



LANCASTER COUNTY  
**PLANNING**

# Regional Meeting

Growth Area Boundaries (Round 4)

## **SLCIMC Meeting**

Tuesday, May 21, 2024 at 7:00 p.m.

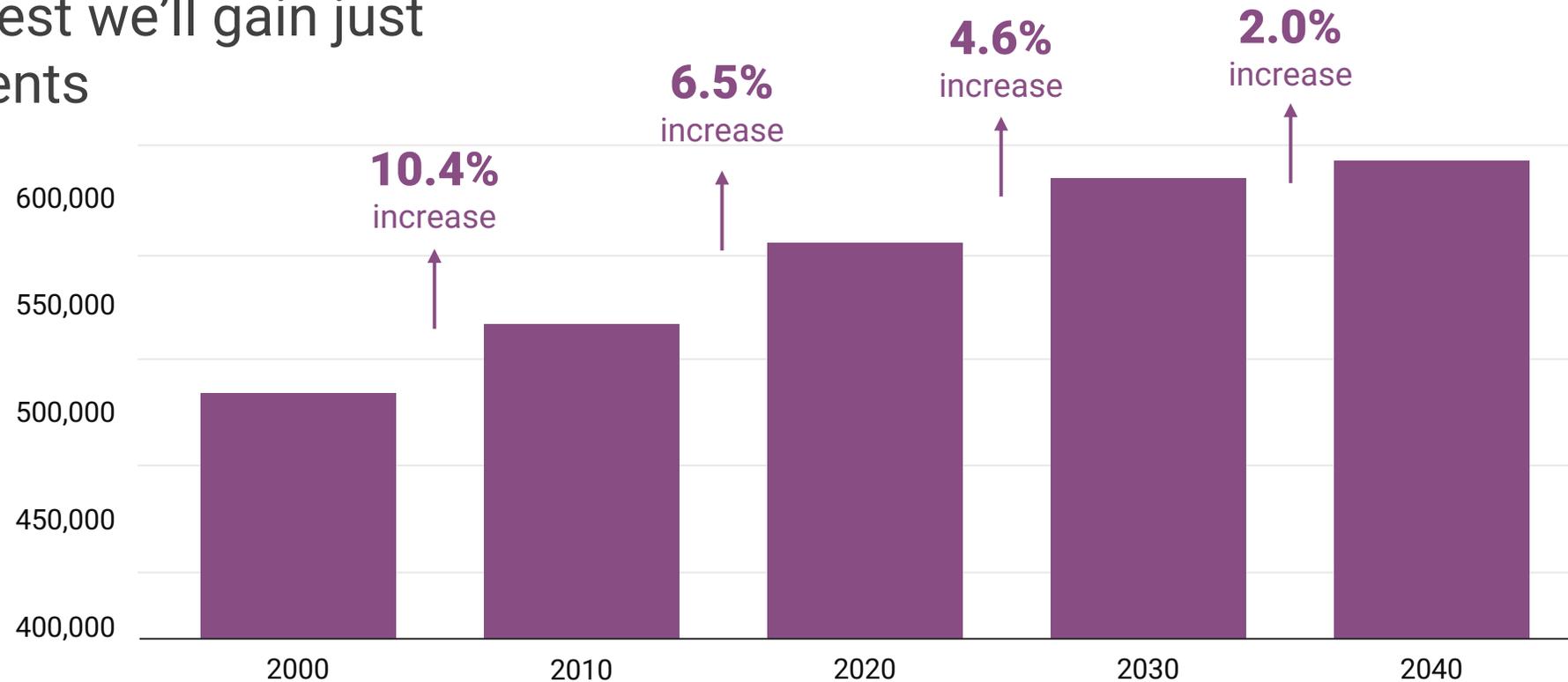
## **East Drumore Township**

925 Robert Fulton Highway  
Quarryville, Pennsylvania 17566

# What's Changed?

- Based on **2010** U.S. Census, we expected 100,000 new residents by 2040
- Projections based on the **2020** U.S. Census suggest we'll gain just 37,000 new residents

- We now believe we'll have enough land to accommodate expected growth



**Observed/Projected  
Population Increases  
in Lancaster County**

# How Can We Do Better?

- If we encourage a more efficient pattern in growth areas, existing boundaries could last to 2040 and beyond
- One strategy is to prioritize development in nodes and corridors with the greatest potential
- Another is to identify places for existing county businesses to expand

# Taking Another Look

Growth area boundaries haven't been comprehensively reviewed since they were created 30+ years ago.

We've taken a step-by-step approach to understanding the issues and opportunities affecting these boundaries.

Our process focuses on the three principles of growth management: **location**, **pattern**, and **timing**.

At each stage, we've presented our findings and asked for your input.

This fall, we'll suggest policy changes and work with you to adopt them.

# Steps in Our Analysis

## Location

### Land Available

Land potentially available for development or redevelopment

- Review remaining **buildable land**
- Identify **redevelopment areas** (high property value as compared to building value)

### Land Needed

Land needed to accommodate expected population

- Develop new **population projections** through 2040
- Calculate if UGAs have **land needed** to accommodate future growth – they do!
- Compare **trend** (residential density we're seeing) versus **policy** (what's recommended in *places2040*)
- Consider including previously built **legacy areas** within growth areas

# Steps in Our Analysis

## Pattern

### Urban Areas

#### Inside growth areas

- Review existing conditions and trends in **housing** and **industrial use**
- Identify transit-friendly **focus areas** with potential to accommodate future residential and industrial needs
- Show how policy changes could better accommodate these needs

### Rural Areas (2025)

#### Outside growth areas

- Identify **Rural Special Districts** (existing and future nodes of commercial and industrial activity)
- Limit **rural residential zoning**

# Steps in Our Analysis

## Timing

### Infrastructure

#### Facilitating what we want to see

- Plan ahead for future needs
- Create more transportation connections
- Provide water and sewer within growth areas
- Simplify zoning – Allow more flexibility, by-right uses, etc.

# Steps in Our Analysis

## Implementation

### Recommendations

#### Policy changes and planning

- Propose boundary adjustments to address all aspects of our analysis
- Look for opportunities to align policies across municipal boundaries
- Develop small-area plans for selected **focus areas**
  - Rezoning
  - Infrastructure investment (roads and sidewalk/trail connections, water, sewer)

### Adoption

#### Making it happen

- Initiate a “cross-acceptance” process to adopt growth area boundary and zoning changes
- Update VGAs to align with Future Land Use and Transportation Map in places2040

# Pattern: Urban Areas

In urban areas, our partners (and the data) tell us we're facing two primary issues:

## Housing

- Availability – Low inventory
- Affordability – High cost
- Type – Disconnect between demographic changes and what we're building
  - Need more multi-family options
- Limited housing near major employers

## Industrial Land

- Low vacancy rate makes it difficult for existing businesses to expand
- Pressure to use this land for warehousing instead of manufacturing

# Background Data

# Housing

# Challenges in Lancaster County Housing

Two main issues:

- Not enough new housing to make up for aging existing units
- New housing supply doesn't match changing household demographics

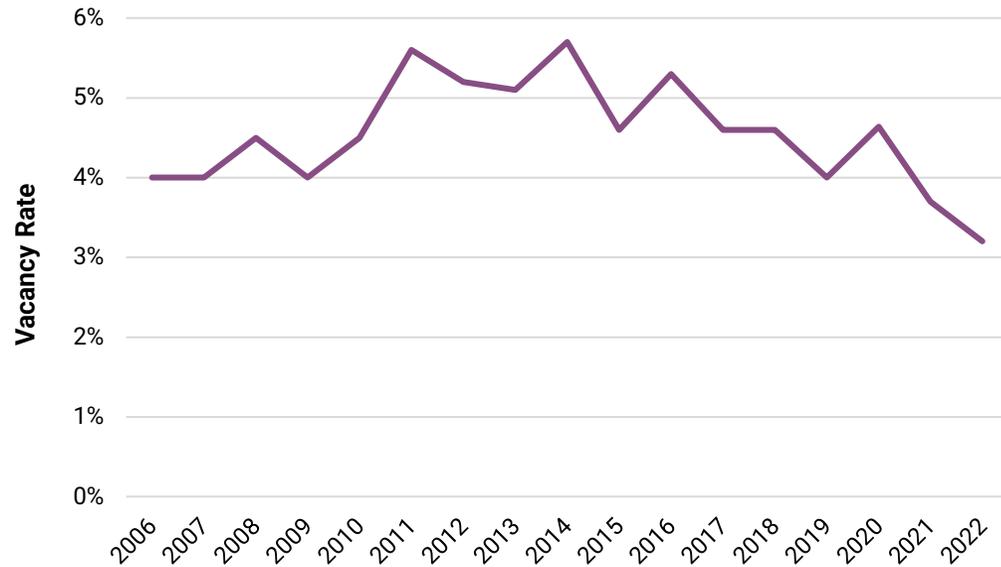
Focus on renters/mortgaged homeowners where data available:

## Cost Burdenship

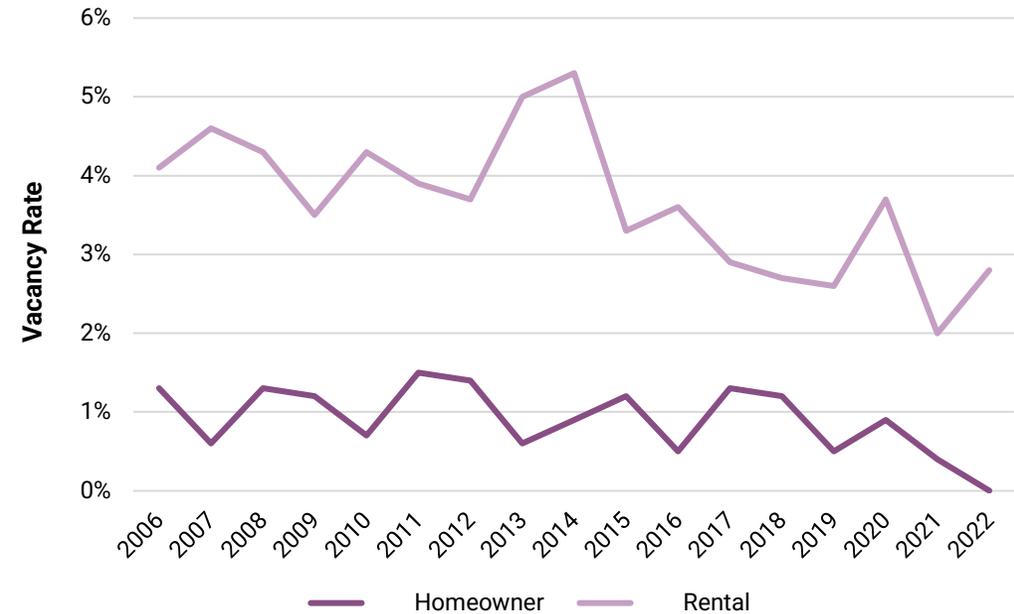
Renters	46.0%
Mortgaged Homeowners	23.6%
Non-Mortgaged Homeowners	11.0%

