



LANCASTER COUNTY
PLANNING

Pequea Valley Region **Comprehensive Plan Committee Meeting**

Salisbury Township

Thursday, July 25, 2024 at 1:30 p.m.



Agenda

Welcome / Schedule

Sharon Cino, Senior Planner

Background

Kip Van Blarcom, Director for Implementation & Outreach

Housing Choice

Matt Hoyer, Senior Planner

Related Initiatives

Kip Van Blarcom, Director for Implementation & Outreach

Draft Survey

Sharon Cino, Senior Planner

Next Committee Meeting

Sharon Cino, Senior Planner

Welcome / Schedule

Sharon Cino, Senior Planner

Schedule

May – June 2024

Taking Care of What We Have

- Agricultural & natural land
- Water quality & stormwater

July – August 2024

Creating Great Places

- Housing choice
- Placemaking

September – October 2024

Connecting People, Place, & Opportunity

- Jobs, housing, & transportation

November – December 2024

Growing Responsibly – Urban Areas

- Industrial land
- Infill & reinvestment

January – February 2025

Growing Responsibly – Rural Areas

- Rural special districts
- Rural residential zoning

March – April 2025

Thinking Beyond Boundaries

- Consistent planning & regulation

Background

Kip Van Blarcom, Director for Implementation & Outreach



places 2040

a plan for lancaster county pa

thinking beyond boundaries

The Big Ideas



Under each of the big ideas, places2040 (and your plan) will cover:

- What We Heard
- What the Data Tells Us
- What We Need to Do Differently
 - The **policies** – the bullets under the big ideas
- How We'll Measure Our Progress



Creating Great Places

Great places are places where we're proud to live, work, learn, play, and visit. They're safe and attractive environments that improve our quality of life – and ensure the success and sustainability of our economy. When we create great places, we make it easier to achieve many of our other goals.

What We Need to Do Differently

- Make our downtowns more vibrant, safe, and attractive
- Design communities that put people first
- Create a mix of uses in our communities and corridors
- Provide a greater supply and diversity of housing types to own and rent
- Find new and innovative ways to reduce congestion



Connecting People, Place, & Opportunity

We need to work harder to connect people with each other and the places around them – students with schools, workers with jobs, and jobs with housing. Simply put, it should be easier for residents and visitors to get around. By maximizing connections, we make everything more efficient, and create more opportunities for interaction.

What We Need to Do Differently

- Make our downtowns into regional hubs
- Create more places to hike, bike, play, and enjoy nature
- Make it easier for residents and visitors to get around without a car
- Connect housing, jobs, schools, transportation, and other destinations
- Intentionally cultivate, retain, and expand industry
- Maintain, attract, and retain a skilled workforce that earns a competitive wage
- Facilitate business partnerships



Taking Care of What We Have

Our world-class farmland, urban places, and natural areas provide a strong foundation for our quality of life, and distinguish this place from any other. Stewardship of our heritage should be a priority, not just because we like the view, but because it makes the county more attractive to investment – particularly from visitors and prospective employers.

What We Need to Do Differently

- Preserve large, contiguous areas of agricultural and natural land
- Preserve the farmer as well as the farm
- Improve water quality and work together on stormwater management
- Use existing buildings and maintain public infrastructure
- Promote entrepreneurship and help local businesses grow



Growing Responsibly

We need to consider where development happens, when it happens, and what form it takes. By 2040, the data tells us we can expect about 100,000 new people to live here. To accommodate them, we need to improve the pattern of growth and ensure that we develop in a more compact, efficient, and fiscally responsible way.

What We Need to Do Differently

- Grow where we're already growing
- Prioritize redevelopment and infill in Urban Growth Areas
- Manage the use of large tracts of vacant land in Urban Growth Areas
- Limit large-lot suburban development in rural areas
- Build more compactly and efficiently



Thinking Beyond Boundaries

We need to think and act differently. We need to see places as they are, rather than dividing them up in traditional ways. Many of the issues we face aren't limited to municipal and school district boundaries. We need to approach challenges more collaboratively, cultivate leadership, and take our partnerships to the next level.

What We Need to Do Differently

- Integrate place-based thinking into all future planning initiatives
- Break down the traditional silos that limit our effectiveness
- Make planning and regulation more efficient, consistent, and regional
- Keep ourselves accountable for the goals we've set



- Make our downtowns more vibrant, safe, and attractive
- Design communities that put people first
- Create a mix of uses in our communities and corridors
- Provide a greater supply and diversity of housing types to own and rent
- Find new and innovative ways to reduce congestion

Today, we'll be focusing on **Housing Choice** –
Providing a greater supply and diversity of
housing types to own and rent

Placemaking is another important part of
Creating Great Places, but we'll address that at
a future meeting.

Placemaking is about identifying the places that
are important to us and making them better –
turning them into places we want to visit
instead of just driving through.

Housing Choice

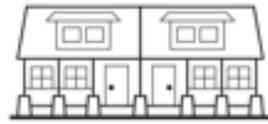
Matt Hoyer, Senior Planner

Housing Types



Single-Family Detached

Single unit, not attached to any other unit.



Duplex / Side-by-Side (Single-Family Semi-Detached)

Single unit, attached on one side to another unit.



Duplex / Over-Under (Single-Family Semi-Detached)

Single unit above another unit (technically a two-unit).



Mobile / Manufactured Home

Homes built in a factory under a federal building code administered by the U.S. Department of Housing and Urban Development (HUD).



Accessory Dwelling Unit (ADU) Stand-Alone Unit

A secondary unit on a lot with a primary residential dwelling (could be any structural type). ADUs could also be attached to the primary unit, interior upper level, interior lower level, garage conversion, or above a garage.



Townhouse (Single-Family Attached)

Single unit, attached on two sides to two other units (or one unit, in the case of end units).



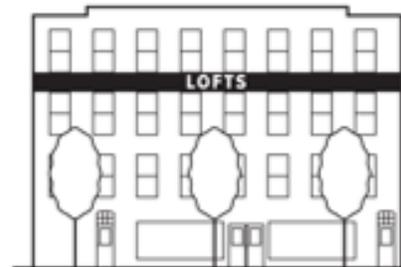
Multi-Family

Includes both rental multi-family and owner-occupied units in a multi-family structure (condos).



Multi-Use

A new development containing both residential and commercial or other uses.



Building Conversion / Redevelopment

Existing building(s) converted to multi-use, including residential and commercial or other use.



Senior Living

Retirement community or CCRC (Continuing Care Retirement Community) – a place where residence and care are offered for the elderly, not just an over-55 community.



Age Restricted

Over-55/active adult/age-restricted developments that are not CCRCs and do not offer any type of assisted living or nursing care.

