

# Lancaster County: Buildable Lands, 2015 – 2040



# Acknowledgments

## Prepared by

Lancaster County Planning Commission  
Lancaster, Pennsylvania  
October 2017

## Lancaster County Planning Commission

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# BACK- GROUND



# What's in This Report?

## Purpose

How much of the land remaining inside Lancaster County's Urban Growth Areas (UGAs) and Village Growth Areas (VGAs) could potentially be developed? In other words, how much land remains "unbuilt" or could be redeveloped to accommodate the population growth that's expected in the next 25 years? It's also important to know how much of that land we'll consume – and how quickly – if current trends continue.

This report contains an inventory of buildable lands inside the county's UGAs and VGAs today (2015). It also explains the sources and methodology that were used to compile the data.

The information provided here builds on an April 2017 report called *Lancaster County: Growing & Preserving, 2002 – 2015*, which documents the consumption and preservation of land in the recent past. It details growth by type of development (residential and non-residential), its location inside or outside growth areas, the number of units constructed, and residential density. In addition, it reviews the natural, agricultural, and park lands that were preserved during that time.

Both *Growing & Preserving* and this report were produced for [places2040](#), an update to the Lancaster County Comprehensive Plan. All counties in Pennsylvania — and most municipalities — have a comprehensive plan that establishes a vision for the community. In Lancaster County, the Lancaster County Planning Commission (LCPC) prepares this plan for adoption by the Lancaster County Board of Commissioners.

Here's a summary of what this report contains:

## BACKGROUND

### Growth Management Policy

- Briefly mentions the county's growth management policy and goals.

### Methodology

- Discusses the data sources used in this report.
- Outlines the process that was followed to create the buildable lands inventory, including the definition of acreage considered "not buildable," factors not addressed in the analysis, the results, and directions for future analysis.

### Geography of the Data

- Highlights which areas of the county are part of the urban strategy, and which areas are part of the rural strategy.
- Includes a map showing all the county's Urban Growth Areas (UGAs) and Village Growth Areas (VGAs).

## INVENTORY

### Countywide

- Compares the land area of the county as a whole to the area inside UGAs, inside VGAs, and outside UGAs & VGAs.

### Urban Growth Areas

- Breaks down the buildable lands inside all UGAs as a whole by total acreage and number of parcels.
- Compares these figures for different UGAs.
- Contains separate, more detailed sections on each UGA.

### Village Growth Areas

- Provides similar information about buildable lands within VGAs.

Areas outside UGAs & VGAs are not included in this inventory, because in these areas, the county's growth management strategy discourages development unrelated to natural resource conservation, agriculture, and the rural economy.

### Conclusion

- Notes that even if current trends continue, there are enough buildable lands remaining in Lancaster County's existing UGAs to accommodate the county's expected population growth through 2040.

# Growth Management Policy

As discussed in *Lancaster County: Growing & Preserving, 2002 – 2015*, the Growth Management Element of the existing Lancaster County Comprehensive Plan is called *Balance*, and it's a framework for guiding growth and preservation in the county through 2030. Its goal is a balanced community with strong urban centers, natural landscapes, and farms.

*Balance* has complementary urban and rural strategies. The urban strategy directs growth into Urban Growth Areas (UGAs) – areas where public water and sewer currently exist or are anticipated in the future. The rural strategy directs rural growth into Village Growth Areas (VGAs). The policy focus outside UGAs and VGAs is to preserve agricultural, natural, and park lands, and to minimize development beyond what's needed to maintain the viability of agriculture and the rural economy.

If we want to preserve the resources we treasure, it's important to direct growth to appropriate places. Making efficient use of the land within our growth areas – particularly UGAs – is perhaps the most critical part of that effort. While we've been successful at directing most of our growth into UGAs, we're still using more land than we should. The pattern isn't as compact and connected as it should be.

To create the kind of future we want to see in 2040, we need to be especially careful about how we use the potentially buildable acreage that remains in our UGAs. This chapter provides an analysis of that resource – where it remains, how much of it there is, and how it breaks down by type and size.

# Methodology

## Sources

Data sources used to create the inventory include:

- Parcel data from the Lancaster County Property Assessment Office
- Lancaster County Geographic Information System (GIS) layers (compiled using data sets from a variety of sources)

## The Process

To create the inventory, LCPC staff ran a parcel-based analysis of all land within UGAs and VGAs. Rather than identifying which lands were buildable, the analysis determined which lands were *not* buildable. It was a “net” process – a process of subtraction. Various development constraints were applied to each parcel, and any land with these constraints was subtracted from the total land area of that parcel.

[For more information on development constraints, please see the next page of this report.]

After this analysis, any land remaining on the parcel was considered a “buildable area,” and the parcel was counted as a “buildable parcel” – with the following caveats:

### What’s Considered Buildable?

- A parcel *without* existing buildings was considered buildable if the buildable area was at least 2,500 square feet (about 0.06 acre).
- A parcel *with* existing buildings was considered buildable if the buildable area was at least 2 acres.

It’s important to note that the buildable area on each parcel may or may not be contiguous. For example, if a 9-acre parcel has 5 buildable acres, those 5 acres might be in one piece at the rear of the property, or split into two pieces that are 2 acres and 3 acres – on different sides of the property.

By the same token, since the analysis was done on a parcel-by-parcel basis, it did not combine buildable areas on adjacent parcels. A parcel with a 6-acre buildable area next to a parcel with a 4-acre buildable area was not added together. Rather than being counted as a single 10-acre buildable area, they were counted as separate 4- and 6-acre buildable areas. Future analysis may reveal larger buildable areas that could be created by assembling adjacent parcels, but this type of analysis was not undertaken for this report.

**NOTE:** The term “buildable” does not necessarily mean it’s feasible to develop a particular parcel, or that the parcel is currently zoned or available for development. It simply means the land is “unbuilt” by the definitions of this report.

## DEVELOPMENT CONSTRAINTS: WHAT'S NOT BUILDABLE

As noted on the previous page, the analysis was done through a process of subtraction, beginning with the entire acreage of each and every parcel in UGAs and VGAs. To identify buildable land, LCPC staff filtered out acreage that was:

### Infeasible for Development

- Parcels < 2,500 square feet (considered too small to develop unless combined with buildable land on adjacent parcels)

### Considered Fully Built

- Parcels < 2 acres with existing buildings
- Property owned by homeowner associations (not all could be identified)
- Dedicated open space
- Cemeteries – Land Use Code 594 (from the coding system used by the Lancaster County Property Assessment Office)
- Highway and street rights-of-way – Land Use Code 450
- Quarries and landfills – Land Use Code 230
- Parks and natural areas – Publicly owned and land-trust owned lands
- Preserved farms – Lancaster County Agricultural Preserve Board and Lancaster Farmland Trust

### Environmentally Constrained

- Floodplains (FEMA 100 year)
- Steep slopes (25%+)
- Wetlands identified in Lancaster County Natural Heritage Inventory (2008)

### Attributed to Existing Buildings or Structures

In practical terms, the amount of land occupied by an existing building is actually greater than its own footprint (the area of a building where it meets the ground). Impervious cover, stormwater, and other features typically associated with a building occupy an additional area. As a result, this report assigns the following values to the area occupied by existing buildings:

- Residential buildings (dwellings): 1 acre
- Non-residential buildings: 4x the building footprint

For parcels less than 1 acre, the area assigned to existing buildings is the same area as the entire parcel.

## FACTORS NOT ADDRESSED IN THE ANALYSIS

This inventory was created for planning purposes only. It's simply a baseline analysis of the "raw" buildable acreage that remains within the county's UGAs and VGAs. Not all of the acreage identified in this report can or will be developed. Due to limitations of data and staff time, some types of development constraints weren't considered in this analysis:

- Lot configuration
- Location of existing buildings and environmental constraints
- Access
- Surrounding land uses
- Zoning and subdivision ordinance requirements
- Feasibility of using smaller parcels or assembling them into larger ones
- Market demand or availability

As time permits over the course of the [places2040](#) planning process, LCPC staff will study some of these constraints and assess their potential impact on the supply of buildable lands.

## THE RESULTS

When the buildable lands analysis was complete, LCPC staff separated the data into categories by parcel size:

- 2,500 square feet (~ 0.06 acre) to < 0.25 acre
- 0.25 acre to < 2 acres
- 2 to < 10 acres
- 10 to < 40 acres
- 40+ acres

## DIRECTIONS FOR FUTURE ANALYSIS

LCPC staff will continue to refine the buildable lands analysis to further support the plan's implementation. This analysis will include:

### Defining Infill and Greenfield Development

The next step in the inventory process will be to prioritize different types of buildable lands so that the timing of growth can be appropriately phased within UGAs between now and 2040. Development on parcels identified as "infill" sites will be prioritized over the use of "greenfield" sites. While these terms have not yet been defined by policy, infill sites are smaller (less than 2 acres), have no existing buildings, are surrounded by existing dense development, and are located closer to a city or borough within their UGA. Greenfield sites are larger, may have existing buildings, and are more disconnected from a city or borough within their UGA.

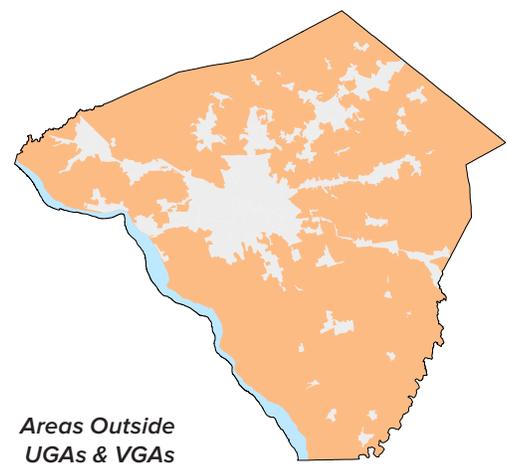
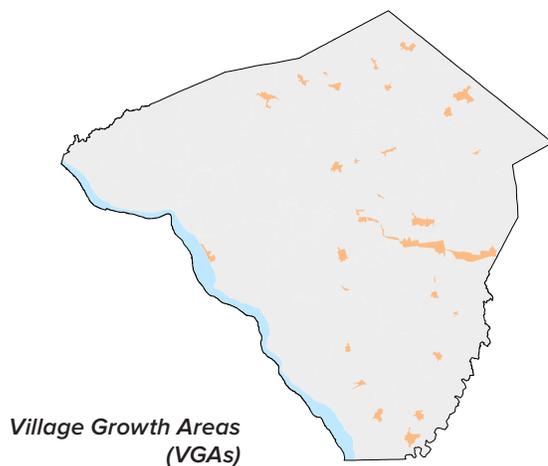
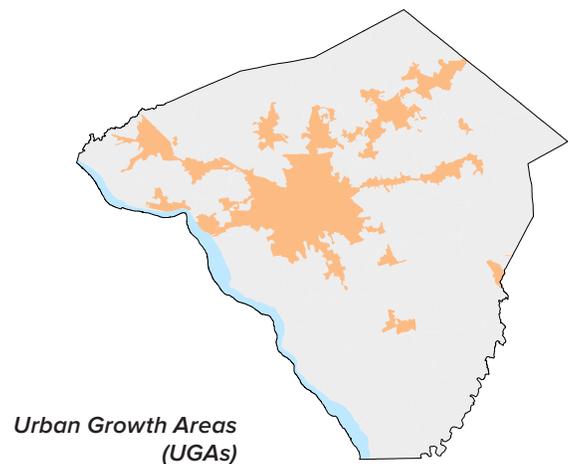
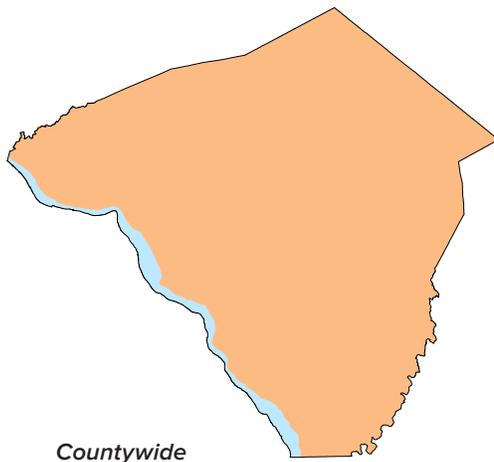
### Determining the Potential for Reuse and Redevelopment

The final step will be to develop a methodology for quantifying reuse and redevelopment potential within UGAs. In this analysis, LCPC staff will identify underutilized, under-performing, undervalued, and obsolete sites such as:

- Existing buildings that can be adaptively reused, or that have vacant upper stories;
- Vacant or underutilized industrial or institutional buildings; shopping centers; and strip commercial development; and
- Excessive or infrequently used surface parking.

# Geography of the Data

While the analysis in this report primarily focuses on the county's Urban Growth Areas (UGAs) and Village Growth Areas (VGAs), a few figures are also provided for the county as a whole and for areas outside UGAs and VGAs. UGA and VGA boundaries shown in this report are intended to be consistent with boundaries shown and/or described in the most current regional and/or municipal comprehensive plans adopted prior to 2015, the baseline year for the data included in this report.



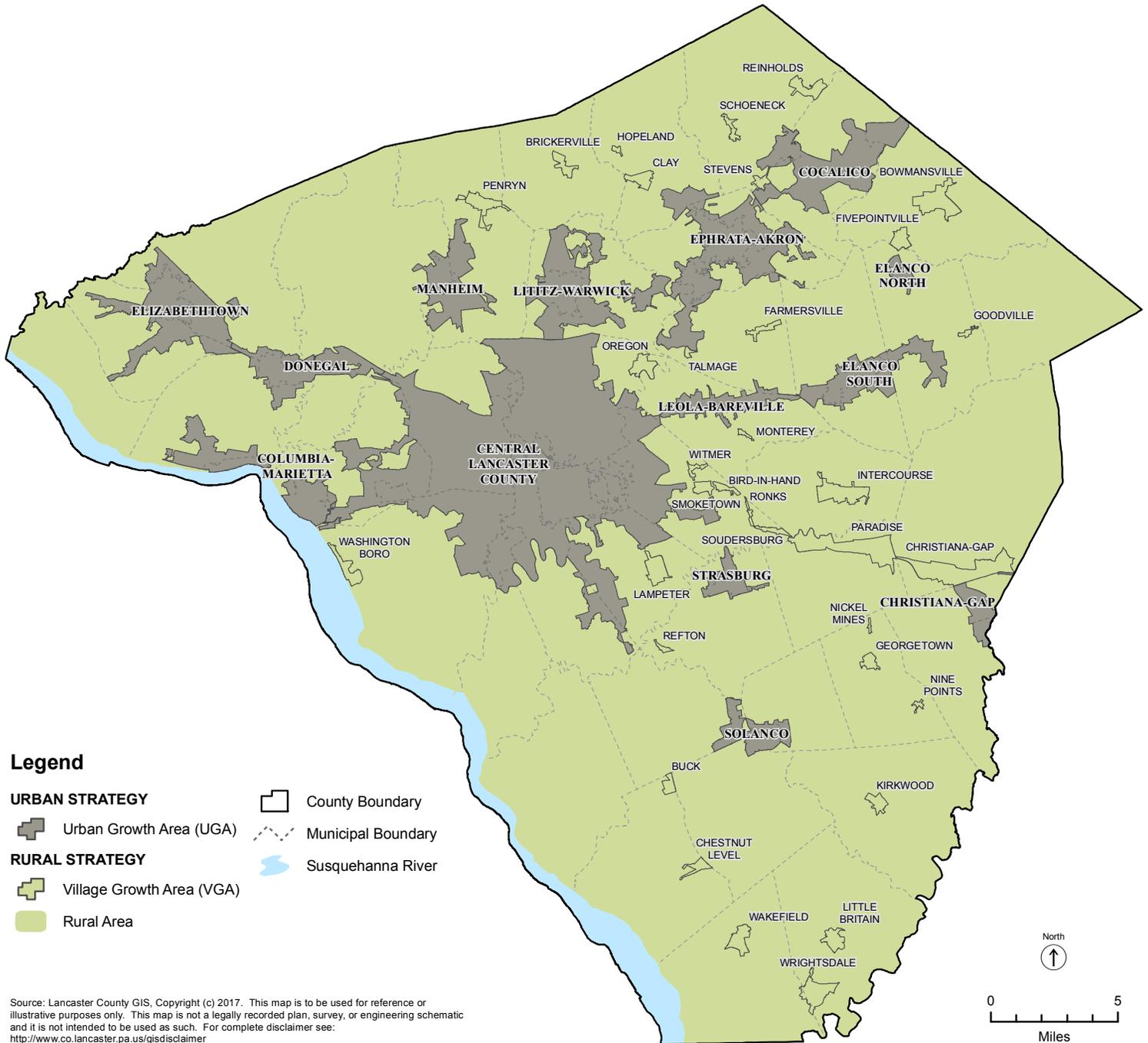
As noted on the previous page, UGA and VGA boundaries shown in this report are intended to be consistent with boundaries shown and/or described in the most current regional and/or municipal comprehensive plans adopted prior to 2015, the baseline year for the data included in this report. Some notes about the map:

- UGAs are shown with gray borders & gray fill. Borders separating individual UGAs are shown, but may be difficult to see. The name of each UGA is shown in bold type. The Inventory section of this report contains a more detailed map of each UGA showing “built” and “buildable” lands within that UGA.
- VGAs are shown with gray borders & green fill. The name of each VGA is shown in unbolded type. Detailed maps of individual VGAs are not included in this report.
- Rural areas (the focus of the county’s rural strategy) are shown with green fill. [Again, it’s important to note that the term “rural areas” refers to VGAs *and* to areas outside UGAs & VGAs.]

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## MAP OF UGAs AND VGAs (2015)

Lancaster County, Pennsylvania



## MUNICIPALITY BY UGA AND VGA (2015)

Municipalities with:

UGAs
  VGAs only
  no UGAs or VGAs

Municipality	UGA	VGA
Adamstown	Cocalico	–
Akron	Ephrata-Akron	–
Bart	–	Georgetown Nickel Mines Nine Points
Brecknock	–	Bowmansville Fivepointville
Caernarvon	–	–
Christiana	Christiana-Gap	–
Clay	Ephrata-Akron	Clay Hopeland
Colerain	–	Kirkwood
Columbia	Columbia-Marietta	–
Conestoga	–	–
Conoy	–	–
Denver	Cocalico	–
Drumore	–	Buck Chestnut Level
Earl	Elanco South	–
East Cocalico	Cocalico	Stevens
East Donegal	Columbia-Marietta Donegal	–
East Drumore	–	–
East Earl	Elanco North Elanco South	Goodville
East Hempfield	Central Lancaster County	–
East Lampeter	Central Lancaster County	Bird-in-Hand Ronks Smoketown Soudersburg Witmer
East Petersburg	Central Lancaster County	–
Eden	Solanco	–
Elizabeth	–	Brickerville
Elizabethtown	Elizabethtown	–
Ephrata Borough	Ephrata-Akron	–
Ephrata Township	Ephrata-Akron	–
Fulton	–	Wakefield Wrightsdale
Lancaster City	Central Lancaster County	–
Lancaster Township	Central Lancaster County	–

Municipality	UGA	VGA
Leacock	–	Intercourse Gordonville
Lititz	Lititz-Warwick	–
Little Britain	–	Little Britain Wrightsdale
Manheim Borough	Manheim	–
Manheim Township	Central Lancaster County	Oregon
Manor	Central Lancaster County	Washington Boro
Marietta	Columbia-Marietta	–
Martic	–	–
Millersville	Central Lancaster County	–
Mount Joy Borough	Donegal	–
Mount Joy Township	Donegal Elizabethtown	–
Mountville	Central Lancaster County	–
New Holland	Elanco South	–
Paradise	–	Paradise
Penn	Manheim	Penryn
Pequea	Central Lancaster County	–
Providence	Solanco	–
Quarryville	Solanco	–
Rapho	Donegal Manheim	–
Sadsbury	Christiana-Gap	–
Salisbury	–	Christiana-Gap
Strasburg Borough	Strasburg	–
Strasburg Township	Strasburg	Refton
Terre Hill	Elanco North	–
Upper Leacock	Central Lancaster County Leola-Bareville	Monterey
Warwick	Lititz-Warwick	–
West Cocalico	–	Reinholds Schoeneck Stevens
West Donegal	Elizabethtown	–
West Earl	Ephrata-Akron Leola-Bareville	Farmersville Talmage
West Hempfield	Central Lancaster County Columbia-Marietta	–
West Lampeter	Central Lancaster County	Lampeter

# INVEN- TORY



# Countywide

## TOTAL LAND AREA

### Total Acres by Type of Area

	Acres	Percent
<b>Lancaster County*</b>	<b>604,038</b>	<b>100%</b>
All UGAs as a Whole	99,526	16%
All VGAs as a Whole	11,215	2%
Area Outside UGAs & VGAs	493,297	82%

*\*Land area only; major water bodies excluded.*

	Acres	Percent
All UGAs and VGAs as a Whole	110,741	18%

## BUILDABLE LAND

### Buildable Acres by Type of Area

	Acres	Percent
<b>Lancaster County*</b>	<b>32,457</b>	<b>100%</b>
All UGAs as a Whole	27,821	86%
All VGAs as a Whole	4,636	14%

*\*Land area only; major water bodies excluded.*

### Buildable Acres as Percent of Total Acres, by Type of Area

	Total Acres	Buildable Acres	Percent Buildable
<b>Lancaster County*</b>	<b>604,038</b>	<b>32,457</b>	<b>5%</b>
All UGAs as a Whole	99,526	27,821	28%
All VGAs as a Whole	11,215	4,636	41%

*\*Land area only; major water bodies excluded.*

# Urban Growth Areas (UGAs)

## All UGAs as a Whole

### BUILDABLE LAND

Within all UGAs as a whole, there are almost 28,000 buildable acres remaining, and these acres are found on about 8,000 parcels.

#### Buildable Acres by Parcel Size: All UGAs as a Whole

	<i>Acres</i>	<i>Percent</i>
<b>All UGAs as a Whole</b>	<b>27,821</b>	<b>100%</b>
2,500 ft <sup>2</sup> (~ 0.06 acre) to < 0.25 acre	390	1%
0.25 to < 2 acres	1,847	7%
2 to < 10 acres	7,176	26%
10 to < 40 acres	8,631	31%
40+ acres	9,777	35%

#### Buildable Parcels by Parcel Size: All UGAs as a Whole

	<i>Parcels</i>	<i>Percent</i>
<b>All UGAs as a Whole</b>	<b>7,865</b>	<b>100%</b>
2,500 ft <sup>2</sup> (~ 0.06 acre) to < 0.25 acre	2,741	35%
0.25 to < 2 acres	2,864	36%
2 to < 10 acres	1,657	21%
10 to < 40 acres	463	6%
40+ acres	140	2%

## Individual UGAs in Comparison

This section compares Urban Growth Areas (UGAs) by the number of buildable acres and the number of parcels with vacant or partially vacant land. To see all the figures that apply to a particular UGA – together with a map of that UGA – please consult pages 22–49.

