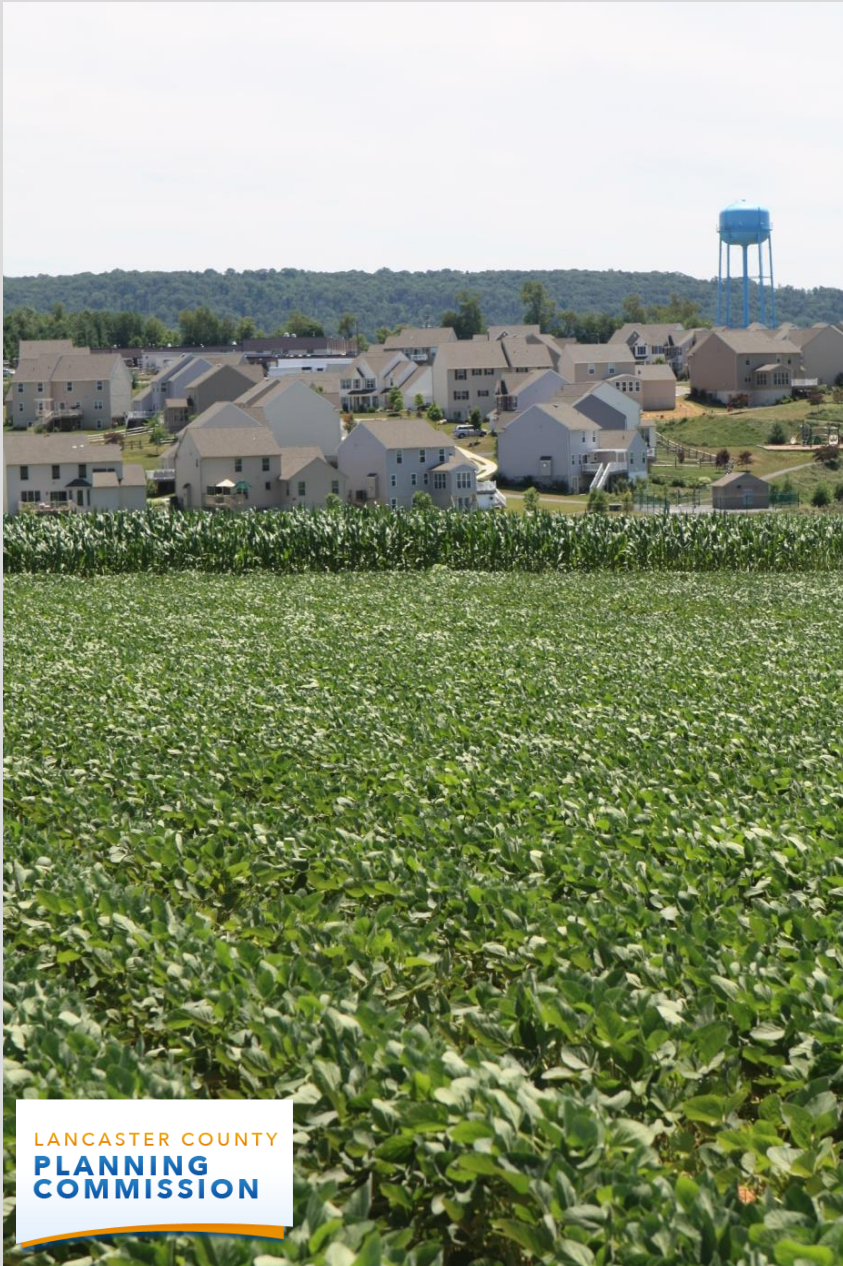


# CHANGING THE RURAL PLANNING PARADIGM

*APA-PA 2015 Annual Conference  
October 18, 2015*



LANCASTER COUNTY  
PLANNING  
COMMISSION





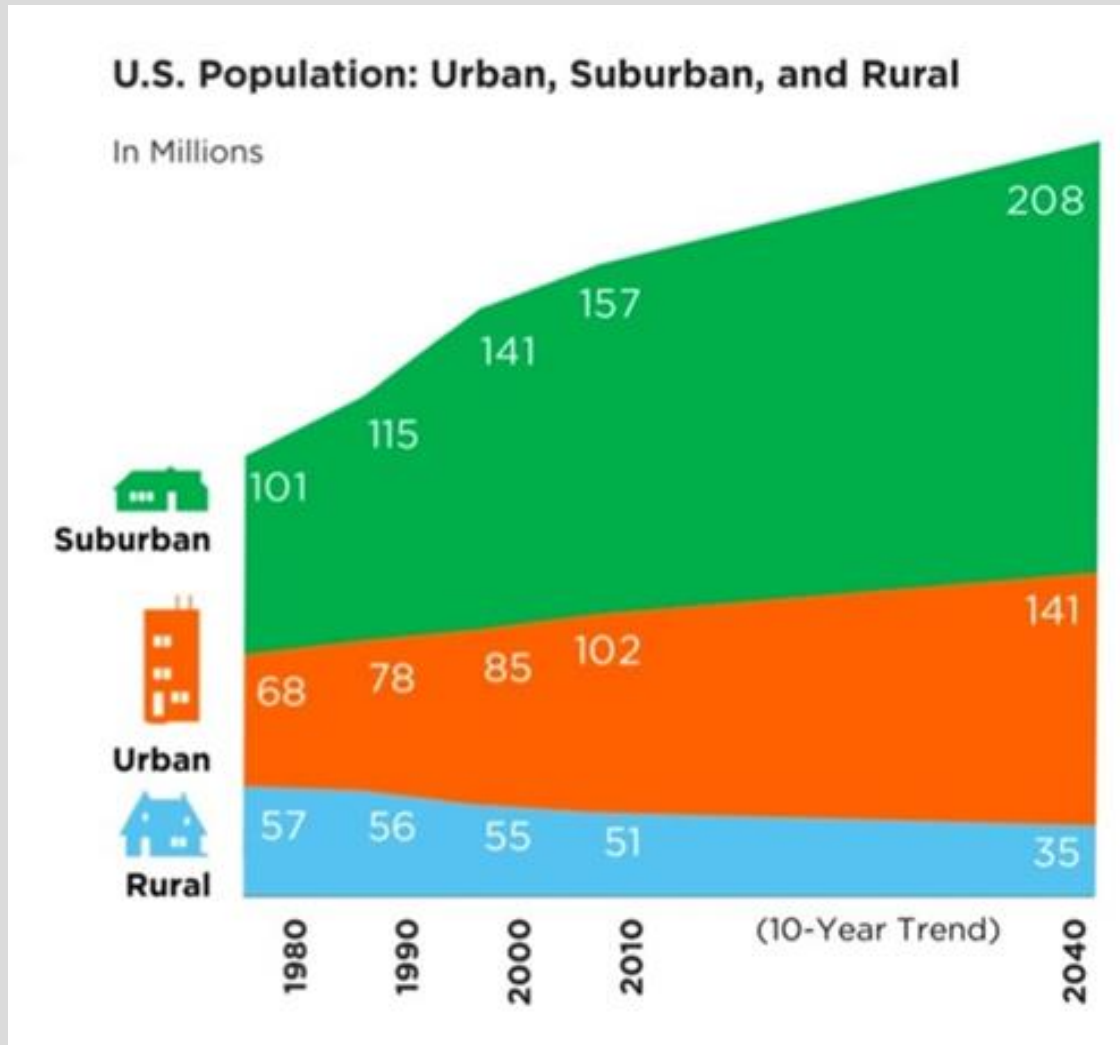
# RURAL PLANNING INDICATORS: Recognizing the Changing Rural Paradigm

An aerial photograph of a rural landscape. In the center, there is a farm with several buildings, including a large white barn and a smaller house. The farm is surrounded by large, open fields, some of which are green and others brown, suggesting different crops or stages of growth. To the right of the farm, there is a small village or cluster of houses with red roofs. A road runs along the right side of the village. The overall scene depicts a typical rural setting in the USA.

*What Is Rural In The USA?  
In PA? In Your Community?*

*How Is the Face of Rural  
PA Changing?*

## RURAL PLANNING INDICATORS: National Population Trends



### SHARES OF U.S. POPULATION

*Rural U.S. population will continue to decline in both share of population and in total number...*

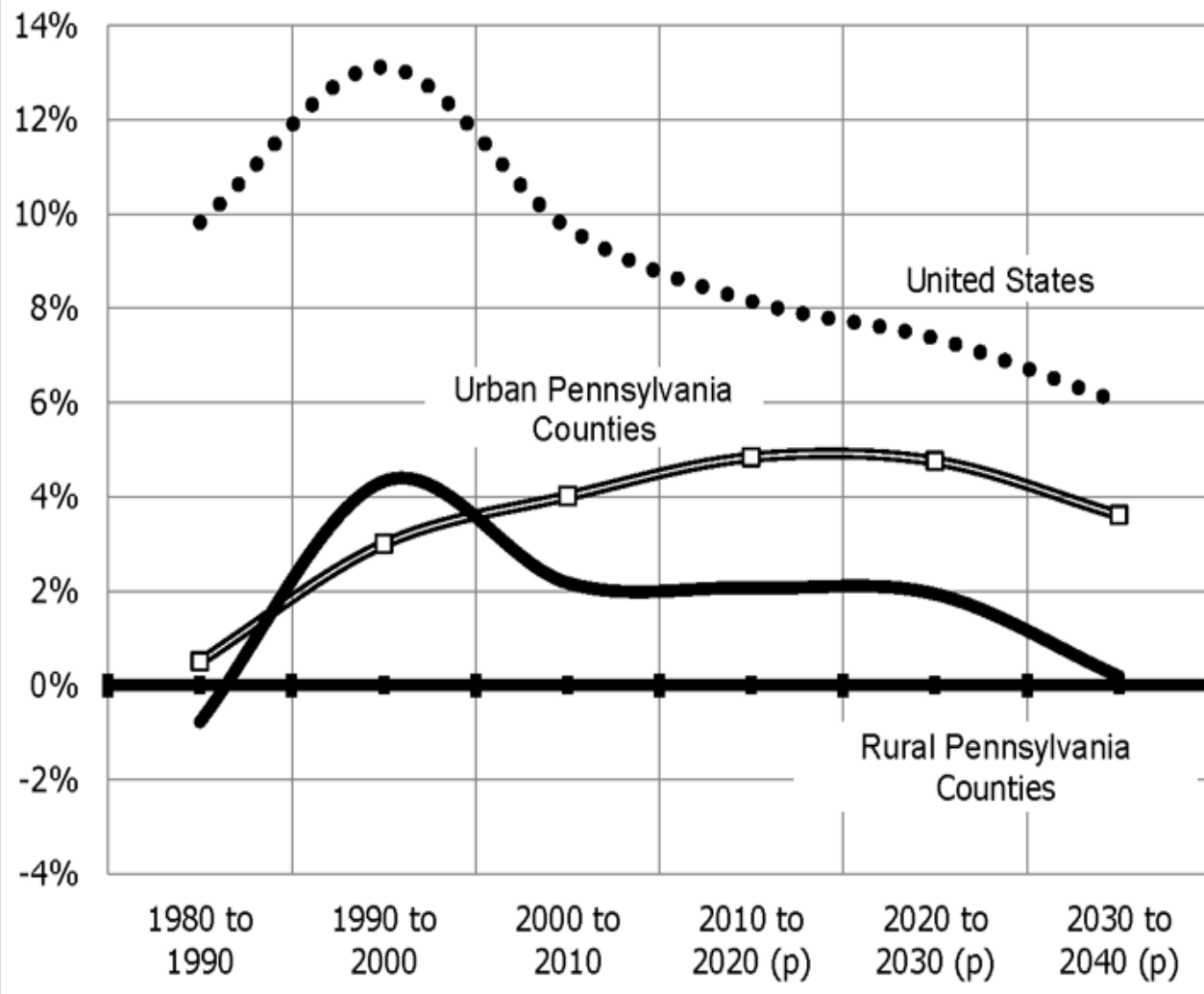
	<u>1980</u>	<u>2010</u>	<u>2040</u>
• Suburban	45.0%	51.0%	54.0%
• Urban	30.0%	33.0%	37.0%
• Rural	25.0%	17.0%	9.0%

source: US DOT via citylab.com

## RURAL PLANNING INDICATORS: Pennsylvania Population Trends

### PERCENT CHANGE IN POPULATION IN UNITED STATES AND RURAL AND URBAN PENNSYLVANIA COUNTIES 1980 TO 2040 (projected)

- Growth rate in rural PA counties has consistently lagged growth rate in urban PA counties
- Growth rate in rural PA counties expected to decline to 0% by the 2030's

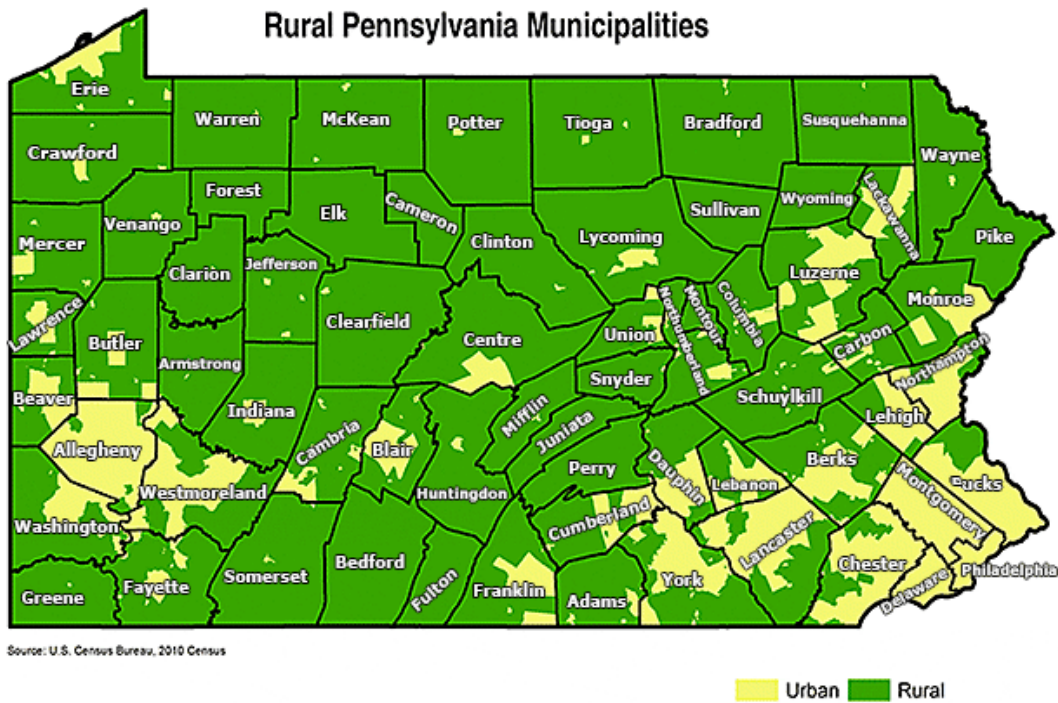


sources: U.S. Census Bureau and  
Pennsylvania State Data Center



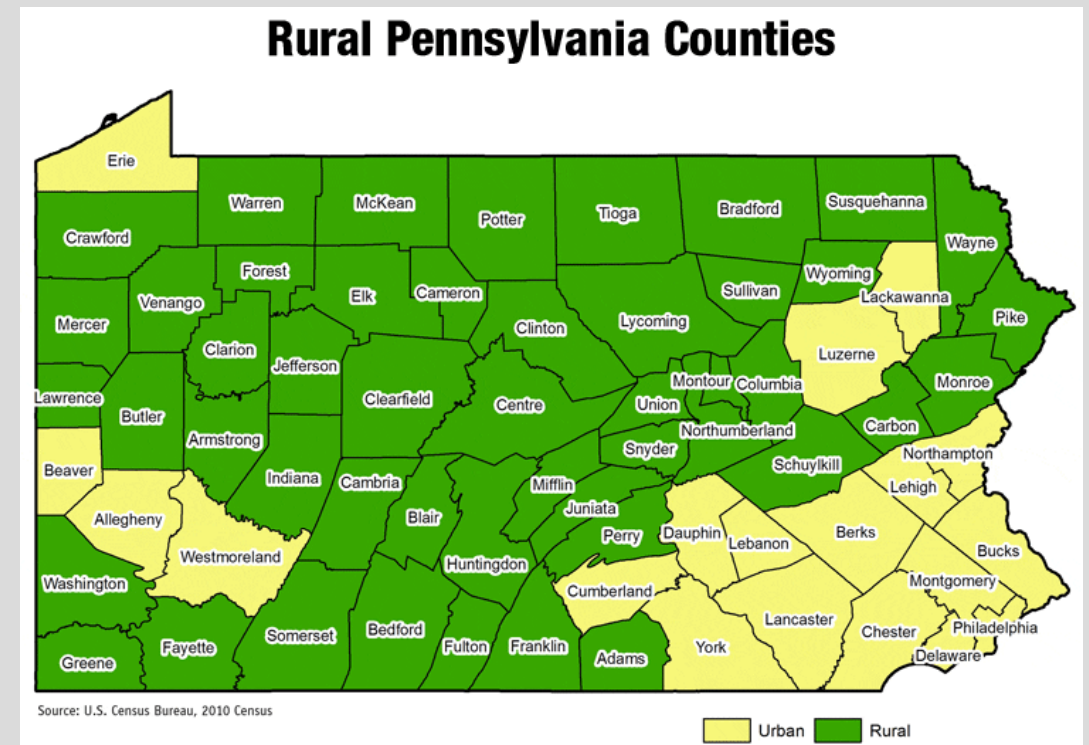
## RURAL PLANNING INDICATORS: Pennsylvania Population Trends

- **Rural Municipality** - less than 284 persons per square mile or total population less than 2,500
- **Rural County** - less than 284 persons per square mile

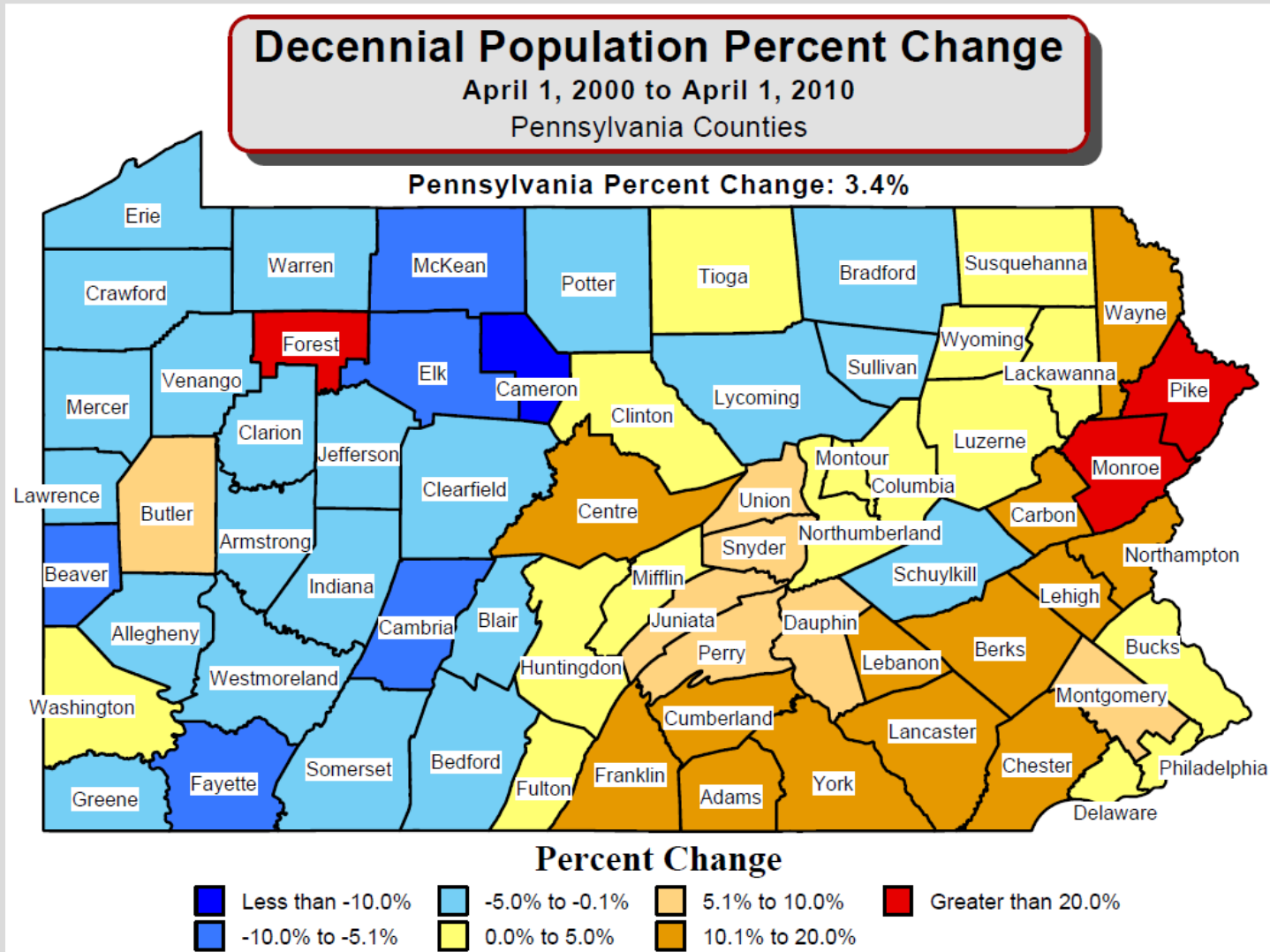


- **Trivia Question** - what's the least-dense county in PA?
- ✓ **Answer** - Cameron County, w/13 persons per square mile

sources: U.S. Census Bureau (data); Center for Rural Pennsylvania (graphic)



# RURAL PLANNING INDICATORS: Pennsylvania Population Trends

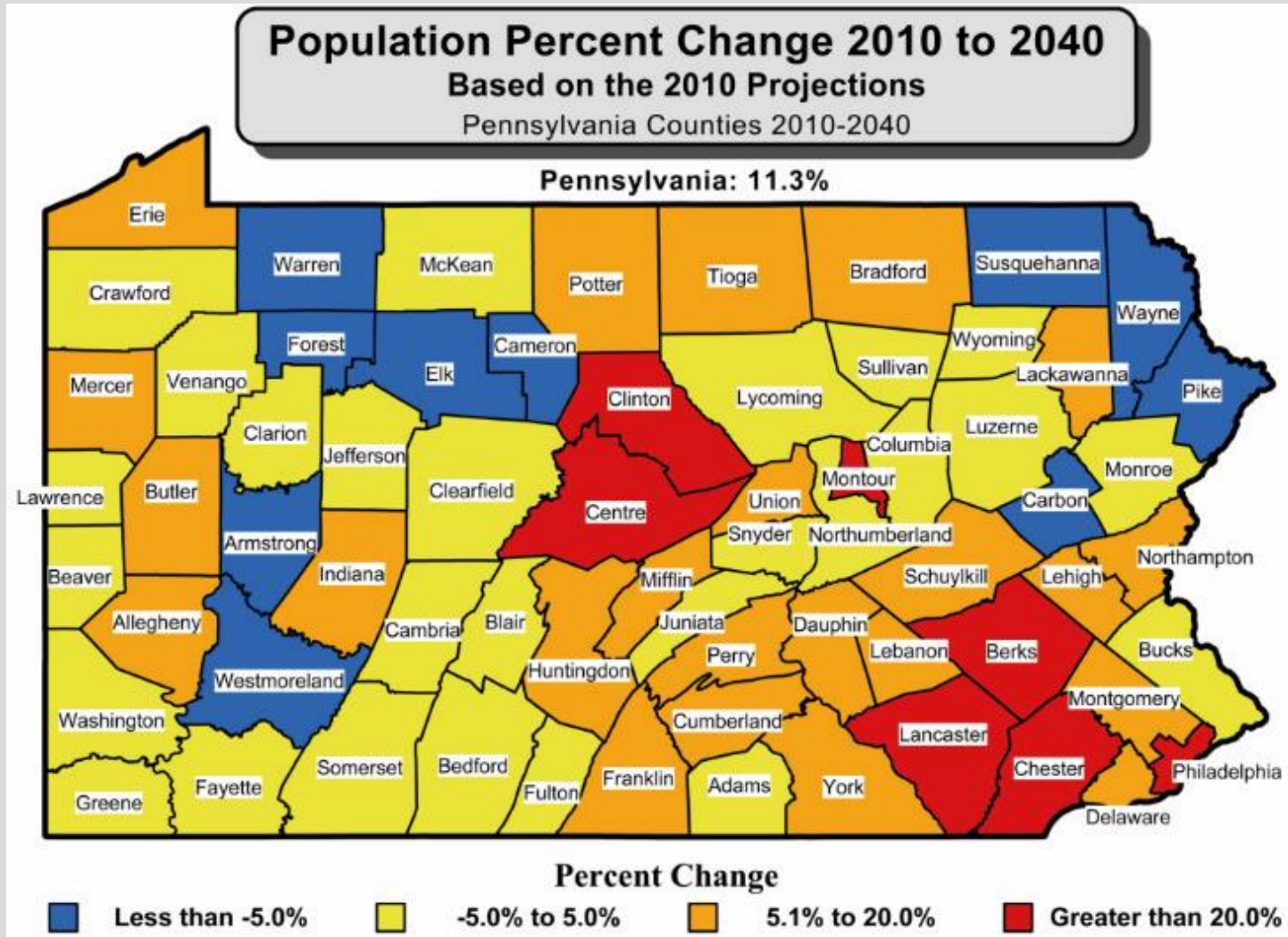


## PA COUNTY GROWTH RATES FROM 2000 TO 2010

- 2000 to 2010, PA's urban counties increased by about 347,000, or 4%
- From 2000 to 2010, PA's 48 rural counties gained about 74,300 residents, a 2% increase
- PA's rural population grew an average of 7% in the east, but declined 1% in the west

source: Pennsylvania State Data Center

# RURAL PLANNING INDICATORS: Pennsylvania Population Trends



## PA COUNTY GROWTH RATES FROM 2010 TO 2040

- 13 counties are projected to grow at a rate of greater than 15%
- 35 counties will grow by 0-15%
- 19 counties are projected to decline in population
- Most counties in western PA, northern tier, and northeast projected to have relatively flat or declining growth rates over the next 25 years

**source: Pennsylvania State Data Center**



# RURAL PLANNING INDICATORS:

## Pennsylvania Population Trends

### Tough population trends

Only five of 22 counties in the tri-state region have shown steady growth in population since 2000.