Existing Housing Types

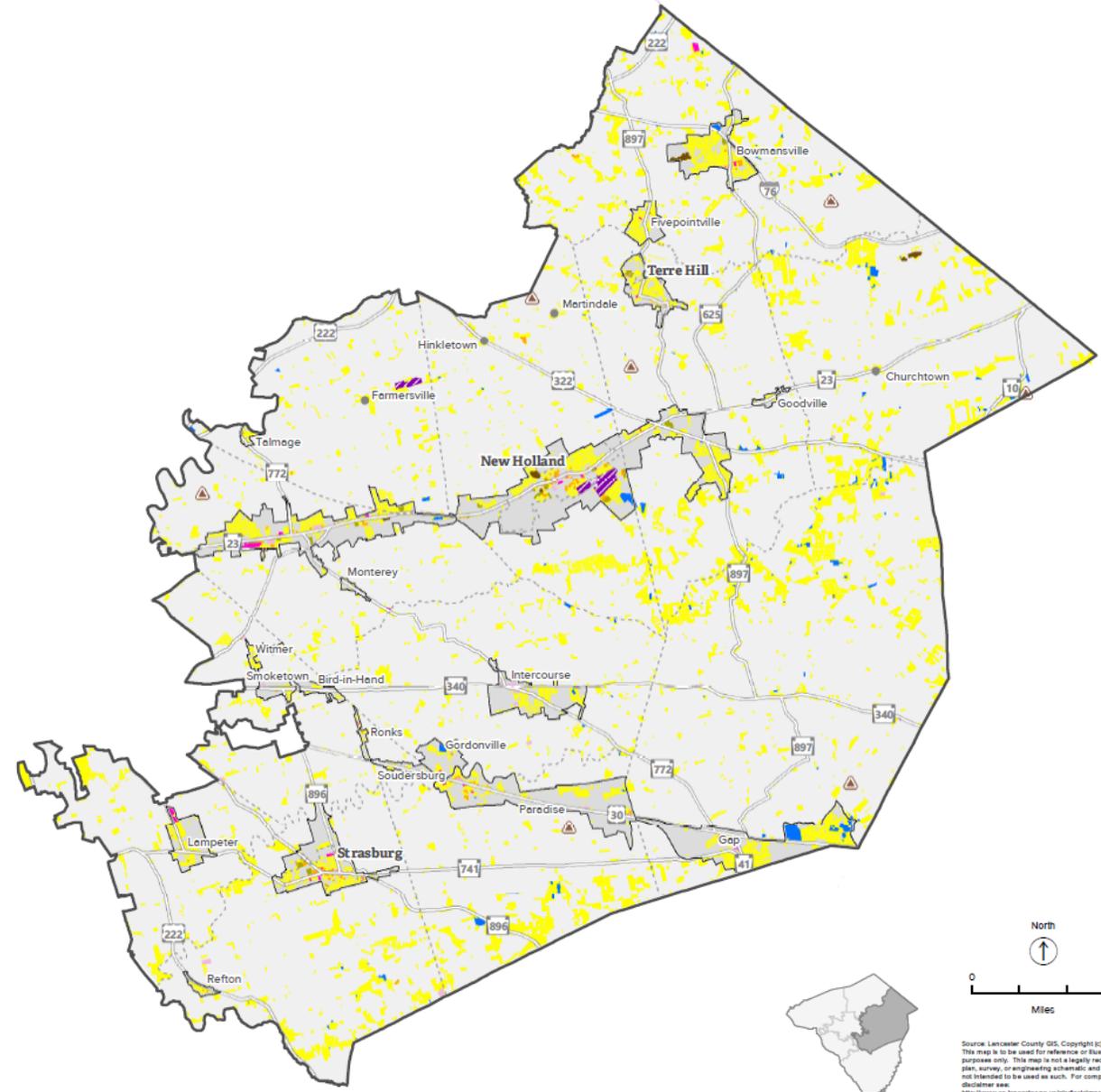
East Region

- Shows the variety of housing types that exist

Housing Type

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

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



Housing Challenges

Two main housing affordability issues we are seeing countywide:

- Not enough new housing to make up for existing aging units
- Not enough housing choice

- Housing cost burden occurs when a household spends more than 30% of its gross income on housing
- Focus on renters/mortgaged homeowners where data available

Cost Burdenship in Lancaster County

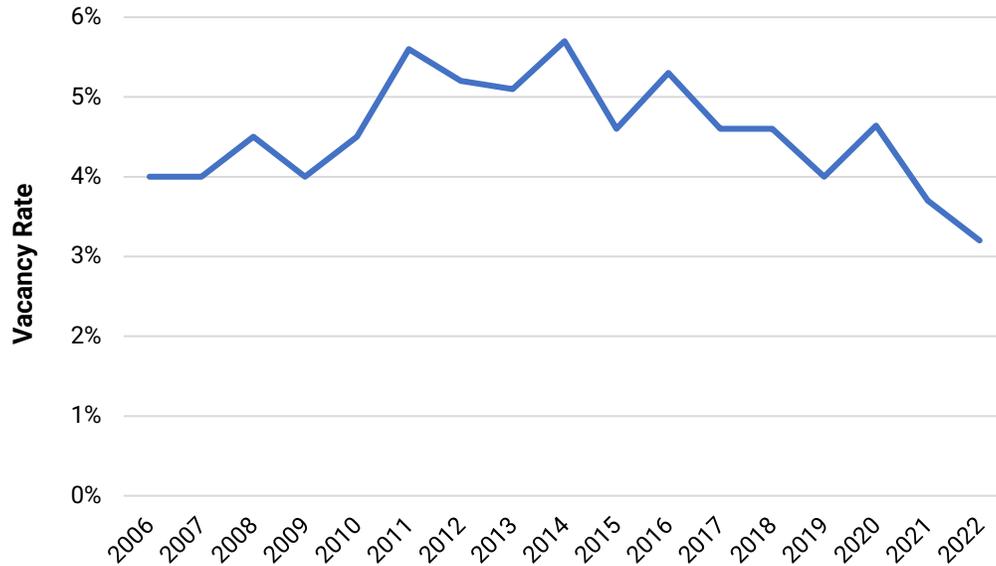
Renters	46.0%
Mortgaged Homeowners	23.6%
Non-Mortgaged Homeowners	11.0%

Cost Burdenship in Pequea Valley

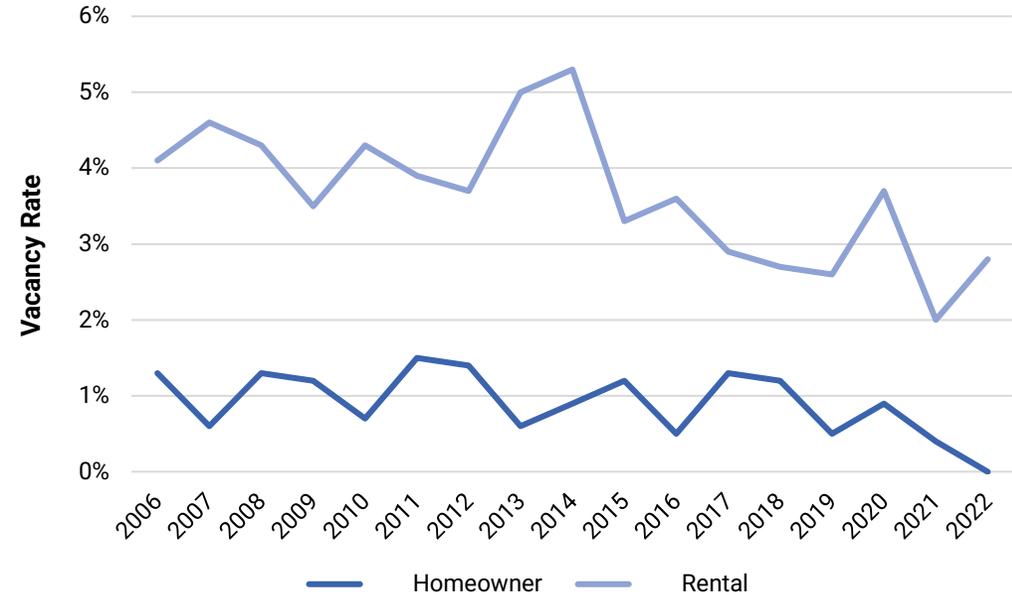
Renters	35.7%
Mortgaged Homeowners	33.6%
Non-Mortgaged Homeowners	11.4%

Vacancy Rates

Overall



Homeowner Versus Rental



2022

Countywide: 3.2%

Rented units: 2.8%

Owned units: 0.1%

Other vacant: 0.3%

Pequea Valley: 4.0%

Rented units: 1.7%

Owned units: 0.1%

Other vacant: 2.2%

Households vs. Housing Units

Countywide

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

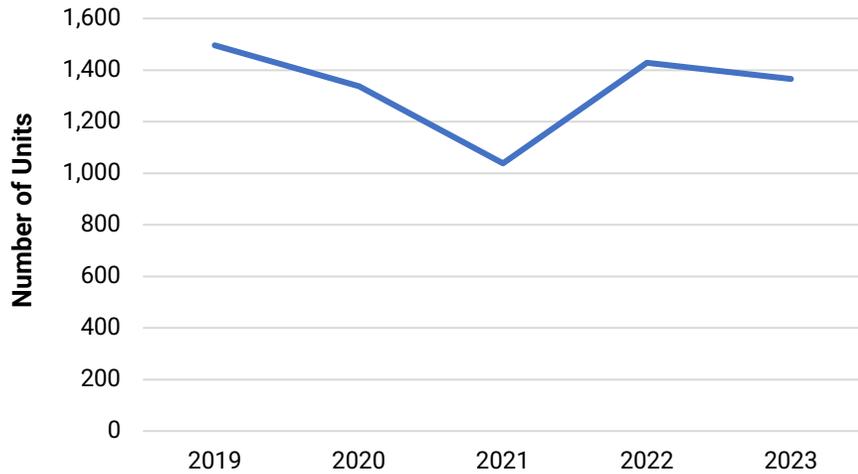


Total: 218,987 (+7.0%)

