

SIMPLIFIED ZONING



The forthcoming Simplified Zoning Tool's purpose is to:

- ◆ Assist municipalities with implementing *places2040* and their own Comprehensive Plans via a shift from many **land use-based** zoning districts toward fewer **impact-based** districts;
- ◆ Proactively expand and incentivize 'by right' land uses that support implementation of these County and municipal plans, while either eliminating or reserving Special Exception/Conditional Use considerations for developments with less plan consistency;
- ◆ Propose 15 Big Fixes for municipal leaders to consider while addressing anticipated growth, redevelopment, preservation, conservation, and land use flexibility;
- ◆ Suggest a maximum of 18 place-based Zoning Districts to be used countywide, with most municipalities having fewer such policy areas coordinated with their adjoining municipalities;
- ◆ With input from municipal leaders, our Partners for Place, and local legal counsel, create a model Zoning Ordinance to mitigate problems associated with conventional zoning practices.

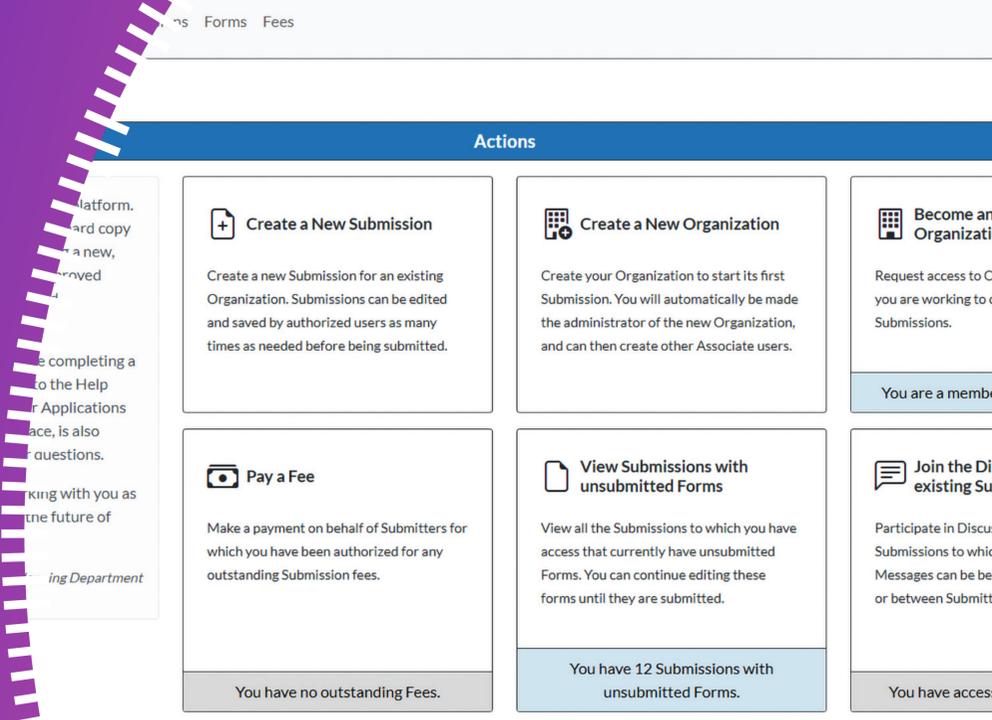
CHARACTER SECTOR GUIDE



The Character Sector Guide's purpose is to:

-  Assist municipalities, Partners for Place, and others with implementing land use patterns that are consistent with *places2040*;
-  Within the seven transect areas identified in *places2040*, provide details and recommendations pertaining to dominant building types, typical streetscapes, vehicular parking arrangements, outdoor gathering spaces, and other common land use patterns;
-  Reinforce County identity by preserving and conserving our renowned natural spaces, agricultural areas, and rural communities while simultaneously redeveloping and building new places for housing and employment within suburban communities, urban areas, and special districts; and
-  Set the stage for a proposed countywide shift toward impact-based zoning districts defined by shared natural, cultural, and economic patterns (see the ***Simplified Zoning*** station for details).

