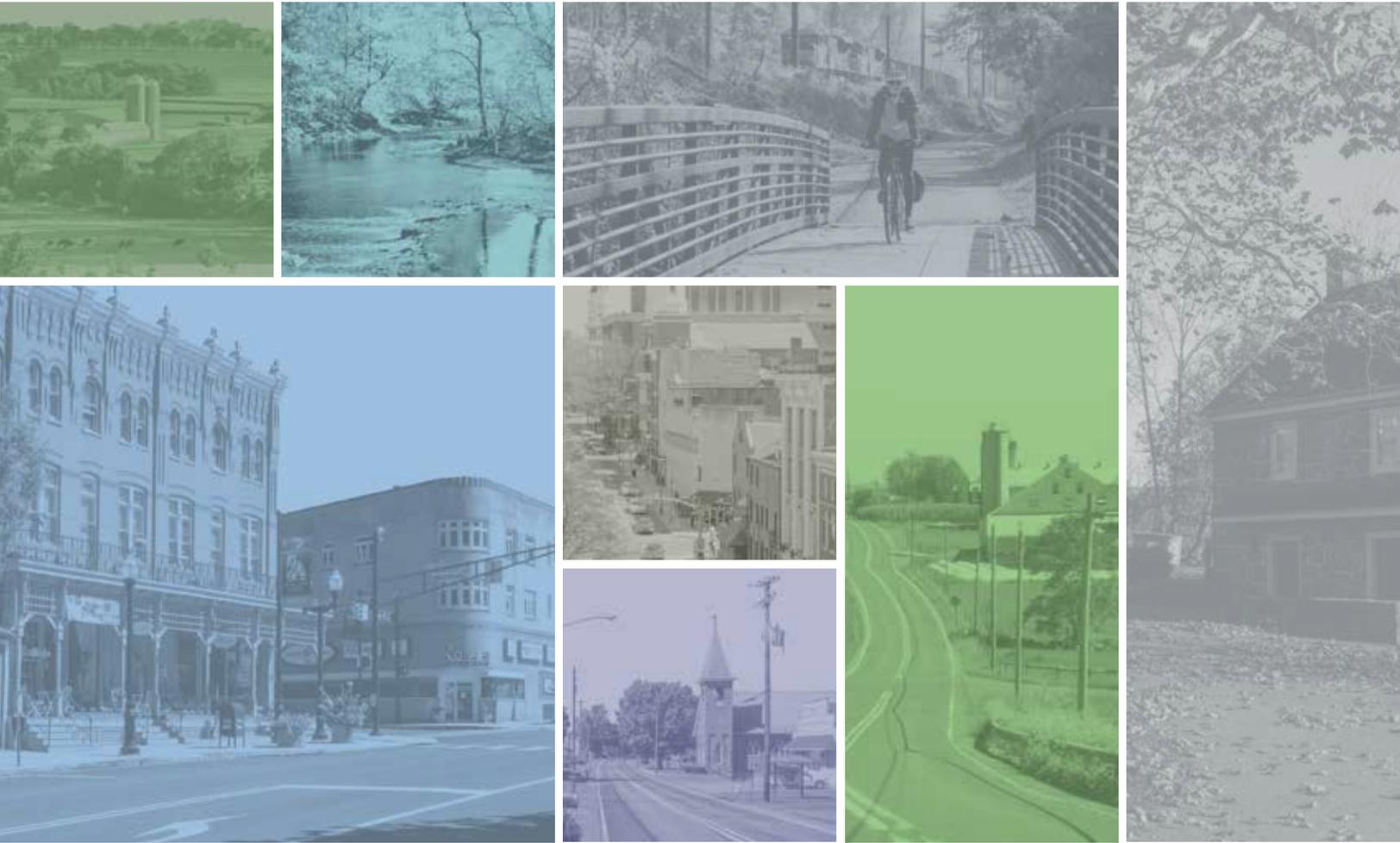


# Lancaster County: Growing & Preserving, 2002 – 2015



**places**2040

• communities • corridors • landscapes

a plan for lancaster county pa

# Acknowledgments

## Prepared by

Lancaster County Planning Commission

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# BACK- GROUND



# What's in This Report?

## Purpose

This report takes stock of how Lancaster County has changed between 2002 and 2015 – how it has grown (in terms of land development) and what land has been preserved during that time.

This report is one of several 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.

[Places2040](#) builds on the county's previous comprehensive plan called Envision Lancaster County. That plan laid a strong foundation of policies and actions to direct growth to appropriate areas, protect agricultural and natural resources, and encourage intermunicipal cooperation.

## BACKGROUND

### Growth Management Policy

- Outlines the goals, objectives, and targets in *Balance*, the Growth Management Element of the existing Lancaster County Comprehensive Plan.
- Presents a Growth Management Framework Map illustrating the plan's urban and rural strategies.

### Tracking System

- Describes how LCPC has tracked growth (land development) and preservation over time.

### Tracking Methodology

- Explains the data sources used to calculate the acreage totals in this report.

### Geography of the Data

- Shows the area of land that applies to each data set discussed in the report.

## GROWING

- Details land development from 2002 to 2015.
- Considers type of development (residential and non-residential) and its location relative to several different factors – primarily, its location relative to Urban Growth Areas (UGAs) and Village Growth Areas (VGAs).
- Describes population growth, acres developed, dwelling units built, type of dwelling (single-family vs. multi-family), and residential development density.

## PRESERVING

- Highlights acres of land (natural, agricultural, and park) and miles of trails that have been permanently preserved from 2002 to 2015.
- Presents data by type of preserved land and by ownership – the organizations and agencies responsible for preserving the land.

## PROGRESS

- This section compares the targets in *Balance* with the results achieved from 2002 to 2015.

## APPENDIX

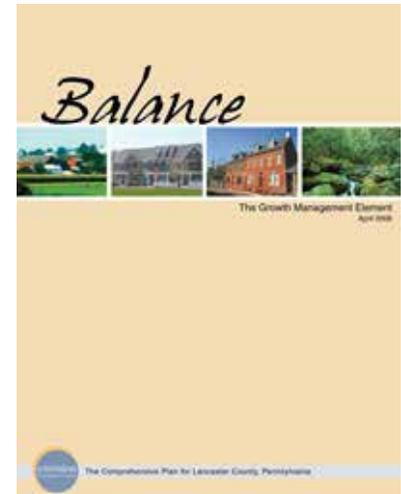
- Includes maps and tables that explain the Lancaster County growth management framework and how it applies to municipalities within the county.

