

**Table 1: Buildable Lands, Residential Density, and Water Capacity**

Northeast Planning Area

Growth Area & Municipality*	Buildable Land Remaining (Acres)	Buildable Land Consumption (Acres) 2015-2019		Large vacant tracts (40+ acres) remaining	Density of New Residential Development (dwelling units / acre)				Public Water Capacity through 2040**	Buildable land remaining by 2040 (Acres)	
	2019	Non-Residential	Residential	2019	places2040 UGA Target Density	2002-2015	2015-2019	Density Trend		Trend	places2040 Scenario
<b>Cocalico UGA</b>	<b>1,768</b>	<b>36</b>	<b>65</b>	<b>6</b>	<b>6.5</b>	<b>3.1</b>	<b>2.2</b>	▽	Surplus	<b>1,365</b>	<b>1,241</b>
Adamstown Boro	285	0	2	0	6.5	5.9	11.4	▲			
Denver Boro	43	0	0	0	6.5	4.0	N/A	—			
East Cocalico Twp	1,440	36	63	6	6.5	1.9	1.9	—			
<b>Ephrata-Akron UGA</b>	<b>1,878</b>	<b>12</b>	<b>103</b>	<b>4</b>	<b>6.5</b>	<b>5.4</b>	<b>4.3</b>	▽	Surplus	<b>1,418</b>	<b>1,546</b>
Akron Boro	59	0	7	0	6.5	3.0	4.9	▲			
Clay Twp	344	3	11	1	6.5	7.3	6.4	▽			
Ephrata Boro	163	4	8	0	6.5	7.4	8.9	▲			
Ephrata Twp	966	5	62	1	6.5	5.1	2.8	▽			
West Earl Twp	346	0	15	2	6.5	4.9	6.5	▲			
<b>Lititz-Warwick UGA</b>	<b>1,051</b>	<b>47</b>	<b>217</b>	<b>2</b>	<b>6.5</b>	<b>3.9</b>	<b>3.3</b>	▽	Deficit	<b>(1)</b>	<b>275</b>
Lititz Boro	106	0	85	0	6.5	6.8	1.9	▽			
Warwick Twp	945	47	132	2	6.5	3.5	4.1	▲			
<b>Clay VGA</b>	<b>57</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>N/A</b>	<b>5.8</b>	<b>8.7</b>	▲	Surplus	<b>N/A</b>	<b>N/A</b>
<b>Hopeland VGA</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>N/A</b>	<b>3.5</b>	<b>N/A</b>	—	N/A	<b>N/A</b>	<b>N/A</b>
<b>Oregon VGA</b>	<b>116</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>N/A</b>	<b>0.5</b>	<b>0.5</b>	—	Surplus	<b>N/A</b>	<b>N/A</b>
<b>Reinholds VGA</b>	<b>50</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>N/A</b>	<b>1.2</b>	<b>1.2</b>	—	Surplus	<b>N/A</b>	<b>N/A</b>
<b>Stevens VGA</b>	<b>37</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>N/A</b>	<b>3.1</b>	<b>8.3</b>	▲	Surplus	<b>N/A</b>	<b>N/A</b>

\* Includes portions of municipality within UGA

\*\* Source: 2020 Public Water Supply Forecast by Susquehanna River Basin Commission. Estimates based on places2040 growth scenario against Resource-based supply

Source: Lancaster County Planning Commission, 2020