e-SUBMISSIONS



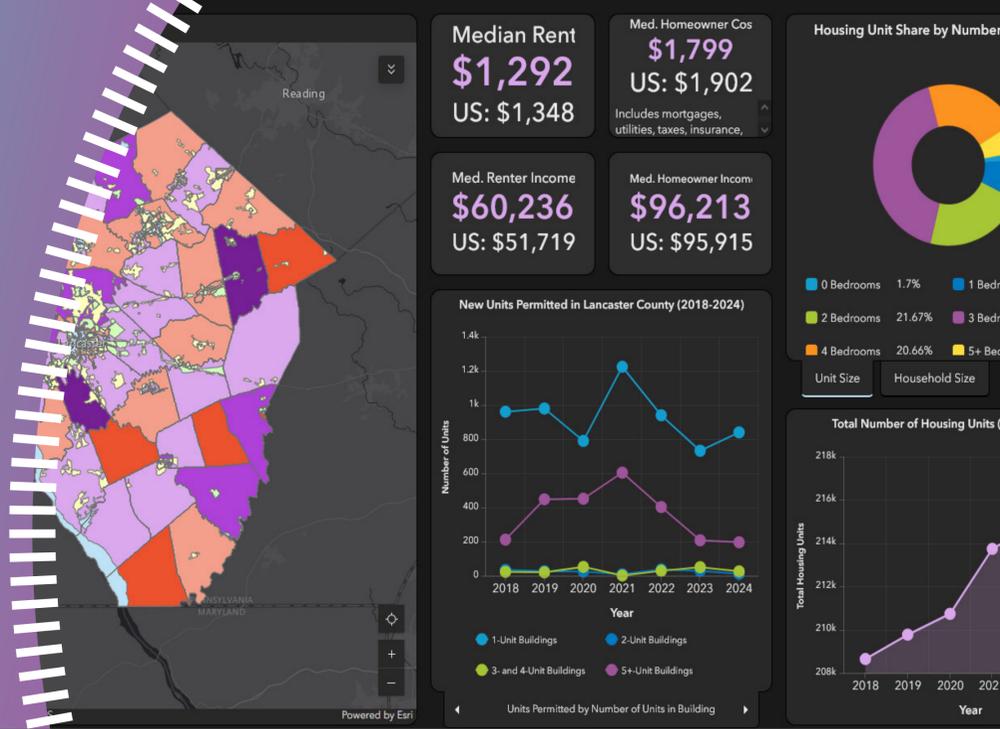
Throughout 2024, the e-Submission Platform did the following:

- Assisted 125 planning/legal consultants and 23 municipal leaders with paperless submissions, along with providing the convenience of e-payments for any required submission fees;
- Grew from its initial **Subdivision and/or Land Development Plan** application to include **Community Plan, Map, and/or Ordinance** submissions, **Sewage Facilities Planning Module** submissions, plans submitted for expedited review via **Memorandum of Understanding** agreements, and **Notifications** (requests for letters of support, comprehensive plan consistency statements, completion of various PADEP forms).

Using the e-Submission Platform today, LCPD staff can:

- Help prospective applicants set up new accounts for future submissions; and
- Demonstrate the application process including the newly available **Transportation Needs Identification** form and its mapping components.

DATA DASHBOARD



Phase 1 of our Data Dashboard development:

- ❖ Prioritized Demographics, Housing, Economy, and Transportation data categories;
- ❖ Created interactive mapping of both countywide and municipality-specific land use patterns; and
- ❖ Avoided duplication of data compiled by Partners for Place (P4P) for purposes other than land use analysis.

Using the Data Dashboard today, LCPD staff can:

- ❖ Demonstrate its current format in advance of an upcoming P4P release and a subsequent public release;
- ❖ Explain how compiled data will be used to convey stories pertaining to Lancaster County's land use patterns;
- ❖ Note that future links to e-submission data and some P4P information will be added, pending Partner approval.