# Growth Management Policy

## *Balance*

Adopted in 2006, **Balance** is a guide for growth and preservation in Lancaster County through 2030. This Growth Management Element provides a framework for future land use and development in the county. It establishes the overall direction, tools, and agenda to achieve and sustain a balanced community where urban centers prosper, natural landscapes flourish, and farming is strengthened as an integral component of the county's economy and heritage.

Key policies and objectives in **Balance** built on two previous versions of the Growth Management Element (1993 and 1997) and set some new directions. [Places2040](#) builds on over two decades of strategic growth management in Lancaster County.



## Two Strategies: Urban and Rural

**Balance** promotes complementary urban and rural strategies. Together, these strategies form a framework for development and reinvestment in Urban Growth Areas (UGAs) and Village Growth Areas (VGAs), and for preservation of agricultural, natural, and park land inside and outside these areas.

### URBAN STRATEGY

The urban strategy directs growth into UGAs – areas where services such as public water and sewer currently exist or are anticipated in the future. *[For a list of UGAs and the municipalities involved, please refer to the Appendix at the end of this report.]*

#### Objectives

- Increase the proportion, density, and intensity of development in UGAs.
- Place a new emphasis on compatible reinvestment, infill, and redevelopment.
- Improve the character and form of new development in UGAs.
- Increase housing choice and affordability.
- Increase employment opportunities.

### RURAL STRATEGY

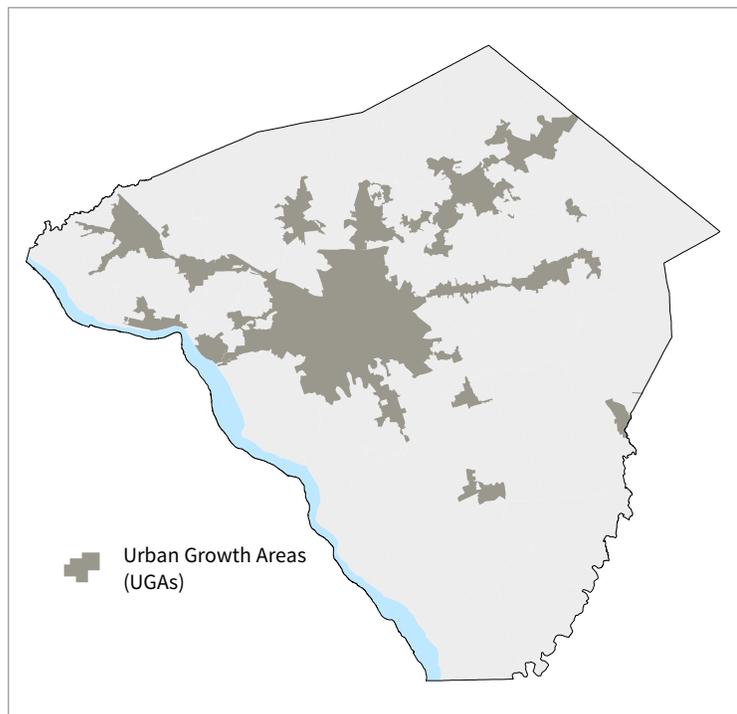
The rural strategy directs rural growth into Rural Centers including VGAs. In Areas Outside VGAs, the focus is on protecting the resources that have traditionally defined the county's rural character. *[For a list of VGAs in Rural Areas, please refer to the Appendix at the end of this report.]*

#### Objectives

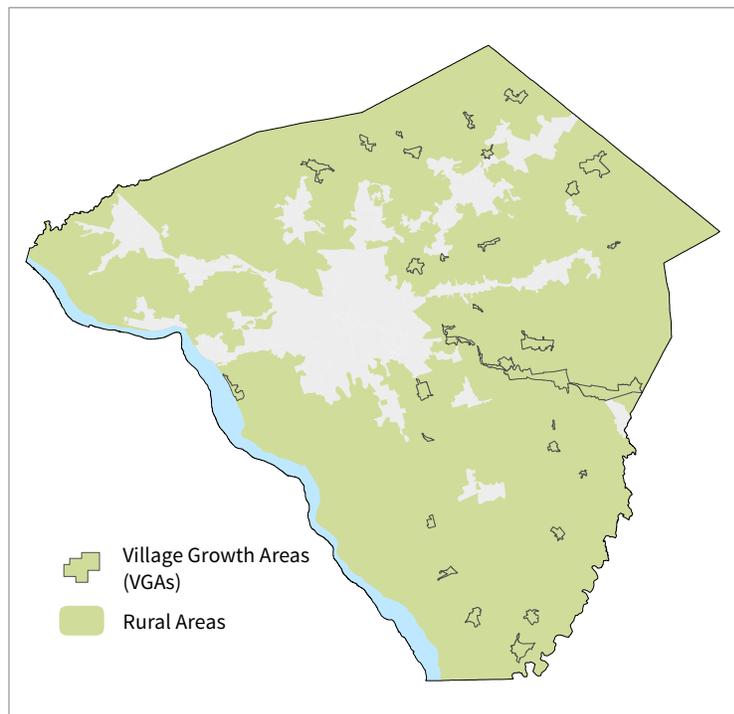
- Sustain rural resources, character, and way of life – and preclude incompatible development.
- Reduce non-rural development outside UGAs and direct it to rural centers (VGAs and other existing areas of rural development).
- Maintain the viability of the rural economy, including agriculture and other economic activities that depend on rural resources or a rural location.

Strategy	Area	Definition
<b>URBAN</b>	<b>Urban Growth Areas (UGAs)</b>	• Include a city or borough
		• Provide (or plan to provide) public water & sewer
		• Designated through municipal & multi-municipal planning processes
<b>RURAL</b>	<b>Village Growth Areas (VGAs)</b>	• Include 50+ dwelling units
		• Provide (or plan to provide) public water & sewer
		• Designated through municipal & multi-municipal planning processes
	<b>Areas Outside VGAs</b>	• Rural Areas not within a VGA

**URBAN STRATEGY**



**RURAL STRATEGY**



## Growth Management Targets



### URBAN RESIDENTIAL DEVELOPMENT

#### Location

- 85% of new dwelling units countywide should be accommodated in UGAs.
- 12% of new dwelling units countywide should be accommodated in Reinvestment Areas (developed land in UGAs).