- Population grew between both 2000-10 and 2010-12
- Population shrunk between 2000-10 but grew in 2010-12
- Population shrunk between both 2000-10 and 2010-12



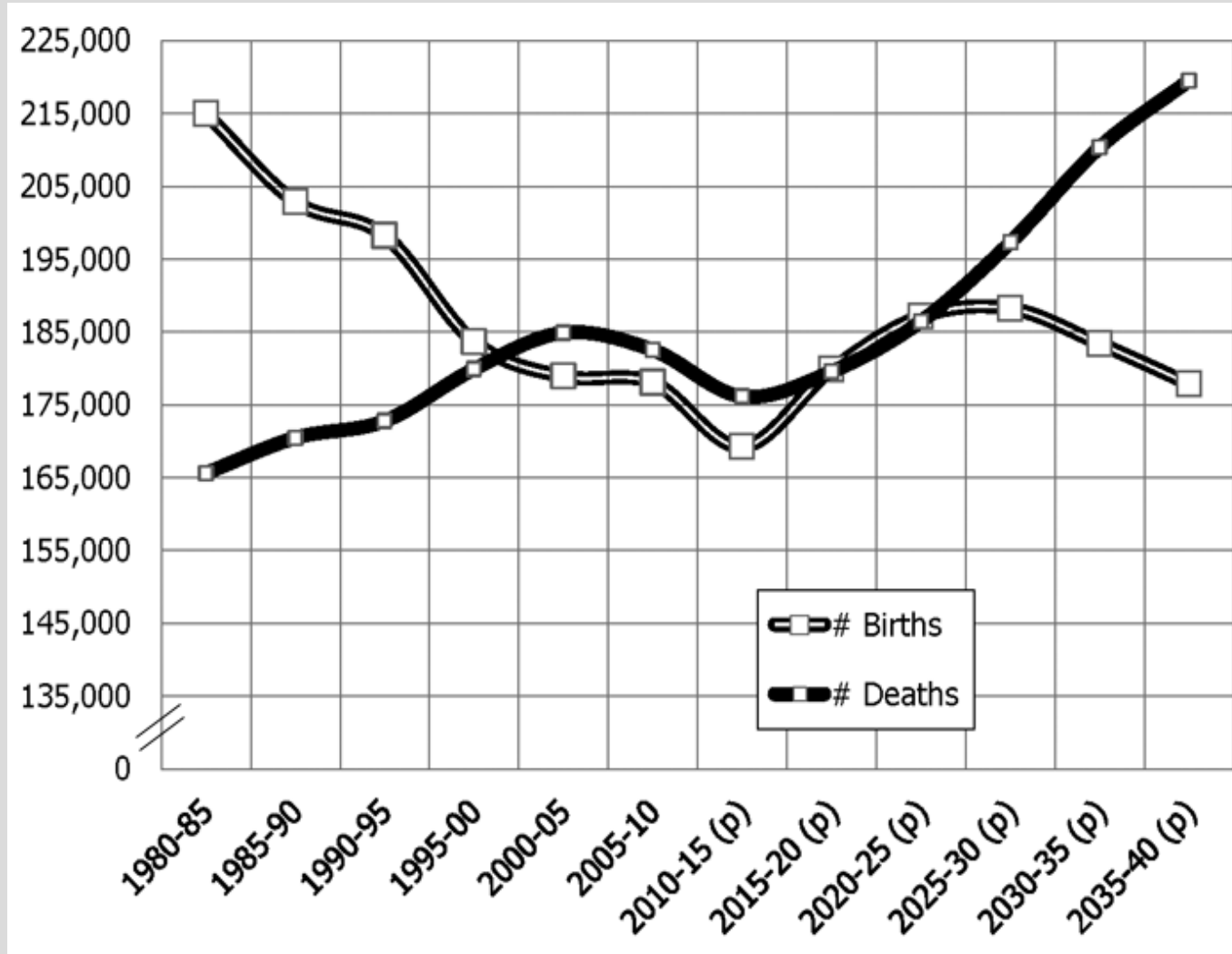
Source: U.S. Bureau of Census

Post-Gazette

### THE TRI-STATE REGION

- From 2000-2010, PA rural counties gained 2% in population. Most of the gain was in the eastern counties.
- Counties in the western part of the state had a decline of 1%
- These trends were reflected here in the southwestern part of the state and in the tri-state (PA, OH, WV) region

## RURAL PLANNING INDICATORS: Pennsylvania Population Trends



### BIRTHS - DEATHS IN PA COUNTIES TRENDS AND PROJECTIONS

*Natural increase component of population change (births minus deaths) has reversed and the gap will rapidly increase as PA's population continues to age...*

- 1980's-mid 90's, births exceeded deaths, often by a wide margin
- Mid 90's-mid 2020's, births and deaths projected to be roughly equal
- Mid 2020's- 2040, deaths projected to rapidly outstrip births

## RURAL PLANNING INDICATORS: Pennsylvania Population Trends



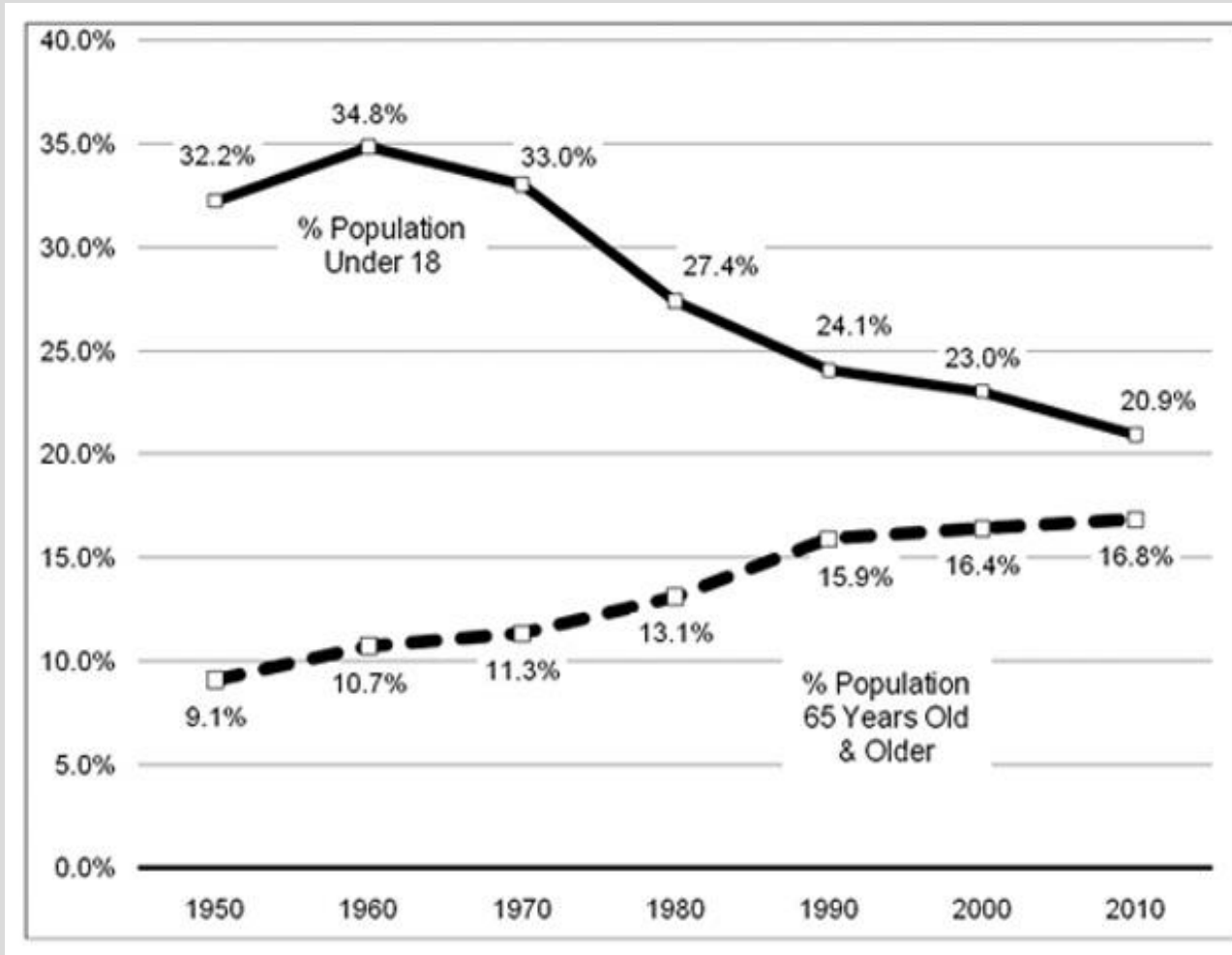
### POPULATION GROWTH TRENDS

- From 2010 to 2040, Pennsylvania population projected to increase by 1.42 million people:
  - 90% in urban counties
  - 10% in rural counties
- Furthermore, projections for 2010-2040 indicate that:
  - U.S. population increase by 23%
  - PA urban counties by 14%
  - PA rural counties by 4%

data source: Center for Rural Pennsylvania



## RURAL PLANNING INDICATORS: Pennsylvania Population Trends



sources: U.S. Census Bureau (data); Center for Rural Pennsylvania (graphic)

### PENNSYLVANIA CHILDREN AND SENIORS

- **In 2010, Pennsylvania was:**
  - 43<sup>rd</sup> in the U.S. in percent under 18
  - 4<sup>th</sup> in percent of persons 65 or older
- **During 2010- 2040, in Pennsylvania:**
  - Seniors in rural counties to increase 54%
  - Rural under-18s to decline 3%
  - Seniors in urban counties to increase 72%
  - Urban under-18s to increase 5%



## RURAL PLANNING INDICATORS: Pennsylvania Population Trends

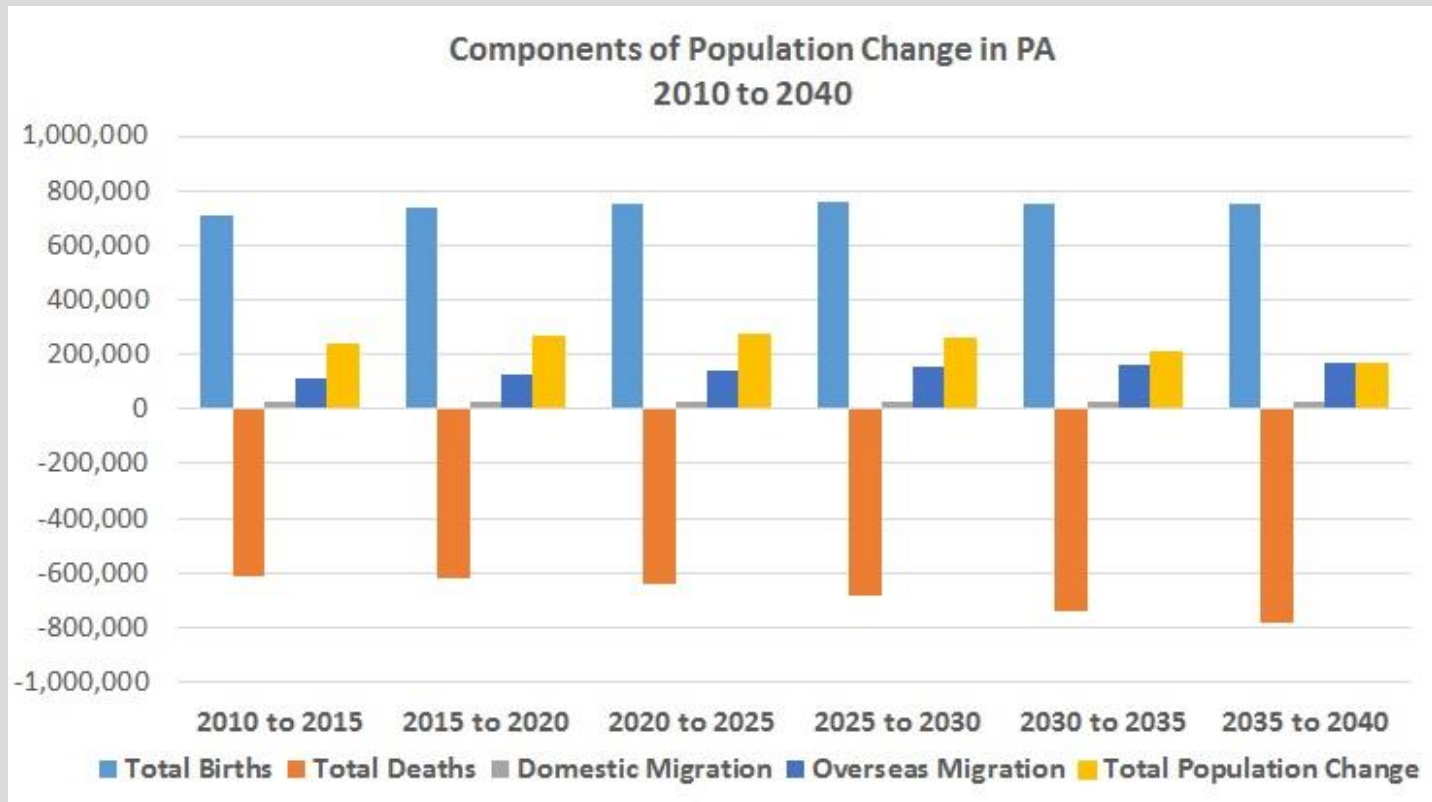
### MINORITY POPULATION GROWTH 2000 TO 2010

- Rural non-white population increased 56%
- Rural white/non-Hispanics decreased 0.1%
- Urban non-white population increased 25%
- Urban white/non-Hispanics decreased 1.0%
- In 2010, the estimated average age of:
  - minorities was 30 years old
  - white/non-Hispanics was 41 years old



data source: Center for Rural Pennsylvania

## RURAL PLANNING INDICATORS: Pennsylvania Population Trends



data source: Center for Rural Pennsylvania

### PA MIGRATION PROJECTIONS 2010 TO 2040

- Population of Pennsylvania projected to increase from 12.7 million in 2010 to 14.1 million in 2040
- 72% of the increase will be domestic net-migration or overseas migrants, with...  
...overseas migrants accounting for more than 85% of this increase
- 28% of the increase from 2010-2040 due to natural increase



## RURAL PLANNING INDICATORS: Amish Population Trends

### AMISH POPULATION CHANGES 1992-2013 Largest Population Increases (by number)

Pennsylvania	32,560
Ohio	30,645
Indiana	25,665
New York	11,880
Wisconsin	9,345

### AMISH POPULATION CHANGE 1992-2013 Largest Population Increases (by percentage)

		<u>1992</u>	<u>2012</u>
Virginia	1,160%	75	945
New York	293%	4,050	15,930
Minnesota	267%	1,135	4,160
Kentucky	257%	2,625	9,375
Missouri	187%	3,745	10,765
Tennessee	183%	750	2,125



data source: "Amish Population Trends 1992-2013, 21-Year Highlights."  
Young Center for Anabaptist and Pietist Studies, Elizabethtown College

# RURAL PLANNING INDICATORS: Amish Migration Trends



data source: "Amish Household Migration Summary 2008-2012."  
Young Center for Anabaptist and Pietist Studies, Elizabethtown College

## AMISH HOUSEHOLD MIGRATION 2008–2012

### Top Eight Gainer States

State	In	Out	Net Gain
New York	405	141	+264
Kentucky	281	152	+129
Illinois	115	74	+41
Maine	42	1	+41
Nebraska	48	7	+41
Colorado	41	9	+32
Minnesota	93	64	+29
Kansas	41	14	+27

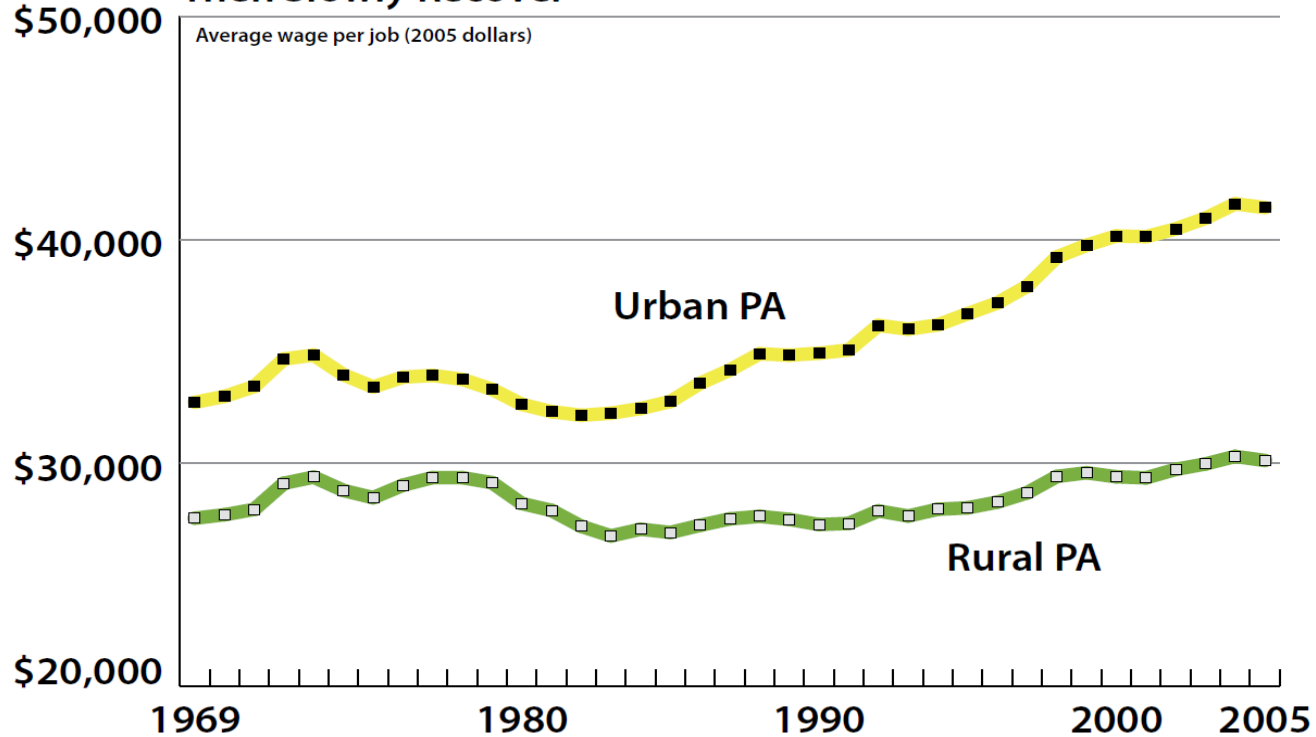
## AMISH HOUSEHOLD MIGRATION 2008–2012

### Top Eight Loser States and Provinces

State	In	Out	Net Loss
Pennsylvania	121	476	-355
Wisconsin	202	327	-125
Ohio	214	266	-52
Indiana	115	162	-47
Missouri	207	242	-35
Delaware	8	39	-31
Maryland	11	35	-24
Ontario	18	29	-11

## RURAL PLANNING INDICATORS: Pennsylvania Wage Trends

**Figure 8. Rural Wages Fall in the 1980s,  
Then Slowly Recover**



Source: KRC, based on BEA data

### COMPONENTS OF RURAL INCOME

- Wage earnings in rural PA continue to lag wages in urban counties
- Reflecting the aging of PA's rural areas, as a share of personal income, transfer payments make up 22% of personal income in rural areas versus 16% in urban areas
- Medicare, Medicaid, and Social Security account for about 80% of all transfer payments