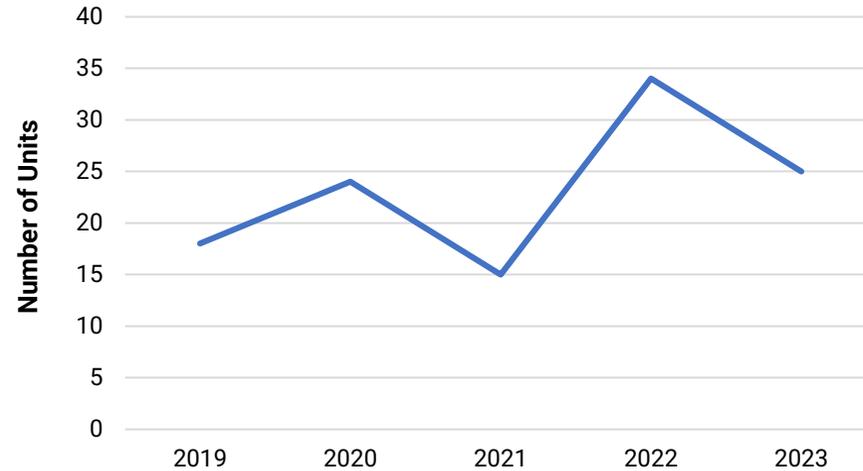
Units Permitted

Countywide

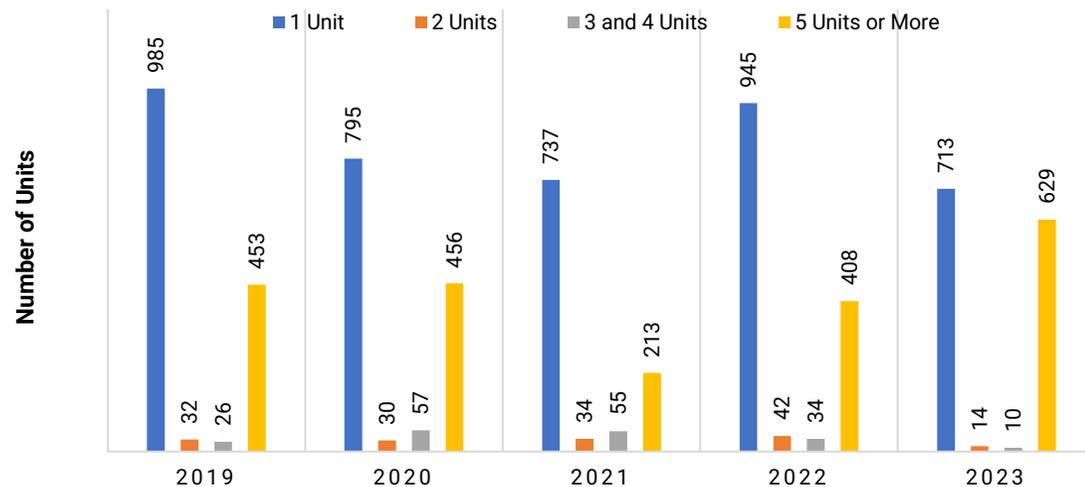
Total Units Permitted



Structures with 5+ Units



Units Permitted by Building Type



- VGA: detached house min lot area: 10,000 sq. ft.
- 60% of GA area allows duplexes/twins by right
- 40% allows attached homes/multifamily
- 4/5 is just Paradise Township
- Salisbury and Leacock add restrictive conditions

Households Without Children

Countywide

County population and household growth coming from:

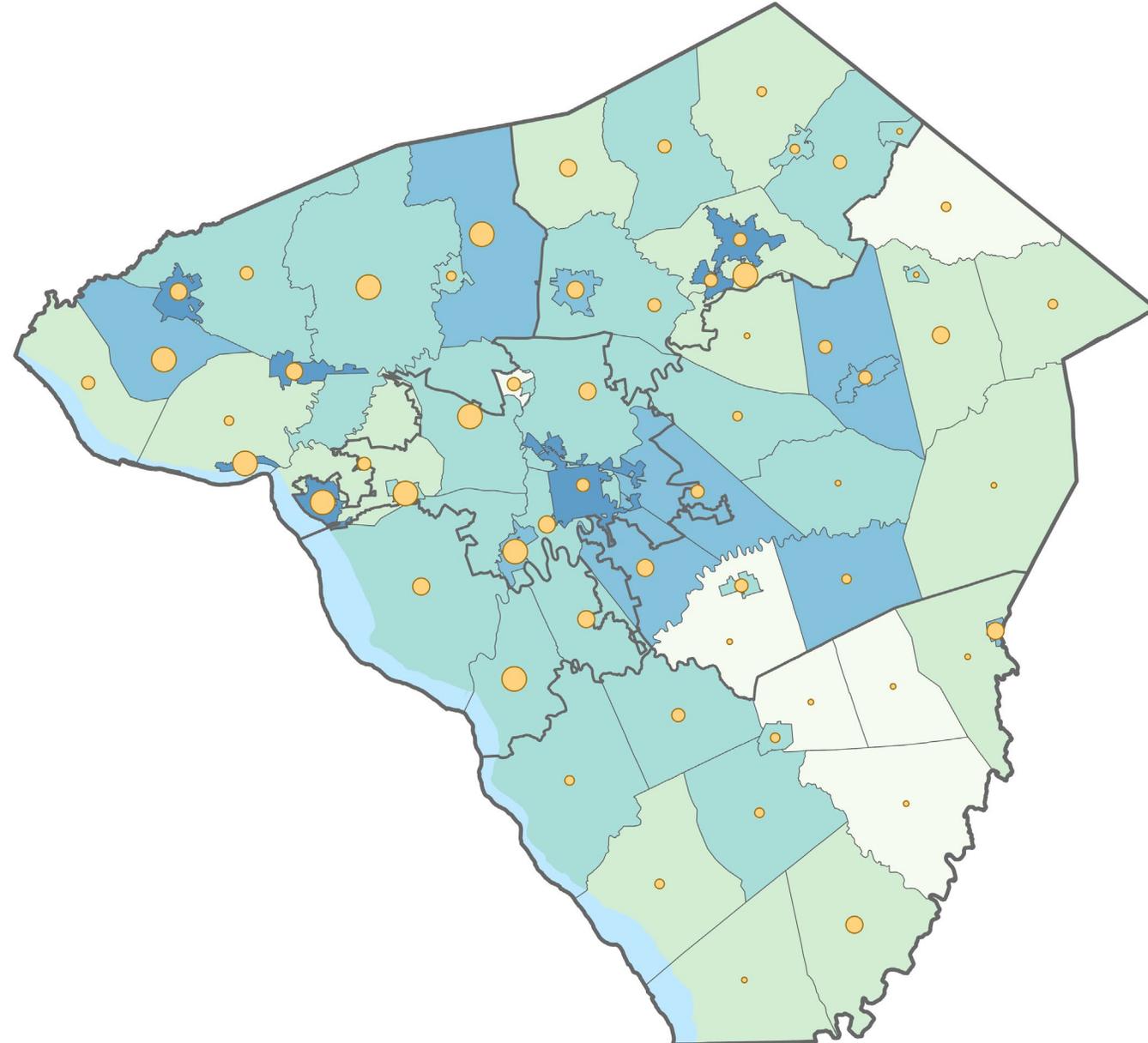
- Retired couples
- Empty nesters
- Renters
- Single-person households

