Southern Lancaster County Comprehensive Plan

Lancaster County, Pennsylvania

September 2022

places 2040
a plan for lancaster county pa

thinking beyond boundaries

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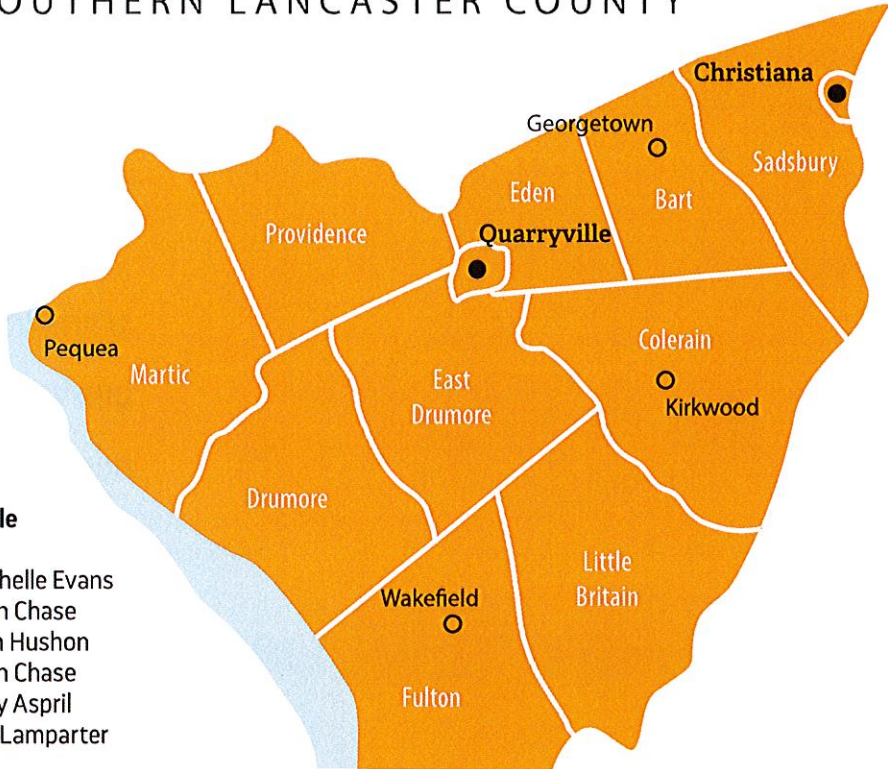
To succeed in implementing our shared vision, partners in our region will need to rely on one another more than ever. Thankfully, we've always been a resourceful community, filled with volunteers willing to quietly step up to help their neighbors. This document is a statement of goals we hold in common in Southern Lancaster County – things we want to work on together.

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OUR VISION

Our Vision:
Keep Southern Lancaster County Rural

While we are a part of Lancaster County, Southern Lancaster County is a region with a unique combination of people and place.

We feel a strong connection to our world-class farmland and rural way of life. But we also value our urban places, including two boroughs. We have access to Lancaster City, and to outstanding natural areas along rivers, streams, and creeks.

In addition to the strong connection we feel to the land, we also feel a strong connection to our people. Generations have passed down customs and traditions including a strong work ethic, conservativism, sense of community, and independence.
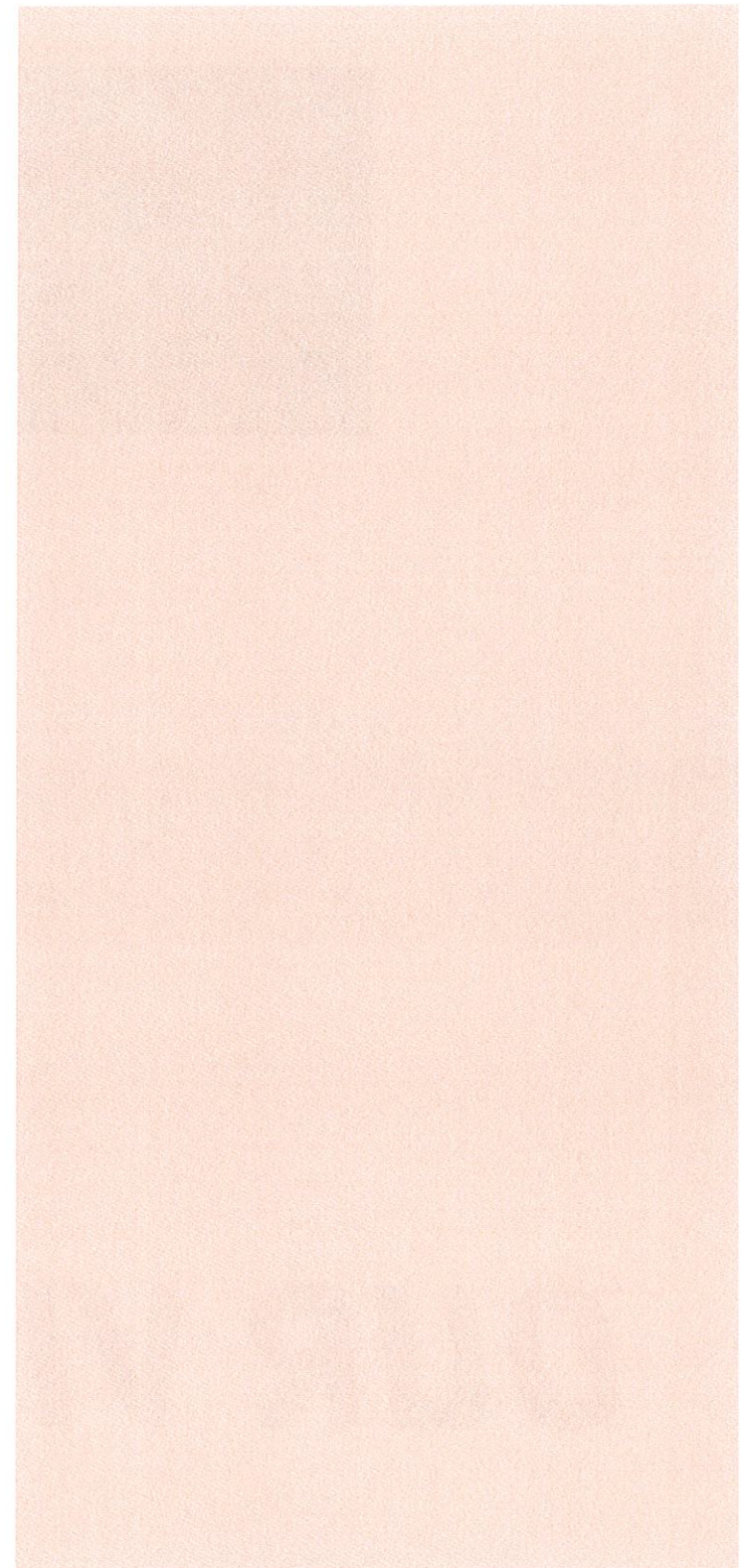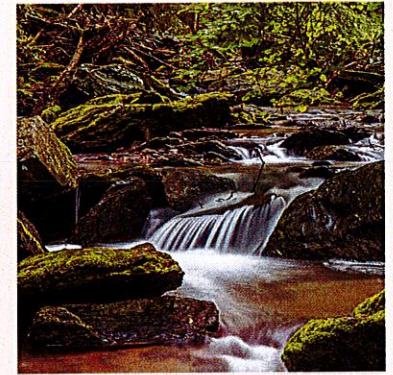
Southern Lancaster County has a strong identity, history, and quality of life driven by its distinctive character. We are independent, resilient, and adaptive. Our economy is diverse.

We've seen changes in recent years, and we'll continue to see them in the future. But just as we've done in the past, we'll adapt to these changes while maintaining our unique identity and sense of place. We share a lot in common with our neighbors, so we should focus on what we agree on, instead of what divides us.

The purpose of this comprehensive plan is to ensure that Southern Lancaster County remains a special place for future generations.

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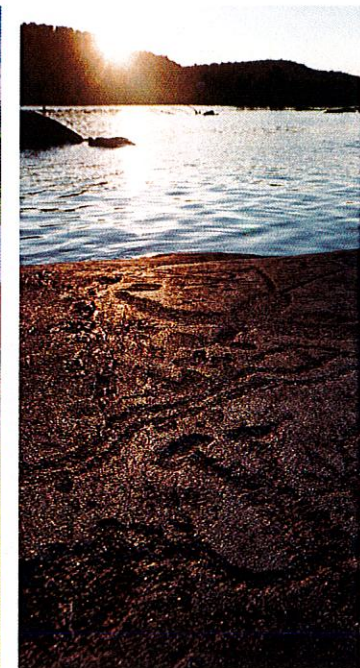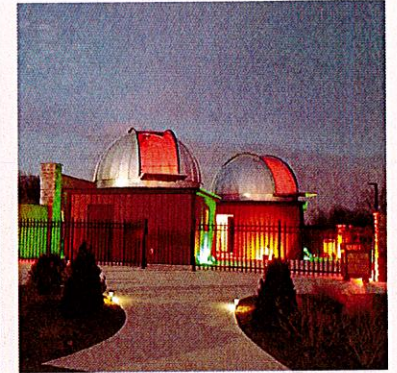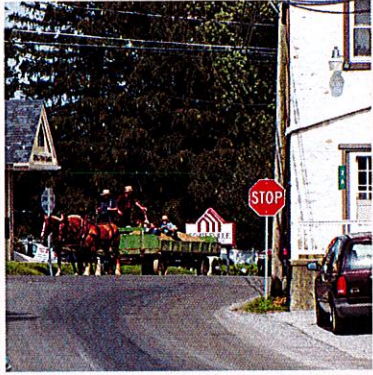
OUR
JOURNEY

WHAT IS A COMPREHENSIVE PLAN?

All communities need a plan for their future. It's typically called a comprehensive plan (or "comp" plan), and its purpose is to:

- Educate people about the community's strengths, weaknesses, opportunities, and challenges;
- Discuss how key resources will be protected and enhanced;
- Establish principles for growth and development;
- Recommend priorities for funding and new investment;
- Provide a rationale for future direction and policies; and
- Guide community leaders in making decisions.

The first thing you'll notice about this plan is that it's different than the comp plans we did in the past. It's less of an encyclopedia and more of a guidebook.

Like past plans, it still focuses on land use, transportation, and quality of life – but this plan doesn't try to address every aspect of these issues. Comp plans often present a laundry list of ideas, rather than a practical "to do" list. By contrast, this plan highlights just a few things that need to happen if we really want to make a difference in the next few years. We've highlighted the issues that our residents care about – and the things we most need to change.

The ideas in this plan reflect what Southern Lancaster County leaders and residents said were important to them, but the policies outlined here also follow best practices in land-use planning – proven strategies to improve local quality of life. In creating this plan, we also considered the input of county planners and Partners for Place organizations, and agencies who work in Lancaster County and have expertise in particular planning issues.

In addition to being concise, this plan tries to avoid planning jargon and technical language because it's intended to be accessible and user-friendly. If you're looking for data and analysis that supports the policies in this plan, you'll find it in the appendix to this plan, and in the supporting documents for places2040, the Lancaster County comprehensive plan.

Role of Past Plans
As this plan is adopted by individual municipalities in the region, it will replace previously adopted comprehensive plans in these communities.

CREATING THE PLAN

PARTICIPANTS

Southern Lancaster County Residents

The Southern Lancaster County Inter-Municipal Council (SLCIMC) initiated the comp plan process, provided guidance about the plan's direction, and offered input on the topics highlighted in the plan. SLCIMC represents a group of municipalities in the southern part of the county.

Several local residents who regularly attend SLCIMC meetings also attended comprehensive plan meetings, and municipal Secretaries and other officials helped to distribute information about the planning process and encourage others to get involved. These participants are recognized individually on p. 3 in this plan. Residents also participated in an online public survey described later in this section of the plan.

Lancaster County Planning Department

With the help of comp plan committee members, department staff facilitated the planning process and prepared this plan in-house. Although all of the department's teams contributed to the effort, the Technical Services and Planning Services Teams were most heavily involved.

Partners for Place

During the planning process, county planning staff consulted with several of the county's "Partners for Place" – 27 regional, countywide, and city organizations and agencies whose work is closely related to the topics addressed in the plan. These partners shared their expertise to ensure that the recommendations in this plan fit with what they know about the county and the type of work they do.

Partners for Place

Building Industry Association of Lancaster County
Coalition for Smart Growth
Coalition for Sustainable Housing
Discover Lancaster
Economic Development Company of Lancaster County
Historic Preservation Trust of Lancaster County
Hourglass Foundation
Lancaster Bar Association
The Lancaster Chamber of Commerce & Industry
Lancaster City Alliance
Lancaster Clean Water Partners
Lancaster Conservancy
Lancaster County Agricultural Preserve Board
Lancaster County Agriculture Council
Lancaster County Association of Realtors®
Lancaster County Association of Township Supervisors
Lancaster County Boroughs Association
Lancaster County Community Foundation
Lancaster County Housing and Redevelopment Authorities
Lancaster County Solid Waste Management Authority
Lancaster County Workforce Development Board
Lancaster Farmland Trust
Penn Medicine Lancaster General Health
South Central Transit Authority
Susquehanna Heritage
Tenfold
United Way of Lancaster County

PROCESS

After the Lancaster County comprehensive plan (places2040) was adopted in 2018, people inside and outside the county expressed support for the plan's simple, direct approach – what is sometimes called an "implementable" comprehensive plan.

At SLCIMC meetings, municipal leaders discussed the possibility of doing a new comprehensive plan for the region. SLCIMC members felt that places2040 was a useful model for a regional plan, and asked if county planning staff could assist.

Soon afterward, LCPD staff proposed a series of regional comp plan meetings held every other month. These meetings were the backbone of the planning process. Over the course of 15 months, the comp plan committee met 8 times to discuss different aspects of the plan. Their purpose was to identify the issues and opportunities that were most important to the region's future over the next 10–15 years and put those issues and opportunities in the context of the big ideas and policies in places2040.

Prior to the start of the Southern Lancaster County comp plan process, county planning staff asked municipal officials and staff (and other planning partners) to identify the places2040 policies that were the highest priority. County planning staff then highlighted these policies in regional places2040 implementation workshops held in 2020 and 2021. They also decided to make these policies a key focus of any regional plan that follows the places2040 model. This plan for Southern Lancaster County highlights these policies, as well as other places2040 policies that the comp plan committee felt were important to this region.

At the comp plan meetings, the county's regional planner for the South Planning Area (the same area that's the focus of the plan) led the discussion together with the Director for Planning Implementation. At times, other county planning staff were brought in to discuss issues familiar to them.

Most of the committee meetings focused on a big idea from the places2040 plan and the priority policies associated with it. At one of the later meetings, the committee members identified places in the region that were priorities for agriculture & natural land, growth management, transportation, and placemaking – improving the "look and feel" of places where people gather. This input was included in the "Issue and Opportunity Maps" that appear in this plan.

After each meeting, new input from the committee was added to the draft plan and submitted back to the committee for review. County planning staff then completed a full plan draft in May 2022 and provided a month for local review before presenting the draft and soliciting public comment at a SLCIMC meeting on June 21, 2022.

At the June 21 meeting, SLCIMC members set a deadline of July 31, 2022 for submitting comments on the draft plan. During the review period, county planning staff also checked the draft for errors. Following receipt of all comments, county planning staff created a final draft plan for presentation and public comment at a SLCIMC meeting on August 16, 2022.

County planning staff set a deadline of September 1, 2022 for SLCIMC members to submit any corrections to the final draft plan. One minor correction was received. County planning staff also made formatting updates and clarified the definition of a few terms. These changes were included in the adoptable version of the plan submitted to SLCIMC members on September 19, 2022.

Next Steps
- Municipal governing bodies will then consider adopting the plan as the comprehensive plan for their municipality.
- Local leaders will continue to reach out to Southern Lancaster County municipalities that have not actively participated in the planning process and encourage them to consider adopting the plan.
- If the plan is adopted, county planning staff will facilitate the plan's implementation through regular regional meetings with appropriate municipal staff and/or elected officials.

OUTREACH

Online Survey
As part of an effort to engage the public in the planning process, county planning staff created and promoted an online survey for Southern Lancaster County. In addition to gathering public input, the survey was designed to educate the public about places2040 and the purpose of the regional plan. The survey ran from February 18 to March 23, 2022. For more information about the survey, please see p. in the Appendix of this plan.

Media Coverage and the Lancaster 2040 Conference
In preparation for a March 2022 conference focused on places2040, Ray Marvin of Bart Township and Scott Peiffer of Quarryville Borough wrote an opinion piece in Lancaster Newspapers (LNP) entitled, "Working across municipal borders in the southern end." This piece shared the context of the plan and some of the benefits of planning together as a region. They also mentioned the most important issues to residents of Southern Lancaster County: protecting the area's rural character and reducing regulatory costs for farmers and businesses.

Ray and Scott urged members of the community to support this plan, writing "It will take a group effort by those of us who live here to retain our rural communities and the economic integrity of our agricultural community in particular, while also retaining the natural landscape that we all know and love."

Shortly afterward, Ray and Scott joined Kip Van Blarcom of the Lancaster County Planning Department in a session at the Lancaster 2040 conference sponsored by Tenfold and Coalition for Smart Growth (CSG). Their session – called "Solanco Coming Together" – focused on the partnership between SLCIMC and county planning to produce a comprehensive plan on the places2040 model. The session's moderator was Bob Shenk, who was the conference's co-chair and representative of CSG. Bob also grew up in Southern Lancaster County.

At the session, all three participants spoke of the value of working across traditional boundaries to highlight what the region has in common, rather than emphasizing minor differences.

REGIONAL CONCERNS

In our conversations about the future of Southern Lancaster County, these topics rose to the top.

AGRICULTURE AND FARMLAND
Ensure the sustainability of multi-generational farming over the long term.

- Protect agriculture and farmland, because it is an essential part of our economy.

- Maintain the region's identity and sense of place, which are closely tied to its rural character.

GROWTH MANAGEMENT
Promote reinvestment in our boroughs and urban spaces.

- In the boroughs, create more compact communities that promote walkability, employment opportunities, greater housing choices, and easy access to home, work, and recreational opportunities.

- Direct more intensive types of land development to the Urban Growth Areas (UGAs) around Quarryville and Christiana, which have the infrastructure needed to sustain more intensive land uses.

WORKING REGIONALLY
Promote cooperation and coordination of facilities, services, and resources.

- Strive to find a balance between community needs and the rights of private citizens.

TRANSPORTATION
Build a transportation network that is efficient and flexible for motorized and non-motorized users.

- Provide an adequate transportation system that is cost effective to maintain, yet meets the needs of all users from trucks and farm equipment, to buggies, scooters, bicycles, and pedestrians.

NATURAL AREAS
Preserve and conserve important natural resources.

- Continue to encourage nutrient management and agricultural soil conservation planning to protect surface water and groundwater resources.
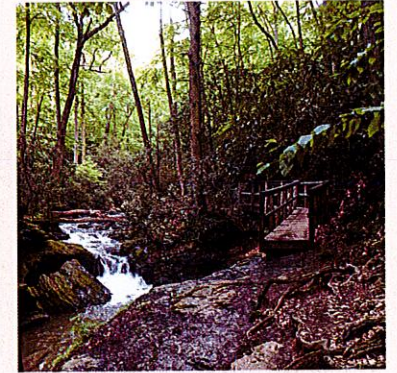
THE BIG IDEAS

PURPOSE

Traditionally, comprehensive plans address topics one by one, focusing on separate "silos" of information. In the past, comprehensive plans for Lancaster County – and for municipalities and multi-municipal regions within Southern Lancaster County – followed that same pattern. Places2040, the Lancaster County comprehensive plan adopted in 2018, takes a different approach. It integrates the usual planning topics into 5 "big ideas" that cut across traditional silos. These ideas help us think more holistically about how to address the challenges and opportunities ahead of us and create the future we all want to see.

This plan for Southern Lancaster County, like the other regional plans that the Lancaster County Planning Department is creating with local leaders and residents, includes the same big ideas and policies as places2040. To make these regional plans as strategic as possible, however, they only focus on the policies that are the highest priority for the next few years. Some of these policies are identified as a countywide priority and others as a priority for this region. Under each big idea in this plan, the "What We Need to Do Differently" section includes a table distinguishing between the two.

How were the countywide and regional priorities determined? Municipal officials and staff throughout Lancaster County chose the countywide priority policies in the first set of places2040 implementation workshops. Although county planning staff expected to see regional differences, they found there was broad agreement about the most important policies. During the regional planning process, Southern Lancaster County leaders and residents confirmed that these policies are crucial to this region as well – but they also identified a few other places2040 policies they wanted to highlight. These are the regional priority policies.
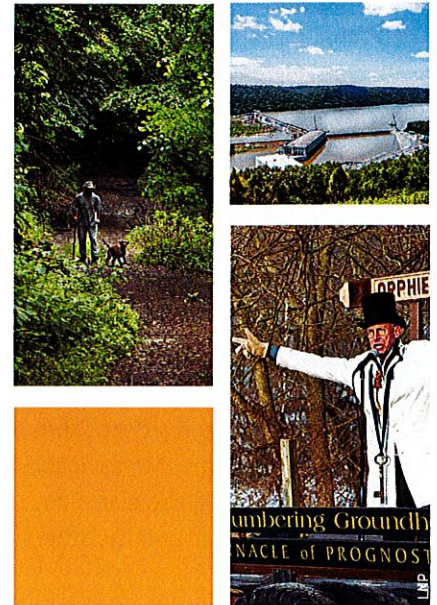
POLICY SUMMARY

In standard planning terms, the 5 big ideas are the goals of this plan, and the statements called "What We Need to Do Differently" are the policies. The big ideas and policies are based on public input gathered during the 3-year effort to create places2040, the Lancaster County comprehensive plan.

While the county's residents didn't necessarily express these goals and policies word for word, the thoughts, and ideas they shared with county planning staff made it clear what was important to them. The language in the county plan also reflects input from local leaders who know the issues in their community and planning partners who are local experts in the work they do.

This plan for Southern Lancaster County focuses on the same 5 big ideas as places2040. In the columns on this page and the next, the items listed below the big ideas are the policies associated with them. Here, the policies are in order as they appear in places2040. The items with a checkmark are the policies highlighted in this plan. Some of these policies are a countywide priority, others are regional, and some are both.

Creating Great Places

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

What We Need to Do Differently

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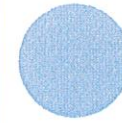
Connecting People, Place, & Opportunity

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

What We Need to Do Differently

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

Taking Care of What We Have

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

What We Need to Do Differently

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

Growing Responsibly

We need to consider where development happens, when it happens, and what form it takes. To accommodate a growing population, we need to improve the pattern of growth and ensure that we develop in a more compact, efficient, and fiscally responsible way.

What We Need to Do Differently

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

For a definition of this term, see p. .

Thinking Beyond Boundaries

We need to think and act differently. We need to see places as they are, rather than dividing them up in traditional ways. Many of the issues we face aren't limited to municipal and school district boundaries.

We need to approach challenges more collaboratively, cultivate leadership, and take our partnerships to the next level.

What We Need to Do Differently

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

*** For more information about this concept, see "Thinking Beyond Boundaries" on p. .*

WHAT'S ADDRESSED IN EACH BIG IDEA

In this plan, the discussion of each big idea (except Thinking Beyond Boundaries) is split into four parts: What We Heard, What the Data Tells Us, What We Need to Do Differently, and How We'll Measure Our Progress. Each of these parts represents a different stage in the planning process. The idea is to find a healthy balance between what residents want, what works, and what's possible.

First, we listened to residents' hopes and concerns for the region's future. Then we compared their observations with the data we collected – were their perceptions about Southern Lancaster County the same as what the data tells us?

We also talked with local leaders and consulted with Lancaster County Planning Department staff and the county's Partners for Place (see p. 10) – experts in their field. The 5 big ideas and policies highlighted in this plan reflect all of this input and analysis. Although some of the ideas in this plan challenge us to do things differently, it's a prescription for a healthier community!

What We Heard

Here, we summarized the comments we heard from local leaders and residents and grouped them into a few short statements with some explanations below.

What the Data Tells Us

County planning staff gathered this data from a variety of sources including the U.S. Census, Claritas (a database of consumer and business information), the Lancaster County Geographic Information System (GIS), existing countywide plans such as places2040 (2018) and the Lancaster Active Transportation Plan (2019), and analysis undertaken for the places2040 workshops held in 2020 and 2021.

What We Need to Do Differently

These are the policies associated with each big idea. They don't tell us exactly how to accomplish our goals, but set a direction for us to follow. During the places2040 planning process, Lancaster County residents said these things will help us create the future we all want to see. Southern Lancaster County Comprehensive Plan participants agreed that many of these policies apply to this part of the county as well.

How We'll Measure Our Progress

Under this heading, we've presented a series of indicators that might be used to determine our effectiveness in implementing the big ideas and policies in this plan. Rather than listing everything that would be helpful to know, we tried to be realistic about the data that's available to measure our success.

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CREATING GREAT PLACES
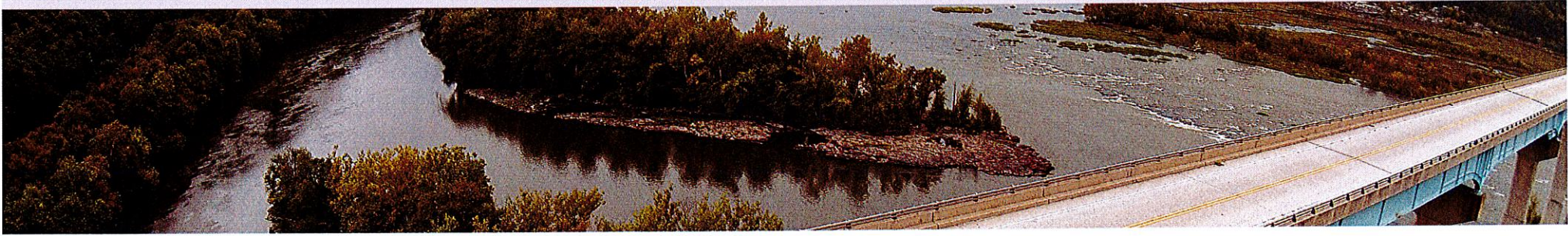
Southern Lancaster County is a great place to live, work, and play. We have a good quality of life, and we're proud of our community. We're independent people, but we're committed to working together to make this region even better.

We want to ensure that this community is a place where people feel healthy and safe. A place that encourages creativity and investment. A place where our residents can find housing, jobs, and transportation that works for them at every stage of their life, whether they're young or old.

More than that, we want to protect what makes this region unique and different – its rural character. If we can accomplish that goal, we're confident that everything else will fall into place.

What We Heard

Southern Lancaster County residents are proud of their community as a place where people want to live and visit. To maintain and improve the quality of life in this region, we need to plan ahead.

Traffic congestion is an issue in some locations.

- A few key road corridors (highlighted on the Issue and Opportunity Maps in this plan) need some attention.
- PA 372 could be considered a regional truck route, but many buggies use the route as well, creating conflicts. The north-south PA 272/US 222 corridor has a high number of local trucks – they're typically going to destinations within Lancaster County, and this is the most direct route.
- In this area, traffic delays are often caused by large trucks, agricultural equipment, and non-motorized vehicles. Congestion is sometimes an issue in Georgetown, especially at certain times during the tourism season.
- Peach Bottom evacuation routes should be considered a priority.
- Quarryville could benefit from a few additional traffic signals.
- It's not easy to connect jobs and housing in this area, but we should look at a few areas where there are concentrations of jobs in the region. It's also worth noting that the school district is a major employer, so any efforts to connect jobs and housing should include the school district.
- The rural landscape is a key part of this area's identity, so we should work to preserve viewsheds (what we can see) from key corridors.

While the region will see only modest growth in the future, accommodating that growth is a challenge given the high demand and limited supply of housing units.

- Although this area will experience less population growth than other parts of Lancaster County, we still need to plan ahead to accommodate this growth. The goal is not to attract new residents from outside the area, but to meet the needs of those who already live here – and their children. Small, incremental changes are all that's necessary.
- This region (and all of Lancaster County) currently has a low supply of housing units to own and rent. Due to high purchase prices for available housing, existing residents are seeking other ways to create new housing. Some are purchasing additional land or homes to meet the future needs of their children and grandchildren.
- Given the low housing supply, there is a lot of competition for available units. One factor that makes the market more competitive is that some residents can outbid other buyers by paying cash for the down payment or sale price.
- Many residents are looking for housing units close to other family members in the area, but the cost is prohibitive. Some of the more affordable housing units (many of which are multi-family) are found primarily in Christiana and Quarryville Boroughs – and much of that housing is aging.

It's important for this region to provide a variety of housing options for people with different needs and at different stages of life.

- One option for providing additional dwelling units is dawdy housing, also known as ECHO housing (Elder Cottage Housing Opportunity) or Accessory Dwelling Units (ADUs). These are secondary units on existing lots – often for family members.
- For decades, several municipalities in this region have permitted this type of housing. If these types of housing were permitted and utilized more extensively throughout the region, they might have the potential to meet more of the region's housing needs.
- Dawdy houses work particularly well for older residents in this region, because:
  - Housing that works for older folks can be difficult to find. There are only a few age-restricted and senior living communities in the area, and most are located near Quarryville and Christiana. Not everyone wants to live in these communities or can afford to do so. Some feel they are located too far away from the rural areas where they live, or they prefer not to live in an urban location.
  - This region has a tradition of family taking care of family. Many people serve as caregivers for older family members, and dawdy houses give them the opportunity to keep their loved ones nearby, but still maintain separate residences.
  - These types of housing allow older folks to downsize their homes.

- If the zoning allows it, dawdy houses can also be a more affordable option for younger family members looking to rent before purchasing their first home.
- It's important to note that dawdy houses can create some challenges for municipalities. People may build these homes when regulations prohibit them from connecting another permanent dwelling to their own sewage system. If nitrates are too high, they must bear the cost of connecting to the existing system and later removing the connection after the unit is no longer needed. Some try to illegally retain dawdy houses beyond the time frame agreed with the municipality.

While beautifying local communities isn't this region's highest priority, there are some places where improvements could benefit both businesses and residents.

- Popular gathering spots in Southern Lancaster County include fairgrounds, fire halls, parks, churches, municipal buildings, and libraries. The two boroughs and a handful of villages and crossroads communities are also prime locations for "placemaking" projects that could make them more comfortable and attractive places to gather.

What the Data Tells Us

Commuting
Commuting times increased slightly between 2000 and 2020. 60% of employed people living in the region commute to a job inside Lancaster County, but only about 15% stay in Southern Lancaster County to work.

Congestion
The region generally doesn't experience widespread congestion. However, weekday congestion levels are higher along a few road segments, including US 222 and PA 372 in Quarryville and River Road at PA 372 in Martic Township.

Housing Supply and Demand
Both owner- and renter-occupied housing is in short supply. While demand has remained strong, new unit construction slowed significantly in the 2010s when compared to previous decades.

Housing Costs
Housing costs are high, particularly when compared to income. Many households in the region are "housing cost burdened" – meaning they spend more than 30% of their incomes on housing costs.

Household Size and Tenure
Average household size has gotten smaller in the region over the last 20 years. The area is still a great place to buy a home, but a growing number of people in Southern Lancaster County are preferring to rent.

Housing Type
Single-family detached housing makes up more than 70% of the region's housing stock. *Note: Farm residences are not classified as single-family detached. They are part of the agricultural landscape, and considered a separate housing type within the overall housing stock.*

For a detailed overview of the data, refer to the "Snapshot of the Region" beginning on p. 102.

What We Need to Do Differently

Countywide Priority	Regional Priority	Policy
		In this section, policies are in order by countywide and regional priority rather than how they appear in places2040.
✔		Provide a greater supply and diversity of housing types to own and rent.
✔	✔	Make our downtowns more vibrant, safe, and attractive.
	✔	Find new and innovative ways to reduce congestion.
		Design communities that put people first.
		Create a mix of uses in our communities and corridors.

Provide a greater supply and diversity of housing types to own and rent.

Housing Supply
- Consider changes in housing demand. Look at the need for housing to accommodate first-time homebuyers and residents who want to downsize. Aim to provide appropriate housing options at every price point.

Simplify Zoning
- Coordinate and simplify regulations across the region regarding dawdy/echo housing and Accessory Dwelling Units (ADUs). Determine if temporary ADUs are a viable long-term solution to regional housing needs.
- Encourage consistency in terminology for definitions and regulations related to housing (in particular, for echo/dawdy houses, ADUs, and mobile homes).
- Simplify and adopt consistent zoning regulations in the boroughs to allow for multi-story residential units, while still meeting utility and fire safety needs.

- Allow for rehabilitation and conversion of housing units as appropriate, such as turning single-family dwellings into multi-family units.

Make our downtowns more vibrant, safe, and attractive.

Placemaking
- Encourage "placemaking" – creating attractive community gathering spaces, particularly in Quarryville, Christiana, and Georgetown. Encourage public/private partnerships to achieve that goal.

Travel and Safety
- In some borough neighborhoods, parking is an issue. Promote vehicle sharing, bicycle sharing, convenient and connected bicycle lanes and parking, and public/private partnerships such as "Amish taxis."
- Enforce speed limits through signage and other means, especially where there are conflicts between motorized and non-motorized vehicles (buggies).

Water and Sewer Maintenance
- Encourage municipal authorities in this region to undertake capital improvements planning for the long-term maintenance and expansion of water and sewer systems. Boroughs should plan ahead for the time when they will be required to file an MS4 permit, and start looking for opportunities to cooperate with neighbors on regional stormwater planning. *Note: The term "MS4" is defined on p. 30.*

Find new and innovative ways to reduce congestion.

Official Maps
- Work with the Lancaster County Planning Department to draft and adopt official maps – if possible on a regional basis – as a tool to encourage transportation connections within the region.

Anticipating Change
- Work with school districts to anticipate future housing and transportation needs in the community.

How We'll Measure Our Progress

Housing Type, Supply, and Affordability

Mix of types	▲	Increase % of semi-detached, townhouse, or multi-family types
New housing supply	▲	Increase # of building permits
Housing cost burden	▽	Reduce incidence of housing cost burden (30%+ income on housing)

Borough/Village Growth and Vitality

Businesses	▲	Increase # of businesses in boroughs and villages
Employees	▲	Increase # of employees working in boroughs and villages
Property values	▲	Increase property value per capita in boroughs

Urban Growth Areas and New Communities

Mixed-use land	▲	Increase amount of new development that is mixed-use
Commercial/industrial vacancy	▽	Reduce vacancy rate for retail, office, and manufacturing

Health & Safety

Fatalities due to crashes	▽	Reduce # of fatalities due to crashes

Commuting

Time spent commuting	▽	Reduce length of average commute
Daily Vehicle Miles Traveled (DVMT)	▽	Reduce Daily Vehicle Miles Traveled

▲	Increase
▽	Decrease

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CONNECTING PEOPLE, PLACE, & OPPORTUNITY
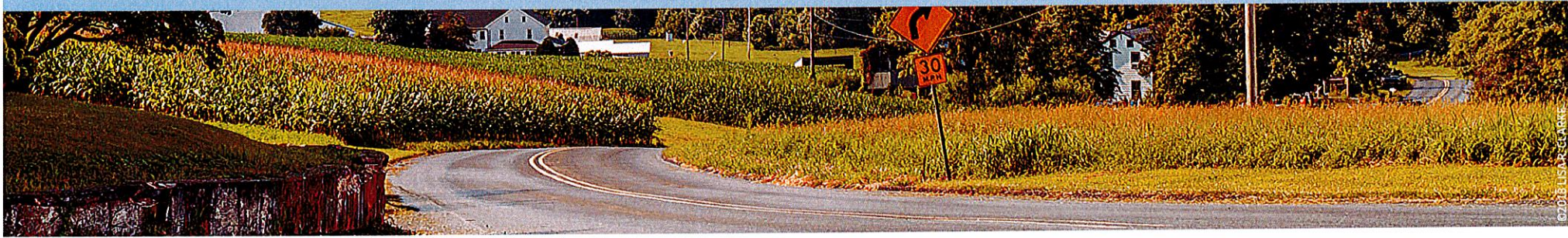
In Southern Lancaster County – and throughout the county as a whole – we need to work harder to connect students with schools, workers with jobs, and jobs with housing. It should be easier for residents to get around and connect with the people and places they care about. The bottom line is, we want people to have plenty of options.