# Vacancy Rates

## Overall



## Homeowner Versus Rental



**2022**

**Overall: 3.2%**

Rented units: 2.8%

Owned units: 0.1%

Other vacant: 0.3%

# Households vs. Housing Units

Total: 212,016 (+9.2%)



## Households

% Change Over  
the Last Decade

Individuals Living Alone

53,114

+ 15.4%

Without Children (Not Alone)

150,785

+ 14.0%

With Children Under 18

61,231

- 1.2%

0-1 Bedroom

22,695

+ 19.8%

2 Bedrooms

46,663

+ 1.2%

3 Bedrooms

90,643

+ 4.9%

4+ Bedrooms

58,986

+ 10.7%

## Housing Units

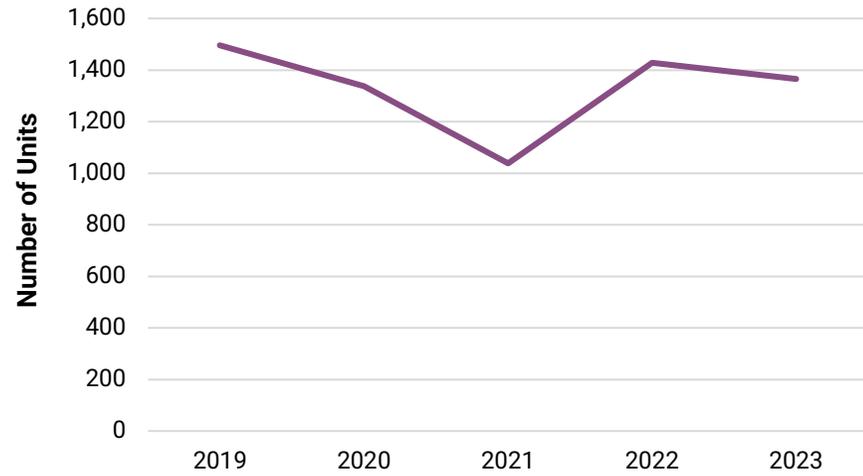
% Change Over  
the Last Decade



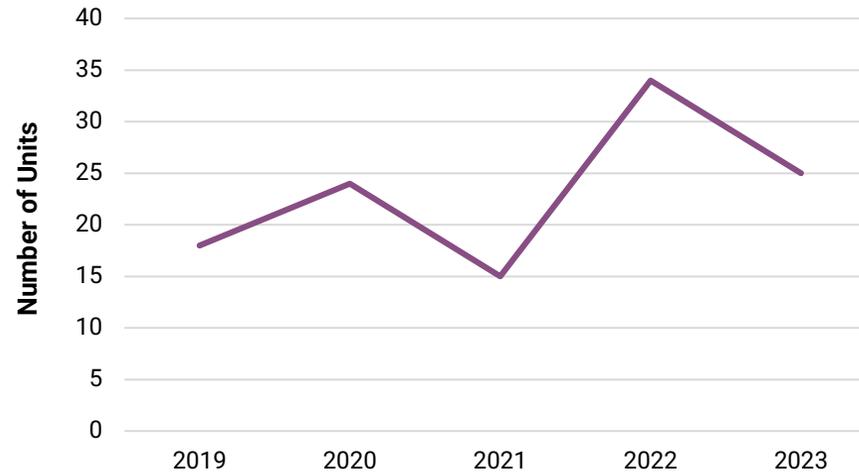
Total: 218,987 (+7.0%)

# Building Permits

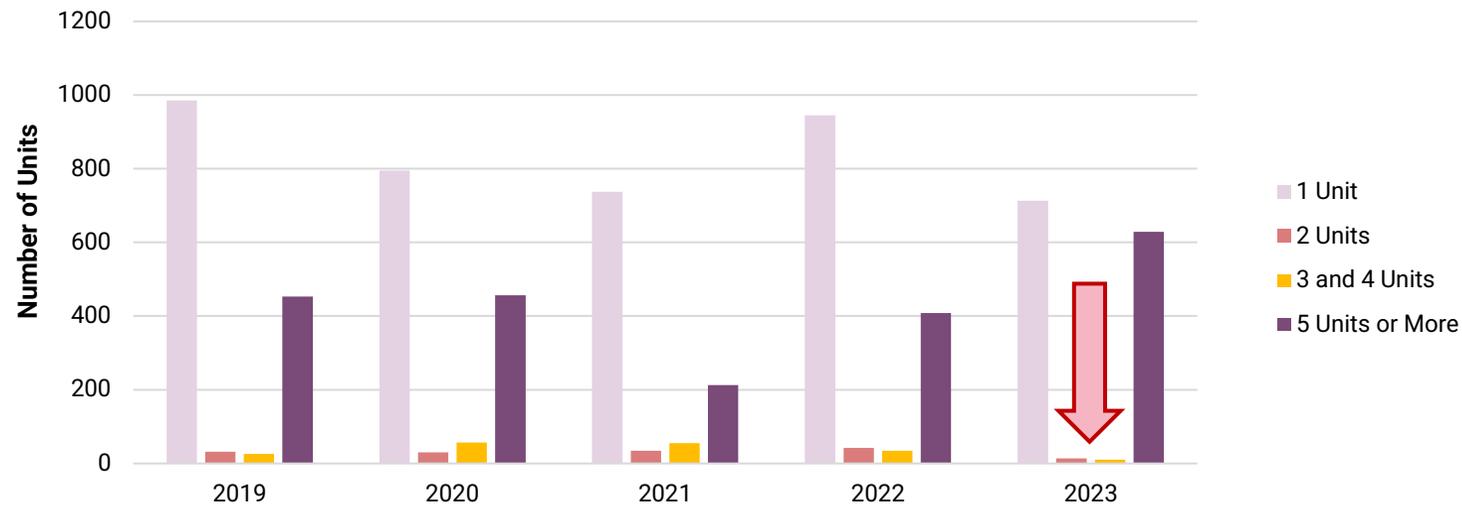
## Total Units Permitted



## Structures with 5+ Units



## Units Permitted by Building Type



# Small Household Unit Availability

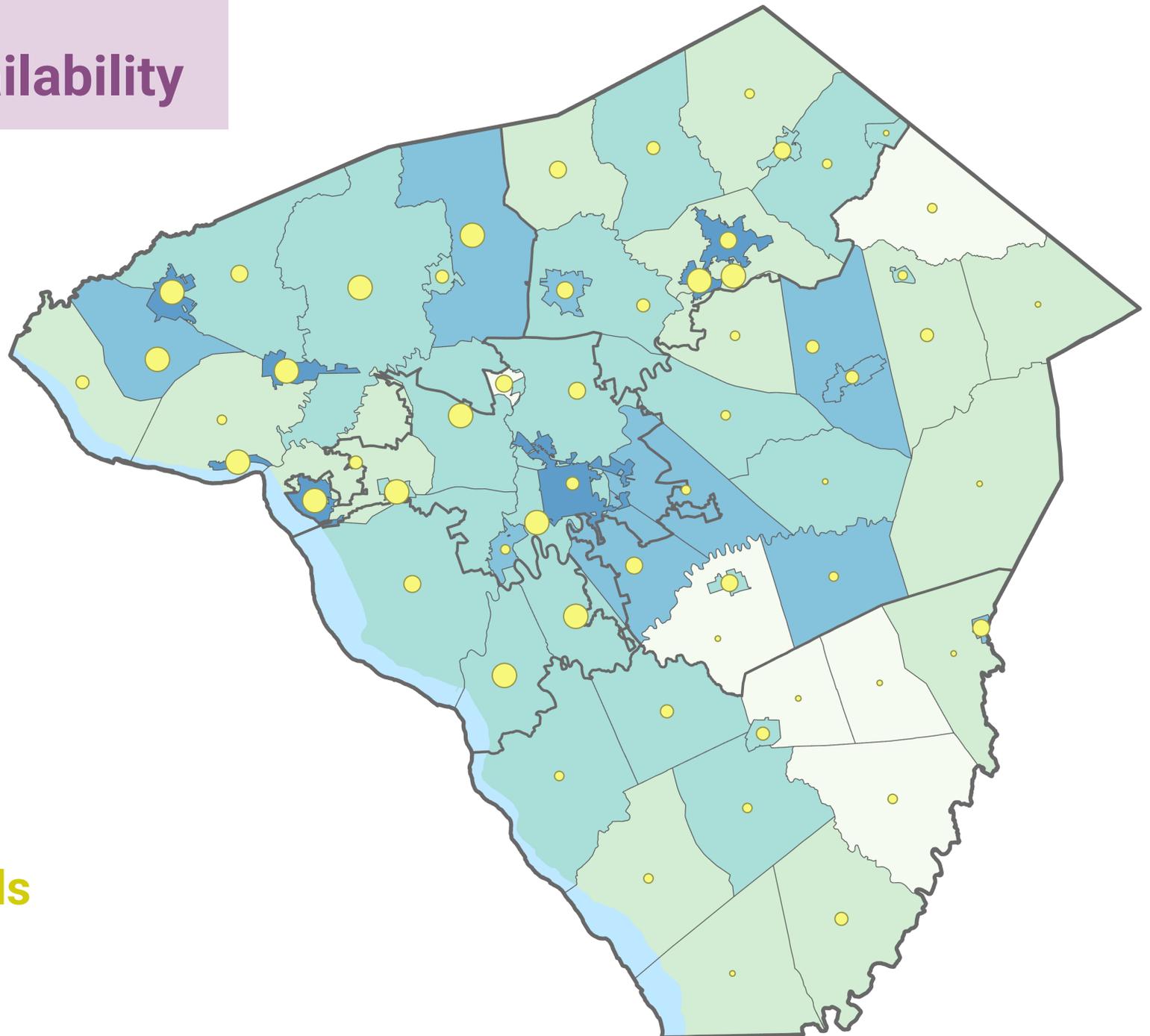
## What stands out?