### TOTAL LAND AREA

#### Total Acres by UGA

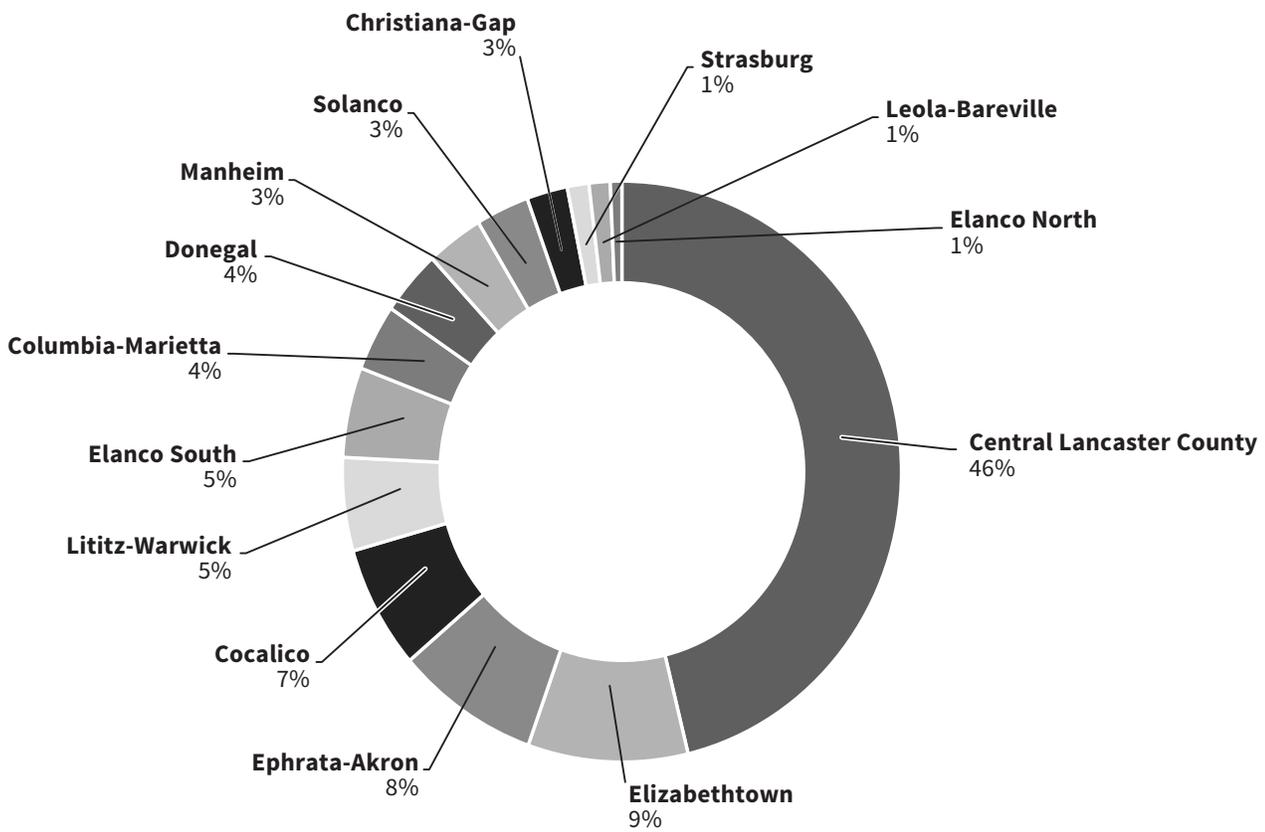
	<i>Acres</i>	<i>Percent</i>
<b>All UGAs as a Whole</b>	<b>99,526</b>	<b>100%</b>
Central Lancaster County	50,199	50%
Ephrata-Akron	8,609	9%
Elizabethtown	6,518	7%
Cocalico	6,119	6%
Lititz-Warwick	6,005	6%
Columbia-Marietta	4,014	4%
Elanco South	3,970	4%
Donegal	3,632	4%
Manheim	3,568	4%
Leola-Bareville	2,013	2%
Solanco	1,987	2%
Christiana-Gap	1,236	1%
Strasburg	1,135	1%
Elanco North	520	1%

## BUILDABLE LAND

### Buildable Acres by UGA

	<i>Acres</i>	<i>Percent</i>
<b>All UGAs as a Whole</b>	<b>27,821</b>	<b>100%</b>
Central Lancaster County	12,851	46%
Elizabethtown	2,574	9%
Ephrata-Akron	2,305	8%
Cocalico	1,911	7%
Lititz-Warwick	1,443	5%
Elanco South	1,397	5%
Columbia-Marietta	1,029	4%
Donegal	1,005	4%
Manheim	918	3%
Solanco	858	3%
Christiana-Gap	656	3%
Strasburg	349	1%
Leola-Bareville	340	1%
Elanco North	185	1%

Percent of Buildable Acres in All UGAs as a Whole, by UGA



## Buildable Acres as Percent of Total Acres, by UGA

	<i>Total Acres</i>	<i>Buildable Acres</i>	<i>Percent Buildable</i>
<b>All UGAs as a Whole</b>	<b>99,526</b>	<b>27,821</b>	<b>28%</b>
Solanco	2,013	858	43%
Elanco North	520	185	36%
Ephrata-Akron	6,518	2,305	35%
Elanco South	4,014	1,397	35%
Christiana-Gap	1,987	656	33%
Cocalico	6,119	1,911	31%
Leola-Bareville	1,135	340	30%
Elizabethtown	8,609	2,574	30%
Strasburg	1,236	349	28%
Donegal	3,632	1,005	28%
Columbia-Marietta	3,970	1,029	26%
Manheim	3,568	918	26%
Central Lancaster County	50,199	12,851	26%
Lititz-Warwick	6,005	1,443	24%

## Buildable Parcels by UGA

	<i>Parcels</i>	<i>Percent</i>
<b>All UGAs as a Whole</b>	<b>7,865</b>	<b>100%</b>
Central Lancaster County	3,609	46%
Ephrata-Akron	873	11%
Elizabethtown	570	7%
Donegal	440	6%
Cocalico	429	5%
Lititz-Warwick	391	5%
Columbia-Marietta	386	5%
Manheim	386	5%
Elanco South	278	4%
Solanco	120	2%
Strasburg	113	1%
Leola-Bareville	100	1%
Elanco North	90	1%
Christiana-Gap	80	1%

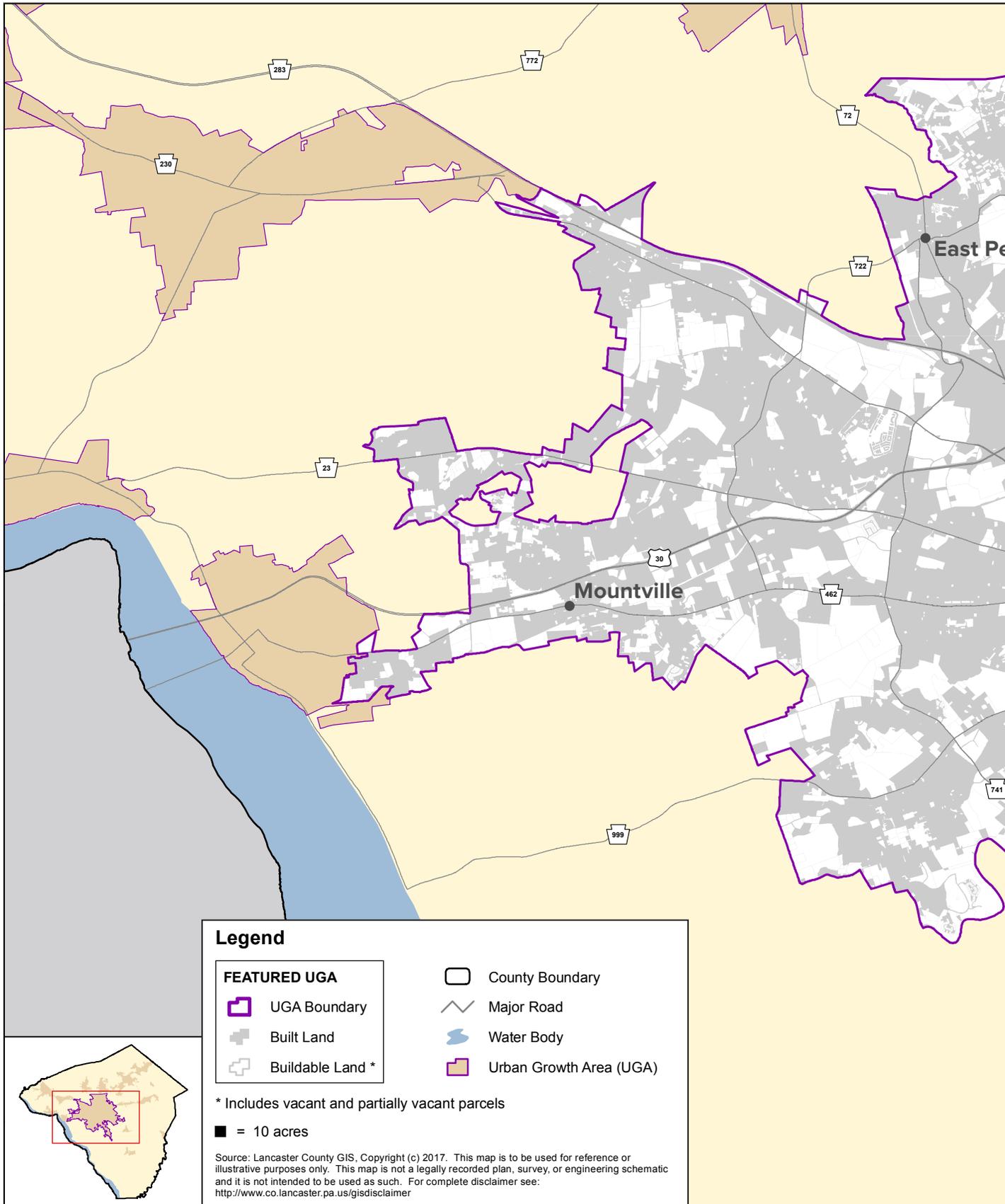
**Buildable Acres by UGA and Parcel Size**

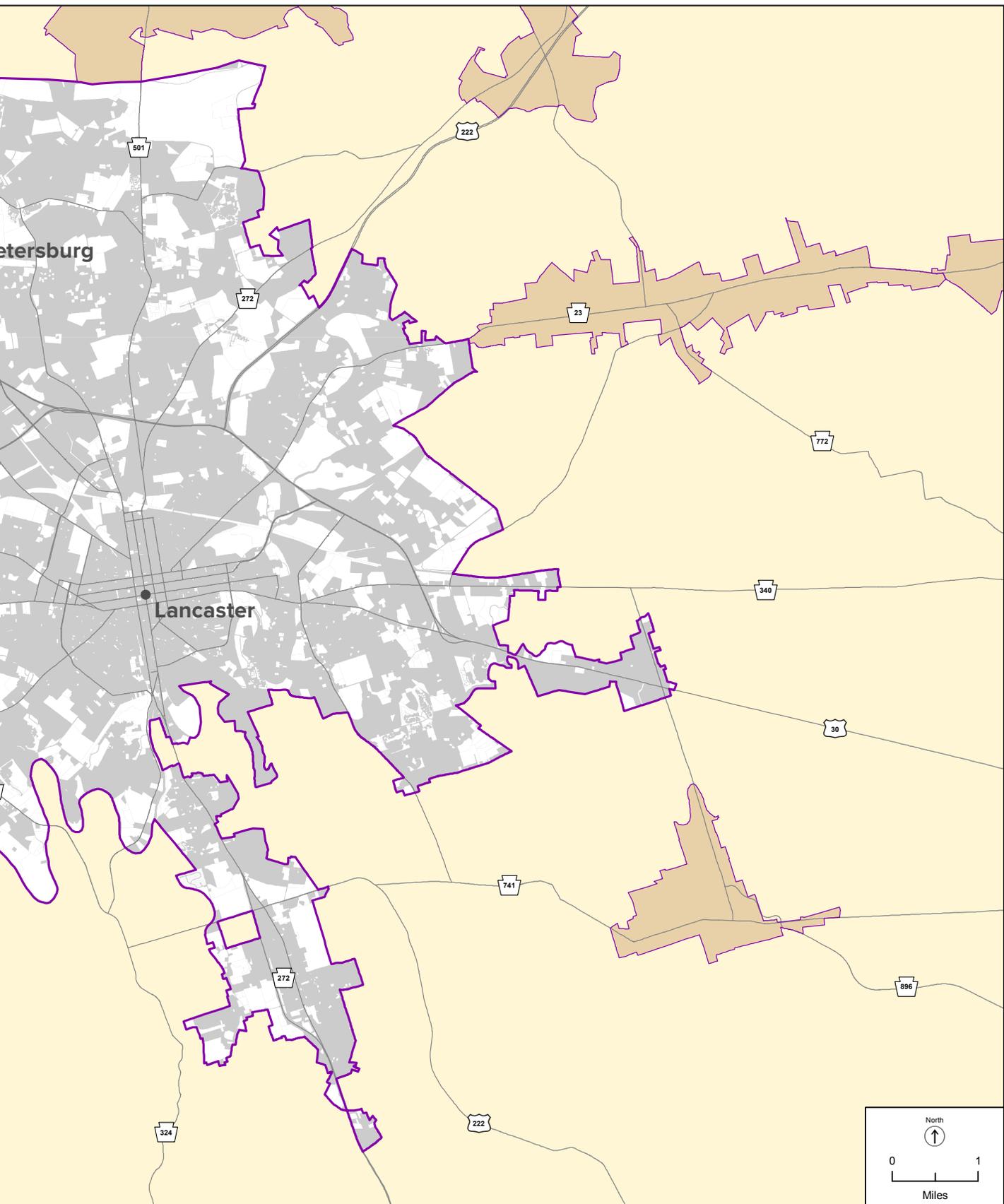
	<i>Acres</i>	<i>2,500 ft<sup>2</sup> to &lt; 0.25 Acre</i>	<i>0.25 to &lt; 2 Acres</i>	<i>2 to &lt; 10 Acres</i>	<i>10 to &lt; 40 Acres</i>	<i>40+ Acres</i>
<b>All UGAs as a Whole</b>	<b>27,821</b>	<b>390</b>	<b>1,847</b>	<b>7,176</b>	<b>8,630</b>	<b>9,777</b>
Central Lancaster County	12,851	172	888	3,170	3,114	5,507
Christiana-Gap	656	1	23	139	193	301
Cocalico	1,911	11	127	638	791	344
Columbia-Marietta	1,029	24	67	284	377	277
Donegal	1,005	28	67	264	432	214
Elanco North	185	4	16	54	111	0
Elanco South	1,397	7	75	312	495	508
Elizabethtown	2,574	26	158	496	759	1,136
Ephrata-Akron	2,305	58	152	818	893	385
Leola-Bareville	340	3	34	101	72	131
Lititz-Warwick	1,443	11	127	424	487	394
Manheim	918	37	60	255	255	312
Solanco	858	3	30	101	455	269
Strasburg	349	5	25	121	198	0

**Buildable Parcels by UGA and Parcel Size**

	<i>Parcels</i>	<i>2,500 ft<sup>2</sup> to &lt; 0.25 Acre</i>	<i>0.25 to &lt; 2 Acres</i>	<i>2 to &lt; 10 Acres</i>	<i>10 to &lt; 40 Acres</i>	<i>40+ Acres</i>
<b>All UGAs as a Whole</b>	<b>7,865</b>	<b>2,741</b>	<b>2,864</b>	<b>1,657</b>	<b>463</b>	<b>140</b>
Central Lancaster County	3,609	1,227	1,393	748	169	72
Christiana-Gap	80	6	30	31	9	4
Cocalico	429	80	166	132	45	6
Columbia-Marietta	386	186	110	64	21	5
Donegal	440	232	123	58	24	3
Elanco North	90	34	34	14	8	0
Elanco South	278	54	121	72	22	9
Elizabethtown	570	158	239	114	42	17
Ephrata-Akron	873	381	253	184	48	7
Leola-Bareville	100	19	50	25	4	2
Lititz-Warwick	391	79	181	100	25	6
Manheim	386	218	92	58	13	5
Solanco	120	24	42	28	22	4
Strasburg	113	43	30	29	11	0

# Central Lancaster County UGA





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# Central Lancaster County UGA

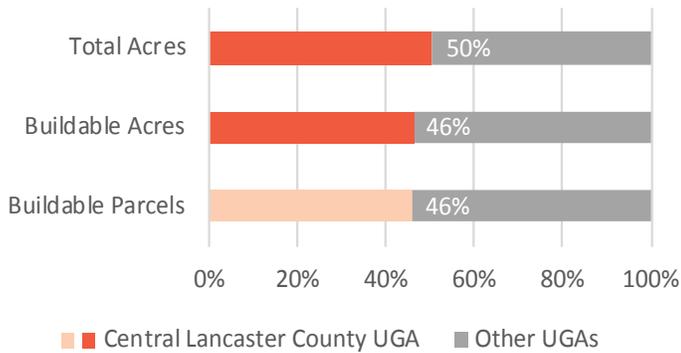
For All Charts



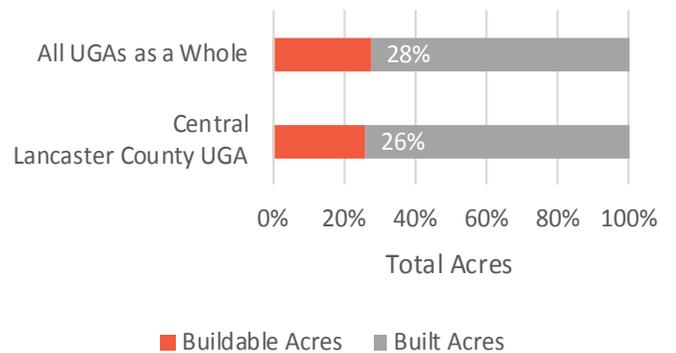
### Municipalities

- East Hempfield
- East Lampeter
- East Petersburg
- Lancaster City
- Lancaster Township
- Manheim Township
- Manor
- Millersville
- Mountville
- Pequea
- Upper Leacock
- West Hempfield
- West Lampeter

**Central Lancaster County UGA as Percent of All UGAs as a Whole**



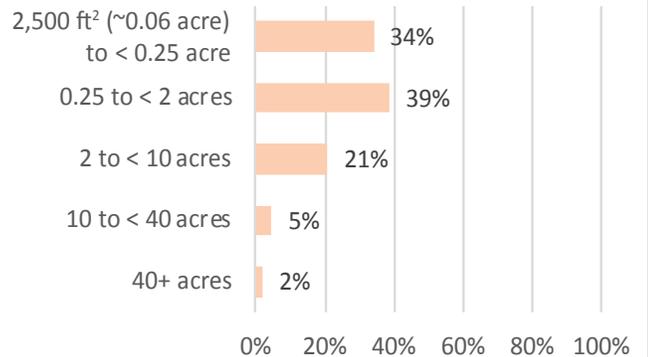
**Buildable Acres as Percent of Total Acres**



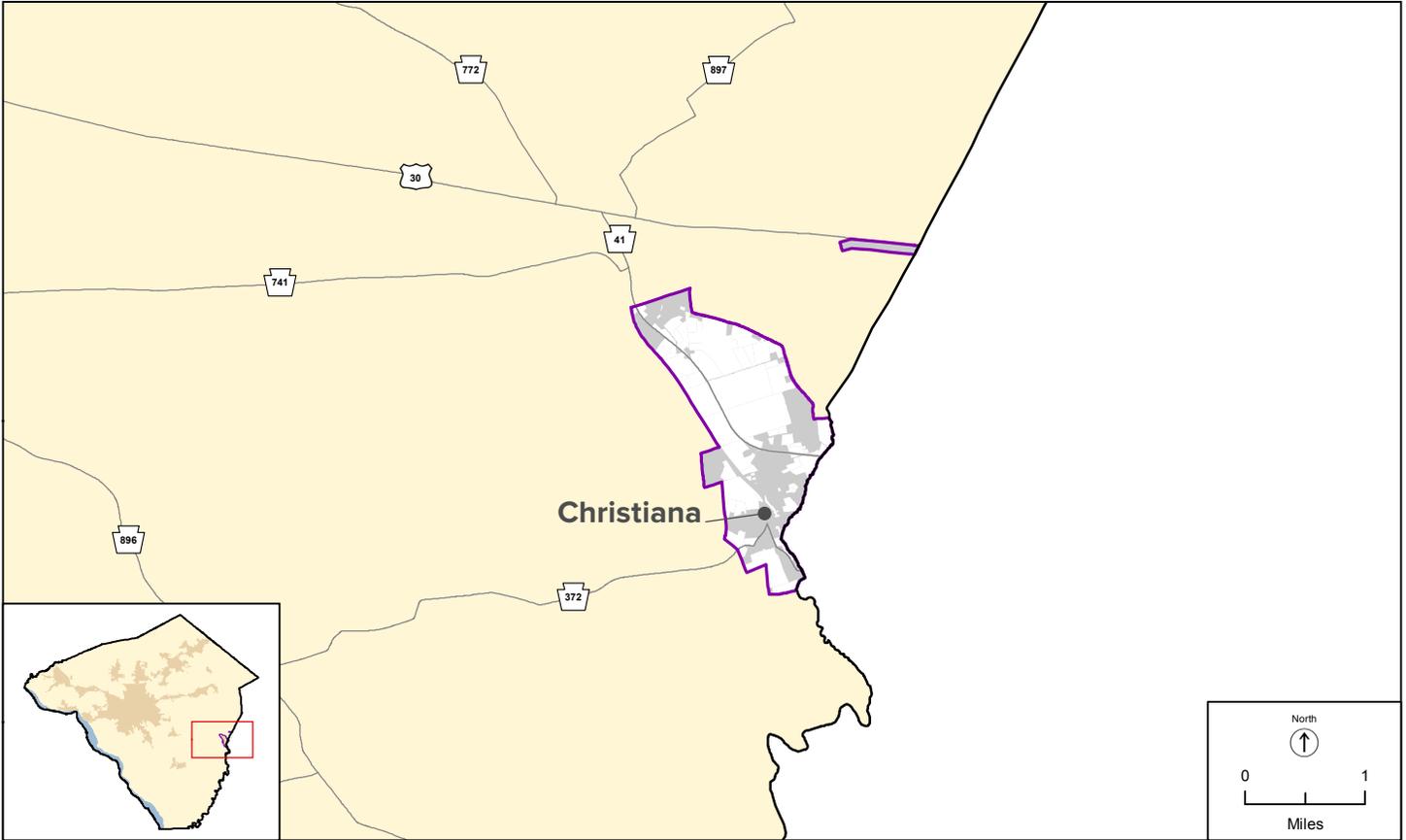
**Buildable Acres by Parcel Size**



**Buildable Parcels by Parcel Size**



## Christiana-Gap UGA



### Legend

FEATURED UGA			
	UGA Boundary		County Boundary
	Built Land		Major Road
	Buildable Land *		Water Body
			Urban Growth Area (UGA)

