

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

Northwest 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	UGA Target Density	2002-2015	2015-2019	Density Trend		Trend	places 2040 Scenario
Donegal UGA	851	12	68	3	6.5	5.5	5.8	▲	Deficit	535	652
East Donegal Twp	198	0	15	2	6.5	2.5	2.5	—			
Mount Joy Boro	207	0	15	0	6.5	5.8	6.8	▲			
Mount Joy Twp	187	1	3	1	6.5	5.4	1.3	▽			
Rapho Twp	259	11	35	0	6.5	6.6	7.2	▲			
Elizabethtown UGA	2,239	3	135	13	6.5	3.7	3.1	▽	Surplus	1,687	1,738
Elizabethtown Boro	231	0	8	1	6.5	5.7	5.4	▽			
Mount Joy Twp	987	3	32	3	6.5	5.3	7.1	▲			
West Donegal Twp	1,020	0	95	8	6.5	1.7	1.5	▽			
Manheim UGA	771	16	49	4	6.5	4.0	8.1	▲	Surplus	515	702
Manheim Boro	47	2	1	0	6.5	3.3	5.0	▲			
Penn Twp	700	14	48	4	6.5	4.2	8.1	▲			
Rapho Twp	24	0	0	0	6.5	1.9	N/A	—			
Marietta UGA **	628	1	9	2	6.5	5.6	5.4	▽	Surplus	588	465
East Donegal Twp	614	1	9	2	6.5	5.6	5.4	▽			
Marietta Boro	14	0	0	0	6.5	14.5	N/A	—			
Bainbridge VGA	17	0	3	0	N/A	N/A	N/A	—	Surplus	N/A	N/A
Penryn VGA	170	0	2	0	N/A	0.6	0.9	▲	N/A	N/A	N/A

* 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

*** Previously part of Columbia-Marietta UGA. Columbia's portion has since been brought into Central Lancaster County UGA.

Source: Lancaster County Planning Commission, 2020