# RURAL PLANNING INDICATORS: Pennsylvania Education Trends

Figure 4. Fewer Adults Go Beyond High School in Rural Pennsylvania

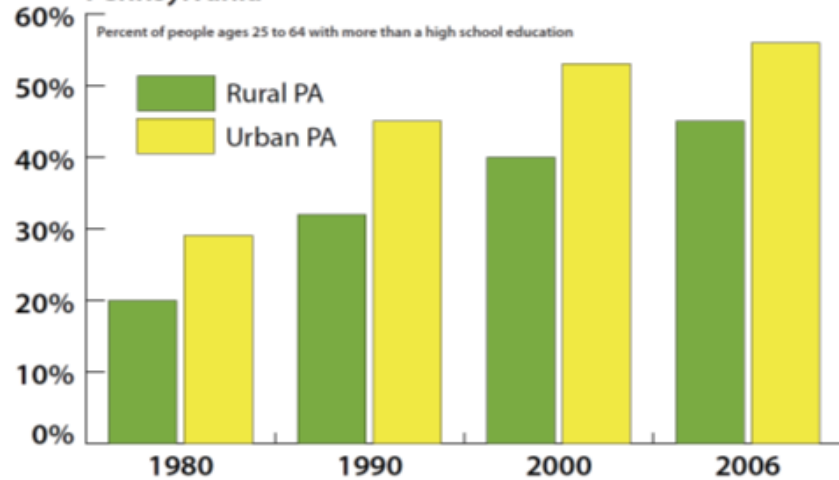
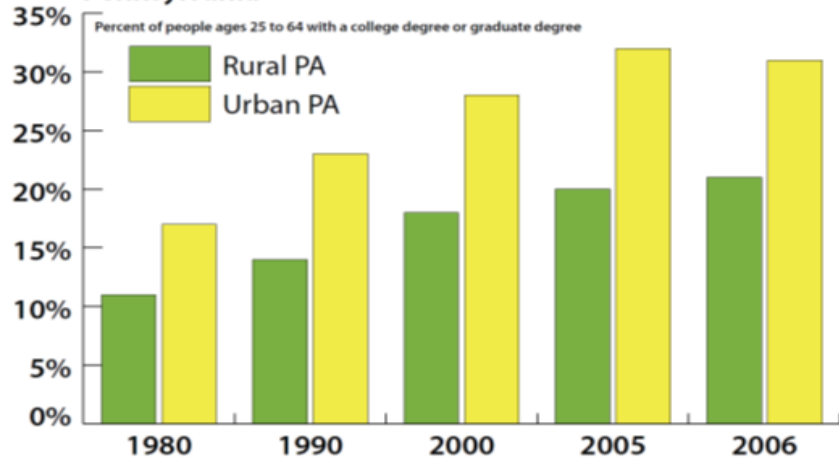


Figure 5. Fewer Adults Have College Degrees in Rural Pennsylvania



## PENNSYLVANIA EDUCATION ATTAINMENT

- Only 45% of rural adults (ages 25-64) today have more than a high school degree versus 56% in urban areas
- Only one in five rural Pennsylvanians 25-64 has a college degree, compared with almost one in three in urban Pennsylvanians.

data source: The State of Rural Pennsylvania (2006)



## RURAL PLANNING INDICATORS: Agricultural Land Base Trends

	U.S.	PA	Lancaster County
<b>1925</b>	49%	57%	87%
<b>1945</b>	60%	52%	84%
<b>1974</b>	45%	28%	66%
<b>1997</b>	41%	25%	65%
<b>2012</b>	40%	27%	70%

### PERCENTAGE OF LAND BASE CLASSIFIED AS LAND IN FARMS

- Between 1945 and 1970, Pennsylvania went from approximately 50% land in farms to 30% land in farms
- Acreage dropped from approximately 15 million acres to 8.9 acres
- This dropped further to 7.2 million in 1997, but increased to 7.7 million in 2012 due to Ag Census's redefinition of agriculture after 1997

source: USDA Census of Agriculture

RURAL PLANNING INDICATORS:  
Agricultural Production Trends

	1925	1945	1974	1997	2012
WHEAT (ACRES PLANTED)					
U.S.	50.9M	58.3M	63.0M	58.8M	49.0M
PA	1,100,000	905,000	267,000	168,000	145,000
Lancaster County	102,000	80,000	27,600	11,900	12,470
CORN (ACRES PLANTED)					
U.S.	82.3M	84.4M	72.3M	69.8M	94.6M
PA	1,300,000	1,400,000	1,400,000	971,000	998,000
Lancaster County	92,000	102,000	160,000	95,000	101,000
DAIRY COWS					
U.S.	17.7 M	22.8M	10.7M	9.1M	9.3M
PA	860,000	873,000	670,000	622,000	532,000
Lancaster County	39,000	54,000	78,000	99,000	111,000
HOGS					
U.S.	58.5M	46.7M	45.5M	61.2M	66.0M
PA	735,000	757,000	493,000	1,100,000	1,135,000
Lancaster County	43,000	50,000	131,000	350,000	360,000

source: USDA Census  
of Agriculture



# RURAL PLANNING INDICATORS:

## Agricultural Economics

### LANCASTER COUNTY'S AGRICULTURAL ECONOMY

#### The Economic Value of Agriculture

- Lancaster County is among the top 20 U.S. counties in a number of agricultural production categories
  - Value of agricultural products sold (\$1.072B) (#18)
  - Value of livestock, poultry, and their products (\$922M) (#10)
  - Value of sales of poultry (\$303M) (#16)
  - Value of sales of milk and dairy (\$387M) (#10)
  - Acres in corn for silage (68,238) (#3)
  - Number of layers (7M) (#4)
  - Number of pullets (2M) (#3)
  - Number of cattle and calves (270T) (#20)
- Lancaster County leads PA or is second in 20 of 28 categories
- The largest preserver of farm land in the U.S.

data source: Lancaster County Workforce Investment Board



image: University of Arizona Cooperative Extension

## RURAL PLANNING INDICATORS: Agricultural Economics



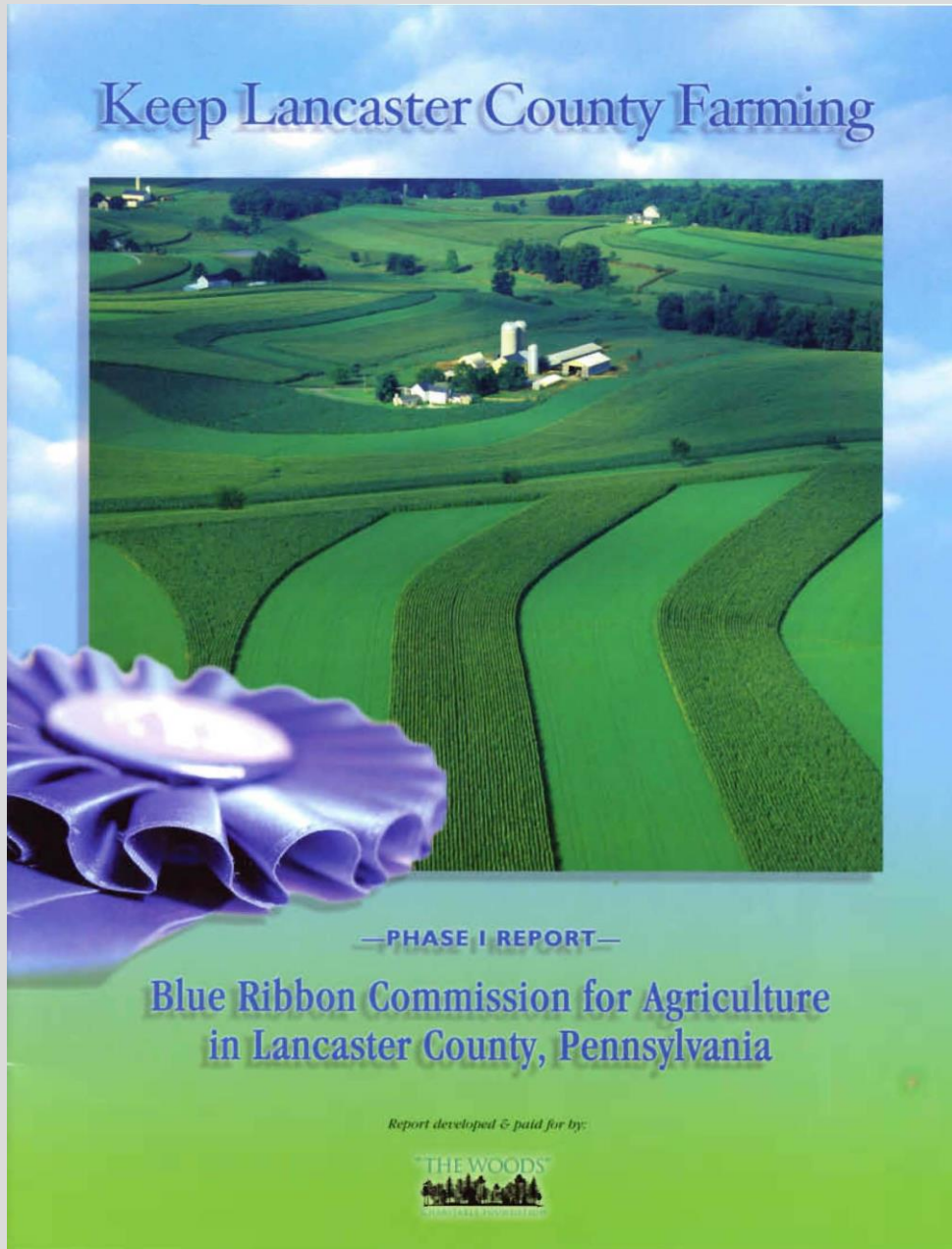
### LANCASTER COUNTY'S AGRICULTURAL ECONOMY The Economic Multiplier Effect

- Production agriculture- 5,000 jobs and nearly \$1.1B in sales
- Support services for crop and animal agriculture- 1,200 employees and nearly \$63M in sales
- Food manufacturing-7,860 jobs and \$3.3B in sales
- Food wholesaling-2,000+ jobs with sales of \$260M
- Food retailing-over 8,500 jobs with sales of \$495M

*That's about 27,500 Lancaster County jobs that can be directly attributed to agriculture (9.4% of the workforce)...*

*And about \$4.7B in sales or roughly 13.3% of the regional economy annually*

data source: Lancaster County Workforce Investment Board



## RURAL PLANNING INDICATORS: Agricultural Economics

### BLUE RIBBON COMMISSION FOR AGRICULTURE Leadership In Planning Rural Development

- Ad-hoc BRC established in 2005 by Lancaster County BOC to find creative and innovative ideas to “Keep Lancaster County Farming”
- A fact-finding process, with input from many Lancaster County ag-industry sectors
- Recommendations ranged from short-term to far-reaching suggestions, addressed the following key topics:
  - **Economic Development**
  - **Communications and Leadership**
  - **Farmland Preservation**
  - **Tax Equity**
  - **Zoning**
- BRC's findings led to the formation of Lancaster County Agriculture Council by multiple ag partners

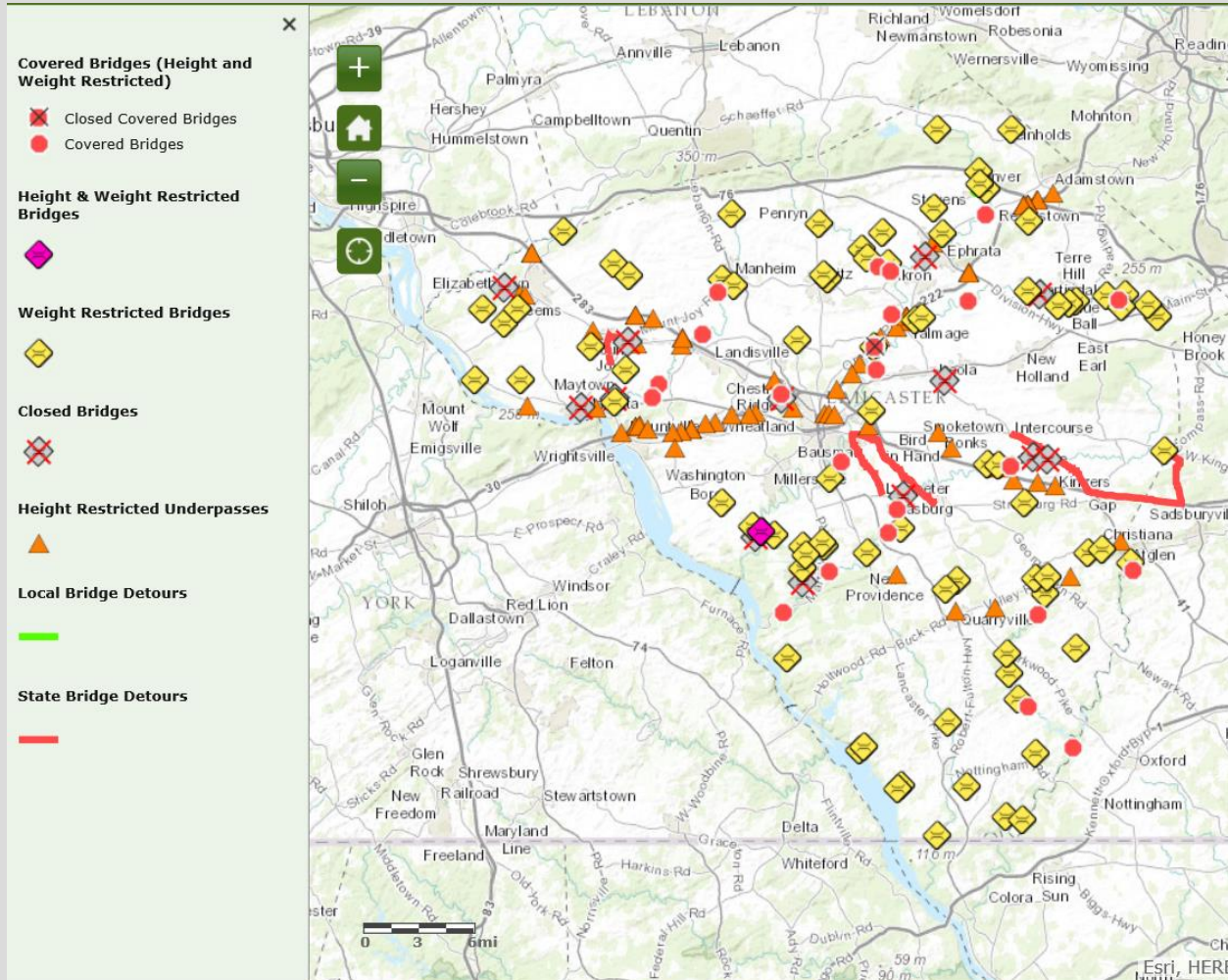


# RURAL PLANNING ANALYTICS: Understanding the Changing Rural Paradigm





# RURAL PLANNING ANALYTICS: Local Planning Data Sources



## DEVELOP LOCAL DATA SOURCES FOR UNDERSTANDING RURAL AREAS

- Establish and maintain consistent baseline data
- Analyze periodically the trends presented by the data
- Evaluate current land use allocations by ag, rural non-ag, urban, natural resource
- Inventory your secondary farm-based businesses
- Track lands devoted to crop vs. animal production
- Identify your ag-rural industrial support infrastructure
- Track your rural (and urban) roadway and bridge deficiencies

# RURAL PLANNING ANALYTICS:

## Local Planning Data Sources



*image: "Human Landscapes of Canada", [www.theatlantic.com](http://www.theatlantic.com), 2015*

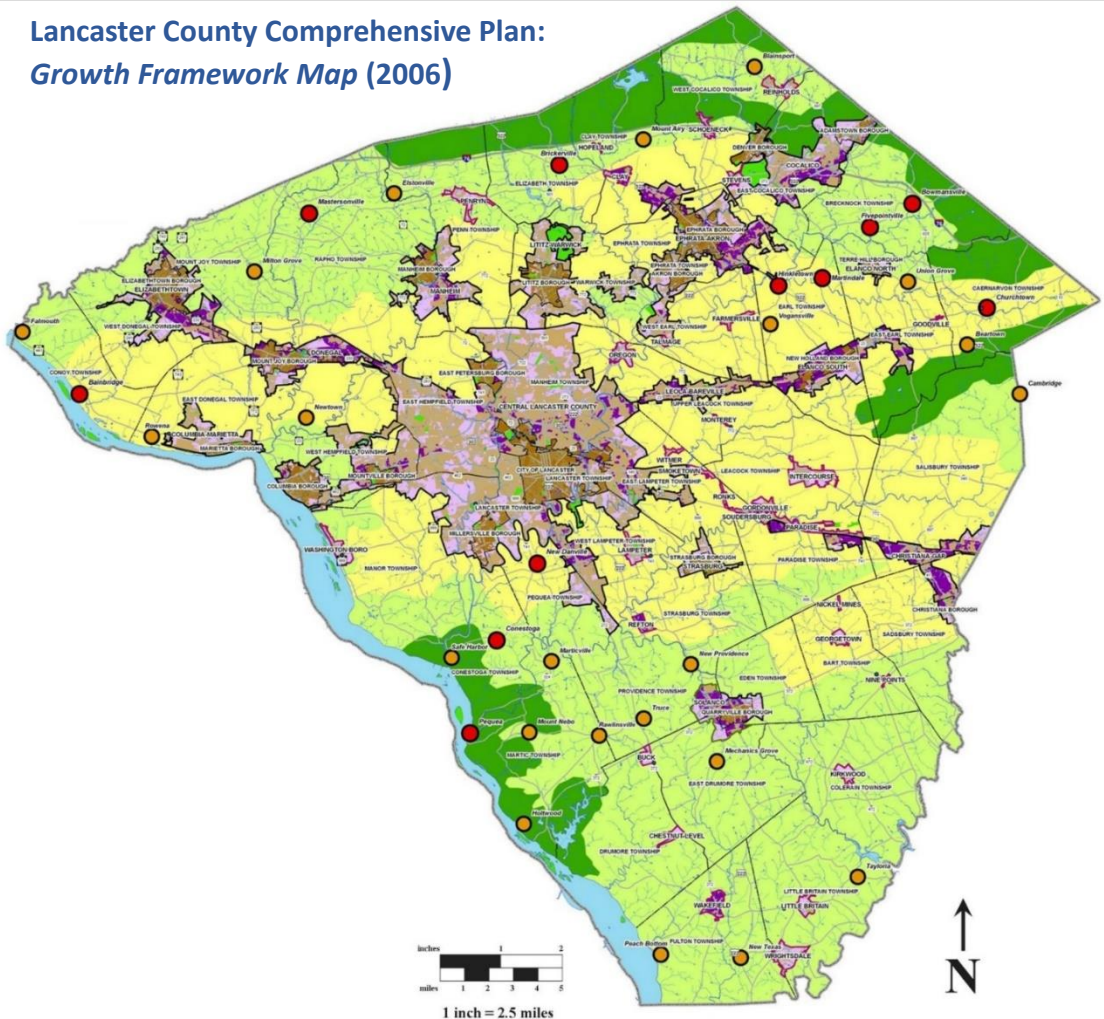
### MONITOR COMMUNITY TRENDS IN AG AND RURAL LAND CONVERSIONS

- Ag-conservation lands consumption by big-box schools, churches, warehouses, ag entertainment uses, ex-urban primary or secondary housing
- Conversion from crop land to poultry barns and other non-soil-based ag activities
- Acreage and soil impacts of rural and ag support businesses



# RURAL PLANNING ANALYTICS: The Comprehensive Plan

Lancaster County Comprehensive Plan:  
*Growth Framework Map (2006)*



## FIRST DETERMINE WHAT IS RURAL AND WHAT IS URBAN

- Began by defining Designated Growth Areas (DGAs), which comprise both urban areas and rural centers
- Everything else – the photo negative – was deemed “rural”
- 85% of new residential is to occur in Urban Growth Areas (UGA’s)
- 15% is to be outside UGA’s (about 260 residences per year)
- Rural Centers are not intended to stimulate growth in rural areas, but rather to “capture” growth that would otherwise occur as “rural sprawl”



Lancaster County  
Planning Commission

## ***Rural Strategy***



part  
1

**Protect  
resources in  
Designated  
Rural Areas**

**Focus  
Growth  
in Rural  
Centers**

part  
2



part  
3

**Support  
the Rural  
Economy**

## **RURAL PLANNING ANALYTICS: The Comprehensive Plan**

### **THE LANCASTER COUNTY RURAL STRATEGY**

#### **Goals**

- Protect resources in Designated Rural Areas
- Focus growth in Rural Centers
- Support the rural economy

#### **Rural Focus**

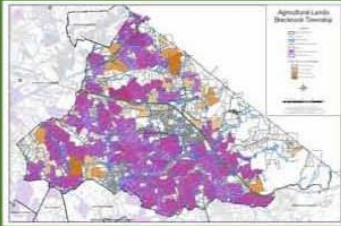
- Create Designated Rural Areas on par with the county's Designated Growth Areas
- Rural areas more detailed and fine-grained than just "those areas that aren't urban"



# RURAL PLANNING ANALYTICS: The Lancaster County Rural Planning Strategy

## Step 1: Identify Resources With GIS Mapping

Agricultural Lands



Natural Resources



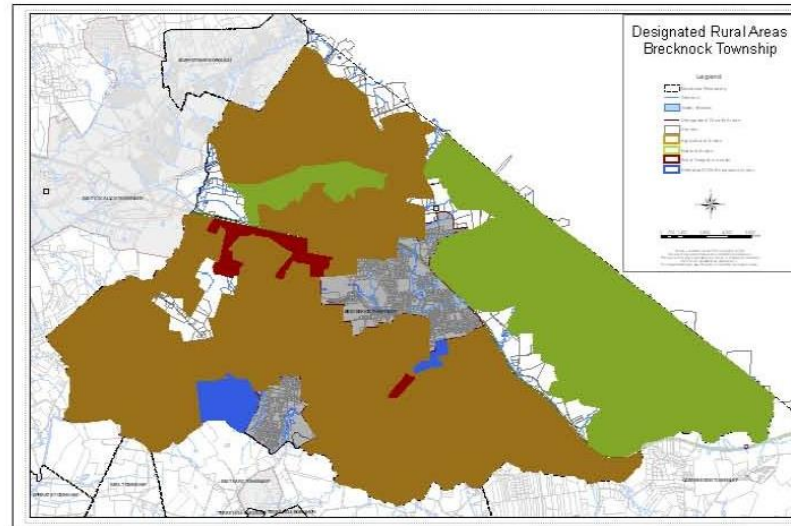
Built Environment



Aerial Photo



## Step 2: Establish Designated Rural Areas



NOTE: This illustration was prepared only for the purpose of exemplifying the DRA process. The areas shown should not be construed to be part of an official planning process or boundaries suggested by LCPC to Brecknock Township.