\* Includes vacant and partially vacant parcels

■ = 10 acres

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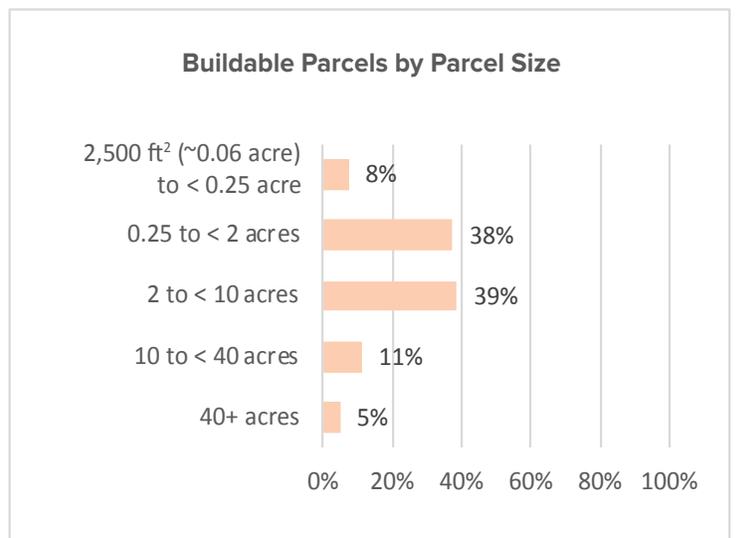
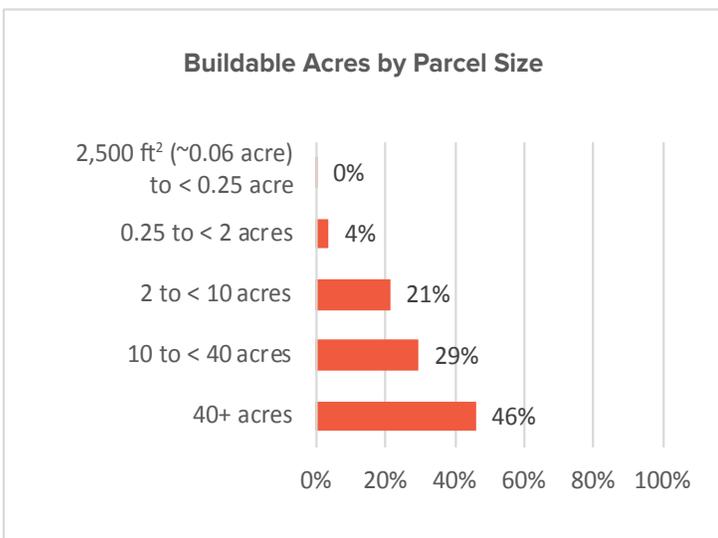
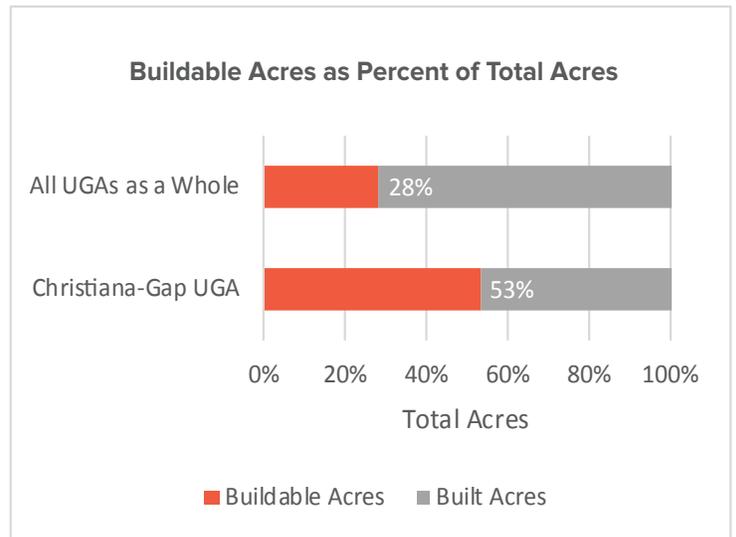
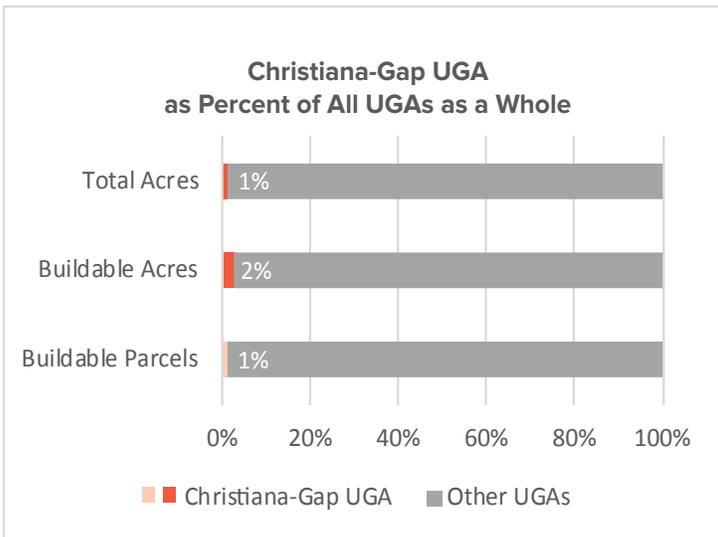
### Municipalities

Christiana  
Sadsbury

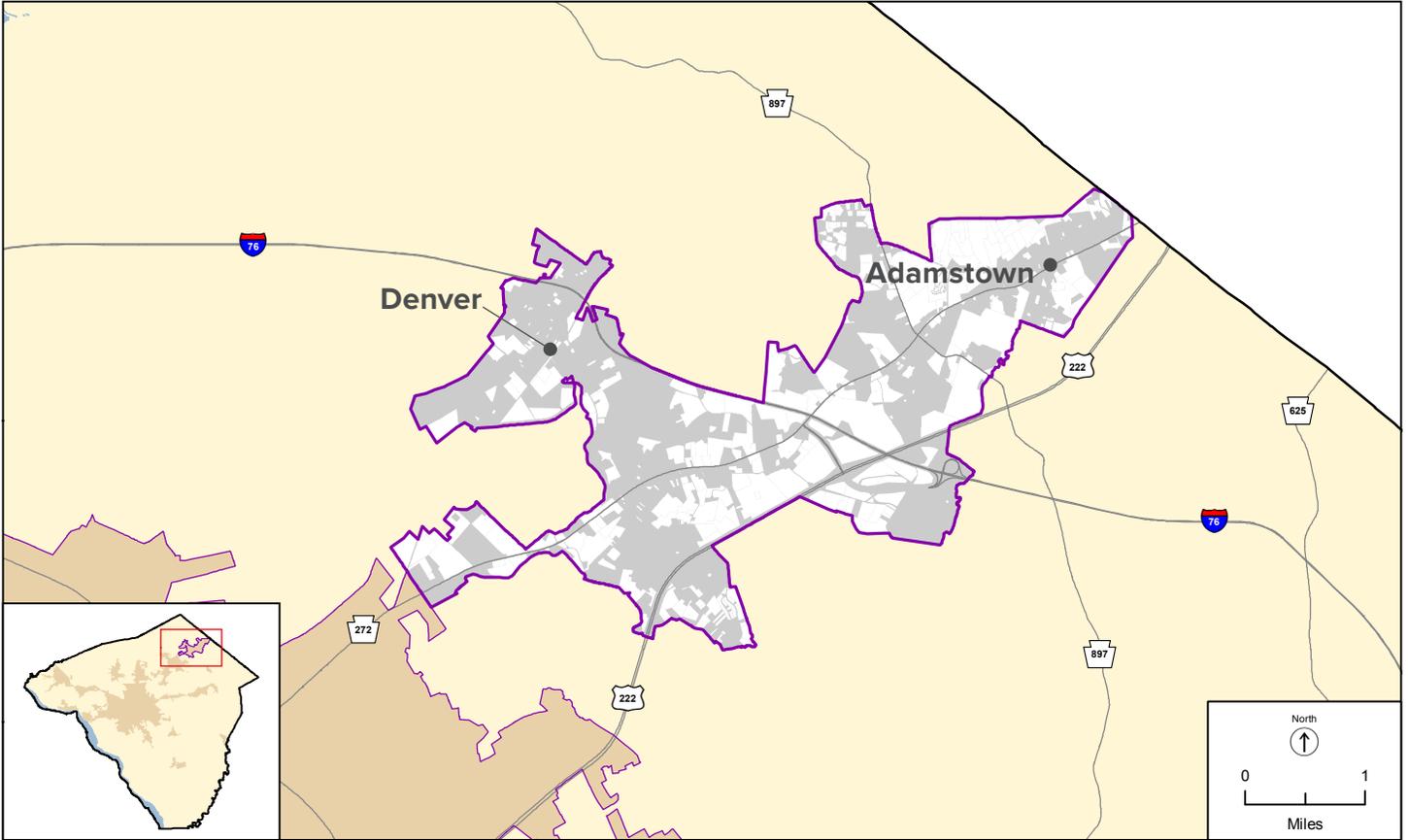
## Christiana-Gap UGA

For All Charts

- Acres
- Parcels



## Cocalico UGA



### Legend

FEATURED UGA	
	UGA Boundary
	Built Land
	Buildable Land *
	County Boundary
	Major Road
	Water Body
	Urban Growth Area (UGA)

\* Includes vacant and partially vacant parcels

■ = 10 acres

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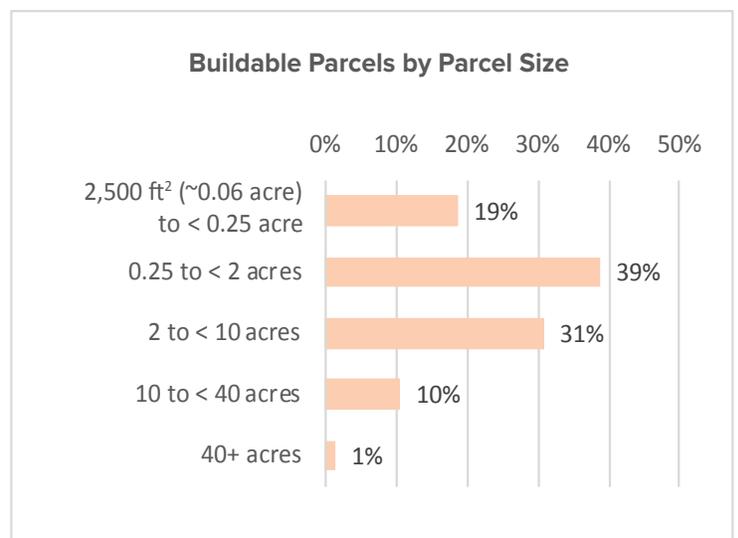
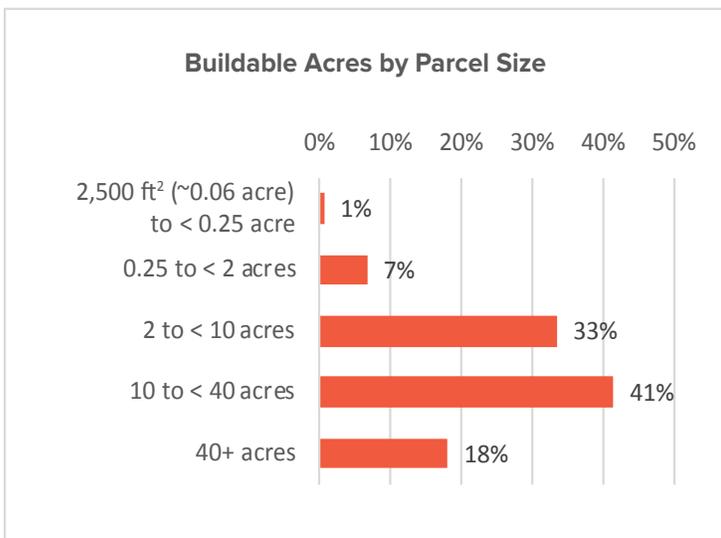
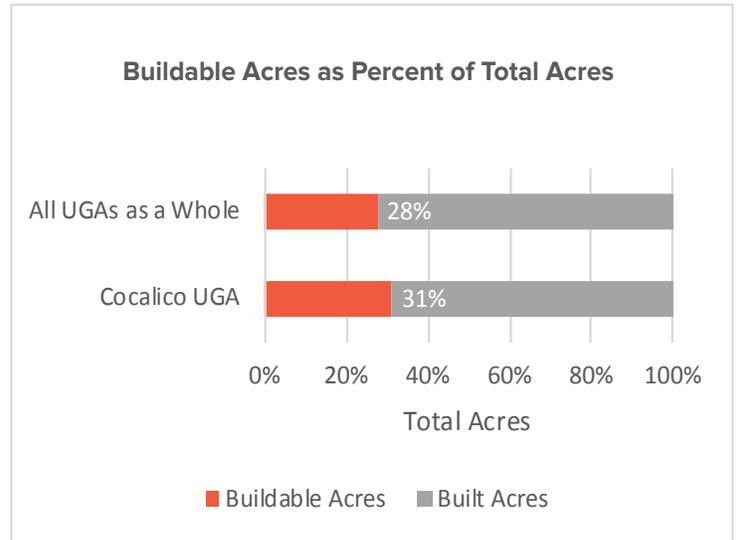
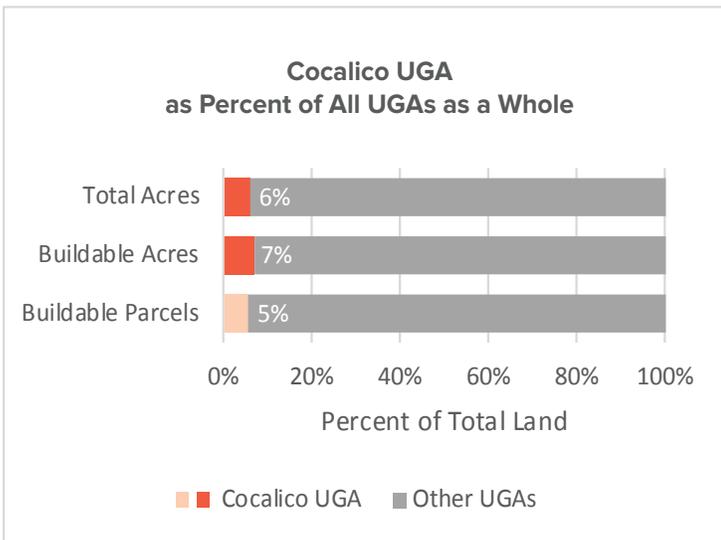
### Municipalities

- Adamstown
- Denver
- East Cocalico

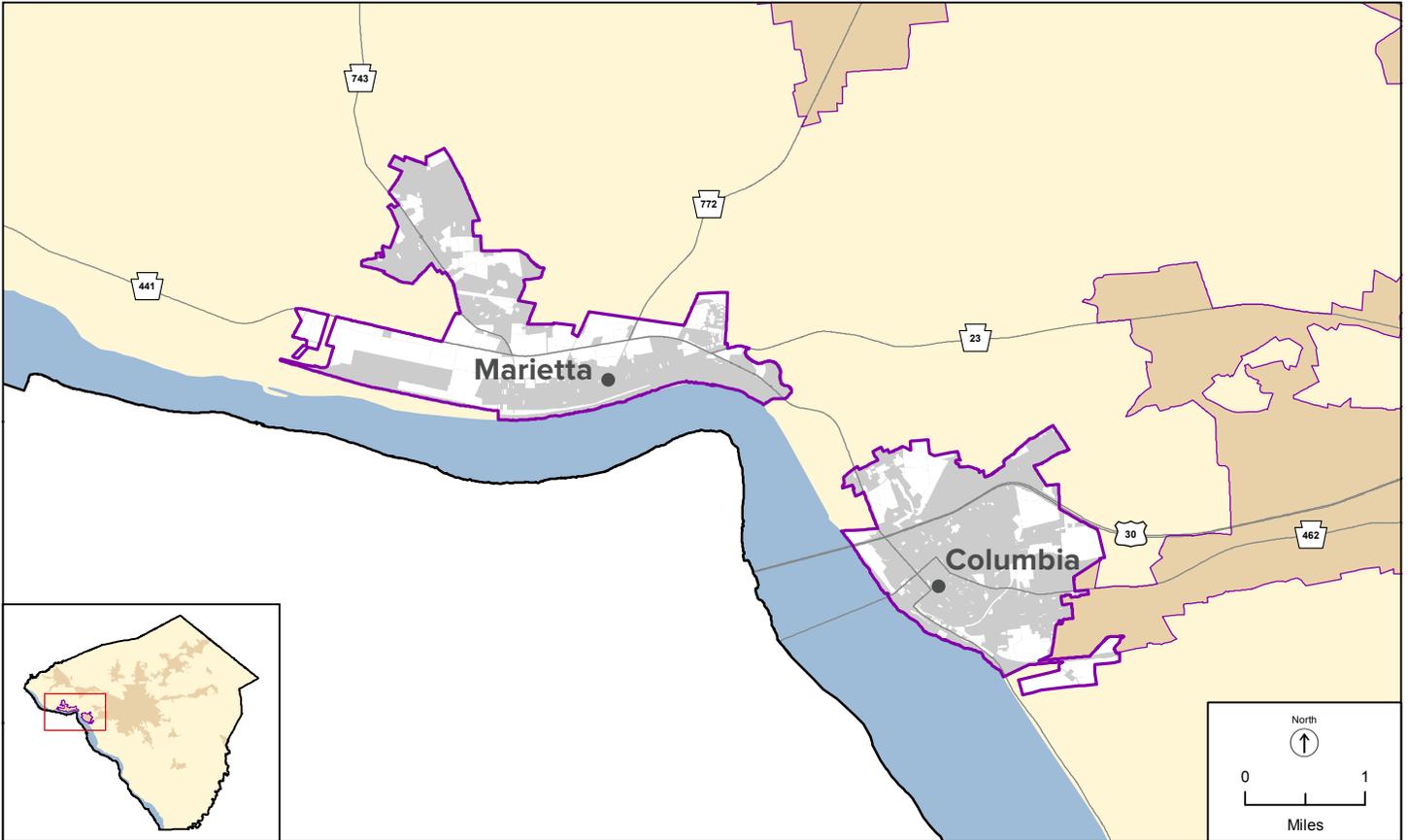
## Cocalico UGA

For All Charts

- Acres
- Parcels



## Columbia-Marietta UGA



### Legend

FEATURED UGA	
	UGA Boundary
	Built Land
	Buildable Land *
	County Boundary
	Major Road
	Water Body
	Urban Growth Area (UGA)

\* Includes vacant and partially vacant parcels

■ = 10 acres

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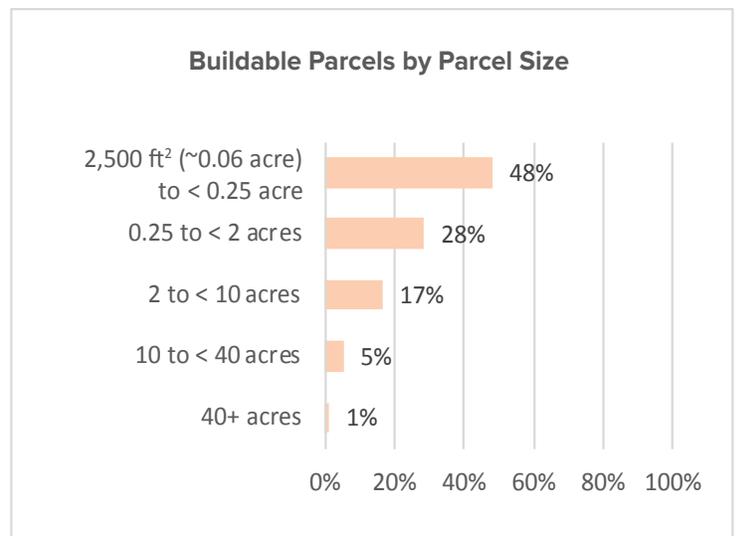
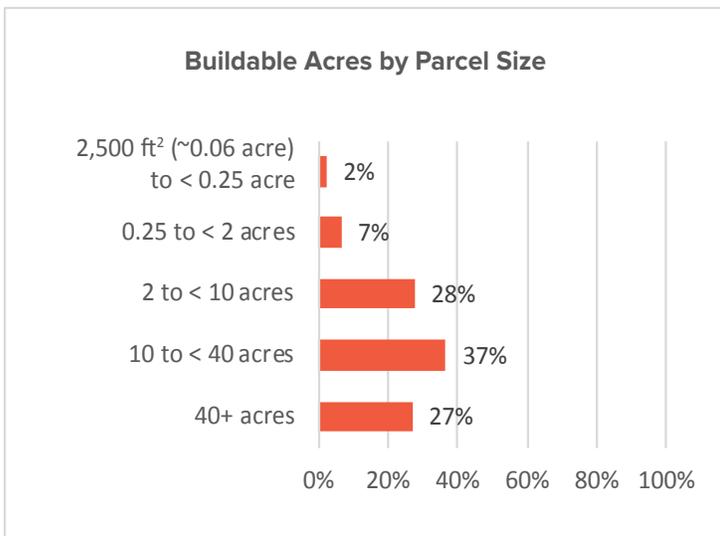
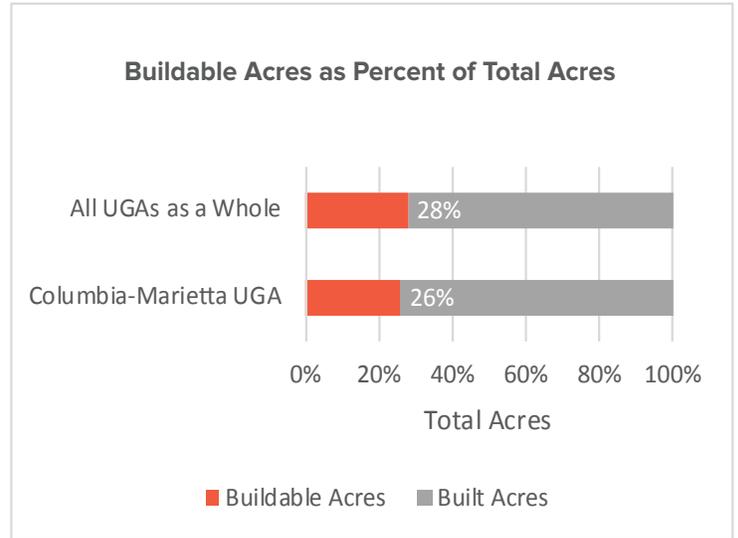
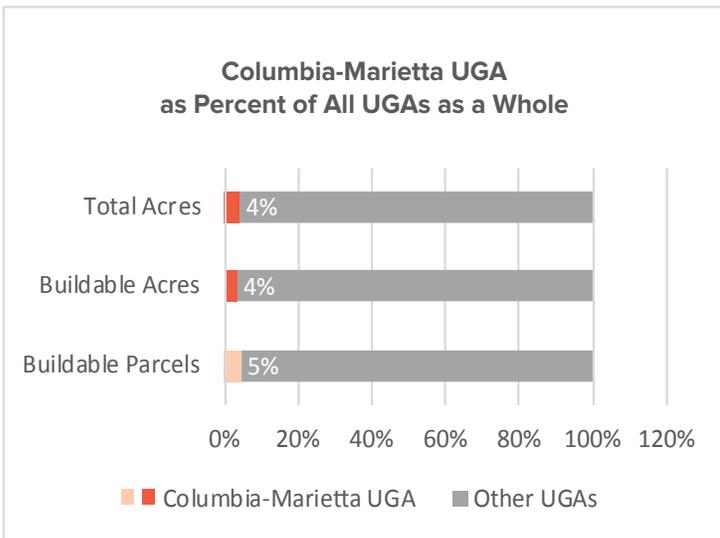
### Municipalities

