

# Map 1A: Land Development within Growth Areas

## East Planning Area

### Suitability for Development Criteria

- Inside Water and Sewer Service Area
- Near Water and Sewer Lines
- Adjacent to Major Road (Arterial, Collector, etc)
- Proximity to Interchanges
- Size of Parcel (10+ acres)
- Commercial or Industrial Future Land Use

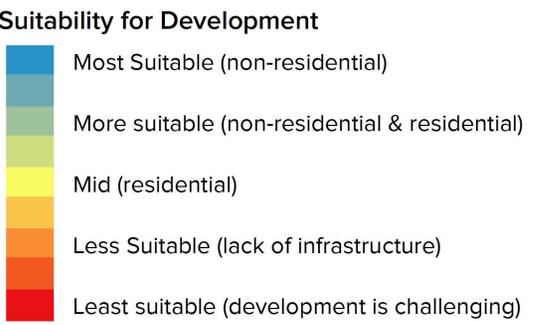
### Growth Area Buildable Land

- Includes: Vacant land inside growth areas
- Excludes: Quarries, Preserved & Priority Natural Preservation Areas (Winter 2020 Workshops)

### Unbuildable Land near Growth Area Edge

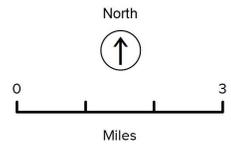
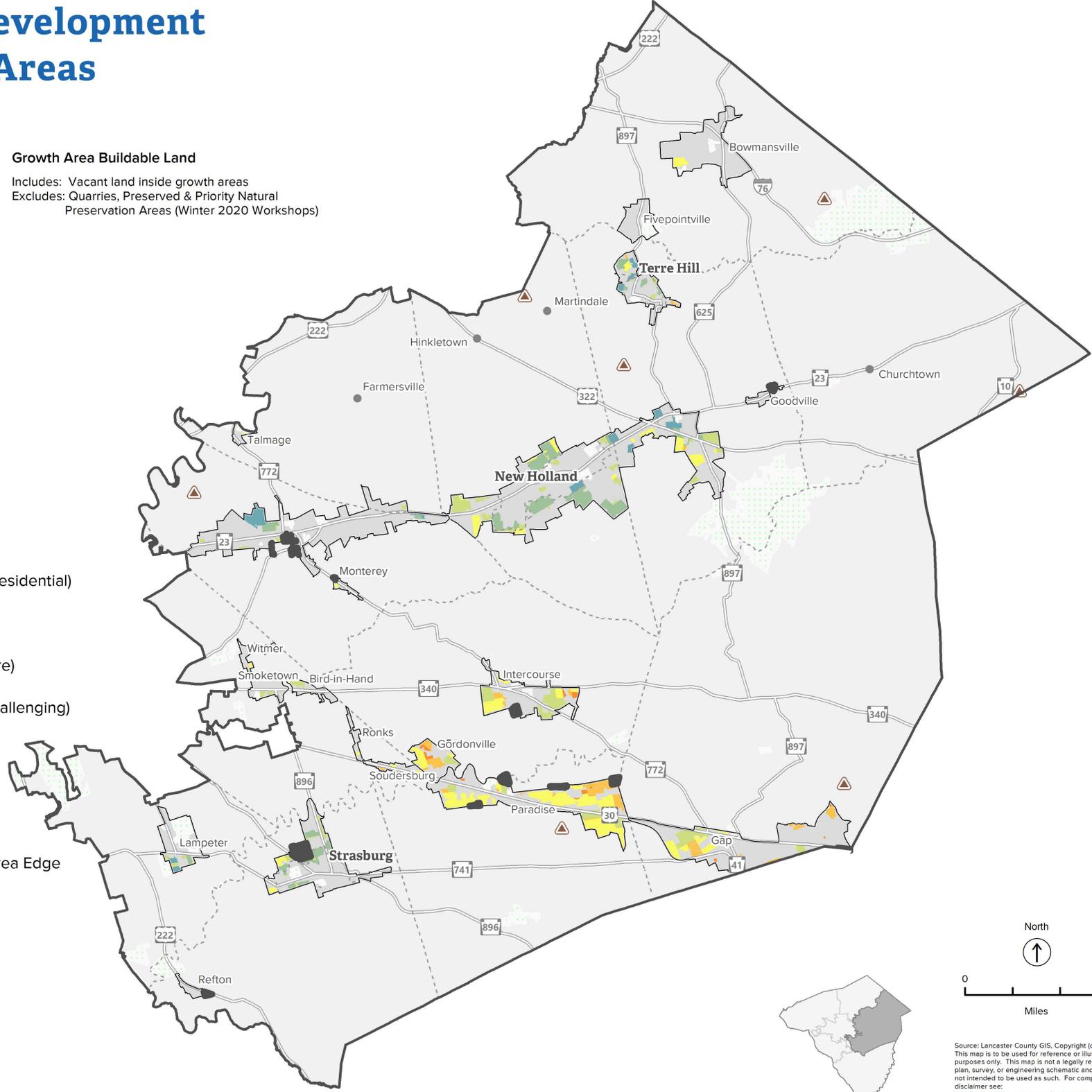
- Includes: Preserved agricultural land
- Quarries
- Cemeteries
- Landfills