Pequea Valley

- Young families with kids
- 5+ bed units over 3x rate of county

% of Households Without Children

% of Studio, 1, or 2 Bed Units



Households Without Children

Pequea Valley

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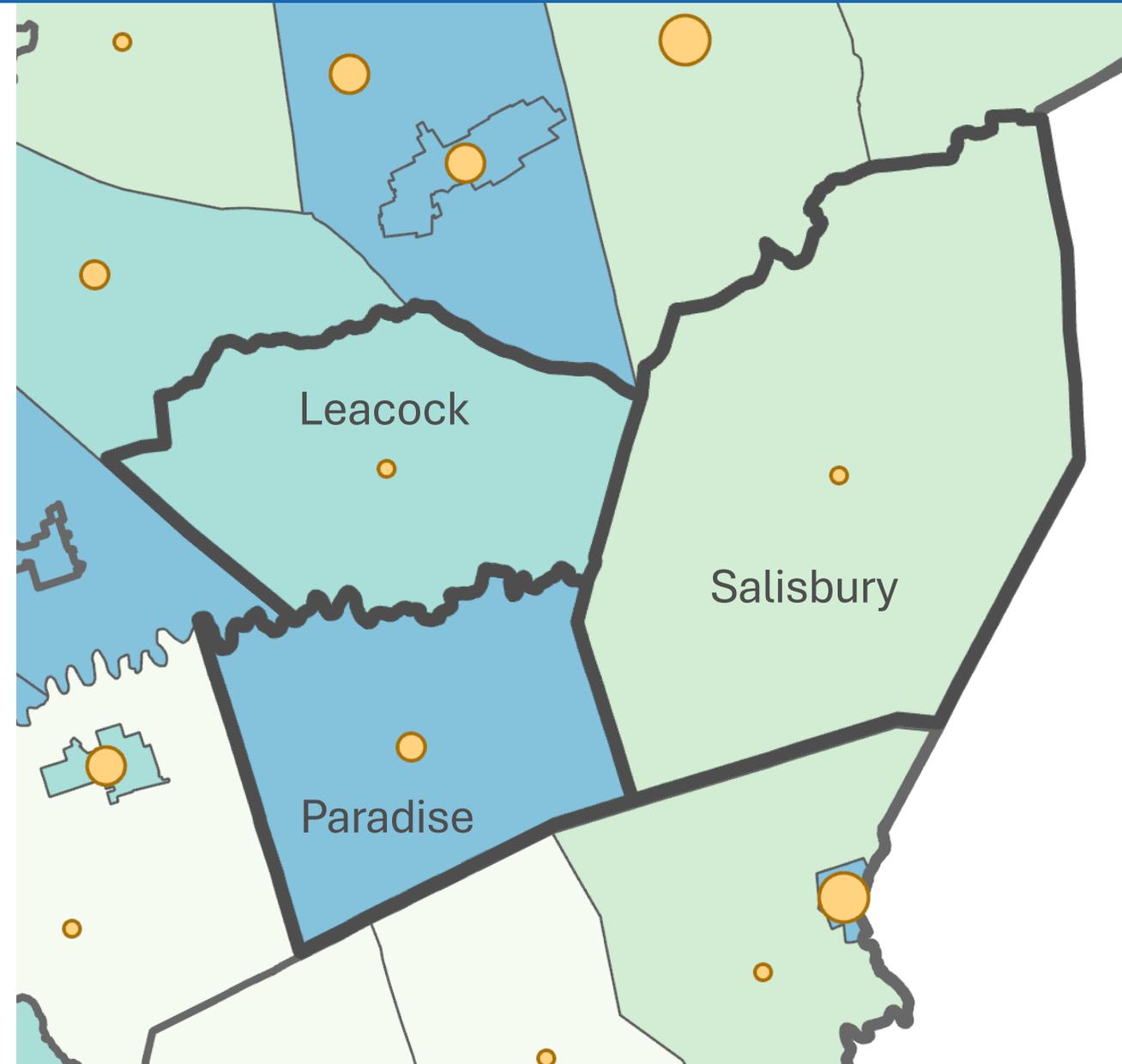
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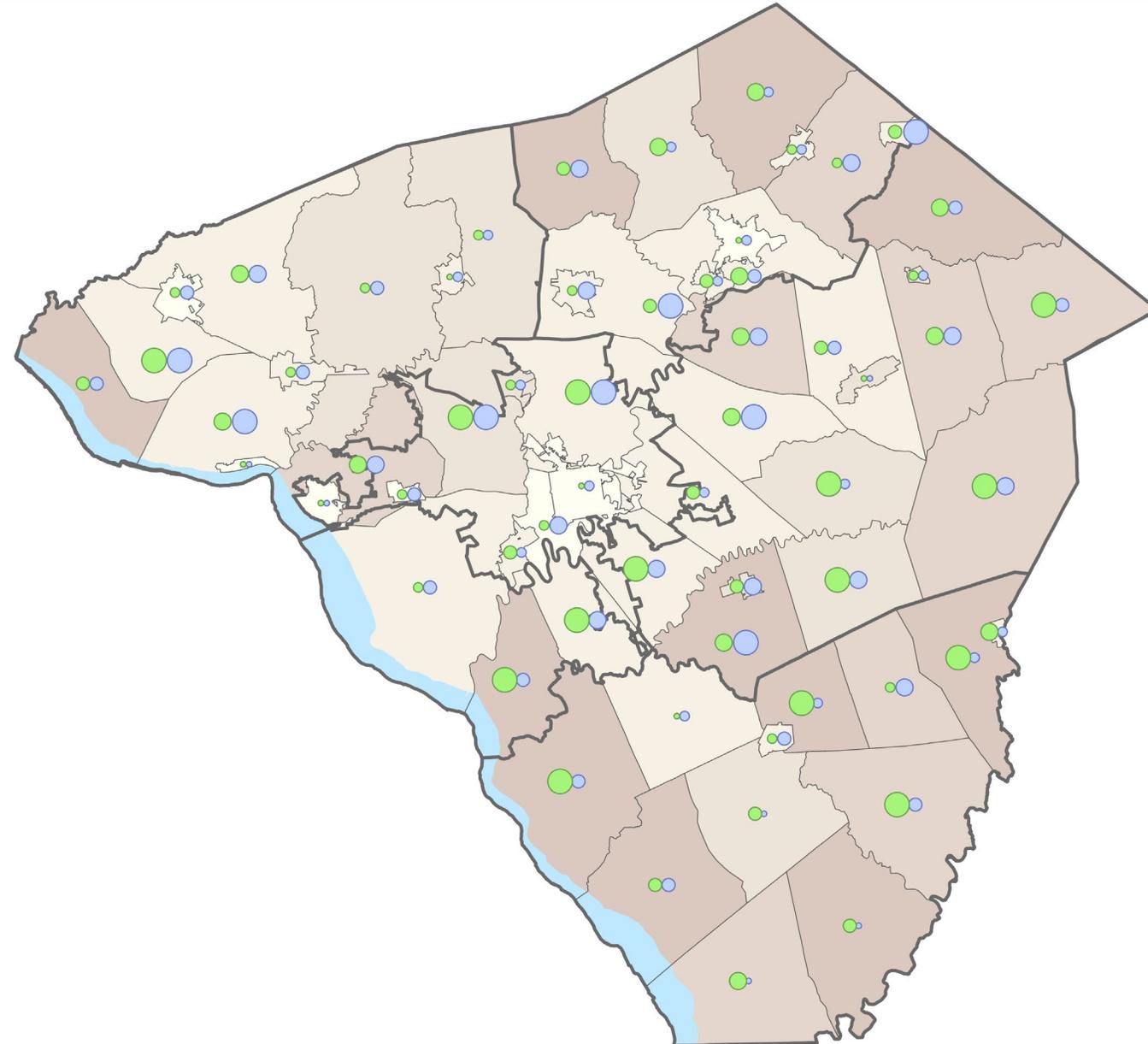
% of Studio, 1, or 2 Bed Units



Housing Diversity & Costs vs. Income

Countywide

- Correlation between low incomes/low diversity/high costs for homeowners and renters
- Renters with low incomes most impacted by lack of local housing choice
- Reminder: twins, rowhomes are single-family attached



Median Yearly Housing Costs

(with Mortgage)