By maximizing connections, we'll make everything more efficient and create more opportunities for interacting with our neighbors. Our economy will be more resilient, our businesses will have an easier time getting their products to market, and we'll keep more money in the local area. If we do things right, more of our young people will choose to stay in Southern Lancaster County and raise their families here.

What We Heard

Social services and other assistance for residents in this area are limited, and municipal governments lack the resources to invest in them.

- In this area, there is a culture of neighbors helping neighbors. Residents in this area make that work in ways that might not happen in the more urban parts of the county. Church and civic groups help. There's a tradition of cooperation and sharing to solve problems.
- Some people who move to the area don't realize how rural it is. There are fewer things to do, and it's far from stores. On the other hand, if residents know where to find them, local businesses provide just about anything people need.
- Municipalities in this area can't provide the level of services that more populous municipalities provide. Services such as EMS and fire companies rely on volunteers.
- School kids face some quality of life issues – food scarcity, access to social services, medical care, and other resources. Broadband access is also a challenge for many families, so it's an issue for the school district as well.

Access to specialized treatment and emergency services is a challenge for the region, with residents often having to travel to Lancaster City and beyond to receive treatment.

- Getting appointments for specialized care such as X-rays and MRIs can be difficult due to the lack of medical facilities offering these services.
- In addition to having no hospitals in the immediate region, there are few urgent care facilities. Of the medical facilities that do exist, they are often far away from the people most in need of accessing them, such as the elderly.

- Amish households face additional barriers to access healthcare services due to their use of non-motorized vehicles.

The safety of pedestrians, bicyclists, and buggies on local roadways is a concern.

- Many roads have no shoulders, making it challenging for drivers to share the road with bicycles and buggies. Widening shoulders is difficult due to the area's topography and the cost of creating and maintaining them.
- Locals are familiar with buggies, but out-of-towners don't know how to react to them. One way to increase awareness and safety of buggies is for the Lancaster County Planning Department to undertake a new countywide non-motorized vehicle (NMV) study. This study would look at traffic volumes and crash data to suggest spot shoulder widening and other improvements on roads planned for maintenance upgrades over the next 5 years.
- Rural roads can be dangerous for pedestrians.
- Access from roadways into schools is sometimes an issue. PennDOT won't allow anyone to direct traffic on state routes.

Although this is a rural area, there are some options for getting around without a car.

- In this region, many people (particularly the Amish) operate cottage industries within walking distance of their homes. To create more housing units adjacent to these industries, people often subdivide a property, retrofit a building to create a multi-family building, or create an Accessory Dwelling Unit.

- "Amish taxis" work well, and it's a great job for retired people. Red Rose Access isn't always convenient, because it could take all day to get to and from an appointment.
- Access to transportation options is a quality of life issue for some in the community, especially for medical care. Some options that exist in other parts of the county are not very cost-effective in this area. There are some situations where there is no transit service today, and probably won't be in the future.
- Due to the distances between students' homes, buses drive about 6,500 miles a day in the Solanco School District.

Before businesses get too big for the farm, they need to plan ahead and find an appropriate place to grow.

- Rather than trying to attract new businesses from outside the area, we want to find ways to accommodate growing businesses that are already here.
- On-farm businesses aren't really a problem unless they get too big. In this area, they don't generate a lot of tourist traffic. Zoning restrictions keep them under control.
- Businesses get larger when they start to serve a market outside the local area. These types of businesses need to look ahead and plan for their future needs. Business people should know what infrastructure is needed to support a given project, and find a way to provide it.
- There are a few pockets of land that are appropriate for commercial and industrial development, but they lack the utility connections needed to make it happen. The PA 41 corridor is a good example. If connections are made, there's a potential for explosive growth, so the municipalities in that area need to have plans in place.

What Does "MS4" Mean?

An MS4 refers to a Municipal Separate Storm Sewer System, a system that collects and conveys stormwater runoff to local waterways. While many communities have these storm sewer systems, only communities within areas of certain populations and densities must seek an MS4 permit.

These MS4 communities must comply with particular stormwater regulations and establish a stormwater management plan (SWMP). This permit is administered under the US Environmental Protection Agency (EPA) MS4 program, and is managed by the Pennsylvania Department of Environmental Protection (DEP).

Infrastructure improvements are needed to make development feasible, but cost and permitting are an issue.

- Municipalities have limited funds to improve infrastructure. They've done what they're going to do, and the rest is up to business owners. There's a consensus in this area that developers should pay the cost of utility improvements, not municipalities. Changes are unlikely without developer support.
- From a positive point of view, lack of infrastructure protects the area from unwanted change.
- New roads, sewer plants, and water plants are expensive, and there aren't enough customers to serve. The struggle isn't capacity, but distance. Pipes and pump stations are prohibitively expensive.
- Required stormwater permits make even simple road projects more complicated, time consuming, and expensive.

- In some locations, snow and ice and lack of PennDOT maintenance result in safety concerns.

As trails get more use, we support local and regional connections to make them more accessible.

- Well-maintained, heavily used trails police themselves most of the time, but ATVs are occasionally an issue in the overnight hours. Cameras aren't the solution, because we don't want to be watching our neighbors. Over the years, we've found other ways to solve the challenges that have come up.
- Bart Township is spearheading the completion of the Enola Low Grade Trail in Eden, Bart, and Sadsbury Townships. It would be ideal to have a connection to the trail in Christiana, but it may be more feasible in Atglen. Southern Lancaster County residents support the development of trail connections in both Lancaster and Chester Counties.

What the Data Tells Us

Regional Trails
Southern Lancaster County has 34 miles of regional recreational trails. Most of these miles are part of the Enola Low Grade Trail or the Conestoga Trail.

Education
The region's education levels have improved between 2000 and today. More residents are pursuing educational opportunities beyond a high school diploma.

Top Industries
Agriculture, construction, and transportation/warehousing are among the region's top industries. Collectively, these three sectors make up 40% of the jobs in Southern Lancaster County.

Bicycle and Pedestrian Crashes
In this region, there were 23 crashes involving pedestrians or bicyclists between 2015 and 2020. Most of them occurred along the region's major highways – US 222, PA 272, and PA 372 – and at busy intersections in Quarryville Borough.

Bicycle and Pedestrian Stress
Many roads in Southern Lancaster County are considered "high stress" for bicycling. This includes the region's major routes such as US 222, PA 272, PA 372, PA 896, and PA 41. Not all of these roads are rural – Bridge Street in Christiana Borough is a high-stress route. Pedestrian stress is generally low in Quarryville and Christiana but is high in the Georgetown VGA and in most of the region's rural villages.

Household Income and Costs
The region's median household income ($77,500) is slightly higher than the Lancaster County median ($74,500). However, people living in Southern Lancaster County tend to have higher annual housing, transportation, and healthcare costs than the county's residents as a whole.

Movement of Goods
Freight movement is projected to increase through 2040 for several major roadways in Southern Lancaster County, including US 222, PA 272, PA 372, and PA 472.

For a detailed overview of the data, refer to the "Snapshot of the Region" beginning on p. .

What We Need to Do Differently

Countywide Priority	Regional Priority	Policy In this section, policies are in order by countywide and regional priority rather than how they appear in places2040.
✔	✔	Connect housing, jobs, schools, transportation, and other destinations.
✔		Make it easier for residents and visitors to get around without a car.
	✔	Intentionally cultivate, retain, and expand industry.
		Make our downtowns into regional hubs.
		Create more places to hike, bike, play, and enjoy nature.
		Maintain, attract, and retain a skilled workforce that earns a competitive wage.
		Facilitate business partnerships.

Connect housing, jobs, schools, transportation, and other destinations.

Social Services in Rural Areas
- Coordinate efforts to organize nonprofit and volunteer groups to solve challenges in the community. Encourage volunteerism in general.
- For existing and new residents, raise awareness of the services that are available in the local area, including medical care, shopping, and things to do.
- Help real estate agents better understand the local community and educate their customers about the differences between Southern Lancaster County and other parts of the county.
- Work with local school districts to connect families with what they need – food, social services, medical care, transportation, and broadband access.

Make it easier for residents and visitors to get around without a car.

Pedestrian, Bicycle, and Buggy Safety
- If expanding shoulders isn't feasible or cost effective, consider signage, striping, and other ways to better inform drivers about sharing the road. Find ways to familiarize out-of-town visitors with buggies.
- Look for opportunities to create safer conditions for accessing schools and other community facilities (such as libraries), particularly from major roadways. Approach PennDOT about the full range of options.

Transportation Planning for Key Road Corridors
- Study truck traffic on PA 372 and the north-south PA 272/US 222 corridor to potentially identify them as regional truck routes. Seek opportunities to reduce conflicts with buggies. Also, prioritize Peach Bottom evacuation routes.

- Look at options for reducing congestion at peak hours in Georgetown, and for signalizing key intersections in Quarryville.
- Municipalities should work with school districts, other planning partners, and major employers to better connect jobs and housing.

Transportation Options

- Help to create an informal network that connects local residents with available transportation options such as Amish taxis and Red Rose Access. Focus especially on people with disabilities or who face economic insecurity. Find ways to get people to medical care.
- Encourage visitors who come to the region by car to use other transportation methods while touring.

Trail Development and Maintenance

- Continue to maintain regional trails as an amenity for both residents and visitors. Explore options for reducing unwanted activity on trails. Enlist trail users in keeping an eye out for this activity (if you see something, say something).
- Complete the Enola Low Grade Trail through Eden, Bart, and Sadsbury Townships, and explore opportunities to create trail connections in or near Christiana. Work with Lancaster and Chester Counties to extend the trail eastward.

Intentionally cultivate, retain, and expand industry.

Growing Businesses

- Find ways to accommodate growing businesses in our area. Help them develop a business plan that allows them to meet their needs as they sell more products outside the area. Help them understand changing infrastructure needs as they grow. In particular, the Economic Development Company of Lancaster County (EDC) can assist larger industrial and manufacturing businesses.
- Assist on-farm businesses in identifying appropriate locations to move to when they grow too large for the farm. The Partners for Place (local organizations helping to implement places2040) can offer guidance in some situations.
- Create corridor plans focused on areas that are appropriate for commercial and industrial development. Encourage Sadsbury, Salisbury, and Christiana to work together on a plan for the future of the Christiana-Gap UGA (especially for the PA 41 corridor south of Gap). Consider bringing Quarryville into the discussion as the other "urban center" in Southern Lancaster County.

Infrastructure Improvements

- Through official maps and other means, clarify any investments that municipalities plan to make in parks and open space, transportation connections, and other types of infrastructure – which will give residents and businesses a clearer picture of what to expect in the future. For example, Quarryville Borough adopted an official map in March 2022, and soon afterward, a couple of projects proposed street extensions and connections that were illustrated in the map.
- Work with county, state, and federal agencies to better coordinate permitting of stormwater projects in general, especially MS4 projects.

How We'll Measure Our Progress

Roadway and Sidewalk Network Connectivity

Walkability	▲	Increase walkability of boroughs, villages, and new communities (Walk Score®)
Sidewalk coverage	▲	Increase % of roads with sidewalks in Urban Growth Areas (UGAs), especially in boroughs and villages
Connectivity of new development	▲	Ensure that new development maximizes connections to existing road network

▲	Increase
▽	Decrease

Transportation Choices

Commute mode split	▲	Increase % of people walking, biking, or taking transit to work
Transit ridership	▲	Increase transit ridership
Commuter Services of PA programs	▲	Increase participation in Commuter Services programs

TAKING CARE OF WHAT WE HAVE

Southern Lancaster County's identity is closely tied to its rural landscape, and especially to agriculture. Many families have deep roots here. Historic farmsteads and crossroads villages enhance our community character. We also have some of the most significant natural areas in Pennsylvania, not to mention some of the finest trails.

Stewardship of our heritage is a priority for all of us. To protect the land we've inherited, we must cultivate a careful balance between what it provides, what others have done to shape it, and what we want to build in the future.

If we do things right, we can leverage our assets to pay even bigger dividends down the line. We need to maintain and strengthen the infrastructure we've built – water and sewer, stormwater, transportation, and technology. Improving water quality is critical to our health and to the health of our waterways. We can also benefit ourselves and each other by making, growing, and buying local.

What We Heard

A "critical mass" of land is crucial to maintaining the farm economy and natural systems.

- Maintaining a strong and diverse agricultural economy depends on wise use of agricultural land.
- The agricultural economy can't survive without a critical mass of adjacent farms. On the natural side, habitats don't work without connections.
- Clear cutting is occurring in natural areas, particularly along streams.
  - Deforestation is a newly emerging problem. Farmers need more land to farm and are buying land and clearing trees – even marginal land.
  - State laws such as the Right to Farm Law and Agriculture, Communities, and Rural Environment (ACRE) make it difficult for municipalities to regulate this issue. The agricultural land preservation process does not do enough to protect woodlands.

We need to focus more energy on improving water quality.

- Certain catchment areas are particularly crucial to this strategy.

Our region contains some of the most important and diverse natural areas in the county.

- These areas are not only significant at the local level, but at the county, state, and even national level.
- Our natural areas protect important habitats, but also provide for recreational uses.

Independent stewardship of the land is a hallmark of this area.

- Retaining our community character depends on cultivating a balance between what the land provides, what others have done to shape it in the past, and what we do to take care of it now and in the future.
- In everything we do, we strive to balance regulations between community needs and the rights of private citizens.

The number of on-farm businesses is increasing.

- Farmers are creative in responding to changing conditions. While they can always find new uses for farmland, some of these changes may contribute to the loss of farmland over the long term.
- Farm prices are high, so property owners want to use their farms for other uses, and expect regulatory approval to accommodate these uses. In some cases, on-farm businesses have overshadowed the principal agricultural use of a farm. Given the limited resources of the municipal governments in this region, regulation and enforcement of the size and scale of these businesses is challenging.
- For the most part, on-farm businesses are not tourism destinations in the Southern End.
- Businesses grow in size based on how much they send out – how much they sell outside the region; cottage industries serve a market outside the area.

Demand for agricultural land is still high.

- Farm owners have no issues with leasing their ground to others.

Farms are becoming smaller.

- When farms get too small, it is hard for the farmer to pivot to another type of farming. Once farms are cut up, they don't come back. Although the farms will still be there, there will be less farmland.

What the Data Tells Us

Agricultural Preservation and Conservation

Currently, the region has almost 110,000 acres protected through "effective agricultural zoning." Of that number, about 33,500 acres of farmland preserved by the Lancaster County Agricultural Preserve Board, the Lancaster Farmland Trust, and the Brandywine Conservancy.

Agricultural Economy

It's the region's most important industry. Almost 20% of agriculture jobs in Lancaster County are in Southern Lancaster County – and it's a top employer in the region.

Natural Land Preservation and Conservation

Currently, the region has about 4,600 acres of natural lands preserved by state agencies, the County of Lancaster, and the Lancaster Conservancy. About 160 acres in Southern Lancaster County are in "effective conservation zoning."

Water Quality

Water quality has been getting better in monitored watersheds, but continued improvement is needed. In this region, 15 sub-watersheds (or catchments) covering about 3,300 acres of land are considered "high priority" for water quality improvement.

Existing Buildings

About 45% of the region's housing stock was built before 1980; these structures are at higher risk of containing hazardous materials such as lead and asbestos. As a result, they require continual maintenance and reinvestment to avoid blight, deterioration, and unsafe or unhealthy conditions. Despite these challenges, we should make use of existing buildings whenever we can.

Natural Resources

The region currently has two quarries with active permits issued by the Pennsylvania Department of Environmental Protection (DEP). These quarries are located along the Mason-Dixon line east of US 222. Industry representatives have noted that nearby preserved lands may limit the future expansion of these quarries.

What We Need to Do Differently

Countywide Priority	Regional Priority	Policy *In this section, policies are in order by countywide and regional priority rather than how they appear in places2040.*
✔		Preserve large, contiguous areas of agricultural and natural land.
✔		Improve water quality and work together on stormwater management.
✔	✔	Use existing buildings and maintain public infrastructure.
	✔	Preserve the farmer as well as the farm.
	✔	Promote entrepreneurship and help local businesses grow.

Preserve large, contiguous areas of agricultural and natural land.

Natural Land
- Emphasize voluntary educational and incentive programs as well as regulatory approaches.
- Protect the few remaining high-quality natural areas that have not been preserved. Work with utilities and conservation groups to preserve lands identified as natural preservation priority areas. Reduce ecological fragmentation by preserving land that connects existing natural areas.
- Educate residents about opportunities to preserve or conserve their land. Expand outreach efforts to the Amish.
- Reduce deforestation and clear cutting.
  - Update local regulations based on current state regulations.
  - Work with the Lancaster Farmland Trust and the Agricultural Preserve Board to consider options to protect woodlands on farms proposed for preservation.

Agricultural Land
- Emphasize voluntary educational and incentive programs as well as regulatory approaches.
- Align and adopt Agricultural Security Areas across municipal boundaries. Review and rezone, if necessary, land in agricultural preservation priority areas to effective agricultural zoning or effective conservation zoning.
- Encourage nutrient management and agricultural soil conservation planning.
- Educate residents about opportunities to preserve or conserve their land.
- Celebrate the success of agricultural preservation in the region.
- Ensure that farms are not subdivided to the point where they are no longer viable.
  - Establish a required minimum farm size within the region and coordinate regulations within agricultural districts to reduce fragmentation.
  - Develop a system for tracking subdivision rights remaining for farms. Require that these rights be acknowledged on recorded plans.

Improve water quality and work together on stormwater management.

Water Supply
- Preserve and protect the region's soil and water (surface and ground) supplies.

Watershed-Level Planning
- Plan water quality and stormwater projects on a watershed basis.

Regulatory Cost
- Make stormwater management less of a barrier to redevelopment. Explore stormwater management offsets.

Education
- Work with Lancaster Clean Water Partners and other groups to educate landowners on the benefits and importance of retaining natural lands along streams.

Preserve the farmer as well as the farm.

Supporting Farmers
- Help agricultural support businesses remain competitive when transitioning and adapting to new markets.
- Help connect farmers with business resources.

Principal Land Use
- Ensure that farming remains the principal land use on a farm.

- Provide guidance to municipalities on what to do when other uses or businesses become the primary use. Help farmers identify appropriate locations for the business to move.
- Create a sliding scale of uses permitted on farms (the smaller the farm, the fewer uses other than agriculture that are allowed).

Simplify Zoning
- Simplify zoning regulations. Reduce the number of conditional uses, special exceptions, and variances. Create more consistent definitions in municipal ordinances throughout the region.

Promote entrepreneurship and help local businesses grow.

Farm Businesses
- Relocate businesses that outgrow the farm to appropriate places with infrastructure.

How We'll Measure Our Progress

Water Quality

Impaired streams	▽	Reduce % impaired streams
Nitrogen/phosphorus/ suspended sediment	▽	Reduce total levels of nitrogen, phosphorus, and suspended sediment
Riparian buffers	▲	Increase miles of riparian buffers
Tree canopy	▲	Increase % of land covered in tree canopy

▲	Increase
▽	Decrease

Protected Agricultural Land

Agricultural land preserved	▲	Increase total acres of agricultural land preserved
Contiguous agricultural land preserved	▲	Increase % of contiguous agricultural land preserved
Agricultural land in effective agricultural zoning	▲	Increase total acres of agricultural land in effective agricultural zoning

Protected Natural Land

Natural land preserved	▲	Increase total acres of natural land preserved
Contiguous natural land preserved	▲	Increase % of contiguous natural land preserved
Natural land in effective conservation zoning	▲	Increase total acres of natural land in effective conservation zoning

Building Condition and Protection

Property maintenance codes	▲	Increase # of municipalities with property maintenance codes
Demolition review ordinances	▲	Increase # of municipalities with demolition review ordinances

Agricultural Economy

Total value of agricultural products sold	▲	Increase value of agricultural products sold
Value of agricultural products sold directly	▲	Increase value of agricultural products sold directly (buy local)

GROWING RESPONSIBLY
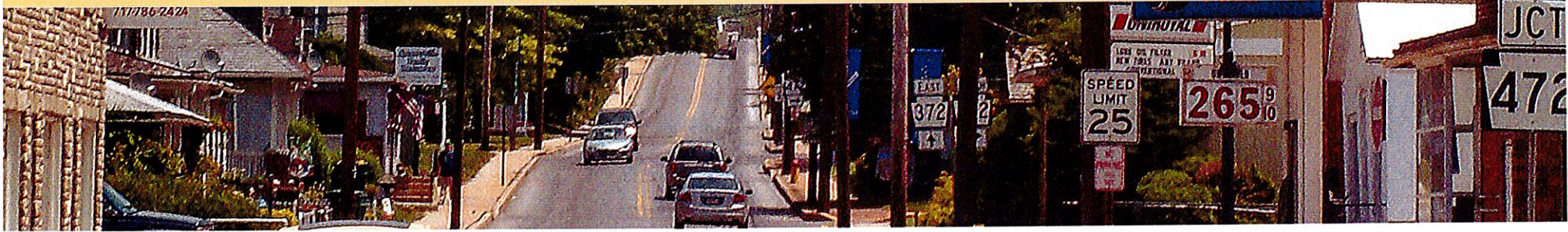
We want to keep Southern Lancaster County rural, but we know we'll experience some growth and change in the future. A large part of that growth will consist of the children and grandchildren of existing residents – and they'll need places to live and work.

While we expect limited growth, we'll build on past planning efforts that direct it to the most appropriate places. Outside our growth areas, we'll focus on protecting the rural landscape. We don't want new development to detract from what we value the most: our farms, open space, and community character.

In Quarryville, Christiana, and Georgetown, we'll carefully consider what happens to our vacant buildable land, keeping in mind our future residential, commercial, industrial, and institutional needs. We'll make infill and redevelopment a priority.

What We Heard

Urban Growth Areas (UGAs) are a critical and valuable resource.
- They should be managed appropriately to meet residential, commercial, industrial, and institutional needs.

Infill and redevelopment should be a priority where it fits with surrounding community character.
- In Southern Lancaster County, we do not want future growth to detract from the things we value most. We only want to provide the land needed to accommodate our expected rural population growth.
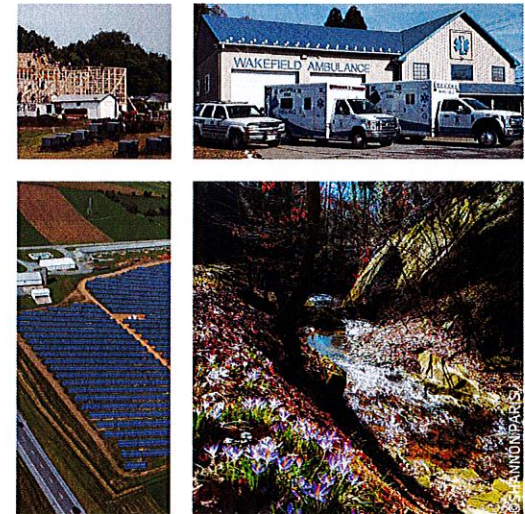
What the Data Tells Us

Population Increase
From 2000 to 2022, the region's population increased 13%, from 38,000 to 43,000.

Urban Residential Density
We're consuming more land because we're building at lower densities than we should. From 2002 to 2015, the average residential density for new development in the Solanco UGA was 2.4 units per acre – significantly less than the target of 5.5 units per acre.

Buildable Land in Urban Growth Areas
About 1,400 acres of buildable land remain in the Solanco and Christiana-Gap UGAs – and that land must accommodate both residential and non-residential needs. However, Southern Lancaster County has only 8 parcels of vacant, buildable land that are 40+ acres. Only 60 acres in the Christiana-Gap UGA have the infrastructure best suited for industrial uses.

Water and Sewer Service Areas in Urban Growth Areas
Sewer service areas generally align with the region's UGA and VGA boundaries. Public water supply for the UGAs is adequate to accommodate growth projected through 2040, but there may be deficiencies or "pinch points" in the piping systems which could limit new hookups in some parts of the UGAs.

Infill and Redevelopment
About 18 acres of previously developed properties in the region's UGAs are prime for infill and redevelopment. This acreage is not only vacant or underutilized but also has access to water, sewer, and major roads. These properties are mostly in Quarryville Borough and Sadsbury Township.

Large-Lot Suburban Development in Rural Areas
Places2040 says that we should limit large-lot suburban development in rural areas – we don't want this type of zoning. However, in this region, about 23,000 acres of land are zoned for large-lot suburban development outside UGAs (as defined in places2040). Much of this zoning is in Martic and Providence Townships, and many of the areas with this zoning are still less than 50% developed.

Note: Large-lot suburban development refers to subdivisions of single-family homes on 1- to 10-acre lots. These developments usually include new street networks and are often built outside of growth areas in locations without public sewer and water. Countywide, significantly more land is zoned for this type of development than is needed to accommodate projected rural population growth.

Rural Commercial and Industrial Areas
Rural businesses are important to the Southern Lancaster County economy. Several clusters (10+ acres) of commercial and industrial businesses exist in the region. Most are located along PA 272 or near the region's rural villages. In addition, approximately 1,750 acres outside UGAs (as defined in places2040) are zoned for commercial and industrial uses.

For a detailed overview of the data, refer to the "Snapshot of the Region" beginning on p. .

What We Need to Do Differently

Countywide Priority	Regional Priority	Policy *In this section, policies are in order by countywide and regional priority rather than how they appear in places2040.*
✔	✔	Grow where we're already growing.
✔	✔	Prioritize redevelopment and infill in Urban Growth Areas.
		Manage the use of large tracts of vacant land in Urban Growth Areas.
		Limit large-lot suburban development in rural areas.
		Build more compactly and efficiently.

Grow where we're already growing.

Existing Sewer and Water Infrastructure
- Continue to direct most of our growth into the Urban Growth Areas (UGAs) in and around Quarryville and Christiana, and into the Village Growth Area (VGA) in Georgetown.
- Connect more of our existing development to public water and/or sewer. It's challenging to build more compact development without it. Require that infrastructure facilities and services be provided before new development can occur. Ensure that these facilities and services keep pace with residential and non-residential needs.

Urban Growth Areas
- As called for in places2040, build at least 85% of new dwelling units inside Urban Growth Areas (UGAs). Zone for more compact residential development within UGAs to reduce the need to zone rural land for development.
- Use the places2040 workshop maps to assist in rezoning "most suitable" lands in UGAs for industrial development and "more suitable" lands for a mixture of non-residential or residential land uses.

- Work together with Lancaster County Planning Department staff to reassess the boundaries of our Urban and Village Growth Areas, while keeping the total amount of land within them about the same. Reduce "donut holes" and disconnected areas inside and outside the core of these areas.

Non-Residential Uses
- Non-residential uses such as commercial, industrial, and institutional are also important to our economy – but there's not enough appropriate land to accommodate them. Where land is already zoned for industrial development in UGAs, work with the Economic Development Company of Lancaster County (EDC) and other planning partners to create the conditions needed to make this land attractive for investment.
- Outside UGAs, continue to explore the possibility of creating "rural special districts" – nodes where some types of industrial and commercial development might be appropriate.

Prioritize redevelopment and infill in Urban Growth Areas.

Reinvestment and Infill

- Making better use of reinvestment and infill has the potential to accommodate much of the region's growth in the future. By reusing what we already have, we reduce the development pressure on greenfields (previously unbuilt land).
- Wherever possible, both boroughs should seek to refill vacant retail spaces with new retail uses. Look for opportunities to reuse and rehabilitate existing buildings for new industrial uses. Work with the Economic Development Company of Lancaster County (EDC) to identify and promote these opportunities to growing businesses.

Development Costs

- When promoting infill and reinvestment, recognize that these projects can be challenging for developers. Costs are high on projects that generate income very slowly. These costs often include utility upgrades, road frontage improvements, parking, and elevators.

- Existing unbuilt lots are typically not large enough for new multi-family housing or mixed-use projects, so multiple lots must be combined to create enough square footage to be profitable. In the two boroughs, there should be a discussion about appropriate lot sizes to accommodate multi-family and mixed-use projects.

Zoning Regulations

- Make appropriate zoning changes to allow for adaptive reuse, land assembly, mixed use, and more compact development in infill and reinvestment areas. Use places2040 workshop analysis to identify appropriate places for this type of development. Work with water and sewer authorities to ensure that public utilities are provided in infill and reinvestment areas.
- Christiana is not looking to create more multi-family units, but there is an unmet demand for these units in Quarryville. Much of the need in Quarryville could be accommodated by converting older industrial and commercial buildings. To achieve this goal, zoning should allow for multi-family housing and mixed use.

How We'll Measure Our Progress

Growth Inside Urban Growth Areas

New dwelling units	▲	Increase % of new dwelling units in UGAs to accommodate projected population
New non-residential square footage	▲	Increase % of new non-residential square footage on best suited land in UGAs
Total acres developed	▽	Reduce the acres developed per year

▲	Increase
▽	Decrease

Growth Outside Urban Growth Areas

New dwelling units	▽	Reduce % of new dwelling units outside of UGAs
Total acres developed	▽	Reduce the acres developed per year

Residential Density

Net density in UGAs	▲	Increase overall net density for Solanco and Christiana-Gap UGAs (places2040 target is 5.5 dwelling units per acre)
Single- vs multi-family density	▲	Increase average single- and multi-family density

Employment Location

Jobs in UGAs	▲	Increase % of jobs in UGAs
Jobs in employment centers	▲	Increase % of jobs in employment centers

Building Height

Average height of new buildings	▲	Increase average height of new buildings in urban character zones (downtowns and adjacent, older neighborhoods in boroughs)

Continued from the previous page

Water and Sewer Infrastructure Inside Urban Growth Areas

Parcels with water service	▲	Increase % of UGA parcels with water service
Parcels with sewer service	▲	Increase % of UGA parcels with sewer service

▲	Increase
▽	Decrease

Impervious Surface

Parking cover	▽	Reduce % of land covered in parking

New Development Connectivity and Mixed-Use

Connectivity of new development	▲	Ensure that new development maximizes connections to existing road network
Mixed-use plans	▲	Increase # of new plans that include mixed-use

Redevelopment/Infill

New development on redevelopment land	▲	Increase % of new development on sites identified as redevelopment land
New development on infill land	▲	Increase % of new development on sites identified as infill land
Redevelopment density	▲	Increase redevelopment density to meet net density targets in UGAs
Infill density	▲	Increase infill density to meet net density targets in UGAs

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THINKING BEYOND BOUNDARIES

We like Southern Lancaster County the way it is – but to keep it that way, we need to plan ahead and work together. As times change, we'll need to do some things differently. Most importantly, we need to emphasize what we agree on. By doing that, we'll strengthen our community and save ourselves money, time, and effort.

Although our municipalities face many of the same issues, we often try to fix things on our own. Complicated, inconsistent regulations make it tougher for people to invest here, and the small decisions we make within our borders can add up to broader regional impacts.

Instead of focusing on our differences, we need to see our region as a whole. Our woods and streams don't follow municipal, school, or political boundaries – and neither does our economy. Southern Lancaster County businesses sell their products to customers all over Lancaster County and the world.

Thinking beyond boundaries is about approaching our challenges and opportunities more collaboratively. It's also about cultivating leadership and taking public, private, and nonprofit partnerships to the next level.

Changing Our Mindset

Thinking Beyond Boundaries is the key to implementing this plan. Of course, the plan's success depends on municipal involvement and support – but it also requires the participation of municipal authorities and school districts. County planning staff and the county's Partners for Place (countywide, regional, and city organizations involved in land-use planning) are also ready to offer assistance.

As mentioned throughout this plan, Southern Lancaster County is a place where neighbors help neighbors. Since this is a rural place, local governments can't provide the same level of municipal services you might find in more populated parts of the county. The only way to truly make a difference in this community is to involve a full range of public, private, and nonprofit partners in accomplishing our goals.

One angle that's often forgotten in planning for the future is the importance of the private sector – not just businesses, but individuals and religious institutions. Southern Lancaster County should do more to tap into homegrown opportunities to address regional concerns. Developers and Realtors know their markets. Legal professionals understand the impact of policy decisions. Volunteers can move mountains.

The county policies associated with Thinking Beyond Boundaries are listed on the next page. They provide a solid framework for successful change in Southern Lancaster County, as well.
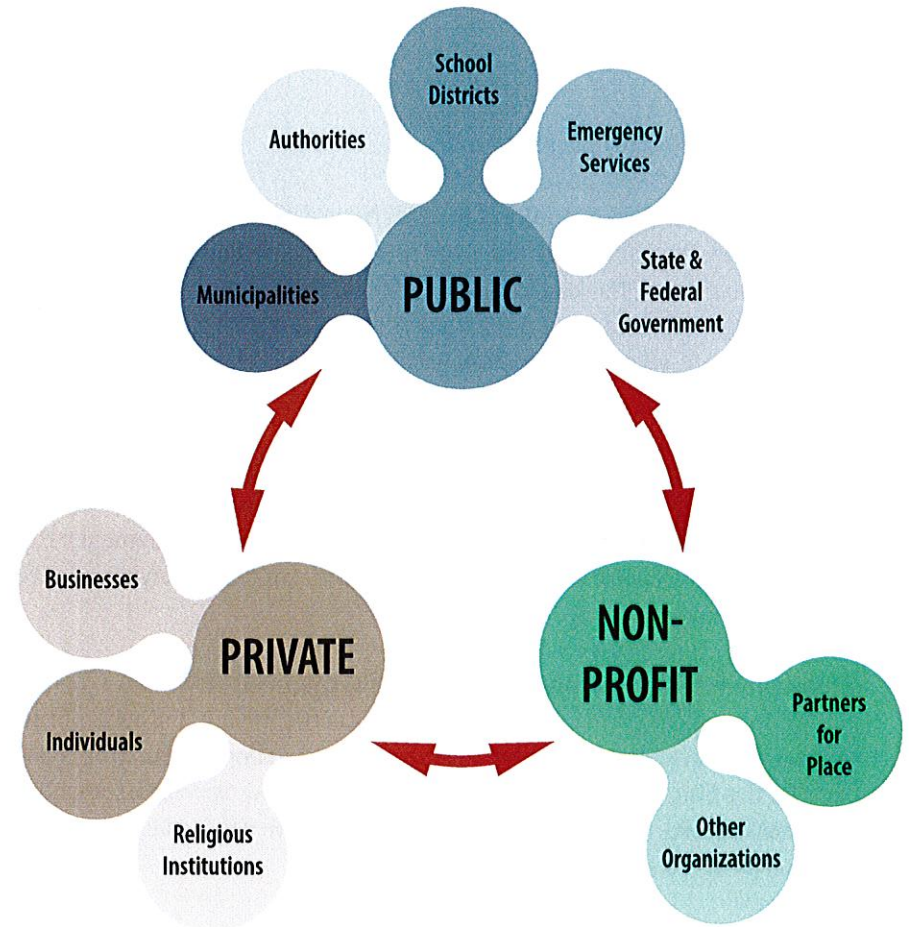
Integrate place-based thinking into all future planning initiatives.

When we think about places, we shouldn't be limited by existing political and organizational boundaries. Thinking in terms of "communities, corridors, and landscapes" will make a big difference in future land use and transportation planning. Instead of stopping our work where a municipal boundary begins and ends, we need to think about the "functional" boundaries of the challenge we face.