Columbia  
 East Donegal  
 Marietta  
 West Hempfield

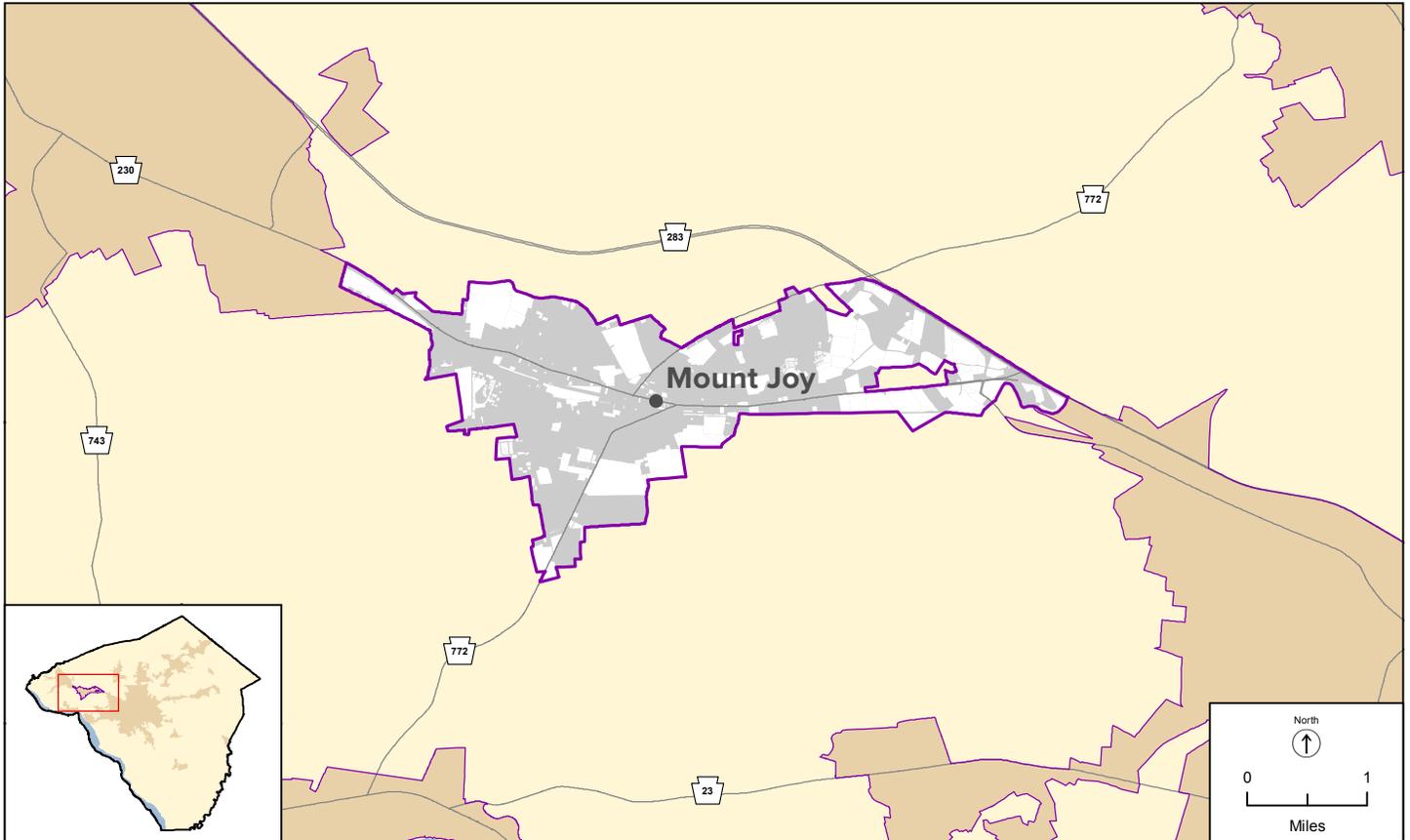
## Columbia-Marietta UGA

For All Charts

- Acres
- Parcels



## Donegal UGA



### Legend

FEATURED UGA	
	UGA Boundary
	Built Land
	Buildable Land *
	County Boundary
	Major Road
	Water Body
	Urban Growth Area (UGA)

\* Includes vacant and partially vacant parcels

■ = 10 acres

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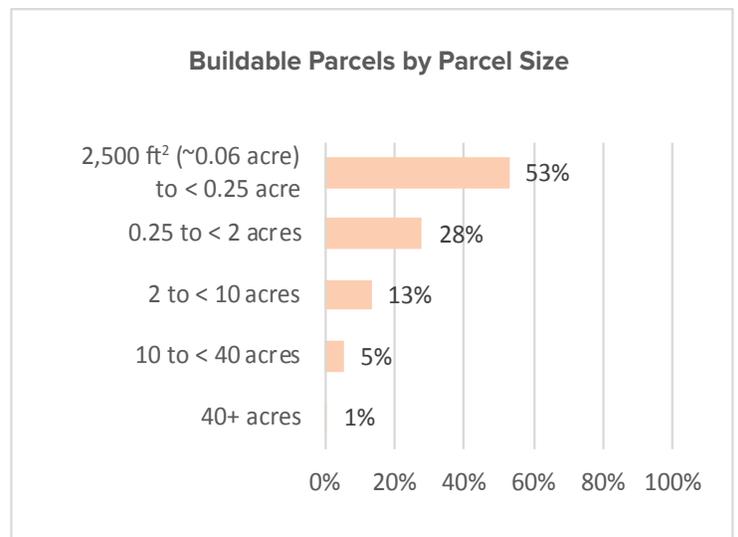
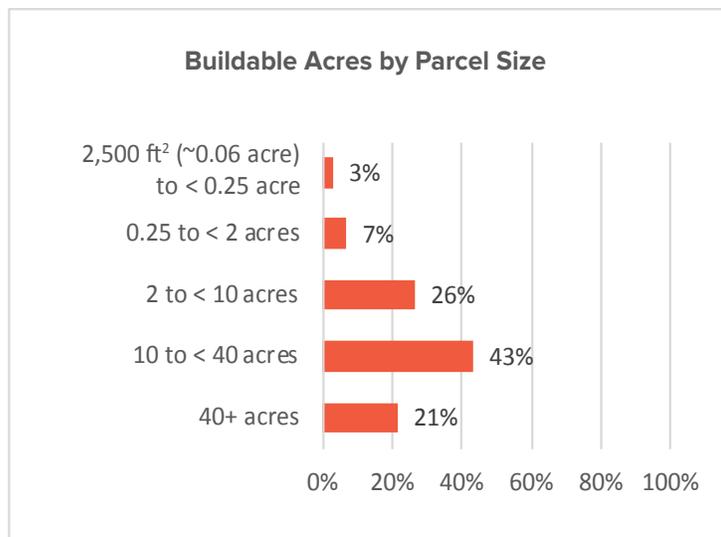
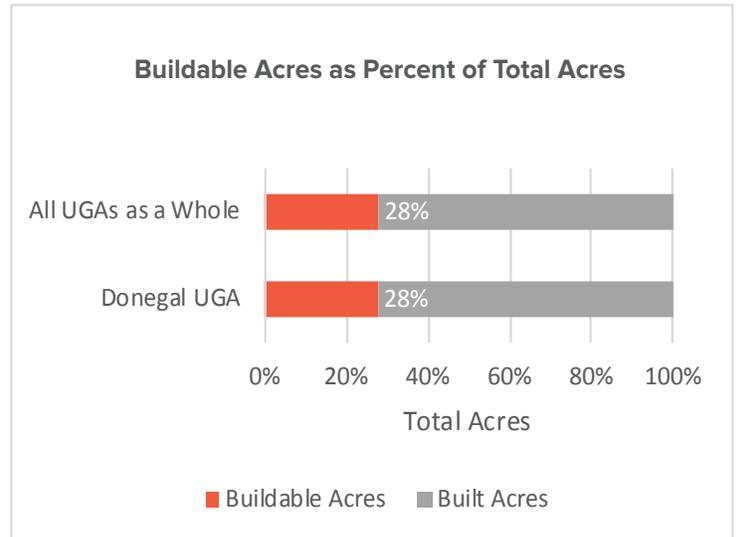
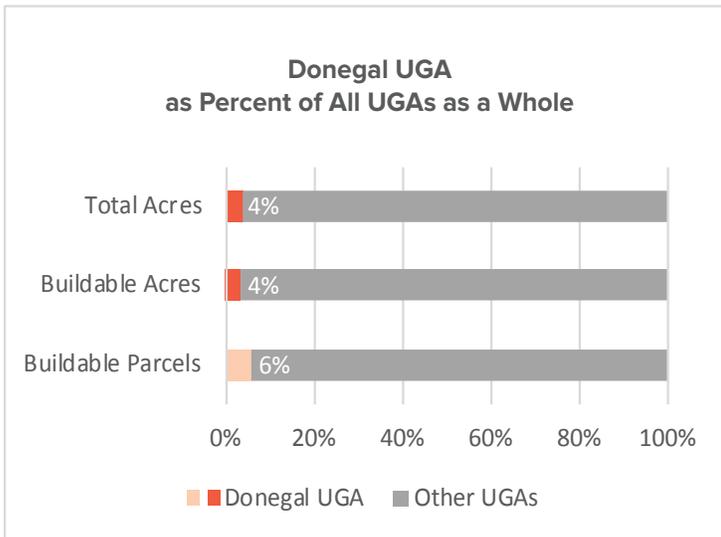
### Municipalities

East Donegal  
 Mount Joy Borough  
 Mount Joy Township  
 Rapho

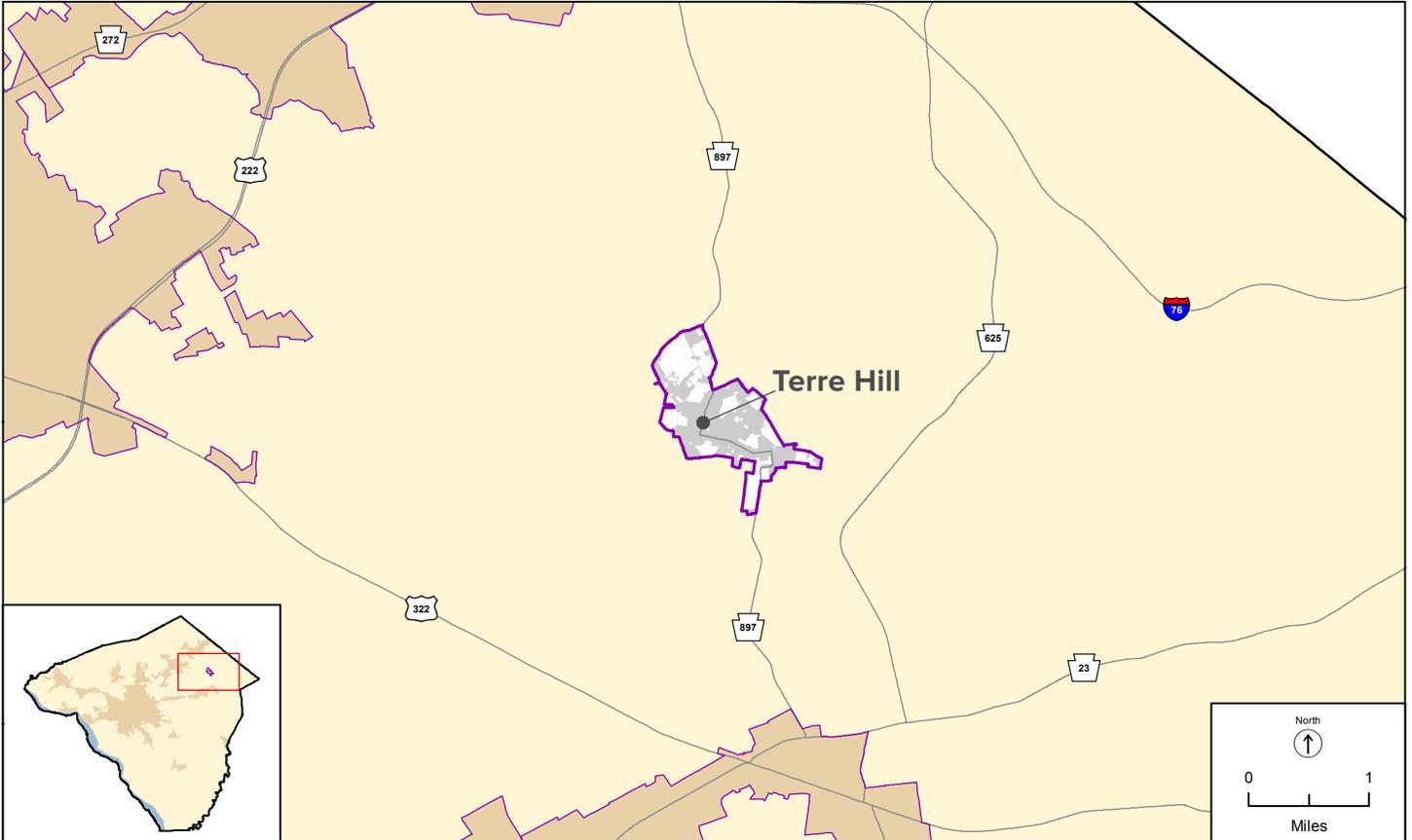
## Donegal UGA

For All Charts

- Acres
- Parcels



## Elanco North UGA



### Legend

FEATURED UGA	
	UGA Boundary
	Built Land
	Buildable Land *
	County Boundary
	Major Road
	Water Body
	Urban Growth Area (UGA)

\* Includes vacant and partially vacant parcels

■ = 10 acres

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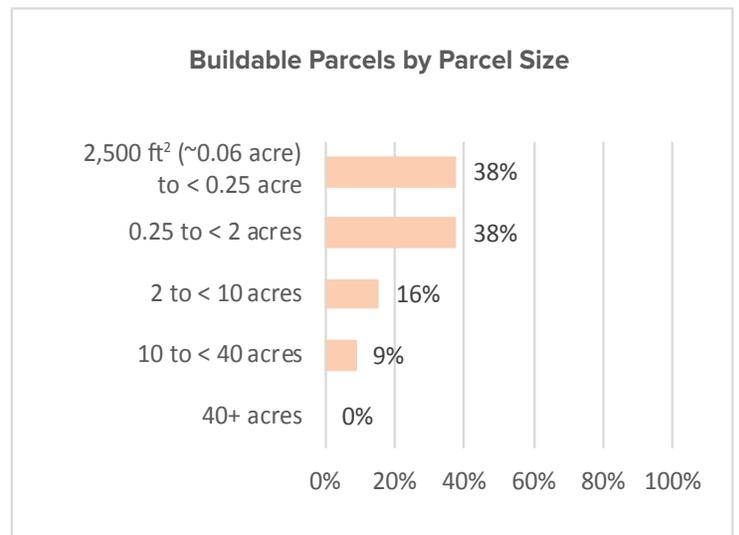
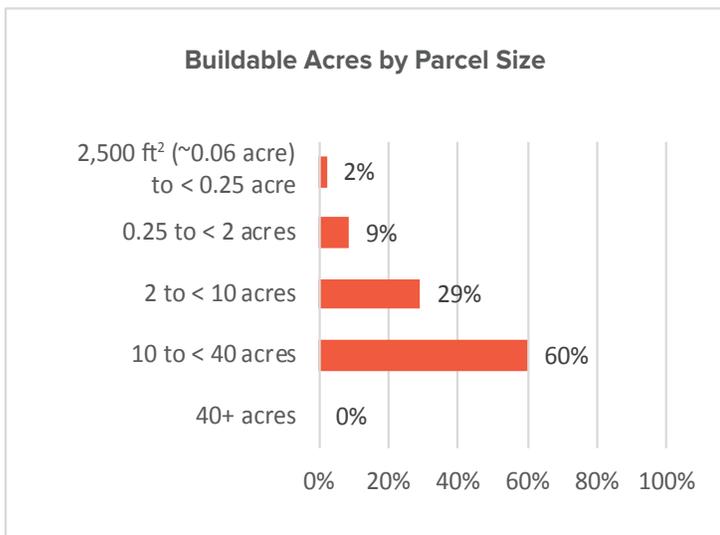
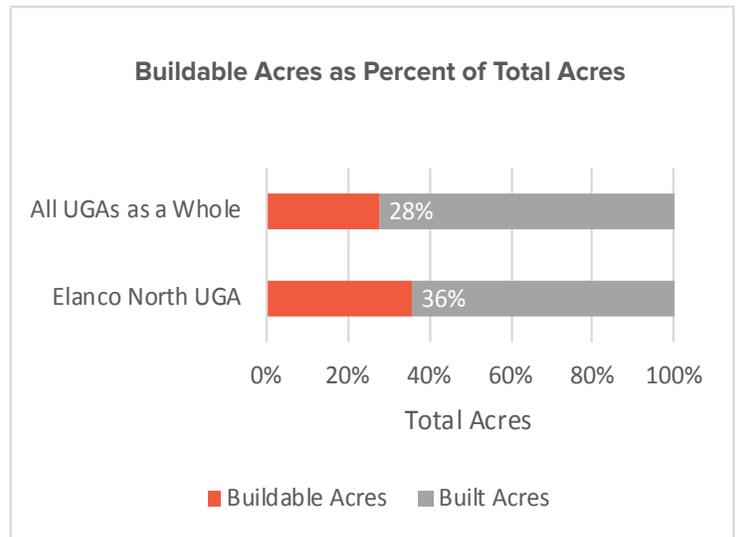
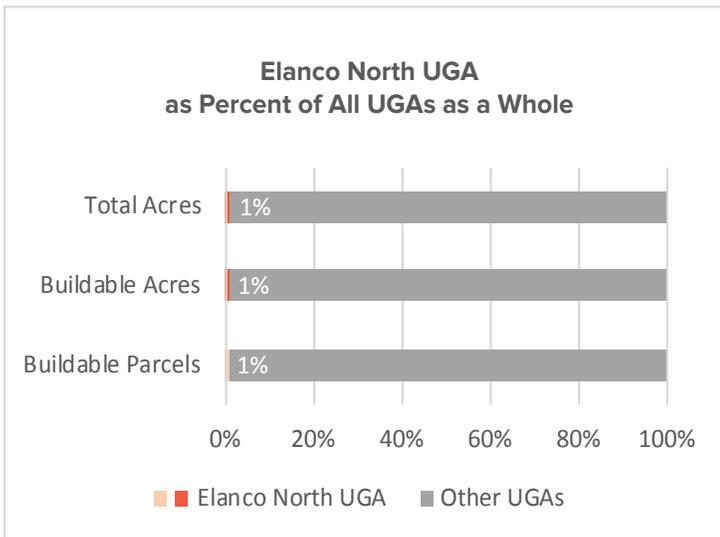
### Municipalities

East Earl  
Terre Hill

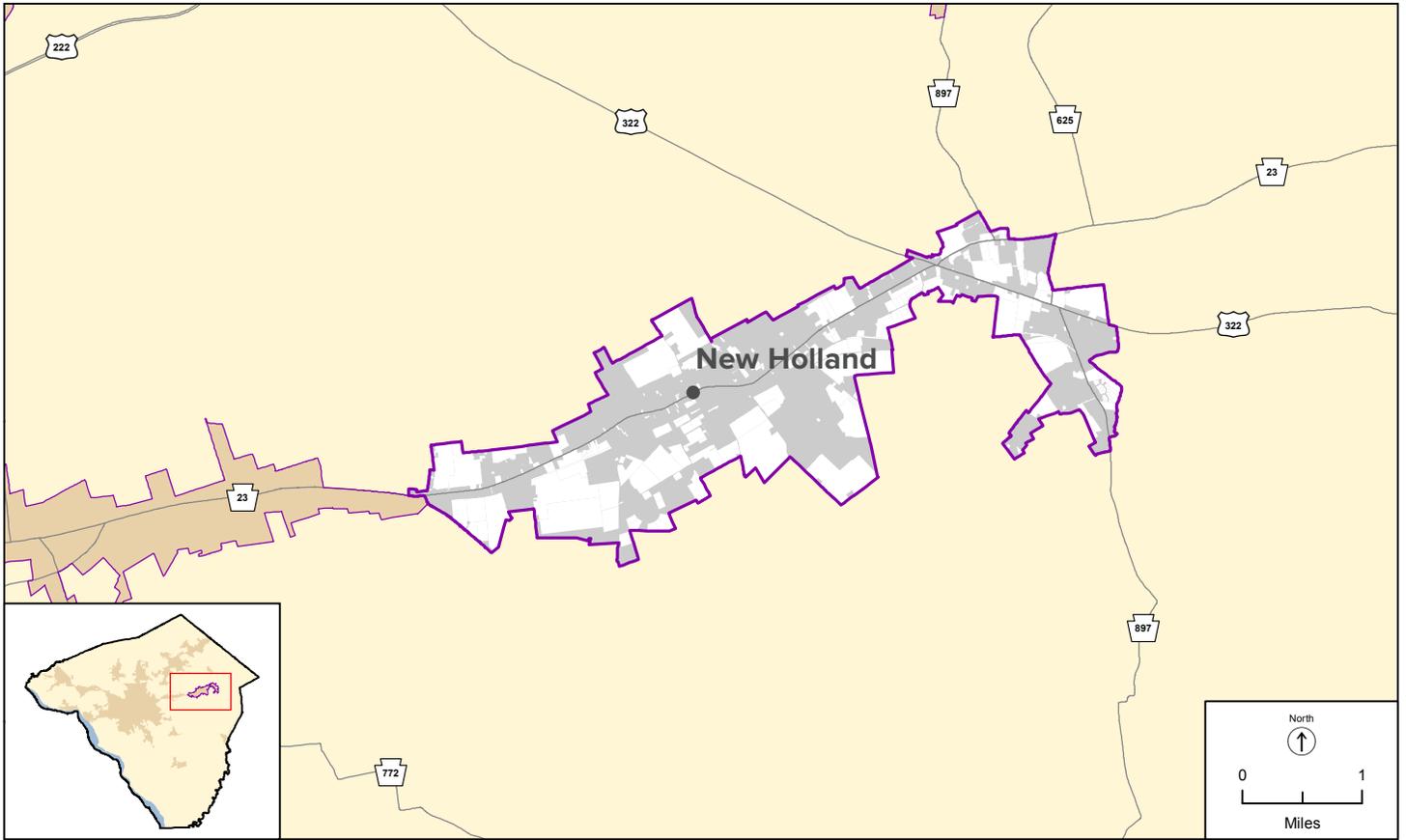
## Elanco North UGA

For All Charts

- Acres
- Parcels



## Elanco South UGA



### Legend

FEATURED UGA			
	UGA Boundary		County Boundary
	Built Land		Major Road
	Buildable Land *		Water Body
			Urban Growth Area (UGA)