## Step 3: Adopt Policies and Action Measures

Agricultural Areas

Model Agricultural Zoning

Conservation Measures Package

Natural Areas

Model Conservation Zoning

GreenScapes Implementation

Rural Centers

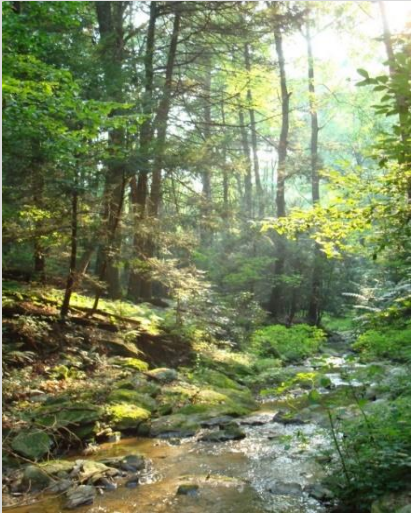
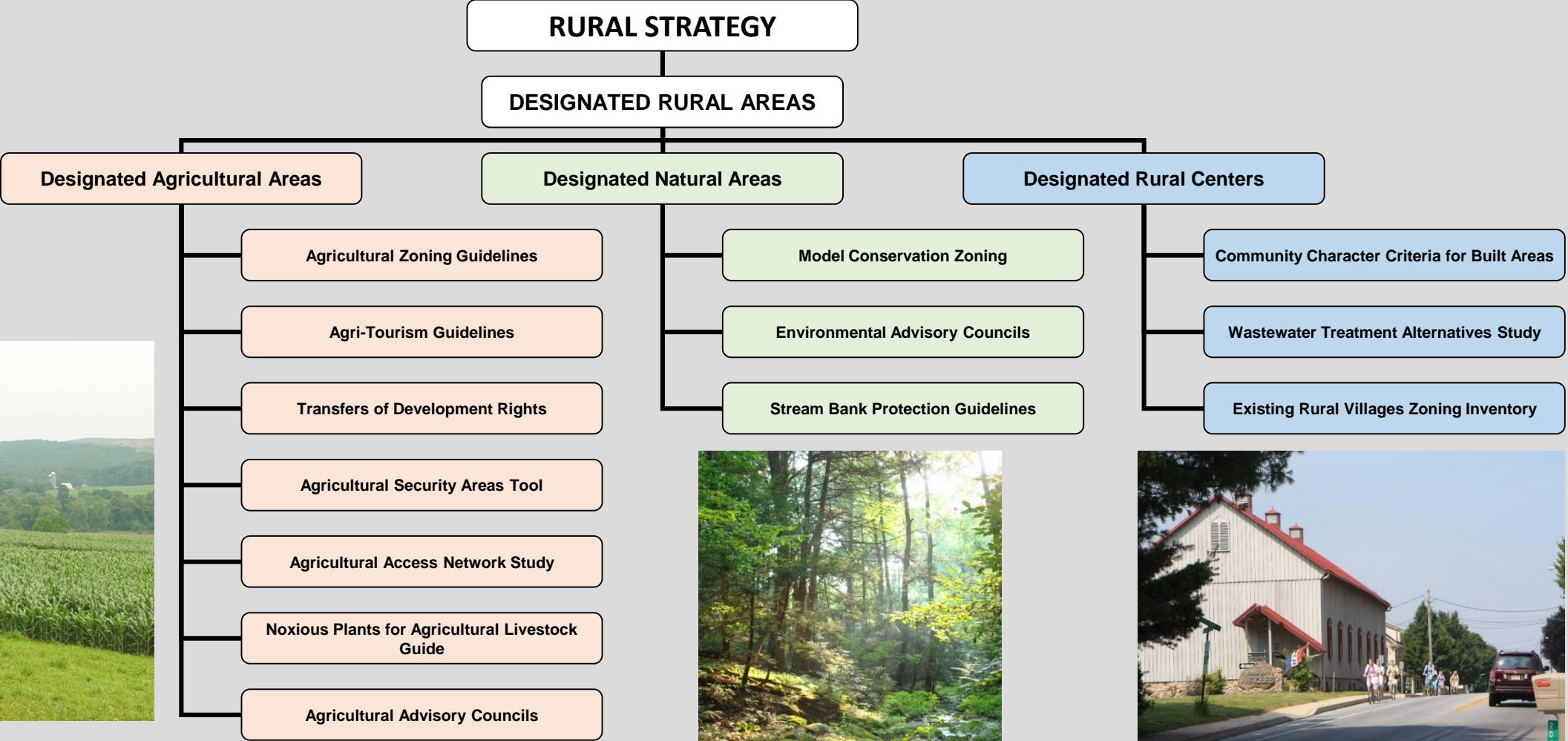
Identification Guide

Rural Community Handbook

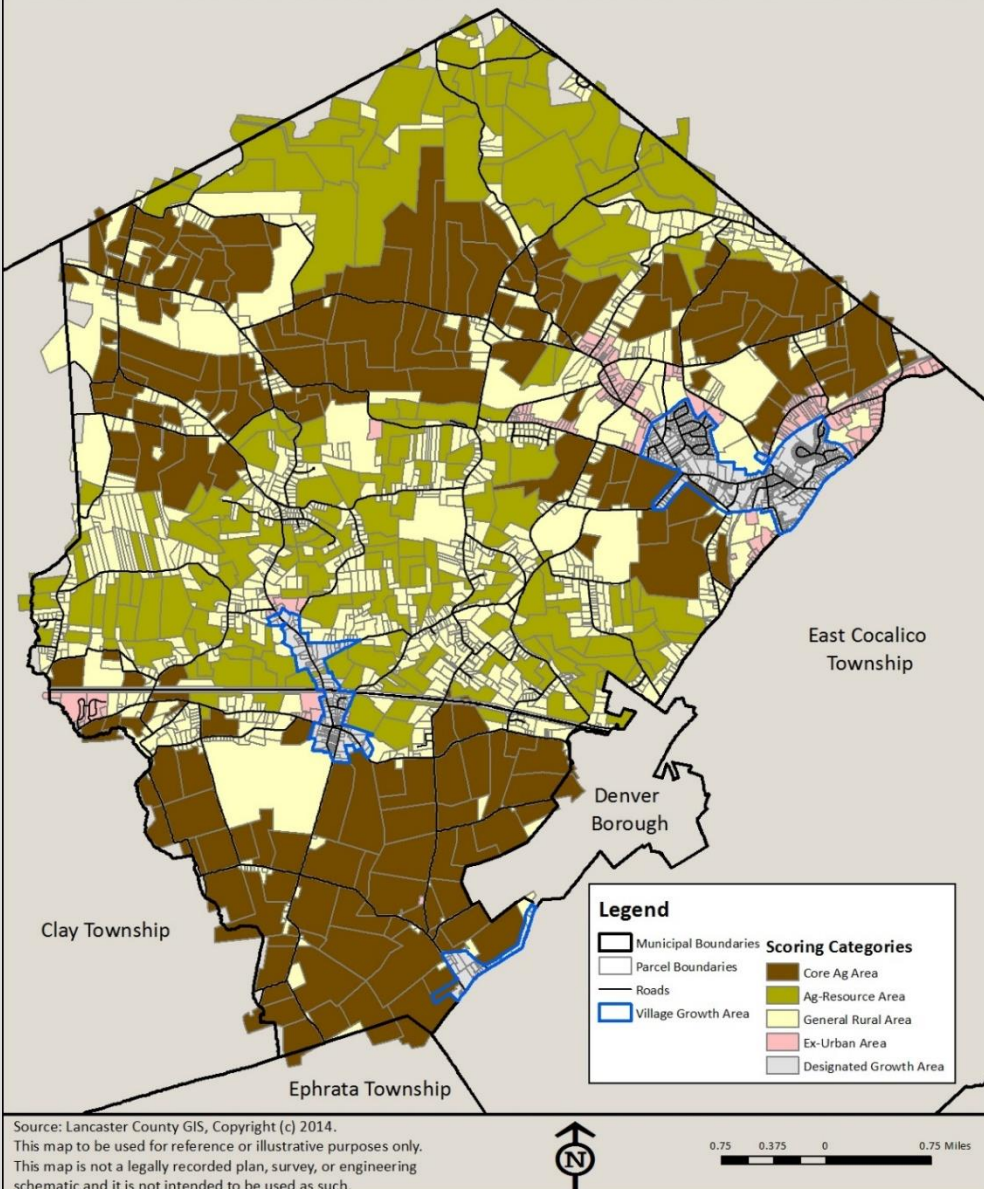
Rural Water/Wastewater Discussion



# RURAL PLANNING ANALYTICS: The Lancaster County Rural Planning Strategy



## Scoring Categories: West Cocalico Township



## RURAL PLANNING ANALYTICS: Rural Lands Analysis

### MEASURING RURAL LANDS COMPATIBILITY-CONFLICT

- A methodology for:
  - Identifying rural planning trends
  - Measuring potential conflict and compatibility between farmland and non-agricultural land uses at the land parcel level
- Intent is to facilitate the continued viability of commercial agriculture in Lancaster County
- Identifies critical masses of productive agricultural areas
- Measures the levels of compatibility or threat associated with adjacent land parcels for consideration in future land-use planning
- Helps define what is truly rural and identifies areas potentially in transition from rural to growth area



# The Value of Measuring Agricultural Compatibility and Conflict In Rural Planning and Land Use



## THIS ANALYSIS PROVIDES AN APPROACH FOR:

- Designating **Core Agricultural Areas** for sustainable protection
- Identifying **General Rural Areas** for consideration in future planning and zoning decisions
- Measuring **potential compatibility and conflict** between farmland and non-agricultural land uses at the land parcel level for planning resolution
- Applying **currently available data** sources rather than requiring new data research

## Rural Planning and Land Use Compatibility- Conflict Evaluation Criteria



- **Soil Productivity Class**  
The predominance of classes I thru IV or of other soil classes
- **Parcel Size**  
10 acres or greater, between 2 and 10 acres, or less than 2 acres
- **Current Land Use**  
Agricultural, natural resource or non-farmland
- **Current Zoning**  
Effective agriculture, natural resource or other
- **Planned Future Land Use**  
Agriculture, natural resource or other
- **Agricultural Security Area Status**  
Either designated or not
- **Farmland Preservation Status**  
Either preserved or not



## Criterion #1 – Soil Productivity Classes



Class 1 Soils

Class 2 Soils

Class 3 Soils

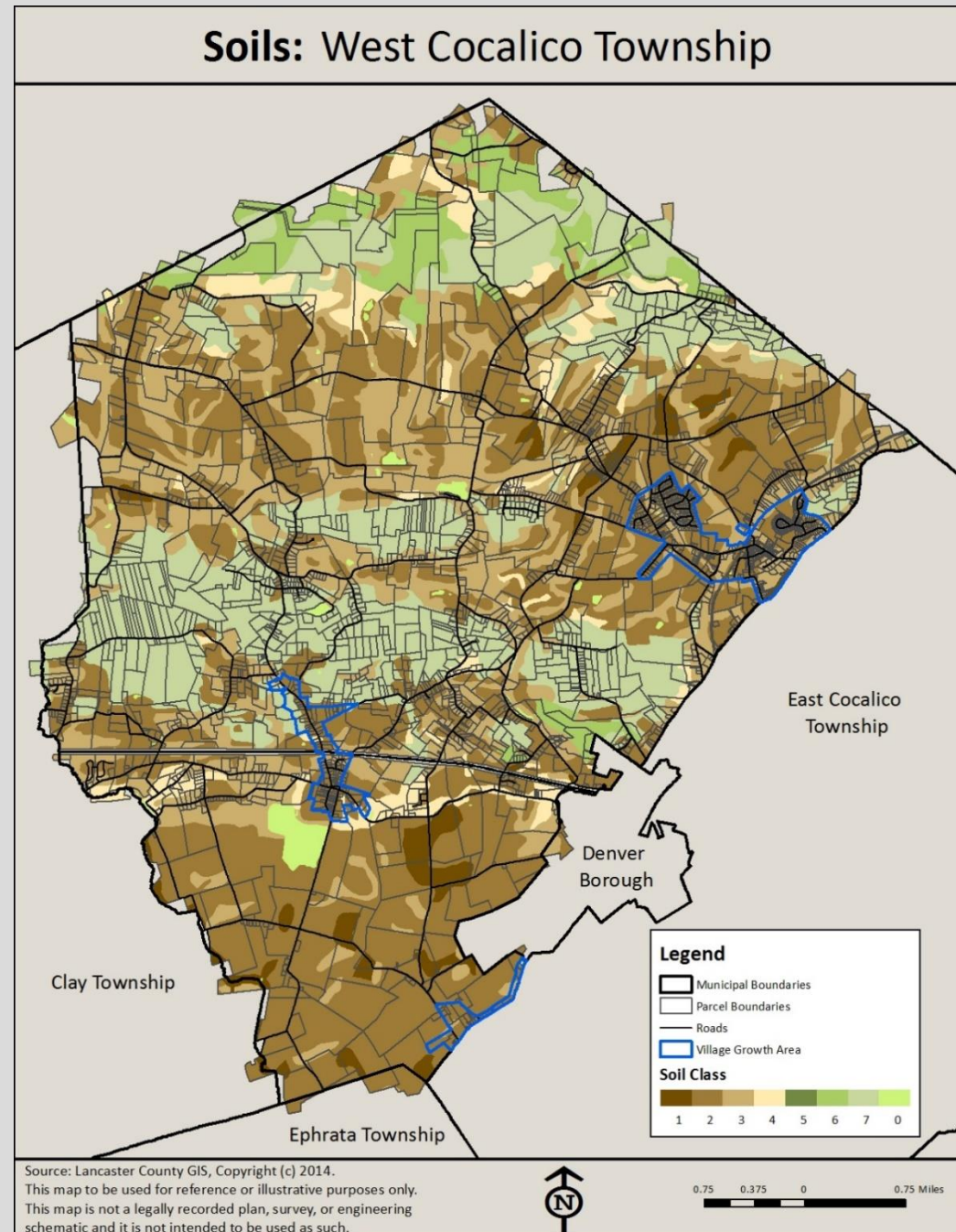
Class 4 Soils

Class 5 Soils

Class 6 Soils

Class 7 Soils

Class 0 Soils



## Criterion #2 – Land Parcels Grouped By Size

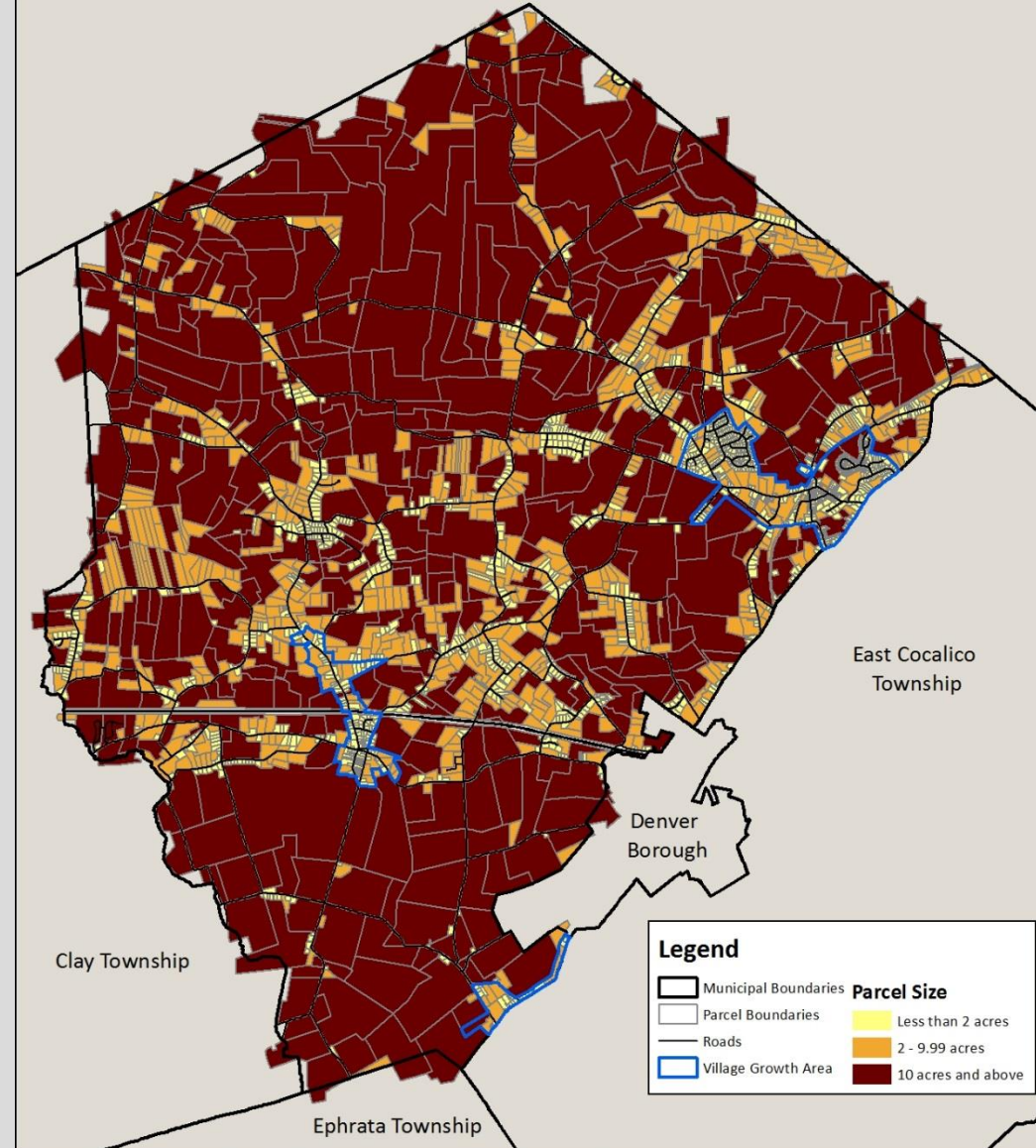


10 Acres Or Greater

2 to 10 Acres

Less Than 2 Acres

## Parcel Size: West Cocalico Township



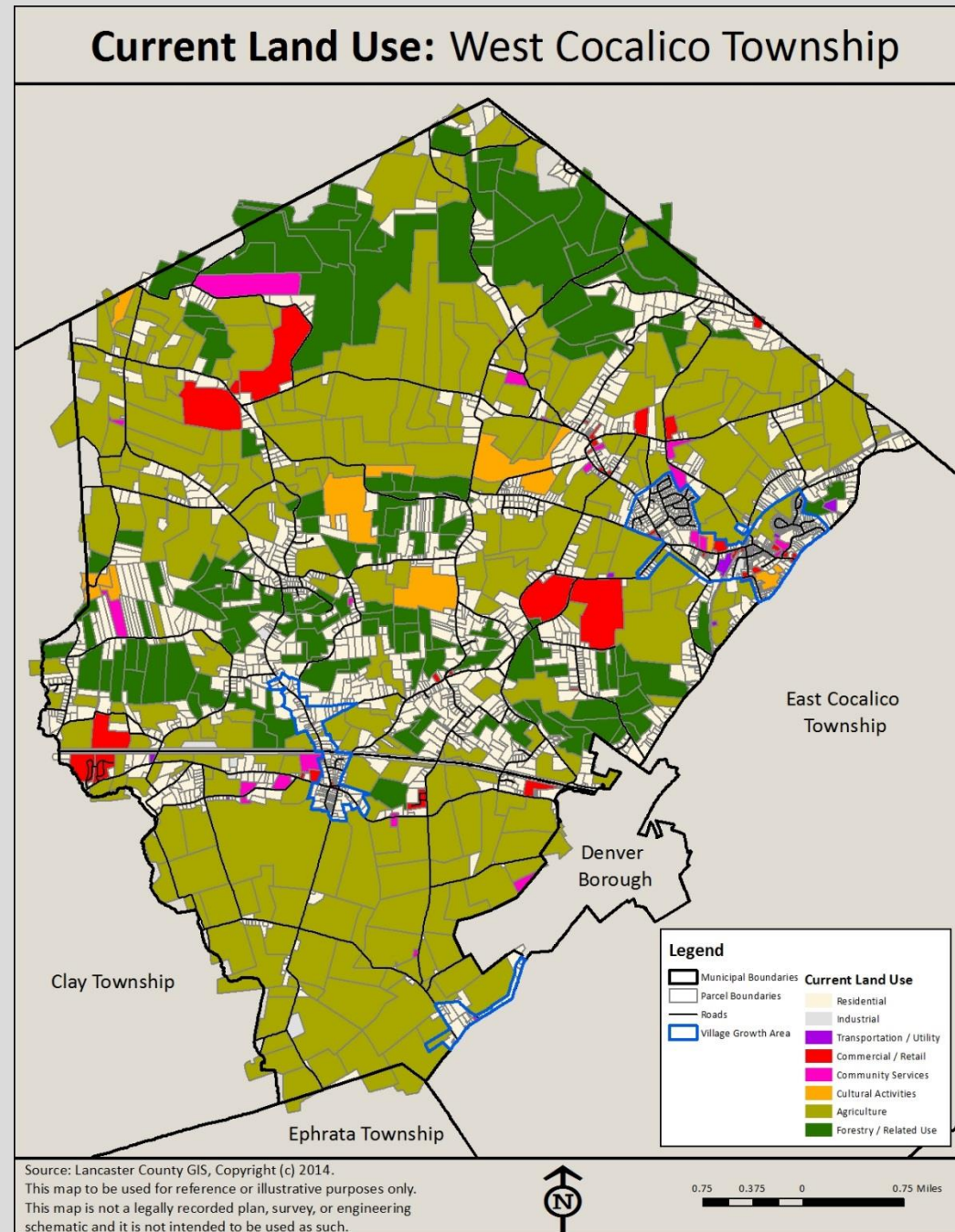
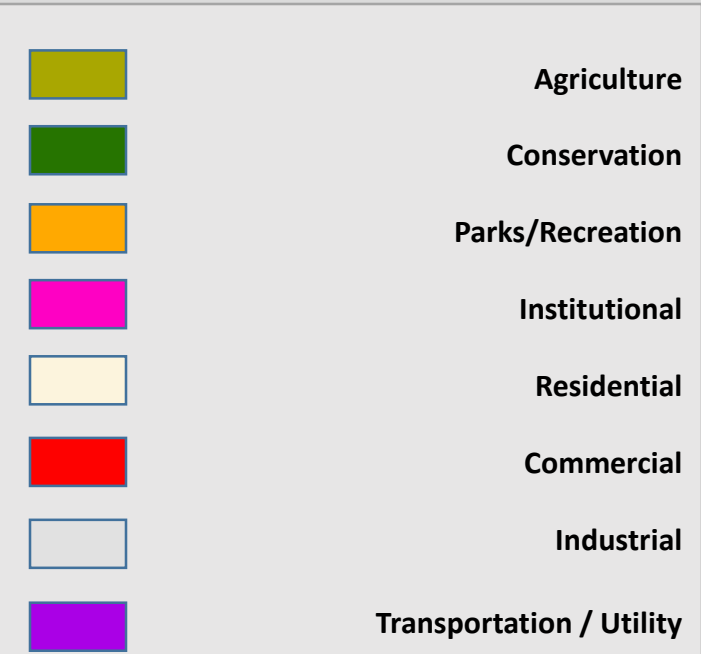
Source: Lancaster County GIS, Copyright (c) 2014.  
This map is to be used for reference or illustrative purposes only.  
This map is not a legally recorded plan, survey, or engineering  
schematic and it is not intended to be used as such.