For instance, what defines the "Quarryville area?" As someone noted during the planning process, "Everything people think is in Quarryville isn't in Quarryville – the library, the shopping center, the retirement community...." For that community to function the way it should, both the borough and the surrounding townships need to be a part of the conversation.

Break down the traditional silos that limit our effectiveness.

In addition to creating stronger links between the public, private, and nonprofit sectors, we need to cultivate leadership in the community – people who can be champions for this plan. We need to educate residents about how planning issues affect their health, quality of life, environment, and economy. We need to include a broader spectrum of our community in the planning process.

Make planning and regulation more efficient, consistent, and regional.

Being fiscally responsible means simplifying our approach to land use and making it less burdensome and time consuming. We should incentivize what we want to see, and discourage what we don't. Plan regionally and implement locally!

Keep ourselves accountable for the goals we've set.

We should set targets on a regional basis, but provide feedback to individual municipalities and other partners to ensure they're doing their part. We should use data to track our progress, and report back to the community on the status of our goals. SLCIMC should meet at regular intervals to review how Southern Lancaster County municipalities are making progress in implementing the policies in the plan, as well as setting goals for implementation of the plan.

Catalytic Tools

While any step to implement this plan is a step toward making Southern Lancaster County a better place, we'll only make a lasting impact if we focus our energy. During the places2040 planning process, county planning staff researched best practices in the field. They found that the tools and strategies listed here have the greatest potential to make a difference:

Place-Based Planning

As discussed in many parts of this plan, we need to look at places as they actually are, instead of emphasizing the boundary lines in our community. We want to infuse this philosophy into everything we do.

Simplify Zoning

In Lancaster County as a whole, there are over 500 zoning districts, and each municipality applies different terminology and policies to the same challenges. To help us overcome that challenge, county planning staff have developed a few guides to simplify the zoning regulations that apply to specific situations such as infill and redevelopment.

Official Maps

To date, Quarryville Borough is the only Southern Lancaster County community to adopt an official map – a tool that identifies locations intended for future public investment. Ideally, these maps are most effective when completed on a regional basis.

Complete Streets

The principle behind complete streets is that our road network (as a whole) should be designed for all modes (types of transportation) and all users (people who are young, old, and/or have disabilities that affect their mobility). This is not to say that every road can or should have a bike lane or a wider shoulder. It all depends on context – different environments call for different solutions. Within this region's growth areas, additional amenities for pedestrians and bicyclists might be appropriate. In more rural areas, "complete streets" really just means improving safety and signage for motorists and buggies.

Infrastructure and Public Services

To accommodate even modest growth, we need adequate water, sewer, and transportation infrastructure. Without it, local businesses can't expand, particularly in the industrial sector. It's also difficult to build more compactly. It's important to know where water and sewer service exists, and whether its capacity meets local needs. For that reason, a countywide water and sewer infrastructure study is underway. Data from that study will help to guide to growth management decisions in the future.

Collaborate

As discussed elsewhere in this plan, most of the challenges we face are best solved by partnerships between the public, private, and nonprofit sectors. Issues like traffic congestion, stormwater management, affordable housing, trail development, stream restoration, and landscape protection are regional issues that call for regional solutions. In some cases, such as the challenge of addressing on-farm businesses that grow too big for the farm – we might want to consider a countywide approach.

Align Resources

The focus here is on avoiding duplication of effort – and using our time, talents, and treasure more wisely. As a whole, Lancaster County has a wealth of technical resources and funding opportunities. If we align these resources around the big ideas and policies in our regional and countywide plans, we'll have a much better chance of success.

Making It Happen

Southern Lancaster County communities have a tradition of working together to get things done. Several municipalities in the region have shared equipment, supplies, and personnel for road maintenance and public works. For example, they have worked together to plow and pave roads, trim road banks, and purchase winter salt. They've also worked together to improve the Enola Low Grade Trail as a recreational resource.

Another example of regional cooperation was the Solanco Regional Comprehensive Plan adopted in 2008. Four townships (Drumore, East Drumore, Fulton, and Little Britain) participated in this plan, which outlines several ways that municipalities can benefit by working together. Paraphrasing from that plan, when municipalities cooperate through formal and informal agreements, they can:

- Tailor services to meet the unique needs of this agricultural community.
- Benefit from economies of scale, resulting in lower per-unit costs. When resources are combined, the region can afford more experienced and better-trained employees, update their equipment more often, and improve customer service.
- Save tax dollars by avoiding unnecessary duplication of personnel and equipment.
- Coordinate and administer services more consistently and efficiently.
- Accomplish more specialized tasks than they could accomplish on their own.
- Qualify for more grant funding, particularly at the state level.
- Often find additional ways to share resources. Once they've had a positive experience working together, it encourages more cooperation down the road.

This list is a good prescription for the future work of the Southern Lancaster County Inter-Municipal Council (SLCIMC) in partnership with the Lancaster County Planning Department. In the department's effort to become more effective, cost efficient, and customer friendly, it will be focusing on the regional delivery of services. This approach fits well with a region that has already forged a strong working relationship.

In addition to participating in SLCIMC meetings, county staff will be organizing regular meetings of municipal managers (where they exist) and the chairs of municipal governing bodies. The purpose of these meetings will be to implement the goals of this plan and to identify issues and opportunities that the region shares in common. County staff will also seek the involvement of the county's Partners for Place in helping the region to better understand and address these concerns.

Policy Priorities

The following table identifies all the places2040 policies that are highlighted in this plan, and puts them in order of importance as defined by local participants in the planning process. As county staff begins to work with Southern Lancaster County to implement the plan, these policies will be the focus.

Policy	Big Idea
Preserve the farmer as well as the farm.	Taking Care of What We Have
Preserve large, contiguous areas of agricultural and natural land.	Taking Care of What We Have
Grow where we're already growing.	Growing Responsibly
Intentionally cultivate, retain, and expand industry.	Connecting People, Place, & Opportunity
Promote entrepreneurship and help local businesses grow.	Taking Care of What We Have
Prioritize redevelopment and infill in Urban Growth Areas.	Growing Responsibly
Make our downtowns more vibrant, safe, and attractive.	Creating Great Places
Use existing buildings and maintain public infrastructure.	Taking Care of What We Have
Connect housing, jobs, schools, transportation, and other destinations.	Connecting People, Place, & Opportunity
Find new and innovative ways to reduce congestion.	Creating Great Places
Make planning and regulation more efficient, consistent, and regional.	Thinking Beyond Boundaries
Break down the traditional silos that limit our effectiveness.	Thinking Beyond Boundaries
Improve water quality and work together on stormwater management.	Taking Care of What We Have
Provide a greater supply and diversity of housing types to own and rent.	Creating Great Places
Make it easier for residents and visitors to get around without a car.	Connecting People, Place, & Opportunity

FUTURE LAND USE AND TRANSPORTATION MAP

PURPOSE

This chapter of the plan focuses on the Future Land Use and Transportation Map for Southern Lancaster County. It's a conceptual graphic that illustrates many of the big ideas and policies in this plan. Essentially, it's the community's vision for how this part of the county will look in the future, if the plan's recommendations are implemented.

The framework for this map was taken from the countywide map in places2040, the Lancaster County comprehensive plan. Although the Southern Lancaster County map borrows heavily from places2040, it includes a few additional elements not shown on the countywide map. We also made a few tweaks to the map legend and symbology (the way things are shown). Following the map, there's a "What's on the Map" section that provides additional detail about the map's content.

The Future Land Use and Transportation Map shows:

- **Character Zones** – These areas represent the different types of landscapes or development patterns found in Southern Lancaster County – everything from the most rural to the most urban. These same zones are shown on the countywide map in places2040.
- **Priority Places** – These are places that should be our focus for the next several years. Other places are important, too – they just weren't identified as a high priority in the near term. The places shown on the map are a combination of places identified in recent countywide plans, as well as in the engagement process for this plan.
- **Other Elements** – Items that provide points of reference on the map, and that contribute to our understanding of character zones and priority places.

Things to Keep in Mind

- This map does not show growth area boundaries exactly as they might be in the future. Although residents across Lancaster County said they don't want the amount of land within growth areas to expand, they agree that some of the boundaries may need to be adjusted. Studying these boundaries and recommending potential changes will be an important implementation step for this plan. Using places2040 workshop analyses, LCPD staff will work with Southern Lancaster County municipalities to reassess and possibly realign growth area boundaries.
- This map is not intended to determine specific land-use decisions at the local level. Instead, it's a hybrid between existing realities and future goals. The purpose of the map is to get Southern Lancaster County residents thinking about new approaches to planning for the places they care about.
- This plan also includes four sets of "Issue and Opportunity" maps. These additional maps include all the priority places from the Future Land Use and Transportation Map, as well as some broader areas and nodes (concentrated locations) that are also a priority. These maps are found in the next chapter of this plan.

Future Land Use and Transportation Map
Region

Southern Lancaster County, Pennsylvania

Nickel Mines

Christiana

Georgetown

Quarryville

Nine Points

Pequea

Buck

Kirkwood

Chestnut Level

Little Britain

Wakefield

Wrightsdale

Character Zones

Natural
- Preservation
- Conservation

Agriculture
- Preservation
- Conservation

Rural Community
- Core
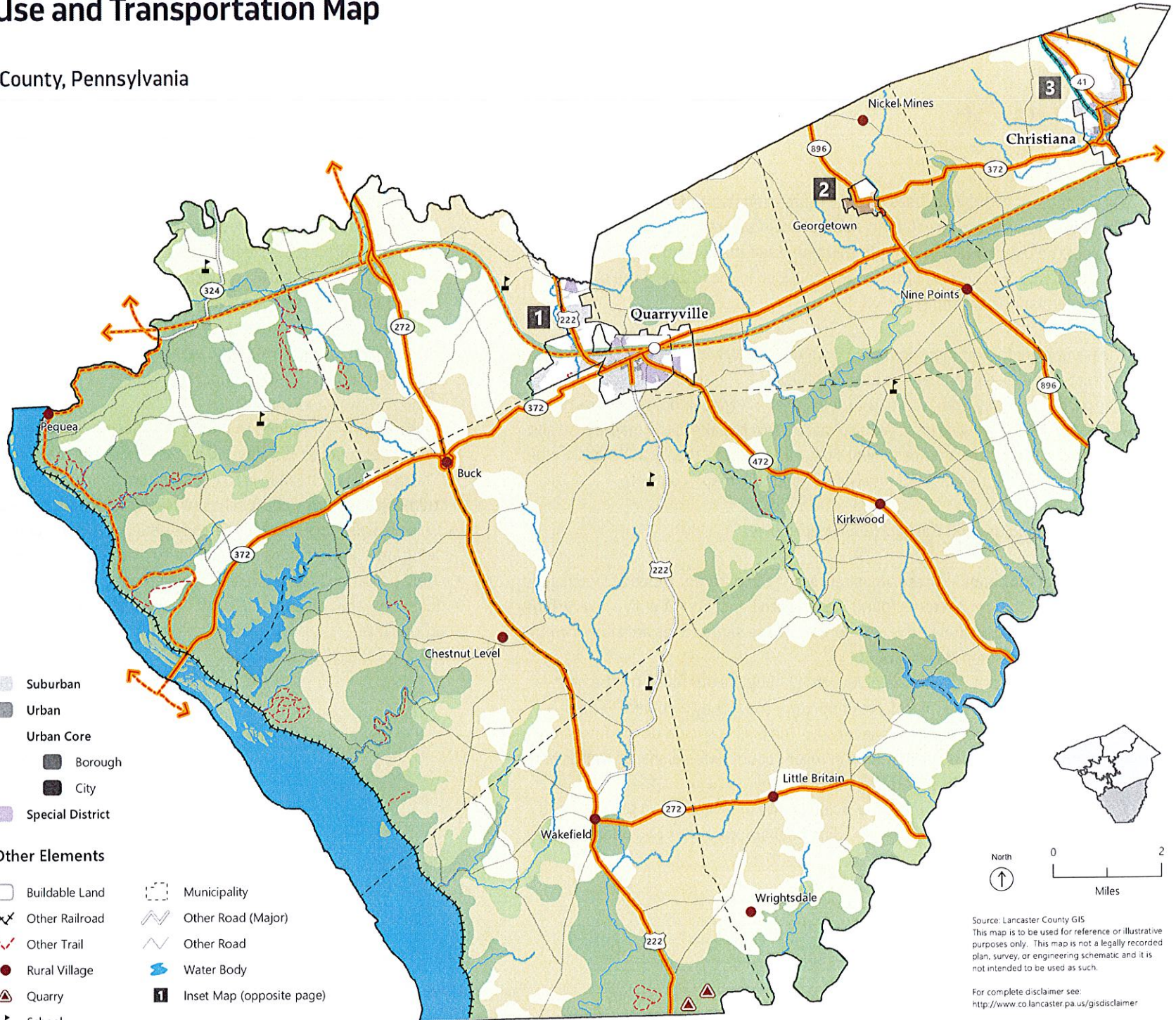- Other Developed

- Suburban
- Urban

Urban Core
- Borough
- City
- Special District

Priority Places
- Growth Area
- Priority Road
- Priority Trail
- Amtrak Line
- Mobility Hub

Other Elements
- Buildable Land
- Other Railroad
- Other Trail
- Rural Village
- Quarry
- School
- Municipality
- Other Road (Major)
- Other Road
- Water Body
- Inset Map (opposite page)

North

0   2
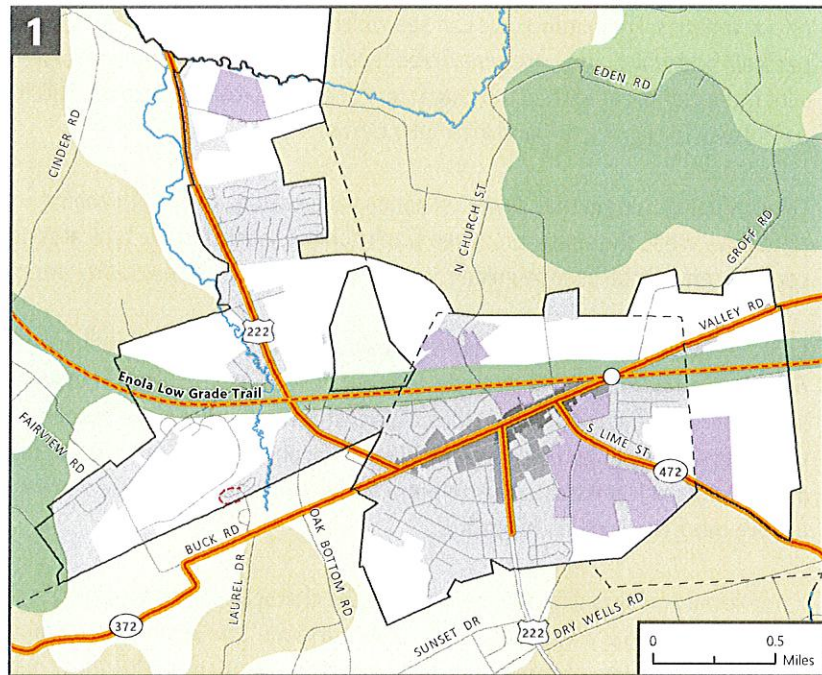Miles

Future Land Use and Transportation Map
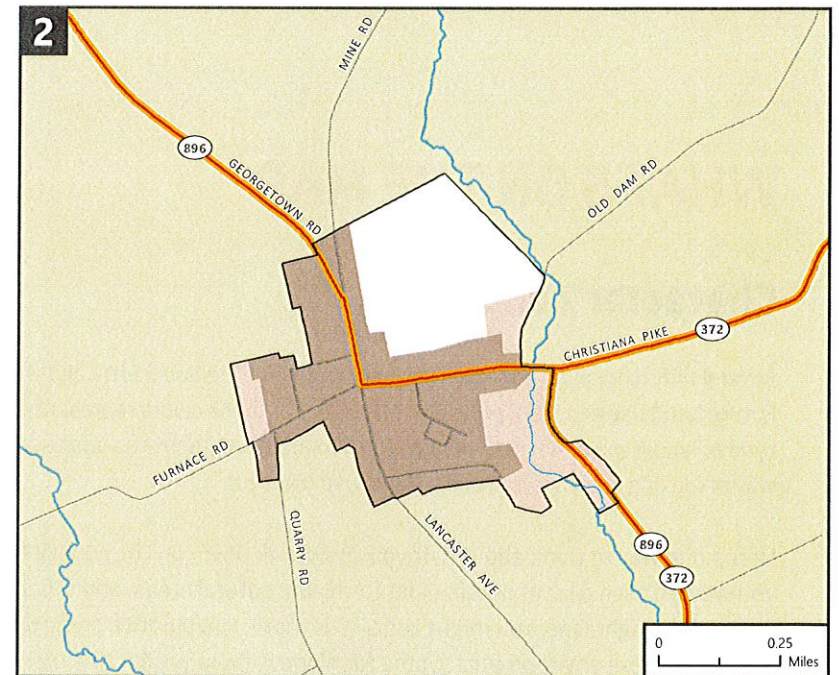**Growth Areas**

Southern Lancaster County, Pennsylvania
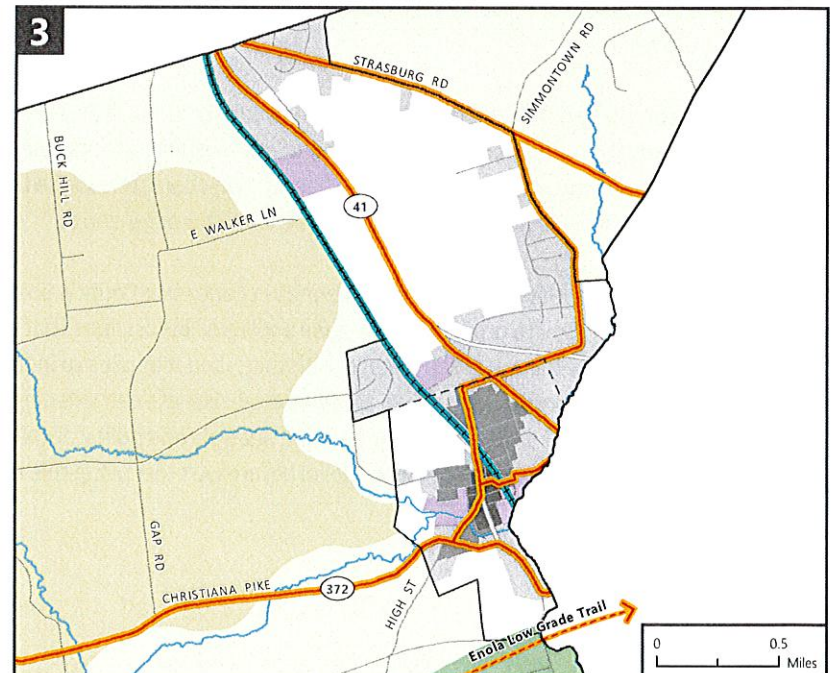
SOLANCO UGA (Quarryville Area)

GEORGETOWN VGA

CHRISTIANA - GAP UGA (Christiana Area)

Definitions

UGA   Urban Growth Area

VGA   Village Growth Area

WHAT'S ON THE MAP

Character Zones

Several different colors appear in the background of the Southern Lancaster County Future Land Use and Transportation Map. Each of these colors represents a different type of landscape or development pattern found throughout the whole county. This way of looking at things is called a "land-use transect."

Here's one way to think about it. If you could look down on the county from space, you wouldn't see a lot of detail – just farmland, natural areas, and urban areas. If you had the right lens, you might see a little more. You'd notice some differences in each of these environments. Some farmland is more productive than others; some natural areas are better preserved than others. So you could split the farmland and natural areas into more precise categories. You could do the same in the city and boroughs. For instance, the downtown areas are more built up than other parts of town.

In a transect, these different environments are usually presented as a series of zones. The most rural landscapes are at one end of the spectrum, and the most urban ones are at the other end. Each zone has its own character, so the Lancaster County comprehensive plan (places2040) calls them "character zones."

The county plan identifies seven character zones in Lancaster County. Six zones classify land from rural to urban, and one zone applies to landscapes that don't fit neatly into that scheme. It's called a "special district," and it applies to industrial, institutional, and airport uses in urban areas. Special districts can exist in rural areas as well, but they're not shown on this map. More analysis and policy development are needed on a countywide and regional level before we start using this term.

If we map these character zones, it shows us which areas of the county have similar characteristics. For instance, we can see which parts of the county are the most "natural," and which areas are considered "suburban." Of course, our land uses are a lot more complicated than the character zones make them out to be. Still, it's a useful way to classify the land in simpler terms.

The confusing thing is that character zones have nothing to do with zoning – at least, right now. While the character zones aren't zoning districts in the typical sense, they could potentially be used to guide the way different parts of the county are zoned.

Lancaster County has 60 municipalities, each with its own zoning ordinance. As a result, different municipalities apply different policies and regulations to areas of land that have similar characteristics. This system makes it difficult, expensive, and time-consuming for homeowners, builders, developers, and businesses to make investment decisions about the properties they own and manage – especially if they involve more than one municipality.

If municipal zoning ordinances were tied to the character zones identified in this plan, it could simplify the way land-use decisions are made, and eliminate a lot of waste and redundancy. For example, Southern Lancaster County municipalities could apply similar policies and regulations to rural zoning districts. As a start, the region has discussed the possibility of adopting similar zoning provisions for accessory dwelling units (ADUs) including dawdy/echo housing.

How Character Zones Were Determined

Inside growth areas, the character zones reflect conditions on the ground based on aerial photos available during the places2040 planning process (2015–2018). At that time, Lancaster County Planning Department staff used their professional judgment to assign the appropriate character zone to all built land within these growth areas, which include the Solanco and Christiana-Gap Urban Growth Areas (UGAs) and the Georgetown Village Growth Area (VGA).

Outside growth areas, the character zones are an approximation of agricultural and natural land cover. County Geographic Information System (GIS) layers with this information were simplified into smoothed contiguous areas and classified as appropriate for preservation or conservation. As a result, these rural character zones are more generalized than the urban zones. The reality on the ground is more fine-grained and complex.

In the pages that follow, you'll find a description of each character zone and the policies associated with it in the Lancaster County comprehensive plan, places2040.

Character Zones: Description

The Future Land Use and Transportation Map for Southern Lancaster County displays the same character zones found on the countywide map in places2040, the Lancaster County comprehensive plan. The seven types of zones are listed here (as they appear on the map's legend) and are described in more detail on this page and the next. After these tables, you'll find another set of tables outlining the policies associated with each zone as presented in places2040.

Character Zones

Natural
- Preservation
- Conservation

Agriculture
- Preservation
- Conservation
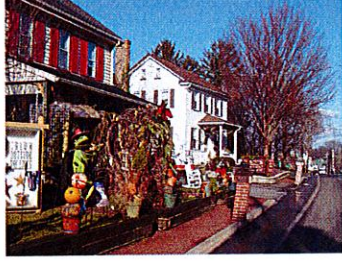
Rural Community
- Core
- Other Developed

- Suburban
- Urban
- Urban Core
- Borough
- City
- Special District

Natural	Agriculture	Rural Community
Preservation • Large contiguous areas of exceptional natural lands, including woodlands and wetlands. Also includes natural-resource-based industries (such as quarries and sustainable timbering). • Provides ecological benefits such as air and water cleaning and habitat protection. May also provide scenic and recreational value.	**Preservation** • Large contiguous areas of farmland with fewer incompatible land-use and utility intrusions. Includes natural-resource based industries (such as quarries and sustainable timbering). • Contains best combination of prime soils and physical characteristics that produce economically sustainable yields.	**Core** • Moderate to higher density; has traditional village scale and character. • Typically detached residential dwelling units on smaller lots, mixed with small-scale commercial, industrial, and institutional uses.
Conservation • Important natural lands that are smaller in area, more fragmented, and lower in quality. Includes some other low-density uses and natural-resource based industries (such as quarries and sustainable timbering). • Serves as a buffer that enhances ecological benefits of Natural Preservation zone. May also provide scenic and recreational value.	**Conservation** • Smaller, more fragmented areas of farmland with greater number of incompatible land-use and utility intrusions. Includes some other low-density uses and natural-resource based industries (such as quarries and sustainable timbering). • Contains a patchwork of prime soils. Although soil quality may be lower, this farmland is vital to sustaining the rural economy.	**Other Developed** • Low to moderate density; automobile-oriented. Typically does not have traditional village scale and character. • Single-family detached residential dwelling units on larger lots, sometimes mixed with small-scale commercial, industrial, and institutional uses.

Suburban	Urban	Urban Core	Special District
• Low to moderate density; automobile-oriented. Land uses and residential types typically separated from one another. • Primarily single-family detached residential dwelling units on larger lots, with commercial uses in strip centers, big-box stores, and shopping malls. • Transportation network has minimal connections; pedestrian and bicycle infrastructure is limited.	• Higher density; traditional urban scale and character. Often within walking distance of Urban Core. Includes some villages and Traditional Neighborhood Developments (TNDs). • Attached and detached residential dwelling units on smaller lots, mixed with small-scale commercial, industrial, and institutional uses. • Transportation network is more connected, with some pedestrian and bicycle infrastructure.	**City** • Highest density; traditional urban scale and character. Includes Central Business District and adjacent areas of downtown Lancaster City. • Mixed-use 3- to 5-story buildings, with a few approaching 20 stories. Residential dwelling units often above commercial uses. Transportation network is highly connected; pedestrian and bicycle infrastructure is more extensive. **Borough** • Highest density outside city; traditional urban scale and character. Includes Central Business District and adjacent areas of a borough downtown. • Mixed-use 2- to 3-story buildings, with a few approaching 10 stories. Some residential dwellings above commercial uses. Transportation network is highly connected, with some pedestrian and bicycle infrastructure.	• Scale, land pattern, and building forms differ significantly from other character zones. • Typically contains a single large-scale commercial, industrial, or institutional use, often in a campus-like setting. Uses may include (but are not limited to) business parks, airports, school campuses, municipal facilities, and natural-resource based industries (such as quarries). • With the exception of college campuses, the transportation network typically has minimal connections; pedestrian and bicycle infrastructure is limited. *Notes:* *1. In this plan, "Special District" does not refer to a governing or taxing entity, but to areas that don't fit into other zones. It's a common term in place-based planning – the kind of thinking reflected in our character zones.* *2. Special Districts are also found in rural areas but are not shown on this map. The county's places2040 workshops identified places that might be considered "Rural Special Districts," but further analysis and policy development is needed.*

Character Zones: Policy

Here, we've restated the policies associated with each character zone as presented in the Lancaster County comprehensive plan, places2040.

Natural	Agriculture	Rural Community
Preservation	**Preservation**	**Core**
• Preserved in perpetuity and managed for environmental benefits and passive recreation. • Development strongly discouraged. Expansion of existing natural resource-based industries (such as quarries and sustainable timbering) appropriate under certain conditions.	• Preserved in perpetuity and managed for agricultural use. • Development strongly discouraged. Expansion of natural resource-based industries (such as quarries and sustainable timbering) appropriate under certain conditions.	• Emphasis on enhancement, reuse, and infill, with some retrofit and redevelopment (if consistent with infrastructure capacity).
Conservation	**Conservation**	**Other Developed**
• Strong protection warranted, but generally not a priority for preservation. • Development limited, but appropriate if sensitive to surrounding natural resources. Expansion of natural resource-based industries (such as quarries and sustainable timbering) also appropriate.	• Strong protection warranted, but generally not a priority for preservation. • Development limited, but appropriate if related to agricultural context or natural resource-based industries (such as quarries and sustainable timbering).	• Emphasis on enhancement, retrofit, and redevelopment, with some infill and reuse. New development incorporates some aspects of traditional village scale and character. • Transportation network provides more connections and pedestrian and bicycle infrastructure.

COMMUNITIES

CORRIDORS

LANDSCAPES

Suburban

- Emphasis on enhancement, retrofit, and redevelopment, with some infill and reuse.
- New development incorporates some aspects of traditional urban scale and character.
- Transportation network provides more connections and pedestrian and bicycle infrastructure.

Urban

- Emphasis on enhancement, reuse, and infill, with some retrofit and redevelopment.
- Transportation network provides significant pedestrian and bicycle infrastructure, with some additional connections.

Urban Core

City

- Emphasis on enhancement, reuse, and infill, with some retrofit and redevelopment. Building heights are greater, but sensitive to surrounding scale and character.
- Transportation network provides extensive pedestrian and bicycle infrastructure, with some additional connections.

Borough

- Emphasis on enhancement, reuse, and infill, with some retrofit and redevelopment. Building heights are greater, but sensitive to surrounding scale and character.
- Transportation network provides significant pedestrian and bicycle infrastructure, with some additional connections.

Special District

- Emphasis on enhancement, retrofit, and redevelopment, with some infill and reuse. Mixed-use is more common.
- Transportation network provides more connections and pedestrian and bicycle infrastructure.

Notes:

1. *In this plan, "Special District" does not refer to a governing or taxing entity, but to areas that don't fit into other zones. It's a common term in place-based planning – the kind of thinking reflected in our character zones.*

2. *Special Districts are also found in rural areas, but are not shown on this map. The county's places2040 workshops identified places that might be considered "Rural Special Districts," but further analysis and policy development is needed.*
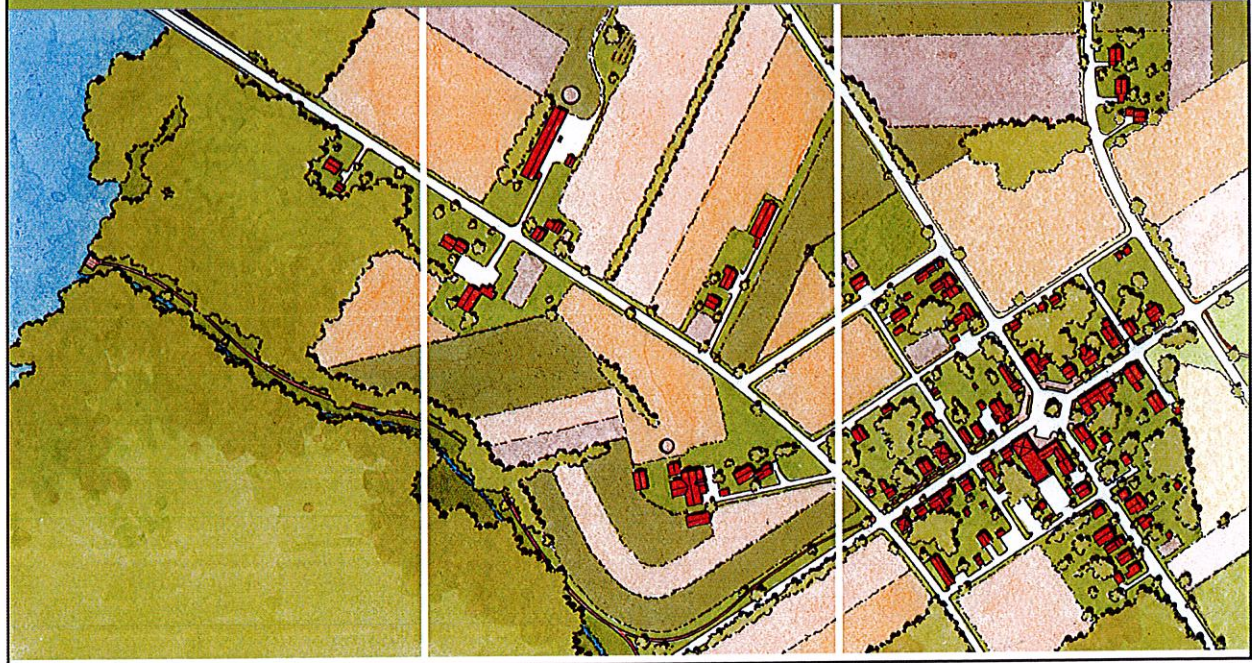
COMMUNITIES

CORRIDORS
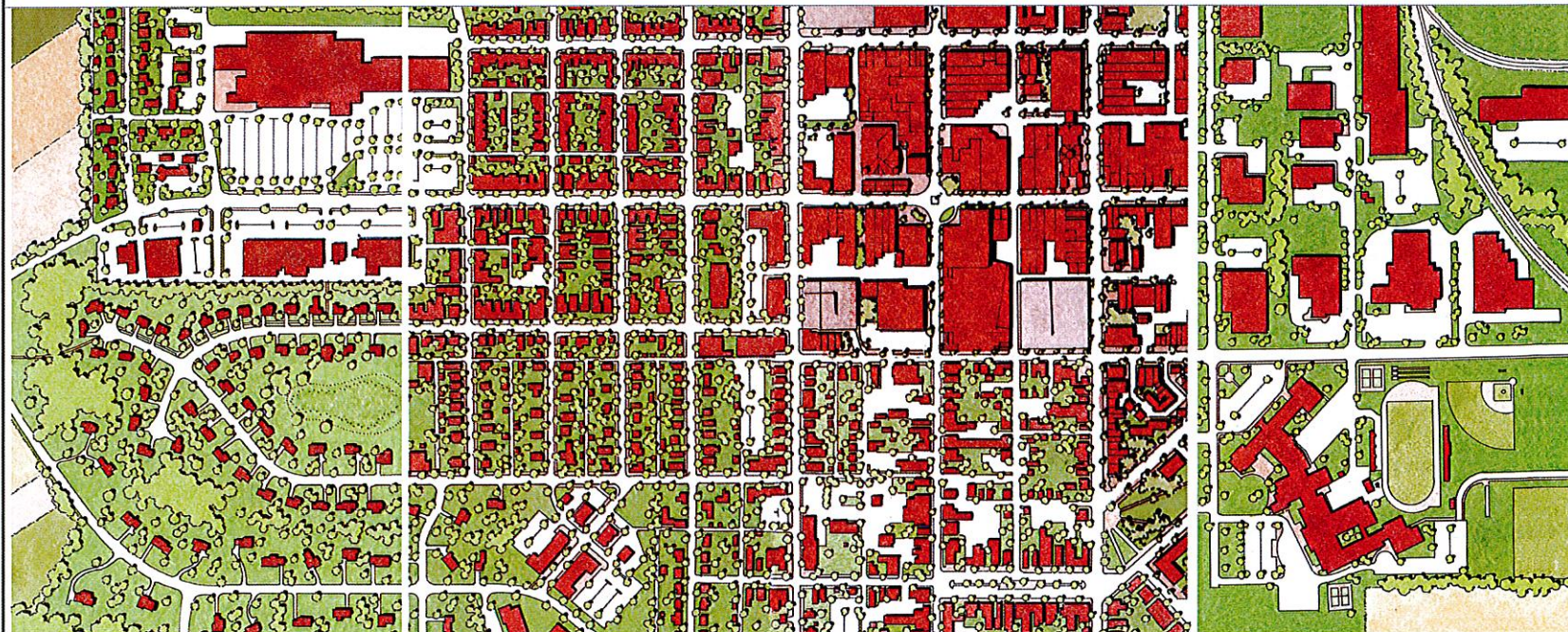
Priority Places

Priority places are places that should be our focus for the next several years. Other places are important, too – they just weren't identified as a high priority in the near term. The places shown on the map are a combination of places identified in recent countywide plans, as well as in the engagement process for this plan.

Growth Area

These include Urban Growth Areas (UGAs) and Village Growth Areas (VGAs). All of the UGAs and VGAs shown on the map have some existing infrastructure (sewer service, and sometimes water) to support growth – or have plans to provide sewer service.

UGAs – These areas are particularly important to the county's future, because they will accommodate the majority of our population and employment growth.

- *Location* – Surrounding or adjacent to the city or a borough (in some cases, more than one borough).
- *Character Zones* – Developed land generally is classified as Suburban, Urban, Urban Core (City or Borough), or Special District.
- *Adoption Status/Boundaries* – Map shows UGAs and UGA boundaries that existed in 2015, based on data available to the Lancaster County Planning Department.