Median Homeowner Income

% of Units Single-Family Detached

Housing Diversity & Costs vs. Income

Pequea Valley

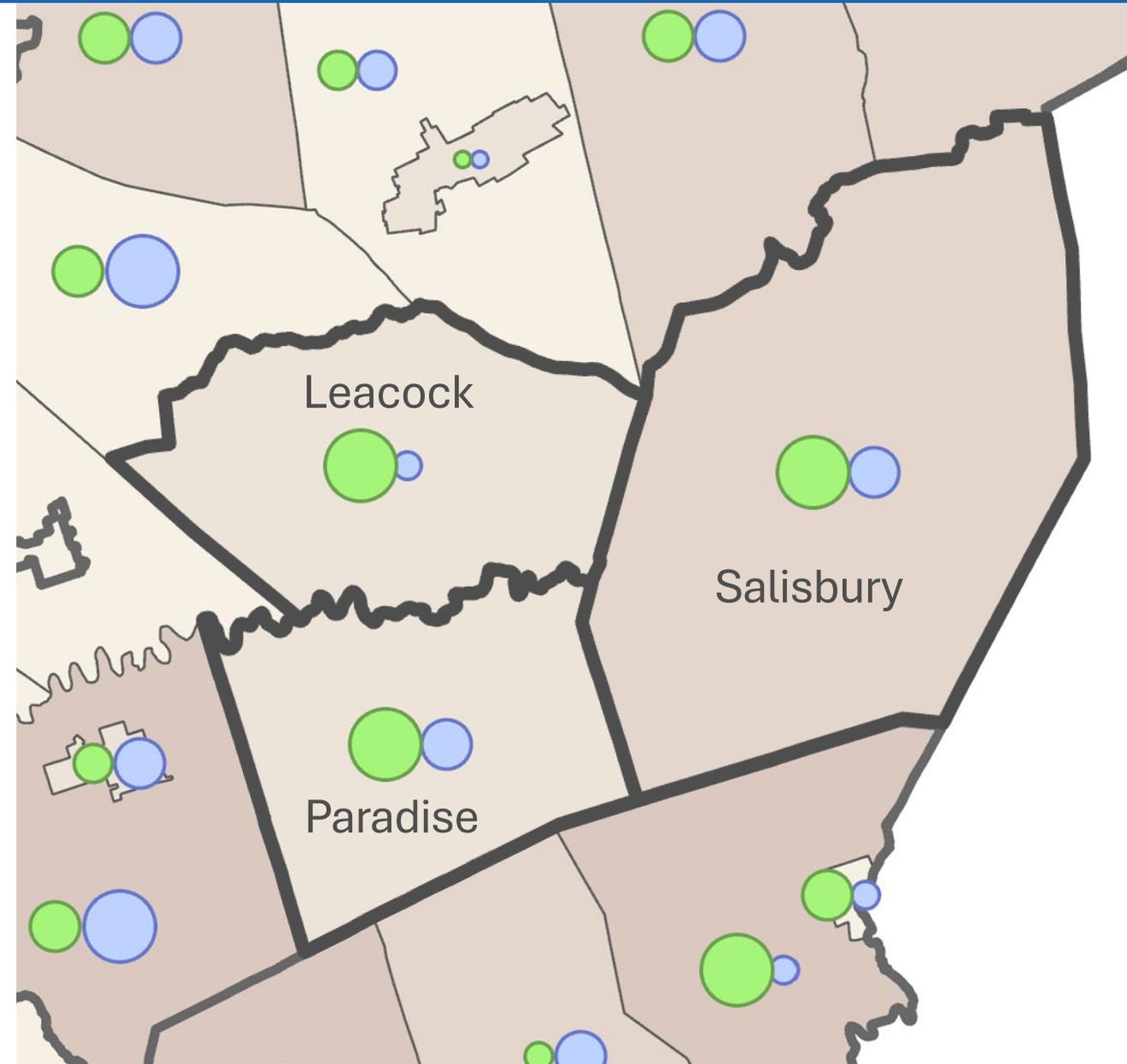
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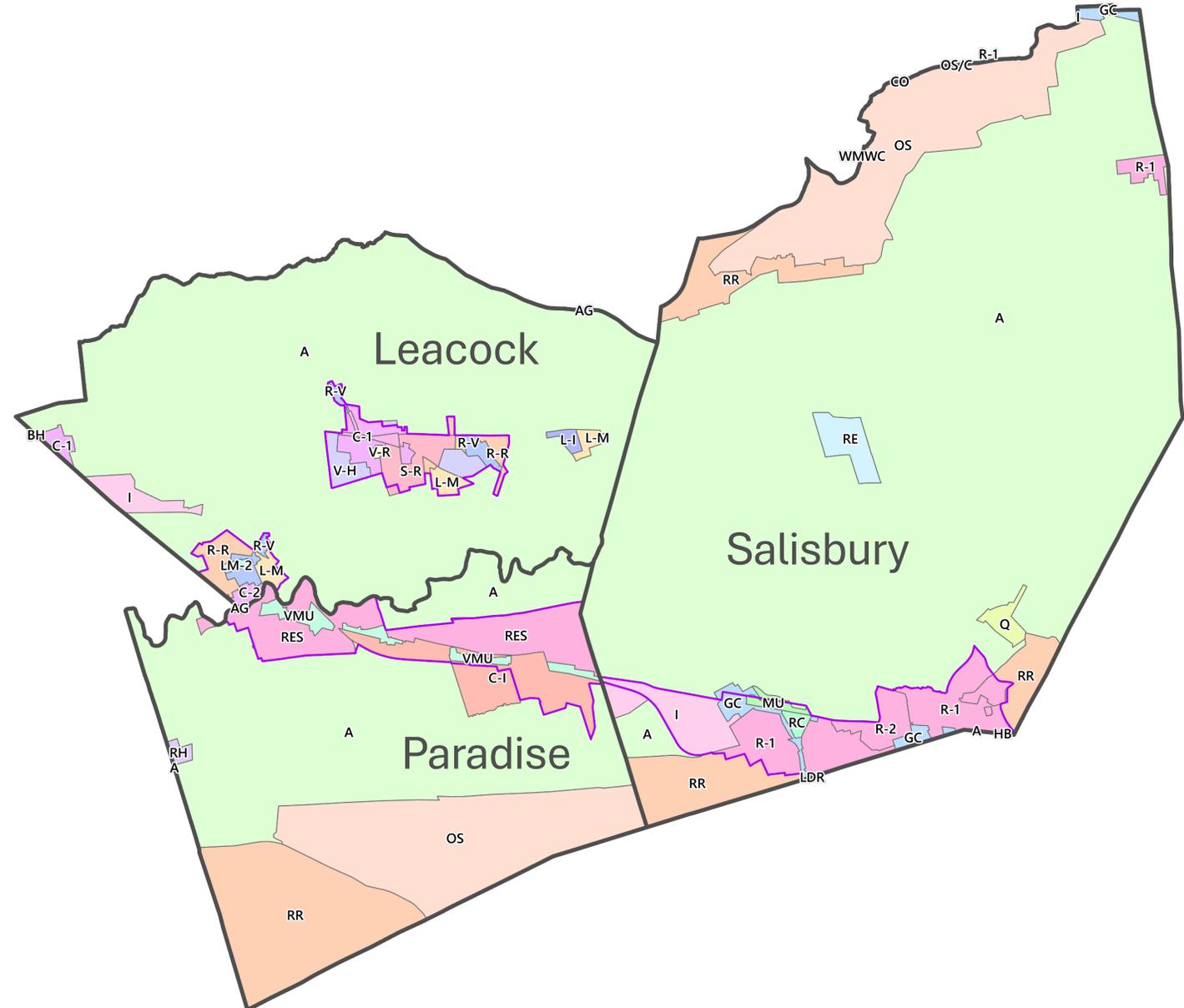
Median Homeowner Income

% of Units Single-Family Detached



Housing Diversity & Costs vs. Income

- 30% of GA area in PV only allows detached SF by right
- 60% allows duplexes/twins by right
- 40% allows attached (mostly Paradise)
- Consider expanding building conversion availability