0.75 0.375 0 0.75 Miles











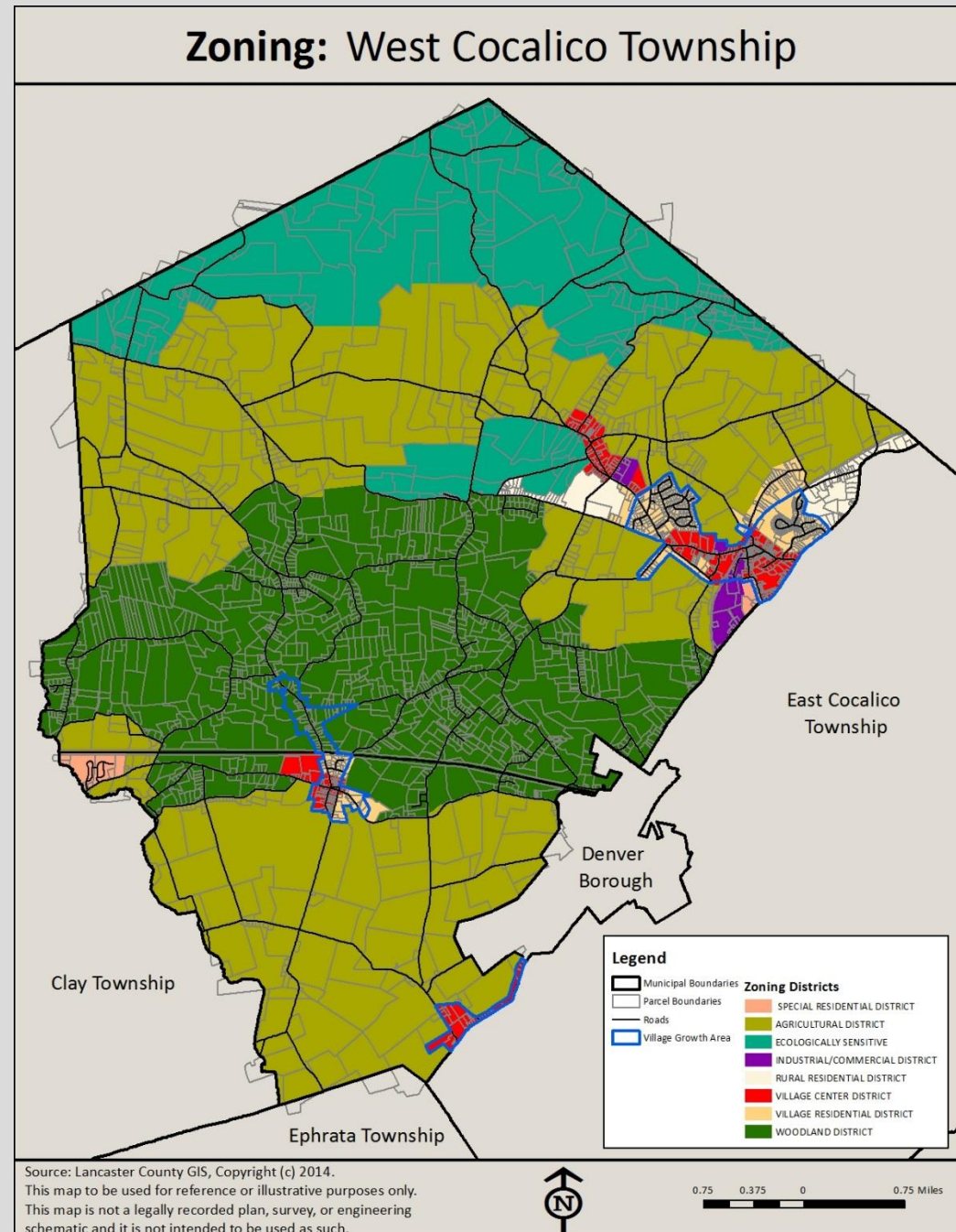
### Criterion #3 – Current Land Uses Grouped By Type



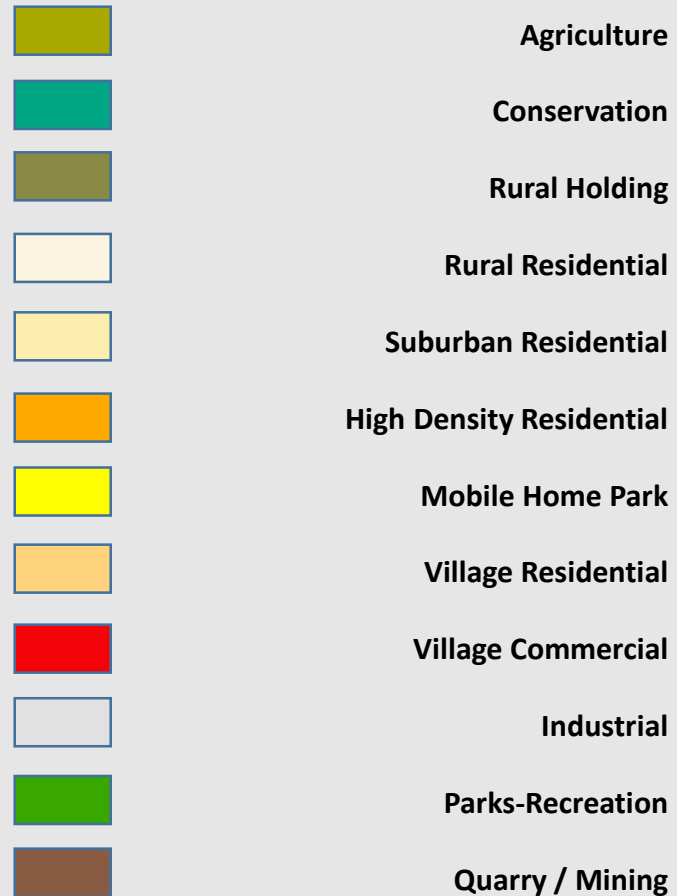


## Criterion #4 – Township Zoning Districts

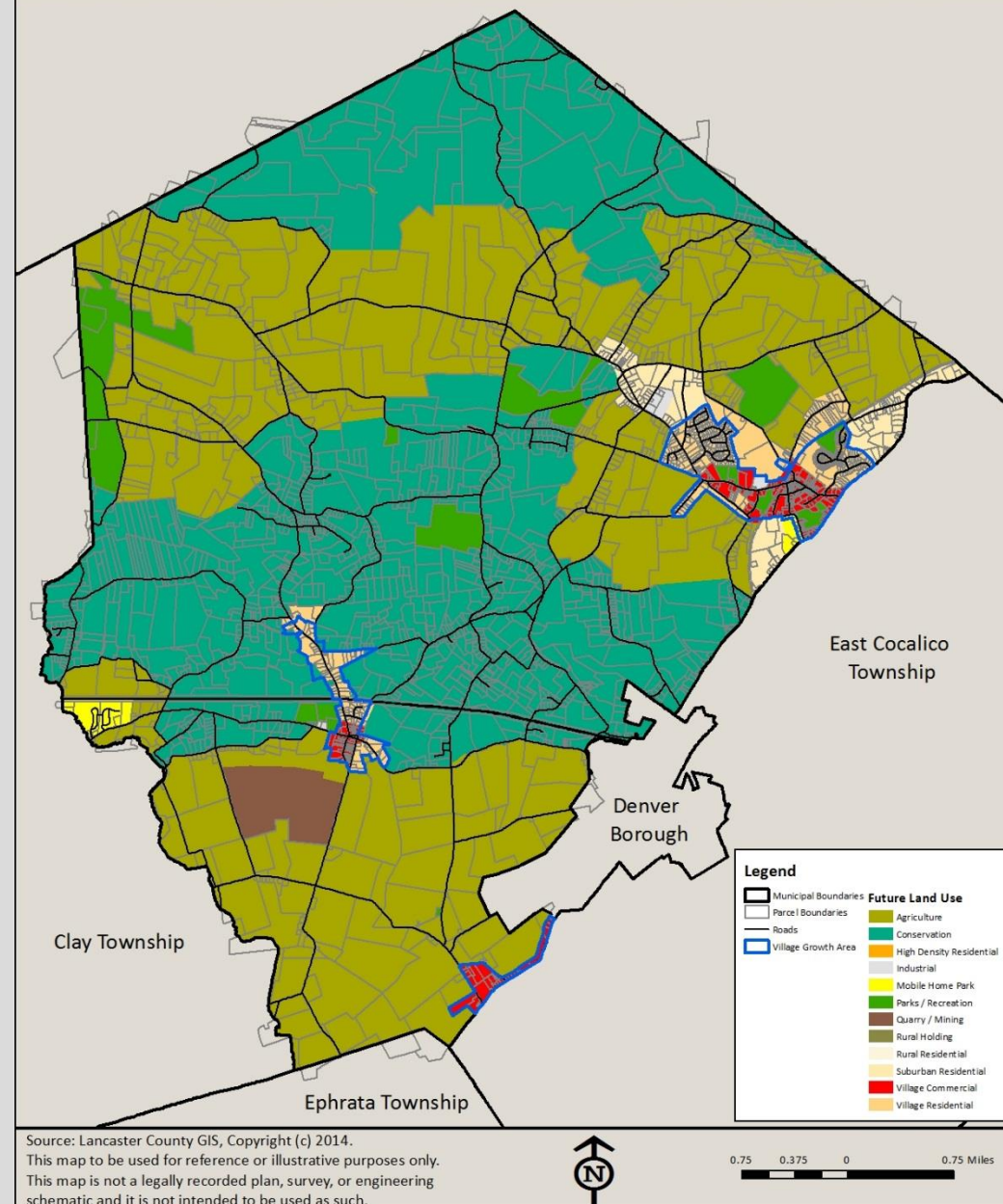
	<b>Agricultural</b>
	<b>ES Ecological</b>
	<b>OS Woodland</b>
	<b>RR Rural Residential</b>
	<b>SR Special Residential</b>
	<b>VC Village Residential</b>
	<b>VC Village Center</b>
	<b>I-C Industrial-Commercial</b>



## Criterion #5 – Twp Comprehensive Plan's Future Land-Use Designations

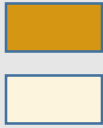


## Future Land Use: West Cocalico Township





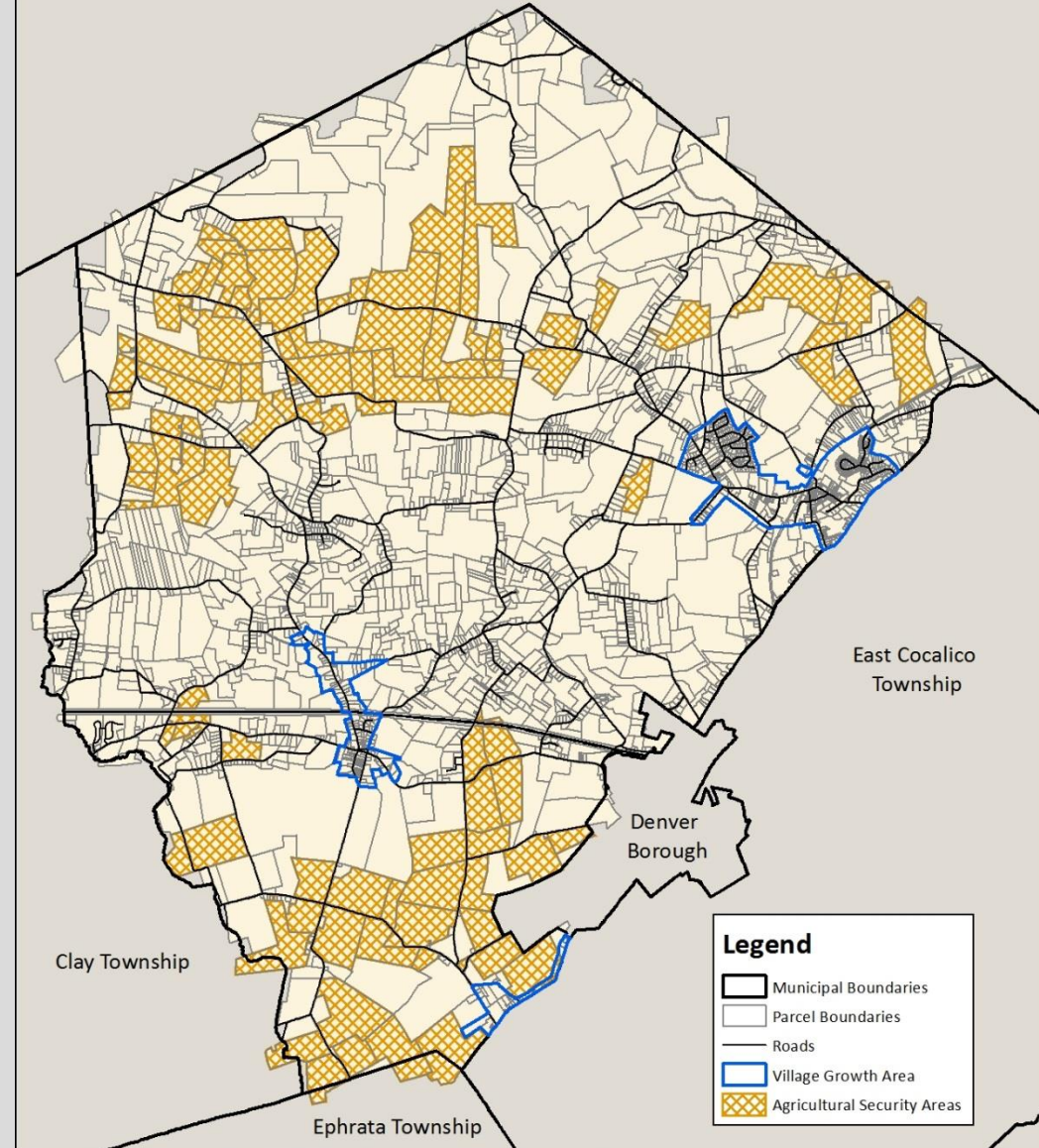
## Criterion #6 – Township Agricultural Security Area Status



**Designated ASA**

**Not Designated**

### Agricultural Security Areas: West Cocalico Township



Source: Lancaster County GIS, Copyright (c) 2014.

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0.75 0.375 0 0.75 Miles



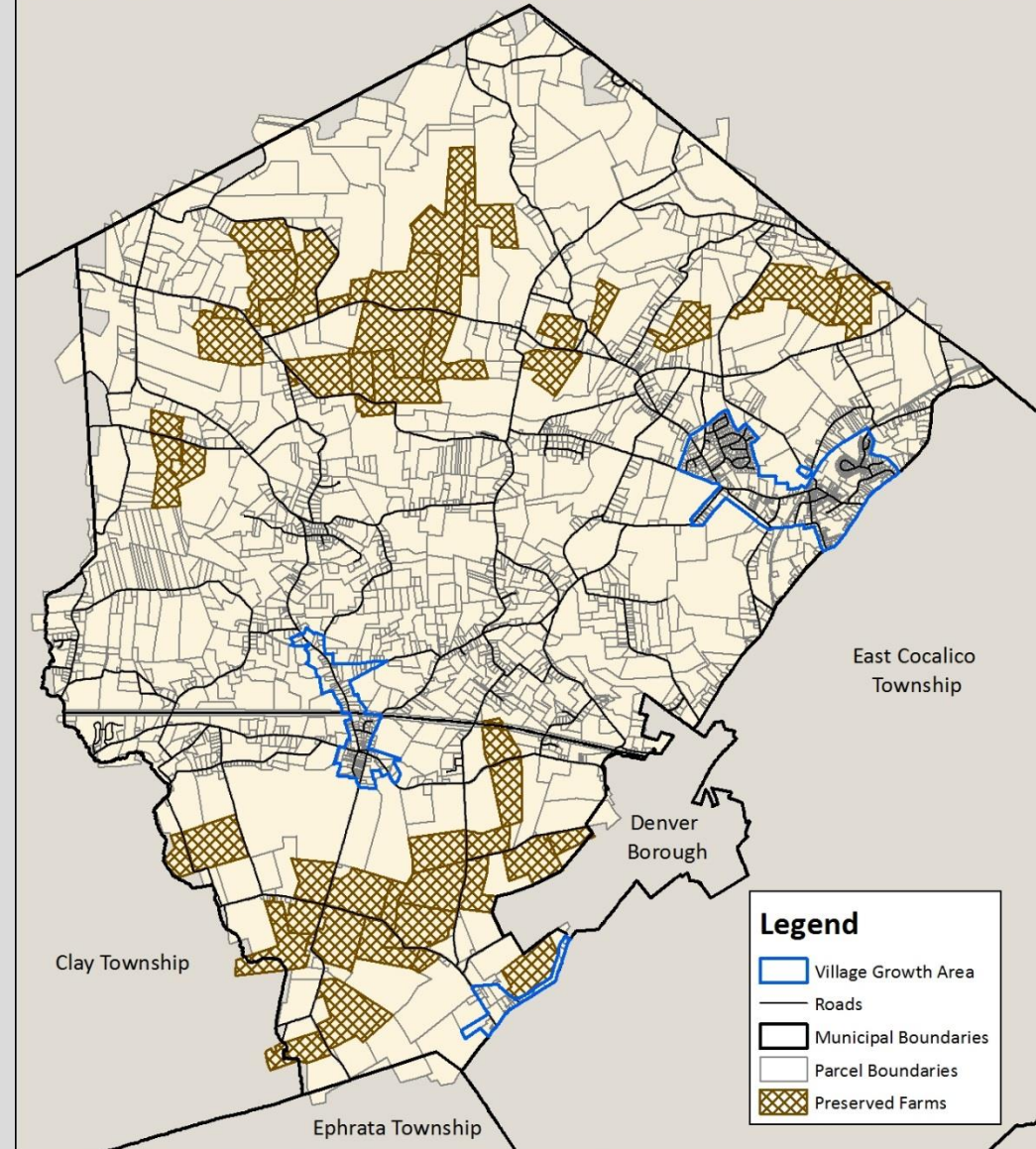
## Criterion #7 – Farmland Preservation Status



**Preserved Farm**

**Not Preserved**

### Preserved Farms: West Cocalico Township



#### Legend

- Village Growth Area
- Roads
- Municipal Boundaries
- Parcel Boundaries
- Preserved Farms

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0.75 0.375 0 0.75 Miles

## Sample Parcel Scoring

- Criteria are scored individually with plus-one (compatible), zero (neutral) or minus-one (in conflict)...
- ...and are weighted equally
- Examples shown would result in:
  - A core agricultural parcel
  - A compatible natural resource parcel
  - A residential parcel under 10 acres, considered to be in conflict with farmland
- Sample is illustrative; data can be compiled in an Excel spreadsheet

CAG Core Ag Area 4 to 7 ARA Ag-Resource Area 0 to 3 GRA General Rural Area -1 to -2 EXU Ex-Urban Area EXU -3 to -4 DGA Designated Growth Area N/A		Agricultural Land Use Compatibility - Conflict Checklist		
Evaluation Criteria	Scoring	Parcel #	Parcel #	Parcel #
		1672085900000	1687522000000	1674231500000
<b>Soils Type</b>				
Classes I thru IV (>50%)	1	+1	+1	
Other classes (>50%)	0			0
<b>Parcel Size</b>				
10 acres+	1	+1	+1	
2 to < 10 acres with current ag land use	0			
Less than 2 acres with current ag land use	-1			
Less than 10 acres (non-ag land use)	-1			-1
<b>Land Use</b>				
Agricultural	1	+1		
Fallow agriculture (less than 5 yrs)	0		0	
Woodland, other natural resource	0			
Fallow agriculture (+5 yrs)	-1			-1
Non-agricultural	-1			
<b>Zoning</b>				
Zoned effective agriculture	1	+1		+1
Zoned effective conservation	0		0	
Otherwise zoned	-1			
<b>Future Land Use</b>				
Planned for agriculture	1	+1		+1
Planned for conservation	0		0	
Otherwise planned	-1			
<b>Ag Security Area</b>				
Designated as an ASA	1	+1		
Not designated as an ASA	0		0	0
<b>Preserved</b>				
Subject to ag conservation easement	1		0	
Subject to natural resource easement	0			
No preservation easement	0	0		0
<b>Net Total</b>		+6	+2	-2

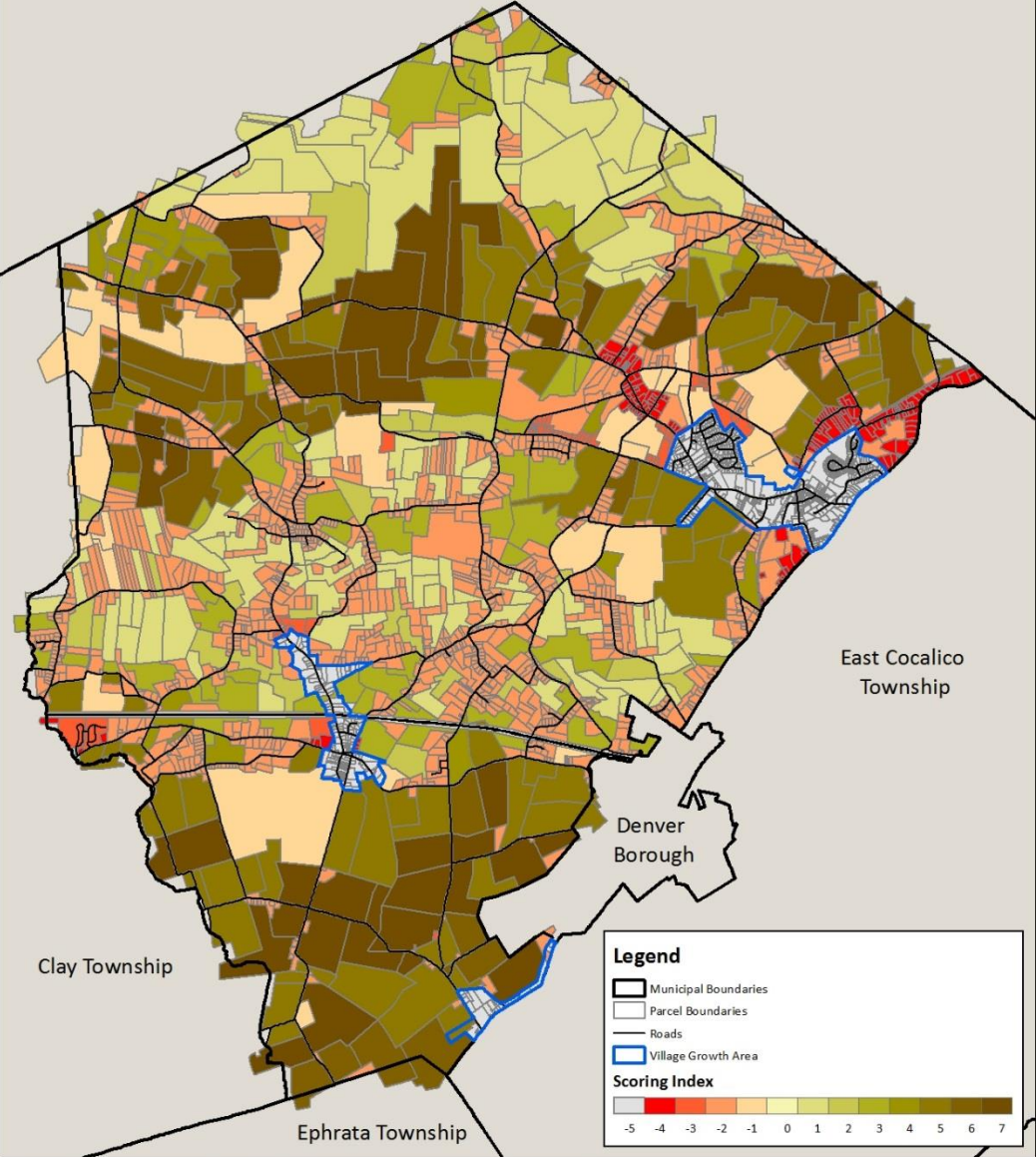
# Compatibility and Conflict Scoring, By Parcel



