cultural heritage.
- ∅ Establish the Lancaster County Environmental Center as the focal point for environmental education in Lancaster County.
- ∅ Increase the financial resources available for non-motorized transportation improvements, mass transit, and rail service to reduce our dependence on the automobile and improve the quality of the air we breathe .
- ∅ Design all infrastructure improvements in a way that is sensitive to Lancaster County's natural and cultural heritage.

For additional information and policies related to this Key Focus Area, see the following plans that have been adopted as official components of the Lancaster County Comprehensive Plan:

1. 1992 Lancaster County Regional Open Space Plan
2. 1996 Lancaster County Water Resources Plan
3. 1997 Long-Range Transportation Plan

Other related policy documents:

1. 1989 Lancaster County Natural Areas Inventory
2. 1995 Lancaster County Historic Transportation Cultural Resources Study
3. 1998 Lancaster County Heritage Tourism Plan
4. 1997 Lancaster County Growth Management Plan
5. 1998 Lancaster County Agricultural Preserve Board: Annual Report

Revitalizing our urban communities.



Healthy, livable urban communities are wonderful places to live, visit, or do business. They are full of energy and flourish with life. They thrive with diversity, variety, and a multitude of activities like entertainment events, shopping, cultural celebrations, and social gatherings. Healthy, livable urban communities are magnets, drawing people and attracting new businesses and institutions to locate within the community or within close proximity to it. They have pride, a strong identity, close neighborhoods, a sense of community, and an active, involved, and well-informed citizenry.

Lancaster City and the boroughs of the County are our original “livable communities.” Revitalizing our urban communities is essential to the County’s growth management strategy and the future of Lancaster County.

Goals related to this Key Focus Area:

- Community Character*
- Housing*
- Facilities and Services*
- Transportation*
- Economy*
- Arts, Culture, and Recreation*
- Safe Communities*
- Civic Responsibility*

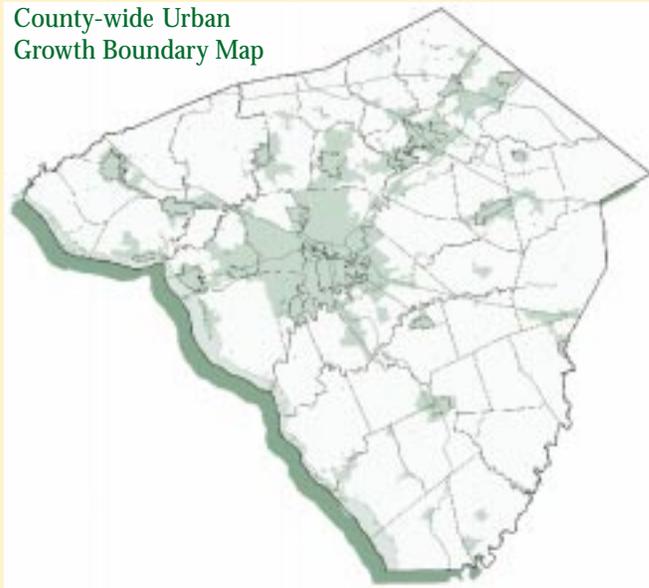


The Policy Plan contains policies and actions that will strengthen Lancaster City’s role as the social, cultural, and economic hub of the County.

The following *policies* will help us achieve the Goals related to this Key Focus Area:

- Ø Strengthen Lancaster City’s role as the social, cultural, and economic hub of the County.
- Ø Strengthen the role of boroughs as the focal points of their respective regions.
- Ø Maintain compact communities by growing gradually outward from urban and village centers to established growth boundaries.
- Ø Maintain a distinct edge between urban and rural areas by directing new growth and development to areas within Urban and Village Growth Boundaries.
- Ø Accommodate growth by infilling development, redeveloping existing sites, re-using vacant buildings, and using underutilized buildings more efficiently, before developing vacant land.
- Ø Adapt and re-use historic buildings and design new buildings to complement the architectural character of the surrounding neighborhood.
- Ø Promote homeownership.
- Ø Establish a stable and adequate revenue base for local governments and public schools.
- Ø Establish cohesive, safe, and violence-free neighborhoods and a clean, healthy physical environment.
- Ø Provide quality employment opportunities in urban areas.
- Ø Connect people with job opportunities.
- Ø Support community-based business development in urban neighborhoods.