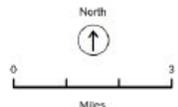
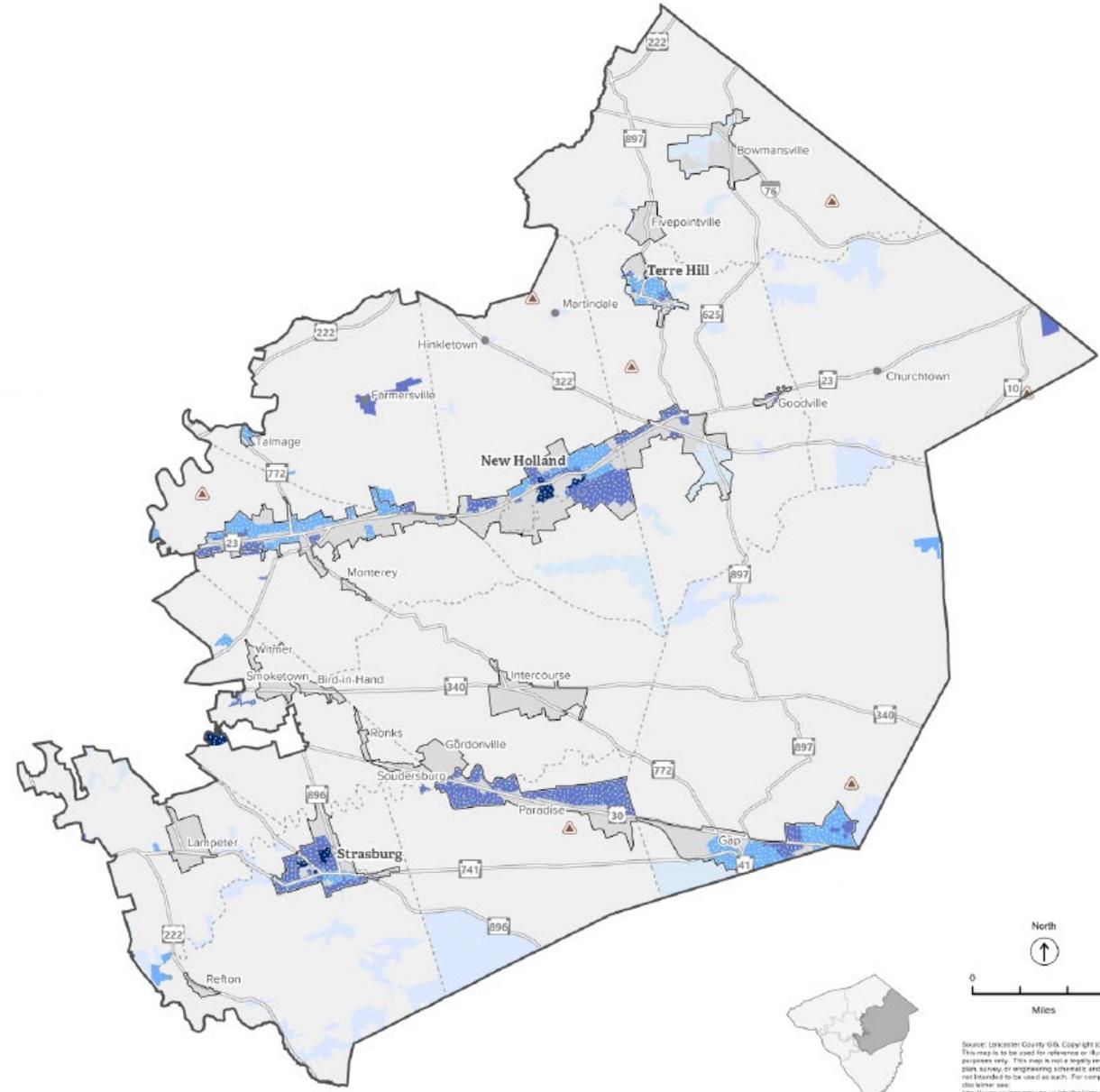
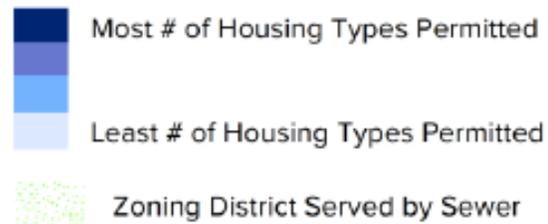


Flexibility in Residential Districts

East Region

- Looks at the range of flexibility of zoning districts that allow residential uses
- Darker shades indicate higher flexibility for permitted residential uses with public sewer

Flexibility of Residential Zoning Districts



Source: Lancaster County GIS, Copyright © 2021. This map is to be used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such. For complete details, see: <http://www.co.lancaster.pa.us/gis/docs/notes/>

Housing Diversity & Costs vs. Income

Countywide

More small units available means:

- Lower median rents
- Fewer cost-burdened renters

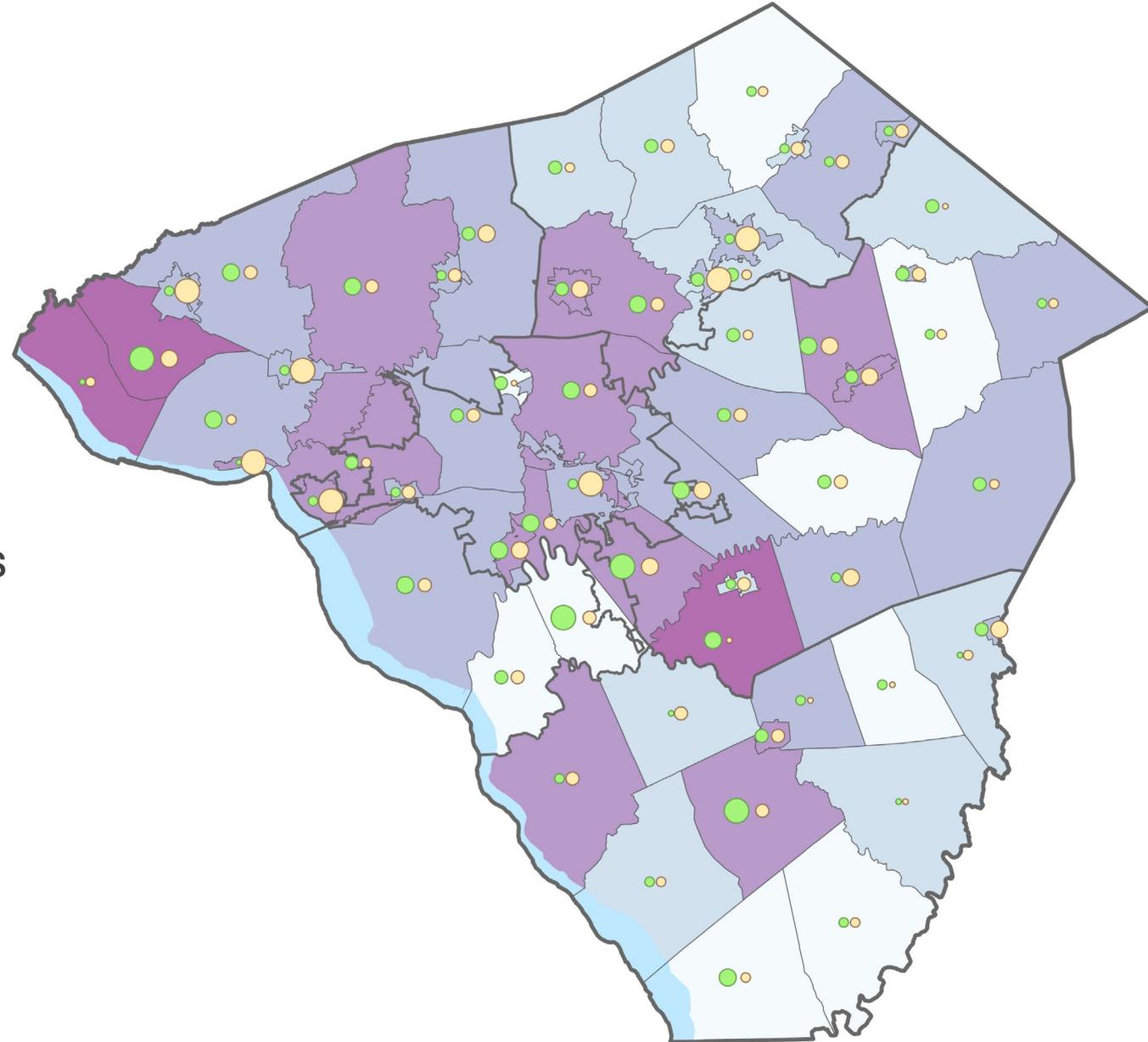
Pequea Valley

- Generally wealthier renters, but higher median rent (+\$100)
- Renters generally living in older units
 - Only 30% rentals built post-1980

