

# Growth Area Recalibration

## Land Needed/Land Available

October 2023



Urban Growth Area	2040 Projections		Land Needed							Land Available	Land Deficit/Surplus	
			Residential				Non-Res.	Total**				
	Population Growth*	Housing Units Needed	Trend		Policy		Trend/Policy	Trend	Policy	Buildable Land	Difference (acres)	
			Density (units/acre)	Acres	Density (units/acre)	Acres	Acres	Acres	Acres		Trend	Policy
<b>South</b>	<b>870</b>	<b>297</b>	<b>1.5</b>	<b>180</b>		<b>54</b>	<b>24</b>	<b>237</b>	<b>95</b>	<b>1,395</b>	<b>+1,158</b>	<b>+1,300</b>
Christiana-Gap	190	50	1.1	43	5.5	9	4	55	16	609	+554	+593
Solanco (Quarryville)	680	247	1.8	137	5.5	45	20	182	79	786	+604	+707
<b>East</b>	<b>1,504</b>	<b>518</b>	<b>3.2</b>	<b>228</b>		<b>82</b>	<b>41</b>	<b>315</b>	<b>154</b>	<b>1,792</b>	<b>+1,477</b>	<b>+1,638</b>
Elanco North (Terre Hill)	67	21	3.2	7	5.5	4	2	10	7	161	+151	+154
Elanco South (New Holland)	923	326	2.0	165	6.5	50	26	223	95	1,109	+886	+1,014
Leola-Bareville	306	102	2.2	47	6.5	16	8	64	30	268	+204	+238
Strasburg	208	69	7.6	9	5.5	12	5	18	22	254	+236	+232
<b>Northwest</b>	<b>6,975</b>	<b>2,664</b>	<b>4.5</b>	<b>581</b>		<b>410</b>	<b>213</b>	<b>960</b>	<b>769</b>	<b>3,915</b>	<b>+2,955</b>	<b>+3,146</b>
Elizabethtown	2,453	957	3.1	303	6.5	147	77	450	275	2,010	+1,560	+1,735
Donegal (Mount Joy)	2,434	947	5.8	164	6.5	146	76	293	273	720	+427	+447
Manheim	873	331	8.1	35	6.5	51	26	78	96	717	+639	+621
Marietta	1,215	429	5.4	79	6.5	66	34	139	125	468	+329	+343
<b>Northeast</b>	<b>5,899</b>	<b>2,173</b>	<b>3.3</b>	<b>664</b>		<b>334</b>	<b>174</b>	<b>998</b>	<b>629</b>	<b>3,917</b>	<b>+2,919</b>	<b>+3,288</b>
Cocalico (Adamstown/Denver)	1,242	456	2.2	205	6.5	70	37	283	132	1,653	+1,370	+1,521
Ephrata-Akron	2,246	799	4.3	180	6.5	123	64	296	232	1,459	+1,163	+1,227
Lititz-Warwick	2,411	918	3.3	279	6.5	141	73	419	265	805	+386	+540
<b>Metro &amp; West</b>	<b>15,805</b>	<b>6,121</b>	<b>4.8</b>	<b>1,008</b>		<b>680</b>	<b>490</b>	<b>1,853</b>	<b>1,469</b>	<b>7,656</b>	<b>+5,803</b>	<b>+6,187</b>
Central Lancaster County (Metro)	15,805	6,121	5.5	1,008	9	680	490	1,853	1,469	7,656	+5,803	+6,187
<b>Countywide (UGAs only)</b>	<b>31,053</b>	<b>11,773</b>	<b>4.1</b>	<b>2,661</b>		<b>1,560</b>	<b>942</b>	<b>4,363</b>	<b>3,116</b>	<b>18,675</b>	<b>+14,312</b>	<b>+15,559</b>

\*Number of new residents expected in UGAs between now and 2040.

\*\*Total land needed includes +18% for roads, +10 acres/1,000 population, and -5% for redevelopment.