County-wide Urban Growth Boundary Map



Urban Growth Boundaries will not only control suburban sprawl, they will strengthen the economic vitality of our urban centers.

Actions needed to revitalize our urban communities:

- ∅ Adopt, implement, and maintain Urban and Village Growth Boundaries.
- ∅ Locate government-related buildings and facilities in urban centers.
- ∅ Stimulate private sector investment in urban areas through incentives and streamlining regulations to reduce the cost of redevelopment.
- ∅ Establish and invest in community-based business centers to foster the development and expansion of small businesses in urban neighborhoods.
- ∅ Invest in residential neighborhoods adjacent to Central Business Districts.
- ∅ Redevelop vacant or underutilized urban industrial areas.
- ∅ Establish “Main Street” renewal programs in appropriate downtown areas.
- ∅ Expand mass transit service from City neighborhoods to major employment centers.



The Umbrella Works represents a successful rehabilitation of a former factory that now houses mixed-priced apartments.



All major roads in Lancaster County lead to the Soldiers and Sailors monument at the center of Lancaster City.

- ∅ Promote urban and heritage tourism.
- ∅ Expand existing homeownership initiatives by increasing the involvement and support of major employers.
- ∅ Support revisions to the State tax code to allow regional revenue collection and distribution.
- ∅ Develop design guidelines for all rehabilitation and new construction in historic districts, buildings, and structures.
- ∅ Locate and expand cultural facilities and programs in downtown areas to create a rich public life for both residents and visitors.
- ∅ Encourage the formation of new, and strengthen existing, neighborhood-based groups and organizations.
- ∅ Establish shade tree commissions, litter control campaigns, and anti-graffiti initiatives to improve the quality of the living environment.

For additional information and policies related to this Key Focus Area, see the following plans that have been adopted as official components of the Lancaster County Comprehensive Plan:

1. 1998 Lancaster County Economic Study*
2. 1997 Lancaster County Growth Management Plan
3. 1995 Lancaster County Housing Plan
4. 1997 Lancaster County Long-Range Transportation Plan

Other related policy documents:

1. 1998 Lancaster County Heritage Tourism Plan
2. 1999 Lower Susquehanna Heritage Area Feasibility Study

Current county-wide or regional initiatives related to this Key Focus Area:

1. The Lancaster Campaign - Lancaster's Economic Action Agenda
2. Lancaster Housing Opportunity Partnership
3. Youth Violence Council
4. Weed and Seed Program
5. The Partnership
6. The Inner City Group
7. Economic Development Alliance
8. Economic Development Alliance

*** Currently in draft form**

Developing livable communities.



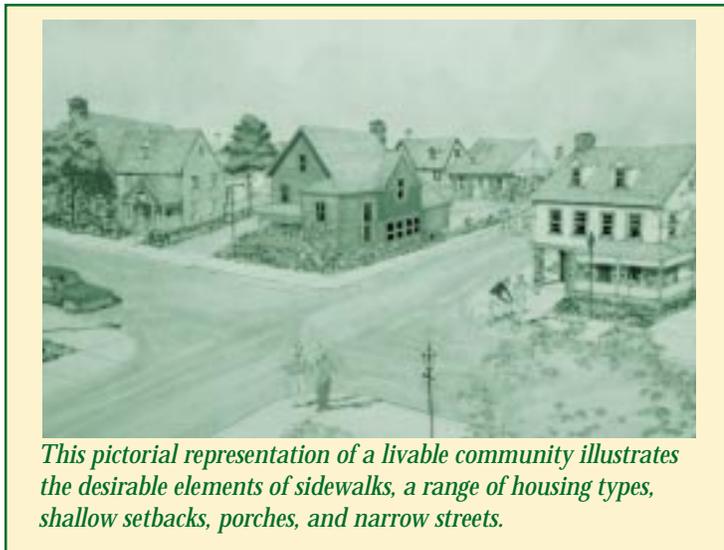
Livable communities are people-oriented places in which to live, work, shop, and recreate. They can be created in existing urban neighborhoods, or in undeveloped suburban and rural growth areas.