Median Monthly Rent

% of Studio, 1, or 2 Bed Units

% of Cost-Burdened Renters



Housing Diversity & Costs vs. Income

Pequea Valley

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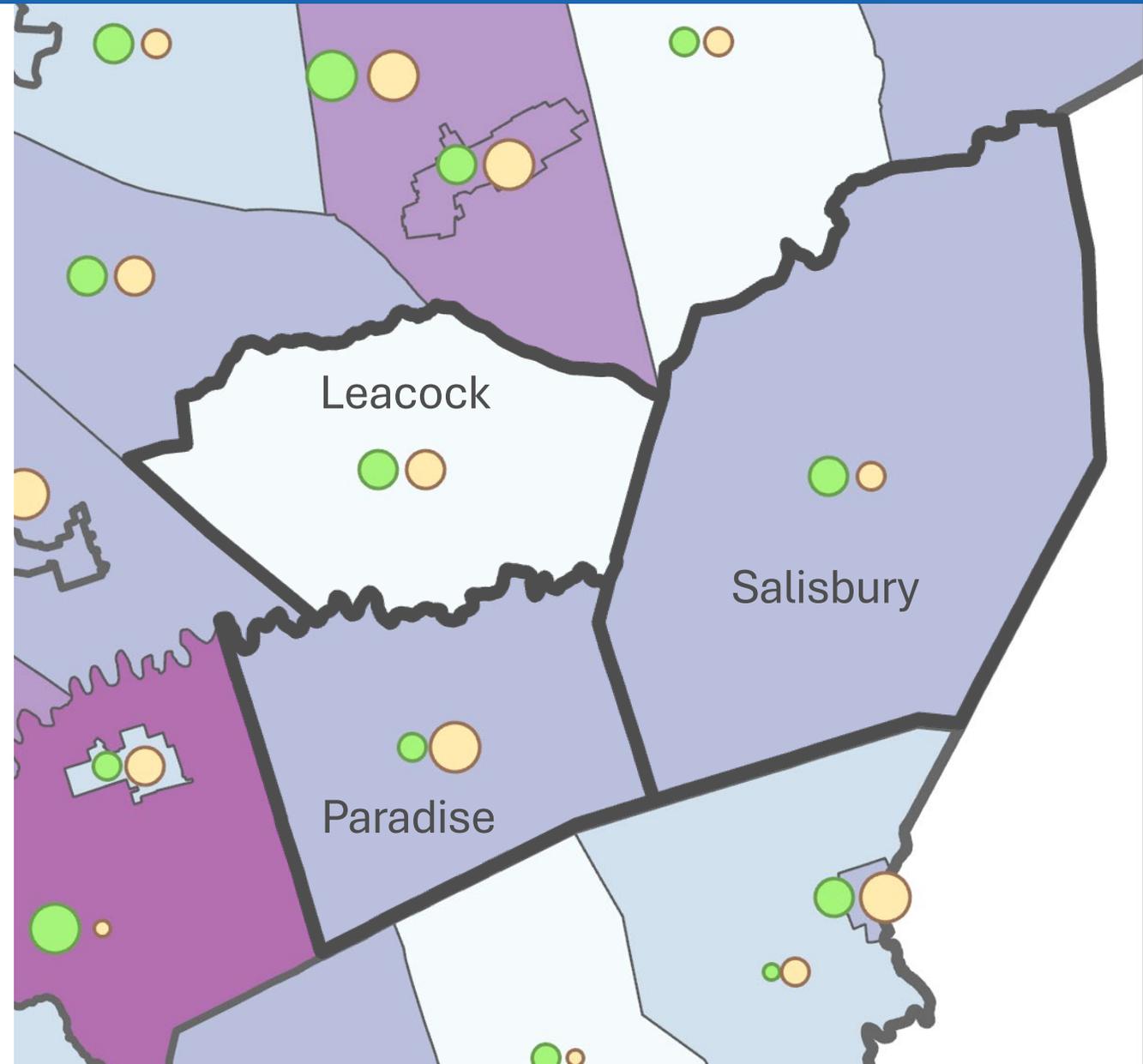
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Median Housing Costs & Small Unit Availability vs. Cost-Burdened

Countywide

- Also true for mortgaged homeowners
- Homeowner cost-burdenship closely linked to median homeowner income

Pequea Valley

- Home values \$100k (+40%) more than county, wages 5% higher
- 60% of students qualify for lunch aid
 - County: 52%, state: 60%

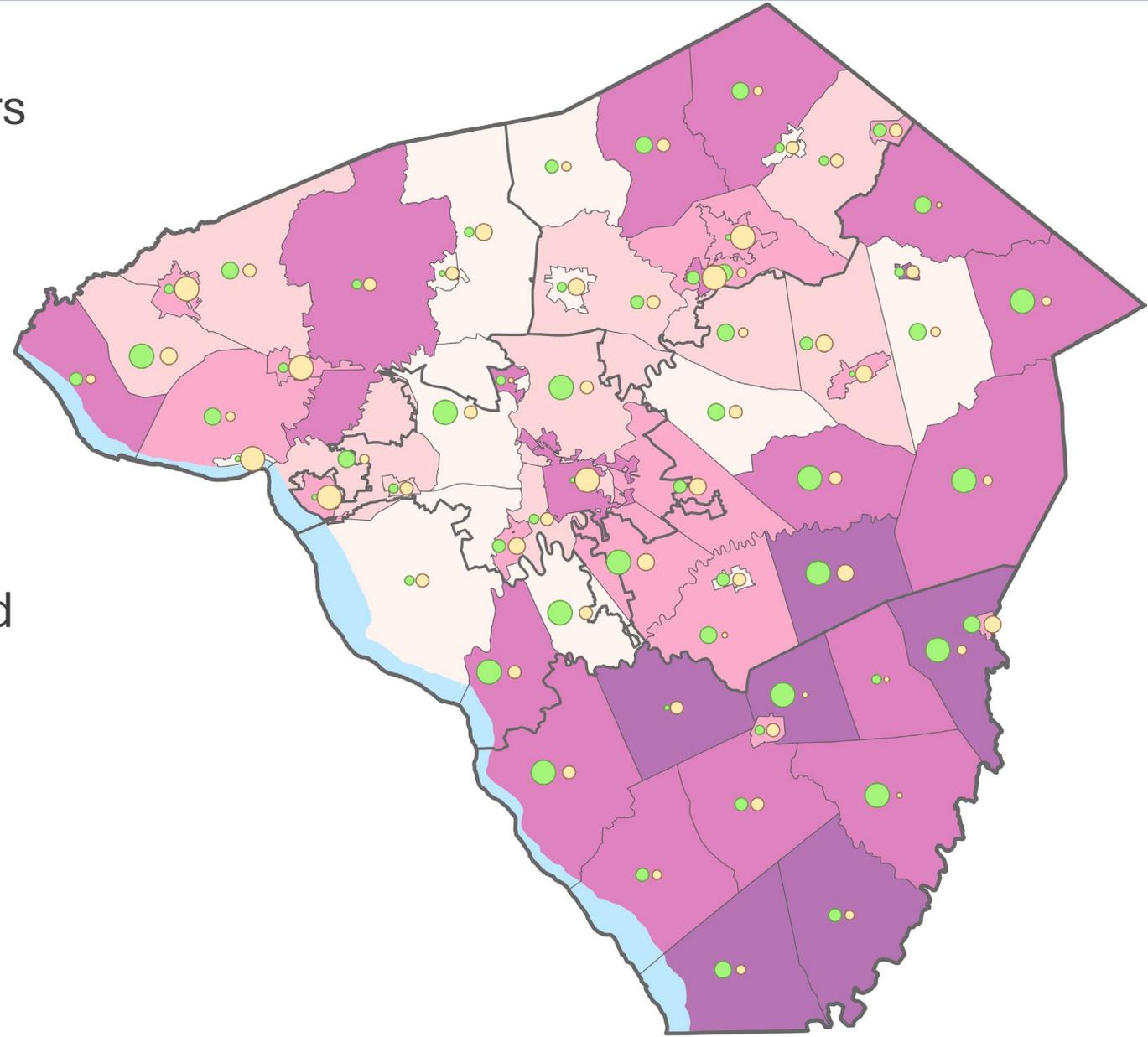
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% of Studio, 1, or 2 Bed Units

% of Cost-Burdened Homeowners

(with Mortgage)