VGAs – Although these communities were mentioned less often in our civic engagement process, they are important because they will accommodate some rural growth.

- *Location* – Surrounding or adjacent to a village outside UGAs.
- *Character Zones* – Developed land generally is classified as Rural Community (Core or Other Developed).

- *Adoption Status/Boundaries* – Map shows VGAs that are proposed to exist by 2040, based on provision of sewer infrastructure. For VGAs that existed in 2015 – and also have sewer infrastructure or plans to provide it – boundaries are shown as they existed at that time, based on data available to the Lancaster County Planning Department. For VGAs that did not exist in 2015, boundaries are shown for illustrative purposes only. *Note: VGAs that existed in 2015 – but do not have sewer infrastructure or plans to provide it – are shown as Rural Villages.*

Priority Road

The roads highlighted on this map were identified in recent countywide plans and in the engagement process for this plan. They were identified for several reasons including:

- The need for improvements to reduce congestion, improve safety for different users and modes, or improve connectivity.
- Recreational potential.
- Protecting the region's identity and sense of place.

Priority Trail

Trail segments highlighted on this map are existing regional (multi-municipal) trails, as well as proposed trail connections that would link to other regional trails to form a more complete countywide network. In some cases, the proposed connections would link to multi-county trails extending outside Lancaster County.

Amtrak Line

This line is part of the Keystone Corridor and is highlighted because it is a countywide priority identified in places2040.

Mobility Hub (Tertiary)

Mobility hubs serve as focal points of the transportation network, integrate different forms of transportation, function as gateways, and create opportunities for placemaking. The Lancaster Active Transportation Plan details three levels of mobility hubs (primary, secondary, and tertiary) distinguished by different levels of investment in bicycle and pedestrian infrastructure. The tertiary hubs are transit stops that serve as key access points to the transit network, but offer fewer transportation options and connections than primary and secondary hubs. They have enhancements that represent an improvement over typical transit stops.

Other Elements

Buildable Land

Inside Growth Areas (UGAs and VGAs), areas shown in white represent areas of land that were considered "unbuilt" based on analysis undertaken during development of the Lancaster County Future Land Use and Transportation Map featured in places2040.

It's important to note that these areas are a generalized visual representation of unbuilt land, not a representation of the data in *Lancaster County: Buildable Lands, 2015–2040*, a report completed during the places2040 planning process. The data in that report was generated using a different methodology.

Other Railroad

All railroads other than Amtrak.

Other Trail

All other existing trails and walking paths.

Rural Village

These villages 1) are located outside the UGAs and VGAs defined in this plan, 2) have 50+ dwelling units, and 3) are not intended to accommodate growth. While these villages are important centers of economic and social activity, they do not have the infrastructure (sewer service) necessary for significant growth and are not planning to provide that service. Instead, the focus is on redevelopment and infill. These villages are located within the Natural or Agriculture character zones, and are considered an integral and appropriate part of these zones.

Quarry

Quarries are shown on this map because mining is an industry focused on natural resources (such as limestone, shale, and clay) that exist only in certain locations. The quarries shown on this map are those with active permits (2018) issued by the Pennsylvania Department of Environmental Protection (DEP). Quarries in proximity to one another (and under the same ownership) are represented by a single symbol. *Note: Inside UGAs, quarries are classified as part of the Special District character zone. Outside UGAs, they currently form a part of the Natural or Agriculture zones – although they may be classified as Special Districts in future place- based planning and analysis to implement places2040.*

School

All public schools outside Growth Areas.

Municipality

Other Road (Major)

A selection of major roads in Lancaster County is shown as a point of reference – a visual aid in locating places on the map.

Other Road

- The Region map shows a selection of significant roads, also as a point of reference, to provide additional locational context.
- The Growth Areas map shows all other roads.

Water Body

For clarity, this map only shows a selection of the largest and most significant water bodies in the region. *Note: Major streams are included.*

1   **Inset Map Indicator**

A reference that provides the general location of the insets that appear on the Growth Areas map.

Defining Villages

In Lancaster County, any group of dwellings with an established history and place name could be considered a village. Although all of these places are significant, places2040 defines the term "village" the same way the Lancaster County Planning Department has defined it since the early 1990s. By this definition, villages are communities that 1) are located <u>outside</u> Urban Growth Areas (UGAs) and 2) have 50+ dwelling units.

Villages that meet these criteria appear on the Growth Management Framework Map developed for *Balance* (2006), the growth management element of the previous Lancaster County comprehensive plan – and the same villages appear on the Lancaster County Future Land Use and Transportation Map in places2040. On this map, villages are shown in one of two ways:

- *Villages intended to accommodate growth* are identified as Village Growth Areas (VGAs) and shown with boundaries.
- *Villages <u>not</u> intended to accommodate growth* are identified as "Rural Villages" and shown with a dot.

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ISSUE AND OPPORTUNITY MAPS

PURPOSE

This chapter of the plan includes four sets of "Issue and Opportunity" maps. These maps highlight specific places where action is needed to achieve the vision illustrated in the Future Land Use and Transportation Map. The Issue and Opportunity Maps include all the priority places from the Future Land Use and Transportation Map, as well as some broader areas and nodes (concentrated locations) that are also a priority.

The places on these maps were primarily identified by local residents, but the maps also include places that are highlighted in countywide plans, identified in places2040 workshops, or suggested by the county's Partners for Place (see p. 10). Although the original idea was to provide a map for each of the big ideas, we found it made more sense to use these categories:

- **Natural & Agriculture** – Natural areas, farmland preservation, water quality, recreation
- **Growth Management** – Housing, jobs, industry, infill and redevelopment
- **Transportation** – Congestion and safety
- **Placemaking** – Places where people gather; places that could be made safer and more attractive

Each set of maps is followed by a key that lists all the places that appear on that set of maps. Following all the maps and keys, there's a "What's on the Maps" section that provides additional detail about the maps' content.

Natural & Agriculture

Region

Southern Lancaster County, Pennsylvania

Nickel Mines

3

41

896

2

Christiana

1

372

Georgetown

Nine Points

1

324

272

222

Quarryville

372

472

896

Pequea

Buck

Kirkwood

372

222

3

Chestnut Level

Priority Places

⬭ Area

⋀ Priority Trail

● Node

Other Elements

⬚ Municipality

⬡ Growth Area

⋀ Other Road (Major)

⋀ Other Road

● Rural Village

▲ Quarry

Water Body

1 Inset Map (opposite page)

Little Britain

272

Wakefield

Wrightsdale

4

222

North

↑

0   2

Miles

Source: Lancaster County GIS
This map is to be used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such.
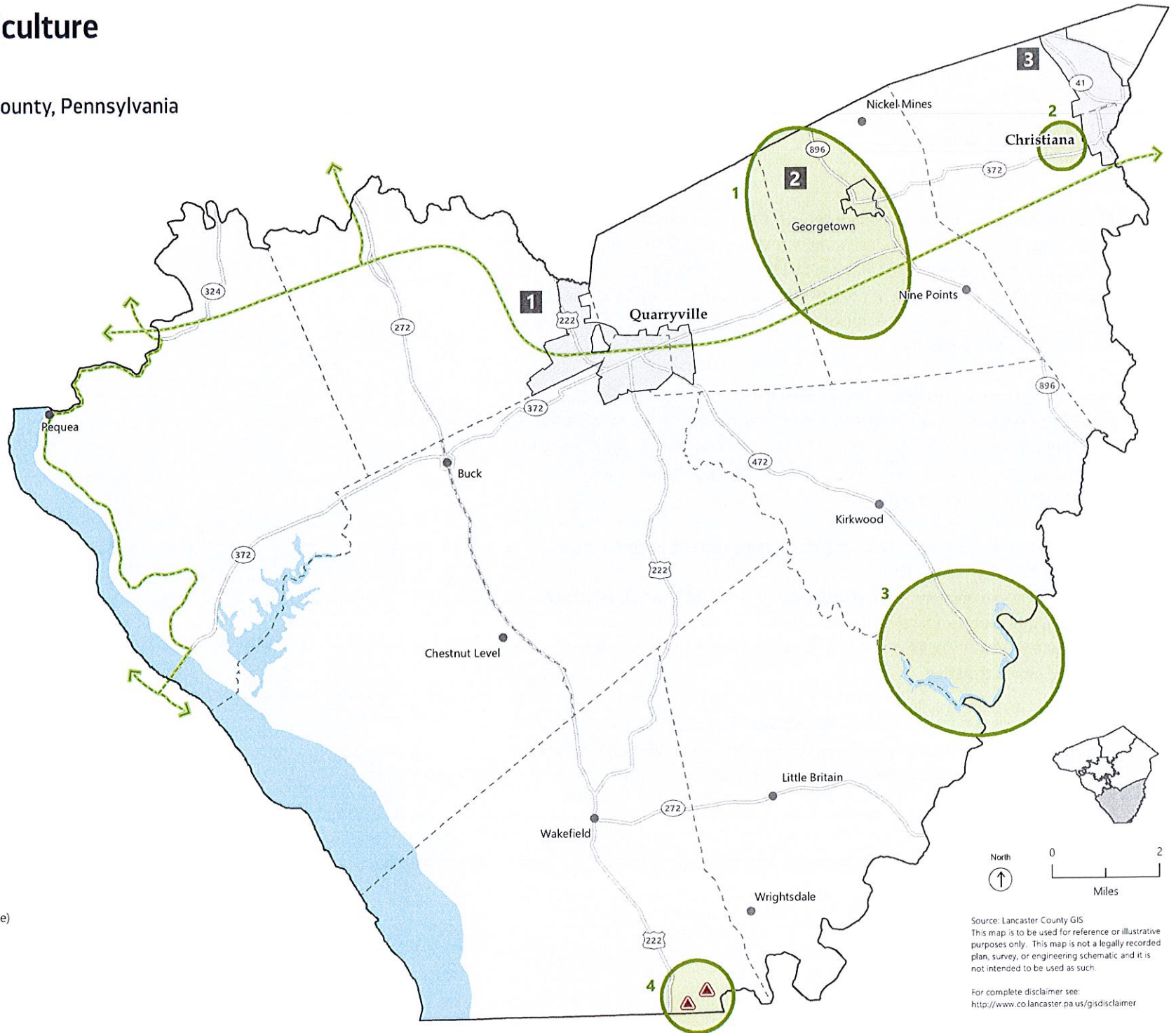
For complete disclaimer see:
http://www.co.lancaster.pa.us/gisdisclaimer

Natural & Agriculture
Growth Areas
Southern Lancaster County, Pennsylvania

SOLANCO UGA (Quarryville Area)

1

EDEN RD
CINDER RD
N CHURCH ST
GROFF RD
VALLEY RD
222
Enola Low Grade Trail
A
D
S LIME ST
B
472
C
FAIRVIEW RD
BUCK RD
OAK BOTTOM RD
LAUREL DR
SUNSET DR
372
222 DRY WELLS RD

0   0.5
Miles

GEORGETOWN VGA

2

MINE RD
896
GEORGETOWN RD
OLD DAM RD
CHRISTIANA PIKE   372
FURNACE RD
QUARRY RD
LANCASTER AVE
896
372

0   0.25
Miles

CHRISTIANA - GAP UGA (Christiana Area)

3

STRASBURG RD
SIMMONTOWN RD
BUCK HILL RD
E WALKER LN
41
E
GAP RD
F
CHRISTIANA PIKE
372
HIGH ST
Enola Low Grade Trail

0   0.5
Miles

Definitions

UGA   Urban Growth Area

VGA   Village Growth Area

KEY TO HIGHLIGHTED ITEMS

Natural & Agriculture

Region			
Type		*Issue or Opportunity*	*Source*
Area	1	**West of Georgetown** Priority for agricultural conservation and water quality improvements	Workshop analysis
Area	2	**West of Christiana** High priority for water quality improvements	Workshop analysis
Area	3	**Octoraro Reservoir** Maintain this resource as a quality of life amenity	Local input
Area	4	**Quarries on Quarry Road (East of US 222 at county line)** When adjacent farms are considered for preservation, work with property owners to consider impact on quarry operations/expansion	Partners for Place
Corridor		**Conestoga Trail** Work with Lancaster Conservancy, other landowners, and the Lancaster Hiking Club to ensure continuity of the trail and improve access	places2040
Corridor		**Enola Low Grade Trail** Maintain the trail not just as a recreational amenity, but as a natural resource	Local input places2040

Growth Areas

Solanco UGA (Quarryville Area)

Type		Issue or Opportunity	Source
Node	A	**Quarry** Potential development as an economic and recreational resource	Local input
Node	B	**Huffnagle Park** Maintain as public open space	Local input
Node	C	**Legion Memorial Park** Maintain as public open space	Local input
Node	D	**Mountain bike area** Potential development as a recreational resource	Local input

Christiana-Gap UGA (Christiana Area)

Type		Issue or Opportunity	Source
Node	E	**Lion's Club** Maintain as public open space	Local input
Node	F	**South End Borough Park (Fire Hall Park)** Maintain as public open space	Local input

Growth Management

Region

Southern Lancaster County, Pennsylvania

Nickel Mines

896

3

2

Georgetown

Quarryville

1

Christiana

41

372

4

5

Nine Points

1

222

324

272

1

Pequea

Buck

372

472

6

Kirkwood

222

Chestnut Level

Little Britain

7

272

Wakefield

Wrightsdale

222

8

896

Priority Places

◯ Area

● Node

Other Elements

Municipality

Growth Area

Other Road (Major)

Other Road

● Rural Village

▲ Quarry

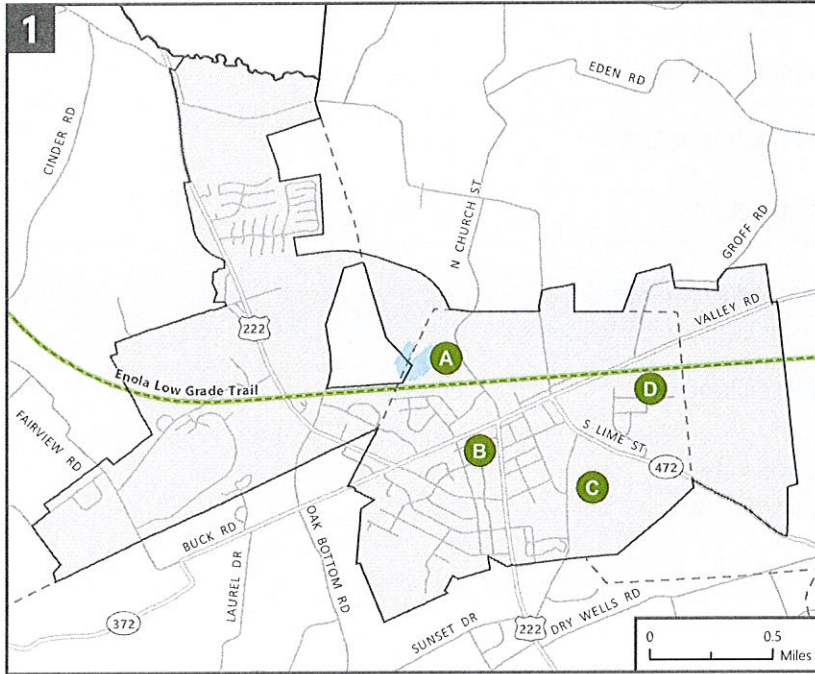Water Body

1 Inset Map (opposite page)
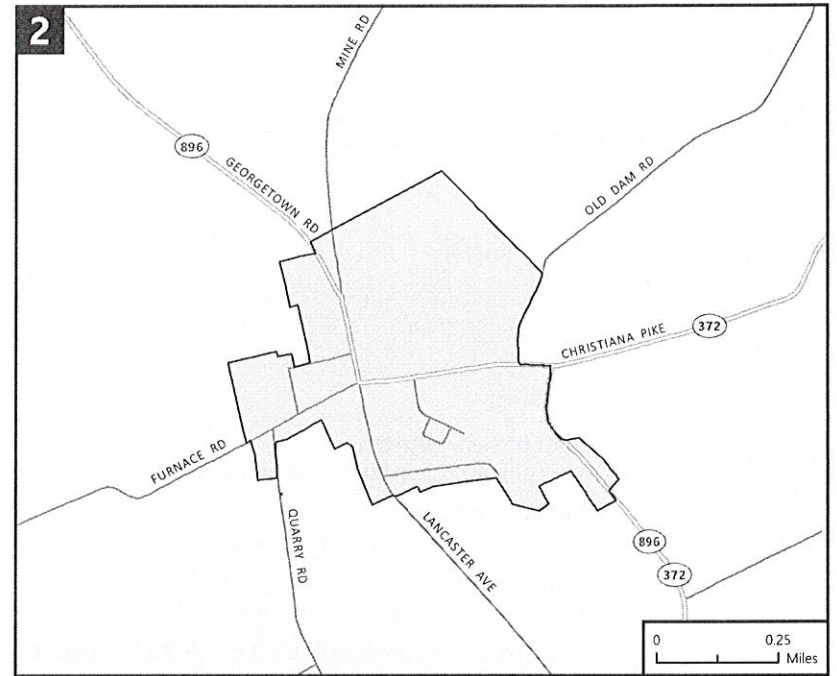
North

0   2

Miles
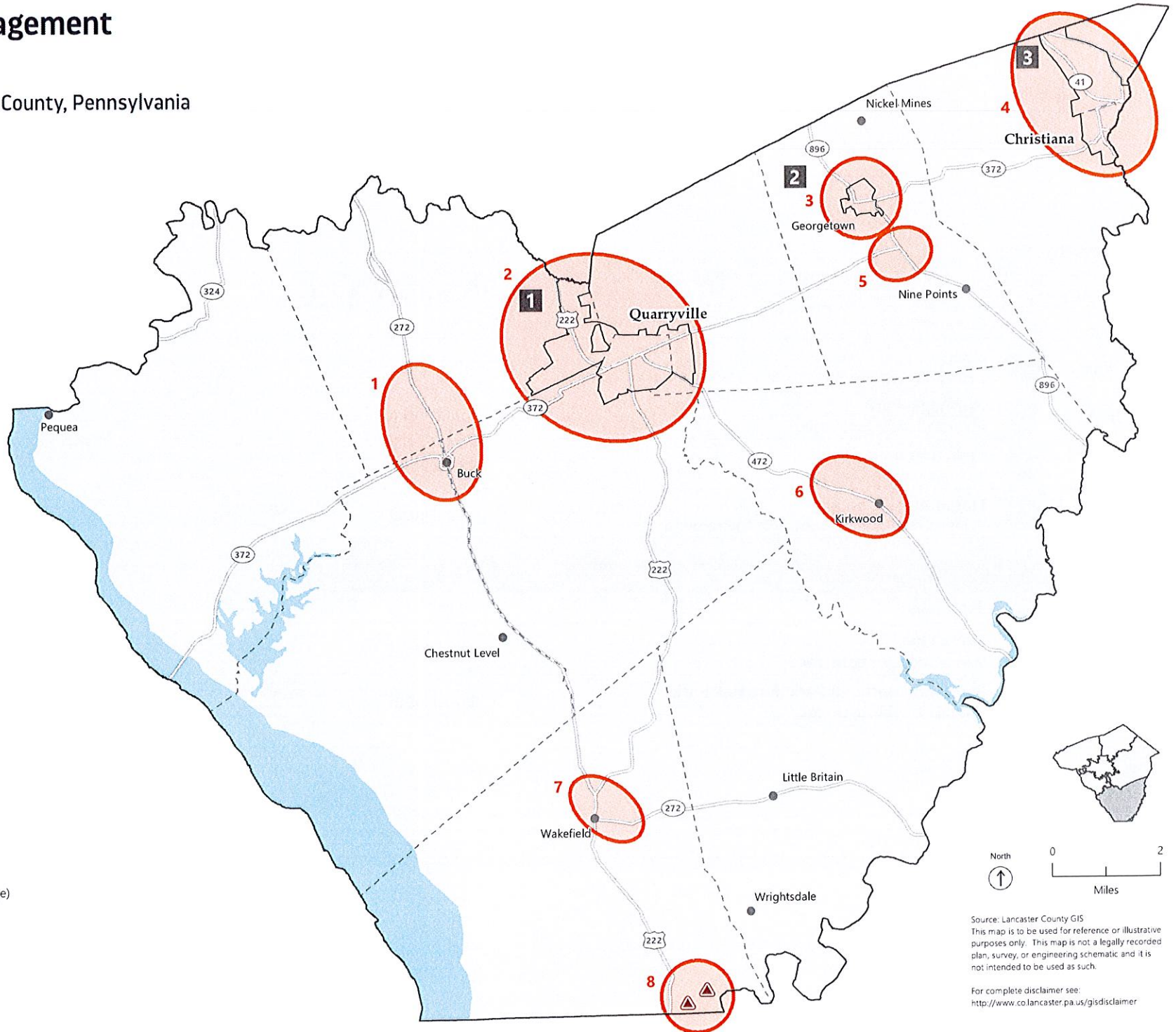
Growth Management

Growth Areas

Southern Lancaster County, Pennsylvania
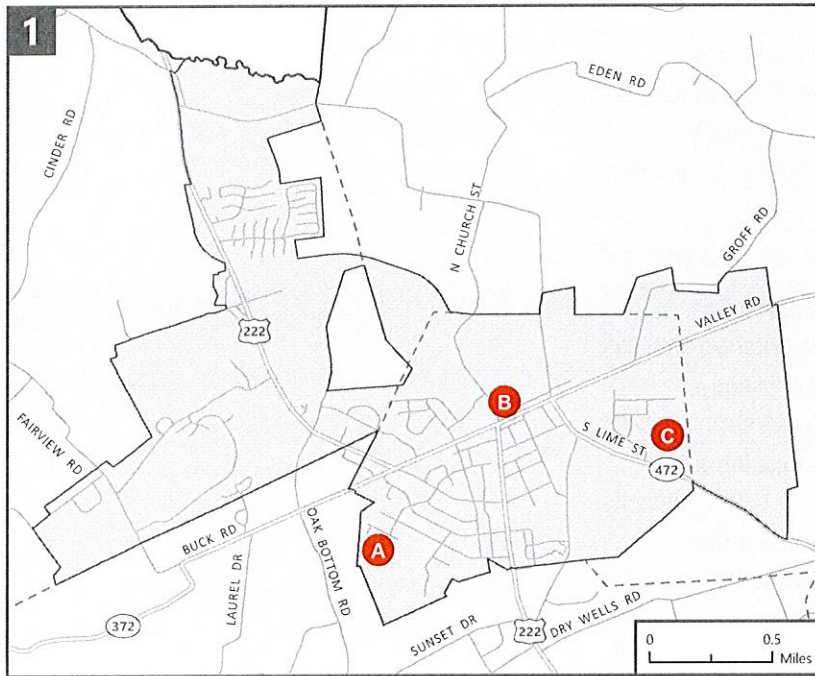
SOLANCO UGA (Quarryville Area)

GEORGETOWN VGA
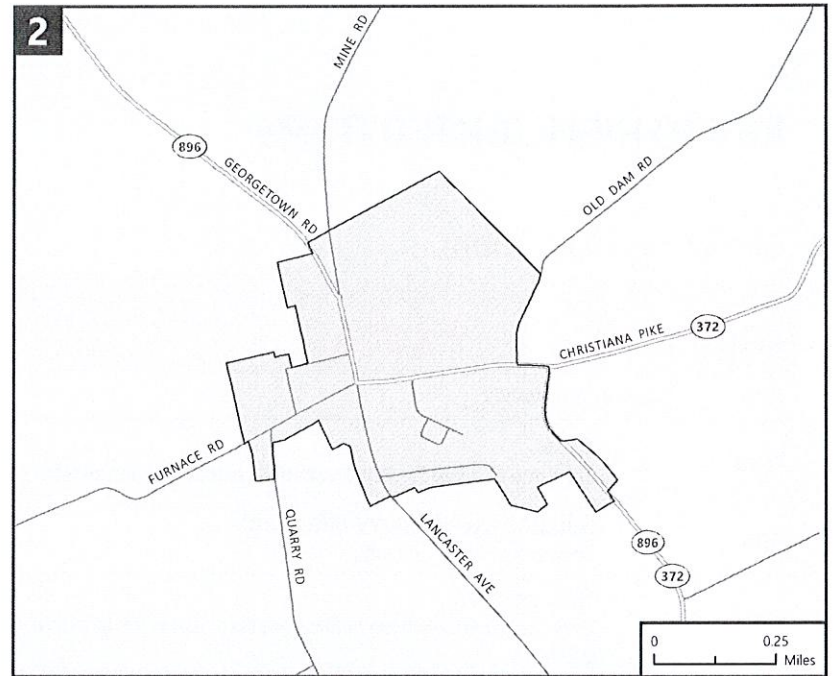
CHRISTIANA - GAP UGA (Christiana Area)
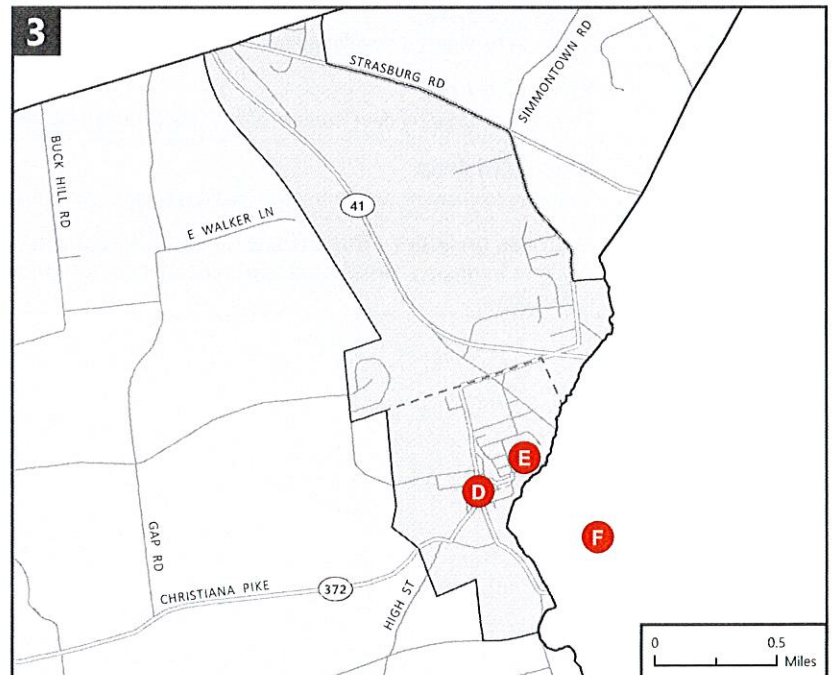
Definitions

UGA   Urban Growth Area

VGA   Village Growth Area

KEY TO HIGHLIGHTED ITEMS

Growth Management

Region			
Type		*Issue or Opportunity*	*Source*
Area	1	**Buck** Continue to allow for development of existing commercial/industrial area	Local input Workshop analysis
Area	2	**Solanco UGA (Quarryville Area)** Encourage rehab and infill	Local input Workshop analysis
Area	3	**Georgetown** Continue to grow where public sewer and water infrastructure already exists	Local input Workshop analysis
Area	4	**Christiana-Gap UGA** Encourage rehab and infill	Local input Workshop analysis
Area	5	**Green Tree Area** Continue to allow for development of existing commercial/industrial area	Local input Workshop analysis
Area	6	**Kirkwood Area** Continue to allow for development of existing commercial/industrial area	Local input Workshop analysis
Area	7	**Wakefield Area** Continue to allow for development of existing commercial/industrial area	Local input Workshop analysis
Area	8	**Quarries on Quarry Road (East of US 222 at county line)** Work with property owners to carefully consider proposed quarry expansions	Partners for Place

Growth Areas

Solanco UGA (Quarryville Area)

Type	Issue or Opportunity		Source
Node	(A)	Possible infill/redevelopment site	Local input
Node	(B)	Possible infill/redevelopment site	Local input
Node	(C)	Possible infill/redevelopment site	Local input

Christiana-Gap UGA (Christiana Area)

Type	Issue or Opportunity		Source
Node	(D)	**Downtown Christiana** Encourage infill/redevelopment to make the Central Business District more vibrant and attractive	Local input
Node	(E)	**17 Green Street site, Christiana** Possible infill development	Local input
Node	(F)	**Atglen Area, Chester County** Possible location for future growth	Local input

Transportation

Region

Southern Lancaster County, Pennsylvania

Nickel Mines

Christiana

4

Georgetown

Nine Points

1

Quarryville

Pequea

Buck

472

3

Kirkwood

Priority Places

○ Area

Priority Road

Priority Trail

Amtrak Line

● Node

Other Elements

Municipality

Growth Area

Other Road (Major)

Other Road

● Rural Village

Water Body

1 Inset Map (opposite page)

Chestnut Level

Little Britain

2

Wakefield

Wrightsdale

North

0   2

Miles
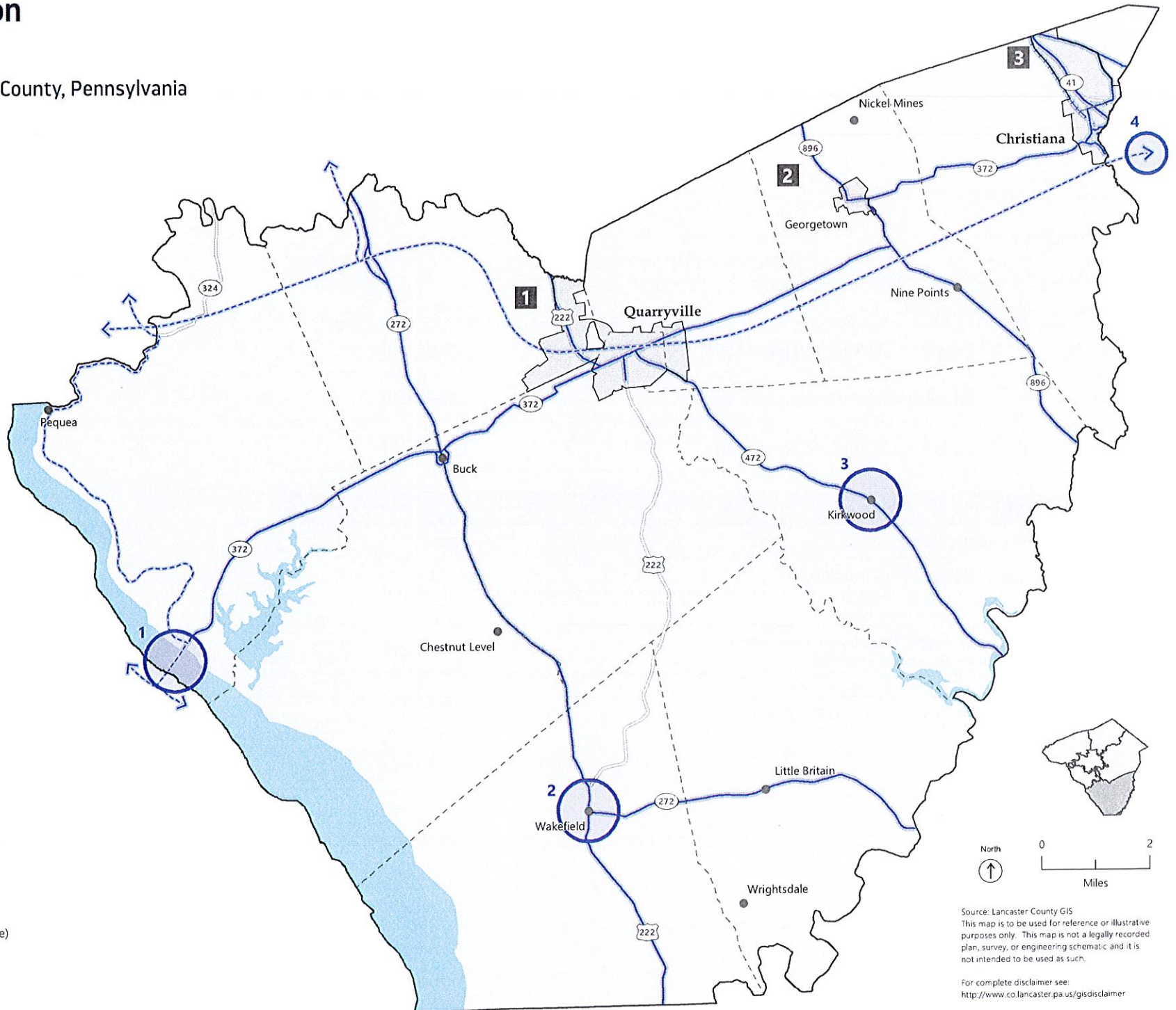
Transportation

Growth Areas

Southern Lancaster County, Pennsylvania
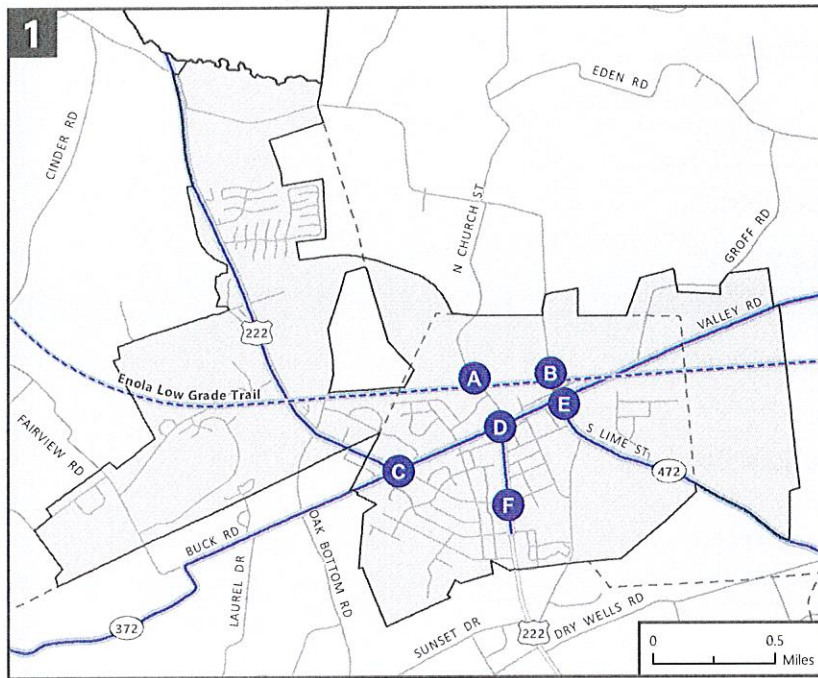
SOLANCO UGA (Quarryville Area)

1

CINDER RD
EDEN RD
N CHURCH ST
GROFF RD
VALLEY RD
222
Enola Low Grade Trail
FAIRVIEW RD
A
B
E
D
S LIME ST
C
472
F
BUCK RD
LAUREL DR
OAK BOTTOM RD
SUNSET DR
222 DRY WELLS RD
372

0   0.5
Miles

GEORGETOWN VGA

2

MINE RD
896
GEORGETOWN RD
OLD DAM RD
372
CHRISTIANA PIKE
G
FURNACE RD
QUARRY RD
LANCASTER AVE
896
372

0   0.25
Miles

CHRISTIANA - GAP UGA (Christiana Area)