- Goals related to this Key Focus Area:**
- Natural Resources
 - Growth Management
 - Community Character
 - Housing
 - Facilities and Services
 - Transportation
 - Arts, Culture, and Recreation
 - Safe Communities
 - Planning and Coordination

They have a mix of people from different generations, backgrounds, and income levels. They have compact neighborhoods with a blend of different houses that vary in size and type, and a mix of shops, residences, civic buildings, and open spaces. Walking is encouraged and streets are interconnected. This pattern of development enables people to interact, which helps create strong, safe neighborhoods and community pride.

The following *policies* will help us achieve the Goals related to this Key Focus Area:

- Design new residential communities to reflect the pattern, character, and scale of the County’s traditional neighborhoods and communities.
- Design new communities in a form that integrates housing, shops, work places, schools, parks, and civic facilities essential to the daily life of residents.



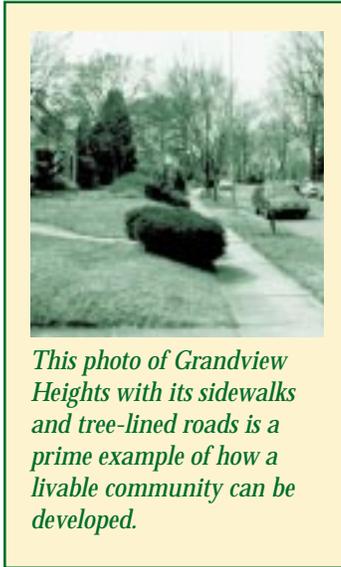
This pictorial representation of a livable community illustrates the desirable elements of sidewalks, a range of housing types, shallow setbacks, porches, and narrow streets.

- ∅ Design new communities to accommodate citizens from a wide range of economic levels, occupations, age groups, backgrounds, and interests in new residential communities.
- ∅ Develop aesthetically pleasing, interconnected transportation systems that encourage walking, biking, and public transit, and discourage high-speed traffic.
- ∅ Develop a permanently preserved open space system that provides a diversity of publicly accessible open space resources in the form of town squares, greenways, parks, and natural areas.
- ∅ Ensure that public infrastructure and facilities and services are expanded concurrent with new development.
- ∅ Encourage existing communities to establish a central focus that combines commercial, civic, cultural, and recreation uses.
- ∅ Ensure that the visual, literary, and performing arts are an integral part of community life.
- ∅ Develop regional organizations and facilities that efficiently provide services such as police, fire, and emergency assistance.
- ∅ Minimize the impact that large-scale development has on the environment and character of existing communities.



Aerial photo of a typical suburban "cookie-cutter" residential subdivision.

Actions needed to develop livable communities:



This photo of Grandview Heights with its sidewalks and tree-lined roads is a prime example of how a livable community can be developed.

- ∅ Adopt mixed-use zoning regulations that encourage new communities to be developed in a compact and efficient form.
- ∅ Adopt zoning and subdivision regulations that encourage traditional neighborhood design elements such as a mix of housing types, shallow building setbacks, front porches, narrow streets, alleys, and sidewalks.
- ∅ Adopt zoning regulations that permit a wide-range of housing types and densities in each residential district.
- ∅ Adopt zoning and subdivision regulations that encourage walking, bicycling, and short automobile trips.
- ∅ Provide incentives for carpooling and the use of mass transit.
- ∅ Direct new civic, institutional uses and community facilities to areas within Urban and Village Growth Boundaries.
- ∅ Provide assistance to cultural organizations to make their programs more attractive and accessible to both residents and visitors.
- ∅ Provide funding and incentives to encourage regionalization of facilities and services such as police, fire, and emergency assistance.
- ∅ Prepare, adopt, and implement capital improvement programs to coordinate the expansion of infrastructure, facilities, and services with new development.
- ∅ Prepare, adopt, and implement regional comprehensive plans and zoning ordinances.
- ∅ Support an amendment to the PA Municipalities Planning Code that engages county planning commissions in the approval process of large-scale development projects that have land use impacts that transcend municipal

For additional information and policies related to this Key Focus Area, see the following plans that have been adopted as official components of the Lancaster County Comprehensive Plan.