TRANSPORTATION IMPROVEMENT PROGRAM (TIP) SELECTION PROCESS



How Do Transportation Projects Get on the TIP?



Highway and Bridge Projects



Safety and Congestion Projects



What Is Eligible for Federal Funding?



How Does Scoring Work?



Submit a Project Candidate



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ACT 167 PLAN



WHAT IS AN ACT 167 PLAN?

- ◆ Act 167 refers to PA Stormwater Management Act of 1978, which requires every county to complete a watershed-based stormwater management plan in consultation with all municipalities.
- ◆ Act 167 plans must be reevaluated every 5 years.
- ◆ Phase 1 is a scope of study, and Phase 2 would be a detailed study and model ordinance.

GOALS OF AN ACT 167 PLAN

- ◆ Reduce damaging impacts of accelerated stormwater runoff from land development.
- ◆ Provide control measures that affect stormwater runoff, including quality, quantity, and groundwater recharge.
- ◆ Requires municipalities to adopt and implement local ordinances to regulate land development consistent with these stormwater management plans.

PHASE 1 – SCOPE OF STUDY

- ◆ Establishes watershed working groups (WPAC) .
- ◆ Solidifies goals and objectives of the plan.
- ◆ Identifies specific watershed characteristics and hydrologic conditions, addresses problems and significant obstructions, and evaluates alternative measures for control.
- ◆ Determines Scope and Cost of Future Phase.

STATUS OF PROJECT

- ◆ Held two WPAC meetings and conducted two surveys. Will hold next WPAC meeting in April.
- ◆ Hope to complete Phase 1 in December.
- ◆ WPAC will determine the final scope of Phase 2.

GROWTH AREA RECALIBRATION



Many of you gave us your input on potential changes in growth areas. For additions, we considered villages with existing/planned sewer service; areas for industrial use; “focus areas” with buildable land near transit; and “legacy areas.” For removal, we considered preserved farms and areas unlikely to develop or have sewer service.

Did we get it right? If you’re ready, we’ll propose a new countywide growth areas map and ask your governing body to amend your comp plan to reflect the changes we made. From there, we’ll work to develop and adopt a new countywide Future Land Use & Transportation Map.

Growth Area Recalibration

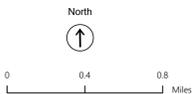
EAST LAMPETER TOWNSHIP

Lancaster County, Pennsylvania



Document Date: 2/11/2025

Source: Lancaster County GIS
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| Legend | |
|-----------------------------------|------------------------|
| Blue square | Add |
| Orange square | Remove |
| Green square | Already Added |
| Grey square | Already Removed |
| Dark grey square | places2040 Growth Area |
| Black dashed line | Municipal Boundary |
| Black solid line | Road |
| Pink dashed line | Parcel Boundary |
| Yellow square | Zoning Boundary |
| Yellow square with diagonal lines | Preserved Farm |



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REGIONAL COMPREHENSIVE PLANS