High growth in small units: playing catch-up to existing demand

Oversupply of small households, undersupply of small units

**% of 1 or 2 Person Households**

**% of Studio, 1, or 2 Bed Units**



# Households Without Children

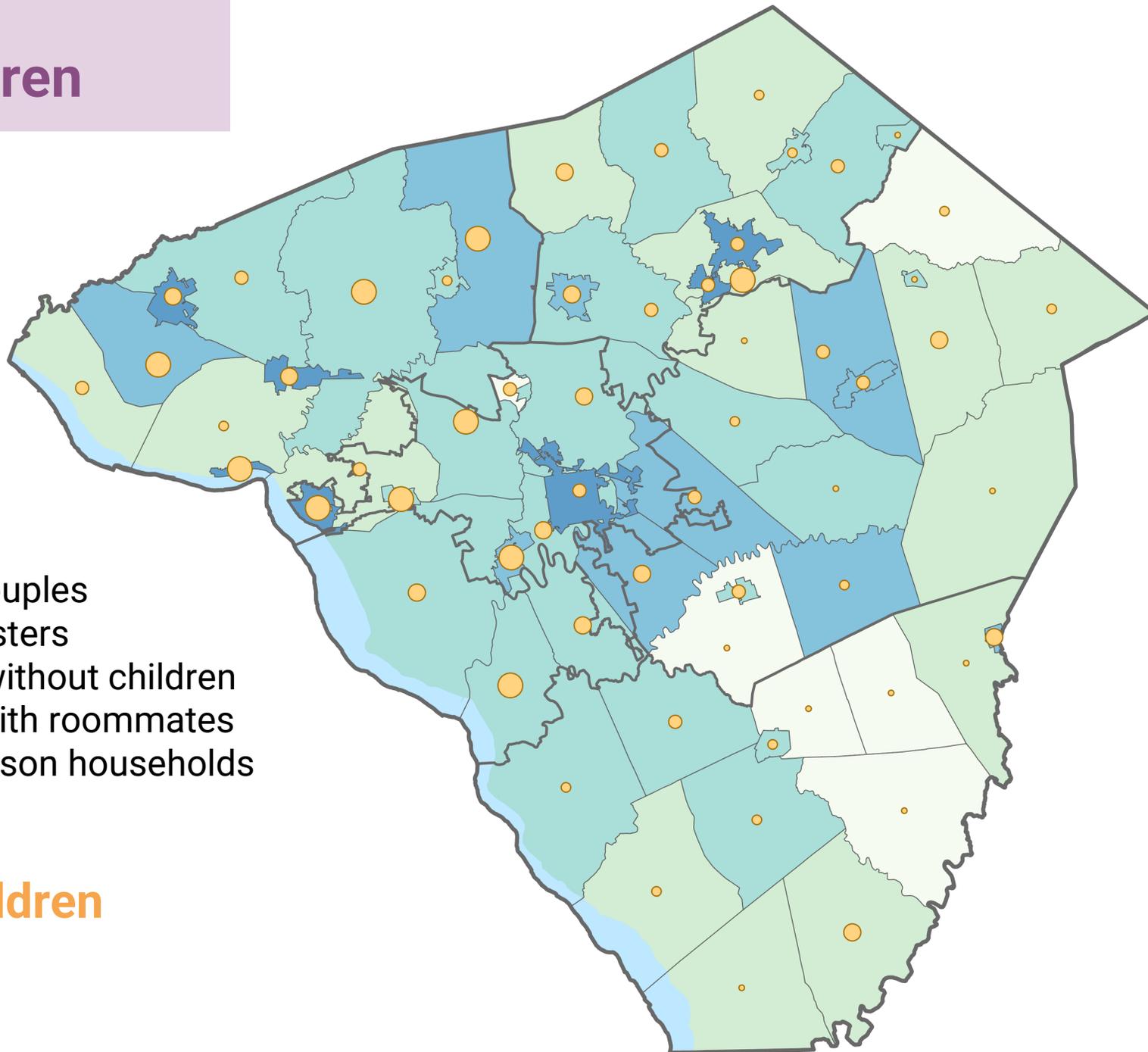
Looked at small households and households without children to account for housing choices of larger/wealthier households

Fastest-growing household demographics in county:

- Retired couples
- Empty nesters
- Couples without children
- Renters with roommates
- Single-person households

**% of Households Without Children**

**% of Studio, 1, or 2 Bed Units**



# Housing Diversity & Costs vs. Income

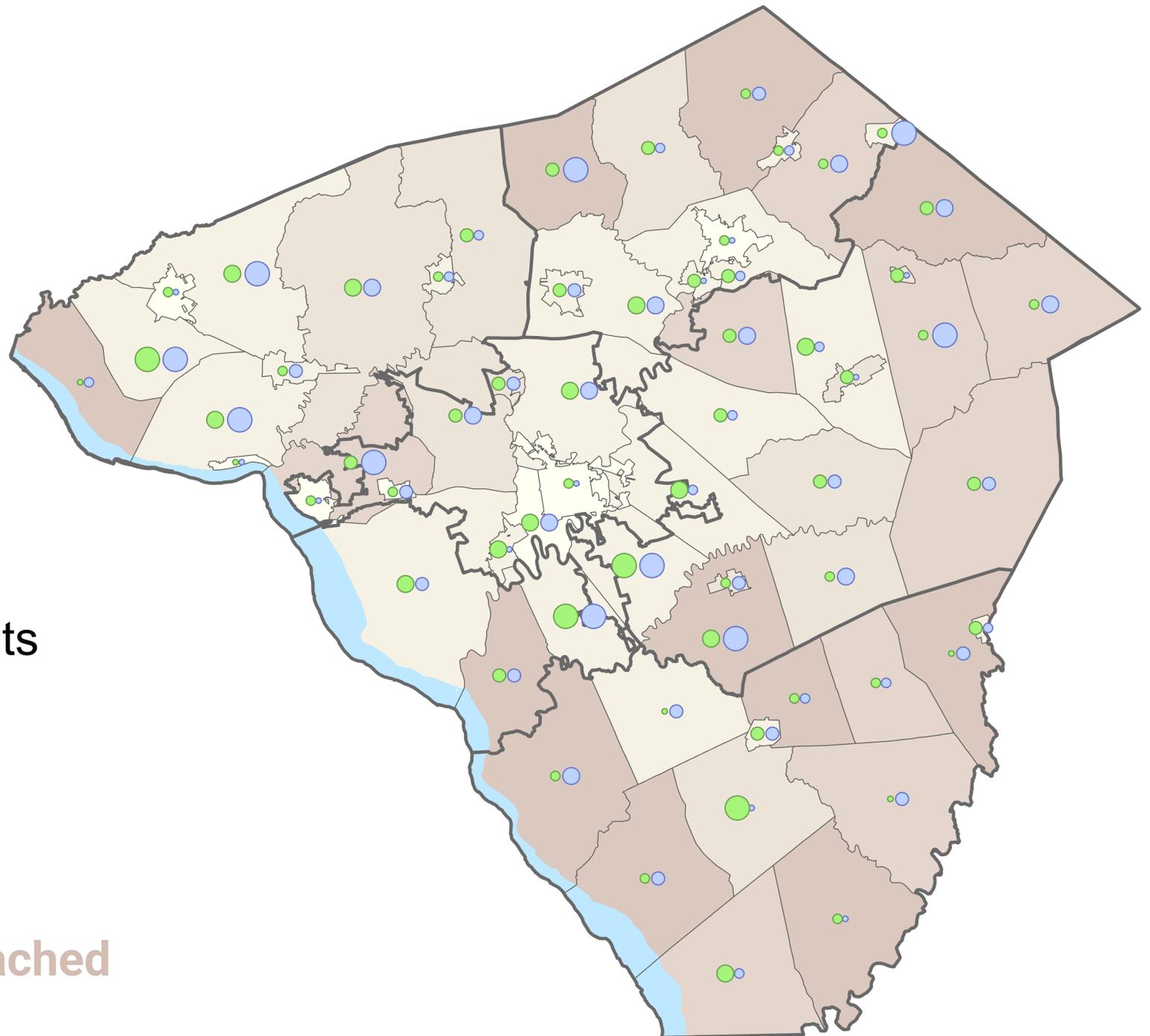
The less rental housing diversity, the higher the median renter income

Higher income renter households renting larger units

**Median Yearly Rent**

**Median Renter Income**

**% of Units Single-Family Detached**



# Housing Diversity & Costs vs. Income

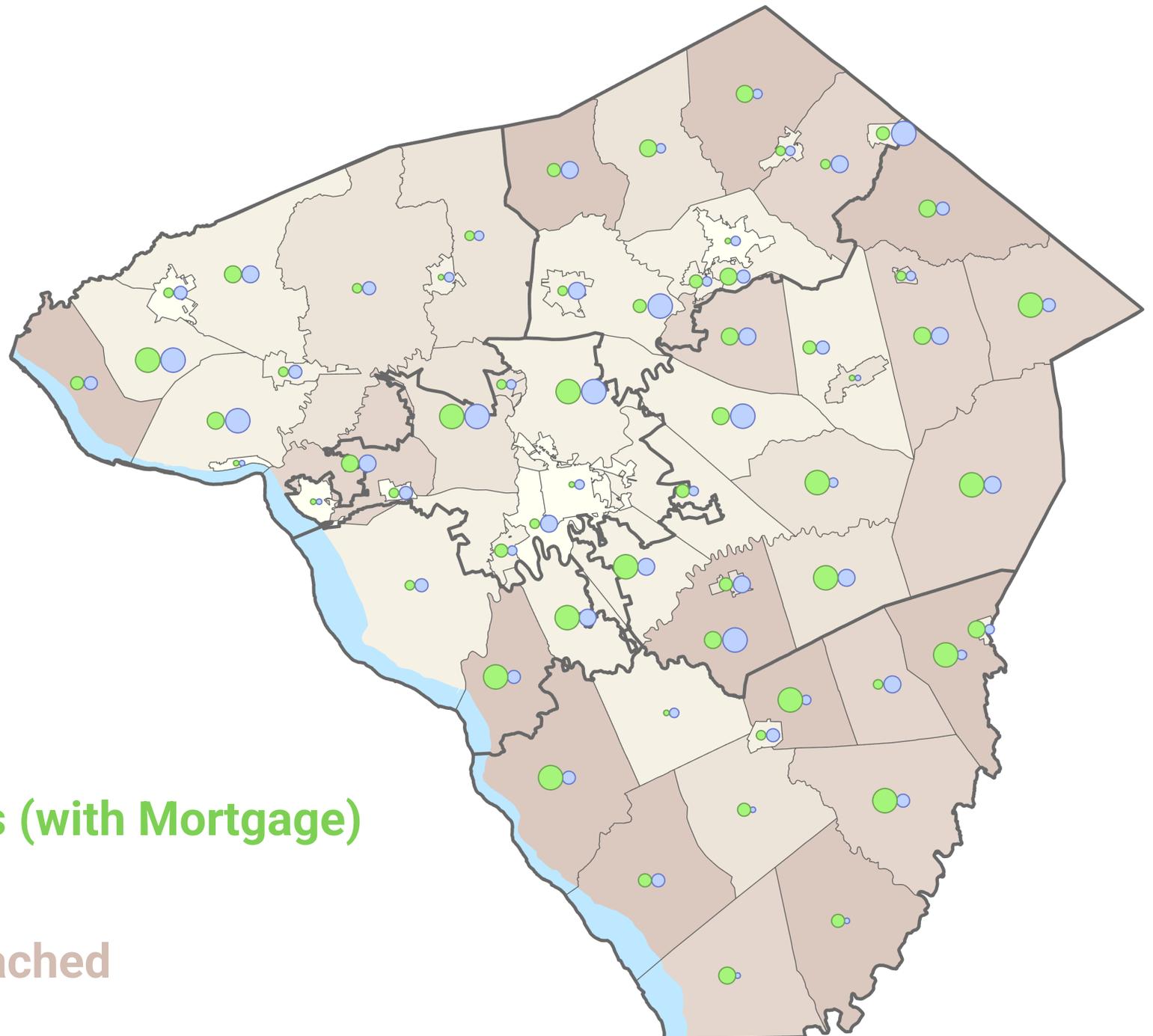
Correlation between low housing diversity, high cost-burdenship rate for mortgaged homeowners