1. 1992 Lancaster County Regional Open Space Plan.
2. 1995 Lancaster County Housing Plan.
3. 1997 Lancaster County Long-Range Transportation Plan.
4. 1996 Lancaster County Water Resources Plan.

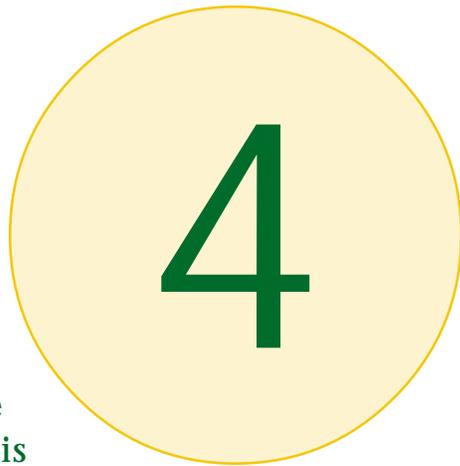
Other related policy documents:

1. 1994 Livable Communities Handbook.

Current county-wide or regional initiatives related to this Key Focus Area:

1. Livable Communities Work Group

Creating a sustainable economy.



Goals related to this Key Focus Area:

- Agriculture
- Natural Resources
- Growth Management
- Community Character
- Housing
- Facilities and Services
- Economy
- Transportation

A sustainable economy is one that is diverse, grows sufficiently to create meaningful jobs, reduces poverty, and increases the opportunity for a high quality for all -- without degrading the natural and cultural heritage of the community. It is also capable of meeting the needs of its present population without compromising the ability of future generations to meet their own needs.

In order to accomplish this, an economic climate that attracts and retains vital and diverse businesses that provide quality jobs with living wages must be created. Ecologically compatible enterprises that use raw materials from sustainable sources, have manufacturing processes that minimize emissions, and have product outputs that are environmentally benign must be attracted.

Reinvesting in our central business districts will renew the vitality of our urban centers and attract new businesses to main street. Heritage attractions must be promoted, not only to benefit the local economy, but to also enhance community pride and provide authentic experiences to visitors and residents.

A superior labor force with a strong work ethic that is skilled and knowledgeable must be sustained. We also need to ensure that all of our residents have an equal opportunity to share in the economic prosperity of our County.



Housed in historic Southern Market, the Lancaster County Chamber of Commerce actively markets the County to business and industry. The building is also home to a tourist information center and the Lancaster City council chambers.

Key Focus Area 4

The following *policies* will help us achieve the Goals related to this Key Focus Area:

- Ø Address issues that affect the retention and expansion of commerce and industry by strengthening lines of communication and cooperation among business, government, and the public.
- Ø Direct commercial and industrial development activities to areas within Urban and Village Growth Boundaries where there is a full range of public facilities, services, and infrastructure to support business development.
- Ø Retain and expand existing businesses, particularly locally owned small businesses and industries.
- Ø Support business start-up and micro-enterprise activities.
- Ø Attract new manufacturing, commercial, and professional businesses that provide quality jobs and have minimal impact on the natural environment.
- Ø Expand the number of skilled and educated workers so that more residents have the opportunity to earn a living.
- Ø Strengthen the agricultural industry by diversifying farm production.
- Ø Increase the profitability of farming to insure that it remains an integral part of the economy.
- Ø Develop tourism facilities that improve the economic viability of the County in a manner that is in harmony with our distinct historic, cultural, and natural heritage.
- Ø Ensure equal employment opportunities for all residents.
- Ø Improve the transportation system to service employers and employees.



Retaining and expanding existing businesses is a particularly important issue for the county's urban centers.



A skilled, well-trained work force is needed to respond to the rapidly changing needs of the county's diversified economy.