3

STRASBURG RD
SIMMONTOWN RD
BUCK HILL RD
E WALKER LN
41
H
GAP RD
CHRISTIANA PIKE
372
HIGH ST
Enola Low Grade Trail

0   0.5
Miles
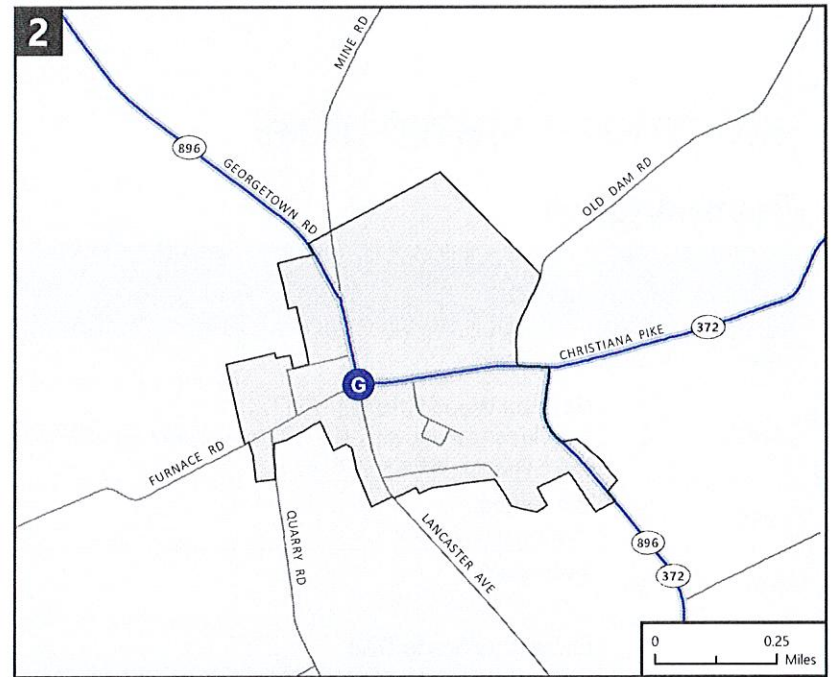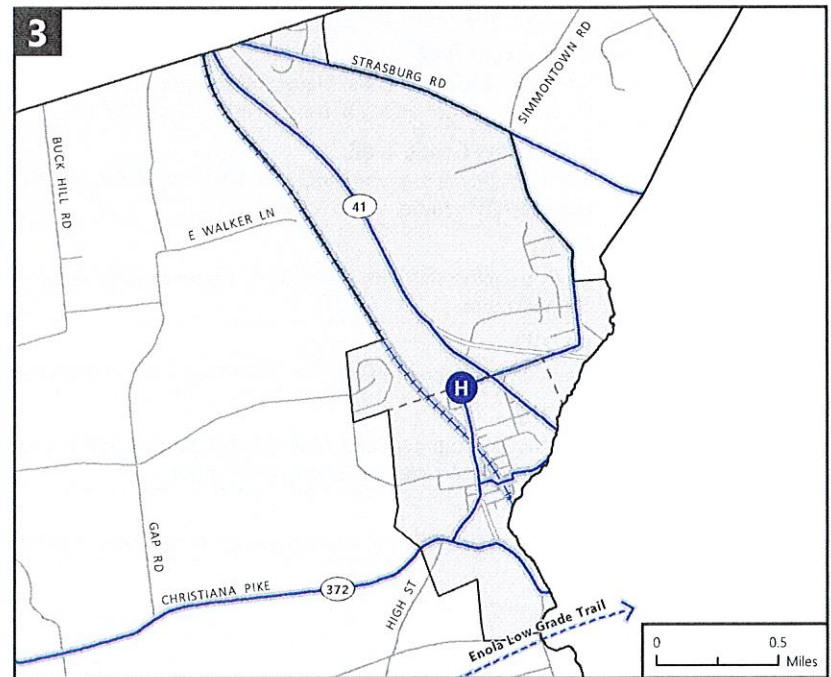
Definitions

UGA Urban Growth Area

VGA Village Growth Area

KEY TO HIGHLIGHTED ITEMS

Transportation

Region			
Type		*Issue or Opportunity*	*Source*
Area	1	**Norman Wood Bridge (PA 372)** Work in partnership with PennDOT to consider maintenance needs and possible bridge replacement	places2040
Area	2	**Wakefield** Improve corridor safety	Local input
Area	3	**Kirkwood** Improve corridor safety	Local input
Area	4	**Enola Low Grade Trail** Pursue development of an access point near Christiana or Atglen	Local input places2040
Corridor		**Amtrak Line** Work cooperatively with Amtrak and other rail services as they maintain and improve this corridor	places2040
Corridor		**Conestoga Trail** Work with Lancaster Conservancy, other landowners, and Lancaster Hiking Club to ensure continuity of the trail and improve access	places2040
Corridor		**Enola Low Grade Trail** Promote and maintain this non-motorized corridor as an east/west transportation route	Local input places2040
Corridor		**PA 41** Work in partnership with PennDOT to improve safety along this important regional route	places2040 Lancaster ATP
Corridor		**PA 272** Maintain and improve safety along this important regional route	Local input
Corridor		**PA 372** Maintain and improve safety along this major east/west route, which is especially important as a regional truck route	Local input
Corridor		**PA 472** Manage truck traffic and improve safety for non-motorized vehicles	Local input

Continued from the previous page

Region

Type	Issue or Opportunity	Source
Corridor	**PA 896** Maintain and improve safety along this important regional route; manage traffic flow for all users, especially during tourism season	Local input
Corridor	**US 222** Reduce congestion and manage traffic flow, particularly in Quarryville	Local input Lancaster ATP

Growth Areas

Solanco UGA (Quarryville Area)

Type	Issue or Opportunity	Source
Node	**A** **Enola Low Grade Trail at Church Street** Pursue a potential pedestrian connection to the trail	Local input
Node	**B** **Enola Low Grade Trail at Lime Street** Pursue a potential pedestrian connection to the trail	Local input
Node	**C** **Intersection of US 222 & PA 372 (4th & State Streets)** Reduce congestion and manage traffic flow	Local input
Node	**D** **Intersection of PA 372 & US 222 (State & Church Streets)** Reduce congestion and manage traffic flow	Local input
Node	**E** **Intersection of PA 372 & PA 472 (State & Lime Streets)** Reduce congestion, manage traffic flow, and improve intersection safety	Local input
Node	**F** **Intersection of 4th Street & US 222 (4th & Church Streets)** Reduce congestion and manage traffic flow	Local input
Corridor	**Church Street and other corridors** Accommodate different modes of transportation including pedestrians, bicycles, and buggies; connect and repair sidewalks	Local input

Continued on the next page

Continued from previous page

Growth Areas		

Georgetown VGA		
Type	*Issue or Opportunity*	*Source*
Node	**(G)** **Intersection of PA 896 & PA 372 (Georgetown Road)** Reduce congestion between trucks, through traffic, and buggies	Local input

Christiana-Gap UGA (Christiana Area)		
Type	*Issue or Opportunity*	*Source*
Node	**(H)** **Sadsbury Avenue & Bridge Street** Address truck turn issue	Local input
Corridor	**Newport Avenue** Connect and repair sidewalks	Local input
Corridor	**Slokom Avenue** Connect and repair sidewalks	Local input
Corridor	**PA 372 (Germantown Avenue & Bridge Street)** Connect and repair sidewalks	Local input

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Placemaking

Region

Southern Lancaster County, Pennsylvania

Nickel Mines

Christiana

Georgetown

Nine Points

Quarryville

Pequea

Buck

Kirkwood

Chestnut Level

Little Britain

Wakefield

Wrightsdale

Priority Places

- ⬭ Area
- ∿ Priority Trail
- ● Node

Other Elements

- ⬚ Municipality
- ⬚ Growth Area
- ∿ Other Road (Major)
- ∿ Other Road
- ● Rural Village
- Water Body
- **1** Inset Map (opposite page)

North

0   2

Miles
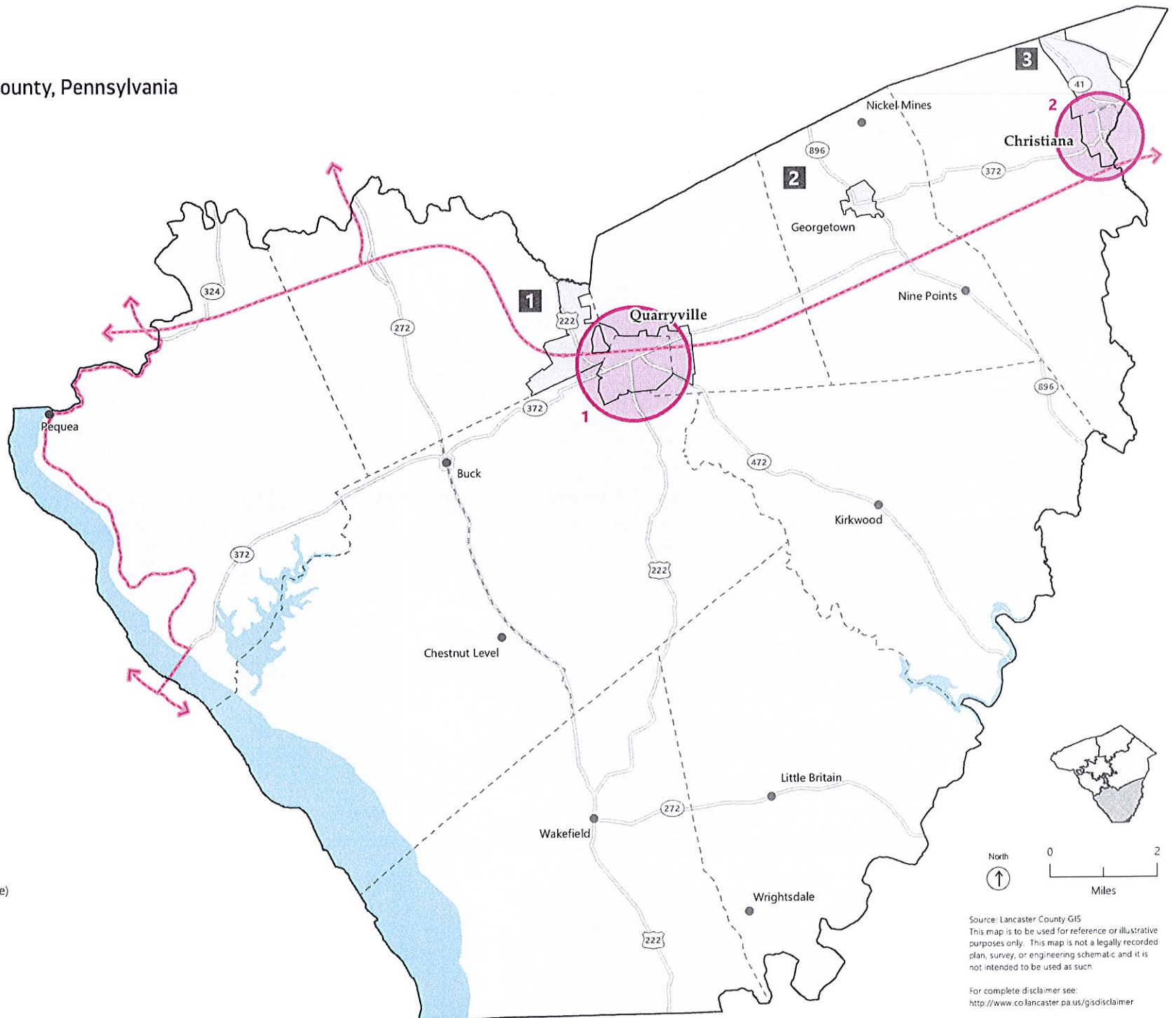
Placemaking

Growth Areas

Southern Lancaster County, Pennsylvania
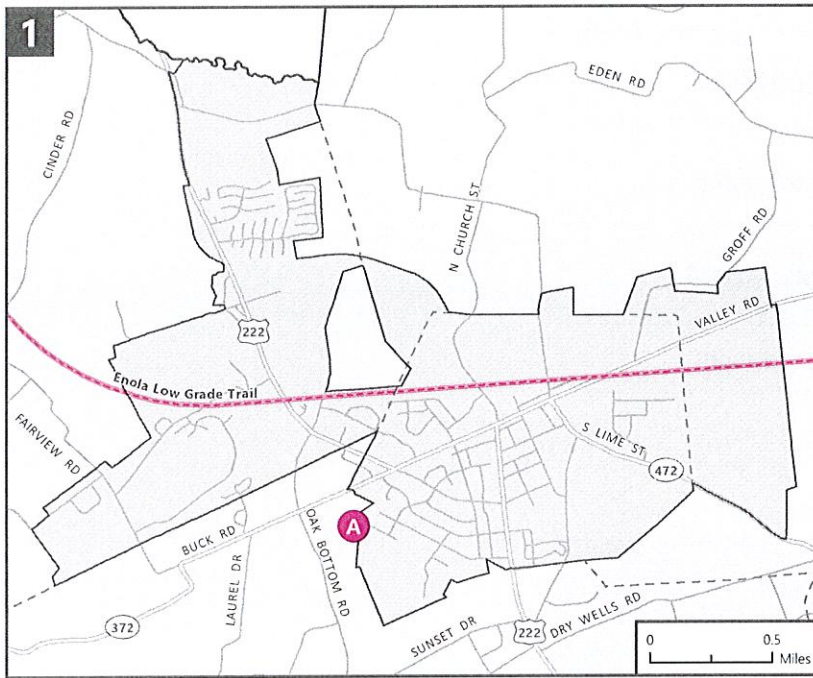
SOLANCO UGA (Quarryville Area)

GEORGETOWN VGA
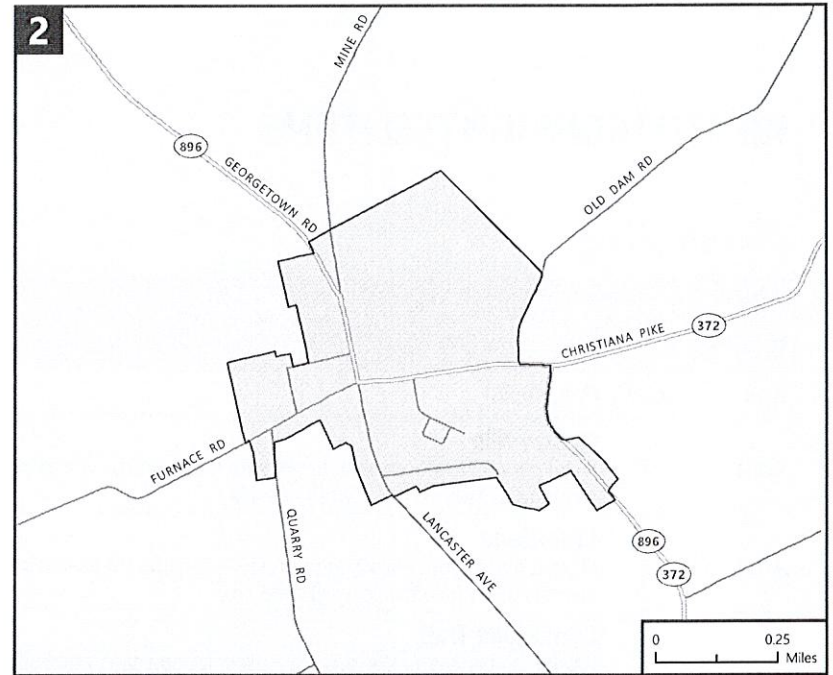
CHRISTIANA - GAP UGA (Christiana Area)
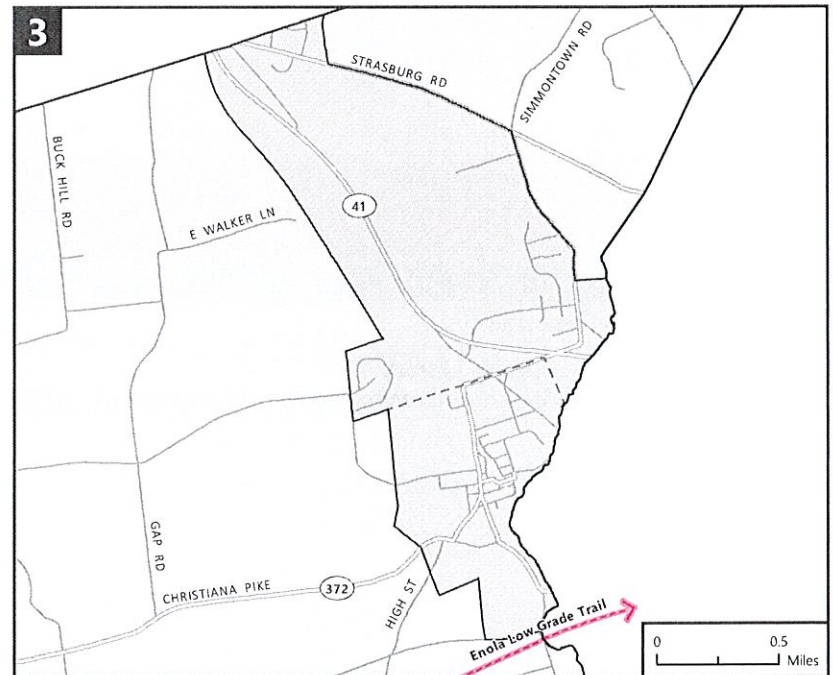
Definitions

UGA   Urban Growth Area

VGA   Village Growth Area

KEY TO HIGHLIGHTED ITEMS

Placemaking

Region

Type		Issue or Opportunity	Source
Area	1	**Quarryville** Make it more economically vibrant, safe for pedestrians and bicyclists, and an attractive place to live, work, and play	Local input
Area	2	**Christiana** Make it more economically vibrant, safe for pedestrians and bicyclists, and an attractive place to live, work, and play	Local input
Corridor		**Conestoga Trail** Work with Lancaster Conservancy, other landowners, and Lancaster Hiking Club to ensure continuity of the trail and improve access	places2040
Corridor		**Enola Low Grade Trail** Provide site improvements that encourage people to use the trail	Local input

Growth Areas

Solanco UGA (Quarryville Area)

Type		Issue or Opportunity	Source
Node	A	**Quarryville Library** Provide non-motorized connections for pedestrians, bicyclists, and buggies	Local input

WHAT'S ON THE MAPS

Priority Places

Priority places are places that should be our focus for the next several years. Other places are important, too – they just weren't identified as a high priority in the near term. The places shown on these maps are a combination of places identified in recent countywide plans, as well as in the engagement process for this plan.

Area
Large-scale places that highlight a specific issue or opportunity. These places are shown only on the Region maps.

Priority Road
These are corridors that highlight a specific issue or opportunity such as:

- Improvements to reduce congestion, improve safety for different users and modes, or improve connectivity.
- Recreational potential.
- Protecting the region's identity and sense of place.

Priority Trail
Trail segments highlighted on these maps are existing regional (multi-municipal) trails, as well as proposed trail connections to form a more complete countywide network. In some cases, the proposed connections link to trails extending outside Lancaster County.

Amtrak Line
This line is part of the Keystone Corridor and is highlighted because it is a countywide priority identified in places2040.

Node
Smaller, concentrated places that highlight a specific issue or opportunity. These places are shown only on the Growth Area maps.

Other Elements

Municipality

Growth Area
These include Urban Growth Areas (UGAs) and Village Growth Areas (VGAs). All of the UGAs and VGAs shown on the map have some existing infrastructure (sewer service, and sometimes water) to support growth – or have plans to provide sewer service.

UGAs – These areas are particularly important to the county's future, because they will accommodate the majority of our population and employment growth.
- *Location* – Surrounding or adjacent to the city or a borough (in some cases, more than one borough).
- *Character Zones* – Developed land generally is classified as Suburban, Urban, Urban Core (City or Borough), or Special District.
- *Adoption Status/Boundaries* – Map shows UGAs and UGA boundaries that existed in 2015, based on data available to the Lancaster County Planning Department.

VGAs – These communities are important because they can accommodate some rural growth.
- *Location* – Surrounding or adjacent to a village outside UGAs.
- *Character Zones* – Developed land generally is classified as Rural Community (Core or Other Developed).
- *Adoption Status/Boundaries* – Map shows VGAs that are proposed to exist by 2040, based on provision of sewer infrastructure. For VGAs that existed in 2015 – and also have sewer infrastructure or plans to provide it – boundaries are shown as they existed at that time, based on data available to the Lancaster County Planning Department. For VGAs that did not exist in 2015, boundaries are shown for illustrative purposes only. *Note: VGAs that existed in 2015*

– but do not have sewer infrastructure or plans to provide it – are shown as Rural Villages.

Other Road (Major)

These roads represent a selection of major roads in Lancaster County and are shown as a point of reference – a visual aid in locating places on each map.

Other Road

These are local roads that are shown only on the Growth Area maps. *Note: By contrast, the Future Land Use and Transportation Map includes "Other Roads" on both the Region map and Growth Area maps.*

Rural Village

These villages 1) are located outside the UGAs and VGAs shown in this plan, 2) have 50+ dwelling units, and 3) are <u>not</u> intended to accommodate growth. While these villages are important centers of economic and social activity, they do not have the infrastructure (sewer service) necessary for significant growth and are not planning to provide that service. Instead, the focus is on redevelopment and infill. These villages are located within the Natural or Agriculture character zones and are considered an integral and appropriate part of these zones.

Quarry

Quarries are shown on this map because mining is a natural resource extraction industry that can exist only in certain locations. The quarries shown on this map are those with active permits (2018) issued by the Pennsylvania Department of Environmental Protection (DEP). Quarries in proximity to one another (and under the same ownership) are represented by a single symbol.

Water Body

For clarity, this map only shows a selection of the largest and most significant water bodies in the region.

Inset Map Indicator

A reference that provides the general location of the insets that appear on the Growth Area maps.

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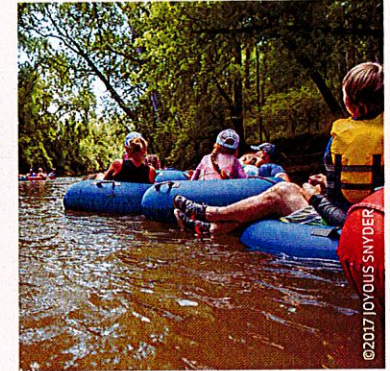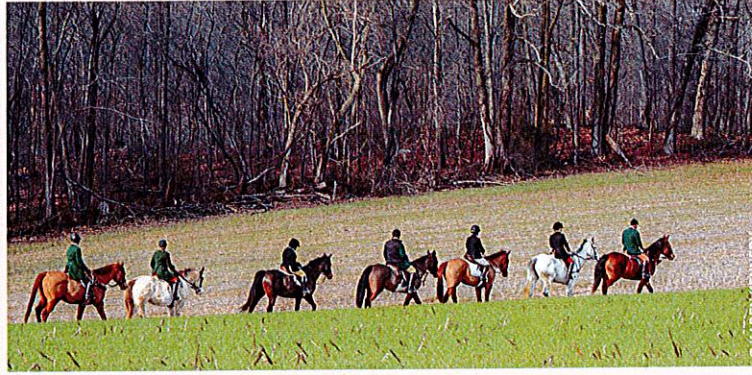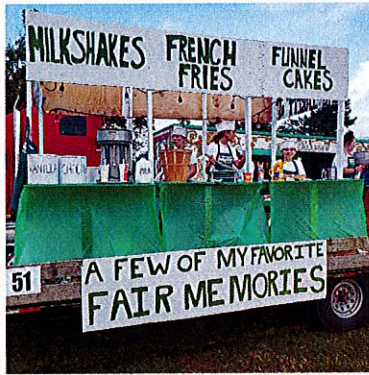
APPENDIX

SURVEY RESULTS

As with any comprehensive planning process, public input was an important part of the effort to create the Southern Lancaster County plan. For over a year, municipal leaders from the Southern Lancaster County Inter-Municipal Council (SLCIMC) met every other month to guide the plan's direction. Participants in that process included municipal elected officials, municipal managers, members of local planning commissions, and other concerned citizens.

While input from that group was central to the process, the ideas and concerns of other stakeholders are also represented in this plan. These participants included county planning staff as well as the Partners for Place, a group of regional, countywide, and city organizations and agencies whose work touches on land-use planning. For a complete list of these partners, refer to p. 10.

Other residents also played an important role in developing this plan for Southern Lancaster County. Residents had an opportunity to provide input at regular meetings of SLCIMC, meetings of township supervisors and borough councils, and local planning commission meetings.

To give the general public another opportunity to comment, the Lancaster County Planning Department partnered with local governments in the region to create an online survey. County planning staff drafted the survey material and asked local officials for their review and comment.

After the survey was finalized, it was posted on the Lancaster County Planning website in mid-February 2022 and highlighted on its social media platforms. A couple of municipalities in the region also promoted the survey on their own websites. The survey was posted for just over a month.

While the survey was underway, Lancaster Newspapers (LNP) published an article entitled, "County planners seek public input for 'regional plans' in northwest, south and Cocalico areas." This article appeared on March 15, 2022, and directed readers to the survey for Southern Lancaster County and to surveys for two other regional plans.

The survey for Southern Lancaster County focused on the five big ideas in places2040, the Lancaster County comprehensive plan. The countywide plan was the model for this regional plan, so the survey was designed to be consistent with its message. To ensure that the survey focused on residents of the region, it also asked participants to share (voluntarily) some limited demographic information.

The raw results of the survey are included here, together with some observations about what we learned from survey participants. There were 48 responses from residents of the region, and 53 responses in total. Although the survey did not generate a statistically significant number of responses, the amount of input received is similar to what might be gathered at a typical public meeting.

Demographics

For the first three questions, we asked participants to tell us about themselves.

Question 1
What is your age?

65 years or over
21%

25–44 years
27%

No responses:
- Under 18 years
- 18–24 years
- Prefer not to answer

45–64 years
52%
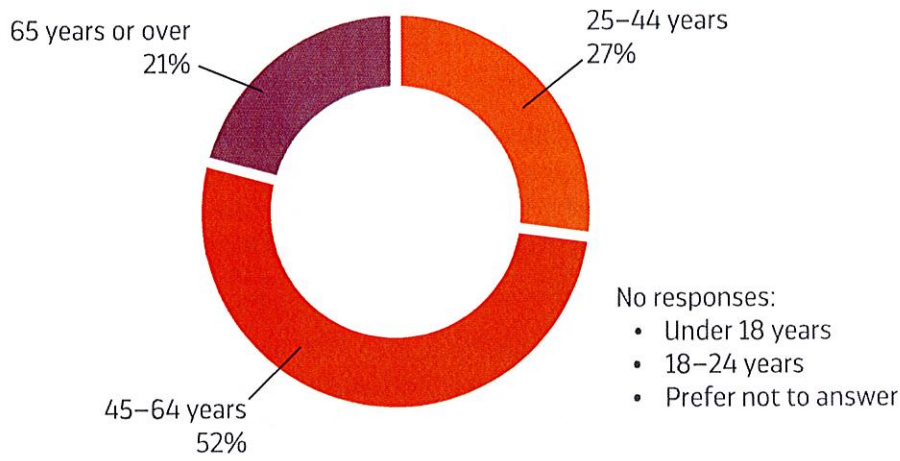
Question 2
How would you describe yourself?

No responses:
- Consultant
- Student

Employee
2%

Public Official
2%

Visitor
4%

Prefer not to
answer
4%

Resident
88%
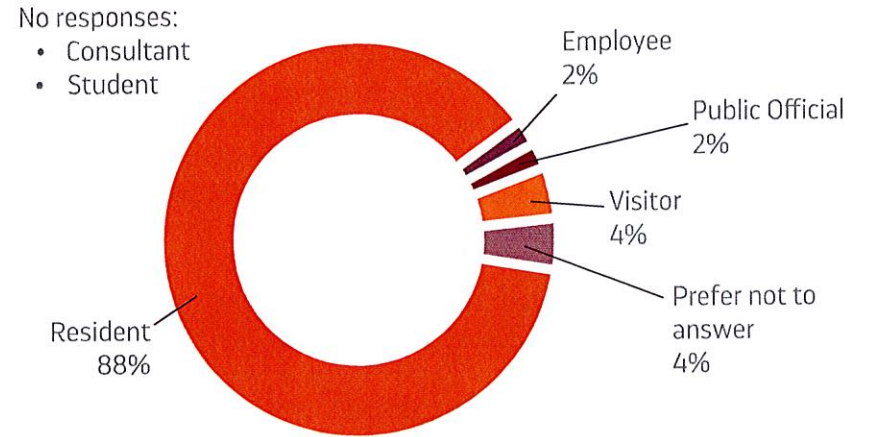
Question 3
What is your location?

No responses:
- Christiana
- Eden
- Sadsbury

Quarryville
13%

Prefer not to
answer
2%

No response
2%

Bart
2%

Colerain
4%

Drumore
2%

East Drumore
4%

Fulton
6%

Little Britain
2%

Martic
31%

Providence
31%
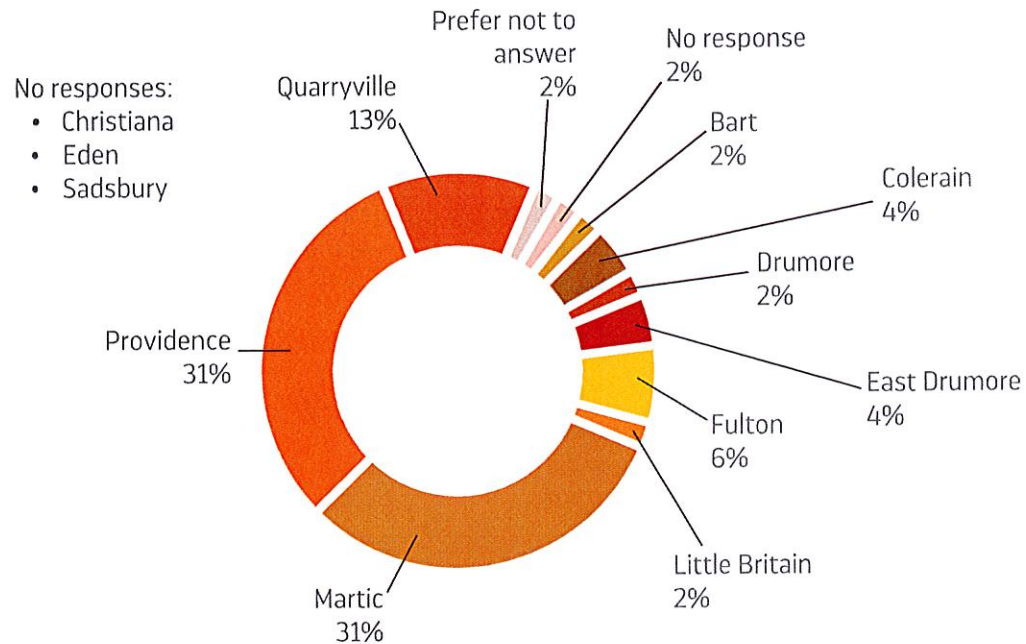
Taking Care of What We Have

In questions 4 and 5, we asked participants to identify the places they want to protect.

Question 4
Pick three places in Southern Lancaster County that are the most important to you.

Place	Value
Farmland and Rural Areas	36
Forests and Trails	35
Lakes and Waterways	24
Historic Towns and Villages	19
Local Restaurants and Shops	11
Fire Houses, Libraries, and Public Buildings	7
Suburbs and Single-Family Neighborhoods	4
Parks and Pools	4
Schools and Sports Fields	3
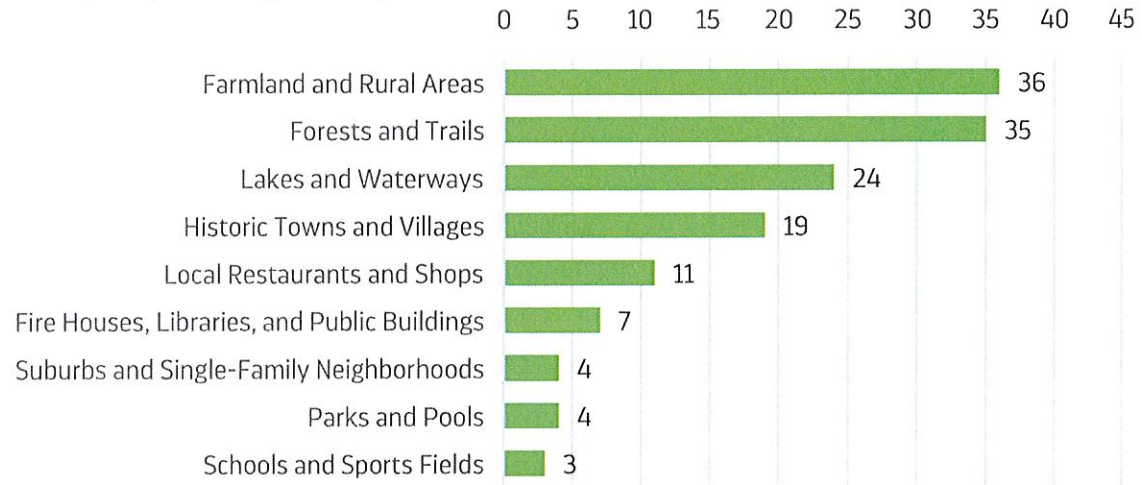
Question 5
At planning meetings for this plan, municipal leaders felt that the following places2040 policies were the most important for Southern Lancaster County. Which one of these policies do you think is the most important for this region?

Entrepreneurship and local businesses 4%

Water quality and stormwater management 8%

Preserve agricultural and natural land 61%

Preserve the farmer as well as the farm 27%
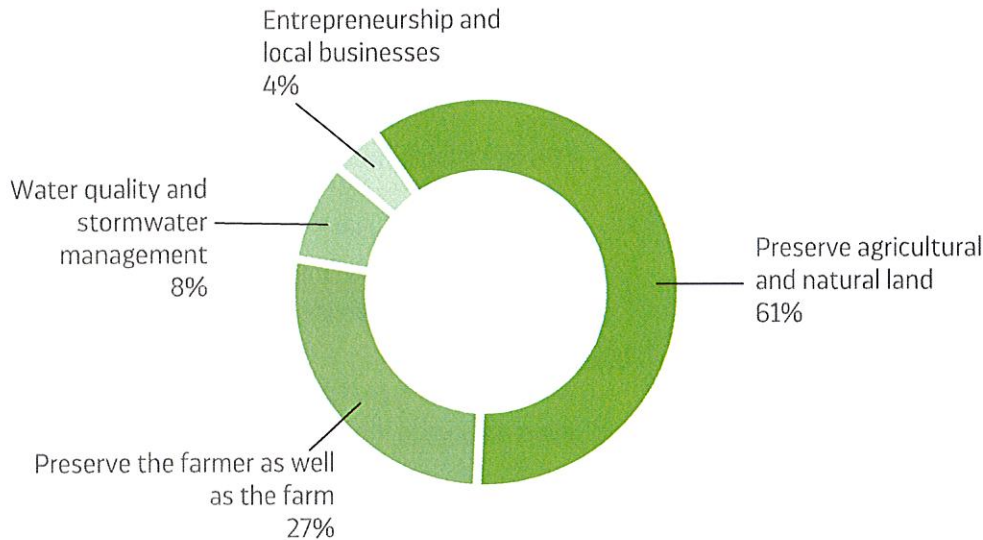
Takeaways

Nearly 9 out of 10 participants were concerned about agriculture.

Question 4
- Respondents said that farmland and rural areas, forests and trails, and lakes and waterways are the most important to them.

Question 5
- 61% said "Preserve agricultural and natural land" was important and 27% said "Preserve the farmer as well the farm" was important.

Growing Responsibly

Questions 6 and 7 focused on where the community should build and develop.

Question 6
Building places for new residents to live, work, and play can take many different forms. Check all of the following that you think are the best fit for the area.