*Note: Twins/townhomes considered attached single-family units*

**Median Yearly Housing Costs (with Mortgage)**

**Median Homeowner Income**

**% of Units Single-Family Detached**



# Median Rent & Small Unit Availability vs. Cost-Burdenship

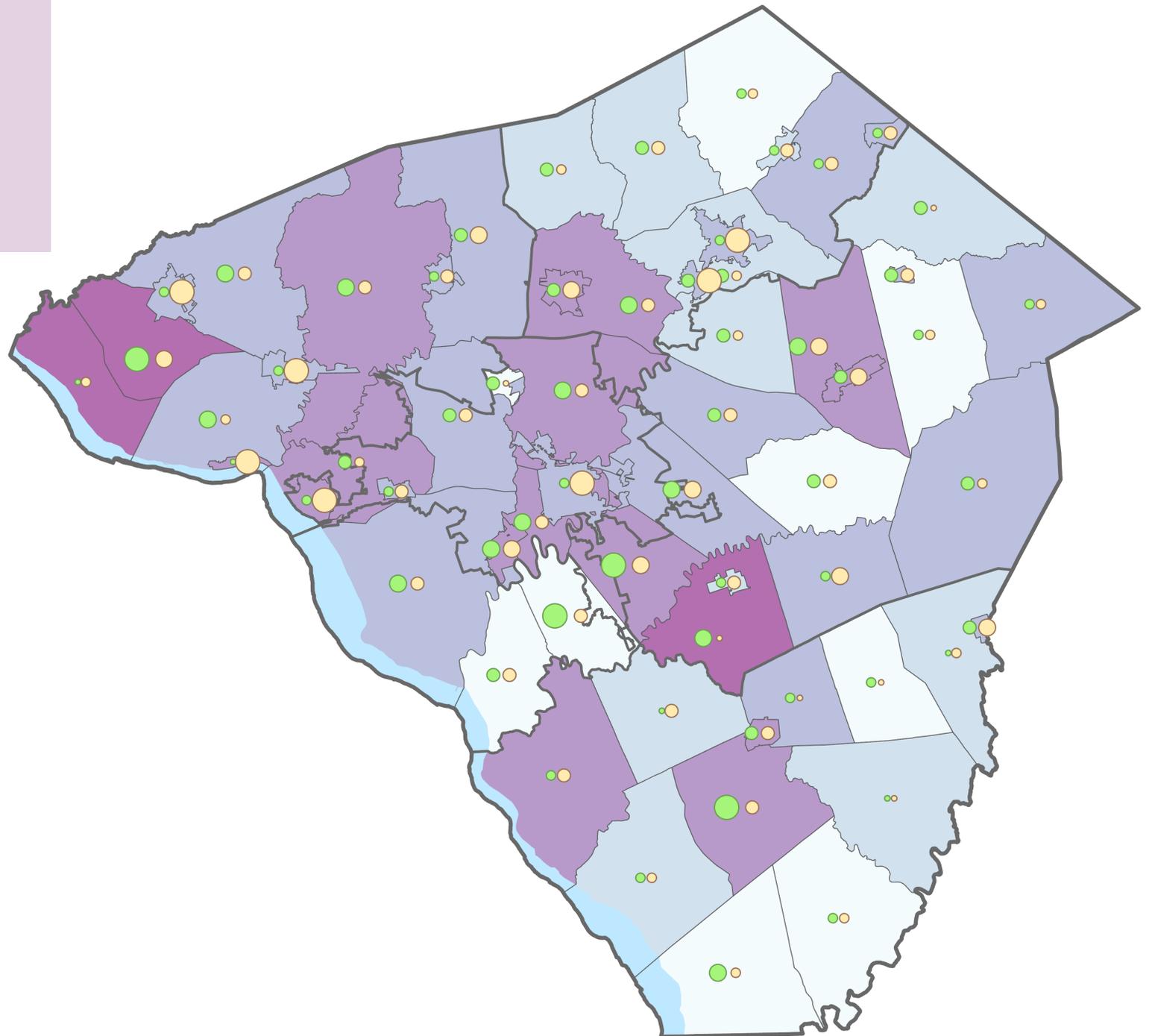
More small units available tends to mean:

- Lower median rents
- Fewer cost-burdened renters

**Median Monthly Rent**

**% of Studio, 1, or 2 Bed Units**

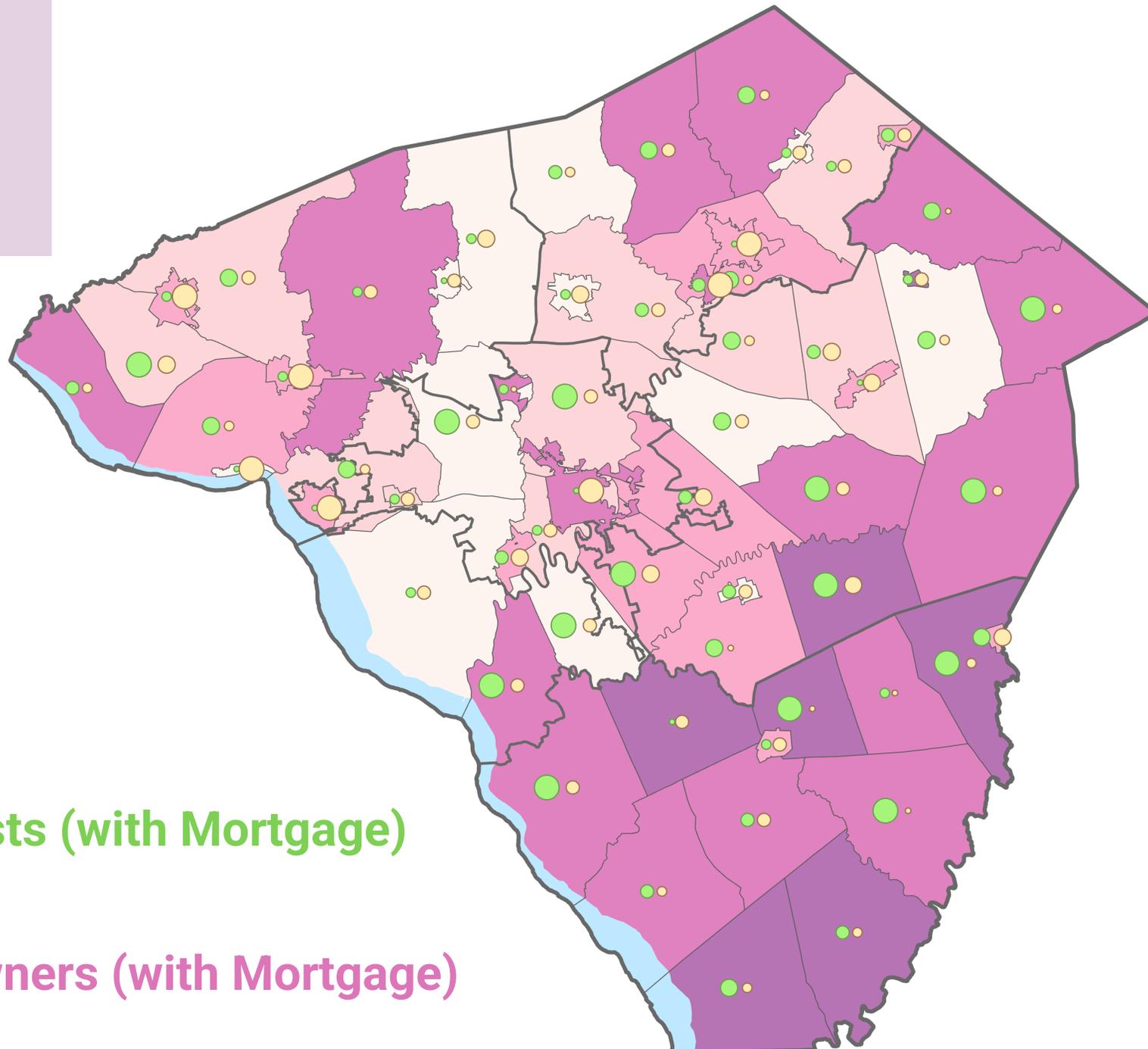
**% of Cost-Burdened Renters**



# Median Housing Costs & Small Unit Availability vs. Cost-Burdenship

True to a lesser degree for homeowners with mortgage

For homeowners, cost-burdenship closely linked to median homeowner income



**Median Monthly Housing Costs (with Mortgage)**

**% of Studio, 1, or 2 Bed Units**

**% of Cost-Burdened Homeowners (with Mortgage)**

# Implications

## **A lack of housing affordability hurts the community:**

- Businesses – More expensive to hire, retain employees
- Employees – Longer commutes, need higher compensation
- Younger people – Few starter homes & apartments = few opportunities for moving out, first-time homebuyers
- Older people – Can't afford downsizing when kids move out and/or no longer able to maintain home
- Uses up greenfields, farmland further from hub areas
- Building housing far away from job/population centers means:
  - More traffic congestion, worse air quality
  - More road maintenance costs & stormwater runoff

# Solutions

## **We need to:**

- Adjust zoning, permitting to make it easy to build small (0-3-bedroom) units
- Tweak zoning districts, maps to enable construction of “missing middle” housing
- Direct growth to areas it makes the most sense
- Create neighborhoods where people can afford to keep living in the same community they grew up in
- Ensure that a diverse mix of housing types is available for the needs of all residents