Actions needed to create a sustainable economy:

- ∅ Develop an agricultural marketing and promotional program for farm products from Lancaster County.
- ∅ Participate in the creation of a Regional Farm and Food Strategy for Southeastern Pennsylvania.
- ∅ Adopt zoning regulations that permit only those farm-based businesses that have a minimal impact on the primary farm use, adjacent farms, local roads, and the environment.
- ∅ Identify and protect locations within growth areas that are appropriate for industrial, commercial, and professional uses.
- ∅ Construct, on vacant industrial land, the infrastructure necessary to attract businesses in advance of development.
- ∅ Continue and expand educational and workforce training and retraining programs to improve the ability of the labor force to respond to the needs of employers.
- ∅ Encourage businesses to permit flex-hours, job-sharing, and the development of facilities to support the ever-increasing number of two-wage earner and single-parent households.
- ∅ Provide affordable housing opportunities within close proximity of major employment centers to accommodate the demands of a diversified economy.
- ∅ Promote urban and heritage tourism as a sustainable economic development tool.
- ∅ Direct available financial resources toward the maintenance and improvement of the existing transportation infrastructure to attract and retain businesses.
- ∅ Develop an interconnected transportation system for tourists that encourages the use of mass transit.

For additional information and policies related to the Key Focus Area, see the following plans that have been adopted as official components of the Lancaster County Comprehensive Plan:

1. 1998 Lancaster County Economic Study*
2. 1995 Lancaster County Housing Plan
3. 1997 Lancaster County Long-Range Transportation Plan
4. 1996 Lancaster County Water Resources Plan

Other related policy documents:

1. 1998 Lancaster County Heritage Tourism Plan
2. 1997 Analysis Impediments to Fair Housing
3. 1997 Separate But Equal: Residential Racial Segregation in Lancaster Considerations for Community Planning

Current county-wide or regional initiatives related to this Key Focus Area:

1. Lancaster Housing Opportunity Partnership
2. Lancaster Employment & Training Agency
3. Private Industry Council
4. Lancaster County School to Work Partnership
5. Lancaster County Vo-Tech Schools

*Currently in draft form

Celebrating, investing in, and mobilizing the talents of our human resources.



Of all the assets that make Lancaster County distinct, none is more important than our people. Lancaster County is a unique blend of diverse cultures, religious sects, and races. The strength of Lancaster County is in the diversity of its people.

Investing in individuals, families, and children so that they can reach their full potential is extremely important to the success of our community. Every person has skills, abilities, and gifts. Much of what makes up “a good life” depends on whether people have the opportunity to use their skills, express their abilities, and give their gifts. Given these opportunities, a person will feel valued, powerful, engaged, and well-connected to the people around them. And the community around these people becomes stronger because of the positive contributions being made.

In order for us to become a better community, the skills, abilities, and gifts of our people need to be identified, valued, and used. By focusing on the potential capacity of our residents, rather than short-comings and deficiencies, the talents of our diverse community can be mobilized and our community made stronger.



Franklin and Marshall College is a campus of historic buildings which offers students and County residents alike cultural and recreational opportunities.

The following *policies* will help us achieve the **Goals** related to this **Key Focus Area**.

- ∅ Promote tolerance and respect for the County's diverse population
- ∅ Provide opportunities for a lifetime of learning by offering a diversity of educational experiences and access to cultural institutions such as museums, art galleries, and libraries.
- ∅ Support collaborative community-based health promotion and disease-prevention programs to enable people to be healthy, live healthy lifestyles, and reach their full potential.
- ∅ Reduce disparities in education, housing, and economic opportunities.
- ∅ Provide for a full range of easily accessible human services to ensure the long-term physical and mental well-being of all residents.
- ∅ Provide services to strengthen and support families, children, and youth at risk.
- ∅ Provide adequate, affordable, and accessible mass and specialized transit services to people with special needs.



Access to close-to-home recreation areas is important to the physical well-being of residents.



Investing in our children now will pay dividends in the future.

Actions needed to celebrate, invest in, and mobilize the talents of our human resources:

- ∅ Develop a single-point of entry system for the provision of human services.
- ∅ Invest in youth-based civic organizations and activities.
- ∅ Support and enhance community college educational opportunities for County residents.
- ∅ Support revisions to State funding formulas to increase subsidies for the County's most financially stressed communities and school districts.
- ∅ Invest in the County's cultural institutions, organizations, and facilities, and provide opportunities for public display and observance.
- ∅ Use heritage tourism as a tool to celebrate the rich heritage of the County's diverse ethnic and racial groups.
- ∅ Increase State, County, and municipal government support for the Lancaster County Public Library and the County library system.