#### Density

- An average of 7.5 dwelling units per acre (DU/ac) for new residential development in UGAs.



### RURAL RESIDENTIAL DEVELOPMENT

#### Location

- A maximum of 15% of new dwelling units countywide should be accommodated in Rural Areas.
- 5% of new dwelling units countywide should be accommodated in VGAs (in other words, 1/3 of development in Rural Areas should be accommodated in VGAs).

#### Density

- An average of 2.5 dwelling units per acre (DU/ac) for new residential development in VGAs.



### EMPLOYMENT

#### Location

- 66% of new employment acreage (acreage developed for non-residential use) should be accommodated in UGAs.
- 55% of new employment acreage should be accommodated in Reinvestment Areas (developed land in UGAs).

# Tracking System

## Growing

What we're measuring:

### Amount

- New dwelling units built
- Acres developed

### Location

- Countywide
- Urban
  - Urban Growth Areas (UGAs)
- Rural
  - Village Growth Areas (VGAs)
  - Areas Outside VGAs

### Type of Development

- Residential

#### *Type of Dwelling*

- Single-family
- Multi-family

- Non-Residential

#### *Type of Use*

- Commercial/retail
- Government/institutional
- Industrial
- Office/medical/bank

### Density

- New dwelling units built per acre developed (DU/ac)

## Preserving

What we're measuring:

### Amount

- Acres of land preserved
- Miles of trails preserved

### Location

- Inside UGAs & VGAs
- Outside UGAs & VGAs

### Type of Land/Trail

- Agricultural Land
- Natural Land
- Park Land
- Trails

# Tracking Methodology

## Growing

### PRIOR TO 2002 (previous growth tracking efforts)

- Used Lancaster County GIS data
- Land use/land cover layer was interpreted and defined from aerial photographs



*Land use / land cover layer*

### 2002 – 2015 (period covered by this report)

- Uses Lancaster County Property Assessment Office data
- Parcel-based land use codes are used to track new land development
- Identifies all parcels where a building was constructed after Dec. 31, 2001



*Parcel-based land use codes*

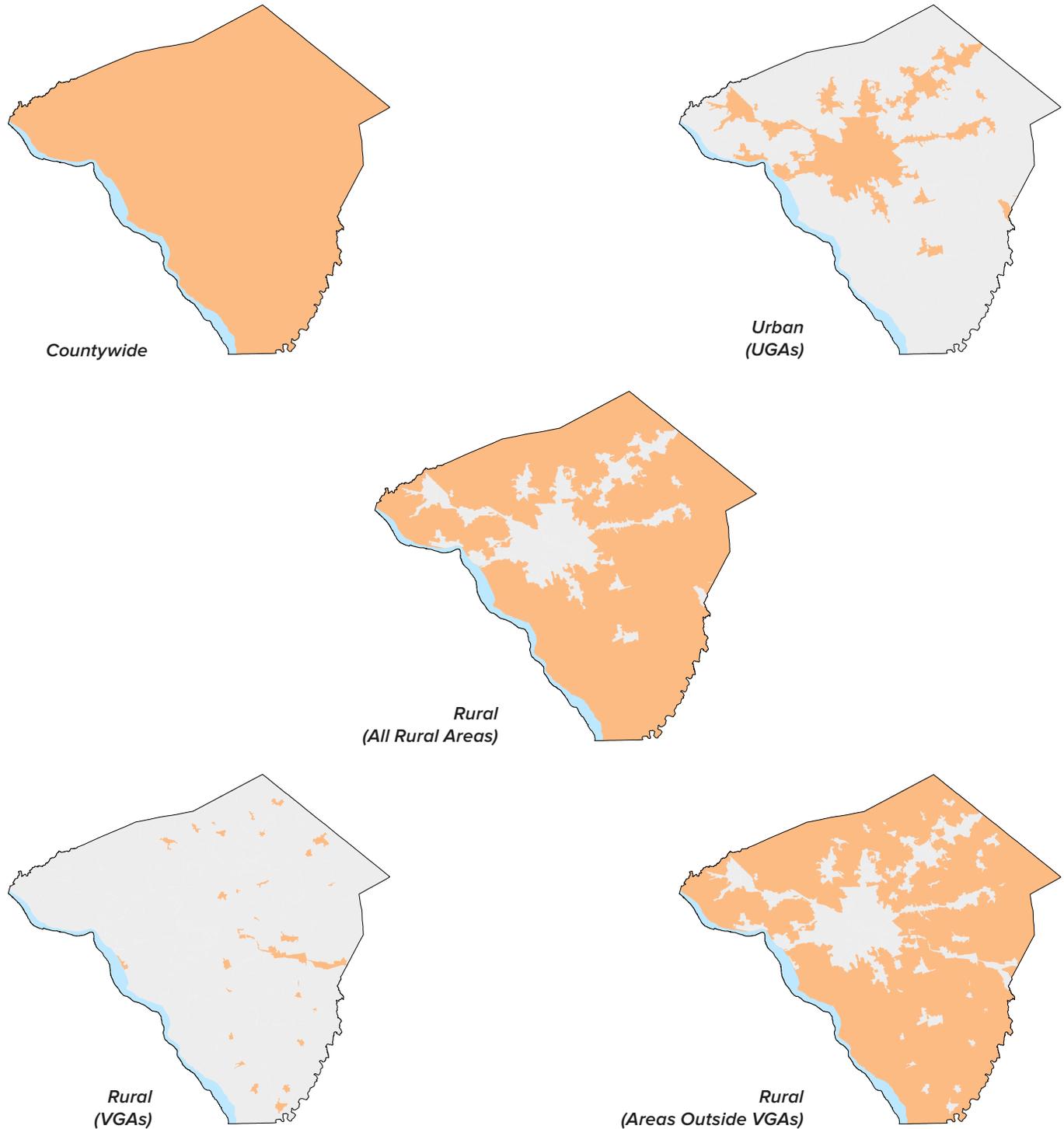
## Preserving

In general terms, preserved land is tracked the same way as growth, but typically involves additional interpretation by LCPC staff. While land-use codes, Property Assessment data, and GIS layers provide a starting point for analysis, they do not fully reflect nuances of land ownership and usage, especially for park land and natural land. To improve the accuracy of this data, adjustments were made based on the professional judgment and experience LCPC staff.