\* Includes vacant and partially vacant parcels

■ = 10 acres

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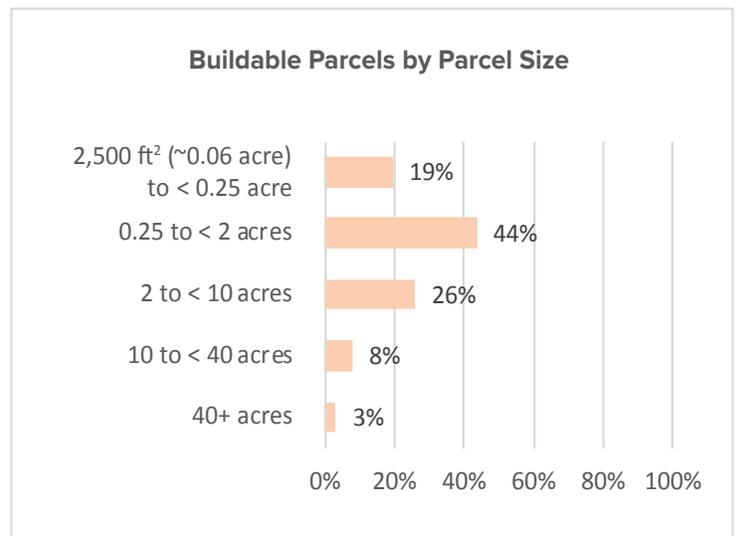
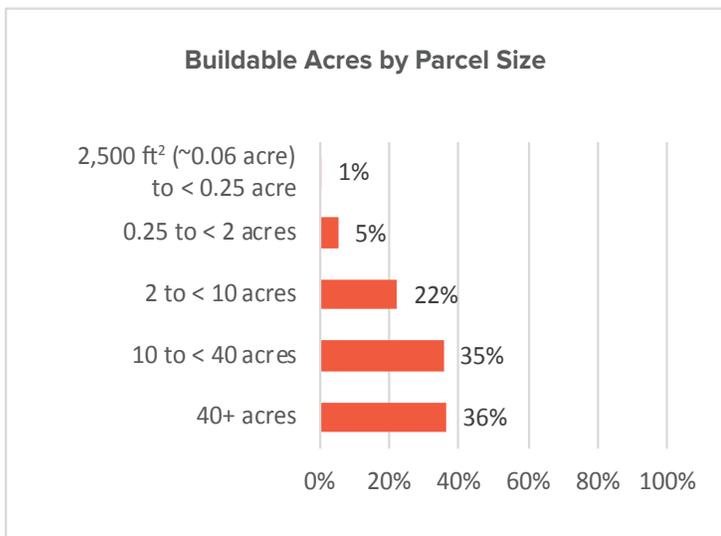
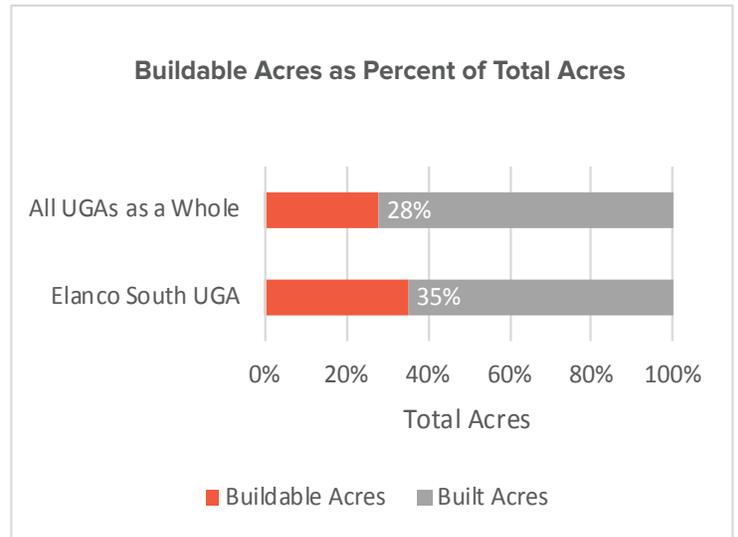
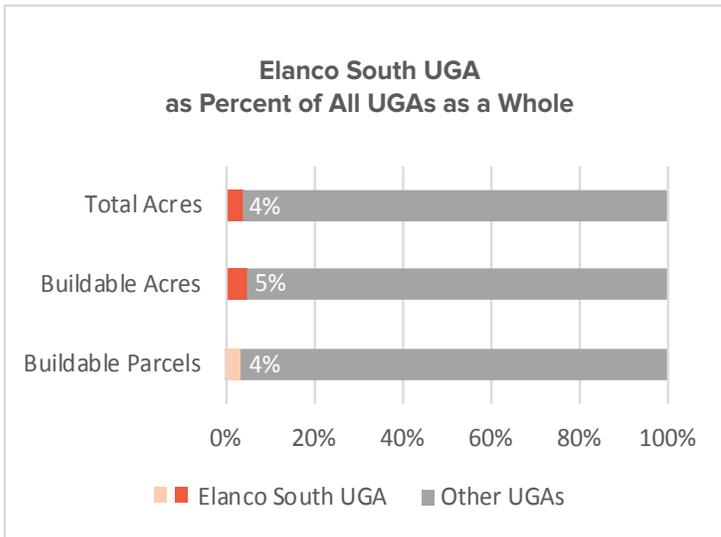
### Municipalities

Earl  
East Earl  
New Holland

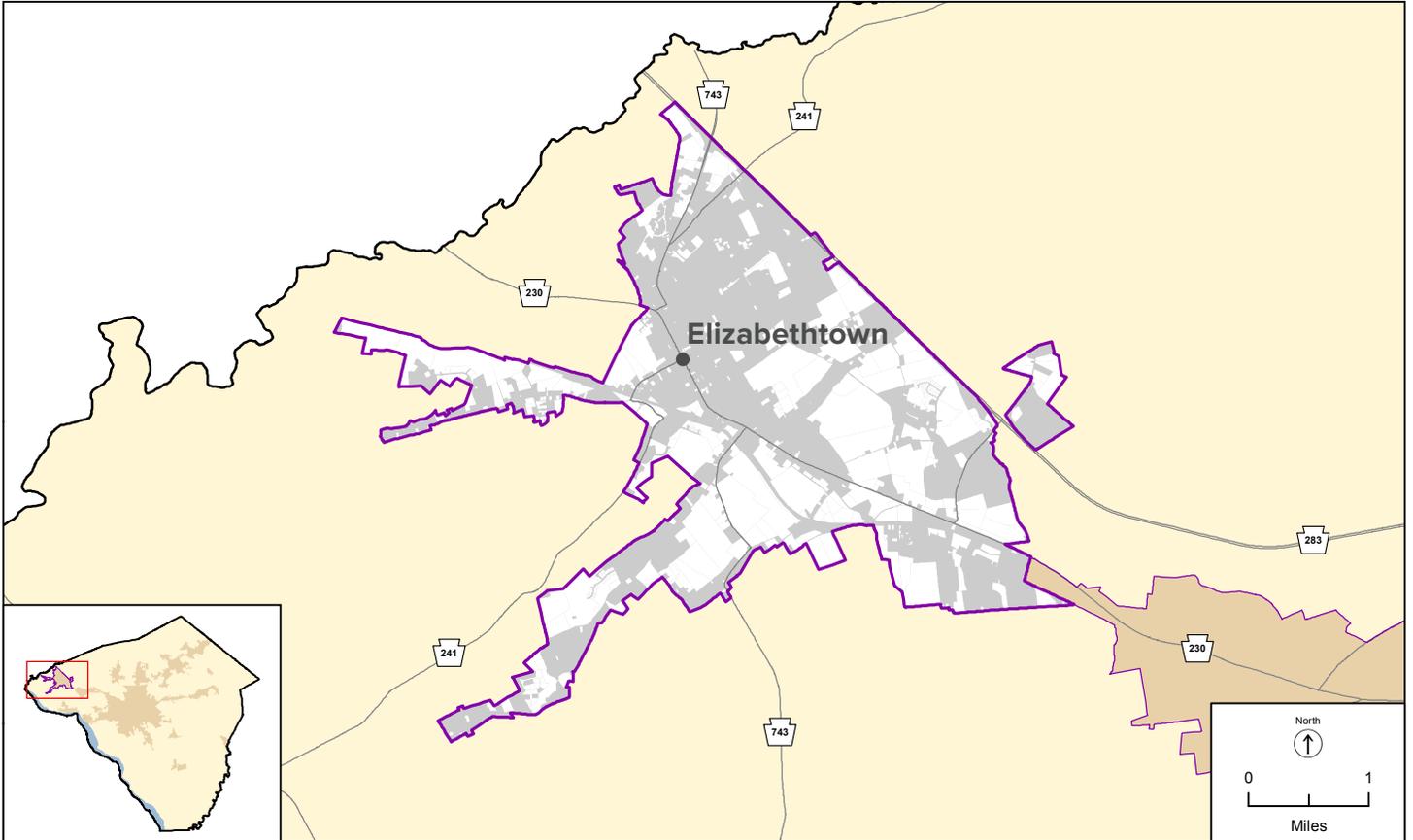
## Elanco South UGA

For All Charts

- Acres
- Parcels



## Elizabethtown UGA



### Legend

FEATURED UGA	
	UGA Boundary
	Built Land
	Buildable Land *
	County Boundary
	Major Road
	Water Body
	Urban Growth Area (UGA)

\* Includes vacant and partially vacant parcels

■ = 10 acres

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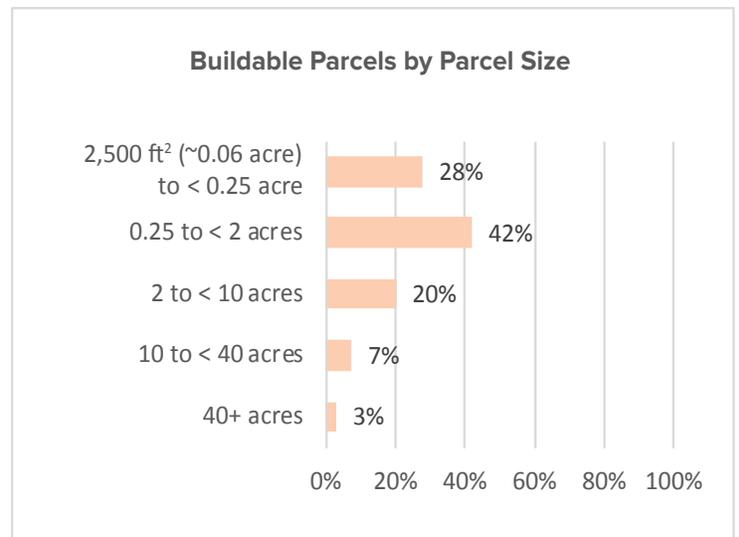
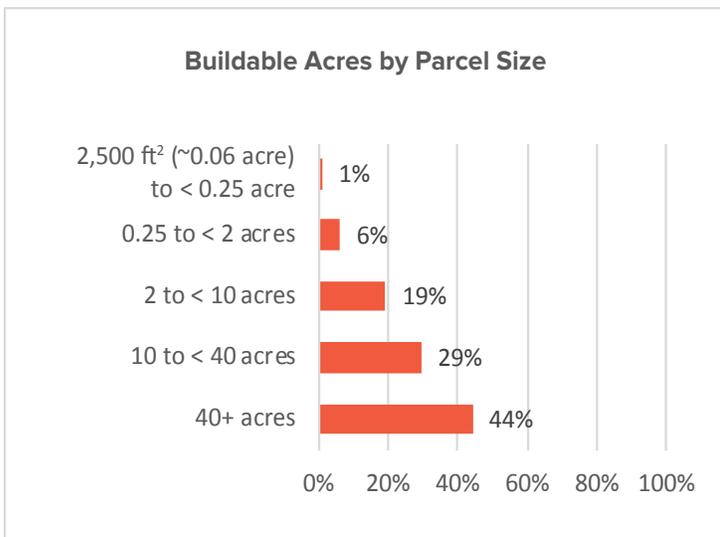
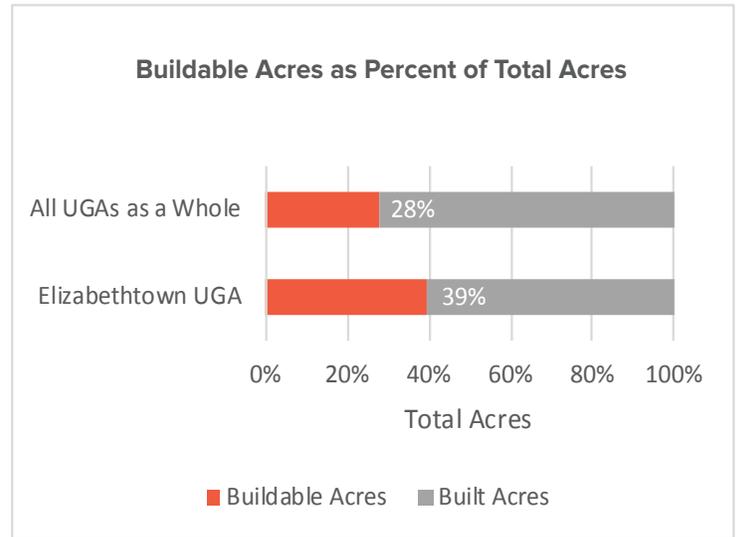
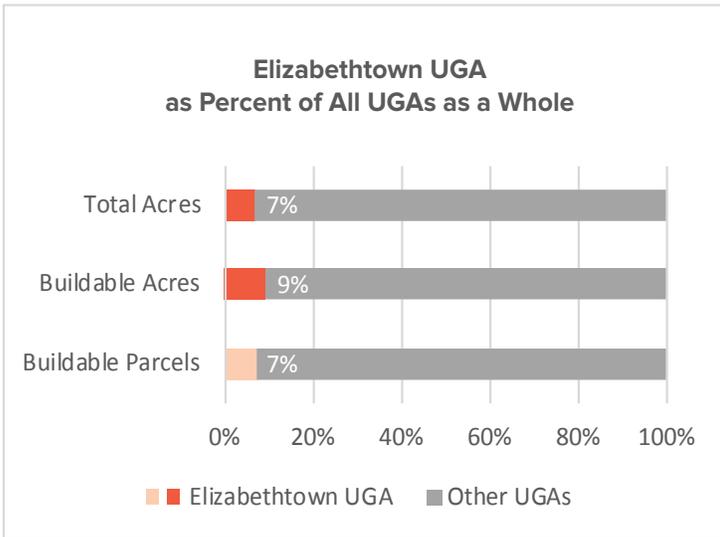
### Municipalities

Elizabethtown  
Mount Joy Township  
West Donegal

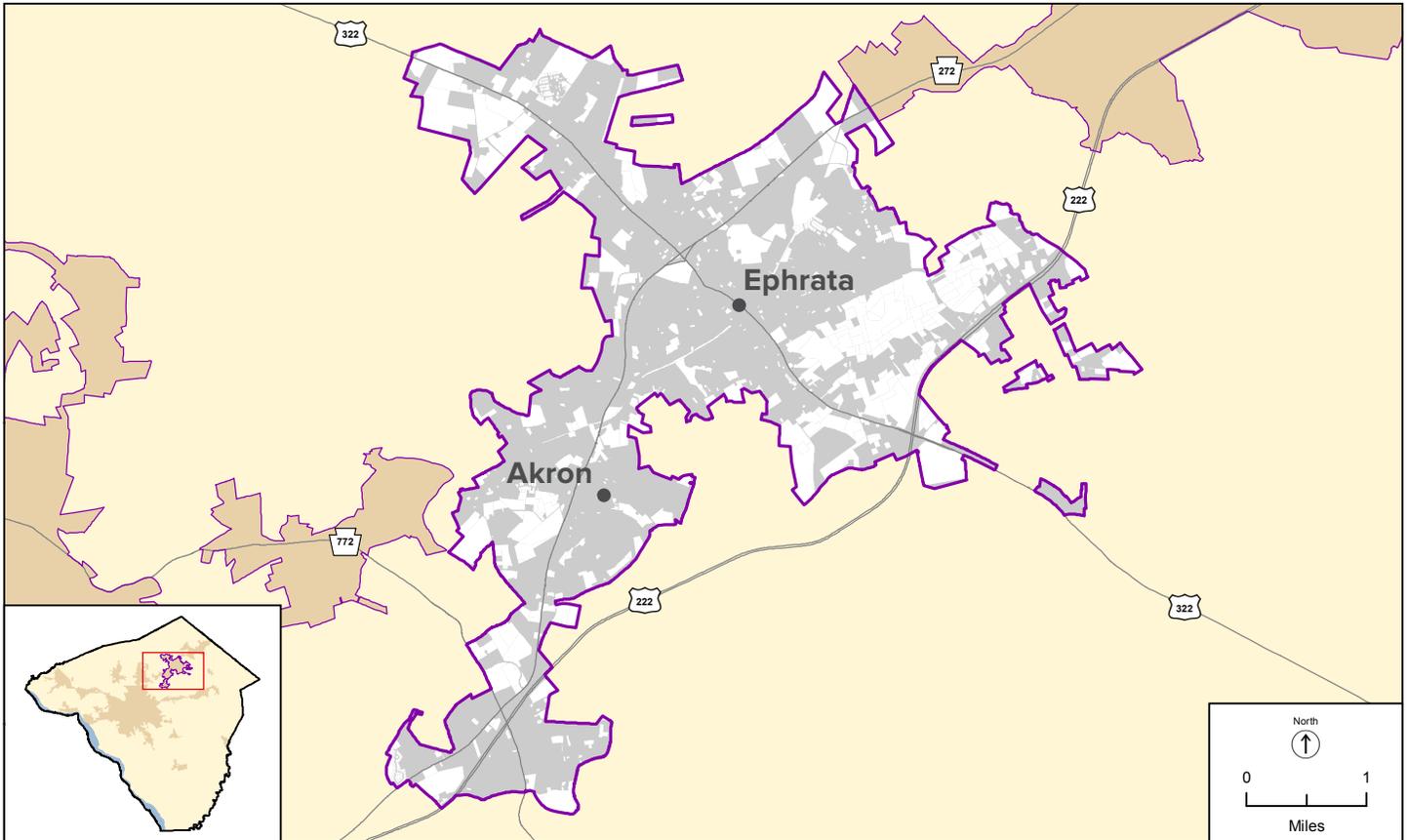
## Elizabethtown UGA

For All Charts

- Acres
- Parcels



## Ephrata-Akron UGA



### Legend

FEATURED UGA	
	UGA Boundary
	Built Land
	Buildable Land *
	County Boundary
	Major Road
	Water Body
	Urban Growth Area (UGA)