The Lancaster County Library is a hub of activity in downtown Lancaster City. Satellite libraries can be found throughout the County.



The YWCA provides essential recreational and human service activities.

For additional information and policies related to this Key Focus Area, see the following plans that have been adopted as official components of the Lancaster County Comprehensive Plan:

1. 1995 Crime and Violence in Lancaster County
2. 1998 System Reform Community Goals

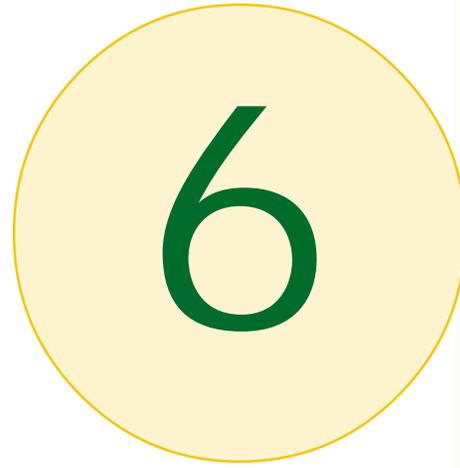
Other related policy documents:

1. 1990 Culture and Community: Cultural Action Plan for Lancaster County
2. 1997 Separate But Equal: Residential Racial Segregation in Lancaster Considerations for Community Planning
3. 1997 Analysis of Impediments to Fair Housing
4. 1998 United Way Community Needs Report
5. 1998-2002 Strategic Plan for the Library System of Lancaster County

Current county-wide or regional initiatives related to this Key Focus Area:

1. United Way Campaign
2. Healthy Communities Initiative
3. Lancaster County System Reform Initiative

Promoting strong leadership, awareness, responsibility, and involvement in community issues.



A successful community plans for its future and implements those plans. To do so, a community needs a strong, well-defined, and well-

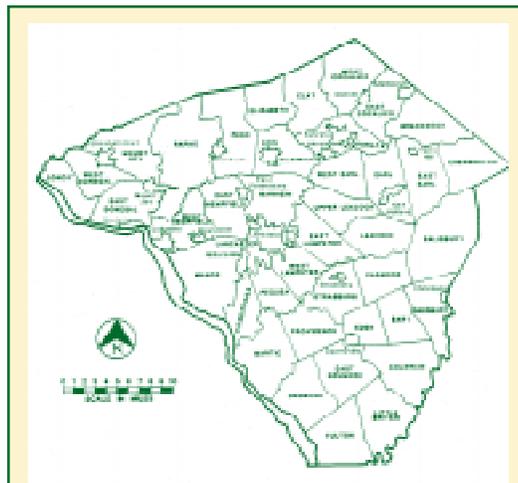
- Goals related to this Key Focus Area:
- | Planning and Coordination
 - | Civic Responsibility

developed civic infrastructure. One way to define civic infrastructure is the capacity of the public, private, and non-profit sectors to sacrifice self-interest for the mutual betterment of the entire community. In order to establish a strong, well-defined, and well-developed civic infrastructure, we must first accept that

government alone cannot solve all of our problems or provide all the economic or social opportunities to reach our goals. Partnerships, coalitions, and networks that facilitate the exchange of information and ideas must be formed among all sectors of our community.

Stakeholders must learn to cooperate and institutions must learn to collaborate better. We need strong leaders who are trustworthy, have vision, the ability to facilitate consensus, and can make things happen.

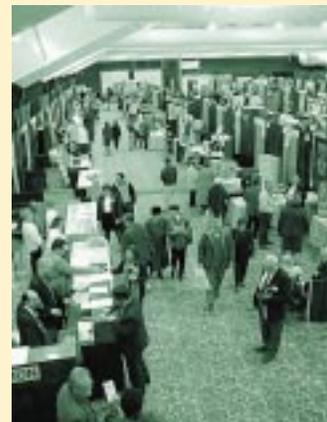
Municipal governments must become proficient at working together for the good of the region. Our citizenry must be better-informed, engaged, and capable of thinking regionally. A large, active base of volunteers and organizations is needed. And we must be more tolerant and celebrate our diversity.