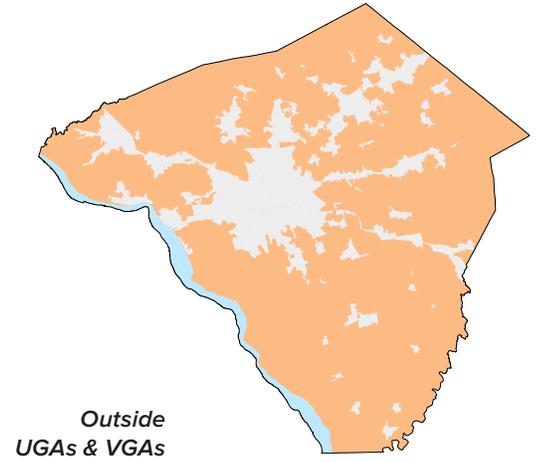
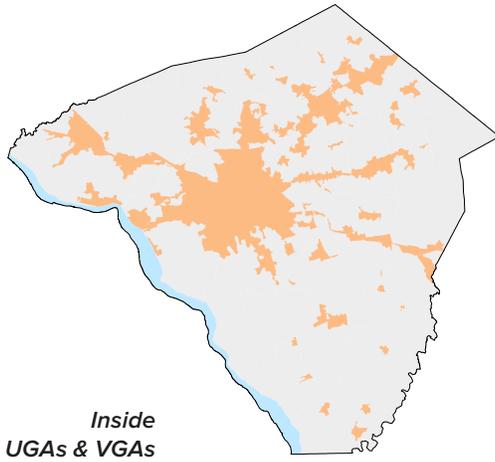
# Geography of the Data

Throughout this report, data is provided for different geographic areas, as shown below. Orange highlight indicates area of land that applies to each data set.

## Growing



# Preserving



# GROW- ING



## Countywide



### POPULATION COUNTYWIDE

#### Population Increase Countywide by Urban/Rural Location

	<i>New Residents 2002–2015</i>	<i>Percent of New Residents 2002–2015</i>	<i>2015 Population</i>
<b>Total</b>	<b>63,472</b>	<b>100%</b>	<b>534,130</b>
Urban (UGAs)	49,508	78%	
Rural	13,964	22%	

### ALL DEVELOPMENT COUNTYWIDE

#### All Development Countywide by Type

Acres Developed

	<i>Acres</i>	<i>Percent</i>
<b>Total</b>	<b>13,271</b>	<b>100%</b>
Residential	10,931	82%
Non-Residential	2,340	18%

#### All Development Countywide by Urban/Rural Location

Acres Developed

	<i>Acres</i>	<i>Percent</i>
<b>Total</b>	<b>13,271</b>	<b>100%</b>
Urban (UGAs)	5,967	45%
Rural	7,304	55%

	<i>Acres</i>	<i>Percent</i>
VGAs	713	5%
Areas Outside VGAs	6,591	50%





## RESIDENTIAL DEVELOPMENT COUNTYWIDE

### Residential Development Countywide by Type of Dwelling

Acres Developed

	<i>Acres</i>	<i>Percent</i>
<b>Total</b>	<b>10,931</b>	<b>100%</b>
Single-Family	10,656	97%
Multi-Family	275	3%

### Residential Development Countywide by Type of Dwelling

Dwelling Units Built

	<i>DUs</i>	<i>Percent</i>
<b>Total</b>	<b>24,185</b>	<b>100%</b>
Single-Family	19,382	80%
Multi-Family	4,803	20%

### Residential Development Countywide by Urban/Rural Location

Dwelling Units Built

	<i>DUs</i>	<i>Percent</i>
<b>Total</b>	<b>24,185</b>	<b>100%</b>
Urban (UGAs)	18,743	78%
Rural	5,442	22%

	<i>DUs</i>	<i>Percent</i>
VGAs	1,051	4%
Areas Outside VGAs	4,391	18%



**Residential Development Density Countywide by Type of Dwelling**

Average Dwelling Units per Acre

	<i>DU/ac</i>
<b>Total</b>	<b>2.2</b>
Single-Family	1.8
Multi-Family	17.5

The average of 2.2 DU/ac (for all residential development countywide) translates to a residential lot size of approximately 20,000 square feet or 0.5 acre.



**NON-RESIDENTIAL DEVELOPMENT COUNTYWIDE**

**Non-Residential Development Countywide by Type of Use**

Acres Developed

	<i>Acres</i>	<i>Percent</i>
<b>Total</b>	<b>2,340</b>	<b>100%</b>
Commercial / Retail	296	13%
Government / Institutional	409	17%
Industrial	1,357	58%
Office / Medical / Bank	278	12%

**Non-Residential Development Countywide by Urban/Rural Location**

Acres Developed

	<i>Acres</i>	<i>Percent</i>
<b>Total</b>	<b>2,340</b>	<b>100%</b>
Urban (UGAs)	1,676	72%
Rural	664	28%

	<i>Acres</i>	<i>Percent</i>
VGAs	213	9%
Areas Outside VGAs	451	19%



# Urban

## ALL URBAN DEVELOPMENT

### All Urban Development by Type Acres Developed

	Acres	Percent
<b>Total</b>	<b>5,967</b>	<b>100%</b>
Residential	4,291	72%
Non-Residential	1,676	28%

### All Urban Development by UGA Acres Developed

	Acres	Percent
<b>Total</b>	<b>5,967</b>	<b>100%</b>
Central Lancaster County	2,855	48%
Christiana-Gap *	39	1%
Cocalico	254	4%
Columbia-Marietta	219	4%
Donegal	541	9%
Elanco North	36	1%
Elanco South	305	5%
Elizabethtown	373	6%
Ephrata-Akron	480	8%
Leola-Bareville	107	2%
Lititz-Warwick	306	5%
Manheim	280	5%
Solanco	142	2%
Strasburg	30	0%

\* Excludes former Salisbury Twp. portion of Christiana-Gap UGA.  
That portion of the UGA is now a VGA.