# Industrial Land

# Industrial Suitability – South

### 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 & Natural Land

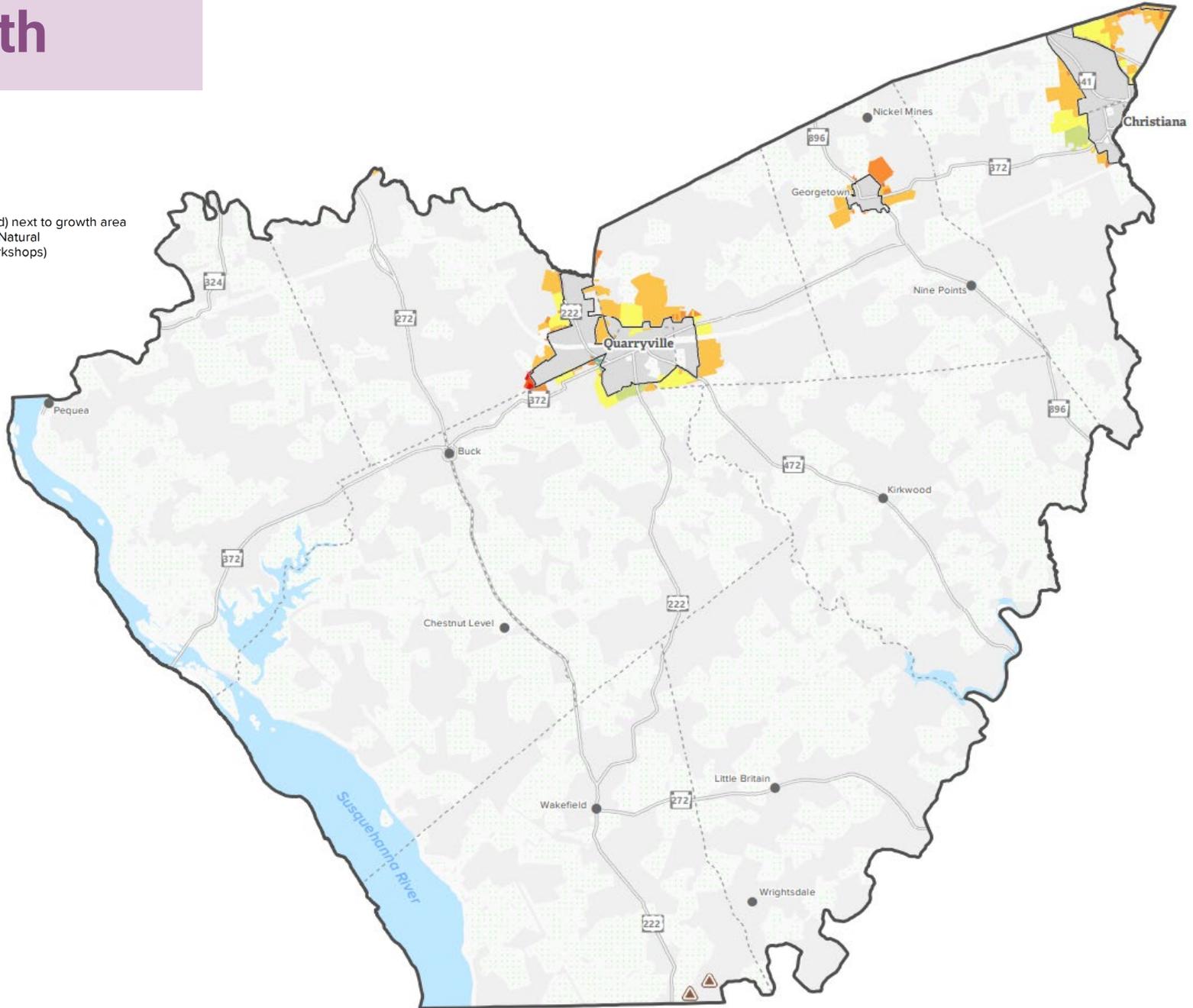
 Existing Growth Area

 Road

 Rural Village

 Quarry

 Municipality



# Focus Areas

# What Are Focus Areas?

## Areas with these characteristics:

- Buildable land
- Walkable to transit routes and regional trails
- Potential connections to jobs, schools, and existing housing
- Often multi-municipal
- Potentially appropriate for compact housing and mixed-use development – may require rezoning
- Opportunities for existing county businesses (typically industrial uses) to expand