Lancaster County is made up of 60 individual municipalities that most cooperate and plan regionally to make Lancaster a strong, unified community.

The following *policies* will help us achieve the **Goals** related to this **Key Focus Area**:

- ∅ Promote intermunicipal cooperation and regional planning.
- ∅ Ensure consistency between municipal and regional comprehensive plans and the County's Comprehensive Plan.
- ∅ Encourage County and local governments to be more responsive, capable, accountable, and accessible.
- ∅ Ensure that County and local government operations are effective, cost-efficient, and customer friendly.
- ∅ Foster an understanding of the need for community and government leaders to sacrifice self-interest for the betterment of the entire community.
- ∅ Promote public/private collaborative efforts between grassroots community organizations and local government.
- ∅ Support efforts to improve the community's capacity to address complex problems.
- ∅ Ensure that residents have opportunities to participate in community decision-making.
- ∅ Encourage women, youth, and minorities to pursue positions of leadership in the community.
- ∅ Promote grassroots citizen involvement and volunteerism in community issues.
- ∅ Encourage citizen awareness and participation in the planning process.
- ∅ Support programs that educate citizens about planning issues and other challenges confronting our community.
- ∅ Promote and support an effective State role in planning in Pennsylvania.
- ∅ Promote inter-county regional planning and coordination.



The "Community Expo" provides a great opportunity for community leaders to share and learn from one another.

Actions needed to promote leadership, awareness, responsibility, and involvement in community issues:

For additional information and policies related to this Key Focus Area, see the following plans that have been adopted as official components of the Lancaster County Comprehensive Plan:

1. 1997 Lancaster County Growth Management Plan
2. 1996 Lancaster County Water Resources Plan
3. 1997 Long-Range Transportation Plan
4. 1992 Lancaster County Regional Open Space Plan

Current county-wide or regional initiatives related to this Key Focus Area:

1. Lancaster Intermunicipal Committee
2. Leadership Lancaster
3. Master Planner Course

∅ Encourage participation in community and leadership education programs such as Leadership Lancaster and the Master Planner Course.

∅ Make citizen participation the cornerstone of every planning process.

∅ Create interactive community information systems at the county and local levels.

∅ Establish regional planning organizations, such as the Lancaster Intermunicipal Committee, in all adopted Urban Growth Areas.

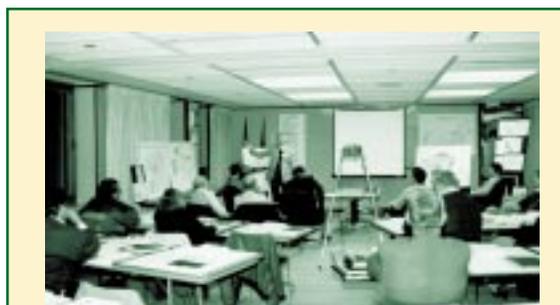
∅ Develop marketing, promotional, and image improvement programs to help government agencies fulfill their missions.

∅ Create a community indicators program to measure the success of public and private programs and policies.

∅ Strengthen existing public/private partnerships, and create new ones to implement programs and deliver services.

∅ Use mediation as a tool for conflict resolution on controversial community issues.

∅ Prepare, promote, and support new legislation that will strengthen planning and growth management in Pennsylvania.



The Master Planner Course is one way in which people from all walks of life -- developers, planners, municipal officials, business people, interested citizens -- can learn more about the planning process, share ideas, and find ways to improve the quality of life in our community.

Conclusion

In 1991, the Lancaster County Board of Commissioners adopted the County's first *Policy Plan*. The *Plan* was like no other before it. It called for bold initiatives such as Urban Growth Boundaries, regional planning, and increased farmland and open space preservation. The purpose of these initiatives was to gain some control of the suburban sprawl that was destroying the character of our community and eroding the quality of life for most residents in Lancaster County.

In the eight years since the first *Policy Plan* was adopted, many of the strategies called for in the *Plan* have been initiated. Most of the Urban Growth Boundaries called for have been adopted, neighboring municipalities are communicating on a more frequent basis, regional comprehensive plans are being prepared, and significant amounts of farmland and open space have been preserved. Although the message received through the public involvement process indicates that Lancasterians appear to be pleased with the progress made over the past several years, they clearly believe that there is much room for improvement. In other words, we are heading in the right direction, but we need to redouble our efforts in order to reach our vision for the future.