- +7 - Ag Compatible
- +6 - Ag Compatible
- +5 - Ag Compatible
- +4 - Ag Compatible
- +3 - Ag Neutral
- +2 - Ag Neutral
- +1 - Ag Neutral
- 0 - Ag Neutral
- 1 - Ag Incompatible
- 2 - Ag Incompatible
- 3 - Ag Incompatible
- 4 - Ag Incompatible

Designated Growth Area

## Scoring Index: West Cocalico Township



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## Scoring and Mapping







- **CAG - CORE AGRICULTURAL AREAS**  
*scoring range of +4 thru +7*
- **ARA - AGRICULTURAL-RESOURCE AREAS**  
*scoring range of 0 thru +3*
- **GRA - GENERAL RURAL AREAS**  
*scoring range of -1 thru -2*
- **EXU - EX-URBAN AREAS**  
*scoring range of -3 thru -4*

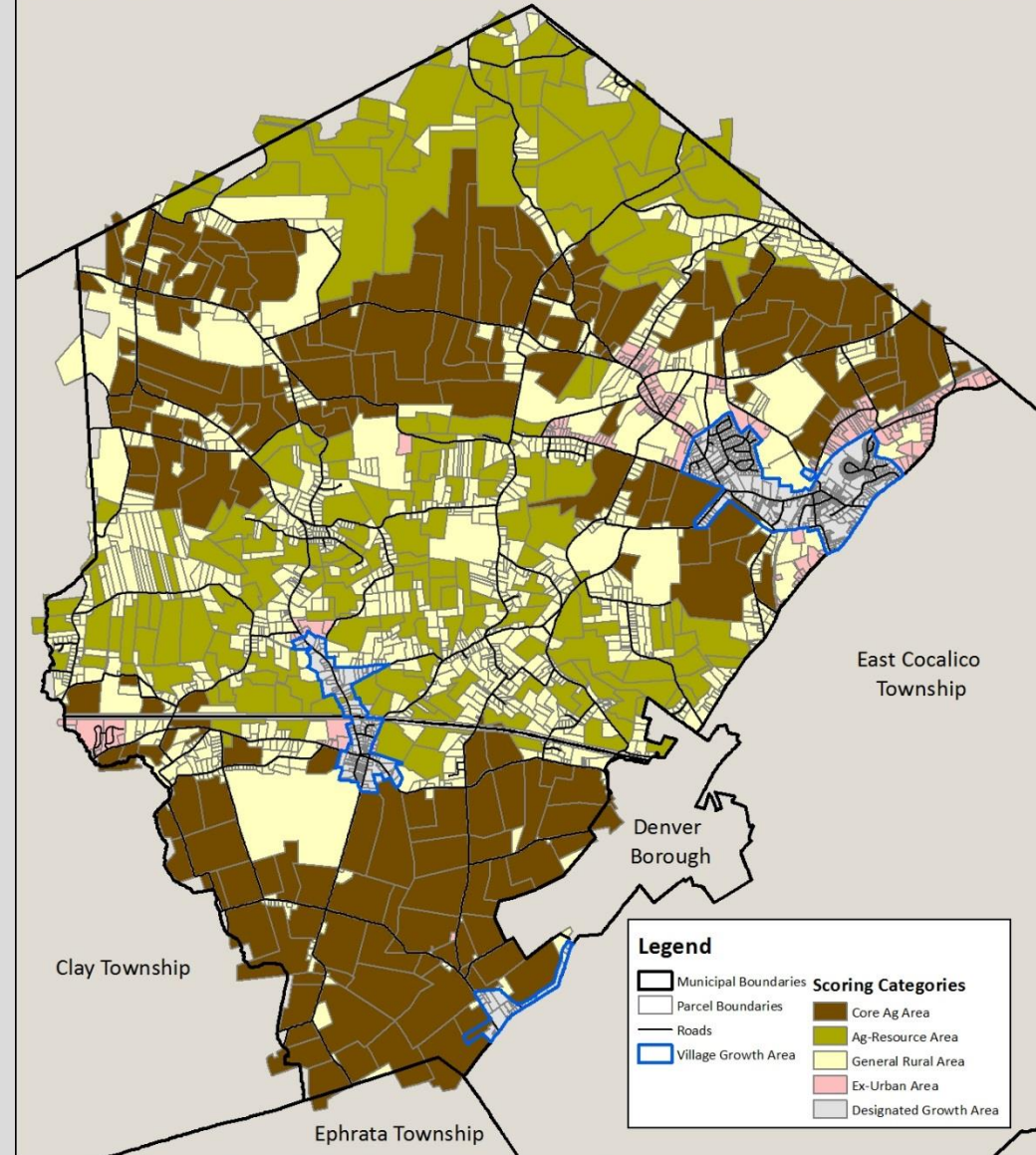
Scoring can also be applied and mapped on a parcel-by-parcel basis in order to:

- Make detailed subarea evaluations
- Determine precise zoning district or future land-use boundaries

## Generalized Agricultural and Rural Lands Scoring, By Category

-  **CAG - Core Agricultural Areas**  
scoring range of +4 thru +7
-  **ARA - Ag-Resource Areas**  
scoring range of 0 thru +3
-  **GRA - General Rural Areas**  
scoring range of -1 thru -2
-  **EXU - Ex-Urban Areas**  
scoring range of -3 thru -4

## Scoring Categories: West Cocalico Township



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0.75 0.375 0 0.75 Miles



## Using This Rural Planning Tool



### THIS ANALYSIS CAN HELP:

- **Designate** critical masses of core agricultural areas
- **Delineate** rural area boundaries
- **Identify** areas that are potentially transitioning to more intensive development
- **Match** planning and zoning decisions more closely to actual land uses and parcel boundaries
- **Assist** decision-making for prioritizing and funding farmland preservation
- **Guide** the selection of sending areas for transfers of development rights



# RURAL PLANNING ANALYTICS: The Lancaster County Zoning Lexicon

## WHY A ZONING LEXICON?

- MPC amendment in 2000 promoted consistency in local zoning terminology
- Original LCPC follow-up to MPC oriented toward municipal zoning buy-in
- Current lexicon reconfigures it as an LCPC research and analysis tool
- Enables countywide or regional research and analysis of municipal zoning

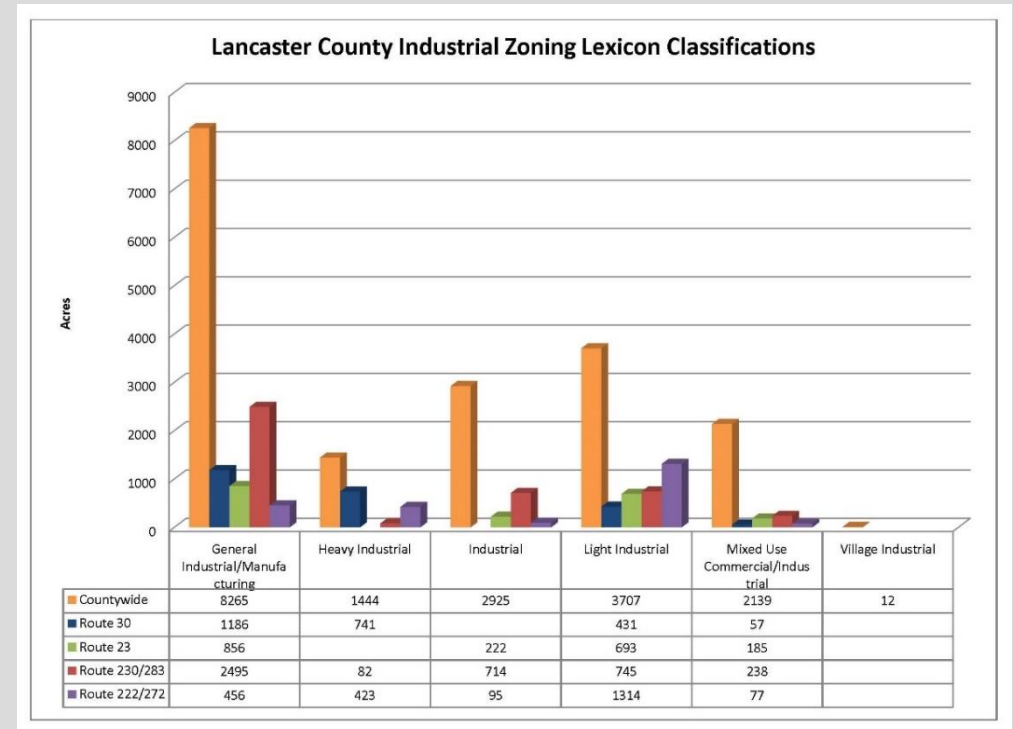
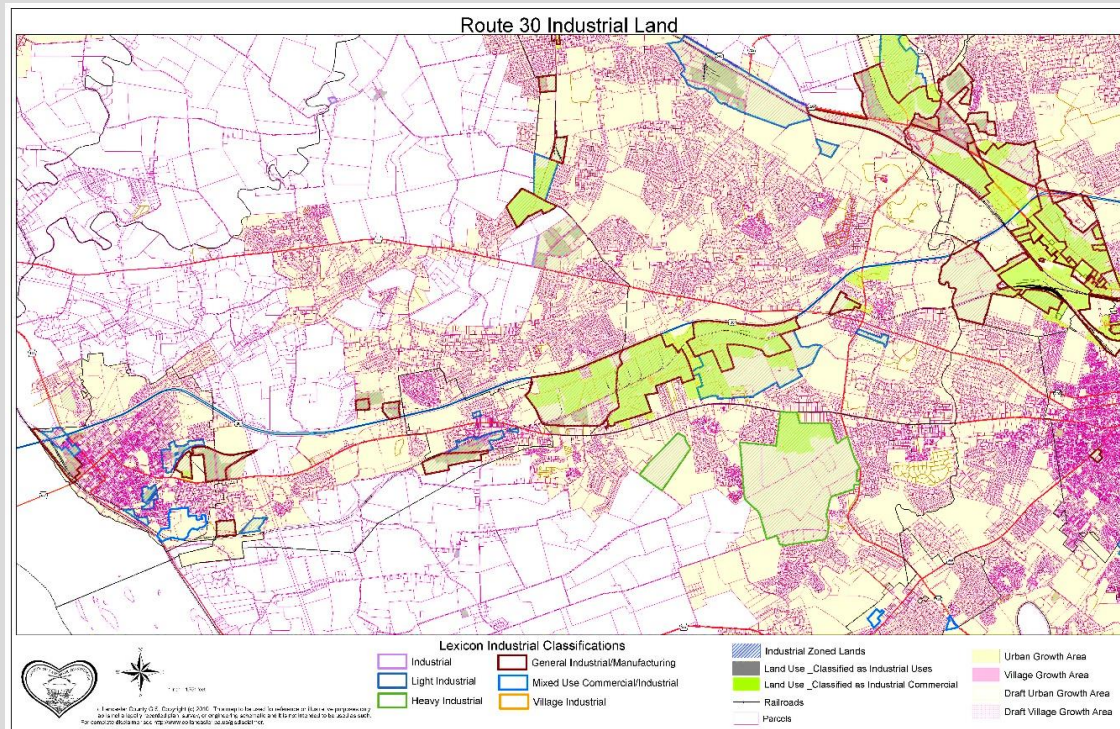


## KEY POINTS

- Consolidates 600+ municipal zoning districts into 25 lexicon categories
- Incorporates special planning topics such as DGA and rural status, big-box retail, TDR areas, and LCPC policy on density and mixed use
- Can be used for countywide or regional:
  - Land use analyses
  - Build-out analyses
  - Growth tracking
  - Population forecasting

# RURAL PLANNING ANALYTICS: The Lancaster County Zoning Lexicon

- Analyzed industrially zoned land along highway corridors straddling multiple municipalities
- Categorized “industrial” zoning districts into five groupings, including mixed commercial-industrial and village settings
- Used to advise local economic development organization



# RURAL PLANNING ANALYTICS: The Lancaster County Zoning Lexicon

- Individual zoning lexicon data sheets prepared in support of the tool
- Data sheets used to illustrate and communicate typical development characteristics and patterns associated with each lexicon category

## EFFECTIVE AGRICULTURAL AREAS-50 CODE [RA-EAA (50)]

### Zoning Lexicon Data Sheet



#### DESCRIPTION:

To establish and preserve areas of prime agricultural capability that limit subdivision and land development at a minimum of one lot per 50 acres as found in multiple townships in Lancaster County. Minimum farm sizes range from 10 - 50 acres which allow for intensive agricultural uses.

#### DEVELOPMENT CHARACTERISTICS:

*Permitted Uses:* Agricultural, animal husbandry, horticultural, forestry, and one residential lot per 50 acres.

*Dwelling Types:* Farmsteads, single-family detached dwelling unit, and echo housing.

#### DEVELOPMENT DENSITY:

*Density:* 1 development right per 50 acres  
*Lot Sizes:* 1-2+ acres (residential lots)

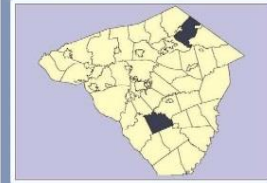
*Impervious Coverage (%):* 10-20  
*Building Height:* 35'- 50'



Stoner Farm – East Earl Township

## TRADITIONAL VILLAGE RESIDENTIAL CODE [VG-TVR]

### Zoning Lexicon Data Sheet



#### DESCRIPTION:

To establish all varieties of housing types to include multi-family housing that will be compatible with the size and scale of the existing village and are protected from encroachment by potentially incompatible nonresidential uses. It is applied to areas having convenient access and adequate services and facilities for residents with minimal impact on minor streets.

#### DEVELOPMENT CHARACTERISTICS:

*Permitted Uses:* Single-family detached dwellings, duplexes, multi-family dwellings, churches, parks and playgrounds, and municipal uses.

*Dwelling Types:* Single-family detached, attached, semi-attached, and multi-family dwelling units

#### DEVELOPMENT DENSITY:

*Density:* 2.5+ RAC net (residences per net acre)  
*Lot Sizes:* 4,500 - 7,500 ft<sup>2</sup>

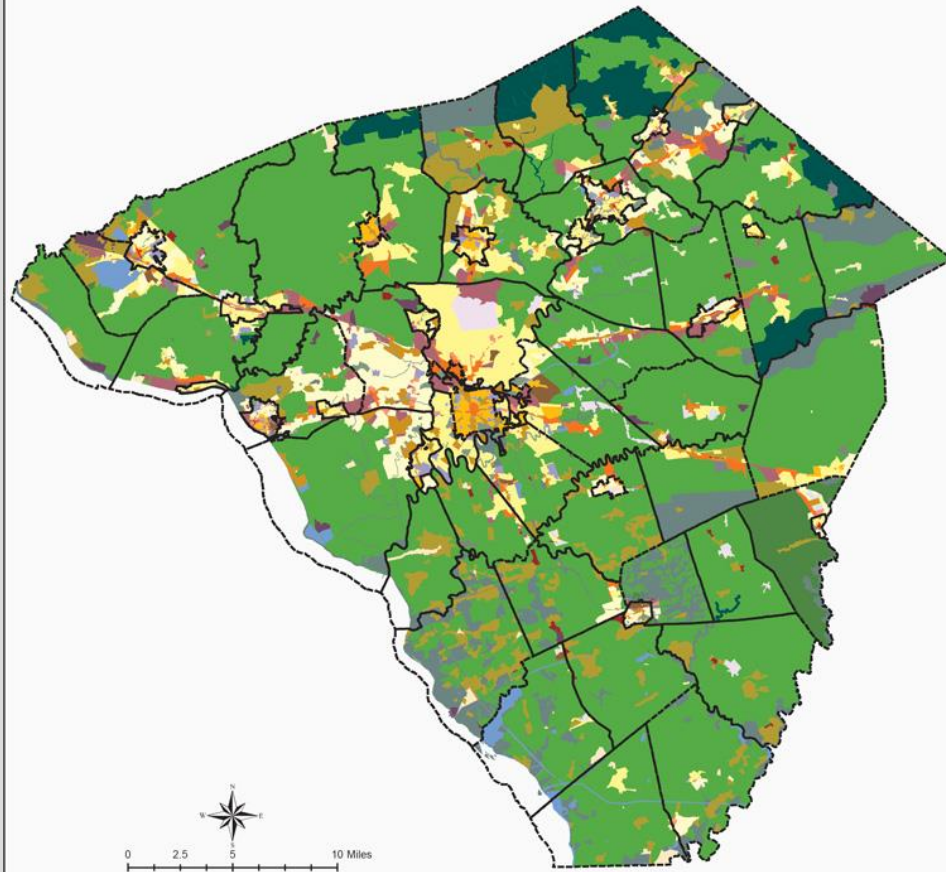
*Impervious Coverage (%):* 45-50  
*Building Height:* 20' - 35'



The Village of Reamstown – East Cocalico Township



## PLANNING LEXICON



### Legend

#### Planning Lexicon

DG-CBD - CENTRAL BUSINESS DISTRICT	DG-URN - URBANIZED RESIDENTIAL
DG-DR - DEVELOPMENTAL RESERVE	DG-VC - VILLAGE CENTER
DG-I - INDUSTRIAL	RA-AA - AGRICULTURAL AREAS
DG-INS - INSTITUTIONAL	RA-C - RURAL COMMERCIAL
DG-MUEC - MIXED-USE EMPLOYMENT CENTER	RA-CC - CROSSROADS COMMUNITY
DG-MURN - MIXED-USE COMMERCIAL/RESIDENTIAL	RA-EAA-20 & 50 - EFFECTIVE AG-20&50
DG-NC - NEIGHBORHOOD COMMERCIAL	RA-EOSC-20 & 50 - EFFECTIVE OPEN SPACE-20&50
DG-POS - PARKS & OPEN SPACES	RA-I - RURAL INDUSTRIAL
DG-RC - REGIONAL COMMERCIAL	RA-INS - RURAL INSTITUTIONAL
DG-SFRN - SINGLE-FAMILY RESIDENTIAL	RA-ME - MINERAL EXTRACTION
DG-SMFRN - SINGLE/MULTI-FAMILY RESIDENTIAL	RA-OSC - OPEN SPACE CONSERVATION
	RA-RR - RURAL RESIDENTIAL

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## RURAL PLANNING ANALYTICS: The Lancaster County Planning Lexicon

### KEY POINTS

- Provides similar analytic capabilities for future land-use designations of municipal comprehensive plans as the Zoning Lexicon
- Enables regional and countywide perspectives on local long-range land-use planning
- Consolidates 80+ municipal future land-use categories into 25 lexicon categories
- Underlying land use groupings and planning principles (e.g., DGA vs. rural) are shared with the Zoning Lexicon

# RURAL PLANNING ANALYTICS:

## Fiscal Impact Analysis



### PROVIDENCE TOWNSHIP FISCAL IMPACT ANALYSIS

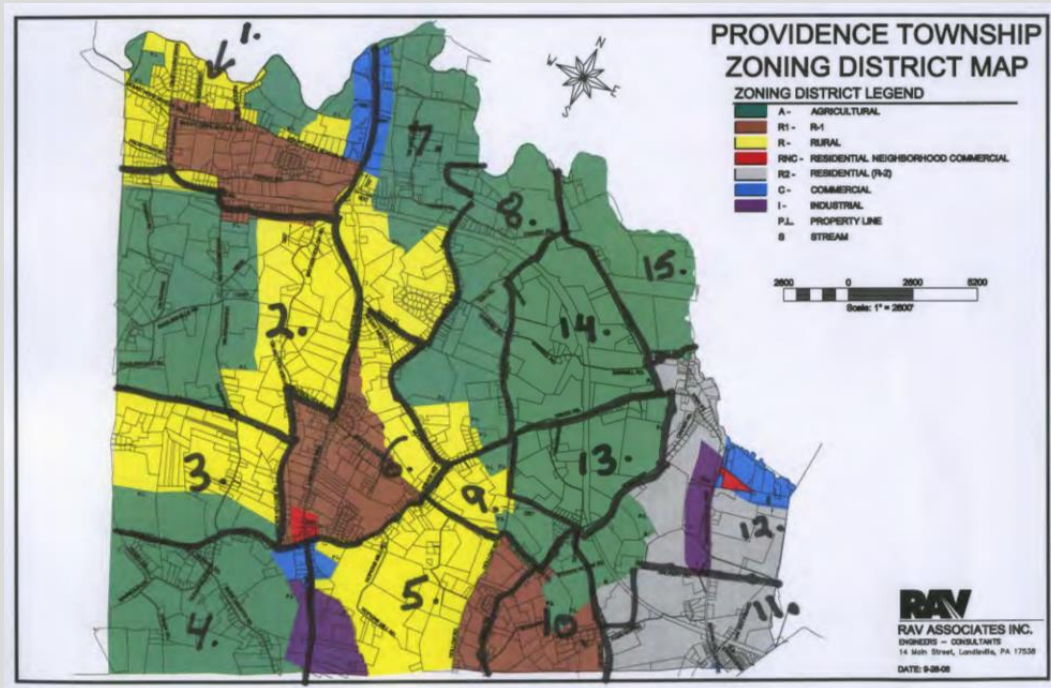
- Focused only on the fiscal impacts of new residential development on municipal and school district budgets
- Not an economic impact analysis
- Used 20 municipal and school district cost and revenue factors in the analysis
- Results were intended to be part of a larger discussion about the overall impact of potential development on the township
- Used a methodology developed by Penn State University's College of Agricultural Sciences Cooperative Extension

# RURAL PLANNING ANALYTICS:

## Fiscal Impact Analysis

### RESIDENTIAL ZONING BUILD-OUT ANALYSIS GENERAL ASSUMPTIONS

- Build-out outside UGAs was projected based on:
  - Single-family dwellings built on a 1-1/2 acre lots
  - Parcels < 5 acres considered fully developed
  - 75% of undeveloped parcels could be developed
  - Only the number of new lots, not the associated acreage, were counted in the Agricultural District.
- Build-out inside UGAs was projected based on:
  - Single- and multi-family dwellings
  - Average density of 4 dwellings per acre
  - 75% of undeveloped parcels could be developed.





