Methodology

1. Rural Special Districts

Related Policy: *Intentionally cultivate, retain, and expand industry*

Map 1– Existing Commercial / Industrial Nodes

The most significant clusters of existing commercial/industrial (with certain entertainment enterprises) outside of *places2040* Growth Areas. The focus was on the business aspect but there are certain unique cases that were added due to their significance and requirement of zoning other than Agriculture/Natural Districts (see #3 in the **Process** section below).

Data Inputs:
- Land Use Land Cover GIS layer – represents predominant land use or land cover, as interpreted from aerial photography
- *places2040* Growth Areas GIS layer – Urban Growth Areas (UGAs) and Village Growth Areas (VGAs) shown on the *places2040* Future Land Use and Transportation Map

Process:
1. Remove all *places2040* Growth Areas coverage so that only rural areas are displayed from the Land Use Land Cover Layer
2. From the Land Use Land Cover features that are outside *places2040* Growth Areas, select all commercial and industrial features with the following land use codes:
   - *120 – Commercial and services (any apparent store, shop, mall, gas station, or place of business where large-scale production is not occurring)*
   - *130 – Industrial (large buildings that may have production in process)*
   - *150 – Industrial and commercial complexes (large areas where there are many adjacent industrial plants and/or other businesses)*
3. Add to the selection above the features for:
   - Pennsylvania Renaissance Fair
   - Buck Motor Speedway
   - Donegal Springs Airpark
   - Frey Farm Landfill
   - Lanchester Landfill
   - Lancaster Landfill
4. Identify clusters of parcels with the 120, 130, and 150 Land Use Land Cover codes that are within 500 feet of each other and are at least 10 acres in size
5. Manually review each of these aggregated clusters

- Clean up boundaries so that they are intuitive and line up with parcel boundaries when appropriate
- Remove any districts that do not makes sense (based on the input features, how they were aggregated, and whether the area feels like a contiguous district)

Existing Commercial or Industrial Zoning

Zoning districts, or portions of zoning districts, outside *places2040* Growth Areas that are meant to accommodate some kind of business, since needs in the rural areas could range from lower intensity/scale operations to large industrial enterprises. This set of features is meant to be referenced, along with the existing commercial / industrial nodes, to determine where there may be a need for new zones of this type, or where there is an opportunity to expand existing ones. Each zoning district (or individual portion thereof) on Map 1 is at least 10 acres in size.

Data Inputs:
- Zoning GIS layer
- *places2040* Growth Areas GIS layer
- Zoning Lexicon table

Process:
1. Join the Zoning Lexicon table to the Zoning layer to create a Zoning Lexicon Layer.
2. Remove all *places2040* Growth Area coverage from the Zoning Lexicon layer so that only rural areas are displayed
3. Select the desired zoning districts using the following categories from the Zoning Lexicon:
   - *Airport Commerce, Central Business District, Commercial Highway, Commercial Neighborhood, Crossroads Community, General Commercial, Industrial, Mixed Use Commercial/Industrial, Professional Office/Technology, Village Center, Mixed Use Residential*

2. Rural Residential Development
Related Policy: *Limit large-lot suburban development in rural areas*

Maps 2A and 2B – Rural Residential Development & Zoning

Zoning districts that are meant to accommodate residential development that is suburban in nature (larger lots, lower density, deeper setbacks, and lack of housing type variety). To assess the threat level of these zoning districts, in terms of future development opportunity, the percentage of land within each district that is not developed is included as an attribute.

Data Inputs:
- Zoning GIS layer
- Zoning Lexicon table
- Land Use Land Cover GIS layer

- *places2040* Growth Areas GIS layer

Process:
1. Start with the County's Zoning Lexicon (generalized zoning layer)
2. Remove all *places2040* Growth Area coverage from the Zoning Lexicon layer so that only rural areas are displayed
3. Give each zoning district polygon a unique identifier so that each zoning area can be treated separately.
4. Select all the unbuilt classifications in the Land Use Land Cover layer with the following land use codes:
   - *114 – Farmsteads*
   - *210 – Cropland and pasture*
   - *211 – Cropland*
   - *212 – Pasture*
   - *220 – Orchards/groves/vineyards/nurseries/other horticulture*
   - *230 – Large confined feeding operations*
   - *240 – Other agriculture*
   - *310 – Herbaceous*
   - *320 – Shrub/brush*
   - *330 – Mixed cover*
   - *410 – Deciduous forest*
   - *420 – Coniferous forest*
   - *430 – Mixed forest*
   - *500 – Open water*
   - *610 – Forested wetlands*
   - *620 – Non-forested wetlands*
   - *730 – Sandy non-beach*
   - *740 – Rock outcrops*
   - *770 – Mixed barren and vegetated*
5. Overlay the Zoning Lexicon layer on the unbuilt Land Use Land Cover selection
6. Calculate the unbuilt acreage of each feature in the Zoning Lexicon layer
7. Calculate the total acreage of each zoning district in the original Zoning Lexicon layer
8. Divide each district's unbuilt acreage by its total acreage
9. Select the suburban style residential zones from the Zoning Lexicon layer using the following queries:
   - Zoning Lexicon Categories: *Rural Residential, Single-Family Residential, Single/Multi-Family Residential*
   - Municipal Zones:
     - CV – Churchtown Village (Caernarvon Township)
     - VR – Village Residential (Drumore Township)
     - R-2 – Village Residential (Elizabeth Township)
     - VR – Village Residential (Fulton Township)

- o R-2 – Village Residential (Little Britain Township)
- Note: The Zoning Lexicon Classifications in the query above were chosen based on their descriptions in the Zoning Lexicon glossary, which were the basis for Regional Planners making connections from each unique municipal zone to a classification within the generalized set of lexicon zones. The specific municipal zones in the second part of the query were chosen after a regional planner researched all the municipal zones that fell into the Traditional Village Residential, Crossroads Community, and Village Center lexicon classifications to see if any allow for suburban style residential development.