Chart (scale 0 to 45):

- Turn vacant, already built properties into new uses — **37**
- Build in areas that preserve farmland or natural areas — **24**
- Build more compact development — **7**
- Build uses that will bring jobs to the region — **7**
- Build housing, retail, and offices near each other — **4**
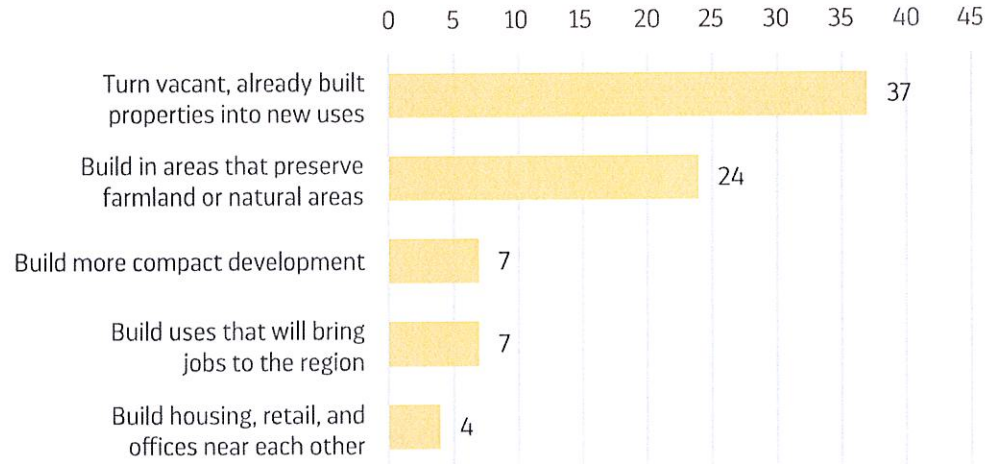
Question 7
Which of these places2040 policies under Growing Responsibly do you think are the most important for Southern Lancaster County?

Donut chart:
- Prioritize redevelopment and infill in Urban Growth Areas — 73%
- Grow where we're already growing — 27%
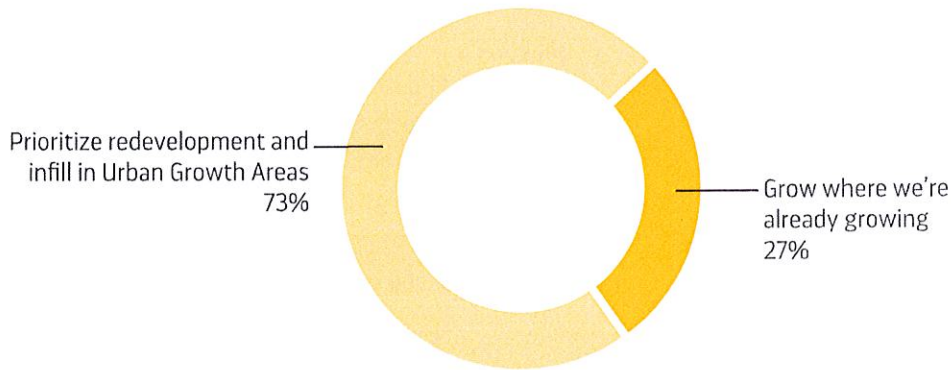
Takeaways

Survey participants want to see an emphasis on rehabilitation, redevelopment, and infill.

Question 6
- 77% agreed that we should "Turn vacant, already built properties into new residential or commercial uses."
- 71% agreed that we should "Build in areas that preserve farmland or natural areas."

Question 7:
- 73% said we should "Prioritize redevelopment and infill in Urban Growth Areas."

Creating Great Places

In questions 8 and 9, we asked what it will take to create better places to live, work, and play.

Question 8
Building places for new residents to live, work, and play can take many different forms. Check all of the following that you think are the best fit for the area.

Bar chart (scale 0 to 45):
- Accessory Dwelling Units: 20
- Mixed Use: 18
- Single-Family Neighborhoods: 16
- Townhouses/Rowhouses: 15
- On-Farm Housing: 14
- Apartments: 11
- No Response: 5

Question 9
Which of these places2040 policies under Creating Great Places do you think are the most important for Southern Lancaster County?

Donut chart:
- Reduce congestion 20%
- No response 10%
- Provide a greater supply and diversity of housing 18%
- Make our downtowns more vibrant, safe, and attractive 52%
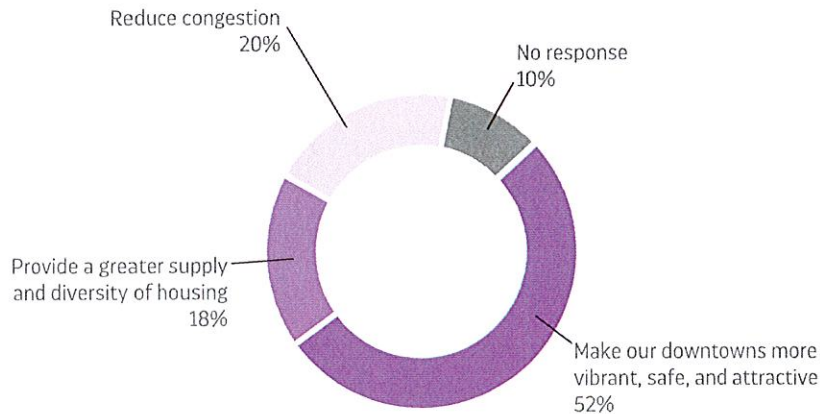
Takeaways

Survey participants from Quarryville were more open to increasing options for housing than other survey participants.

Question 8
- Half of all participants from Quarryville supported housing options other than single-family neighborhoods. By comparison, only 30% of participants outside Quarryville supported these options.

- Participants throughout the region felt that single-family neighborhoods were appropriate for this area.

Connecting People, Place, & Opportunity

Questions 10 through 13 (on pages 99 and 100) asked participants about the connections between destinations in the community. Some of these questions focused on alternative forms of transportation – walking, bicycling, carpooling, etc.

Takeaways

Most participants felt comfortable walking in Quarryville, particularly those 65 and older. Significantly fewer participants felt comfortable walking in Christiana or on road shoulders throughout the region.

Question 12

- 65% felt safe walking in Quarryville.

- 90% of participants 65 and older felt safe walking in Quarryville.

- 19% felt safe walking in Christiana.

- Only 17% felt safe walking along road shoulders in the region.
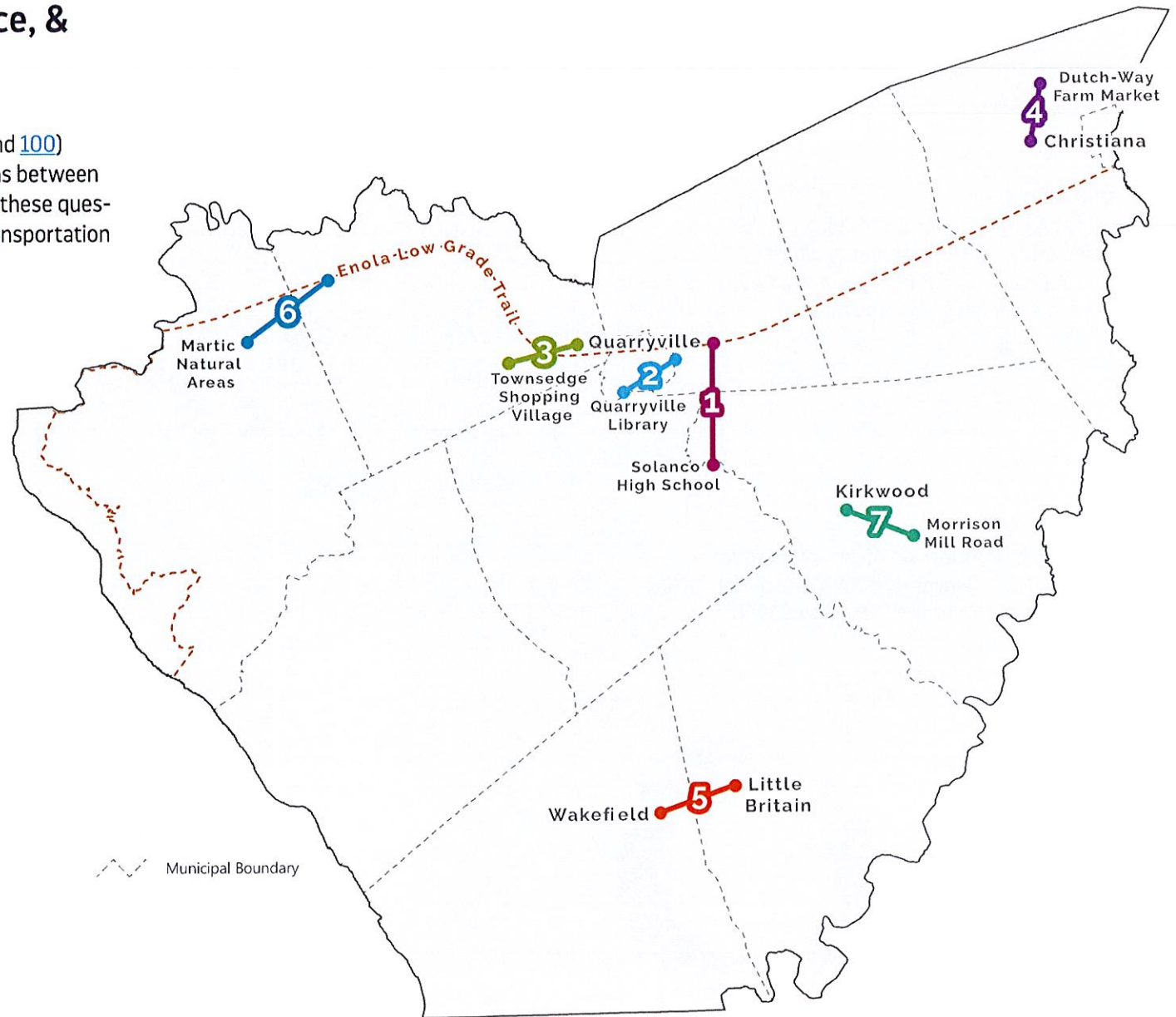
Question 10
*On this map of
Southern Lancaster
County, check all
pairs of destinations
that need more
safe and accessible
connections.*

Destination	Value
Enola Low Grade Trail to Martic Natural Areas	29
Quarryville to Townsedge Shopping Village	13
Quarryville to Solanco High School	12
Quarryville to Quarryville Library	12
No response	9
Little Britain to Wakefield	8
Christiana to Dutch-Way Farm Market	7
Kirkwood to Morrison Mill Road	2
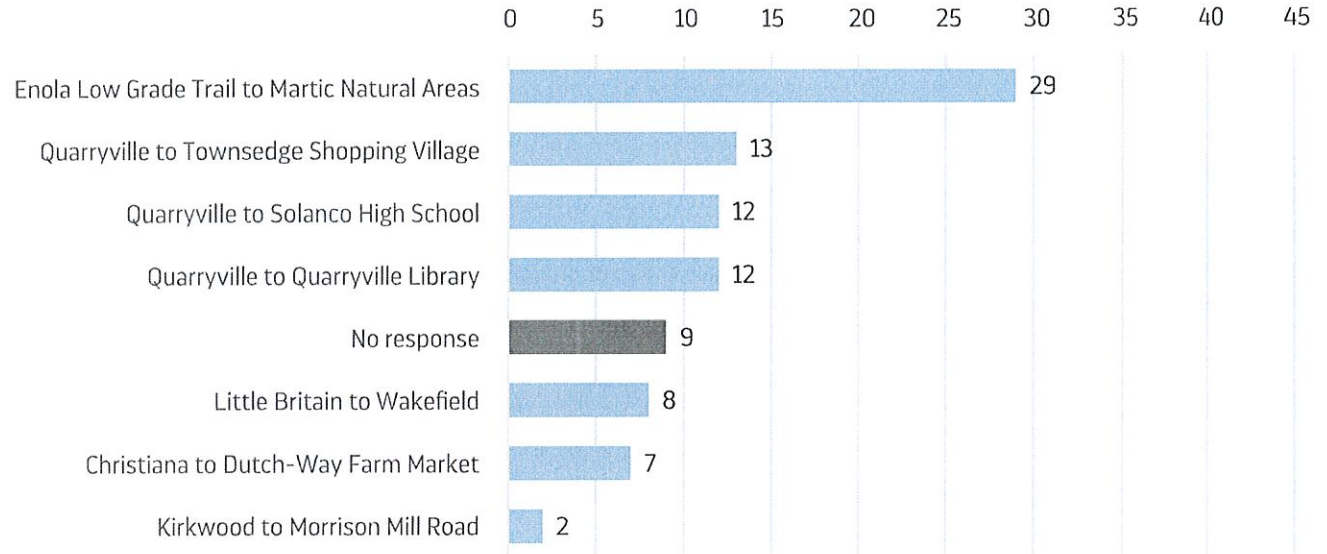
Question 11
*There are a lot of
options for making
better connections in
Southern Lancaster
County. Check all of
the issues that are
important to you.*

Issue	Value
Investing in existing roads	29
Making walking safer and more convenient	19
Expanding trails	16
Investing in public transit	14
Creating more bicycle infrastructure	12
No response	3
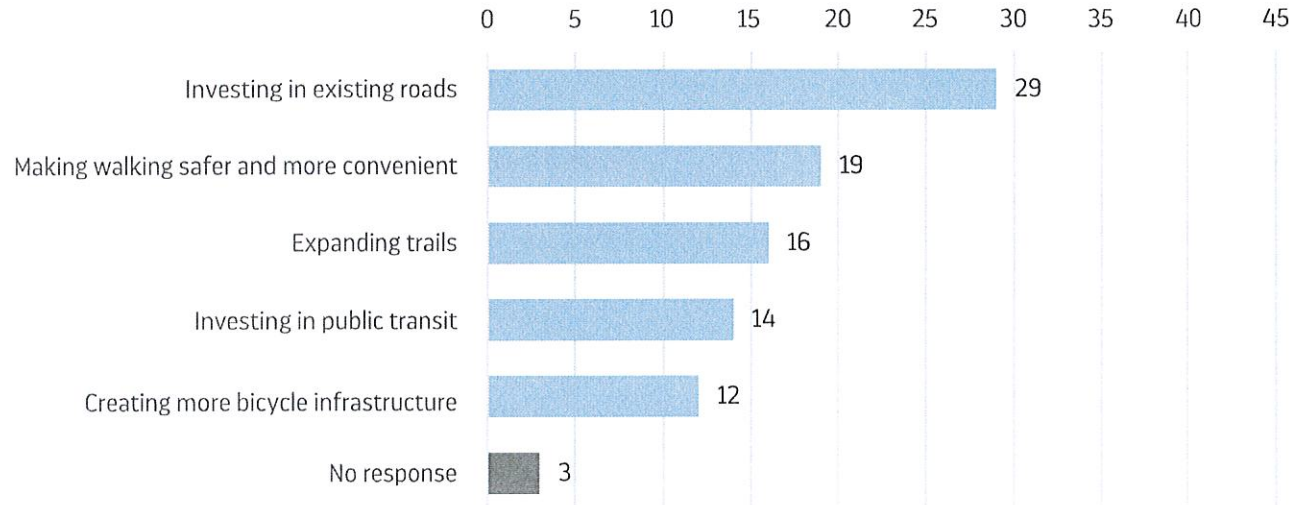
Question 12
Which of the following statements do you agree with? Select all that apply.

Statement	Value
I feel safe walking in Quarryville	31
No response	12
I feel safe walking in Christiana	9
I would share a ride or carpool more often if there was a more formal system or program in place	9
I feel safe walking on road shoulders	8
I feel safe riding a bike or scooter on road shoulders in this area	8
I share a ride or carpool with neighbors and friends regularly	4

Question 13
Which of these places2040 policies under Connecting People, Place, & Opportunity do you think are the most important for Southern Lancaster County?

- Intentionally cultivate, retain, and expand industry 21%
- No response 19%
- Connect housing, jobs, schools, transportation, and other destinations 25%
- Make it easier for residents and visitors to get around without a car 35%
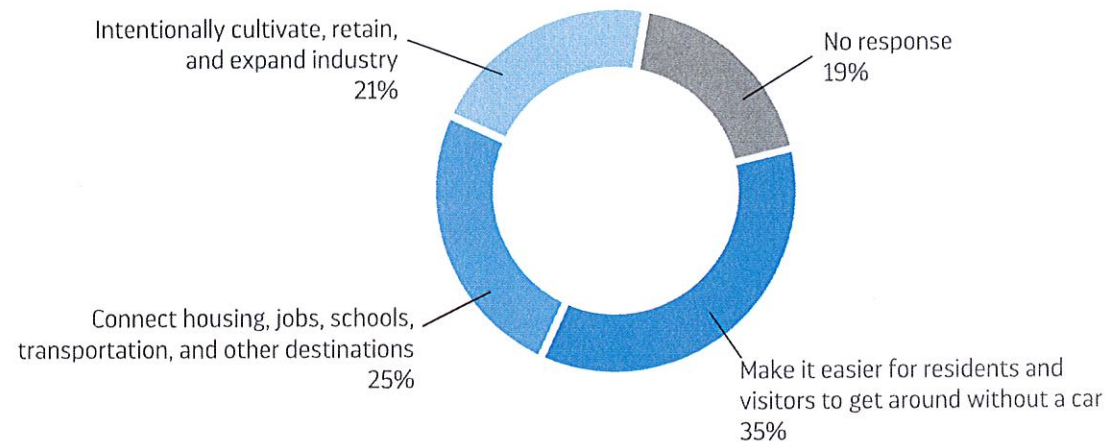
Thinking Beyond Boundaries

The final question in the survey highlighted opportunities to work together in new ways.

Question 14

Which of these places2040 policies under Thinking Beyond Boundaries do you think are the most important for Southern Lancaster County?

Making planning and regulation more efficient, consistent, and regional
52%

No response
10%

Break down the traditional silos that limit our effectiveness
38%
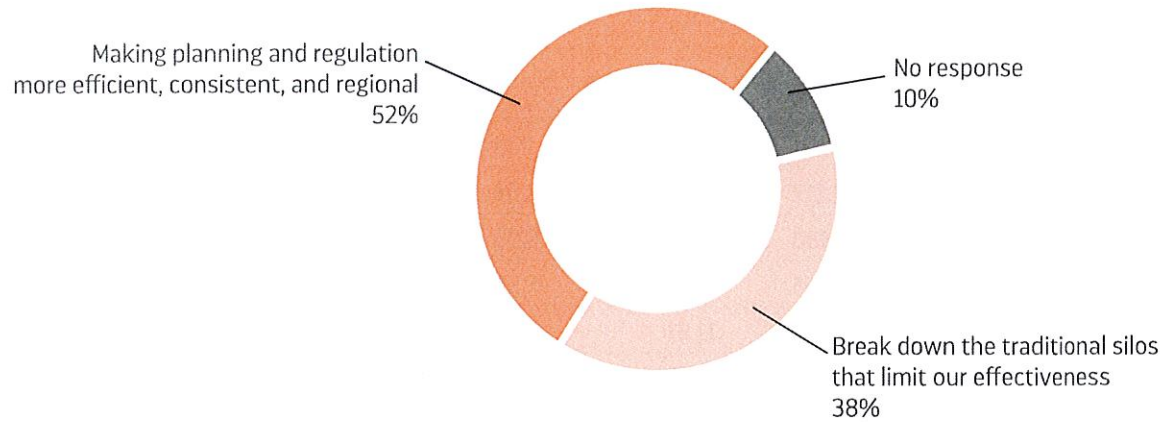
SNAPSHOT OF THE REGION

Demographics

Population by Municipality

	2000	2022	% Change 2000–2022	% of Region's 2022 Population
Bart	3,003	3,171	5.59	7.39
Christiana	1,124	1,112	-1.07	2.59
Colerain	3,261	3,888	19.23	9.06
Drumore	2,243	2,555	13.91	5.96
East Drumore	3,535	3,956	11.91	9.22
Eden	1,856	2,250	21.23	5.24
Fulton	2,826	3,215	13.77	7.49
Little Britain	3,514	4,195	19.38	9.78
Martic	4,990	5,202	4.25	12.13
Providence	6,651	7,042	5.88	16.41
Quarryville	1,994	2,831	41.98	6.60
Sadsbury	3,025	3,484	15.17	8.12
Region	**38,022**	**42,901**	**12.83**	—

Source: 2022 Business Analyst, ESRI

Amish Population in Lancaster County

	Amish Population	Total County Population	% of Total County Population
2017	36,920	541,332	6.82
2022	43,010	559,252	7.69
Change	▲ 6,090	▲ 17,920	▲ 0.87

Source: Young Center for Anabaptist and Pietist Studies, Elizabethtown College; Census Vintage Population Estimates

Internet Access/Computer Usage

Has a Computer						No Computer	
With Dial-Up Internet Subscription Alone		With a Broadband Internet Subscription		Without an Internet Subscription			
Number	%	Number	%	Number	%	Number	%
122	0.87	9,815	70.10	770	5.49	3,324	23.69

Source: 2020 American Community Survey 5-Year Estimates

Race

American Indian & Alaska Native		Asian		Black or African American		Hispanic or Latino		Native Hawaiian & Pacific Islander		Other Race		Two or More Races		White		Not Hispanic or Latino	
Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
60	0.07	100	0.12	332	0.39	1,473	2.00	5	0.01	642	0.76	1,550	1.84	40,150	47.73	39,802	47.32

Source: 2020 American Community Survey 5-Year Estimates

Educational Attainment

Year	High School & Above		Some College, No Degree		Associate Degree		Bachelor's Degree		Master's Degree		Professional Degree		Doctorate Degree	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
2000	6,193	27.10	2,701	11.80	913	3.99	1,692	7.39	651	2.84	156	0.68	80	0.35
2022	9,999	35.90	3,883	13.95	1,879	6.75	2,882	10.35	1,022	3.67	184	0.66	149	0.54

Source: Claritas Pop-Facts® Premier 2022

Median Household Income

Municipality	Income
Martic	$ 78,403
Colerain	$ 73,969
Fulton	$ 72,905
Drumore	$ 72,411
Sadsbury	$ 72,316
Providence	$ 70,507
Bart	$ 70,341
Eden	$ 68,382
Christiana	$ 67,188
Quarryville	$ 64,688
Little Britain	$ 62,142
East Drumore	$ 60,718
Region Average	**$ 69,498**
County Average	**$ 69,588**

Source: 2020 American Community Survey 5-Year Estimates

Average Household Size

Year	Persons per Household	Change
2000	3.02	—
2022	2.98	▽ 0.04

Source: Claritas Pop-Facts® Premier 2022

8.7%

POVERTY RATE IN THE REGION

9.1%

POVERTY RATE IN THE COUNTY

Source: 2020 American Community Survey 5-Year Estimates

Housing

Dwelling Units by Type

Dwelling Type	Number of Units	% of Total
Single-Family Detached	9,656	71
Farm Residences	1,833	13
Mobile/Manufactured Home	1,223	9
Single-Family Semi-Detached	241	2
Apartments - Complex	220	2
Senior Living	219	2
Single-Family Attached (Townhouse)	131	1
Apartments - Mixed	72	1
Condominium	12	<0.5
Total	**13,607**	—

Source: Fall 2021 Workshops

Housing Units Built Prior to 1980

Year	Number of Units	% of Region's Total Units	% Change
2000	7,970	61.54	—
2022	6,847	44.54	▽ 17.00

Source: Claritas Pop-Facts® Premier 2022

Percent of Median Household Income Spent on Housing

Municipality	%
Eden	45
Bart	40
Christiana	40
East Drumore	38
Providence	38
Colerain	37
Little Britain	37
Quarryville	36
Sadsbury	36
Fulton	35
Drumore	33
Martic	32
Region Average	**37**

Source: Claritas, Environics Analytics

Age of Housing: Year Built

Municipality	Average Year Built
Bart	1980 – 1989
Christiana	1939 or earlier
Colerain	1970 – 1979
Drumore	1980 – 1989
East Drumore	1980 – 1989
Eden	1970 – 1979
Fulton	1939 or earlier
Little Britain	1990 – 1999
Martic	1990 – 1999
Providence	1980 – 1989
Quarryville	1939 or earlier
Sadsbury	1970 – 1979

Source: 2019 American Community Survey 5-Year Estimates

Percent of Housing-Cost-Burdened Residents

Municipality	Type of Tenure	%
Bart	Renter	16
	Homeowner	23
Christiana	Renter	38
	Homeowner	18
Colerain	Renter	24
	Homeowner	28
Drumore	Renter	44
	Homeowner	17
East Drumore	Renter	75
	Homeowner	21
Eden	Renter	40
	Homeowner	28
Fulton	Renter	20
	Homeowner	23
Little Britain	Renter	10
	Homeowner	20
Martic	Renter	53
	Homeowner	18
Providence	Renter	35
	Homeowner	26
Quarryville	Renter	34
	Homeowner	30
Sadsbury	Renter	32
	Homeowner	30

Source: U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Comprehensive Housing Affordability Strategy, 2014–2018

Owner- vs. Renter-Occupied Households

Year	Owner-Occupied			Renter-Occupied		
	Number	%		Number	%
2000	10,000	80.66		2,398	19.34
2022	11,489	78.05		3,231	21.95
Change	▲ 1,489	▽ 2.55		▲ 833	▲ 2.61

Source: Claritas Pop-Facts® Premier 2022

Median Value of Owner-Occupied Housing

Municipality	Housing Value
Colerain	$ 311,600
Eden	$ 307,000
Bart	$ 265,000
Little Britain	$ 258,900
Martic	$ 254,400
Drumore	$ 251,600
Sadsbury	$ 242,300
Fulton	$ 239,400
East Drumore	$ 238,800
Quarryville	$ 204,200
Providence	$ 178,300
Christiana	$ 162,500
Region Average	**$ 242,833**
County Average	**$ 218,700**

Source: 2020 American Community Survey 5-Year Estimates

Median Gross Rent Per Month

Municipality	Gross Rent
East Drumore	$ 1,513
Fulton	$ 1,132
Sadsbury	$ 1,092
Drumore	$ 1,047
Christiana	$ 1,031
Quarryville	$ 1,022
Providence	$ 943
Martic	$ 942
Little Britain	$ 931
Bart	$ 925
Eden	$ 833
Colerain	$ 647
Region Average	**$ 1,005**
County Average	**$ 1,050**

Source: 2020 American Community Survey 5-Year Estimates

Employment

Industry Mix

Industry	Number of People Employed	% of Region's Total Employment
Construction	3,085	15.12
Manufacturing	2,851	13.97
Retail Trade	2,534	12.42
Health Care/Social Assistance	2,399	11.76
Transportation/Warehousing/Utilities	1,239	6.07
Agriculture/Forestry/Fishing/Hunting/Mining	1,211	5.94
Educational Services	1,196	5.86
Other Services Except Public Administration	1,037	5.08
Accommodation/Food Services	1,022	5.01
Finance/Insurance/Real Estate/Lease	868	4.25
Professional/Scientific/Technical Services	705	3.46
Wholesale Trade	703	3.45
Administrative/Support/Waste Management	578	2.83
Public Administration	430	2.11
Arts/Entertainment/Recreation	320	1.57
Information	223	1.09
Management of Companies and Enterprises	2	0.01
Region	**20,403**	—

Source: Claritas Pop-Facts® Premier 2022

SOUTHERN LANCASTER COUNTY MAKES UP

7.2%

OF TOTAL COUNTY EMPLOYMENT

Source: Claritas Pop-Facts® Premier 2022

Transportation

Bicycle Level of Traffic Stress (LTS)

Level of Stress	Mileage	% of Total
LTS 1	0.73	0.42
LTS 2	0.00	0.00
LTS 3	0.57	0.33
LTS 4	172.91	99.25
Total	**174.21**	—

LESS COMFORTABLE

Source: Lancaster ATP, 2019

Note: LTS describes the comfort level for bicyclists on major roadways. Inputs for LTS include posted speed limit, presence and width of bikeways, traffic volumes, and number of travel lanes. LTS 1 represents the lowest stress and LTS 4 represents highest stress.

Pedestrian Level of Service (PLOS)

Level of Service	Mileage	% of Total
PLOS 1	5.78	14.18
PLOS 2	17.13	42.01
PLOS 3	0.49	1.20
PLOS 4	0.00	0.00
PLOS 5	17.37	42.60
Total	**40.77**	—

LESS COMFORTABLE

Source: Lancaster ATP, 2019

Note: PLOS assesses roadway comfort for pedestrians in growth areas and rural villages. Inputs for PLOS include posted speed limit, presence of sidewalks or shoulders, and width of roadways. PLOS 1 represents the lowest stress and PLOS 5 the highest stress.

Number of Pedestrian & Bicycle Collisions

Year	Collision Type Pedestrian	Bicycle
2015	3	3
2016	4	1
2017	3	0
2018	4	1
2019	1	0
2020	1	2
Total	**16**	**7**

Source: Pennsylvania Crash Information Tool (PCIT), PennDOT

Top 10 Commuting Pairs

Rank	Municipality		Municipality	Number of Commuters	%
1	Providence	⇄	Lancaster City	492	5
2	East Drumore	⇄	East Drumore	416	4
3	Providence	⇄	Providence	364	3
4	Providence	⇄	West Lampeter	271	3
5	Martic	⇄	Lancaster City	262	3
6	Martic	⇄	Martic	240	2
7	Providence	⇄	East Drumore	223	2
8	Sadsbury	⇄	Sadsbury	198	2
9	Colerain	⇄	Colerain	176	2
10	Providence	⇄	East Lampeter	172	2

Source: Michael Baker International for Spring 2021 Workshops

120
MILES OF MISSING SIDEWALK
IN GROWTH AREAS AND RURAL VILLAGES

Source: Lancaster County GIS
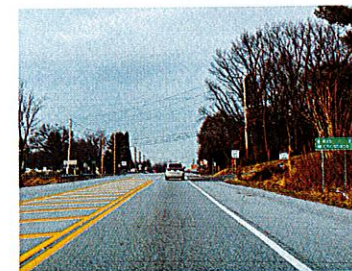
AVERAGE COMMUTE IS
32
MINUTES

Source: Claritas Pop-Facts® Premier 2022

Agriculture & Natural

Park Land to Population

Acres of Park Land	Population	Ratio	
		Goal	Actual
426	44,117	10 acres/1,000 people	9.7 acres/1,000 people

Source: Lancaster County GIS

Note: Includes only municipally-owned park land; excludes trail acreage such as Enola Low Grade Trail.

33,509
ACRES OF PRESERVED FARMS
5.5%
OF THE COUNTY'S
TOTAL LAND AREA

Source: Lancaster County GIS

109,119
ACRES IN EFFECTIVE AGRICULTURAL ZONING
17.9%
OF THE COUNTY'S
TOTAL LAND AREA

Source: Lancaster County GIS

34
MILES OF REGIONAL TRAILS
159
ACRES IN EFFECTIVE
CONSERVATION ZONING

Source: Lancaster County GIS

PLACES2040 WORKSHOP ANALYSIS

PARTICIPANTS

From 2020 to 2021, the Lancaster County Planning Department held several series of workshops in each of the county's planning areas. The purpose of these workshops was to set a direction for implementing the Lancaster County comprehensive plan, places2040.

County planning staff began by asking municipal leaders to identify the places2040 policies that were most important to their region of the county. Which policies, if implemented, would make the biggest impact?

The results confirmed that the county plan was on target, because few regional differences were found across Lancaster County. Local leaders agreed that the same policies were important, countywide. Not only that, they chose the policies that appear at the top of the list under each big idea in places2040. This correlation is important to note, because the plan addresses these policies in priority order as identified by county residents.

Based on this input, it was clear which policies should be the focus of the workshops. County planning staff then considered how they could use the county's Geographic Information System (GIS) to illustrate some of the challenges involved in implementing each policy.

The idea was to take different "layers" or types of information in that system and combine them in new ways. From there, county planning staff explained what they learned from this analysis. To make the process more efficient, they did the analysis on a countywide basis and then broke it down by planning area.

In addition to gathering GIS data, county planners did research and analysis using data from the U.S. Census Bureau and other sources. They also consulted with several of the county's Partners for Place to apply their expertise to the issues facing different regions of the county.

Moving forward, the analysis and interpretation presented at the places2040 workshops is intended to be a starting point for regional action. The materials produced for these workshops highlight opportunities for municipalities, school districts, and authorities to work together with the help of county planning staff and Partners for Place.

WORKSHOP MAPS

This section of the appendix to the Southern Lancaster County plan presents several maps from the places2040 workshops, focusing only on the maps created for this region of the county. We've also included an explanation of what the maps tell us. These maps are organized by big idea, just as they were in the workshops:

Creating Great Places
- Existing Housing Types
- Housing Sale Prices
- Flexibility of Residential Zoning
- Flexibility of Mixed-Use Zoning

Connecting People, Place, & Opportunity
- Where We Work
- Where We Live

Taking Care of What We Have
- Existing and Preserved Agricultural Land
- Agricultural Preservation Priority Areas
- Existing Parks and Natural Areas
- Natural Preservation Priority Areas
- Water Quality Priority Areas

Growing Responsibly
- Land Development Within Growth Areas
- Land Development Adjacent to Growth Areas
- Infill and Reinvestment in Urban Growth Areas
- Rural Commercial and Industrial Nodes
- Rural Residential Development and Zoning

Note: There are no maps for Thinking Beyond Boundaries, because county planning staff did not hold workshops focused on this big idea. Instead, that part of the plan was the focus of the Lancaster 2040 Summit that Tenfold and the Coalition for Smart Growth hosted on March 31, 2022.

Creating Great Places

The purpose of this big idea is to enhance our quality of life and ensure that Lancaster County remains a place where all of us are proud to live, work, learn, play, and visit. When we create better places, it contributes positively to our own health and to the health of our economy.

This series of workshops looked at ways to increase housing choice and ensure that options are available at every price point. Zoning affects the type and character of housing that is available in our communities, so Lancaster County Planning Department staff also looked at the flexibility of residential and mixed-use zoning within the region.

MAPS IN THIS SERIES

Existing Housing Types

- **What It Shows** – This map shows the geographic distribution of housing types in the region: single-family detached, semi-detached, townhouses, apartments, residential condominiums, mobile/manufactured homes, and retirement communities (senior living and age restricted). *Note: Housing units on farms are not shown.*
- **What We Learned** – Single-family detached homes are the predominant type of housing in the region. About 80% of this region's housing is of this type, both in rural and urban areas. Many mobile/manufactured homes also exist in rural parts of the region.

Housing Sale Prices

- **What It Shows** – This map shows the geographic distribution of sale prices for different types of fee-simple housing, including single-family detached, semi-detached, townhouses, residential condominiums, and mobile/manufactured homes. Prices reflect homes sold between 2017 and 2021 and are divided into three ranges: low ($20,000 – $100,000), mid ($100,000 – $300,000), and high ($300,000 and above).
- **What We Learned** – From 2017 to 2021, 70% of homes in the region sold in the "mid" range.

Flexibility of Residential Zoning

- **What It Shows** – This map shows the degree to which residential zoning allows for a mixture of housing types. The categories are based on the Lancaster County Planning Department's zoning lexicon, which groups zoning categories by type. On this map, the darker the blue, the more housing types are permitted. Areas with public sewer service (shown with a dotted overlay) are considered the most suitable for residential development.
- **What We Learned** – In Southern Lancaster County, the residential districts that allow the greatest number of housing types are located in and around the Christiana-Gap and Solanco Urban Growth Areas.

Flexibility of Mixed-Use Zoning

- **What It Shows** – This map shows the degree to which mixed-use zoning allows for a mixture of housing types. This analysis is also based on the Lancaster County Planning Department's zoning lexicon. The darker reds indicate that more housing types are permitted. Areas with public sewer service (shown with a dotted overlay) are considered the most suitable for residential development.
- **What We Learned** – In Southern Lancaster County, there are only 11 mixed-use zones – areas that allow for housing together with another use such as commercial. Of these, the Central Business District (a mixed-use district) in Christiana permits the greatest number of different housing types. These districts also have access to public sewer, an important component in the feasibility of mixed-use development.