### Municipalities

- Akron
- Clay
- Ephrata Borough
- Ephrata Township
- West Earl

\* Includes vacant and partially vacant parcels

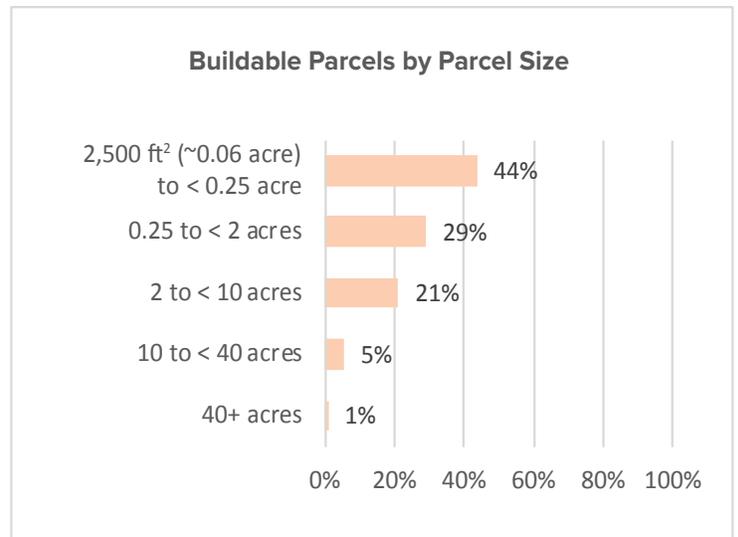
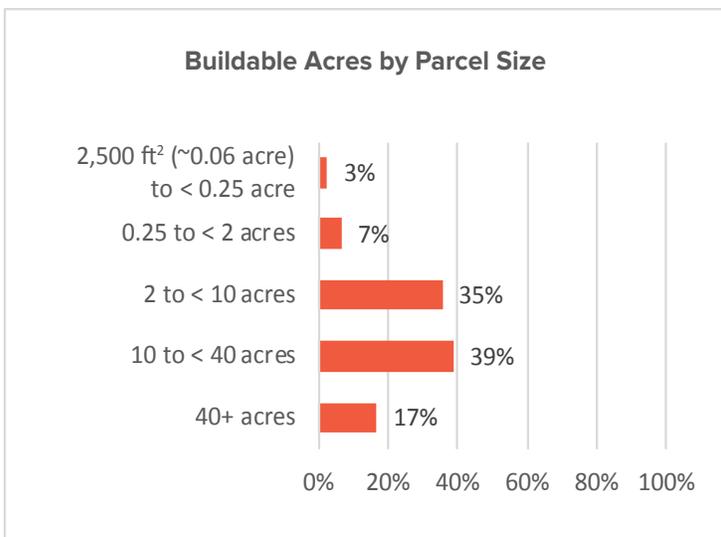
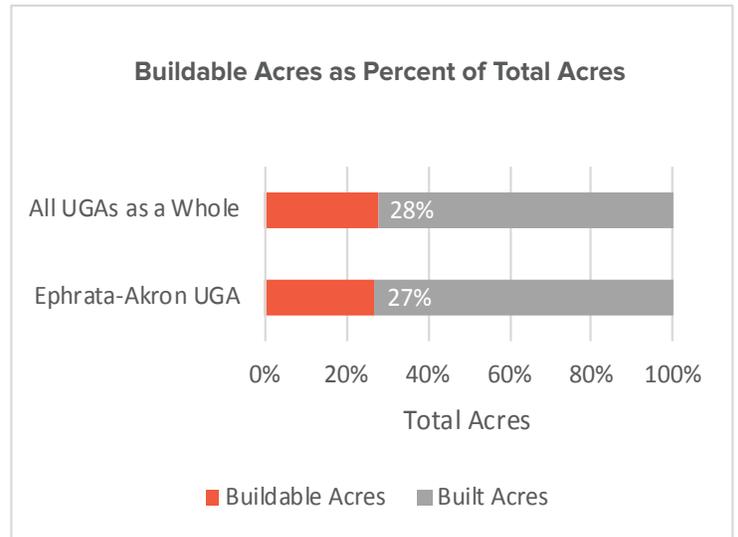
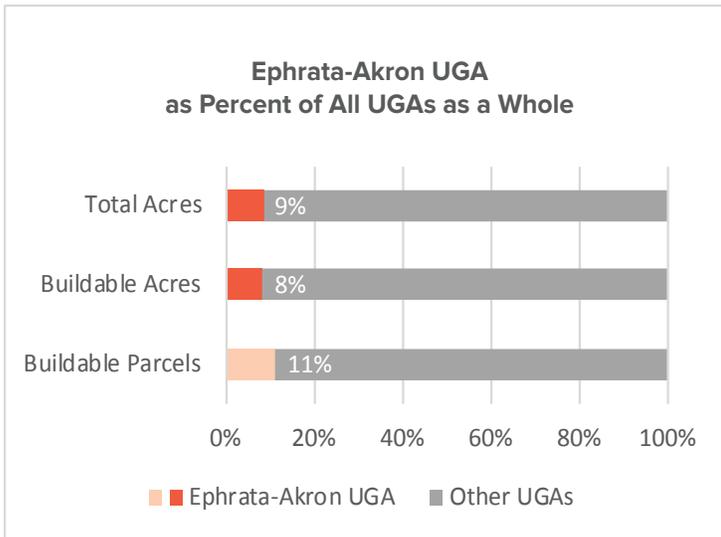
■ = 10 acres

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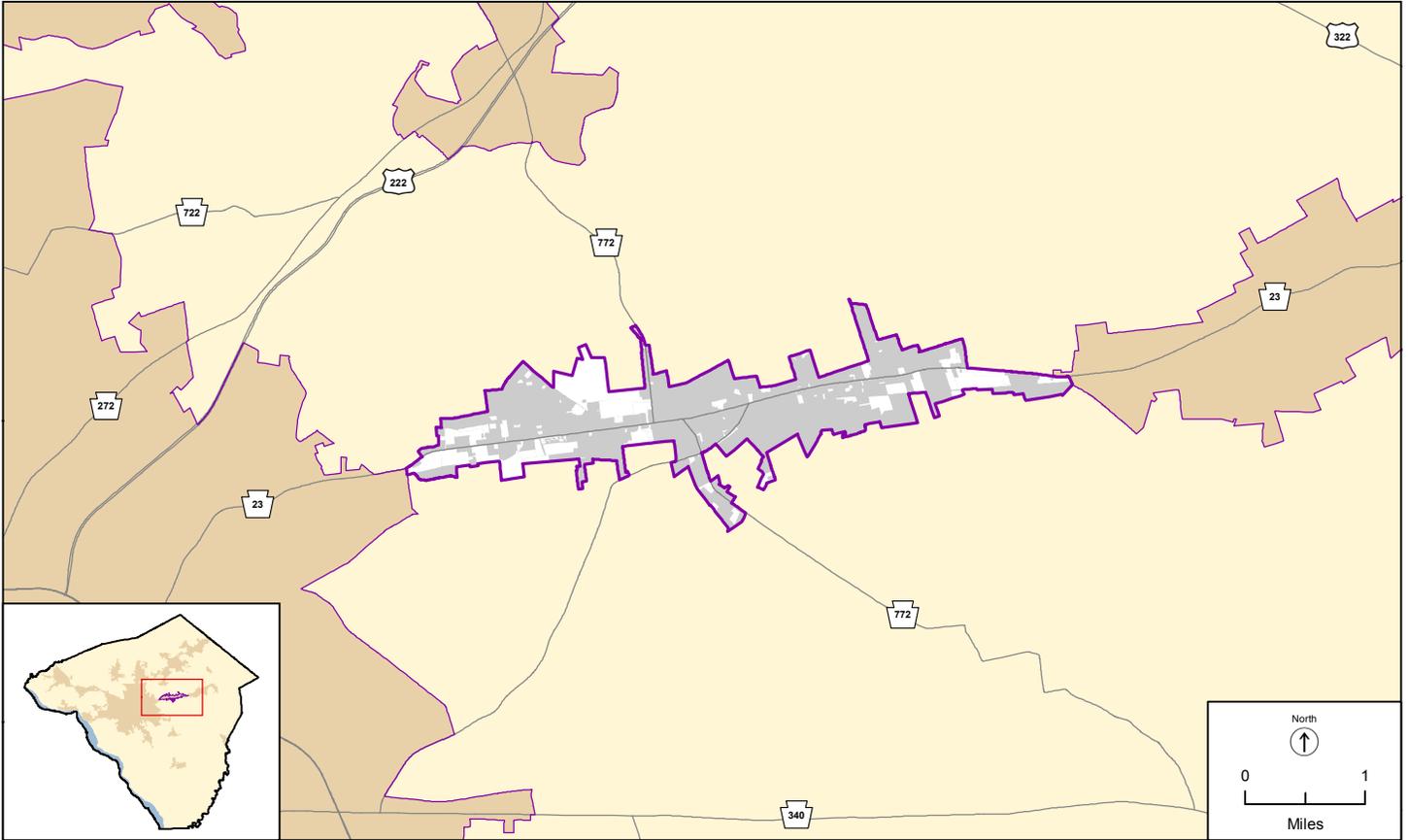
## Ephrata-Akron UGA

For All Charts

- Acres
- Parcels



## Leola-Bareville UGA



### Legend

FEATURED UGA	
	UGA Boundary
	Built Land
	Buildable Land *
	County Boundary
	Major Road
	Water Body
	Urban Growth Area (UGA)

\* Includes vacant and partially vacant parcels

■ = 10 acres

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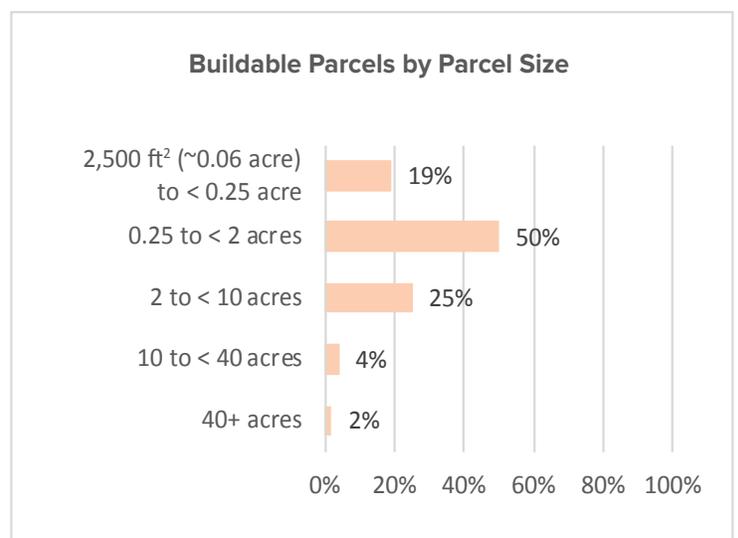
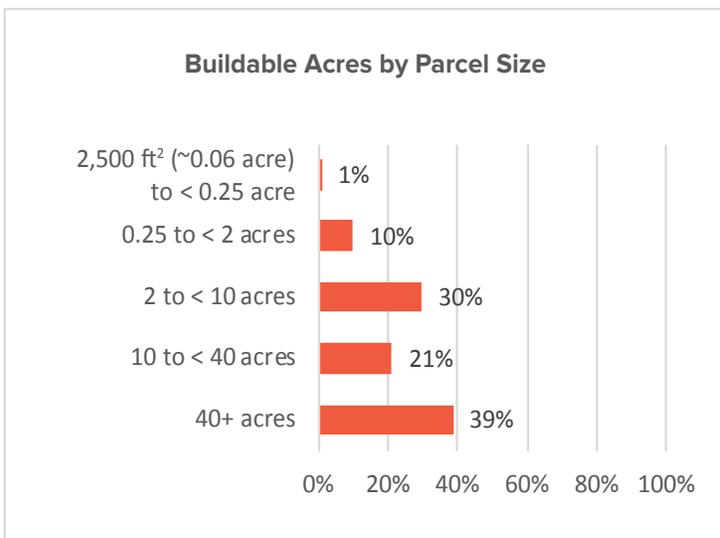
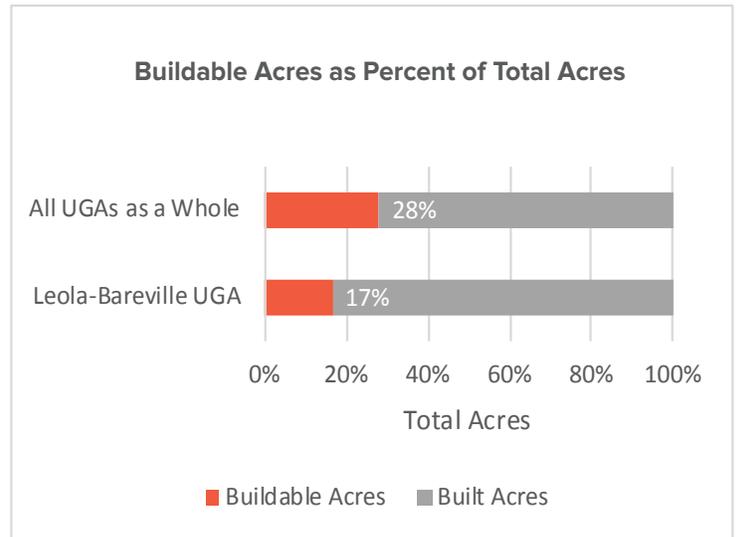
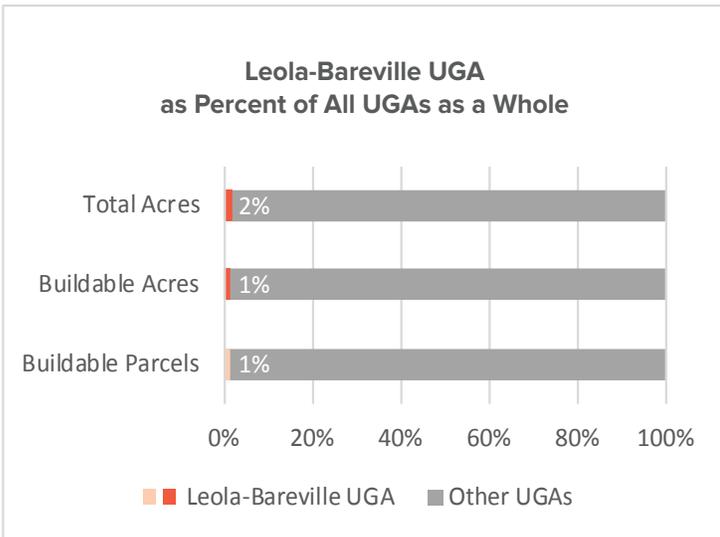
### Municipalities

Upper Leacock  
West Earl

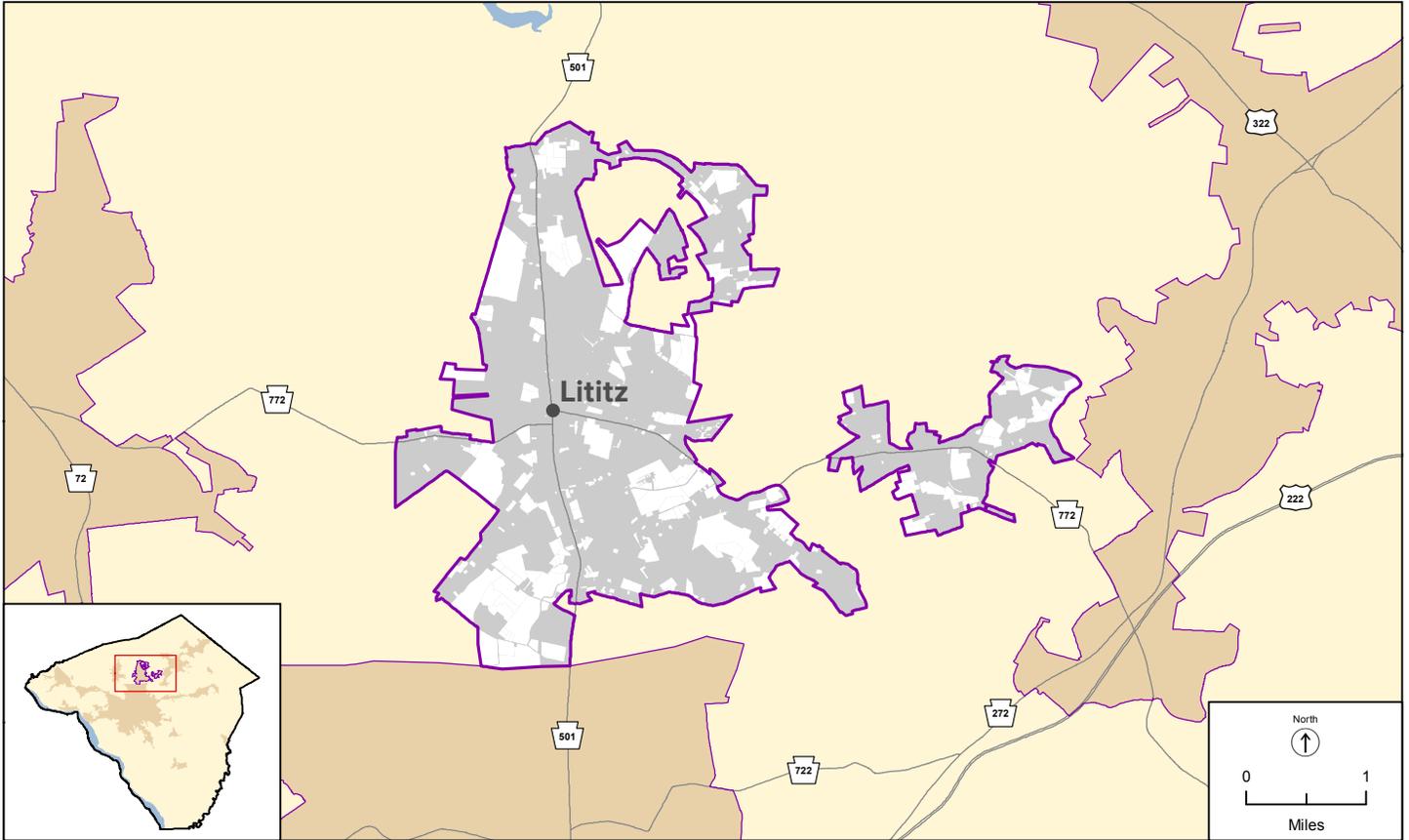
## Leola-Bareville UGA

For All Charts

- Acres
- Parcels



## Lititz-Warwick UGA



### Legend

FEATURED UGA			
	UGA Boundary		County Boundary
	Built Land		Major Road
	Buildable Land *		Water Body
			Urban Growth Area (UGA)

\* Includes vacant and partially vacant parcels

■ = 10 acres

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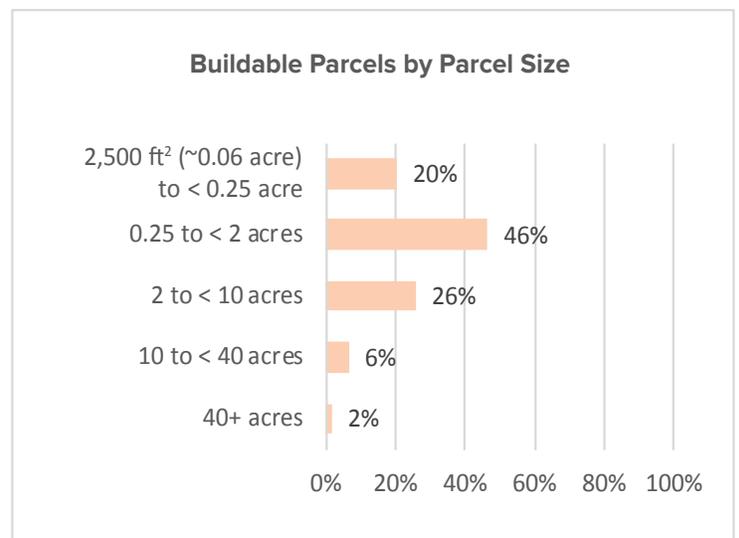
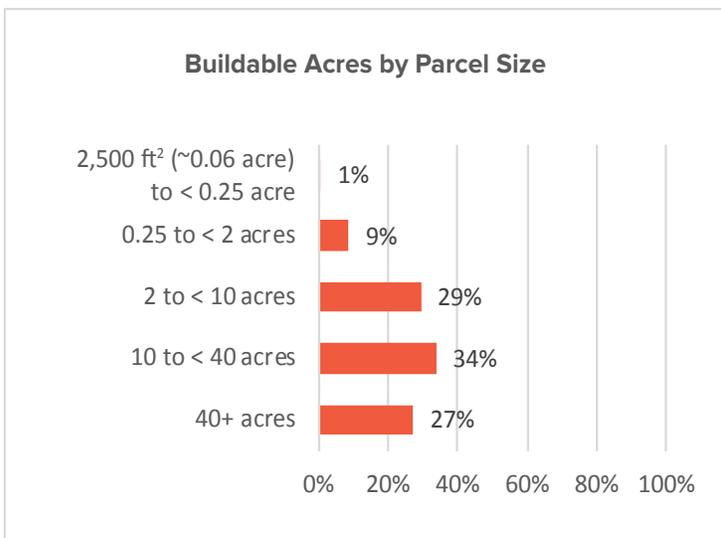
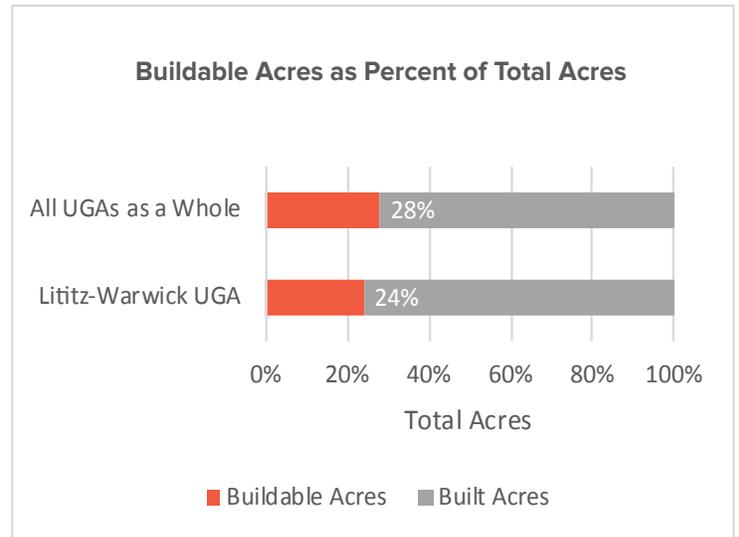
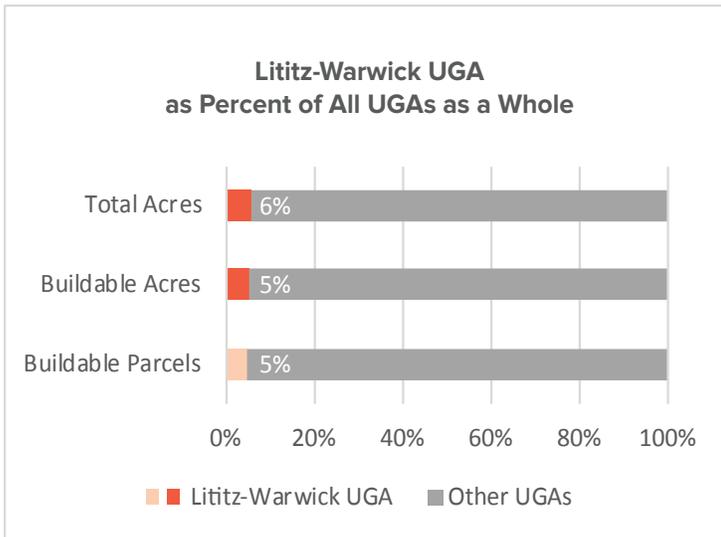
### Municipalities