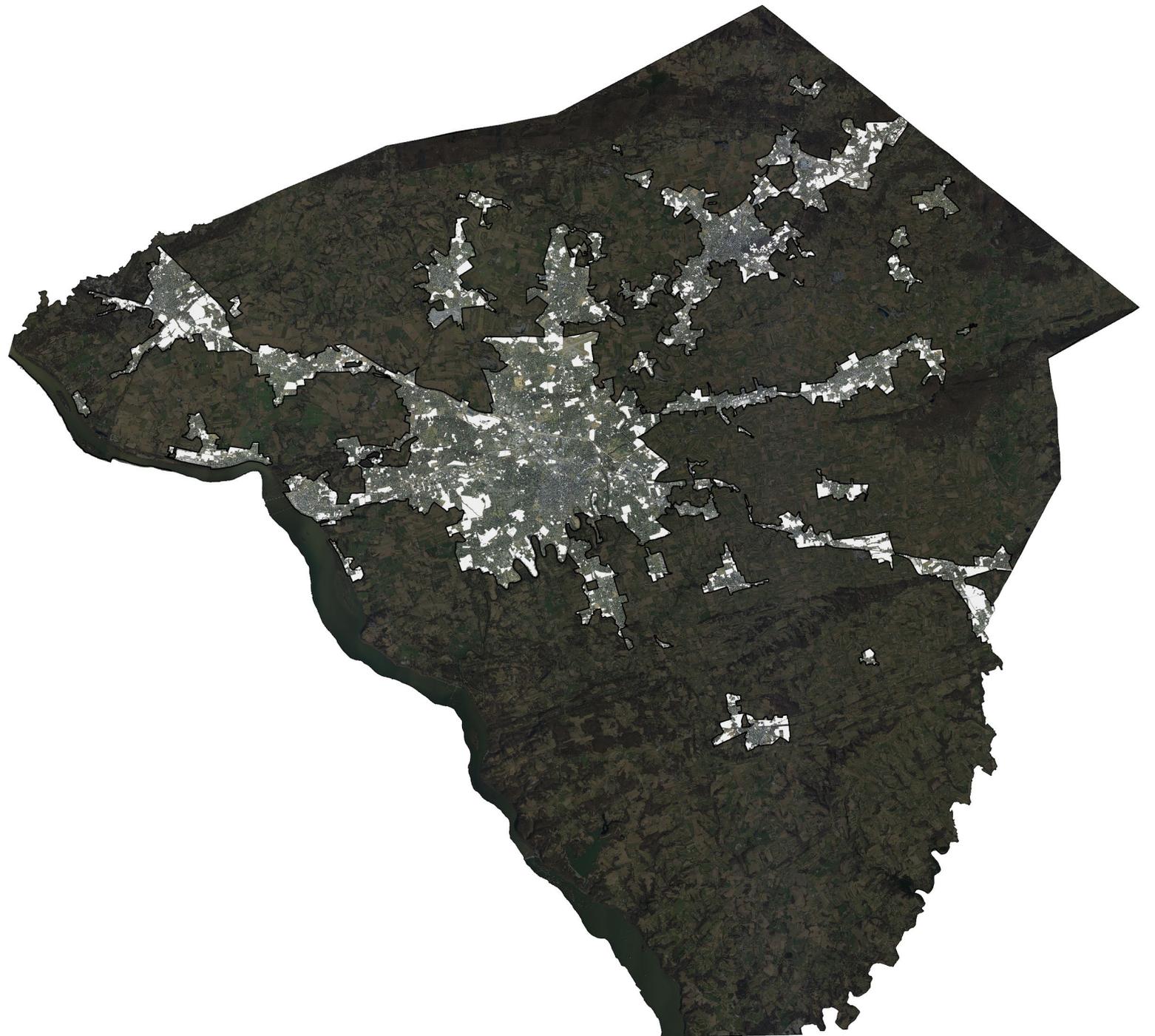
**Focus Areas**

# Growth Areas



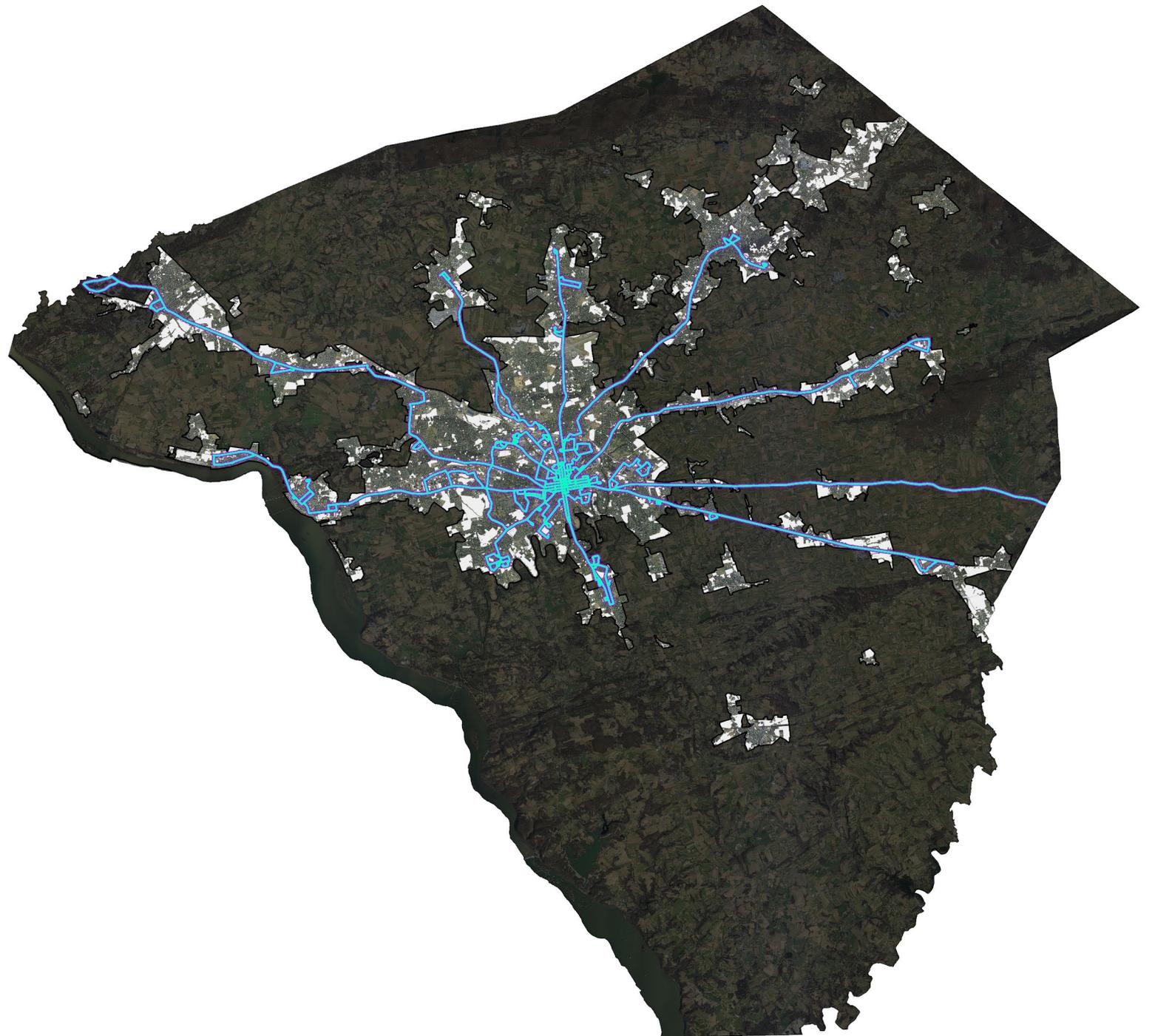
# Buildable Land

 Buildable Land



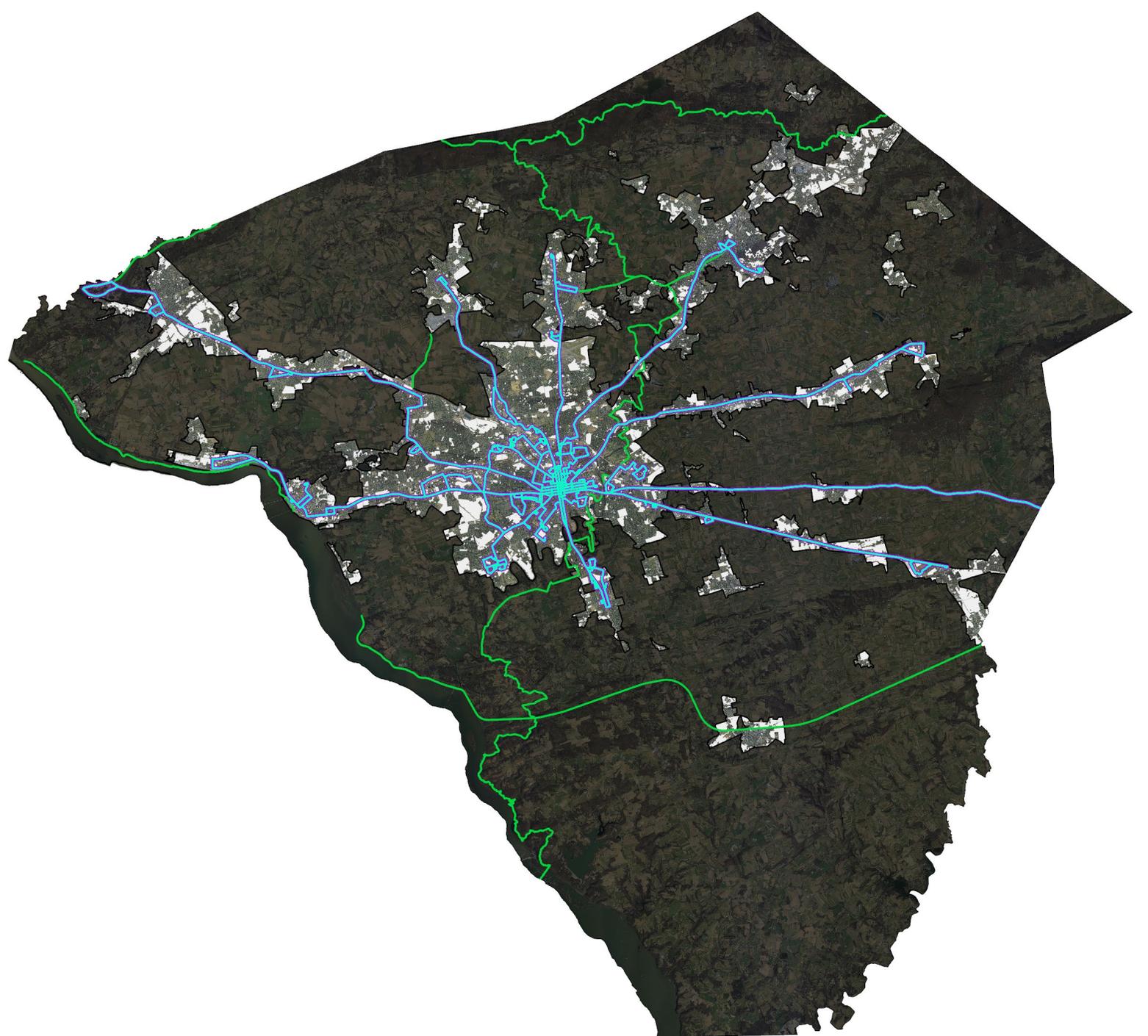
# Transit Routes

-  Buildable Land
-  Transit Line



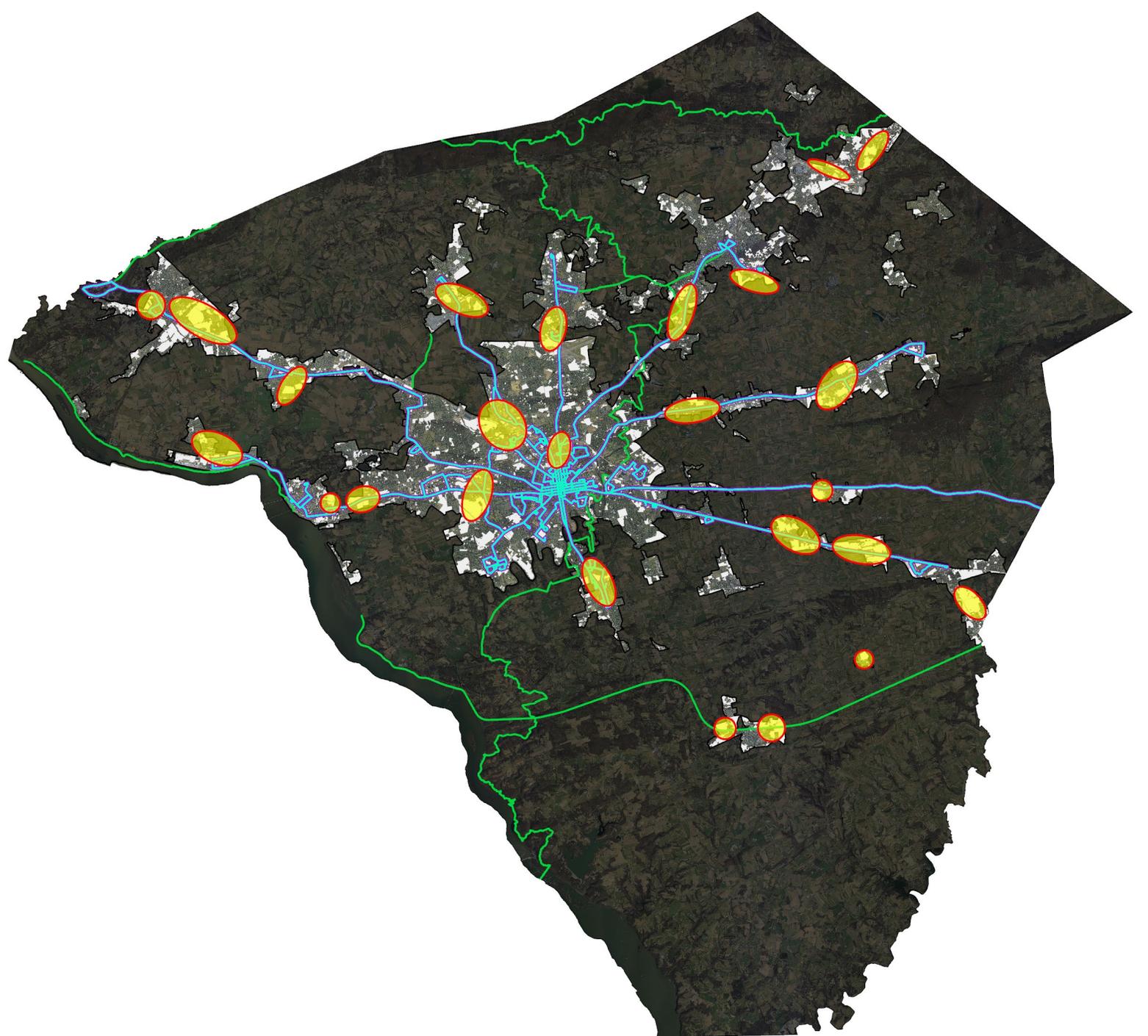
# Regional Trails

-  Buildable Land
-  Transit Line
-  Regional Trail



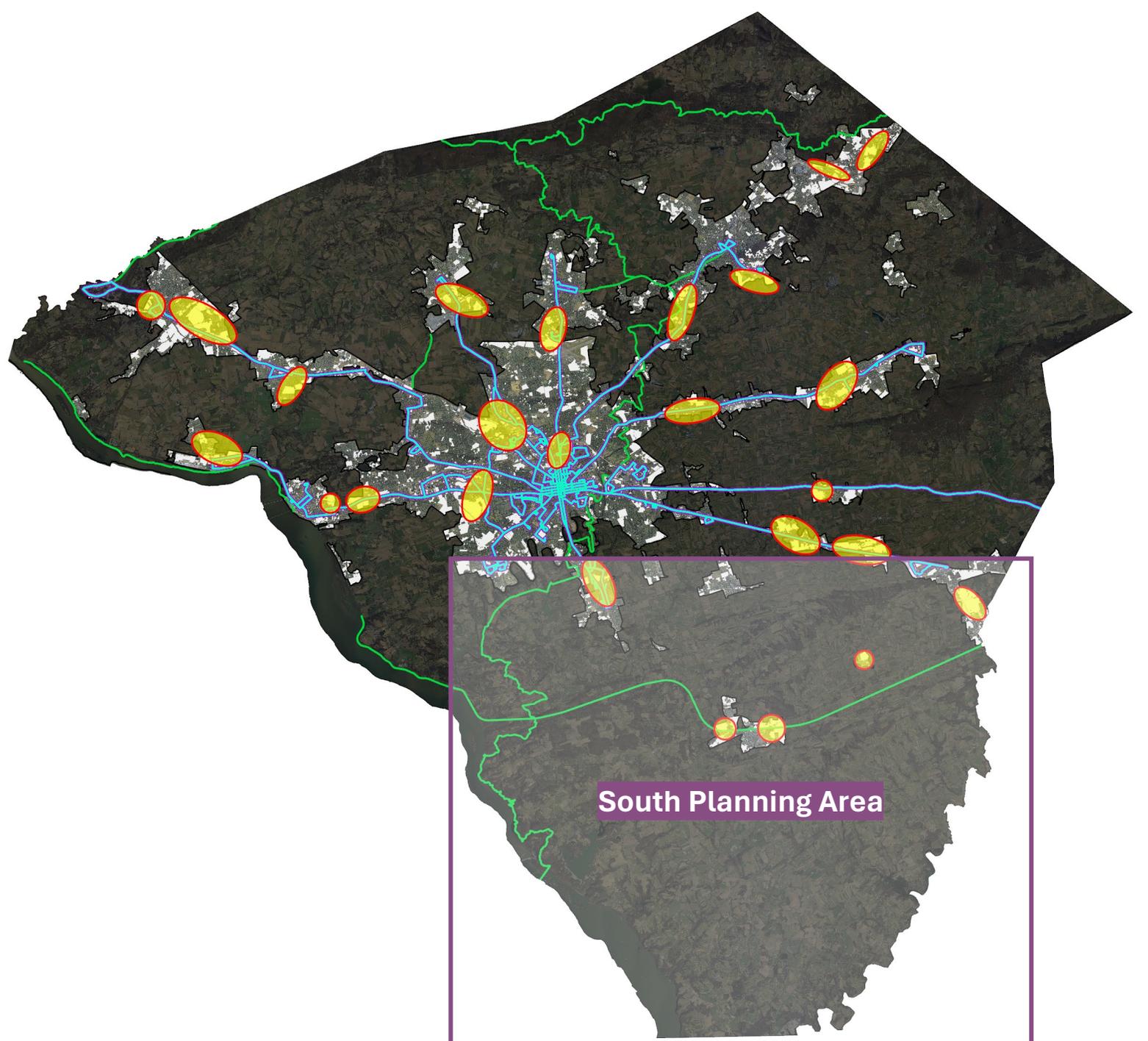
# Focus Areas

-  Buildable Land
-  Transit Line
-  Regional Trail
-  Focus Area



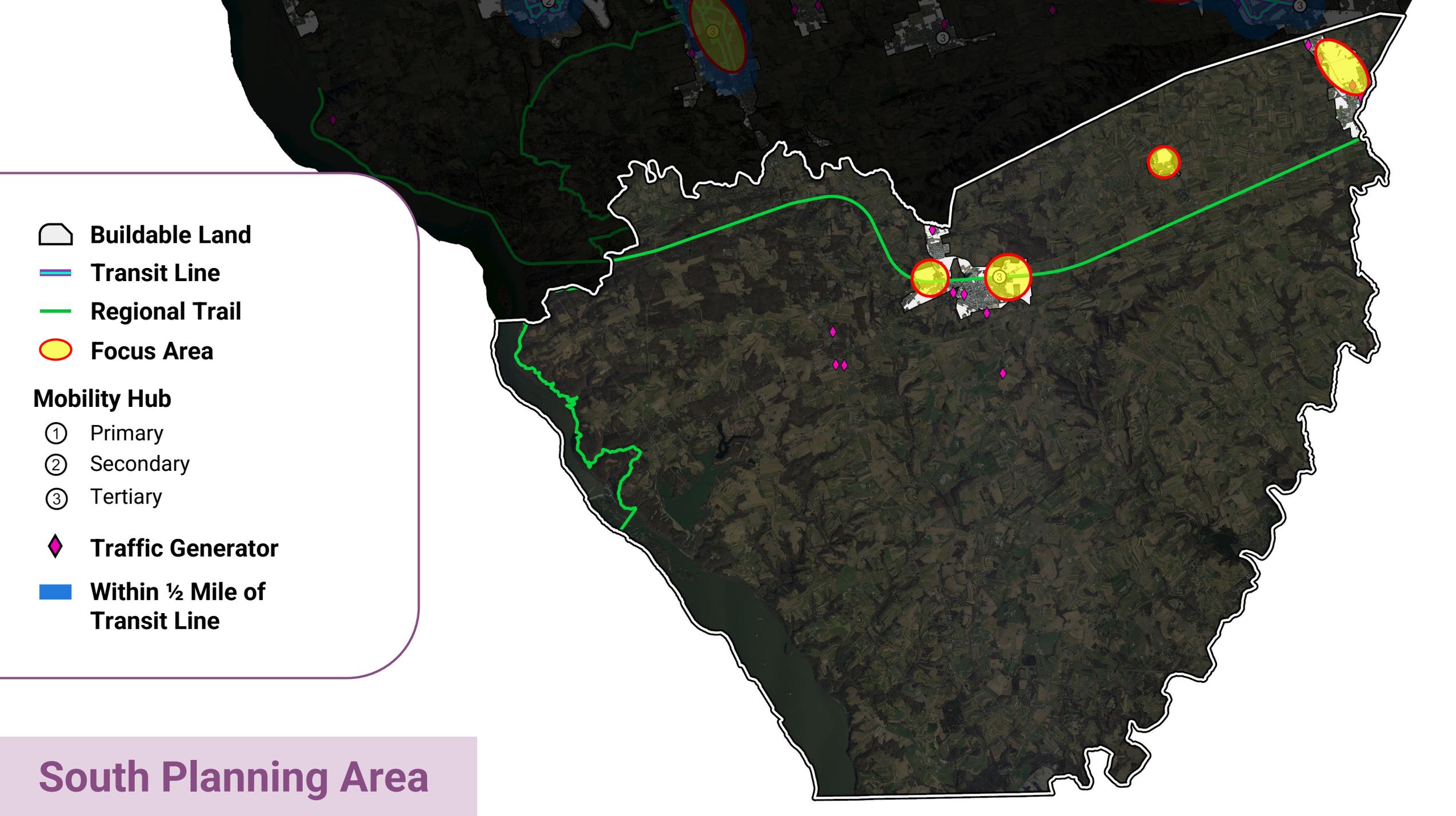
# Focus Areas

-  Buildable Land
-  Transit Line
-  Regional Trail
-  Focus Area



# South

Gwen Newell, Senior Planner



Buildable Land

Transit Line

Regional Trail

Focus Area

### Mobility Hub

① Primary

② Secondary

③ Tertiary

◆ Traffic Generator

Within ½ Mile of  
Transit Line

South Planning Area

 Buildable Land

 Transit Line

 Regional Trail

 Focus Area

### Mobility Hub

① Primary