Existing Housing Types

Southern Lancaster County, Pennsylvania

Housing Type

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

Other Elements

- Rural Village
- Other Road (Major)
- Growth Area
- Municipal Boundary
- Quarry
- Water Body

Nickel Mines

Christiana

Georgetown

Nine Points

Quarryville

Pequea

Buck

Kirkwood

Chestnut Level

Little Britain

Wakefield

Wrightsdale

North

0   2

Miles

Source: Lancaster County GIS
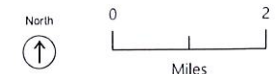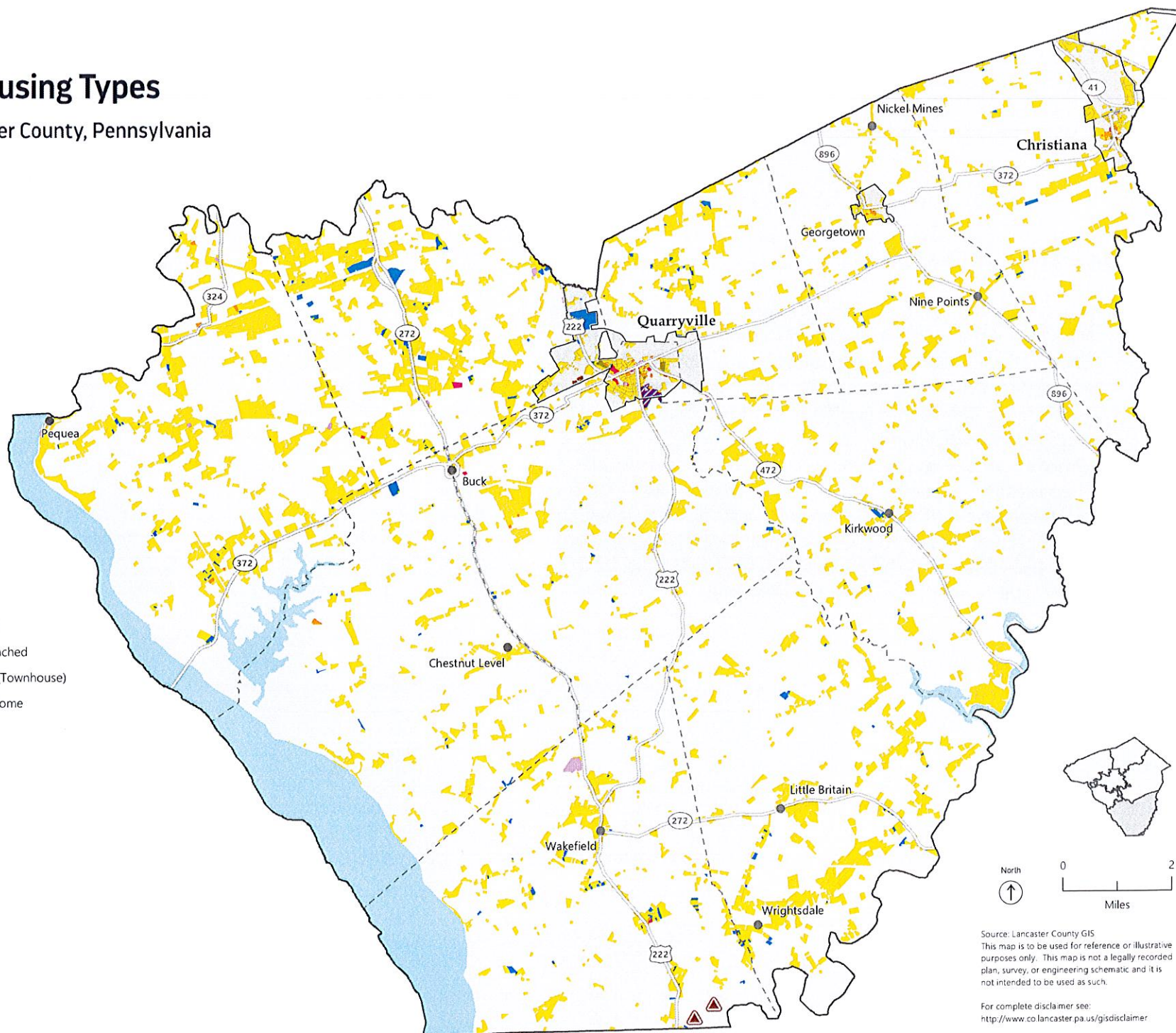
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Housing Sale Prices

Southern Lancaster County, Pennsylvania

Nickel Mines

Christiana

Georgetown

Quarryville

Nine Points

Pequea

Buck

Kirkwood

Chestnut Level

Little Britain

Wakefield

Wrightsdale

Sale Price (2017 - 2021)

- Low: $20,000 - $100,000
- Mid: $100,000 - $300,000
- High: $300,000 and above

Other Elements

- Rural Village
- Other Road (Major)
- Growth Area
- Municipal Boundary
- Quarry
- Water Body

North

0 — 2

Miles

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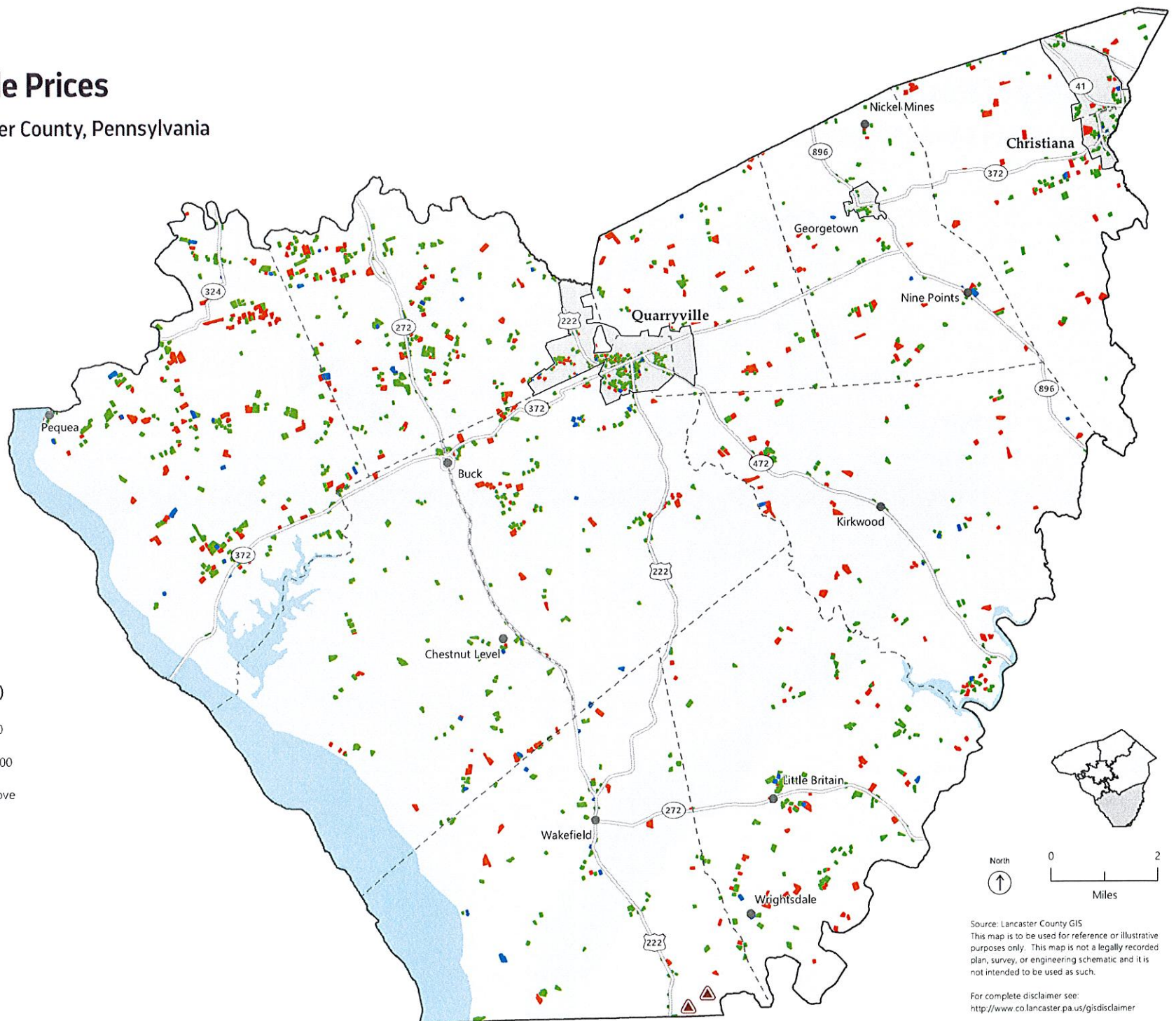
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Flexibility of Residential Zoning

Southern Lancaster County, Pennsylvania

Nickel Mines

Christiana

Georgetown

Nine Points

Quarryville

Pequea

Buck

Kirkwood

Chestnut Level

Little Britain

Wakefield

Wrightsdale

Flexibility of Residential Zoning Districts

- Most # of Housing Types Permitted
-
-
- Least # of Housing Types Permitted
- Zoning District Served by Sewer

Other Elements

- Rural Village
- Other Road (Major)
- Growth Area
- Municipal Boundary
- Quarry
- Water Body

North

0   2

Miles

Flexibility of Mixed-Use Zoning

Southern Lancaster County, Pennsylvania

Flexibility of Mixed Use Zoning Districts

- Most # of Housing Types Permitted
-
-
-
- Least # of Housing Types Permitted
- Zoning District Served by Sewer

Other Elements

- Rural Village
- Other Road (Major)
- Growth Area
- Municipal Boundary
- Quarry
- Water Body

Nickel Mines

Christiana

Georgetown
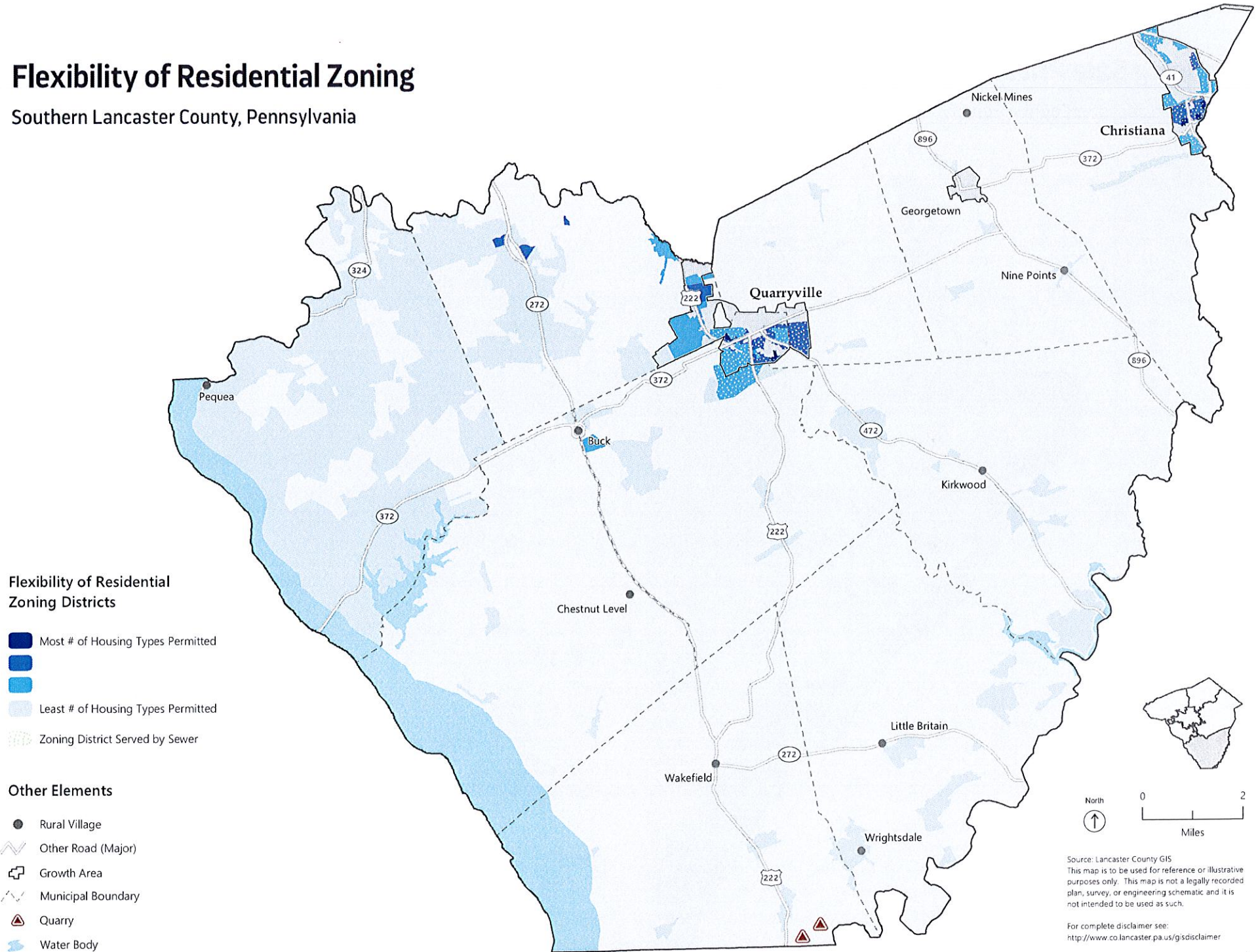
Nine Points

Quarryville

Pequea

Buck

Kirkwood

Chestnut Level

Little Britain

Wakefield

Wrightsdale

324
272
222
896
372
41
472

North

0   2
Miles
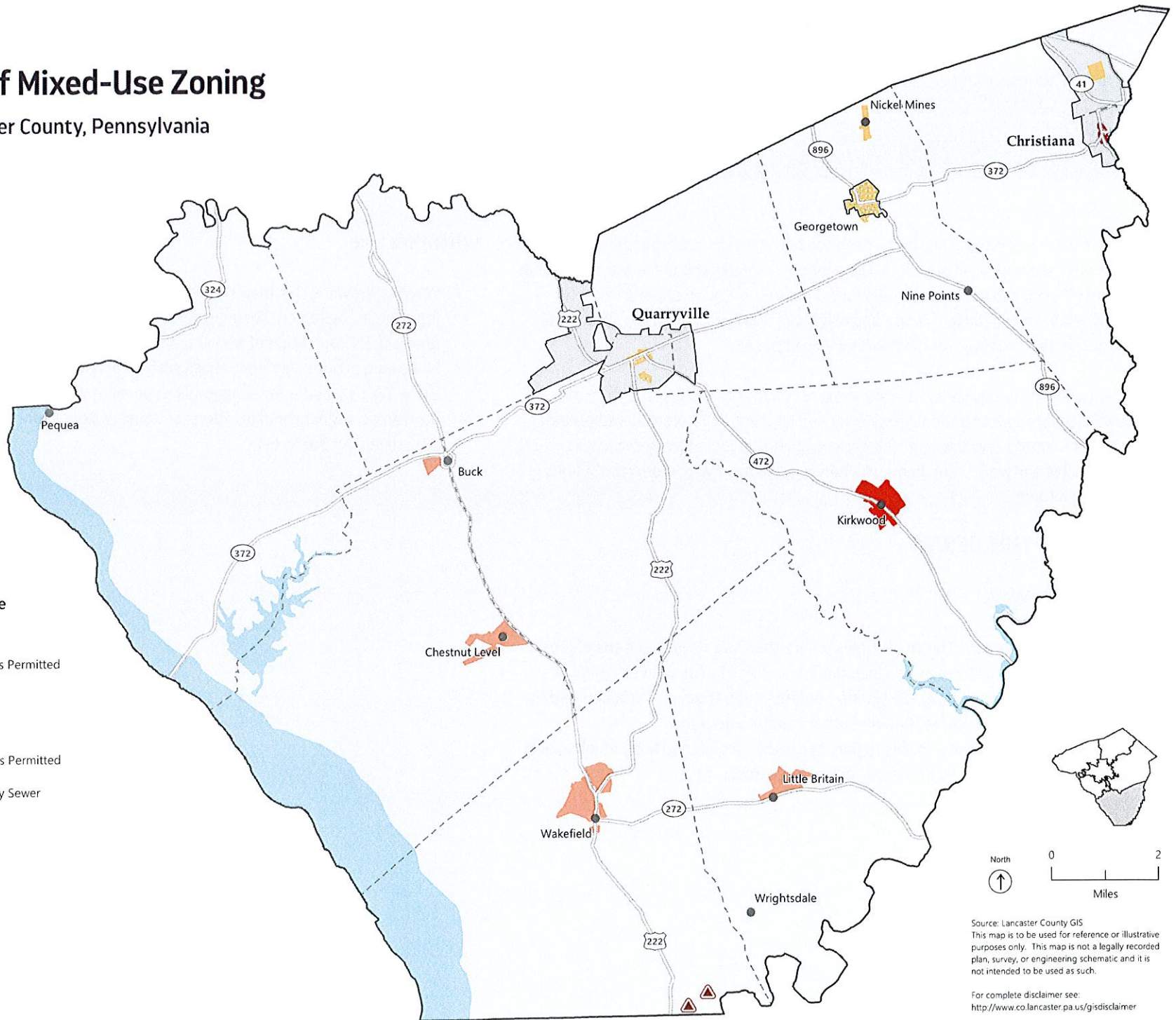
Connecting People, Place, & Opportunity

When we create more connections between housing, jobs, and schools, we facilitate a more sustainable kind of growth. Our economy is more productive when we create more efficient and flexible networks for transportation, business, and everyday interaction among family, friends, and neighbors. We need to be more intentional about setting the stage for the results we want to see.

The two maps in this series identify some of the major employers in the region and illustrate concentrations of workers and housing. When considered together, these two maps reveal where connections already exist between the places where people live and work — and perhaps where we need to create more robust links between them.

MAPS IN THIS SERIES

Where We Work

- **What It Shows** – This map shows where there are concentrations of jobs in the region. The map also includes focus areas (areas with the greatest concentration of jobs), destination points within them, and transportation elements from places2040 and other countywide plans.
- **What We Learned** – In this region, the highest concentrations of jobs are in and around Quarryville, Christiana, and the Buck.

Where We Live

- **What It Shows** – This map shows where there are concentrations of housing units in the region. The map also includes focus areas (areas with the greatest concentration of housing units), destination points within them, and transportation elements from places2040 and other countywide plans.
- **What We Learned** – Housing tends to be more dispersed in the region's rural areas. Higher concentrations of housing exist in and around Christiana and Quarryville.

Where We Work

Southern Lancaster County, Pennsylvania

Nickel Mines

896

Christiana

372

Harrison
House

Georgetown

Nine Points

324

272

222

Quarryville

Buck Motor
Speedway

Buck Co. Inc.

896

372

Pequea

Quarryville
Presbyterian

472

Buck

222

Kirkwood

Chestnut Level

Concentrations of Jobs

High

Low

Jobs and Housing Focus Area

Destination within Focus Area

Little Britain

Wakefield

272

Transportation Elements

Priority Road (places2040)

Proposed Trail

Existing Trail

Amtrak Line

Mobility Hub

Other Elements

Rural Village

Other Road (Major)

Growth Area

Municipal Boundary

Quarry

Water Body

Wrightsdale

222

North

0   2

Miles

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Where We Live

Southern Lancaster County, Pennsylvania

Nickel Mines

Christiana

Harrison House

Georgetown

896

372

Nine Points

324

272

222

Quarryville

896

Buck Motor Speedway

Buck Co. Inc.

Quarryville Presbyterian

Pequea

372

472

Buck

Kirkwood

372

222

Chestnut Level

Concentrations of Housing Units
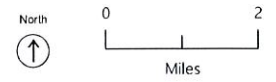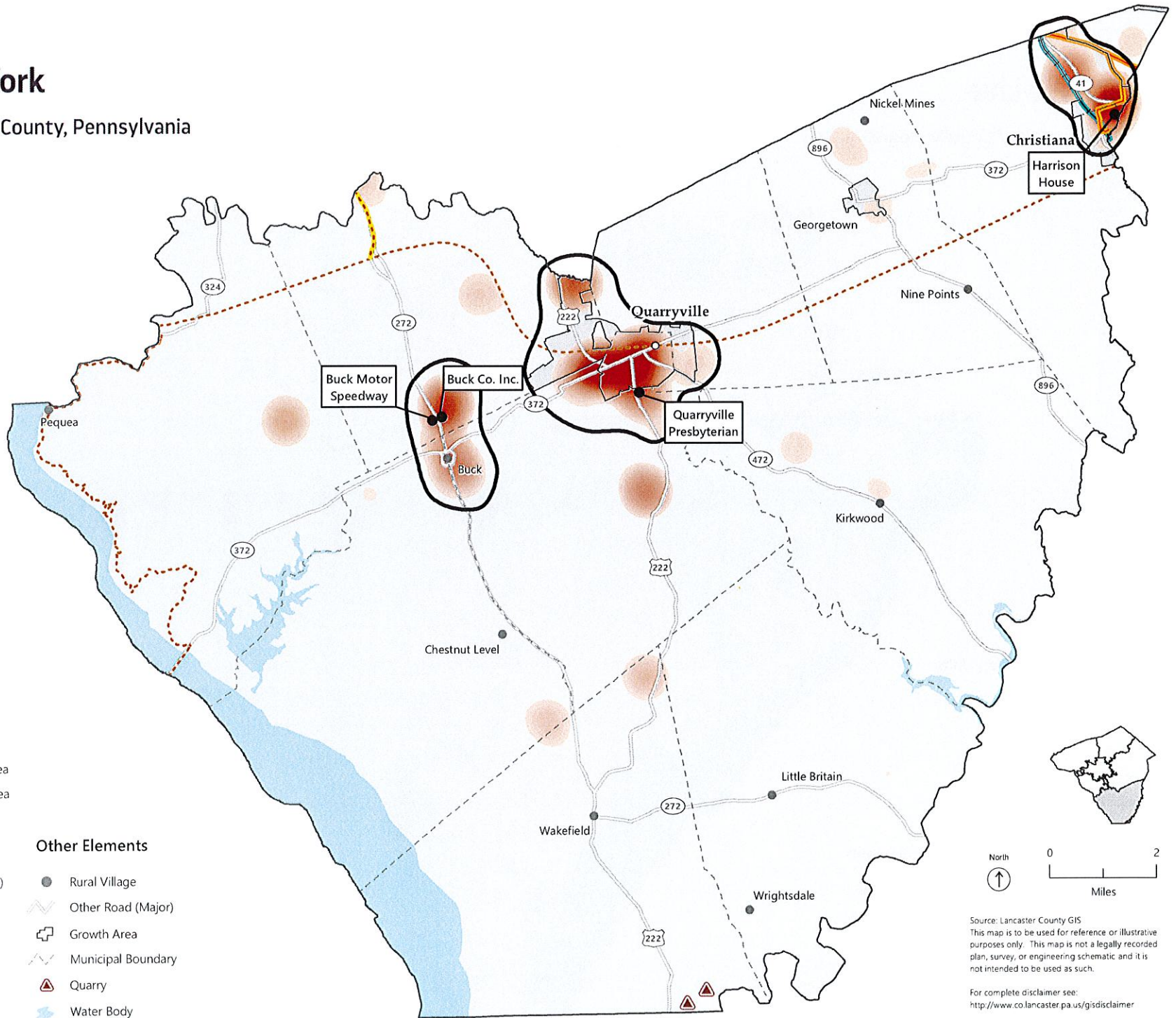
More

Less

Little Britain

Jobs and Housing Focus Area

Destination within Focus Area

272

Wakefield

Transportation Elements

Priority Road (places2040)

Proposed Trail

Existing Trail

Amtrak Line

Mobility Hub

Wrightsdale

222

Other Elements

Rural Village

Other Road (Major)

Growth Area

Municipal Boundary
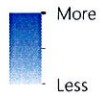
Quarry

Water Body

North

0   2
Miles

Source: Lancaster County GIS
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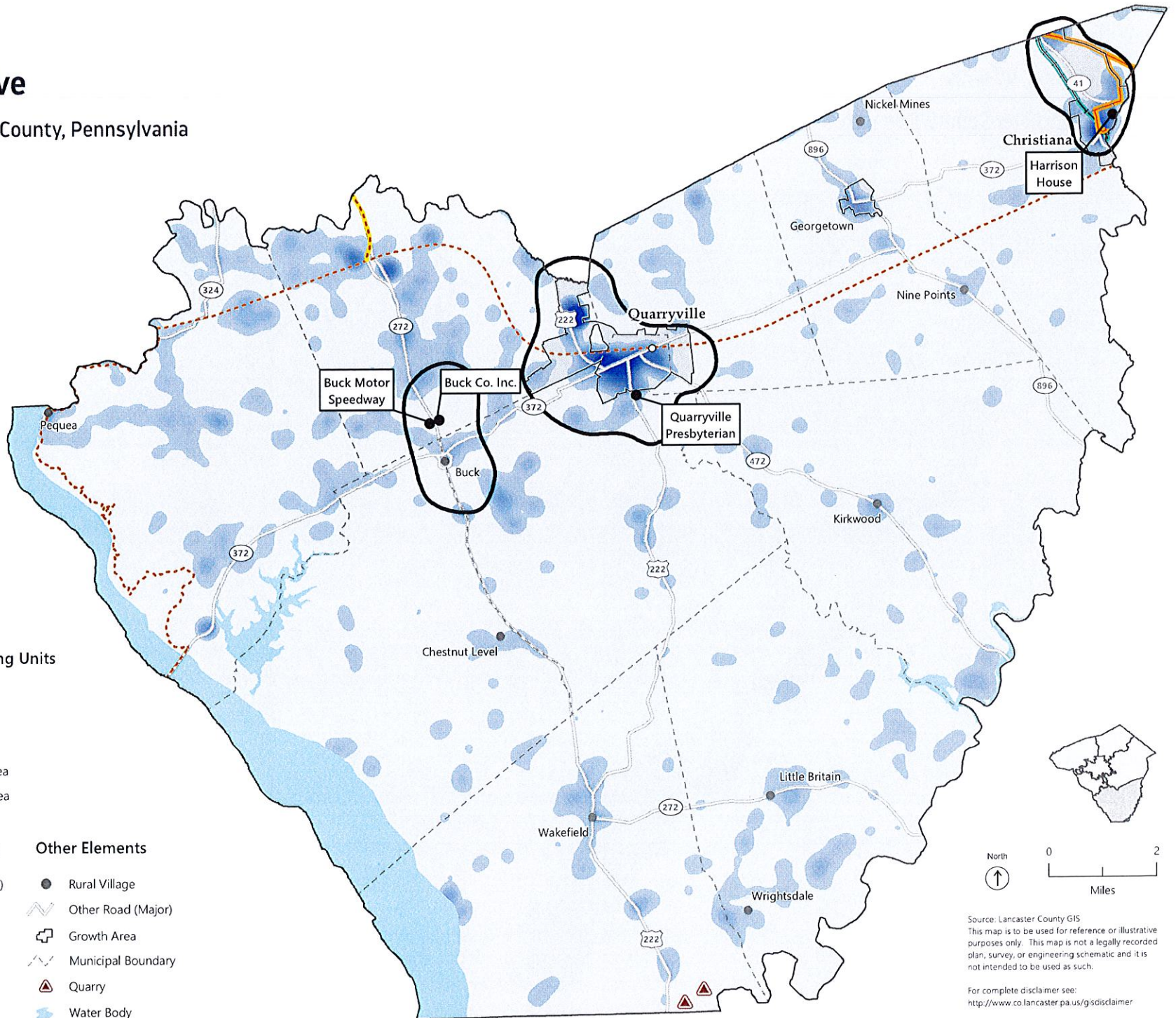
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Taking Care of What We Have

Stewardship of natural and agricultural resources is a point of pride for Lancaster County residents – and for the people of Southern Lancaster County in particular. The region's landscape is not only a key factor in its quality of life, but a critical factor in the rural economy as well.

In this series of workshops, Lancaster County Planning Department staff worked with the county's Partners for Place to explore strategies for preserving large, contiguous areas of agricultural and natural lands. This analysis also focused on opportunities to work together to improve water quality and manage stormwater.

MAPS IN THIS SERIES

Existing and Preserved Agricultural Lands

- **What It Shows** – This map shows farms preserved by the Lancaster County Agricultural Preserve Board, Lancaster Farmland Trust, and the Brandywine Conservancy. These are shown in dark green. Agricultural land use/land cover (as determined from aerial imagery) is shown in light green.
- **What We Learned** – In Southern Lancaster County, about 33,500 acres of farmland have been preserved, and agricultural land use/land cover comprises about 90,000 acres.

Agricultural Preservation Priority Areas

- **What It Shows** – This map shows "Priority Areas for Agricultural Preservation" – land which could help us create larger, more contiguous blocks of preserved farmland. These parcels (shown in yellow) meet certain

criteria. They are 10 acres or more in size, at least 90% agricultural land use/land cover, and adjacent to existing preserved farms.
- **What We Learned** – In total, these priority areas amount to approximately 17,200 acres of farmland in Southern Lancaster County.

Existing Parks and Natural Areas

- **What It Shows** – This map shows existing park lands and natural areas that the state, county, municipalities, or the Lancaster Conservancy own or protect. These areas are shown in dark green. Natural land use/land cover is shown in light green.
- **What We Learned** – About 4,600 acres of natural areas and park lands are protected in the region. Most of these areas are near the Susquehanna River in Drumore and Martic. In all of Southern Lancaster County, natural land use/land cover comprises about 30,500 acres.

Natural Preservation Priority Areas

- **What It Shows** – This map shows "Priority Areas for Natural Preservation" – land which could help us create larger, more contiguous blocks of natural land. These parcels (shown in yellow) meet certain criteria. They are 10 acres or more in size, at least 50% natural land use/land cover, and adjacent to existing parks or protected natural areas.
- **What We Learned** – About 3,800 acres of land in Southern Lancaster County are identified as a priority. Most of this land is along the Susquehanna River in Drumore and Martic.

Water Quality Priority Areas

- **What It Shows** – This map shows where existing water quality projects ("best management practices" or BMPs) are located. These projects help municipalities meet MS4 requirements. (See p. 30 for a definition of "MS4.")
  - Catchments (sub-watersheds) on the map are a priority for new stormwater projects because they have the greatest potential to improve water quality. This data was drawn from the Collaborative Watershed Mapping Tool created by Lancaster Clean Water Partners, one of the county's Partners for Place.
  - Priority areas for agricultural and natural preservation are shown because preservation and conservation groups are giving additional consideration to water quality impacts as criteria in selecting farms and natural areas for protection.
- **What We Learned** – There are about 34 square miles of high-priority catchments (shown in pink) in the region. About 3,400 acres of priority agricultural and natural preservation tracts are located within high-priority catchments.