Lititz  
Warwick

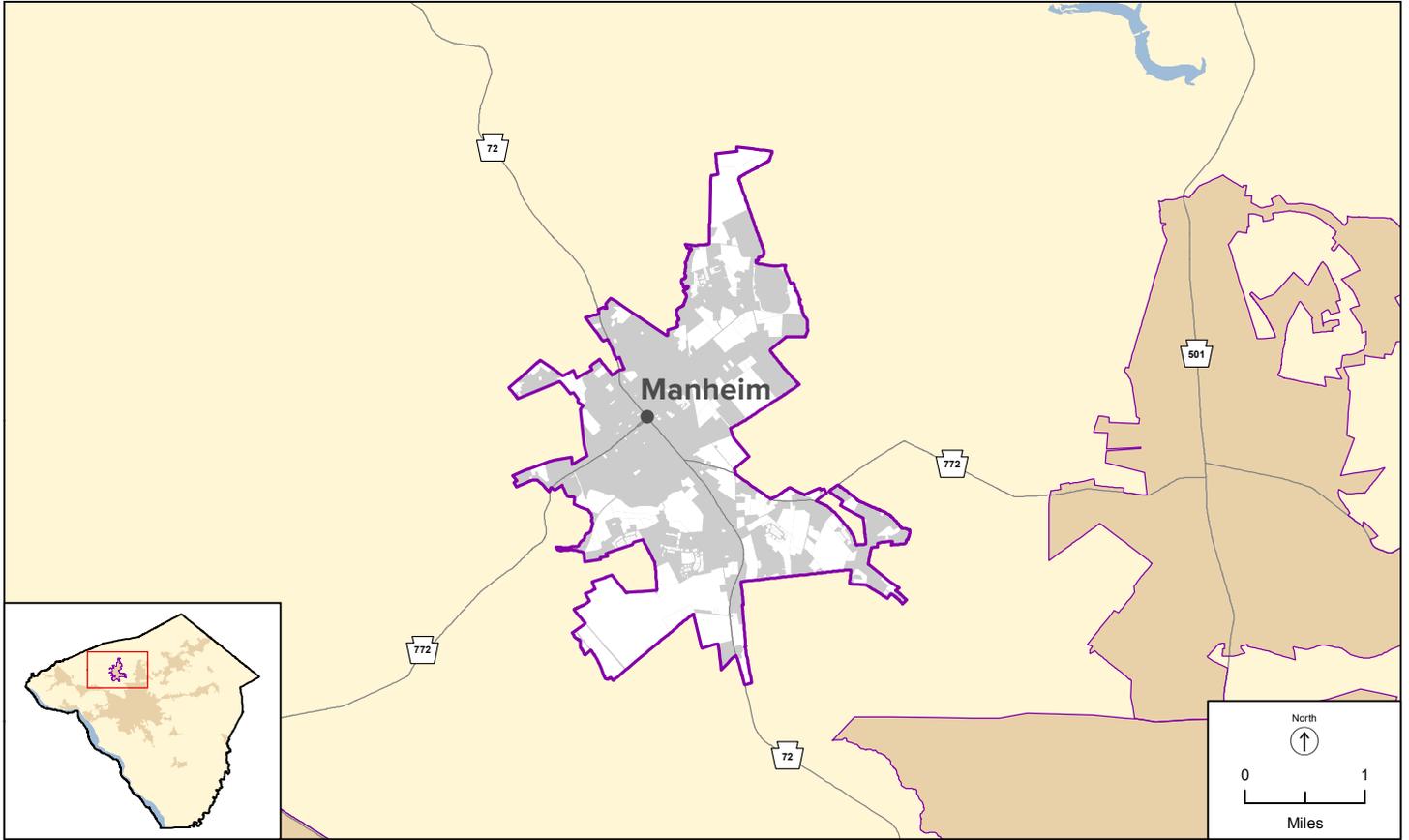
## Lititz-Warwick UGA

For All Charts

- Acres
- Parcels



## Manheim UGA



### Legend

FEATURED UGA	
	UGA Boundary
	Built Land
	Buildable Land *
	County Boundary
	Major Road
	Water Body
	Urban Growth Area (UGA)

### Municipalities

Manheim Borough  
Penn  
Rapho

\* Includes vacant and partially vacant parcels

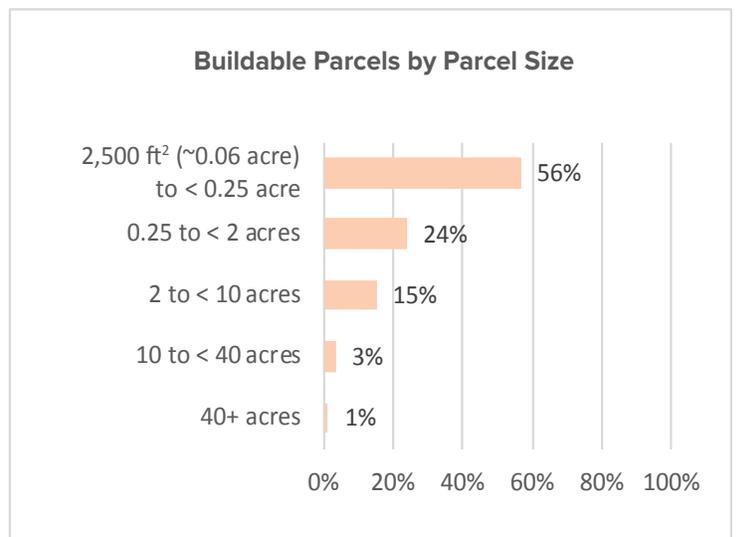
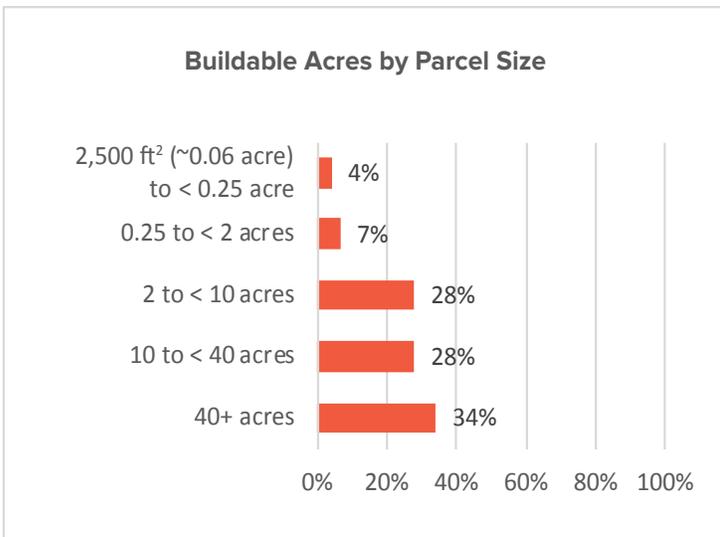
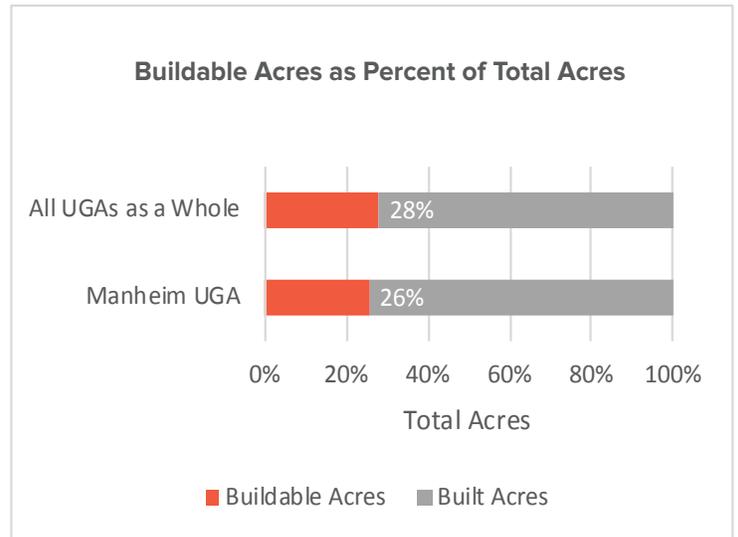
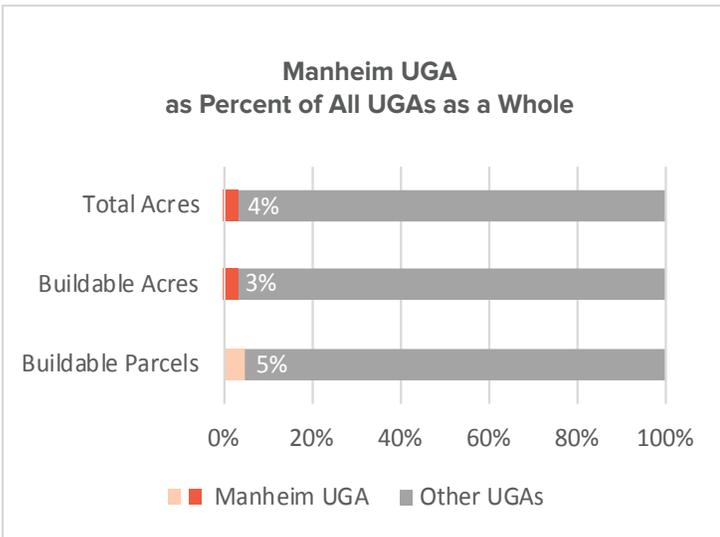
■ = 10 acres

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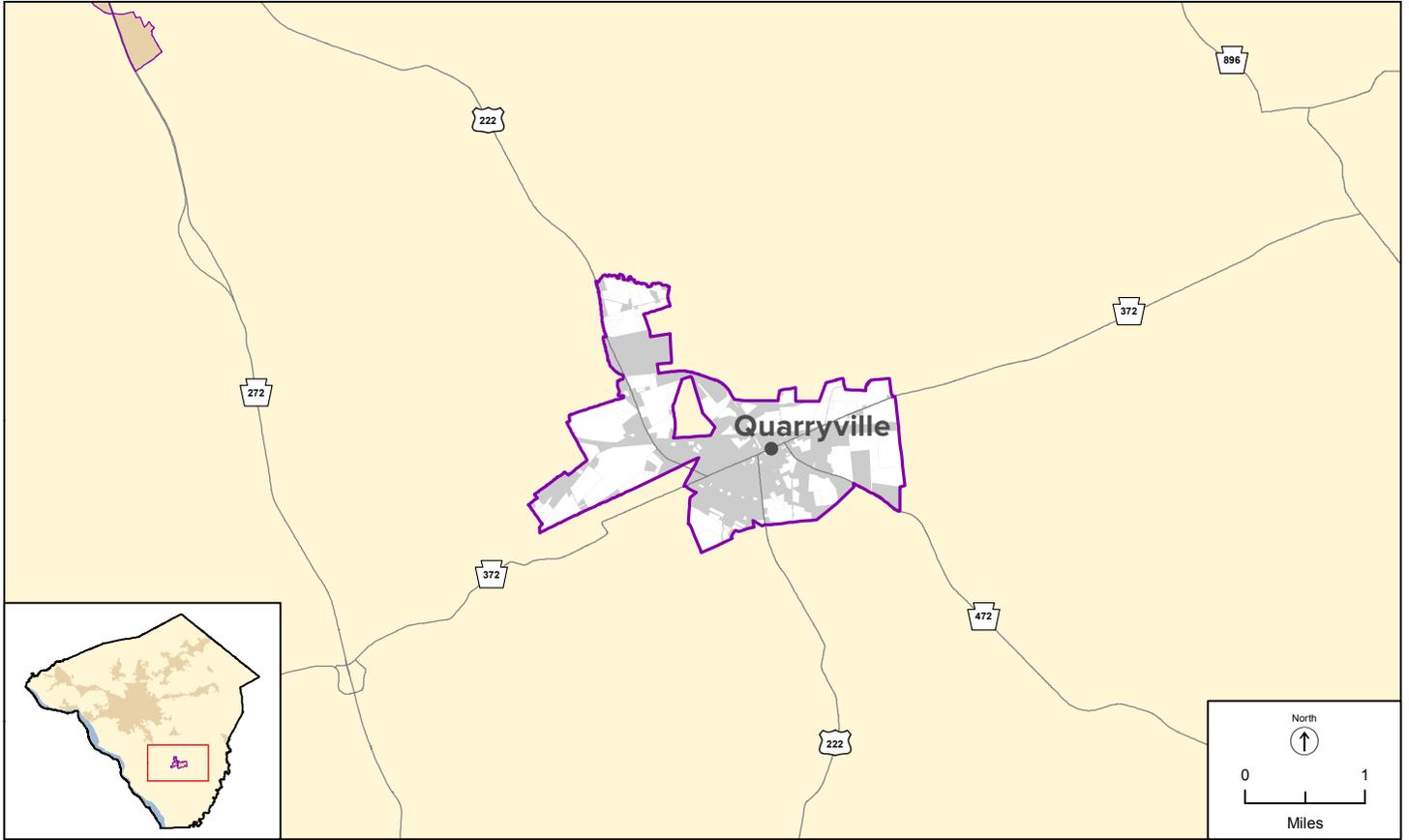
# Manheim UGA

For All Charts

- Acres
- Parcels



## Solanco UGA



### Legend

FEATURED UGA	
	UGA Boundary
	Built Land
	Buildable Land *
	County Boundary
	Major Road
	Water Body
	Urban Growth Area (UGA)

\* Includes vacant and partially vacant parcels

■ = 10 acres

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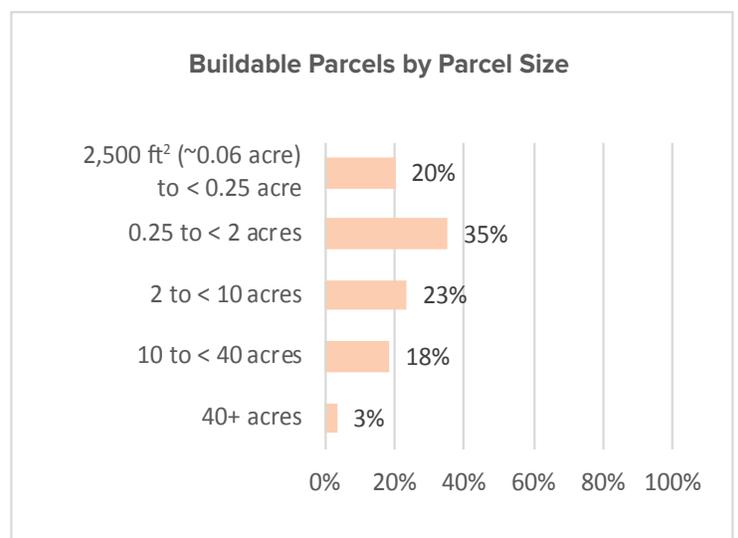
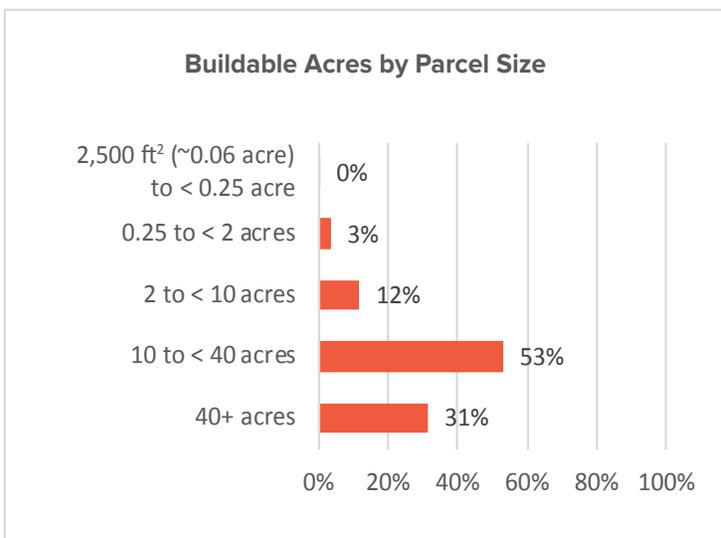
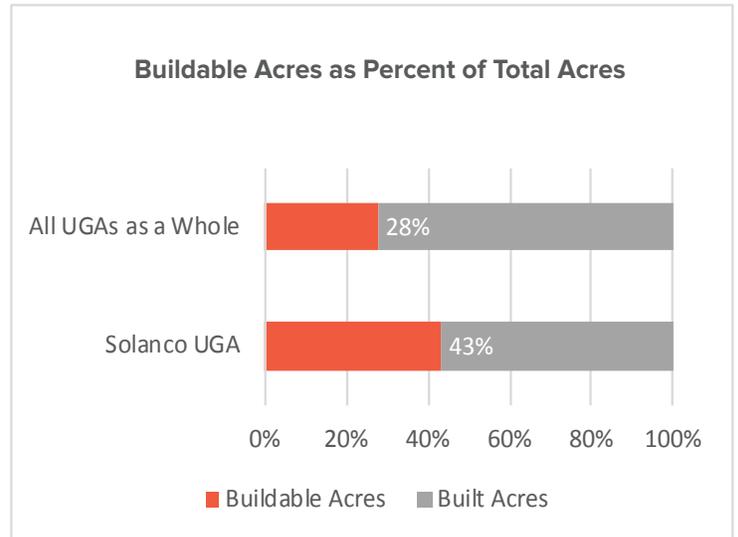
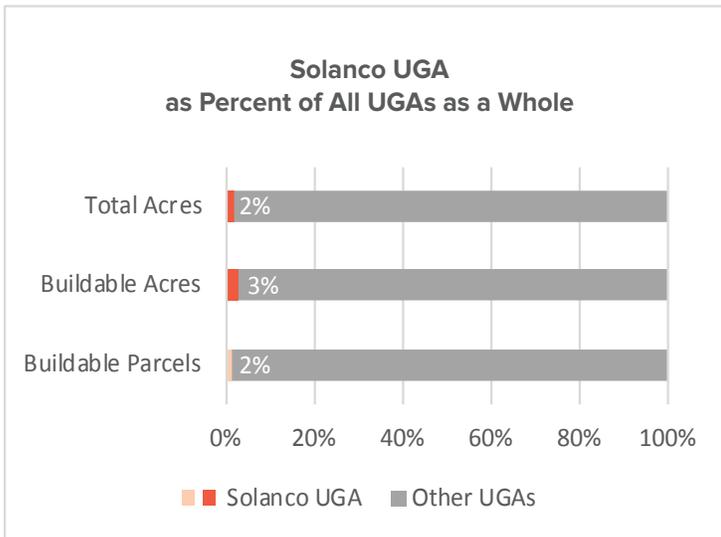
### Municipalities

Eden  
 Providence  
 Quarryville

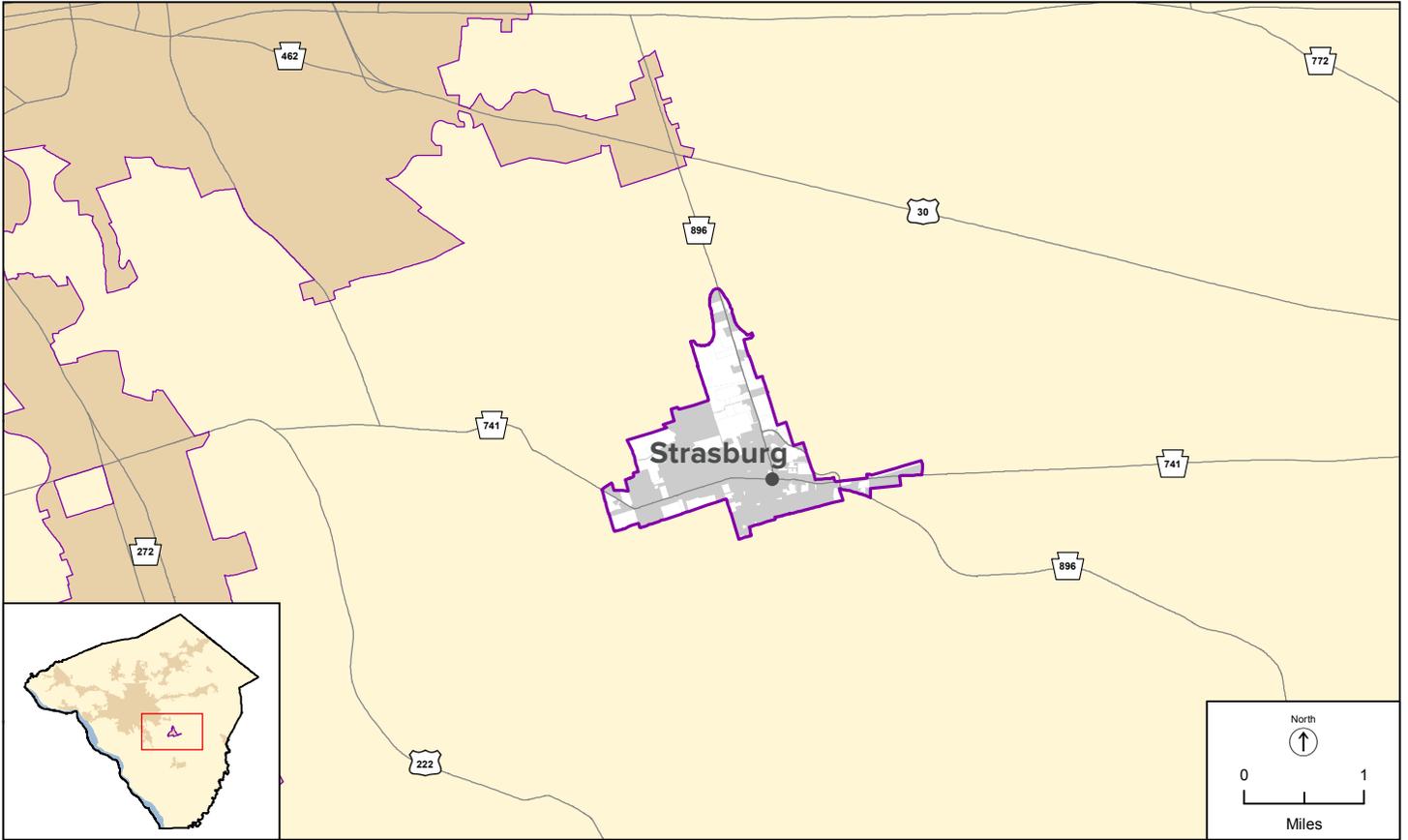
# Solanco UGA

For All Charts

- Acres
- Parcels



## Strasburg UGA



### Legend

FEATURED UGA	
	UGA Boundary
	Built Land
	Buildable Land *
	County Boundary
	Major Road
	Water Body
	Urban Growth Area (UGA)