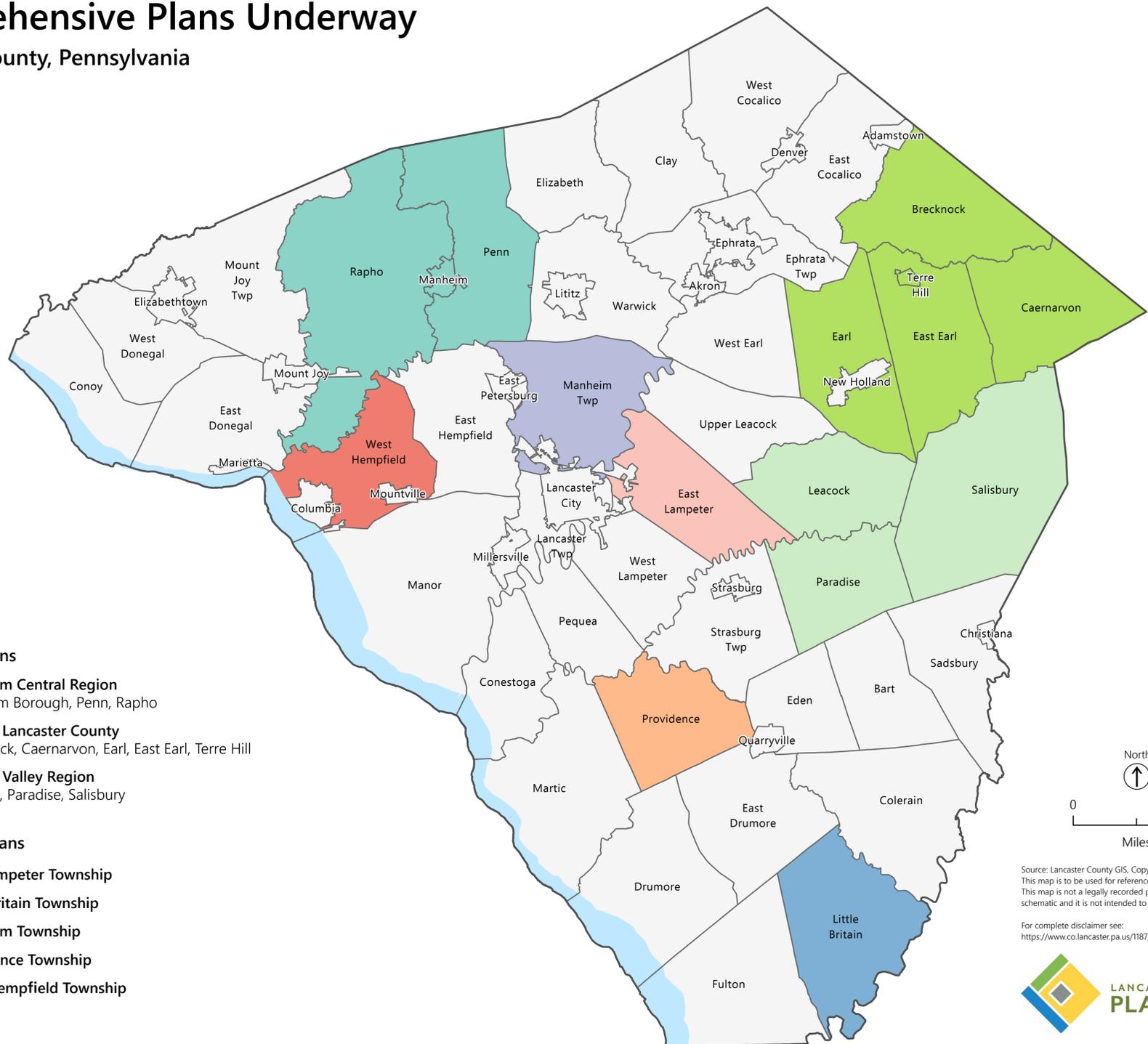
In 2018, the Lancaster County Commissioners adopted places2040 as the Lancaster County comprehensive plan. Since that time, we've coordinated several regional plans following that model. Other regions and municipalities have also worked with consultants to incorporate places2040 elements into their comprehensive plans.

So far, we've completed plans for Southern Lancaster County, the Cocalico Region, and Northwestern Lancaster County. We're currently working on plans for Manheim Central, Pequea Valley, and Eastern Lancaster County. The Donegal Region is next!