Median Housing Costs & Small Unit Availability vs. Cost-Burdened

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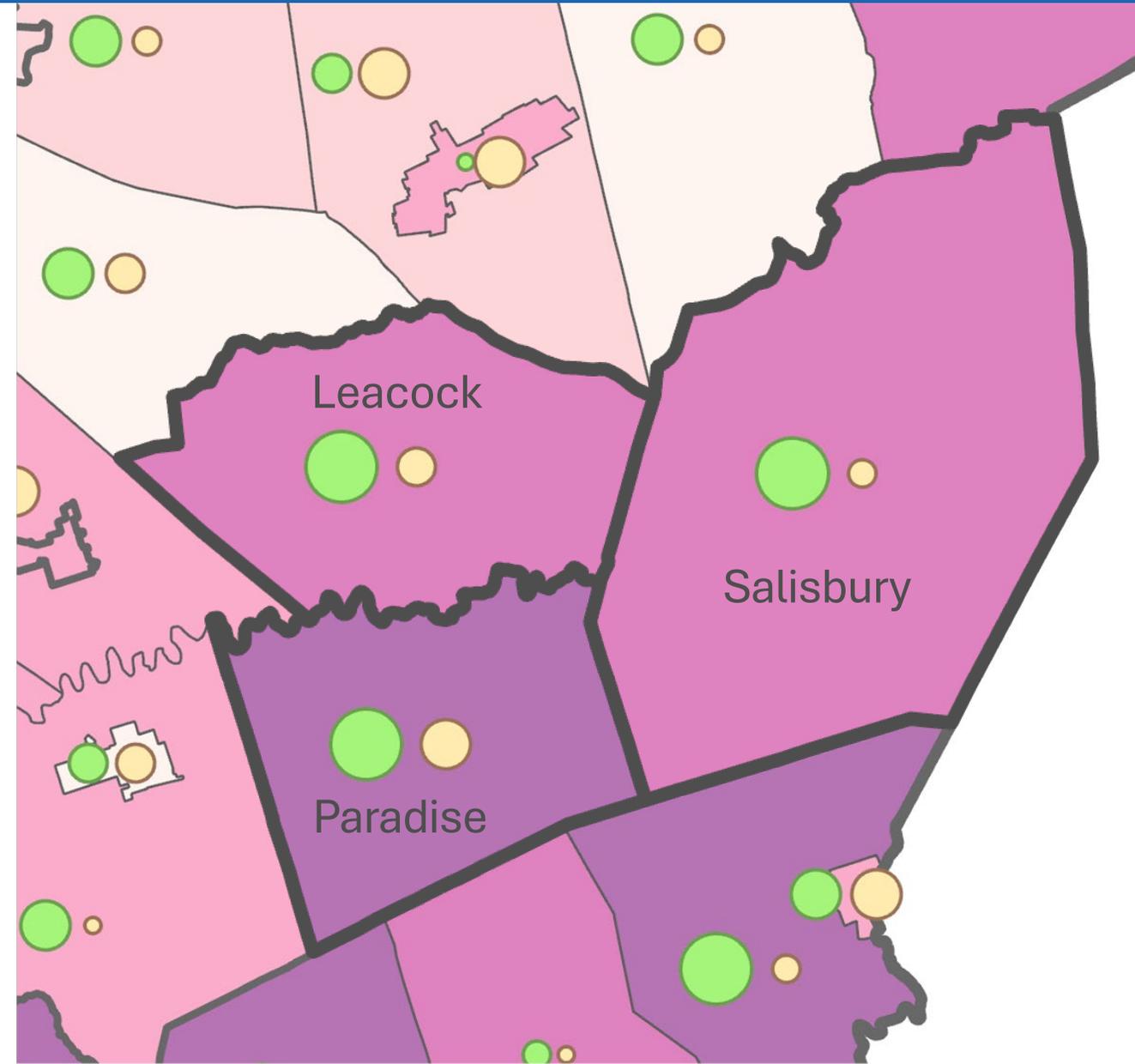
Median Monthly Housing Costs

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% of Studio, 1, or 2 Bed Units

% of Cost-Burdened Homeowners

(with Mortgage)



Summary / Discussion

Problems

- Vacancy in region lower than county
- More large households, children than rest of county
- Not enough new units
- Not enough housing choice
- Housing costs much higher than county
- Not enough housing choice

Solutions

- VGAs: adjust zoning, permitting to make it easy to build small (0-3-bedroom) units
- Smaller minimum lot sizes for detached homes in VGAs
- Focus on “missing middle” housing: twins, duplexes, townhomes, 2-5 unit multifamily
- Encourage building conversions

Related Initiatives

Kip Van Blarcom, Director for Implementation & Outreach

Growth Area Recalibration

For the first time in (30) years, we're revisiting growth area boundaries throughout the county. There are two types:

- Urban Growth Areas (UGAs)
- Village Growth Areas (VGAs)

Within these areas, we're looking closely at the need for:

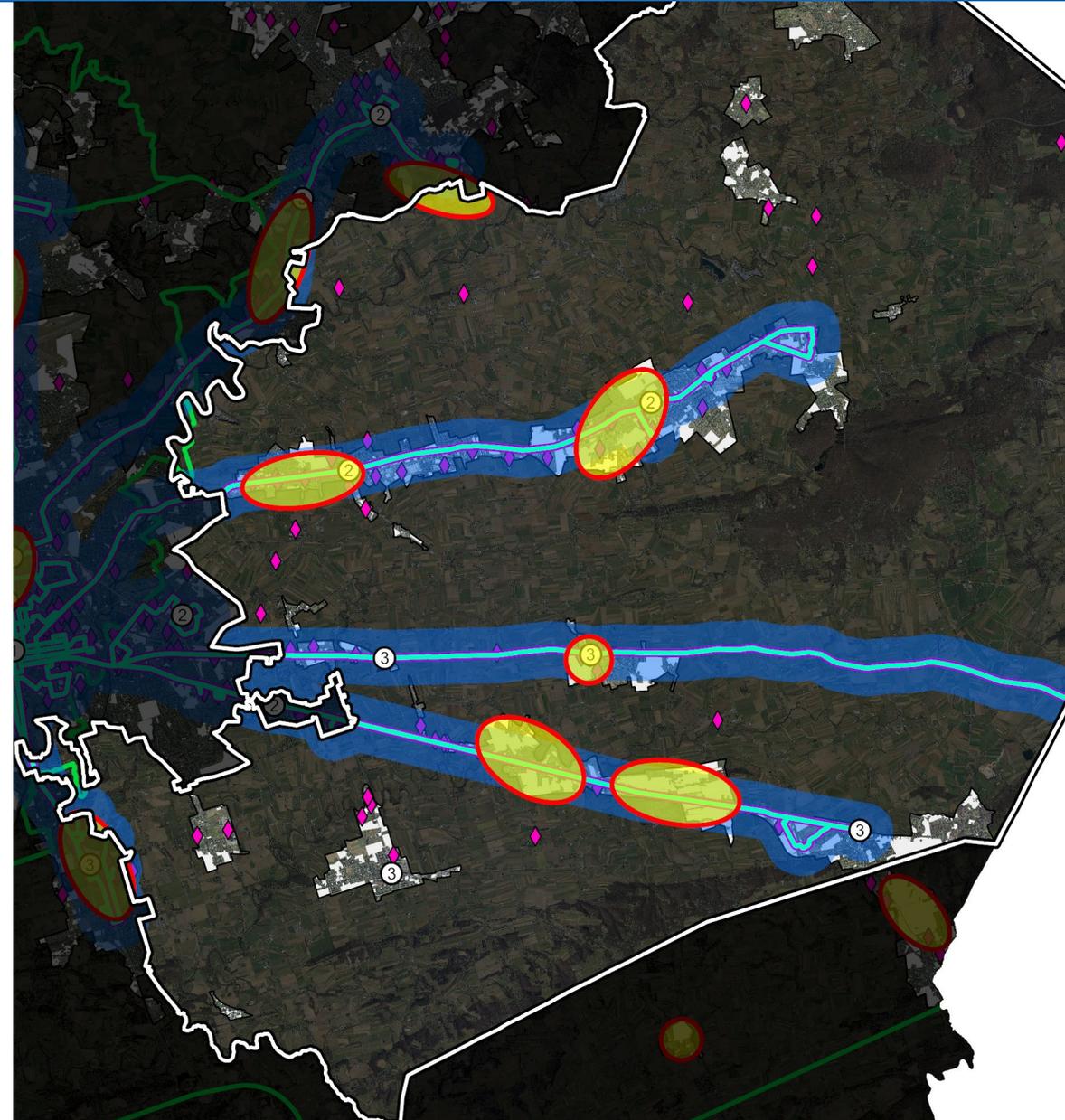
- More diverse housing types
- More industrial land for existing businesses to expand



Focus Areas

East Planning Area

- Where housing and industrial development might be most efficient and effective
- Places where we could align municipal policies across boundaries
- Could eventually link funding programs to these areas



Buildable Land



5,000 ft

Draft Survey

Sharon Cino, Senior Planner

Next Committee Meeting

Sharon Cino, Senior Planner

Next Meeting

- The next meeting will be held in September or October
- The big idea for this meeting will be **Connecting People, Place, & Opportunity**



Thank you!

<https://lancastercountyplanning.org/301/Pequea-Valley-Region>