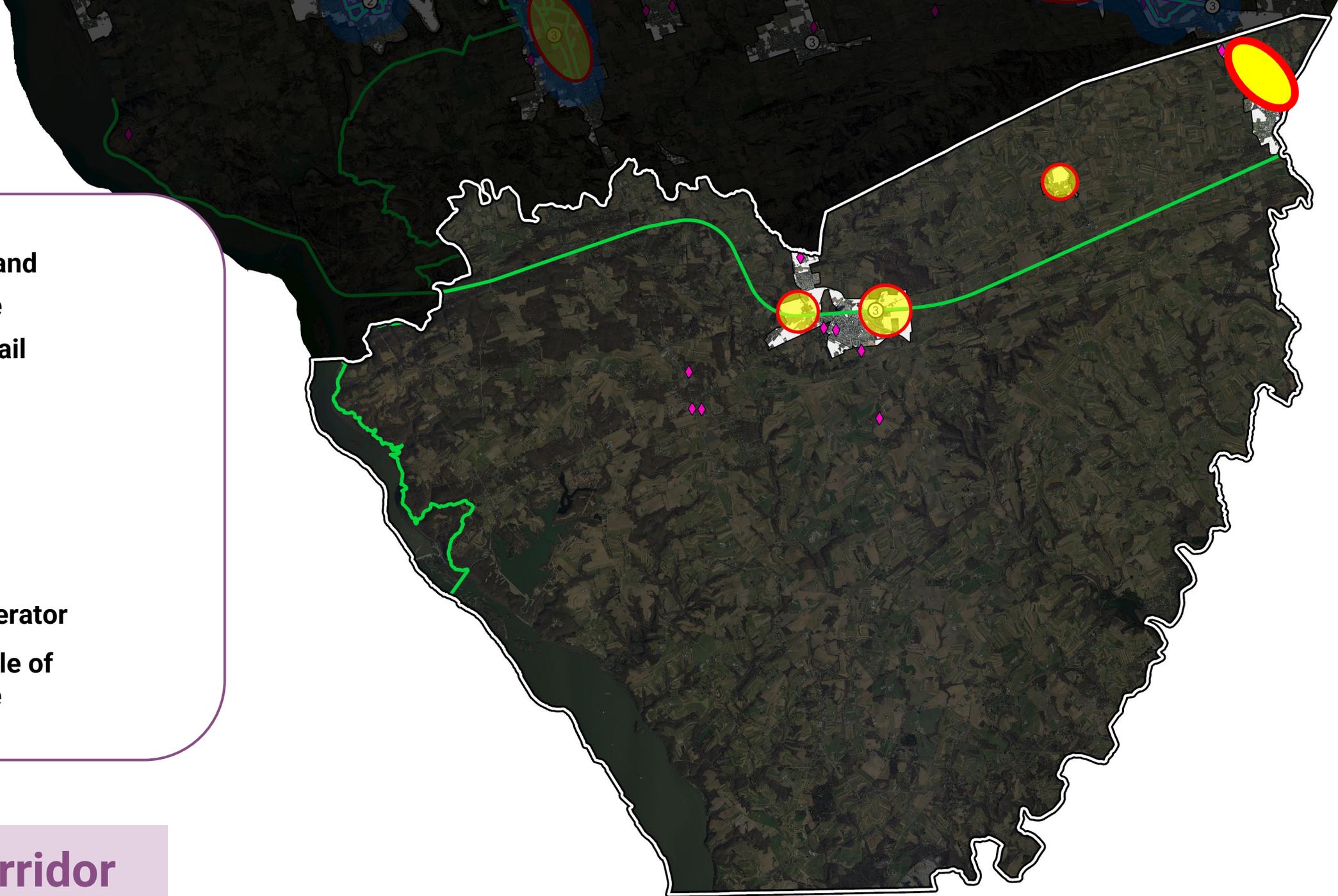
② Secondary

③ Tertiary

 Traffic Generator

 Within ½ Mile of  
Transit Line

# PA 41 Corridor



 **Buildable Land**

 **Transit Line**

 **Regional Trail**

 **Focus Area**

**Mobility Hub**

- ① Primary
- ② Secondary
- ③ Tertiary

 **Traffic Generator**

 **Redevelopment Area**

# PA 41 Corridor



-  **Buildable Land**
-  **Traffic Generator**
-  **Redevelopment Area**

**Housing Type**

-  Apartment - Complex
-  Apartment - Mixed
-  Condominium
-  Mobile/Manufactured Home
-  Senior Living
-  Single-Family Attached (Townhouse)
-  Single-Family Detached
-  Single-Family Semi-Detached

**Housing**





- Regional Trail
- Trails & Walking Paths
- Sidewalks

# Connections

## Zoning Classification

-  Agricultural
-  Natural / Parks
-  Lower Density Residential
-  Higher Density Residential
-  Mixed Use
-  Commercial
-  Institutional
-  Special District
-  Industrial