For a map of UGAs, please see Appendix.

**All Urban Development:  
UGAs with the Most Growth**  
Acres Developed

	<i>Acres</i>	<i>Percent</i>
Central Lancaster County	2,855	48%
Donegal	541	9%
Ephrata-Akron	480	8%



**URBAN RESIDENTIAL DEVELOPMENT**

**Urban Residential Development by Type of Dwelling**  
Acres Developed

	<i>Acres</i>	<i>Percent</i>
<b>Total</b>	<b>4,291</b>	<b>100%</b>
Single-Family	4,032	94%
Multi-Family	259	6%

**Urban Residential Development by Type of Dwelling**  
Dwelling Units Built

	<i>DUs</i>	<i>Percent</i>
<b>Total</b>	<b>18,743</b>	<b>100%</b>
Single-Family	14,167	76%
Multi-Family	4,576	24%

**Urban Residential Density by Type of Dwelling**  
Average Dwelling Units per Acre

	<i>DU/ac</i>
<b>Total</b>	<b>4.4</b>
Single-Family	3.5
Multi-Family	17.7

The average of 4.4 DU/ac in Urban Areas (UGAs) translates to a residential lot size of approximately 10,000 square feet or 0.25 acre.

**Urban Residential Development by UGA**

Acres Developed

	<i>Acres</i>	<i>Percent</i>
<b>Total</b>	<b>4,291</b>	<b>100%</b>
Central Lancaster County	2,038	48%
Christiana-Gap *	31	1%
Cocalico	173	4%
Columbia-Marietta	175	4%
Donegal	369	9%
Elanco North	35	1%
Elanco South	196	5%
Elizabethtown	316	6%
Ephrata-Akron	344	8%
Leola-Bareville	30	2%
Lititz-Warwick	224	5%
Manheim	207	5%
Solanco	134	2%
Strasburg	20	0%

*\* Note: Excludes former Salisbury Twp. portion of Christiana-Gap UGA. That portion of the UGA is now a VGA*

For a map of UGAs, please see Appendix.

**Urban Residential Development:  
UGAs with the Most Growth**

Acres Developed

	<i>Acres</i>	<i>Percent</i>
Central Lancaster County	2,038	48%
Donegal	369	9%
Ephrata-Akron	344	8%



## URBAN NON-RESIDENTIAL DEVELOPMENT

### Urban Non-Residential Development by Type of Use

Acres Developed

	<i>Acres</i>	<i>Percent</i>
<b>Total</b>	<b>1,676</b>	<b>100%</b>
Commercial / Retail	254	15%
Government / Institutional	317	19%
Industrial	862	51%
Office / Medical / Bank	243	14%

As noted in the table, 862 acres or 51% of urban non-residential development was for industrial use, which includes warehousing and distribution.

### Urban Non-Residential Development by UGA

Acres Developed

	<i>Acres</i>	<i>Percent</i>
<b>Total</b>	<b>1,676</b>	<b>100%</b>
Central Lancaster County	817	49%
Christiana-Gap *	8	0%
Cocalico	80	5%
Columbia-Marietta	44	3%
Donegal	172	10%
Elanco North	1	0%
Elanco South	110	7%
Elizabethtown	56	3%
Ephrata-Akron	137	8%
Leola-Bareville	77	5%
Lititz-Warwick	82	5%
Manheim	74	4%
Solanco	9	1%
Strasburg	9	1%

\* Note: Excludes former Salisbury Twp. portion of Christiana-Gap UGA. That portion of the UGA is now a VGA.

For a map of UGAs, please see Appendix.

**Urban Non-Residential Development:  
UGAs with the Most Growth**

Acres Developed

	<i>Acres</i>	<i>Percent</i>
Central Lancaster County	817	49%
Donegal	172	10%
Ephrata-Akron	137	8%

## Rural

### ALL RURAL DEVELOPMENT

#### All Rural Development by Type

Acres Developed

	Acres	Percent
<b>Total</b>	<b>7,305</b>	<b>100%</b>
Residential	6,641	91%
Non-Residential	664	9%

#### All Rural Development by Location in VGAs/Areas Outside VGAs

Acres Developed

	Acres	Percent
<b>Total</b>	<b>7,305</b>	<b>100%</b>
VGAs	713	10%
Areas Outside VGAs	6,592	90%

#### All Rural Development by VGA

Acres Developed and Dwelling Units Built

*Note: Due to the large number of VGAs, coupled with the small amount of development that occurred within VGAs from 2002-2015, “acres developed” and “dwelling units built” figures are not provided for each VGA. For a map of VGAs, please see Appendix.*

#### All Rural Development: VGAs with the Most Growth

Acres Developed

	Acres	Percent
Christiana-Gap (Salisbury Twp.) *	205	29%
Paradise	83	12%
Clay, Intercourse, Lampeter, Wakefield, Wrightsdale	200 (combined)	25% (combined, or 5% each)

*\* Note: This VGA – whose area lies solely within Salisbury Township – once formed a part of the Christiana-Gap UGA.*



## RURAL RESIDENTIAL DEVELOPMENT

### Rural Residential Development by Type of Dwelling Acres Developed

	<i>Acres</i>	<i>Percent</i>
<b>Total</b>	<b>6,641</b>	<b>100%</b>
Single-Family	6,625	100%
Multi-Family	16	0%

### Rural Residential Development by Type of Dwelling Dwelling Units Built

	<i>DUs</i>	<i>Percent</i>
<b>Total</b>	<b>5,442</b>	<b>100%</b>
Single-Family	5,215	96%
Multi-Family	227	4%

### Residential Density by Type of Dwelling Average Dwelling Units per Acre

	<i>DU/ac</i>		
	<i>VGAs</i>	<i>Areas Outside VGAs</i>	<i>Rural Areas</i>
<b>Total</b>	<b>2.1</b>	<b>0.7</b>	<b>0.8</b>
Single-Family	2.0	0.7	<b>0.8</b>
Multi-Family	19.0	12.6	<b>14.2</b>

The Rural Areas (VGAs + Areas Outside VGAs) average of 0.8 DU/ac translates to a residential lot size of approximately 55,000 square feet or 1.25 acres.



