

Growth Management Framework Map

LANCASTER COUNTY, PA

Balance is the Update to the Growth Management Element of the Lancaster County Comprehensive Plan. It is designed to help achieve and sustain Lancasterians' Vision of a balanced community where urban centers prosper, natural landscapes flourish, and farming is strengthened as an integral component of our diverse economy and cultural heritage.

Lancaster County stands at a critical crossroads in its history. The decisions that are made between now and 2030 regarding new development, reinvestment, and preservation of treasured resources will shape the quality of life and character of the County for future generations.

Balance, the Growth Management Element of the Lancaster County Comprehensive Plan, establishes a framework for future land use and development in the County. Looking 25 years into the future, it identifies:

- An **Urban Growth Area Strategy** - areas appropriate for urban growth and reinvestment.
- A **Rural Strategy** - areas that should be maintained in agriculture, natural resources, and similar uses.
- An **Implementation Strategy** - tools to shape growth to achieve desired land use patterns.

The **IMPLEMENTATION STRATEGY** in *Balance* is designed to provide municipalities and the County with the tools needed to effectively implement the Urban Growth Area and Rural Strategies. The Implementation Strategy contains four main components:

1. **County Action Program** to facilitate collaboration with municipalities, communities, and nonprofit groups for implementation of *Balance*:
 - Cross-acceptance process with local officials for implementing land use designations.
 - Converting the Smart Growth Toolbox into a web-based resource.
 - Education, outreach, and technical assistance programs.
 - New Economic Development Element of the Lancaster County Comprehensive Plan.
 - Consistency Review of county and local plans, ordinances, and projects.
2. **Smart Growth Funding Program** for implementation, including:
 - A new Lancaster County Smart Growth Grant Program.
 - Targeting of all county funding to support *Balance* and other elements of the County's Comprehensive Plan.
3. **Smart Growth Toolbox** that describes the most innovative and effective policy, regulatory, and capital investment tools to promote the implementation of *Balance*.
4. **Monitoring Program** to measure implementation that includes:
 - Upgrades to LCPC's **Growth Tracking System** to monitor progress towards achieving *Balance's* objectives and the availability of land in Urban Growth Areas.
 - **Growth Management Indicators** to measure progress on key objectives and to determine future changes needed to the growth management program.

GROWTH MANAGEMENT FRAMEWORK MAP

Balance combines two complementary strategies, Urban Growth Area and Rural Area, into a Growth Management Framework for Lancaster County. This framework is further complemented by an Implementation Strategy; a set of "tools" to make the vision depicted on this map a reality. This map will be the basis for the continued implementation of Urban Growth Areas and the establishment of Rural Areas as proposed in *Balance*.

Balance, the Growth Management Element Update, provides a comprehensive vision and tools for achieving the "balance" our community desires in terms of managing growth while preserving our natural and historic resources and unique sense of place.

The **Urban Growth Area (UGA) Strategy** builds on Lancaster County's present growth management program, which has resulted in adoption of 13 Urban Growth Areas, involving 43 municipalities within the County. These UGAs focus growth where services currently exist or are anticipated in the future.

KEY OBJECTIVES:

1. Increase the proportion, density, and intensity of development in UGAs.
2. Place a new emphasis on compatible reinvestment, infill, and redevelopment.
3. Improve the character and form of new development in UGAs.
4. Increase housing choice and affordability.
5. Increase employment opportunities.

LEGEND

Urban Strategy

- Concentrated Building Areas
- General Building Areas
- Core Reinvestment Areas
- General Reinvestment Areas
- Urban Growth Areas
- Village Growth Areas
- Draft Urban Growth Areas

The new **Rural Strategy** included in *Balance* is designed to maintain the resources and traditional ties to the land that define Lancaster County's rural character for future generations.

KEY OBJECTIVES:

1. **Establish Designated Rural Areas** within which rural resources, rural character, and a rural way-of-life are sustained and incompatible development is precluded. Four types of Rural Area Designations are proposed:

- **Designated Agricultural Areas** - the greatest intensity of agricultural uses.
- **Designated Agricultural with Natural Areas** - agriculture mixed with a significant proportion of environmentally sensitive resources.
- **Designated Natural Areas** - scenic, recreational, and natural resource areas.
- **Rural Centers** - existing developed areas where rural growth will be guided. Rural Centers include:

- **Village Growth Areas** (existing communities of 50 or more dwelling units)
- **Crossroads Communities** (existing communities of 20-50 dwellings units)
- **Rural Business Areas** (developed areas with potential for limited growth)
- **Rural Neighborhoods** (areas of existing residential development)

LEGEND

Rural Strategy

- Agricultural Areas
- Natural Areas
- Agricultural with Natural Areas
- Villages
- Crossroads Communities

2. **Reduce nonrural development outside of Urban Growth Areas** and direct it to **Rural Centers** to maintain the form and character of rural areas.
3. **Maintain the viability of the rural economy**, including agriculture and other economic activities that depend on rural resources or a rural location.