### Growth Area Buildable Land Suitability for Development



- Unbuildable Land near Growth Area Edge (black solid area)
- Preserved & Priority Natural Land (green dotted area)

- Existing Growth Area (grey outline)
- Road (grey line)
- Rural Village (black dot)
- Quarry (orange triangle)
- Municipality (dashed line)



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# Map 1B: Land Development adjacent to Growth Areas

## East Planning Area

### Suitability for Development Criteria

- Inside Water and Sewer Service Area
- Near Water and Sewer Lines
- Adjacent to Major Road (Arterial, Collector, etc)
- Proximity to Interchanges
- Size of Parcel (10+ acres)
- Commercial or Industrial Future Land Use

### Growth Area Edge

- Includes: Parcels (developed and undeveloped) next to growth area
- Excludes: Quarries, Preserved & Priority Ag & Natural Preservation Areas (Winter 2020 Workshops)

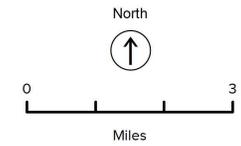
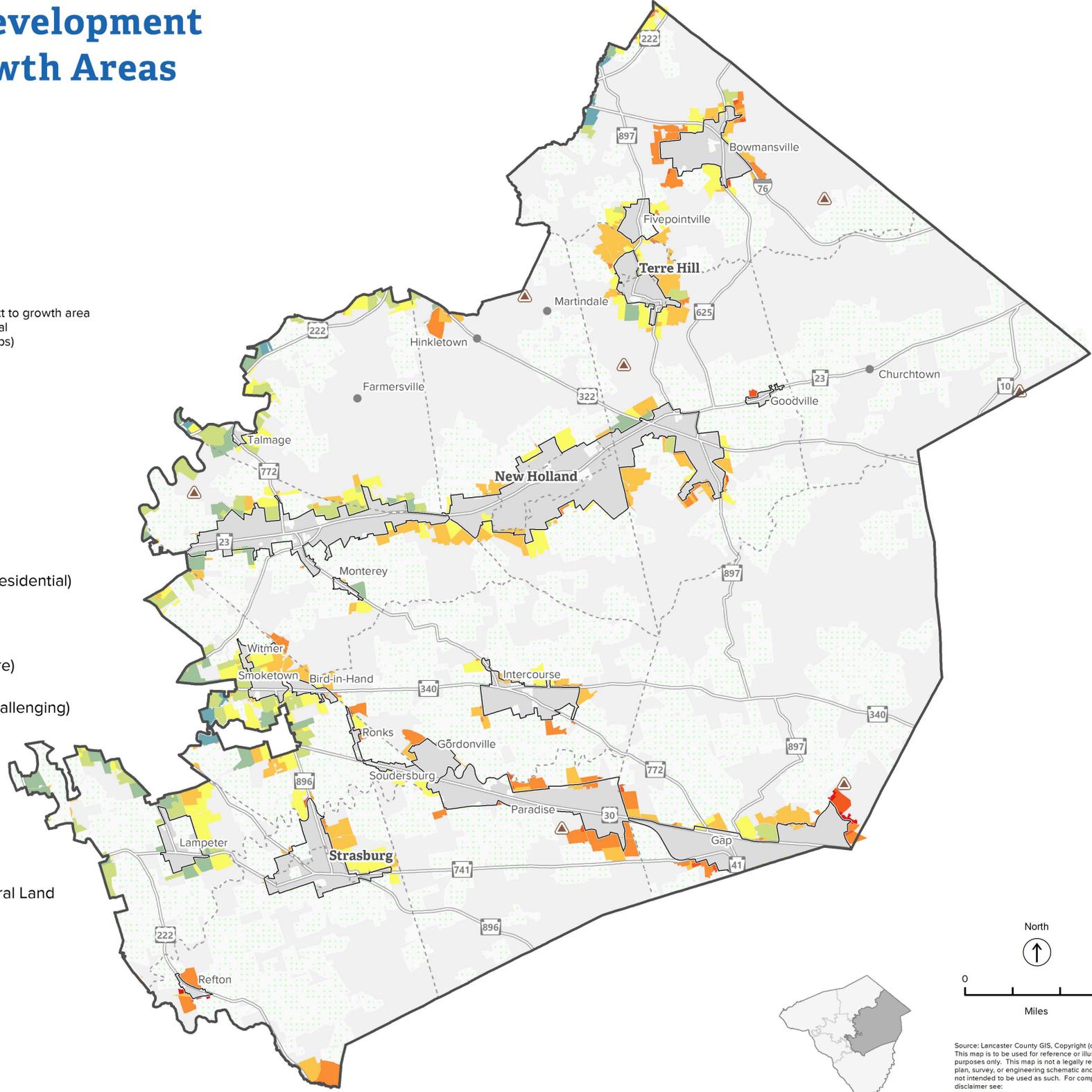
### Growth Area Edge

#### Suitability for Development

- Most Suitable (non-residential)
- More suitable (non-residential & residential)
- Mid (residential)
- Less Suitable (lack of infrastructure)
- Least suitable (development is challenging)