## RURAL NON-RESIDENTIAL DEVELOPMENT

### Rural Non-Residential Development by Type of Use Acres Developed

	<i>Acres</i>	<i>Percent</i>
<b>Total</b>	<b>664</b>	<b>100%</b>
Commercial / Retail	41	6%
Government / Institutional	92	14%
Industrial	495	75%
Office / Medical / Bank	35	5%

As noted in the table, 495 acres or 75% of rural non-residential development was for industrial use, which includes warehousing and distribution.

**Rural Non-Residential Development in VGAs by Type of Use**

Acres Developed

	<i>Acres</i>	<i>Percent</i>
<b>Total</b>	<b>213</b>	<b>100%</b>
Commercial / Retail	18	8%
Government / Institutional	38	18%
Industrial	143	67%
Office / Medical / Bank	14	7%

**Rural Non-Residential Development:**

**VGAs with the Most Growth**

Acres Developed

	<i>Acres</i>	<i>Percent</i>
Christiana-Gap (Salisbury Twp.) *	115	54%
Paradise	23	11%
Lampeter	22	11%

*\* Note: This VGA – whose area lies solely within Salisbury Township – once formed a part of the Christiana-Gap UGA.*

**Rural Non-Residential Development in Areas Outside VGAs by Type of Use**

Acres Developed

	<i>Acres</i>	<i>Percent</i>
<b>Total</b>	<b>451</b>	<b>100%</b>
Commercial / Retail	23	5%
Government / Institutional	54	12%
Industrial	352	78%
Office / Medical / Bank	21	5%

# PRESERV- ING



## Countywide

### ALL LAND PRESERVATION COUNTYWIDE

#### All Land Preserved by Type of Land

Acres of Land

	<i>Acres Added 2002–2015</i>	<i>Percent of Total Acres Added 2002–2015</i>	<i>Total Acres Preserved to Date (2016)</i>
<b>Total</b>	<b>73,520</b>	<b>100%</b>	<b>126,775</b>
Agricultural Land	68,824	94%	105,180
Natural Land	2,942	4%	16,361
Park Land	1,754	2%	5,234

The total land area of Lancaster County is approximately 604,038 acres. Of these acres, 126,775 – or 21% of the county’s land area – is preserved.

#### Land Included in Acreage Totals

- **Agricultural Land.** Farmland preserved by the Lancaster County Agricultural Preserve Board, the Lancaster Farmland Trust, and/or the Brandywine Conservancy.
- **Natural Land.** Land preserved by the Commonwealth of Pennsylvania, the County of Lancaster, and/or the Lancaster County Conservancy. Includes nature preserves, state parks, state game land, and county parks.
- **Park Land.** Land preserved by municipalities. Includes neighborhood and community parks, greens, tot-lots and playgrounds, town squares and plazas, pocket parks and parklets.
- **Regional Trails.** Multi-municipal linear recreation features preserved by the County of Lancaster, the Lancaster County Solid Waste Management Authority (LCSWMA), and/or municipalities. Trails located entirely within a single municipality are not included.

**All Land Preserved by Location Inside UGAs & VGAs / Outside UGAs & VGAs**

Acres Preserved

	<i>Acres Added 2002–2015</i>	<i>Percent</i>
<b>Total</b>	<b>73,520</b>	<b>100%</b>
Inside UGAs & VGAs	1,754	2%
Outside UGAs & VGAs	71,766	98%



**AGRICULTURAL LAND PRESERVATION COUNTYWIDE**

**Agricultural Land Preserved by Organization/Agency**

Acres Preserved

	<i>Acres Added 2002–2015</i>	<i>Percent</i>
<b>Total</b>	<b>68,824</b>	<b>100%</b>
County of Lancaster	48,467	70%
Lancaster Farmland Trust	17,695	26%
Other / Joint	2,662	4%

**Agricultural Land Preserved by Location Within County**

Farms were preserved according to criteria established by the preserving organizations/agencies. During this period, these criteria generally focused more on the characteristics of individual farms than their geographic location.



**NATURAL LAND PRESERVATION COUNTYWIDE**

**Natural Land Preserved by Organization/Agency**

Acres Preserved

	<i>Acres Added 2002–2015</i>	<i>Percent</i>
<b>Total</b>	<b>2,942</b>	<b>100%</b>
County of Lancaster	34	1%
State & Federal Government	10	0%
Lancaster County Conservancy	2,898	99%

*Note: Totals include county and state park land, which is counted as natural land.*

**Natural Land Preserved by Location Within County**

Acquisitions were made in the River Hills area (Solanco) and in the Welsh Mountains (northeast).



## PARK LAND PRESERVATION COUNTYWIDE

### Park Land Preserved by Organization/Agency

Acres Preserved

	Acres Added 2002–2015	Percent
<b>Total</b>	<b>1,754</b>	<b>100%</b>
Municipalities	1,754	100%

Note: Total does not include county and state park land, which is counted as natural land.

### Park Land Preserved by Location Within County

Acquisitions were made in compact neighborhoods inside UGAs or close to UGAs.



## TRAIL MILEAGE PRESERVATION COUNTYWIDE

### Trail Mileage Preserved

	Miles Added 2002–2015	Total Miles Preserved to Date (2016)
<b>Total</b>	<b>47 miles</b>	<b>145 miles</b>

#### Trails Included in Mileage Totals

- **Regional Trails.** Multi-municipal linear recreation features preserved by the County of Lancaster, the Lancaster County Solid Waste Management Authority (LCSWMA), and/or municipalities. Trails located entirely within a single municipality are not included.

### Trail Mileage Preserved by Location Inside UGAs & VGAs / Outside UGAs & VGAs

	Miles Added 2002–2015	Percent
<b>Total</b>	<b>47</b>	<b>100%</b>
Inside UGAs & VGAs	9	19%
Outside UGAs & VGAs	38	81%

**Trail Mileage Preserved by Location Within County**

Trail mileage was preserved along two regional trails: the Enola Low Grade Trail and the Northwest Lancaster County River Trail.