Comprehensive Plans Underway

Lancaster County, Pennsylvania

January 2025

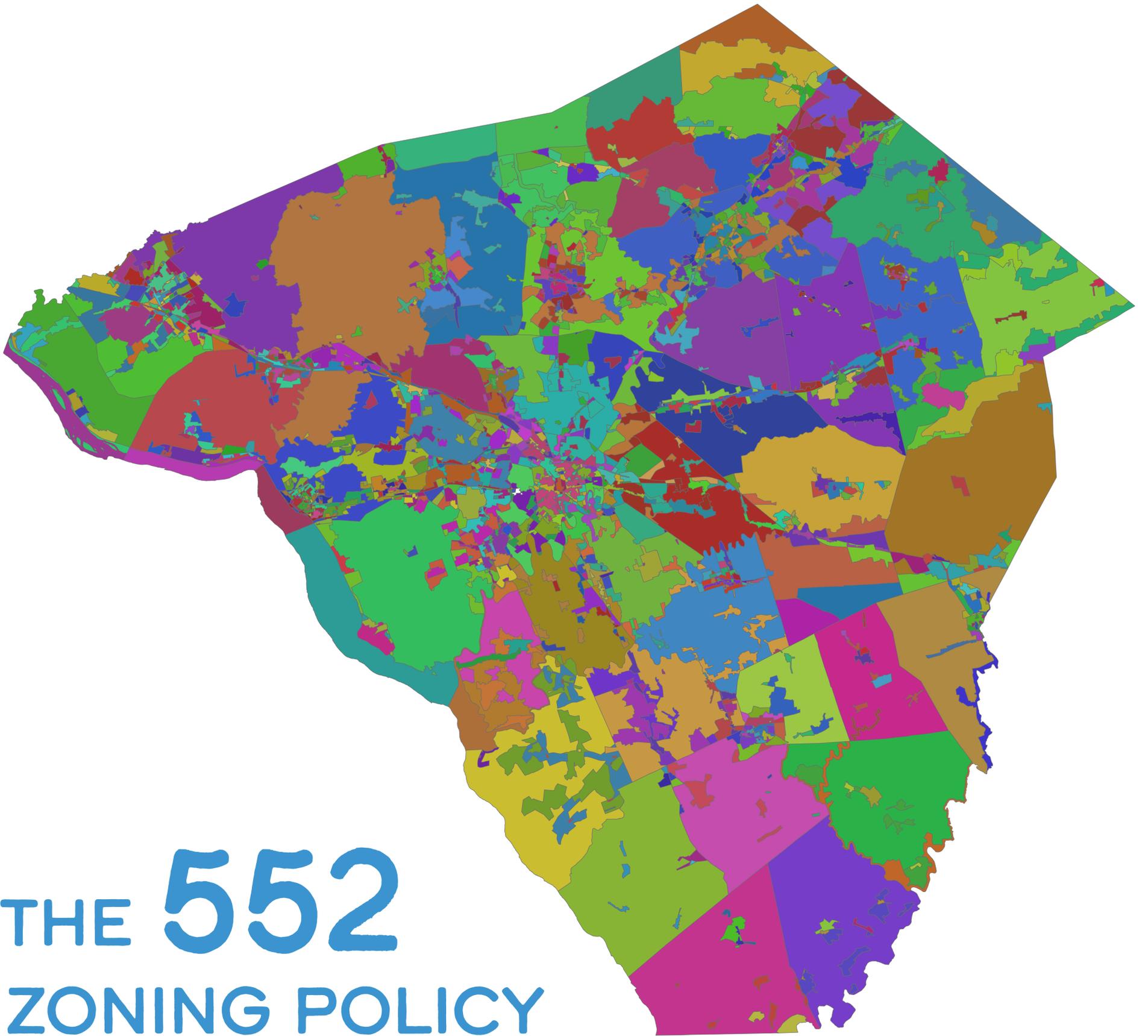


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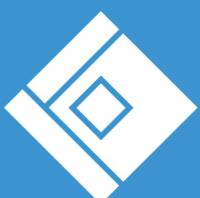


SIMPLIFIED ZONING



THE 552 ZONING POLICY AREAS IN LANCASTER COUNTY

This figure is exclusive of zoning overlays and Conditional Use/Special Exception considerations. An R1 Zoning District in Municipality 'X' and an R1 Zoning District in Municipality 'Y', for example, are counted as two distinct Zoning Policy Areas because specific regulations likely differ in each location.



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