# RURAL PLANNING ANALYTICS:

## Fiscal Impact Analysis

### Annual Fiscal Impact at Build-Out

(in 2013 Dollars)

	SCENARIO #1	SCENARIO #2	SCENARIO #3
New Dwellings / New Residents	3175 / 8604	2328 / 6309	1166 / 3160
<b>20 Total Revenue Increases</b>			
School District Revenue Increases	\$12,348,453	\$9,054,236	\$4,534,897
Municipal Revenue Increases	\$3,522,451	\$2,582,761	\$1,293,599
<b>10 Total Cost Increases</b>			
School District Cost Increases	\$14,428,657	\$10,579,500	\$5,298,839
Municipal Cost Increases	\$4,401,894	\$3,227,594	\$1,616,570
<b>21 Annual Fiscal Impact</b>			
School District Impact	-\$2,080,204	-\$1,525,264	-\$763,942
Municipal Impact	-\$879,444	-\$644,833	-\$322,970
<b>Total Impact</b>	<b>-\$2,959,647</b>	<b>-\$2,170,097</b>	<b>-\$1,086,913</b>

### PROVIDENCE TOWNSHIP CUMULATIVE FISCAL IMPACT ANALYSIS AT 2040 BUILD-OUT

- Analysis examined three possible growth scenarios for 2013-2040 based on the existing and proposed zoning ordinance and map
- Build-out scenarios of new residential development are thru 2040:
  - High Growth: 3,175 new lots
  - Medium Growth: 2,328 new lots
  - Low Growth: 1,166 new lots

# RURAL PLANNING TOOLS-STRATEGIES: Responding to the Changing Rural Paradigm

*How Can You Develop Your  
Own Rural Planning Vision  
And Strategy?*



# ZONING PRACTICE

MARCH 2013

AMERICAN PLANNING ASSOCIATION



Ⓢ ISSUE NUMBER 3

PRACTICE RURAL PROTECTION



## RURAL PLANNING TOOLS-STRATEGIES: Establishing Priorities

### Planning Outside the Growth Boundary

*By Dean S. Severson, AICP*

### WHAT IS A RURAL AREA AND HOW DO YOU KNOW WHEN YOU GET THERE?

#### Designated Rural Areas in Lancaster County

- Overarching goal is to protect Lancaster County's individual resources in addition to entire landscapes through a holistic approach to conservation

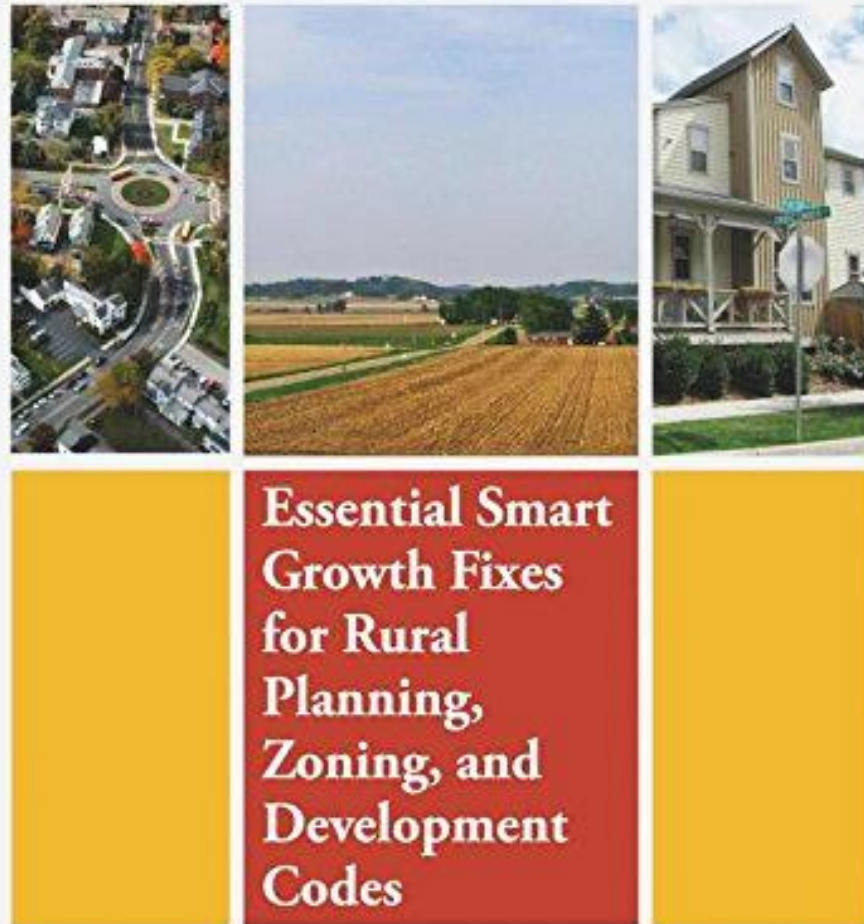
#### Identify the specific components of your rural areas

- Craft plans and land-use regulations that reflect and recognize the unique development patterns of your rural area



## RURAL PLANNING TOOLS-STRATEGIES: EPA's 10 Essential Smart Growth Fixes

- Determine Areas for Growth and for Preservation
- Incorporate Fiscal Impact Analysis in Development Reviews
- Reform Rural Planned Unit Developments
- Use Wastewater Infrastructure Practices That Meet Development Goals
- Right-Size Rural Roads
- Encourage Appropriate Densities on the Periphery
- Use Cluster Development to Transition From Town to Countryside
- Create Development Policies and Standards That Preserve Rural Character
- Protect Agricultural and Sensitive Natural Areas
- Plan and Encourage Rural Commercial Development



# RURAL PLANNING TOOLS-STRATEGIES:

## Traditional Tools For Rural Planning

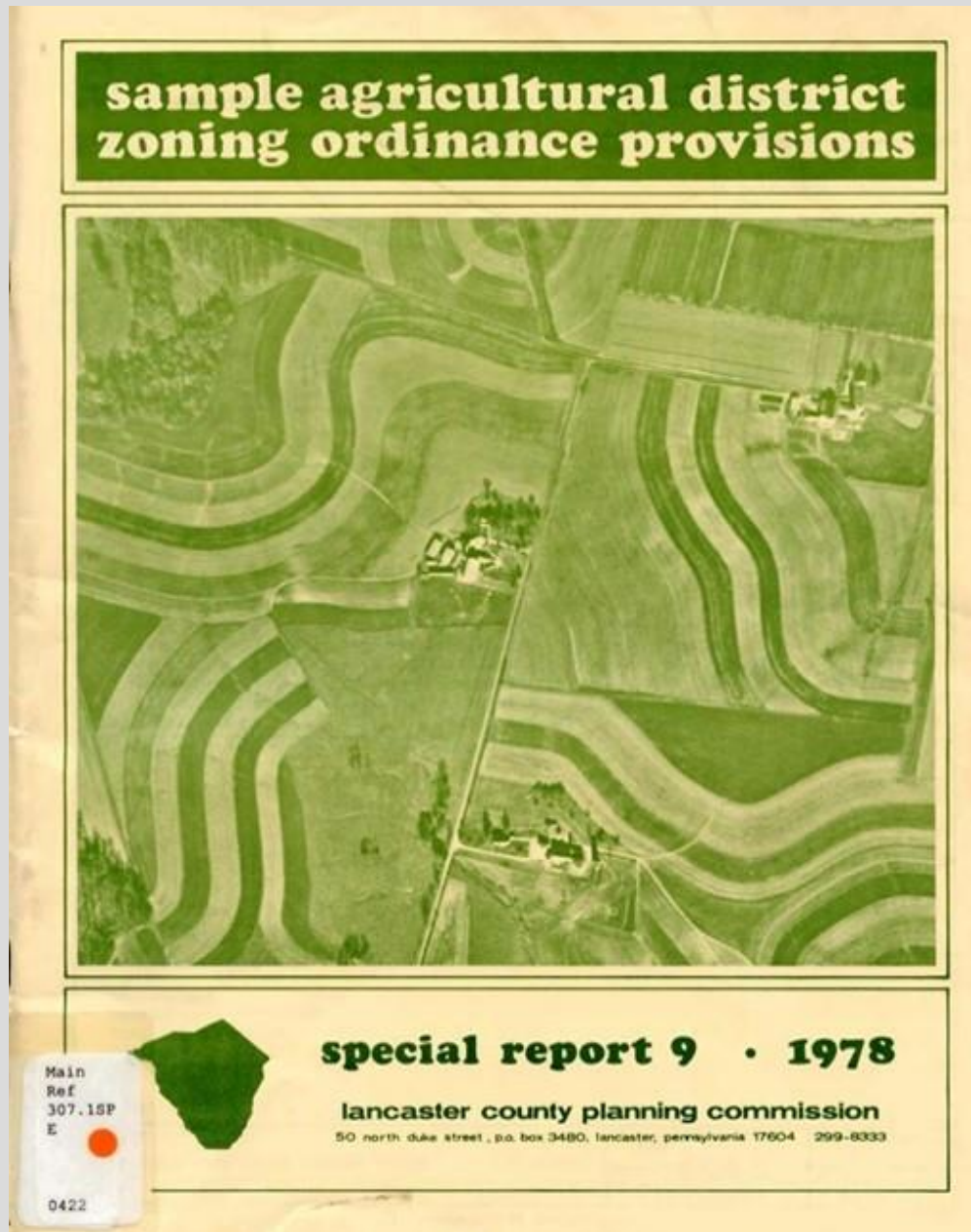


- **Adopting zoning regulations** for effective agricultural and conservation zoning
- **Establishing SALDO standards** for farmland encroachment and flag lot proportions
- **Adopting SALDO controls** for on-site sewerage and wellsite locations and buffering areas
- **Buffering new development** and agriculture by distance or screening
- **Preserving agricultural areas** thru purchases of development rights
- **Using cluster subdivisions** or “development-supported agriculture” land development design techniques
- **Regulating farming practices** at the state or local level
- **Being “good” neighbors** by sharing farm products with nearby residences

## RURAL PLANNING TOOLS-STRATEGIES: Agricultural Zoning Guidelines

### LANCASTER COUNTY'S INITIAL RURAL PLANNING WORK

- LCPC first prepared sample agricultural zoning provisions in 1978
- Since that time 39 of 40 townships have adopted some form of effective agricultural zoning, at one lot for at least every 20 acres
- 11 of those 40 townships have adopted agricultural zoning that limits subdivisions to no more than one lot for every 50 acres owned





# Agricultural Zoning District Guidelines for Lancaster County, Pennsylvania

*Lancaster County, Pennsylvania*



Lancaster County Planning Commission  
October 2010

## RURAL PLANNING TOOLS-STRATEGIES: Agricultural Zoning Guidelines

### TODAY'S RESIDENTIAL SUBDIVISION RECOMMENDATIONS

- Minimum Lot Size: 1 acre
- Maximum Lot Size: 2 acres or per DEP min
- Minimum Farm Size: 25 acres
- Number of Lots or Dwellings Permitted:  
1 lot per 50 acres
- Limit ag land committed to institutional uses
- Adopt transfer of development rights provisions
- Adopt natural resource protection standards

# Agritourism Guidelines

For the Promotion and Regulation  
of Farm-based Tourism Enterprises

Lancaster County, Pennsylvania



## RURAL PLANNING TOOLS-STRATEGIES: Agritourism Guidelines

*Any tourism experience in the rural and agricultural  
areas of the County...*

“...must be directly related to supporting the  
primary agricultural use of the farm by interpreting  
the agricultural heritage of the county and  
providing a distinctly Lancaster County experience.”



Lancaster County Planning Commission  
Lancaster County Tourism Development Council





# RURAL PLANNING TOOLS-STRATEGIES:

## Agritourism Guidelines



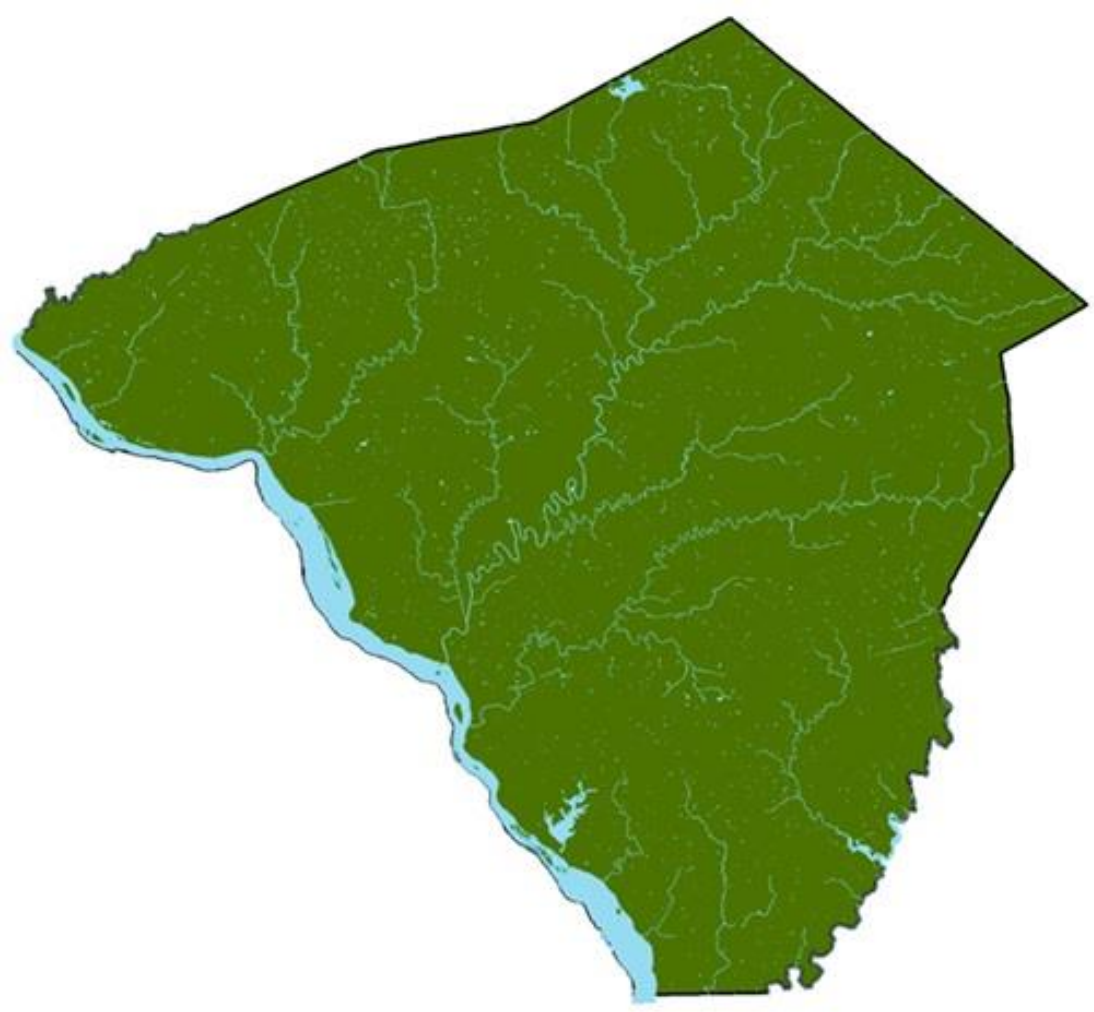
### Examples of Appropriate Agritourism Enterprises

- Farm museum
- Farm market
- Corn maze
- Christmas tree farms
- Wineries
- Farm stays
- Pick your own

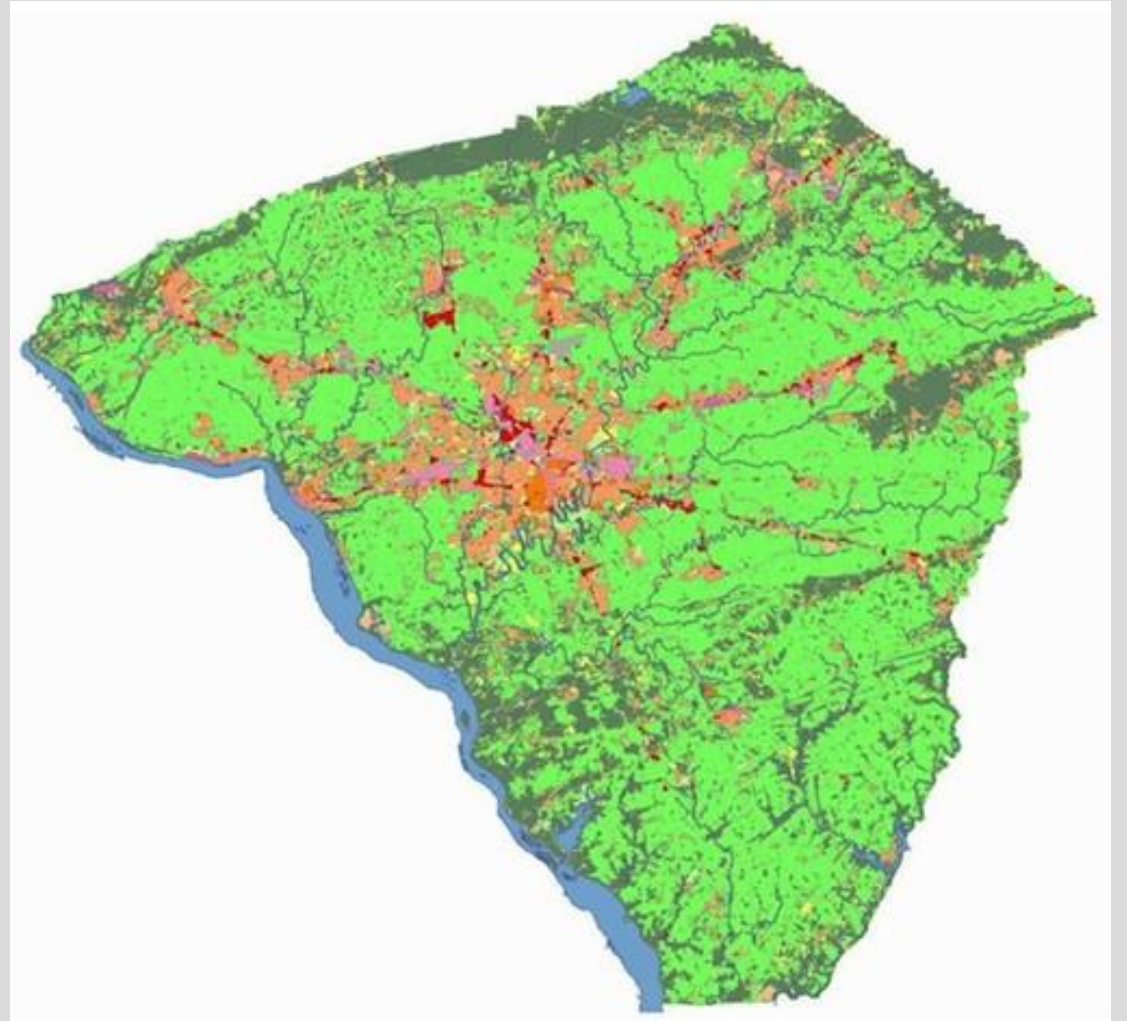




## RURAL PLANNING TOOLS-STRATEGIES: Natural Resources Planning



*Lancaster County Woodlands  
and Stream Corridors In 1614*



*Lancaster County Woodlands  
and Stream Corridors In 2014*



# **RURAL PLANNING TOOLS-STRATEGIES:**

## **Natural Resources Planning**



## **Rural Green Infrastructure Examples**



## RURAL PLANNING TOOLS-STRATEGIES: Natural Resources Planning

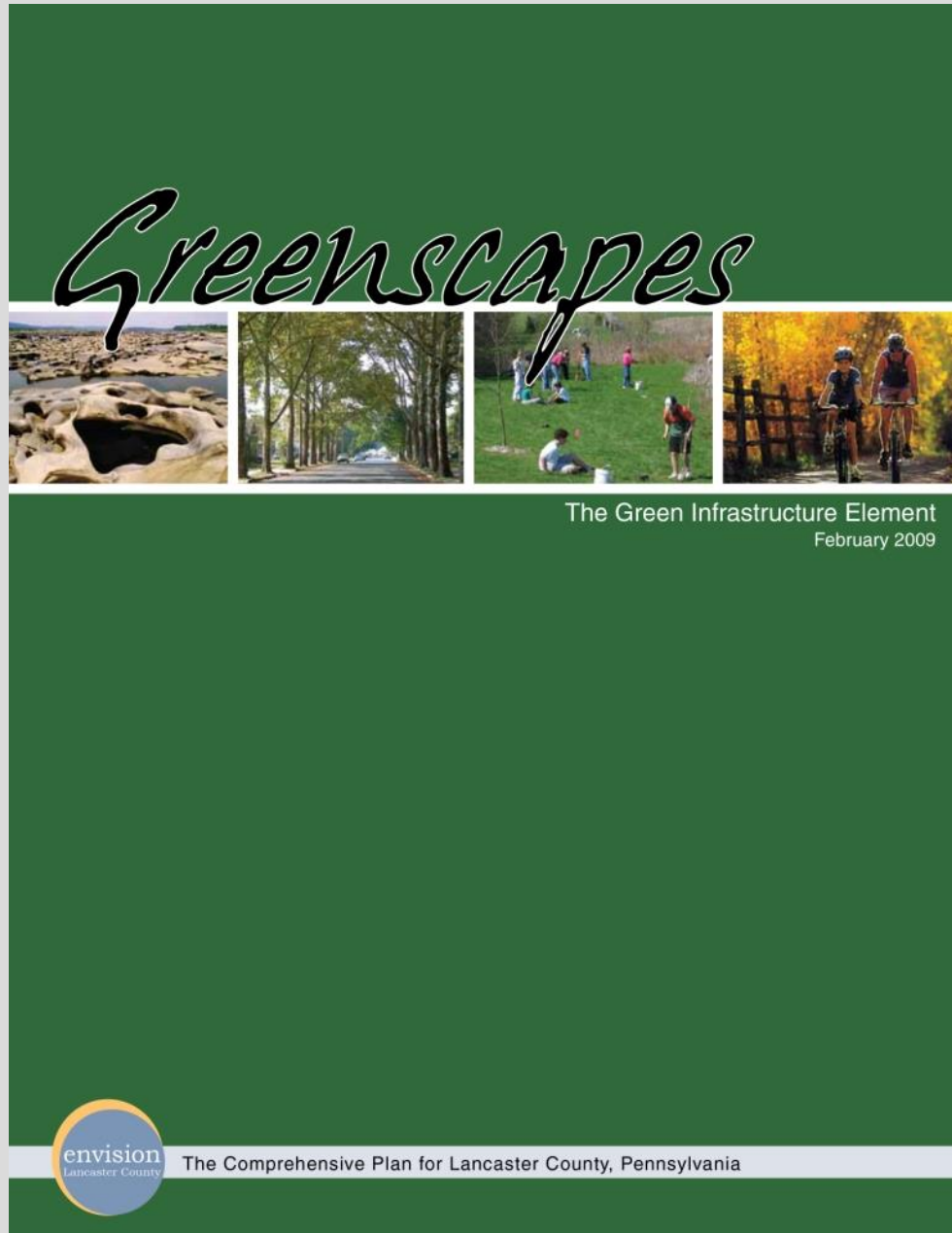
### THE PRIMARY GOALS OF THE LANCASTER COUNTY GREEN INFRASTRUCTURE PLAN

**Preservation:** Preserve Lancaster County's exceptional natural resources

**Conservation:** Conserve natural resources and the ecological services they perform throughout Lancaster County

**Restoration:** Restore ecological connections and natural resources throughout Lancaster County

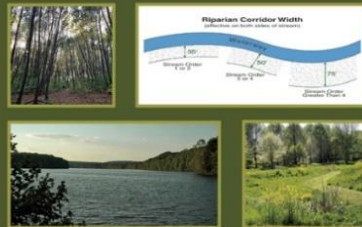
**Recreation:** Provide accessible outdoor recreation opportunities throughout Lancaster County





# Model Conservation Zoning District and Natural Resource Protection Standards

*Lancaster County, Pennsylvania*



Lancaster County Planning Commission  
June 2010

## RURAL PLANNING TOOLS-STRATEGIES: Natural Resources Planning

### LOCAL IMPLEMENTATION GUIDELINES

#### Introduction

#### Table of Contents

#### Model Ordinance Provisions

- Forest Blocks and Interior Forests
- Karst Topography
- Natural Heritage Areas
- Riparian Corridors
- Steep Slopes and Highly Erodible Soils
- Unique Geologic Features
- Wetlands