**Trail Mileage Preserved by Organization/Agency**

	<i>Miles Added 2002–2015</i>	<i>Percent</i>
<b>Total</b>	<b>47</b>	<b>100%</b>
County of Lancaster	2	3%
Municipalities	42	91%
Lancaster County Solid Waste Management Authority	3	6%

*Note: Totals do not include trails located entirely within a single municipality.*

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# PRO- GRESS



# Growing

## Did We Meet Our Targets?

The following is a comparison of the growth management targets from **Balance**, the Growth Management Element of the Lancaster County Comprehensive Plan, and the results achieved from 2002 to 2015.



### URBAN RESIDENTIAL DEVELOPMENT

#### Percent of new dwellings accommodated in Urban Areas (UGAs)

Goal	85%
Actual	78%

#### Average dwelling units/acre for new development in Urban Areas (UGAs)

Goal	7.5 DU/ac
Actual	4.4 DU/ac

#### Percent of new non-residential employment acreage in Urban Areas (UGAs)

Goal	66%
Actual	72%

#### Percent of new dwelling units accommodated in Reinvestment Areas (developed land in Urban Areas)

Goal	12%
Actual *	11%

\* 11% of new dwellings were constructed in Lancaster City and the boroughs alone. Dwellings built in developed areas of townships were not calculated.



### RURAL RESIDENTIAL DEVELOPMENT

#### Maximum percent of new dwelling units accommodated in Rural Areas

Goal	15%
Actual	22%

#### Percent of new dwellings accommodated in VGAs

Goal	5%
Actual	4%

#### Average dwelling units/acre for new development in VGAs

Goal	2.5 DU/ac
Actual	2.1 DU/ac

# Preserving

## Did We Meet Our Targets?

No targets were set for preservation of agricultural land, natural land, or trails.

The following is a comparison of the park land targets outlined in Greenscapes (the Green Infrastructure Element of the Lancaster County Comprehensive Plan) and the results achieved from 2002 to 2015.

### COUNTY

#### Acres of park land per 1,000 population

Goal	5.0 acres
Actual	3.8 acres

### MUNICIPAL

#### Acres of park land per 1,000 population

Goal	10.0 acres
Actual	9.4 acres

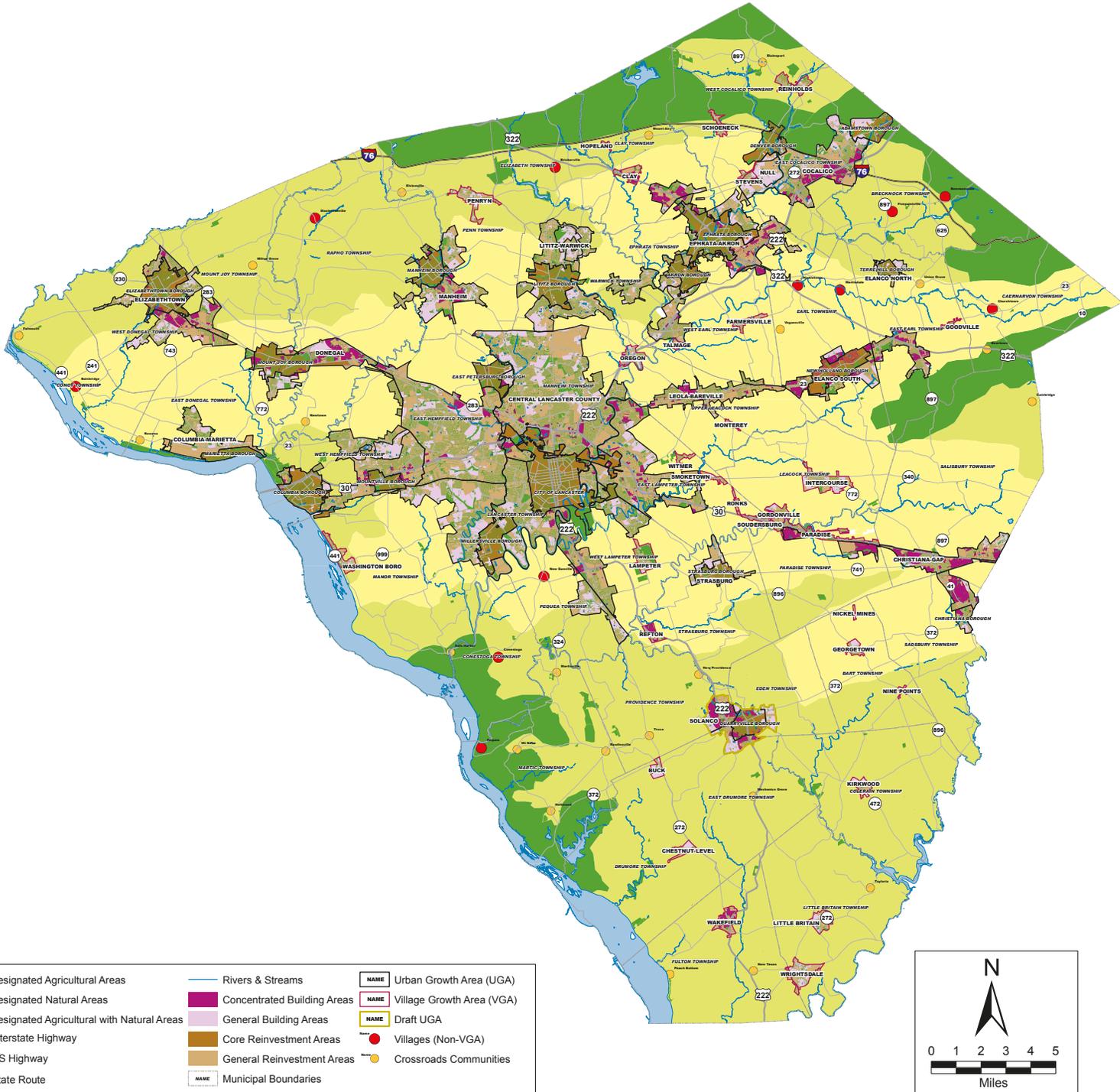
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# APPEN- DIX