As before, the process of ensuring that the *Policy Plan* remains relevant to the issues and concerns that confront us today and tomorrow involves periodically reviewing and, if necessary, updating various elements of the *Plan*. Therefore, the *Policy Plan* should be reviewed within the next five years and revised to address any unforeseen challenges that may arise.

Glossary of Terms

Affordable Housing - Housing where renters spend 30% or less of their total monthly household incomes for rent and homeowners spend 28% or less of their total monthly household incomes for mortgage principal and interest, property taxes and insurance.

Conservation Easement - An easement granted by the owner of a property that is designed to limit or preclude future development of the property. This land preservation tool is typically used by governmental entities and non-profit land trusts to preserve farmland and important natural areas.

Effective Agricultural Zoning - A zoning category designed to protect farmland from incompatible uses that would adversely affect the long term economic viability of agriculture within the region. Agricultural zoning ordinances strictly limit the construction of all buildings and structures unrelated to agricultural land uses and activities.

Greenway - A linear corridor of open space. Greenways may, or may not be open to the public. They are often established along natural features like waterways and ridgetops or along human-made features like old railroad beds or abandoned canals. They can provide habitat for plant and animal species, and a place for recreational activities such as hiking, biking, or fishing.

Heritage Tourism - The practice of traveling to experience historic and cultural attractions to learn about a community's past in an enjoyable and informative way.

Livable Communities - Livable Communities are alternatives to the conventional patterns of development that have occurred in Lancaster County since World War II. Livable communities provide for the everyday social, physical, and recreational needs of residents; promote a sense of community; and are sensitive to the natural, historical, architectural, and cultural heritage of the area. Livable communities are characterized by the following elements: multi-purpose interconnecting streets, a variety of housing types at a variety of densities, a mix of uses, and open space designed as a focal point for the community.

Mixed-Use Development - A coordinated pattern of development which contains a mix of complementary land uses, ie, residences, shops, offices, restaurants, churches, etc.

Natural Resources - Air, water, soil, vegetation, wildlife, and minerals, which includes wetlands, floodplains, unique natural resource areas and geological features, woodlands, farmland, natural diversity sites, high density watersheds, and scenic rivers.

Rural Areas - Land outside of Urban Growth Boundaries, including agricultural areas, natural resource areas and rural villages. Only the basic services and facilities to meet the needs of the local populations are available in rural areas.

Suburban Sprawl - An unplanned land development pattern primarily characterized by low density development and the strict separation of different land uses. Sprawl is highly dependent on the use of the automobile, extremely land consumptive and expensive to service with infrastructure and utilities

Urban Areas - Cities, boroughs and portions of surrounding suburban townships that have a wide range of housing, education, health and human services, as well as cultural and recreational opportunities, which are supported by a full range of public and services.

Urban Growth Boundary - A boundary around an area that includes a city or borough at its center, developed portions of townships, and enough buildable lands to meet future land use needs over a 20 year period to the year 2010. An "Urban Growth Boundary" separates areas appropriate for urban growth from areas intended for agricultural, rural, and resource uses. Urban growth boundaries are given official standing by their incorporation on Future Land Use Maps and adoption in the County and local comprehensive plans.

Village - A compact, primarily residential community with a well-defined edge, which may have a focal point or center. A village has a mix of uses, including supporting commercial and public uses and one or more central gathering place. A village generally has 50 or more dwellings and is pedestrian-oriented, with a radius of between one-quarter to one-half mile from center to edge.

Well-head Protection Program - A land use program designed to protect the ground water recharge area immediately surrounding a public drinking water supply well.

Riparian Buffer - A vegetative strip of land along a waterway designed to minimize non-point sources of pollution and otherwise protect the quality of the water in the waterway.

Lancaster County Planning Commission

50 North Duke Street, P.O. Box 83480

Lancaster, Pennsylvania 17608-3480

Bulk Rate
U.S. Postage
P A I D
Lancaster, PA
Permit No. 1548

Visit our web site at www.co.lancaster.pa.us

Printed on recycled paper