\* Includes vacant and partially vacant parcels

■ = 10 acres

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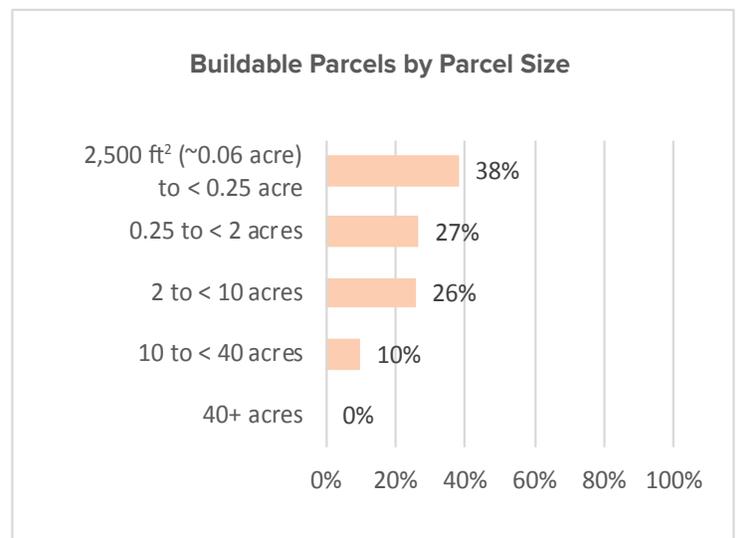
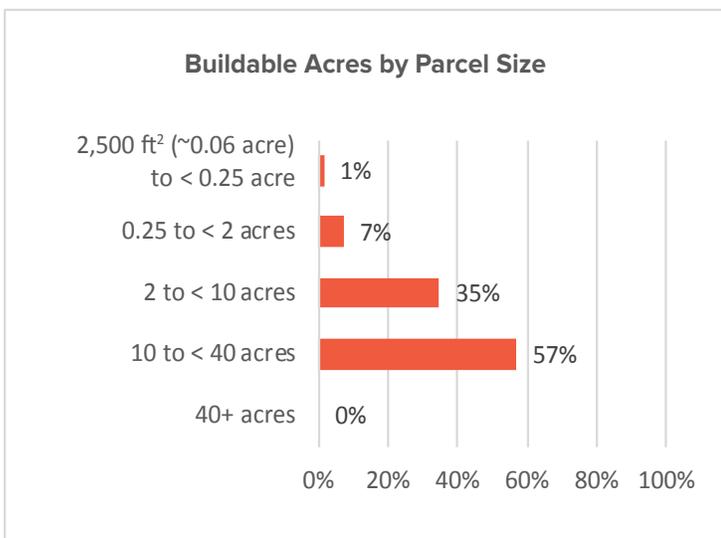
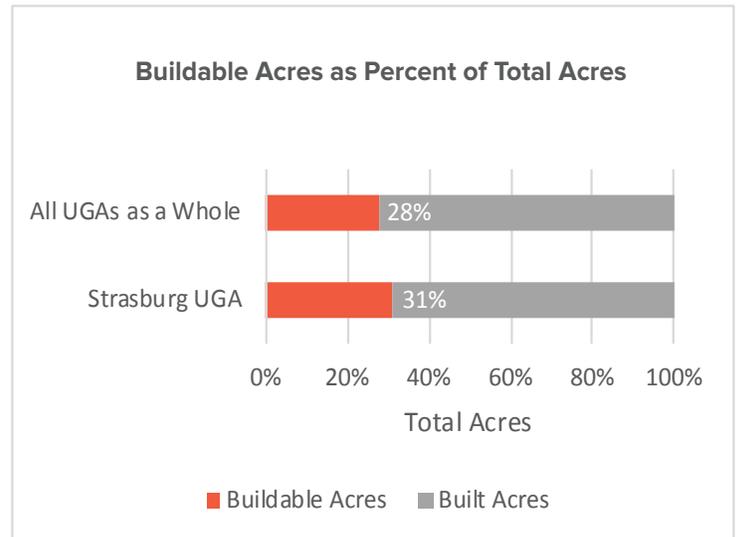
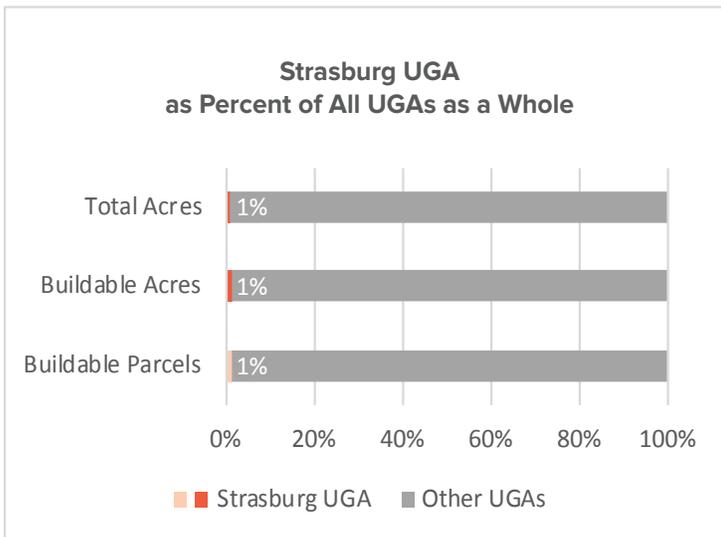
### Municipalities

Strasburg Borough  
Strasburg Township

# Strasburg UGA

For All Charts

- Acres
- Parcels



# Village Growth Areas (VGAs)

## All VGAs as a Whole

### BUILDABLE LAND

#### Buildable Acres by Parcel Size: All VGAs as a Whole

	<i>Acres</i>	<i>Percent</i>
<b>All VGAs as a Whole</b>	<b>4,636</b>	<b>100%</b>
2,500 ft <sup>2</sup> (~ 0.06 acre) to < 0.25 acre	24	1%
0.25 to < 2 acres	282	6%
2 to < 10 acres	1,313	28%
10 to < 40 acres	1,362	29%
40+ acres	1,655	36%

#### Buildable Parcels by Parcel Size: All VGAs as a Whole

	<i>Parcels</i>	<i>Percent</i>
<b>All VGAs as a Whole</b>	<b>929</b>	<b>100%</b>
2,500 ft <sup>2</sup> (~ 0.06 acre) to < 0.25 acre	157	17%
0.25 to < 2 acres	372	40%
2 to < 10 acres	299	32%
10 to < 40 acres	75	8%
40+ acres	26	3%

## TOTAL LAND AREA

## Total Acres by VGA (Alphabetical)

	<i>Acres</i>	<i>Percent</i>
<b>All VGAs as a Whole</b>	<b>11,215</b>	<b>100%</b>
Bird-in-Hand	140	1%
Bowmansville	879	8%
Brickerville	264	2%
Buck	182	2%
Chestnut Level	204	2%
Christiana-Gap	1,710	15%
Clay	296	3%
Farmersville	198	2%
Fivepointville	299	3%
Georgetown	196	2%
Goodville	74	1%
Hopeland	52	0%
Intercourse	817	7%
Kirkwood	249	2%
Lampeter	493	4%
Little Britain	342	3%
Monterey	56	0%
Nickel Mines	34	0%
Nine Points	60	1%
Oregon	389	3%
Paradise	1,727	15%
Penryn	538	5%
Refton	73	1%
Reinholds	413	4%
Ronks	72	1%
Schoeneck	157	1%
Smoketown	201	2%
Soudersburg	141	1%
Stevens	165	1%
Talmage	67	1%
Wakefield	406	4%
Washington Boro	378	3%
Witmer	111	1%
Wrightsdale	662	6%

## Total Acres by VGA (Graduated)

	<i>Acres</i>	<i>Percent</i>
<b>All VGAs as a Whole</b>	<b>11,215</b>	<b>100%</b>
Paradise	1,727	15%
Christiana-Gap	1,710	15%
Bowmansville	879	8%
Intercourse	817	7%
Wrightsdale	662	6%
Penryn	538	5%
Lampeter	493	4%
Reinholds	413	4%
Wakefield	406	4%
Oregon	389	3%
Washington Boro	378	3%
Little Britain	342	3%
Fivepointville	299	3%
Clay	296	3%
Brickerville	264	2%
Kirkwood	249	2%
Chestnut Level	204	2%
Smoketown	201	2%
Farmersville	198	2%
Georgetown	196	2%
Buck	182	2%
Stevens	165	1%
Schoeneck	157	1%
Soudersburg	141	1%
Bird-in-Hand	140	1%
Witmer	111	1%
Goodville	74	1%
Refton	73	1%
Ronks	72	1%
Talmage	67	1%
Nine Points	60	1%
Monterey	56	0%
Hopeland	52	0%
Nickel Mines	34	0%

## BUILDABLE LAND

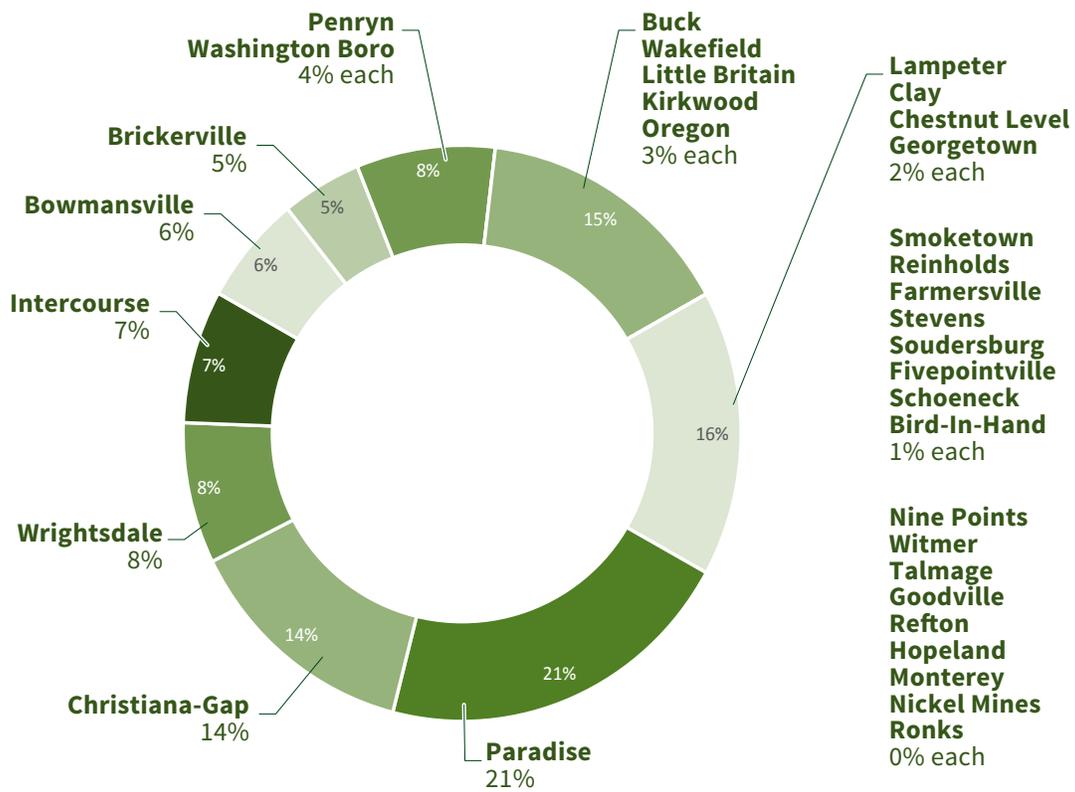
### Buildable Acres by VGA (Alphabetical)

	<i>Acres</i>	<i>Percent</i>
<b>All VGAs as a Whole</b>	<b>4,636</b>	<b>100%</b>
Bird-in-Hand	25	1%
Bowmansville	284	6%
Brickerville	214	5%
Buck	155	3%
Chestnut Level	88	2%
Christiana-Gap	631	14%
Clay	92	2%
Farmersville	50	1%
Fivepointville	32	1%
Georgetown	81	2%
Goodville	4	0%
Hopeland	2	0%
Intercourse	346	7%
Kirkwood	141	3%
Lampeter	101	2%
Little Britain	146	3%
Monterey	1	0%
Nickel Mines	1	0%
Nine Points	13	0%
Oregon	130	3%
Paradise	968	21%
Penryn	192	4%
Refton	3	0%
Reinholds	59	1%
Ronks	1	0%
Schoeneck	31	1%
Smoketown	66	1%
Soudersburg	38	1%
Stevens	42	1%
Talmage	6	0%
Wakefield	149	3%
Washington Boro	169	4%
Witmer	10	0%
Wrightsdale	366	8%

### Buildable Acres by VGA (Graduated)

	<i>Acres</i>	<i>Percent</i>
<b>All VGAs as a Whole</b>	<b>4,636</b>	<b>100%</b>
Paradise	968	21%
Christiana-Gap	631	14%
Wrightsdale	366	8%
Intercourse	346	7%
Bowmansville	284	6%
Brickerville	214	5%
Penryn	192	4%
Washington Boro	169	4%
Buck	155	3%
Wakefield	149	3%
Little Britain	146	3%
Kirkwood	141	3%
Oregon	130	3%
Lampeter	101	2%
Clay	92	2%
Chestnut Level	88	2%
Georgetown	81	2%
Smoketown	66	1%
Reinholds	59	1%
Farmersville	50	1%
Stevens	42	1%
Soudersburg	38	1%
Fivepointville	32	1%
Schoeneck	31	1%
Bird-in-Hand	25	1%
Nine Points	13	0%
Witmer	10	0%
Talmage	6	0%
Goodville	4	0%
Refton	3	0%
Hopeland	2	0%
Monterey	1	0%
Nickel Mines	1	0%
Ronks	1	0%

Percent of Buildable Acres in All VGAs as a Whole, by VGA



**Buildable Acres as Percent of Total Acres, by VGA (Alphabetical)**

	Total Acres	Buildable Acres	Percent Buildable
<b>All VGAs as a Whole</b>	<b>11,215</b>	<b>4,636</b>	<b>41%</b>
Bird-in-Hand	140	25	18%
Bowmansville	879	284	32%
Brickerville	264	214	81%
Buck	182	155	85%
Chestnut Level	204	88	43%
Christiana-Gap	1,710	631	37%
Clay	296	92	31%
Farmersville	198	50	25%
Fivepointville	299	32	11%
Georgetown	196	81	41%
Goodville	74	4	5%
Hopeland	52	2	4%
Intercourse	817	346	42%
Kirkwood	249	141	57%
Lampeter	493	101	20%
Little Britain	342	146	43%
Monterey	56	1	2%
Nickel Mines	34	1	3%
Nine Points	60	13	22%
Oregon	389	130	33%
Paradise	1,727	968	56%
Penryn	538	192	36%
Refton	73	3	4%
Reinholds	413	59	14%
Ronks	72	1	1%
Schoeneck	157	31	20%
Smoketown	201	66	33%
Soudersburg	141	38	27%
Stevens	165	42	25%
Talmage	67	6	9%
Wakefield	406	149	37%
Washington Boro	378	169	45%
Witmer	111	10	9%
Wrightsdale	662	366	55%

**Buildable Acres as Percent of Total Acres, by VGA (Graduated)**

	Total Acres	Buildable Acres	Percent Buildable
<b>All VGAs as a Whole</b>	<b>11,215</b>	<b>4,636</b>	<b>41%</b>
Buck	182	155	85%
Brickerville	264	214	81%
Kirkwood	249	141	57%
Paradise	1,727	968	56%
Wrightsdale	662	366	55%
Washington Boro	378	169	45%
Chestnut Level	204	88	43%
Little Britain	342	146	43%
Intercourse	817	346	42%
Georgetown	196	81	41%
Christiana-Gap	1,710	631	37%
Wakefield	406	149	37%
Penryn	538	192	36%
Oregon	389	130	33%
Smoketown	201	66	33%
Bowmansville	879	284	32%
Clay	296	92	31%
Soudersburg	141	38	27%
Stevens	165	42	25%
Farmersville	198	50	25%
Nine Points	60	13	22%
Lampeter	493	101	20%
Schoeneck	157	31	20%
Bird-in-Hand	140	25	18%
Reinholds	413	59	14%
Fivepointville	299	32	11%
Witmer	111	10	9%
Talmage	67	6	9%
Goodville	74	4	5%
Refton	73	3	4%
Hopeland	52	2	4%
Nickel Mines	34	1	3%
Monterey	56	1	2%
Ronks	72	1	1%

**Buildable Parcels by VGA (Alphabetical)**

	<i>Parcels</i>	<i>Percent</i>
<b>All VGAs as a Whole</b>	<b>929</b>	<b>100%</b>
Bird-in-Hand	7	1%
Bowmansville	58	6%
Brickerville	16	2%
Buck	5	1%
Chestnut Level	12	1%
Christiana-Gap	120	13%
Clay	29	3%
Farmersville	12	1%
Fivepointville	18	2%
Georgetown	24	3%
Goodville	3	0%
Hopeland	3	0%
Intercourse	84	9%
Kirkwood	19	2%
Lampeter	42	5%
Little Britain	39	4%
Monterey	2	0%
Nickel Mines	1	0%
Nine Points	4	0%
Oregon	22	2%
Paradise	106	11%
Penryn	46	5%
Refton	5	1%
Reinholds	30	3%
Ronks	3	0%
Schoeneck	17	2%
Smoketown	11	1%
Soudersburg	9	1%
Stevens	29	3%
Talmage	5	1%
Wakefield	32	3%
Washington Boro	39	4%
Witmer	6	1%
Wrightsdale	71	8%

**Buildable Parcels by VGA (Graduated)**

	<i>Parcels</i>	<i>Percent</i>
<b>All VGAs as a Whole</b>	<b>929</b>	<b>100%</b>
Christiana-Gap	120	13%
Paradise	106	11%
Intercourse	84	9%
Wrightsdale	71	8%
Bowmansville	58	6%
Penryn	46	5%
Lampeter	42	5%
Little Britain	39	4%
Washington Boro	39	4%
Wakefield	32	3%
Reinholds	30	3%
Clay	29	3%
Stevens	29	3%
Georgetown	24	3%
Oregon	22	2%
Kirkwood	19	2%
Fivepointville	18	2%
Schoeneck	17	2%
Brickerville	16	2%
Chestnut Level	12	1%
Farmersville	12	1%
Smoketown	11	1%
Soudersburg	9	1%
Bird-in-Hand	7	1%
Witmer	6	1%
Buck	5	1%
Refton	5	1%
Talmage	5	1%
Nine Points	4	0%
Goodville	3	0%
Hopeland	3	0%
Ronks	3	0%
Monterey	2	0%
Nickel Mines	1	0%

## Buildable Acres by VGA and Parcel Size

	Acres	2,500 ft <sup>2</sup> to < 0.25 Acre	0.25 to < 2 Acres	2 to < 10 Acres	10 to < 40 Acres	40+ Acres
<b>All VGAs as a Whole</b>	<b>4,636</b>	<b>24</b>	<b>282</b>	<b>1,313</b>	<b>1,362</b>	<b>1,655</b>
Bird-in-Hand	25	0	2	8	14	0
Bowmansville	284	1	17	80	52	133
Brickerville	214	0	3	27	39	144
Buck	155	0	0	15	0	140
Chestnut Level	88	0	11	7	0	70
Christiana-Gap	631	2	29	199	308	94
Clay	92	1	7	30	12	43
Farmersville	50	0	3	15	32	0
Fivepointville	32	0	9	23	0	0
Georgetown	81	1	4	13	13	50
Goodville	4	0	0	3	0	0
Hopeland	2	0	1	0	0	0
Intercourse	346	6	19	58	104	160
Kirkwood	141	0	7	43	30	60
Lampeter	101	1	10	29	61	0
Little Britain	146	0	30	70	46	0
Monterey	1	0	1	0	0	0
Nickel Mines	1	0	1	0	0	0
Nine Points	13	0	2	11	0	0
Oregon	130	0	7	32	91	0
Paradise	968	4	31	92	212	629
Penryn	192	0	13	86	94	0
Refton	3	0	1	2	0	0
Reinholds	59	1	9	23	26	0
Ronks	1	0	1	0	0	0
Schoeneck	31	0	5	26	0	0
Smoketown	66	0	3	15	47	0
Soudersburg	38	0	1	24	13	0
Stevens	42	2	8	32	0	0
Talmage	6	1	0	5	0	0
Wakefield	149	0	5	99	45	0
Washington Boro	169	1	17	46	17	88
Witmer	10	0	2	8	0	0
Wrightsdale	366	1	22	191	106	45

## Buildable Parcels by VGA and Parcel Size

	Acres	2,500 ft <sup>2</sup> to < 0.25 Acre	0.25 to < 2 Acres	2 to < 10 Acres	10 to < 40 Acres	40+ Acres
<b>All VGAs as a Whole</b>	<b>929</b>	<b>157</b>	<b>372</b>	<b>299</b>	<b>75</b>	<b>26</b>
Bird-in-Hand	7	1	2	3	1	0
Bowmansville	58	5	30	18	3	2
Brickerville	16	1	6	5	3	1
Buck	5	0	0	3	0	2
Chestnut Level	12	0	9	2	0	1
Christiana-Gap	120	12	41	51	14	2
Clay	29	7	14	6	1	1
Farmersville	12	1	5	4	2	0
Fivepointville	18	0	11	7	0	0
Georgetown	24	11	7	4	1	1
Goodville	3	2	0	1	0	0
Hopeland	3	2	1	0	0	0
Intercourse	84	37	26	13	5	3
Kirkwood	19	1	6	9	2	1
Lampeter	42	5	25	7	5	0
Little Britain	39	0	23	13	3	0
Monterey	2	1	1	0	0	0
Nickel Mines	1	0	1	0	0	0
Nine Points	4	0	2	2	0	0
Oregon	22	1	9	6	6	0
Paradise	106	25	39	22	10	10
Penryn	46	1	22	18	5	0
Refton	5	2	2	1	0	0
Reinholds	30	5	16	7	2	0
Ronks	3	1	2	0	0	0
Schoeneck	17	3	6	8	0	0
Smoketown	11	1	4	4	2	0
Soudersburg	9	0	2	6	1	0
Stevens	29	11	11	7	0	0
Talmage	5	3	1	1	0	0
Wakefield	32	2	7	20	3	0
Washington Boro	39	11	17	9	1	1
Witmer	6	0	4	2	0	0
Wrightsdale	71	5	20	40	5	1

# Conclusion

In this report, we've learned how much buildable land is available in UGAs and VGAs. Now that we understand what we have left, we need to plan ahead to accommodate the population growth we expect to see. Most of that growth will occur in Urban Growth Areas (UGAs). In these areas, nearly 28,000 potentially buildable acres remain – and that figure is in addition to any previously built land that might be reused or redeveloped.

Even at trend, we will not consume all the remaining buildable land in UGAs by 2040, the timeframe that is the focus of this plan. Over the course of the [places2040](#) planning process, however, Lancaster County residents have made it clear that they don't want to see business as usual.

Instead, they want to see an even greater focus on preserving farmland and natural lands, and keeping urban places more vibrant. If we follow that path, the buildable land within our UGAs will last well beyond 2040, perhaps to 2060 and beyond. Wise use of our land, coupled with more fiscally responsible development, will ensure that Lancaster County remains a great place to live, work, and play.

The data in this report sets the stage for further analysis and policy development as part of [places2040](#). The next two reports to follow this one are:

- *Scenarios for the Future* – Compares the outcomes of different land-use strategies we could pursue between now and 2040: Trend (business as usual), Balance (staying the course), and Places (thinking beyond boundaries). These scenarios were the focus of the second phase of civic engagement for [places2040](#), in particular the Comprehensive Online

Survey – Phase 2, which took place from November 2016 to February 2017.

- *Existing Land Use Strategies* – Complements the *Buildable Lands* report by outlining how much land could potentially be developed (both inside and outside of UGAs) under existing zoning.

These reports, together with ongoing analysis of transect zones (place-based “character areas”) in Lancaster County, will lay the foundation for the [places2040](#) plan and growth management framework (future land use) map. In addition to this analysis, LCPC's Partners for Place and staff will continue to educate and engage the public, raising awareness of what all of us can do to create the kind of future we want to see.

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thinking beyond boundaries



[places2040.com](http://places2040.com)

**stay involved!**

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OCTOBER 2017