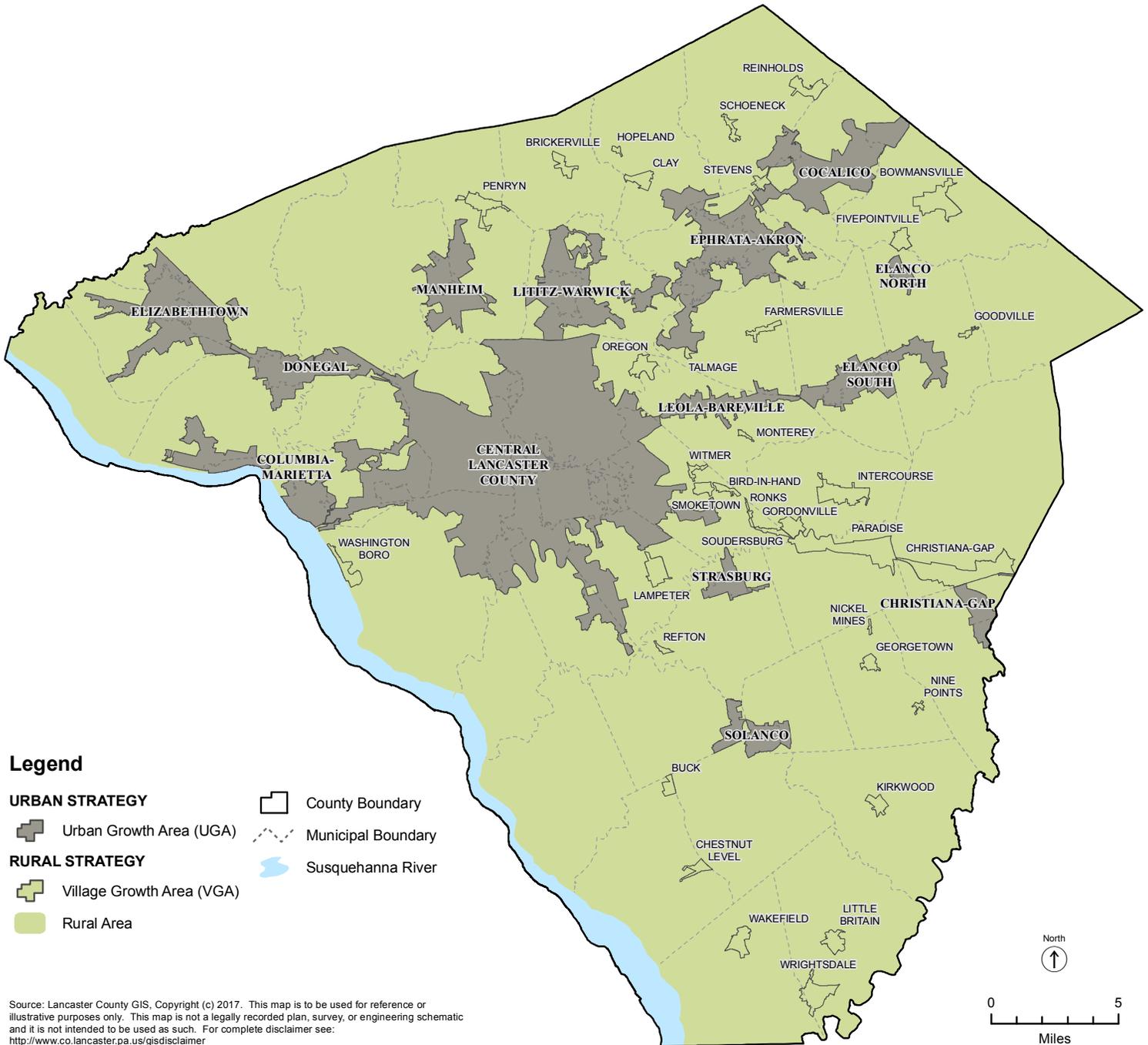


# Growth Management Framework Map (August 2005)

This map is the basis for implementation of urban and rural strategies that balance growth and preservation.



# Map of UGAs and VGAs



# Municipality by UGA and VGA

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

# UGA by Municipality

Note: The combined total area of all municipalities that form a part of a particular UGA is known as a "UGA Region."

**UGA**

Central Lancaster County	East Hempfield East Lampeter East Petersburg Lancaster City Lancaster Township Manheim Township Manor Millersville Mountville Pequea Upper Leacock West Hempfield West Lampeter
Christiana-Gap	Christiana Sadsbury
Cocalico	Adamstown Denver East Cocalico
Columbia-Marietta	Columbia East Donegal Marietta West Hempfield
Donegal	East Donegal Mount Joy Borough Mount Joy Township Rapho
Elanco North	East Earl Terre Hill

**UGA**

Elanco South	Earl East Earl New Holland
Elizabethtown	Elizabethtown Mount Joy Township West Donegal
Ephrata-Akron	Akron Clay Ephrata Borough Ephrata Township West Earl
Leola-Bareville	Upper Leacock West Earl
Lititz-Warwick	Lititz Warwick
Manheim	Manheim Borough Penn Rapho
Solanco	Eden Providence Quarryville
Strasburg	Strasburg Borough Strasburg Township

## VGA by Municipality

Bird-in-Hand	East Lampeter
Bowmansville	Brecknock
Brickerville	Elizabeth
Buck	Drumore
Chestnut Level	
Christiana-Gap	Salisbury
Clay	Clay
Farmersville	West Earl
Fivepointville	Brecknock
Georgetown	Bart
Goodville	East Earl
Hopeland	Clay
Intercourse	Leacock
Kirkwood	Colerain
Lampeter	West Lampeter
Little Britain	Little Britain
Monterey	Upper Leacock
Nickel Mines	Bart
Nine Points	
Oregon	Manheim Township
Paradise	Paradise
Penryn	Penn
Reinholds	West Cocalico

Refton	Strasburg Township
Ronks	East Lampeter
Schoeneck	West Cocalico
Smoketown	East Lampeter
Soudersburg	
Stevens	East Cocalico
Talmage	West Earl
Wakefield	Fulton
Washington Boro	Manor
Witmer	East Lampeter
Wrightsdale	Fulton Little Britain



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