Preserved & Priority Ag and Natural Land

- Existing Growth Area
- Road
- Rural Village
- Quarry
- Municipality



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# Map 1C: Land Development adjacent to Growth Areas

## East Planning Area

### Suitability for Development Criteria

- Inside Water and Sewer Service Area
- Near Water and Sewer Lines
- Adjacent to Major Road (Arterial, Collector, etc)
- Proximity to Interchanges
- Size of Parcel (10+ acres)
- Commercial or Industrial Future Land Use

### Growth Area Edge - Priority

- Includes: Parcels (developed and undeveloped) next to growth area
- Inside water and sewer service areas
- Near water and sewer lines
- Adjacent to Major Road
- Excludes: Quarries, Preserved & Priority Ag & Natural Preservation Areas (Winter 2020 Workshops)

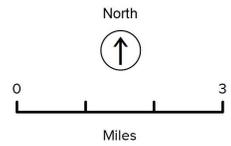
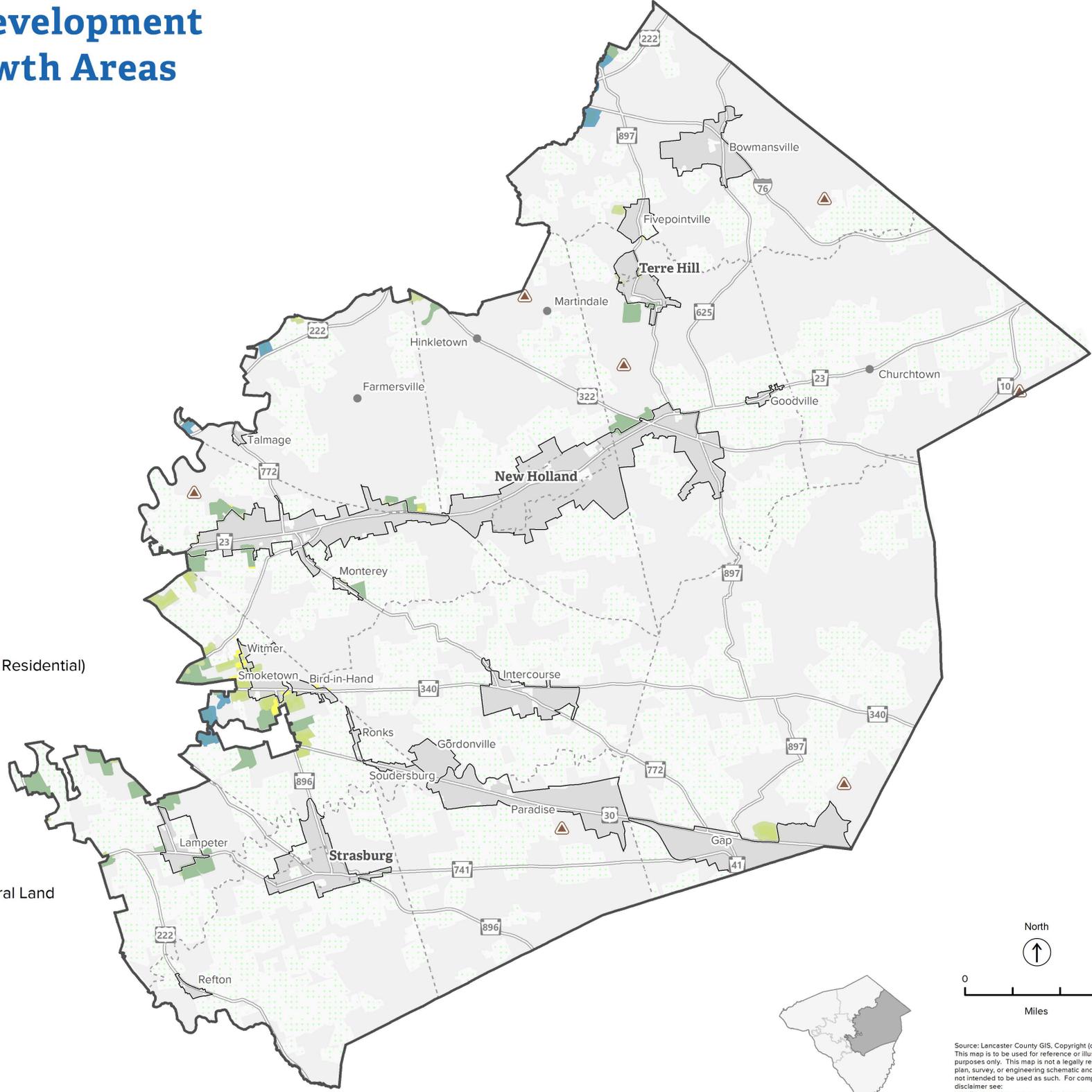
### Growth Area Edge - Priority

#### Suitability for Development

- Most Suitable (Non-Residential)
- More Suitable (Non-Residential & Residential)
- Mid (Residential)

Preserved & Priority Ag and Natural Land

- Existing Growth Area
- Road
- Rural Village
- Quarry
- Municipality



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