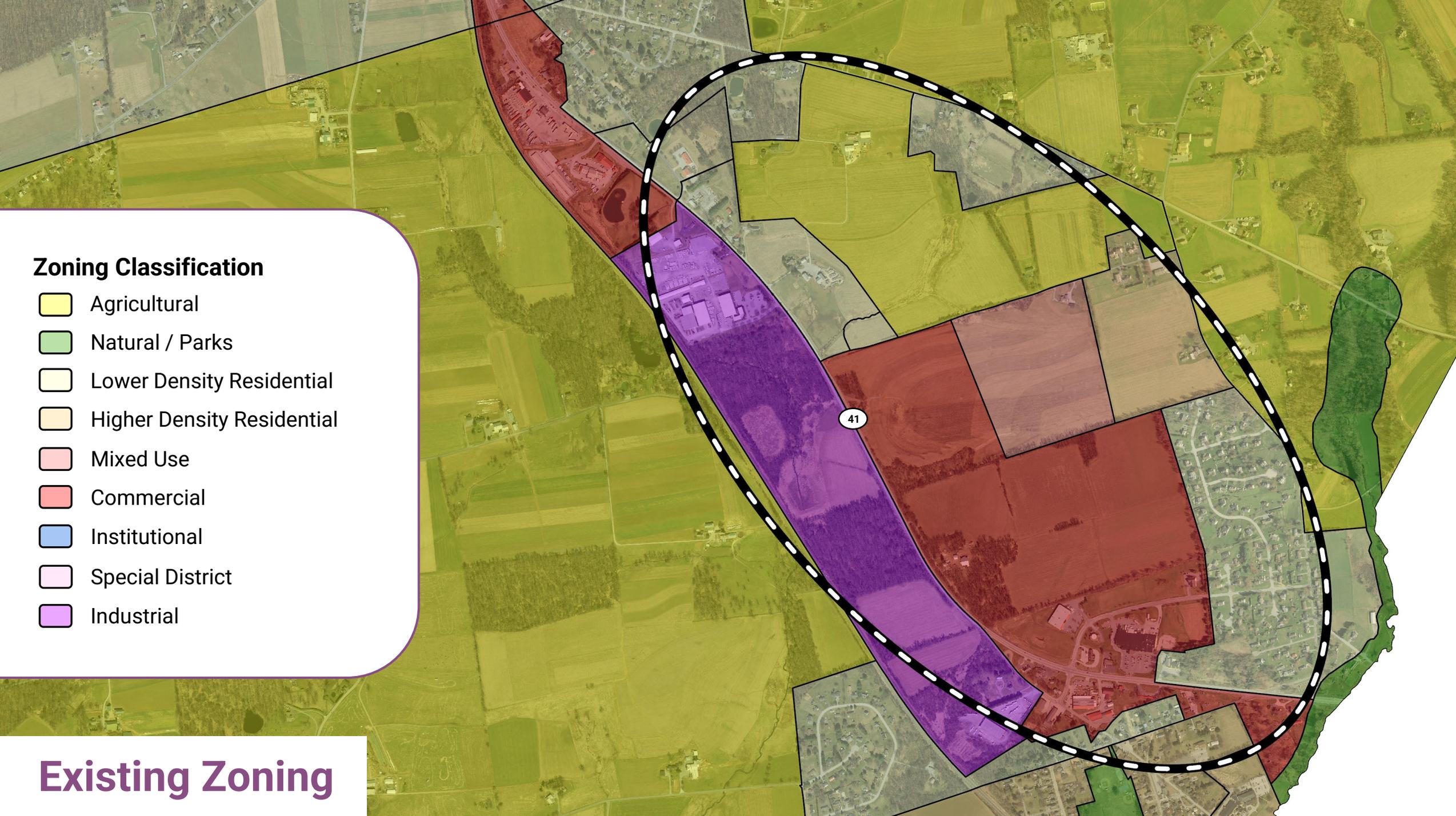
## Existing Zoning



## Zoning Classification

-  Agricultural
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-  Special District
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## Existing Zoning



Salisbury Twp

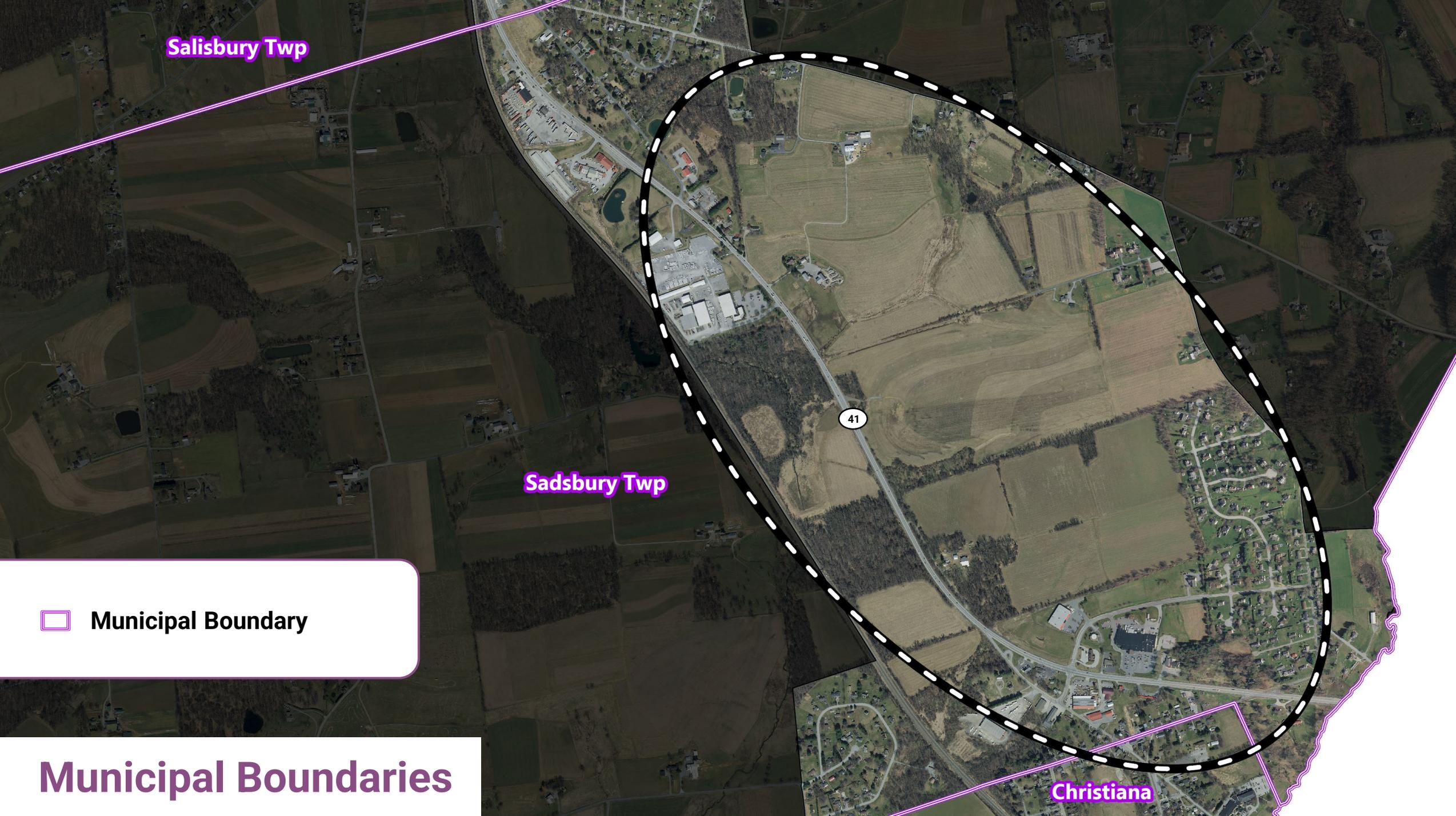
Sadsbury Twp

Christiana

41

□ Municipal Boundary

# Municipal Boundaries



-  Buildable Land
  -  Proposed Rezoning
  -  Reviewed or Built
- Rezoning Opportunity**
-  Housing
  -  Industrial

**Built**  
24,786 sq. ft.  
non-residential

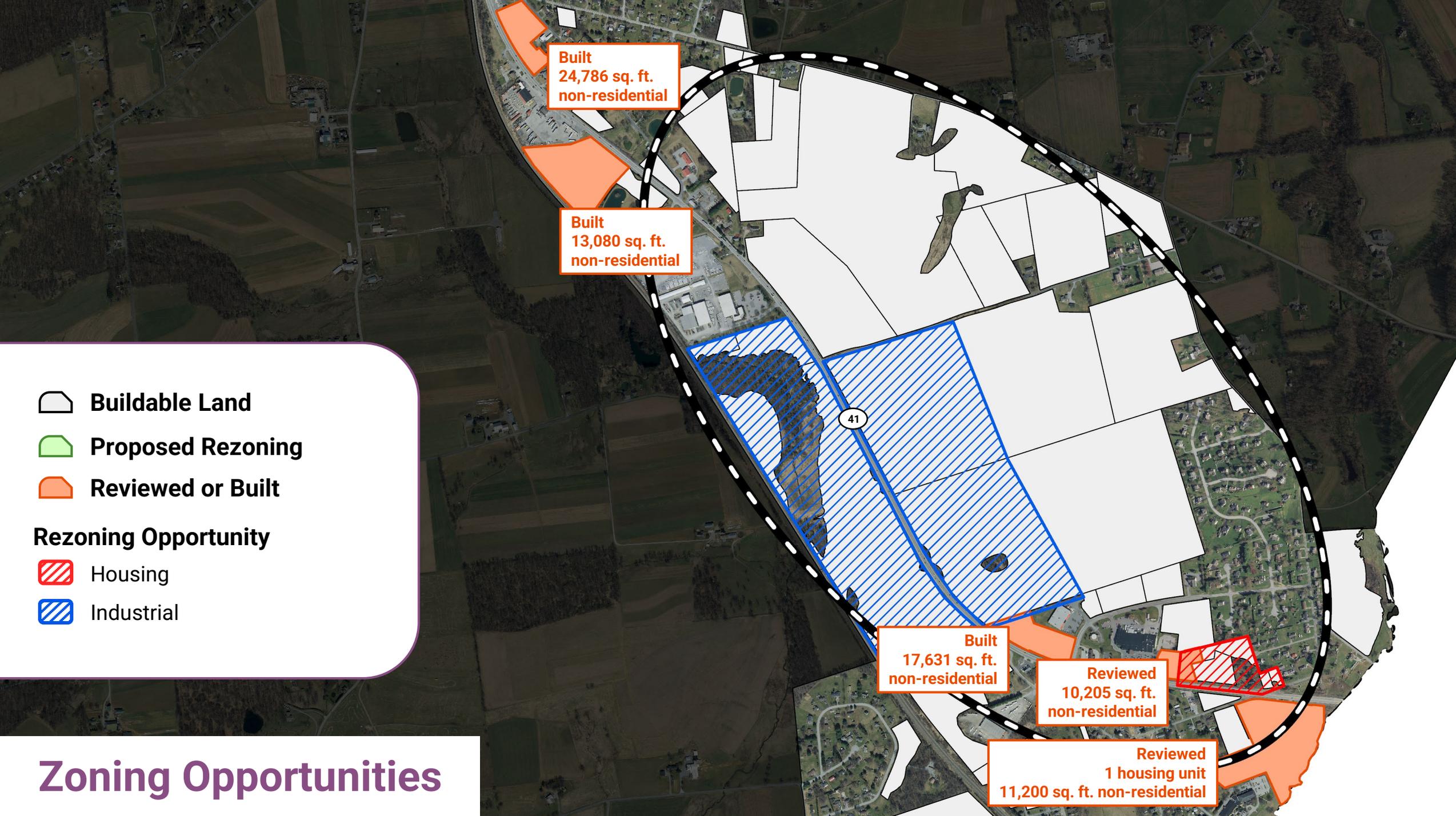
**Built**  
13,080 sq. ft.  
non-residential

**Built**  
17,631 sq. ft.  
non-residential

**Reviewed**  
10,205 sq. ft.  
non-residential

**Reviewed**  
1 housing unit  
11,200 sq. ft. non-residential

# Zoning Opportunities



**Next Steps**

# Homework

**Please review all the focus areas in your region and tell us if you:**

- Want to change the size or placement of these areas.
- Agree with the areas we prioritized. Please consider the input of adjacent municipalities!
  - Any areas that are “off the table”?
  - Any we should add?

In coming months, we'll work with you, the MPO, and other partners to consider more detailed studies of a few focus areas countywide.

These areas could potentially be prioritized for transportation funding, etc.

# Fall 2024: Growth Area Wrap-Up

**Based on all our criteria and your input, we'll:**

- Recommend parcels to be added or removed from growth areas
- Suggest policy changes to improve the pattern of development
- Provide opportunities for you to accept or reject our recommendations
- Facilitate implementation of these changes



# Spring 2025: Rural Issues

## Next year, we'll focus on:

- Rural Special Districts – Nodes of commercial and industrial activity
  - Are there enough of them?
  - Are they in the right places?
  - Does zoning incentivize what we want to see?
- Rural residential zoning – Far more than needed to accommodate rural population





Thank you!