Existing and Preserved Agricultural Land

Southern Lancaster County, Pennsylvania

Agricultural

- Existing Preserved Farm
- Land Use / Land Cover (Outside Growth Areas)

Other Elements

- Rural Village
- Other Road (Major)
- Growth Area
- Municipal Boundary
- Quarry
- Water Body

Nickel Mines

Christiana

Georgetown

Nine Points

Quarryville

Pequea

Buck

Kirkwood

Chestnut Level

Little Britain

Wakefield

Wrightsdale

North

0   2

Miles

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Agricultural Preservation Priority Areas

Southern Lancaster County, Pennsylvania

Nickel Mines

Christiana

Georgetown

Quarryville

Nine Points

Pequea

Buck

Kirkwood

Chestnut Level

Little Britain

Wakefield

Wrightsdale

Agricultural

- Existing Preserved Farm
- Priority Area for Agricultural Preservation

Other Elements

- Rural Village
- Other Road (Major)
- Growth Area
- Municipal Boundary
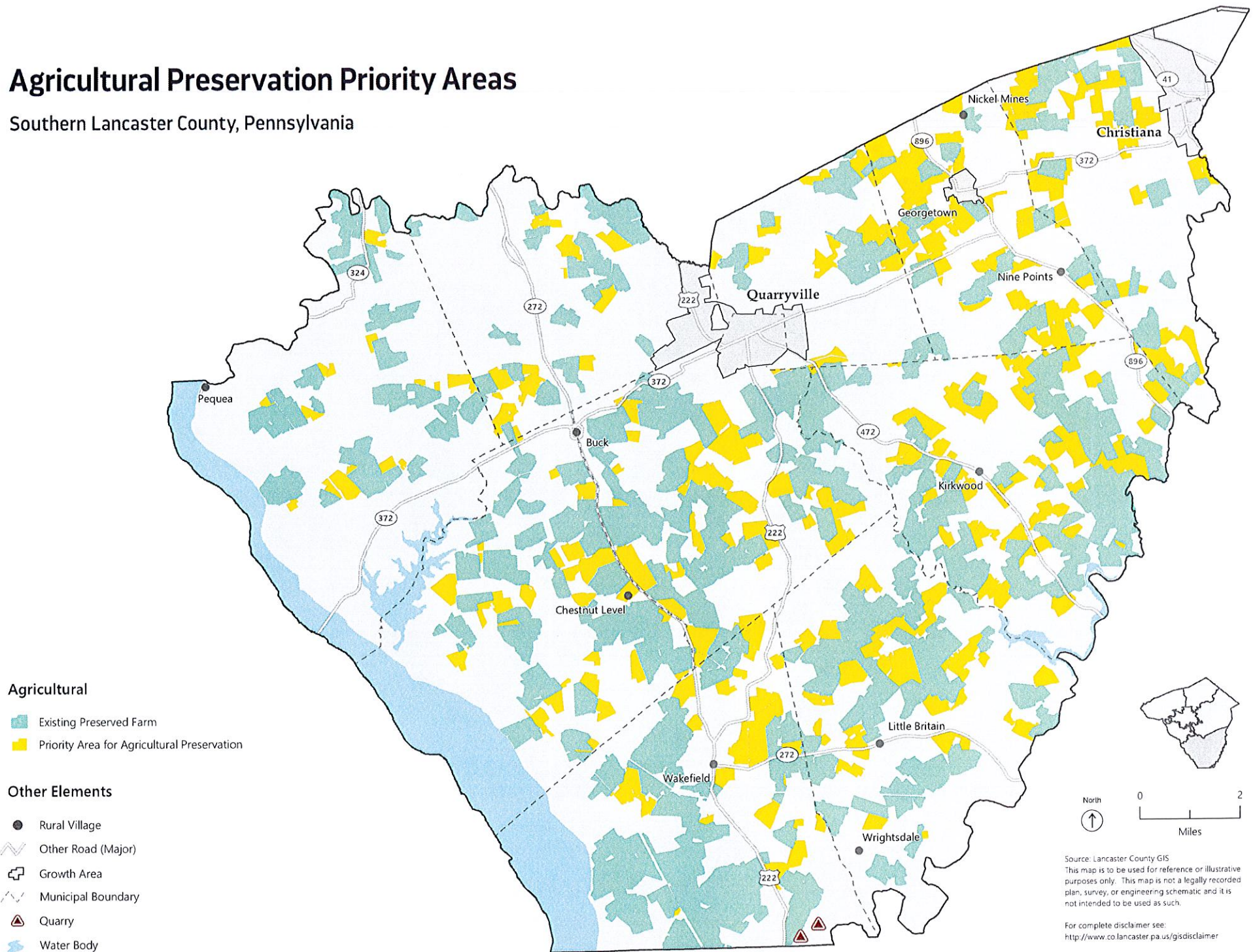- Quarry
- Water Body

North

0   2
Miles

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Existing Parks and Natural Areas

Southern Lancaster County, Pennsylvania

Natural

- Existing Park / Preserved Natural Area
- Land Use / Land Cover

Other Elements

- Rural Village
- Other Road (Major)
- Growth Area
- Municipal Boundary
- Quarry
- Water Body

North

0   2

Miles

Natural Preservation Priority Areas

Southern Lancaster County, Pennsylvania

Nickel Mines

Christiana

896

372

Georgetown

Nine Points

41

324

222

Quarryville

272

Pequea

372

Buck

472

896

372

Kirkwood

222

Chestnut Level

Little Britain

Wakefield

272

North

0   2

Miles

Wrightsdale

222

Natural

Existing Park / Preserved Natural Area

Priority Area for Natural Preservation

Other Elements

- ● Rural Village
- ⟋ Other Road (Major)
- ⊡ Growth Area
- ⟋⟍⟋ Municipal Boundary
- ▲ Quarry
- ≋ Water Body

Water Quality Priority Areas

Southern Lancaster County, Pennsylvania

Nickel Mines

Christiana

Georgetown

Nine Points

Quarryville

Pequea

Buck

Kirkwood

Chestnut Level

Little Britain

Wakefield

Wrightsdale

Water Quality

- ● Existing BMP Project
- Priority Area for Ag. and Natural Preservation
- Highest Priority for Restoration Opportunities
- Creek / River Watershed

Other Elements

- ● Rural Village
- Other Road (Major)
- Growth Area
- Municipal Boundary
- ▲ Quarry
- Water Body

North
↑

0   2
Miles

Source: Lancaster County GIS
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purposes only. This map is not a legally recorded
plan, survey, or engineering schematic and it is
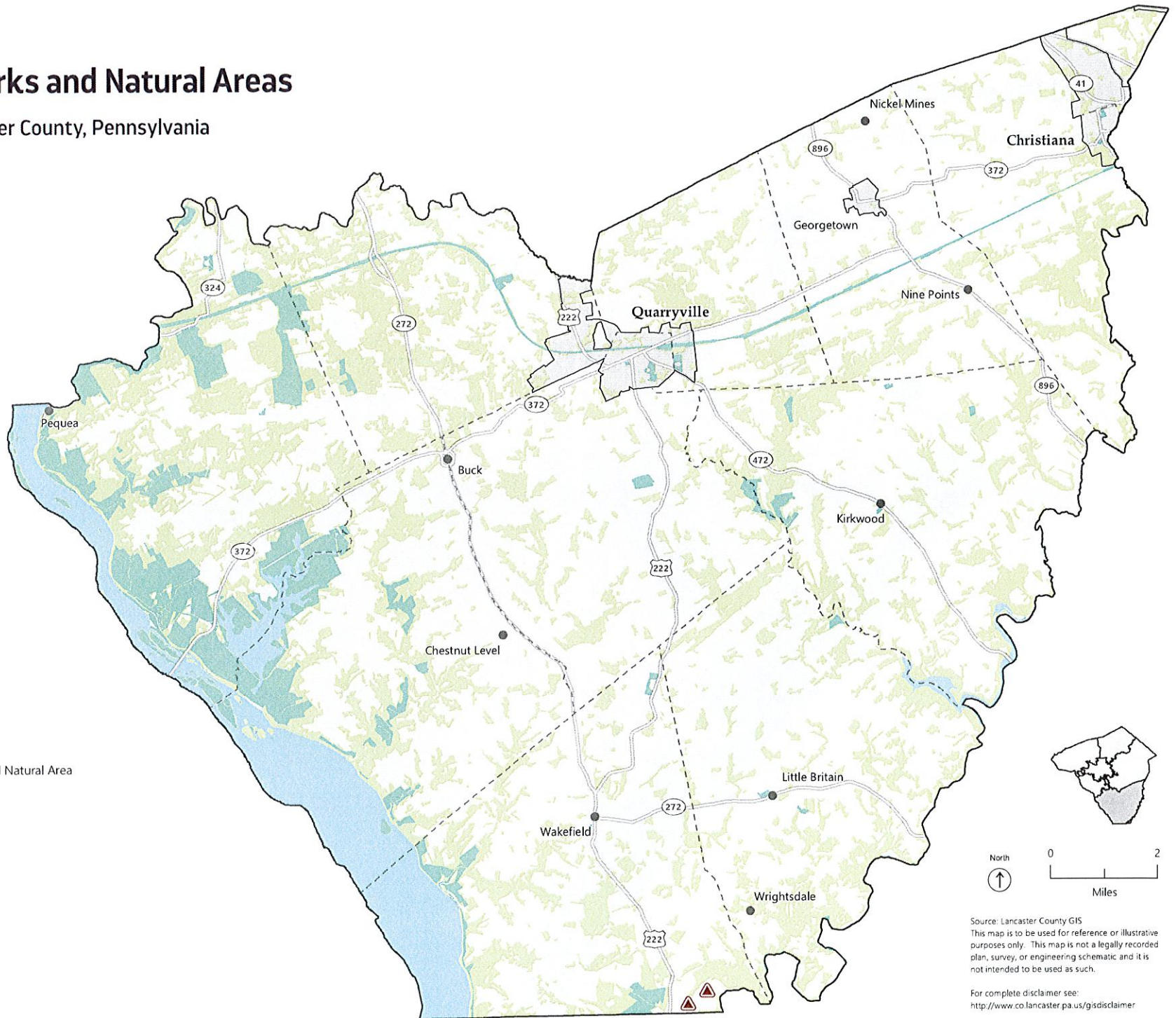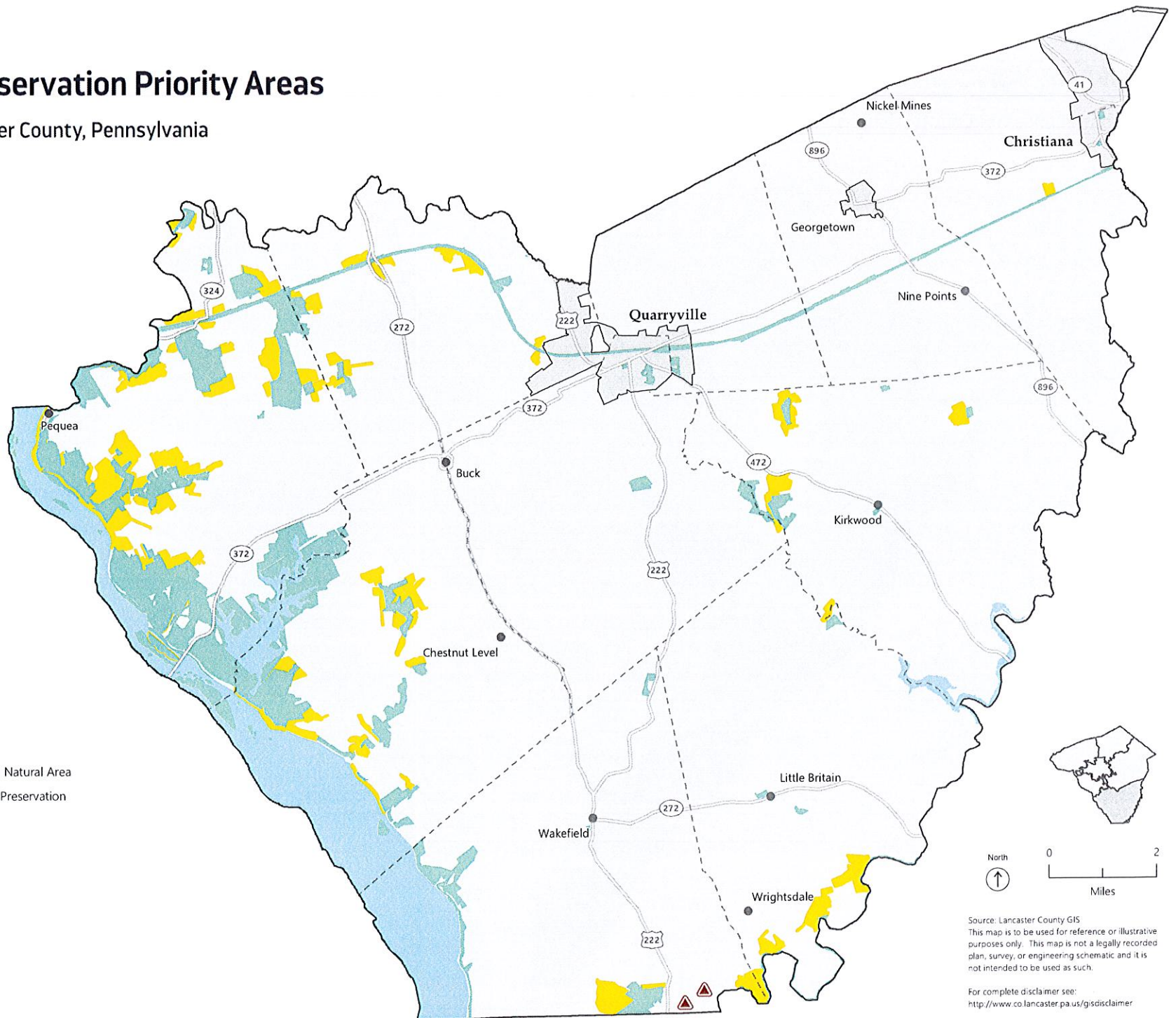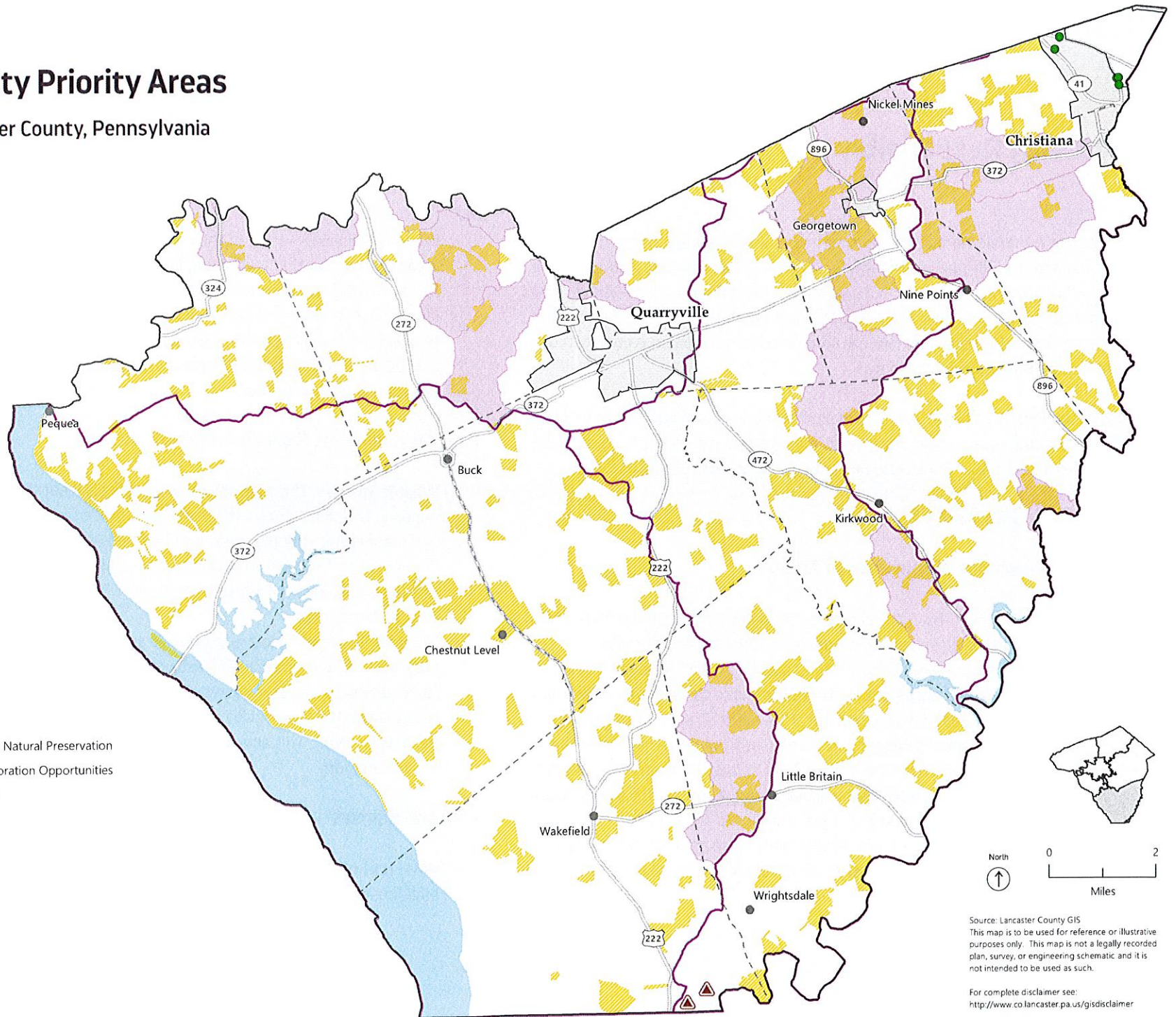not intended to be used as such.

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Growing Responsibly

To protect the rural land that is important to us – and keep our urban places vibrant – we need to carefully manage the way we grow. What we do inside growth areas is just as important as what we do outside. If we make appropriate land-use decisions within our growth areas, we won't need to expand them. If we are measured in our approach to rural development, we can accommodate anticipated growth without sacrificing the agricultural economy.

Lancaster County Planning Department staff held two sets of workshops focused on this big idea – one highlighting growth-management issues in urban areas, and the other in rural areas. Here, we're presenting both aspects of that analysis.

MAPS IN THIS SERIES

Land Development Within Growth Areas

- **What It Shows** – This map focuses on buildable lands within growth areas and considers their suitability for different types of development.
  - Lands were scored using criteria that the Economic Development Company of Lancaster County (EDC) created to assess the feasibility of non-residential development. These criteria were used because non-residential development (particularly for industrial use) is the most site sensitive of land uses. "Site sensitive" means that this type of development requires particular characteristics such as the availability of water and sewer or accessibility to a major road.
  - This map also shows unbuildable lands (such as cemeteries, quarries, and preserved farms) which could potentially be removed from growth areas.

- **What We Learned** – Most of the buildable land within the region's growth areas scored near the "mid" point, indicating that the land is better suited for residential use. The only place with land better suited for non-residential use is within the Christiana-Gap UGA – and this land amounts to only 60 acres. Within the region's growth areas, fewer than 10 acres in total are considered "unbuildable." This acreage is split between Christiana and Georgetown.

Land Development Adjacent to Growth Areas

- **What It Shows** – This map shows all parcels adjacent to growth areas, minus unbuildable areas such as quarries, preserved land, and ag and natural preservation priority areas (as identified in the analysis for the "Taking Care of What We Have" workshop). The remaining land was scored with the same EDC suitability criteria used in the "Land Development Within Growth Areas" map.
- **What We Learned** – Most edge parcels scored at or below the "mid" point, meaning they were missing infrastructure important for development (such as access to water, sewer, and major roads). About 25 acres around the Solanco UGA (Quarryville area) scored "more suitable" for non-residential development. This acreage is located south and west of Quarryville in East Drumore.

Infill and Reinvestment in Urban Growth Areas

- **What It Shows** – This map shows infill and reinvestment areas in yellow. Infill Areas are buildable land less than 2 acres in size. Reinvestment

Areas are parcels that meet certain criteria used in metropolitan areas across the United States. These criteria include commercial properties with older buildings, large parking lots, and areas with low building-to-land property assessments.

- **What We Learned** – 36 acres within the region's Urban Growth Areas were identified for possible infill and reinvestment. Of that number, 18 acres (shown in blue) are considered a priority for that purpose, meaning that they also have access to water, sewer, and major roads. These properties are mostly in Quarryville and Sadsbury.

Rural Commercial and Industrial Nodes

- **What It Shows** – This map shows where rural commercial and industrial nodes currently exist (in yellow) and where existing zoning (in red) allows for commercial and industrial uses. This data can help to direct future commercial and industrial development to locations where rural businesses are already established, and away from agricultural and natural preservation priority areas.
- **What We Learned** – Fourteen clusters (of 10 or more acres) of commercial and industrial businesses totaling 370 acres exist in the region. Most are located along PA 272 or near rural villages. In addition, the region has 26 commercial and industrial zoning districts totaling about 1,670 acres outside of places2040 growth areas.

Rural Residential Development and Zoning

- **What It Shows** – This map shows rural residential zoning districts and the percentage of each that is currently developed. The purpose is to indicate which of these districts is susceptible to the most development.
  - The lower the percentage of existing development in these areas, the more development could occur there in the future.
  - In areas highlighted with a yellow dotted overlay, a conflict exists between rural residential zoning and preserved or priority agriculture or natural areas. These priority areas were identified in the "Taking Care of What We Have" workshop.
- **What We Learned** – In this region, about 23,000 acres of land are zoned for large-lot suburban development outside places2040 growth areas. Much of this zoning is in Martic and Providence. In these areas, less than 50% of the land is developed. In addition, about 8,800 acres of preserved and priority agricultural and natural areas exist within rural residential zoning districts.

Note: There are no maps for Thinking Beyond Boundaries, because county planning staff did not hold workshops focused on this big idea. Instead, that part of the plan was the focus of the Lancaster 2040 Summit that Tenfold and the Coalition for Smart Growth hosted on March 31, 2022.

Land Development Within Growth Areas

Southern Lancaster County, Pennsylvania

Nickel Mines

Christiana

Georgetown

Nine Points

Quarryville

Pequea

Buck

Kirkwood

Chestnut Level

Little Britain

Wakefield

Wrightsdale

Growth Area Buildable Land

Suitability for Development

- Most suitable (non-residential)
- More suitable (non-residential & residential)
- Mid (residential)
- Less suitable (lack of infrastructure)
- Least suitable (development is challenging)

- Unbuildable Land near Growth Area Edge
- Preserved and Priority Natural Land

Other Elements

- Rural Village
- Other Road (Major)
- Growth Area
- Municipal Boundary
- Quarry
- Water Body

North

0 — 2

Miles

Land Development Adjacent to Growth Areas

Southern Lancaster County, Pennsylvania

Nickel Mines

Christiana

Georgetown

Nine Points

Quarryville

Pequea

Buck

Kirkwood

Chestnut Level

Little Britain

Wakefield

Wrightsdale

Growth Area Edge

Suitability for Development

- Most suitable (non-residential)
- More suitable (non-residential & residential)
- Mid (residential)
- Less suitable (lack of infrastructure)
- Least suitable (development is challenging)

Preserved Ag. and Natural Lands

Priority Area for Ag. and Natural Preservation

Other Elements

- Rural Village
- Other Road (Major)
- Growth Area
- Municipal Boundary
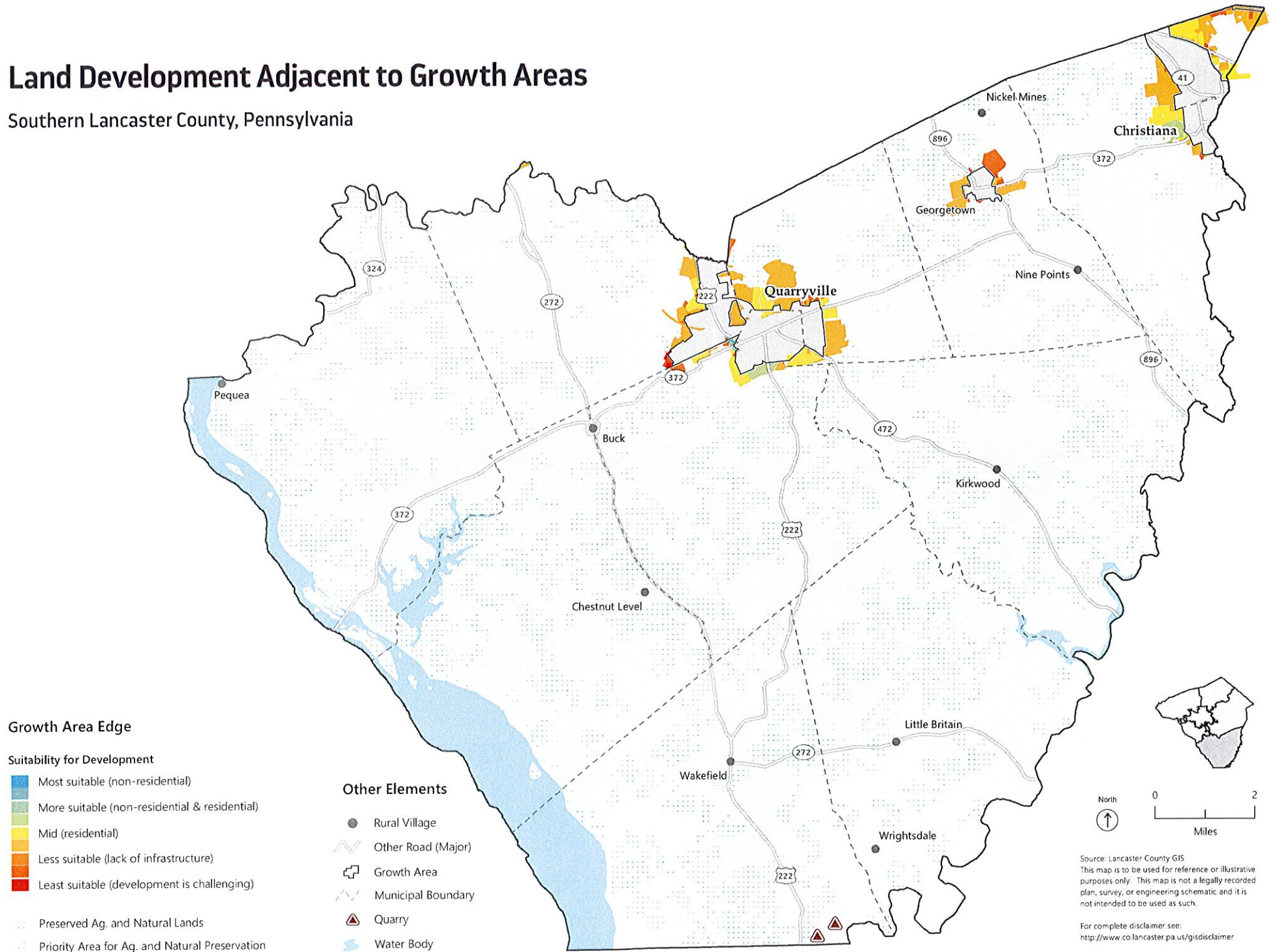- Quarry
- Water Body

North

0   2
Miles

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Infill and Reinvestment in Urban Growth Areas

Southern Lancaster County, Pennsylvania

Nickel Mines

Christiana

41

896

372

Georgetown

Nine Points

324

222

Quarryville

372

896

Pequea

372

472

Buck

Kirkwood

372

222

Chestnut Level

Infill and Reinvestment

- Infill and Reinvestment Area
- Infill and Reinvestment Area - Priority

Other Elements

- Rural Village
- Other Road (Major)
- Growth Area
- Municipal Boundary
- Quarry
- Water Body

Little Britain

272

Wakefield

Wrightsdale

222

North

0   2

Miles

Rural Commercial and Industrial Nodes

Southern Lancaster County, Pennsylvania

11 ac

Nickel Mines

VF

Christiana

LB

896

372

Georgetown
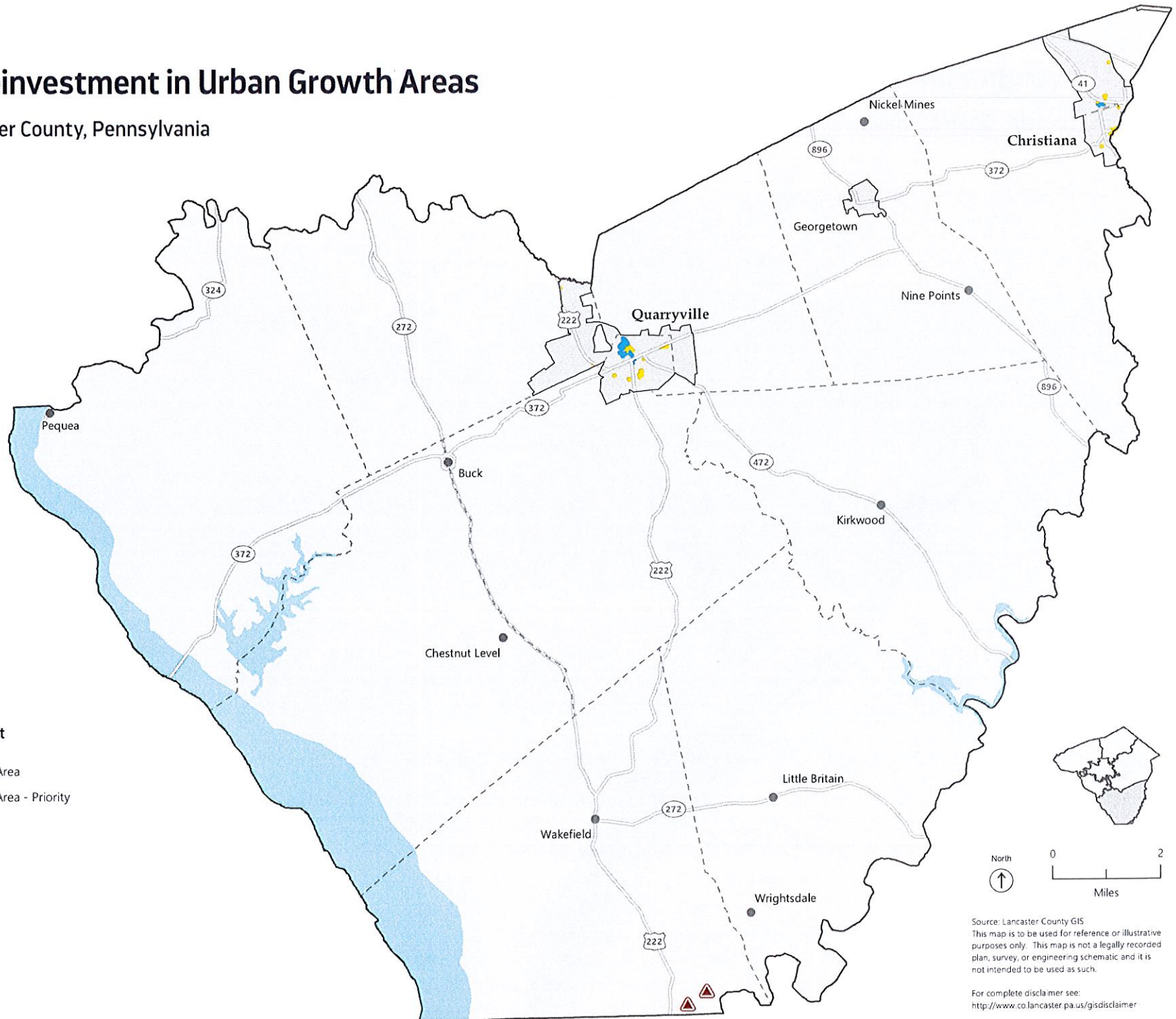
41

14 ac

GB

Nine Points

18 ac

C

896

C

324

I

222

Quarryville

24 ac

272

11 ac

I

C

53 ac

C

78 ac

372

C

472

LB

VC

I

29 ac

21 ac

C/I

Buck

12 ac

Kirkwood

C

C

27 ac

I

43 ac

222

VC

Chestnut Level

LB

16 ac

C-1

C/I

C-2

Little Britain

VC

14 ac

C-1

272

Wakefield

VC

C/I

Wrightsdale

222

Rural Commercial and Industrial

Existing Commercial / Industrial Node

Commercial or Industrial Zoning District

Priority Area for Ag. and Natural Preservation

Preserved Ag. and Natural Lands

Other Elements

Rural Village

Other Road (Major)

Growth Area

Municipal Boundary

Quarry

Water Body

North

0   2
Miles

Rural Residential Development and Zoning

Southern Lancaster County, Pennsylvania

Nickel Mines

Christiana

Georgetown

Nine Points

Quarryville

Pequea

Buck

Kirkwood

Chestnut Level

Little Britain

Wakefield

Wrightsdale

Rural Residential Zoning District

Percent Developed

- █ > 90%
- █ 50 - 90%
- █ 25 - 50%
- █ < 25%

- Priority Area for Ag. and Natural Preservation
- Preserved Ag. and Natural Lands
- Ag. and Natural Land - Zoning Conflict

Other Elements

- ● Rural Village
- Other Road (Major)
- Growth Area
- Municipal Boundary
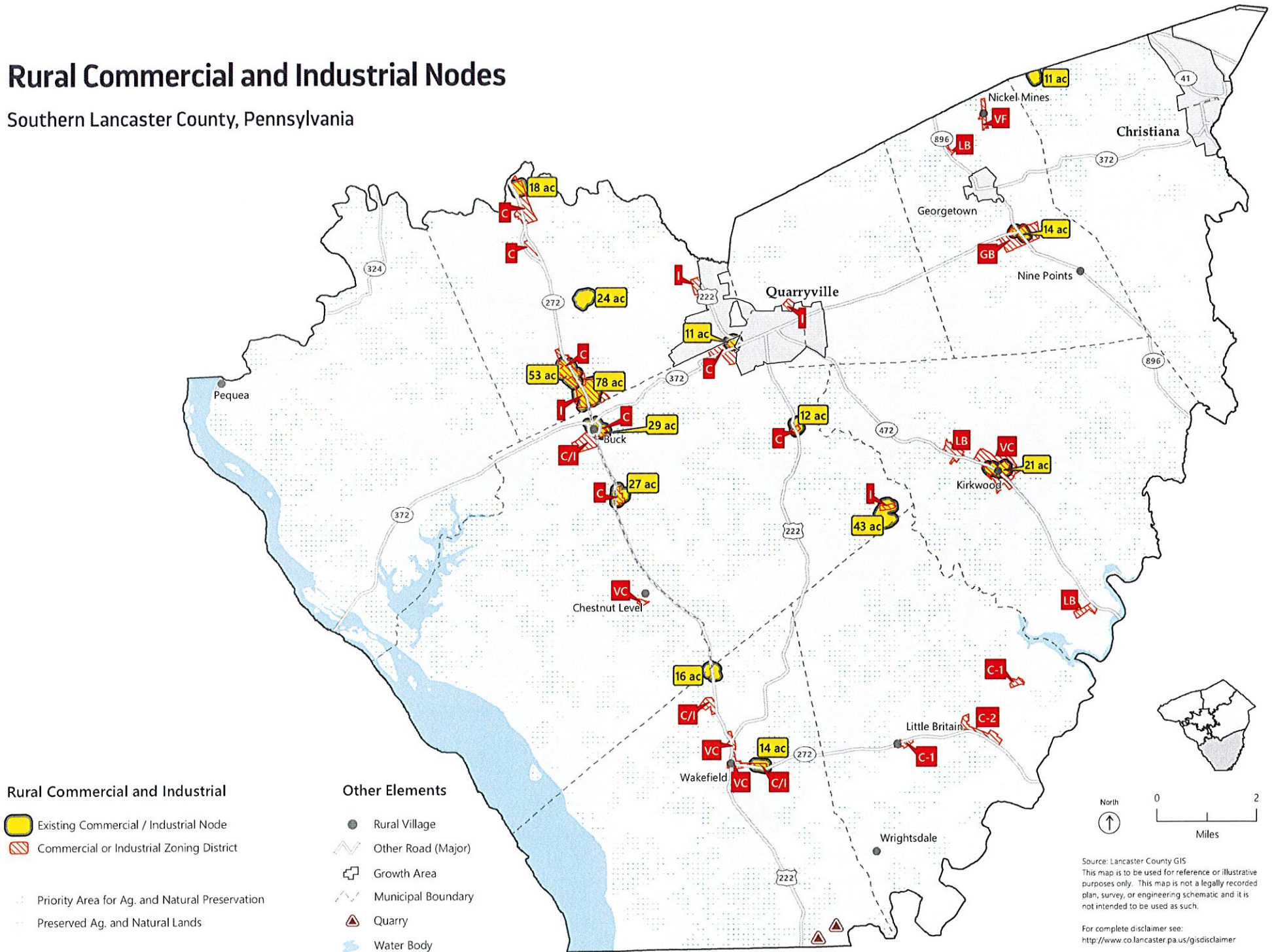- ▲ Quarry
- Water Body

North

0   2

Miles

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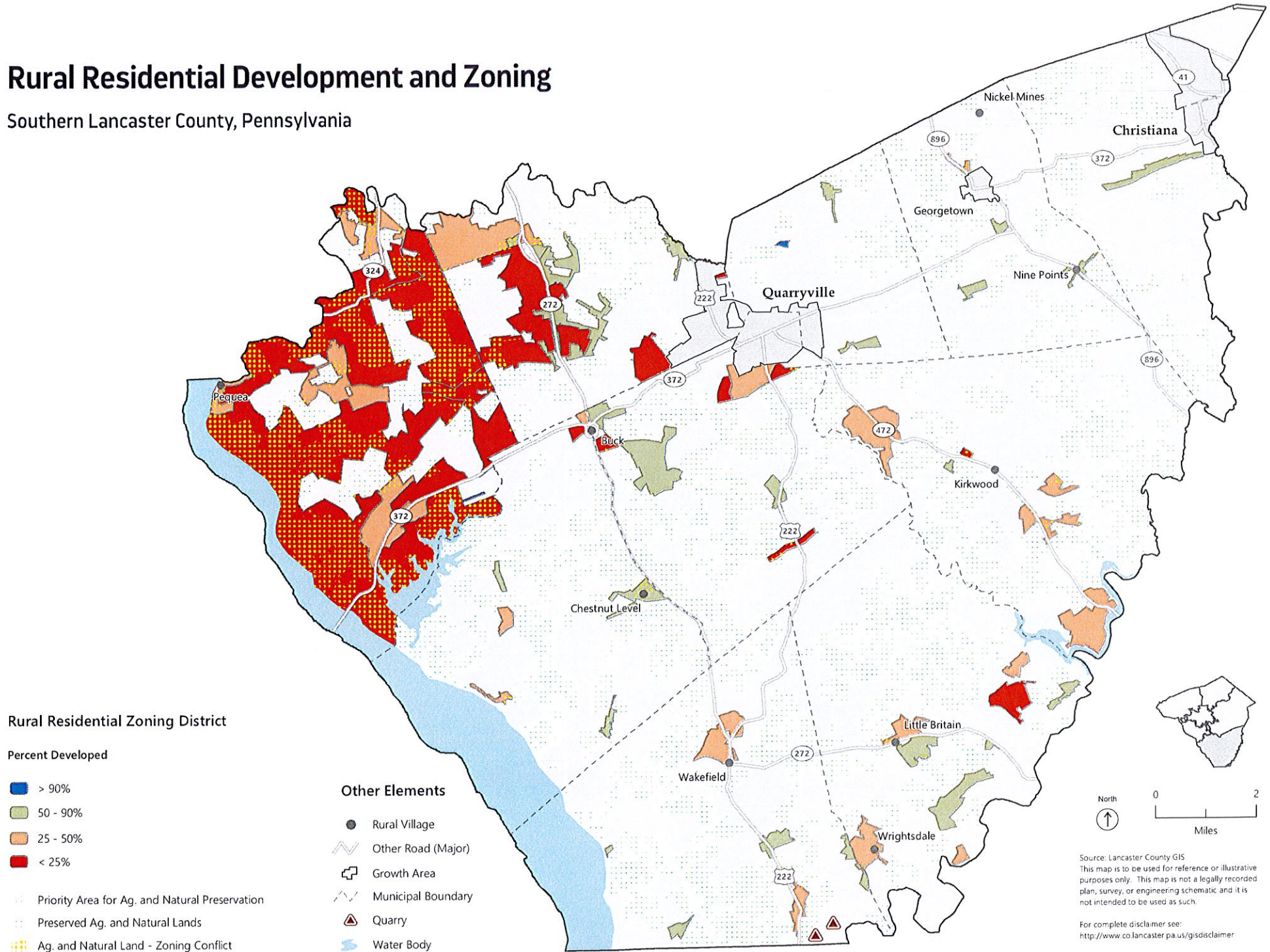not intended to be used as such.

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717-299-8333

www.lancastercountyplanning.org

SOUTHERN LANCASTER COUNTY COMPREHENSIVE PLAN
Lancaster County, Pennsylvania

SEPTEMBER 2022