#### Conservation Zoning District

#### The Legal Framework

Also developed policies to use in advisory SALDO reviews  
for municipal consideration

# RURAL PLANNING TOOLS-STRATEGIES:

## Rural Centers Planning



### EPA'S RURAL COMMUNITY CATEGORIES

- **Gateway Communities:** Adjacent to high-amenity recreational areas, such as national parks, national forests, and coastlines
- **Resource-dependent Communities:** Often home to single industries, such as farming or mining, so their fortunes rise and fall with the market value of that resource
- **Edge Communities:** Located at the fringe of metropolitan areas and typically connected to them by state and interstate highways; residents have access to economic opportunities, jobs, and services
- **Traditional Main Street Communities:** Have a central commercial street as the focus of the town, with adjacent, compact, established neighborhoods
- **Second Home and Retirement Communities**

# Planning Strategies for Lancaster County's Rural Centers

*Lancaster County, Pennsylvania*



Lancaster County Planning Commission  
November 2011

## RURAL PLANNING TOOLS-STRATEGIES: Rural Centers Planning

### LANCASTER COUNTY'S RURAL STRATEGY IDENTIFIES FOUR TYPES OF RURAL CENTERS:

- **Village Growth Areas**
  - **Crossroads Communities**
  - **Rural Business Areas**
  - **Rural Neighborhoods**
- Growth Management Plan expects about 67% of new rural dwelling units will be in Village Growth Areas
  - Remaining 33% will be in rural areas
  - The Rural Strategy recommends that non-farm housing development be focused in Villages, Crossroads Communities, and Rural Neighborhoods



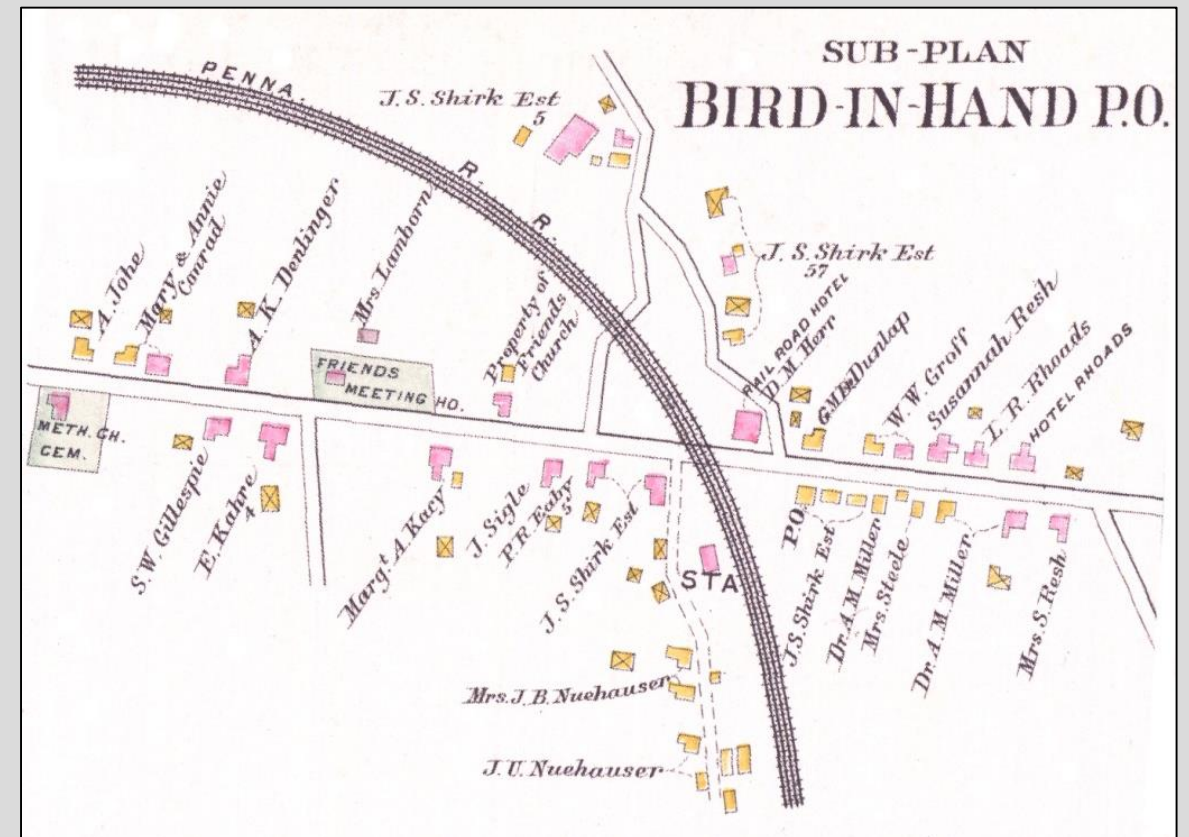
# RURAL PLANNING TOOLS-STRATEGIES:

## Rural Centers Planning

### HISTORIC FORM AND COMMUNITY FUNCTION



*Explore the history of your community's founding and use it to guide its future...*





# RURAL PLANNING TOOLS-STRATEGIES:

## Rural Centers Planning

### ACTION STEPS

**STEP #1:** *Do you want your Rural Centers to grow?*





# RURAL PLANNING TOOLS-STRATEGIES:

## Rural Centers Planning

### ACTION STEPS

**STEP #2:** *How should your rural centers grow?  
Infill growth? Redevelopment? Expansion?  
Residential only? Mixed use?*



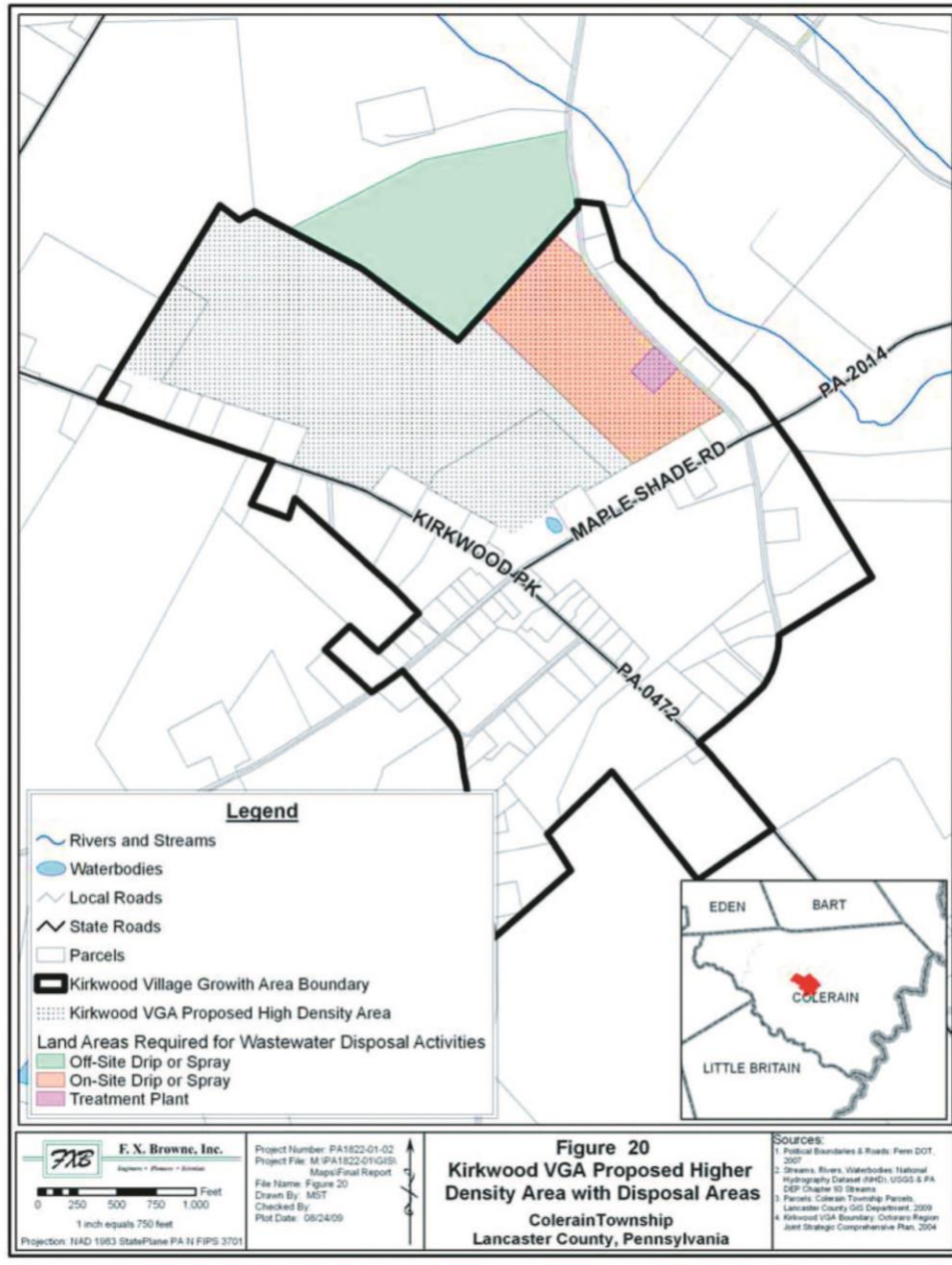


# RURAL PLANNING TOOLS-STRATEGIES:

## Rural Centers Planning

### ACTION STEPS

**STEP #3:** *Do you have the infrastructure to allow for additional development in your Rural Centers?*



# RURAL PLANNING TOOLS-STRATEGIES:

## Rural Centers Planning

### ACTION STEPS

**STEP #4:** *What should new development look like in your Rural Centers?*



T-1



T-2



T-3



T-4



T-5

### Zoning Ordinance

**Penn Township, Lancaster County, PA**

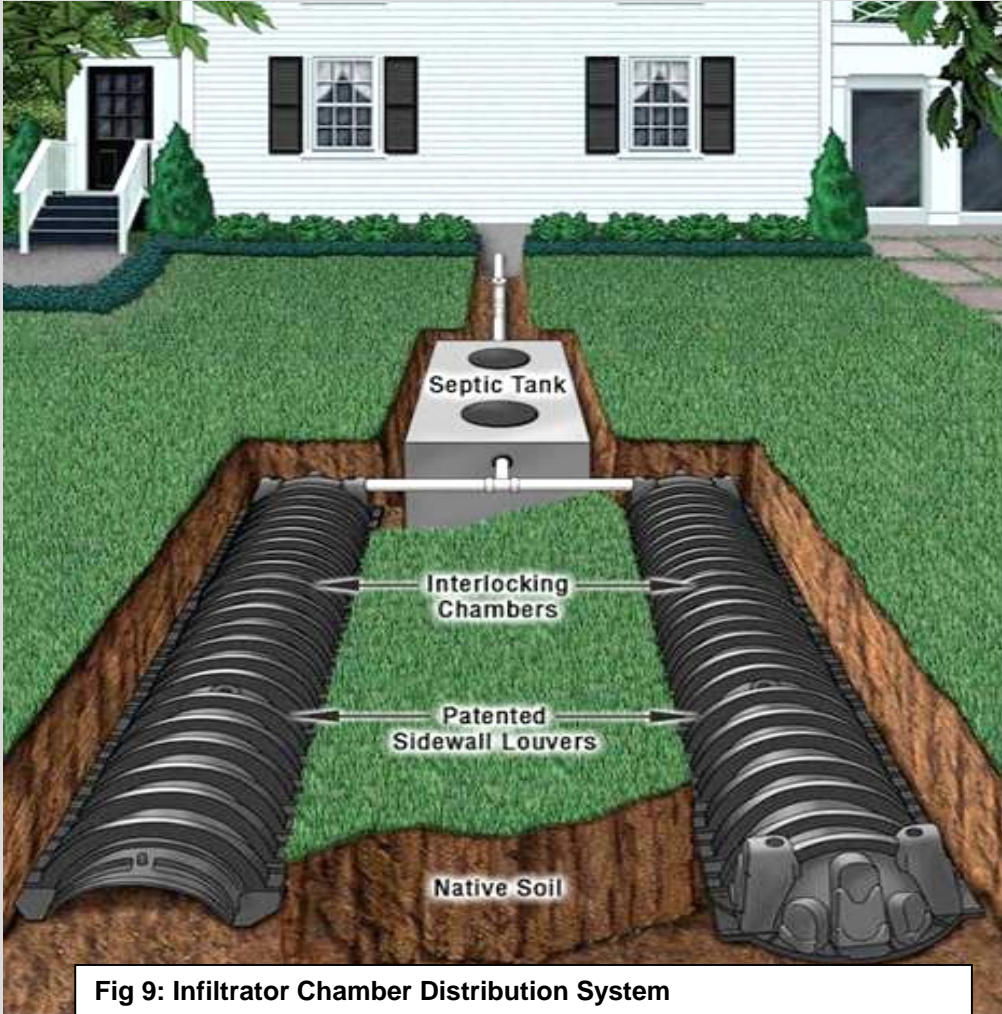
Adopted May 9, 2011



## RURAL PLANNING TOOLS-STRATEGIES: Rural Centers Planning

### ALTERNATIVE WASTEWATER MANAGEMENT SYSTEMS

- Response to potential growth impacts on rural southern Lancaster County from the Aberdeen Proving Grounds expansion
- Rural Strategy of County's Growth Management Plan doesn't support provision of public sewer outside of designated Village Growth Areas
- Major goal of study was to develop a WWM evaluation process for local use in identifying feasible, environmentally sound WWM alternatives
- F.X. Browne report included a pilot study and analysis of WWM alternatives for rural Colerain Township



**Fig 9: Infiltrator Chamber Distribution System**

Source: Infiltrator System, Inc.



# RURAL PLANNING TOOLS-STRATEGIES:

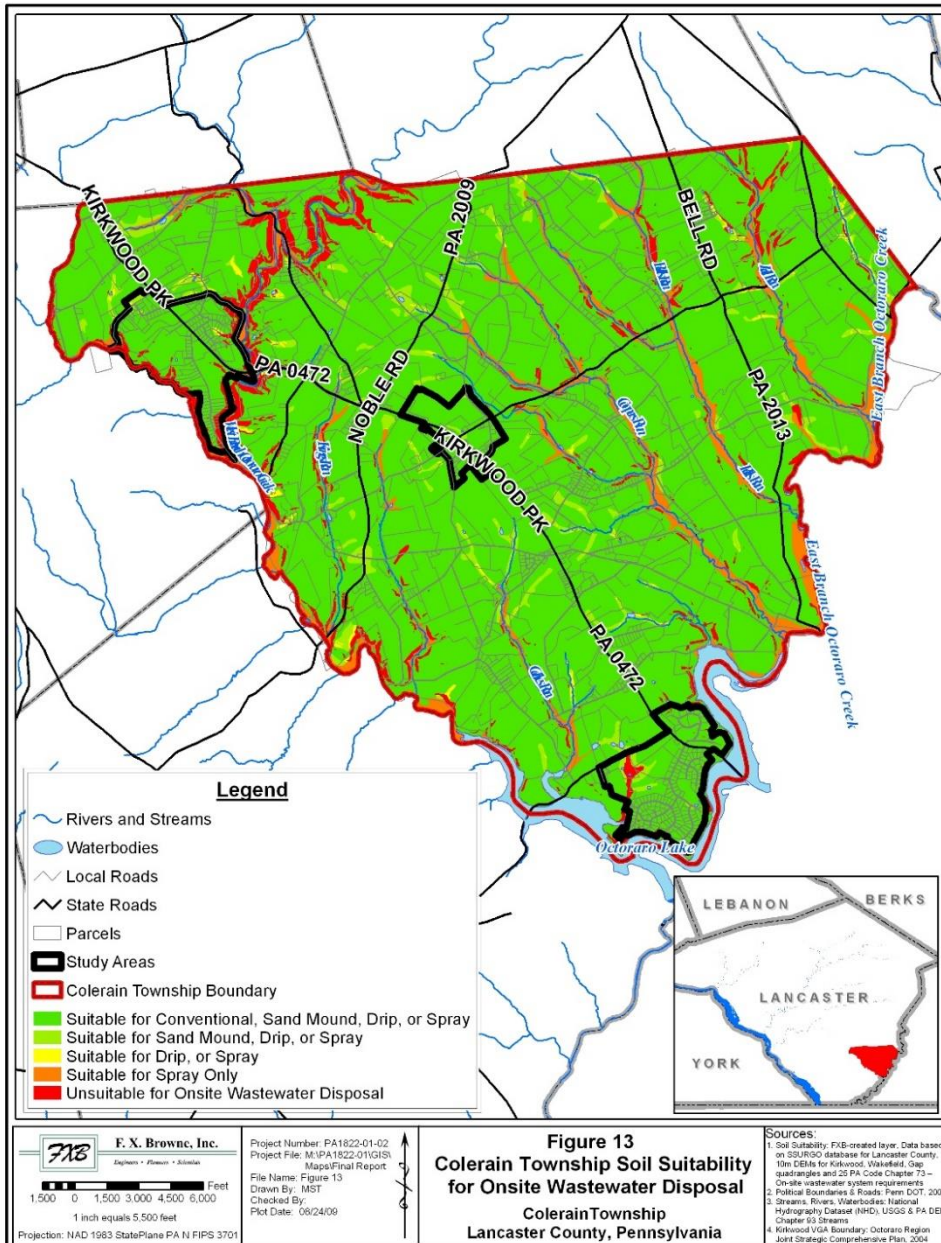
## Rural Centers Planning

### ALTERNATIVE WASTEWATER MANAGEMENT SYSTEMS

#### Pilot Lancaster County Study

Colerain Township study addressed:

- The need for and feasibility of providing wastewater disposal system alternatives to specified geographic areas, based on soils, slopes and other physical attributes,
- The feasibility of serving existing developed areas as well as future development using current county and municipal policies,
- The applicability of the identified wastewater management options in this study is for use throughout Lancaster County.



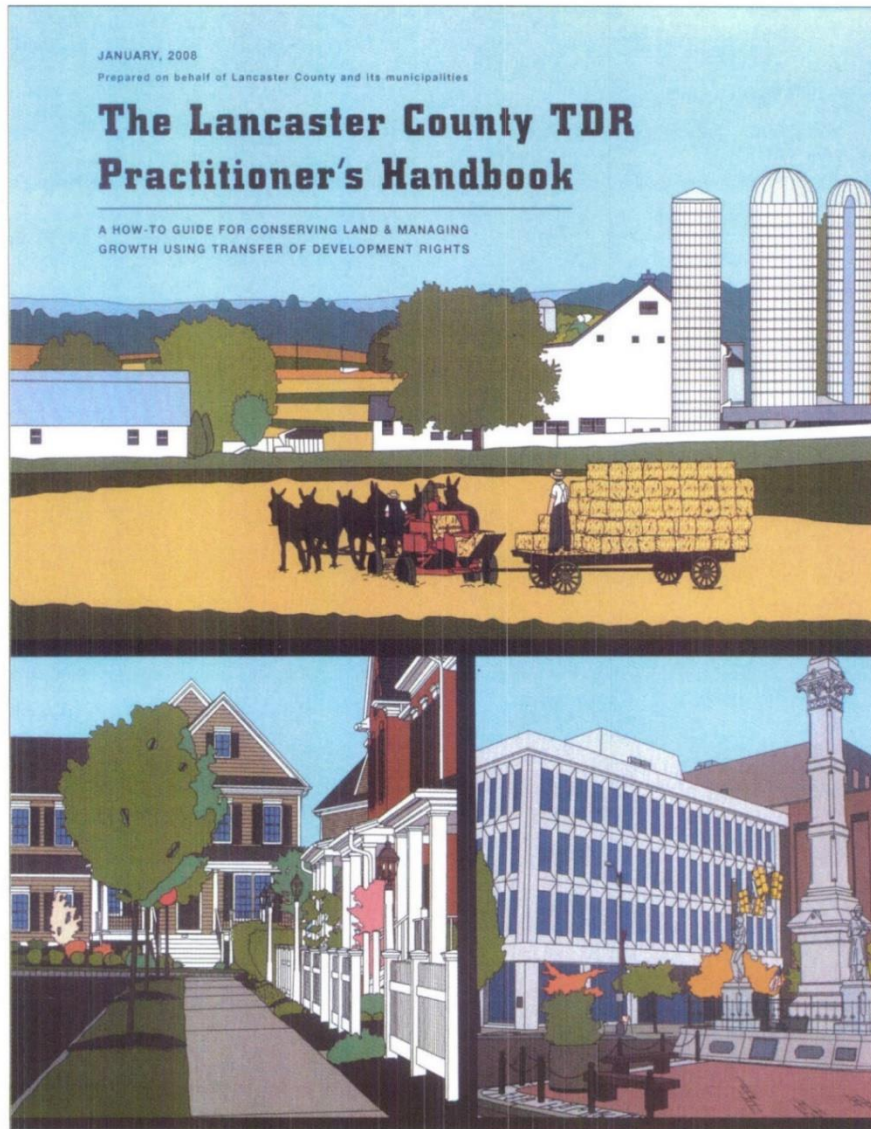
# RURAL PLANNING TOOLS-STRATEGIES: Transfers of Development Rights

## LANCASTER COUNTY TDR PRACTITIONER'S HANDBOOK

- Joint project of LCPC, Warwick Township, Brandywine Conservancy
- Provides a basic framework for a TDR system, a TDR ordinance, and administrative set-up for municipal use

## CAERNARVON-EAST EARL JOINT TDR PROGRAM

- Two townships and Brandywine Conservancy developed program to implement land use goals of a regional comprehensive plan
- Includes a unique rural-to-rural option developed by LCPC
- Adoption of program remains pending



**Brandywine Conservancy**  
Environmental Management Center  
P.O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700



# RURAL PLANNING TOOLS-STRATEGIES:

## York County PA Agricultural Land Protection Plan



Photo credit: Farm and Natural Lands Trust of York County

### GOAL:

Identifying areas with the best opportunities for long-term agricultural viability

### IMPLEMENTATION STRATEGY:

- Similar to LCPC's Compatibility-Conflict Evaluation, York County utilizes four criteria to determine what areas of the county have the best remaining base of large agricultural parcels
- The analysis evaluates:
  - The number of large parcels in a Township
  - The existence of agricultural protection zoning
  - Soil quality ranking
  - Adjacency to existing preserved farms



## Map 6



Map Created on  
September 21, 2008

### Disclaimer

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## Map 7



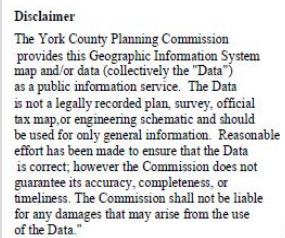
Map Created on  
September 21, 2008

## Disclaimer

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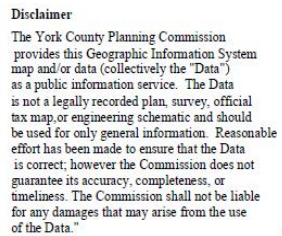


## Soil Quality Ranking

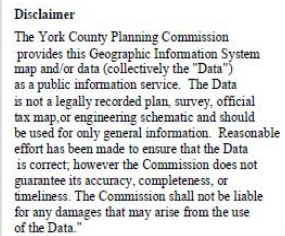




## Farms 10 Acres or More Adjacent to a Preserved Farm Ranking



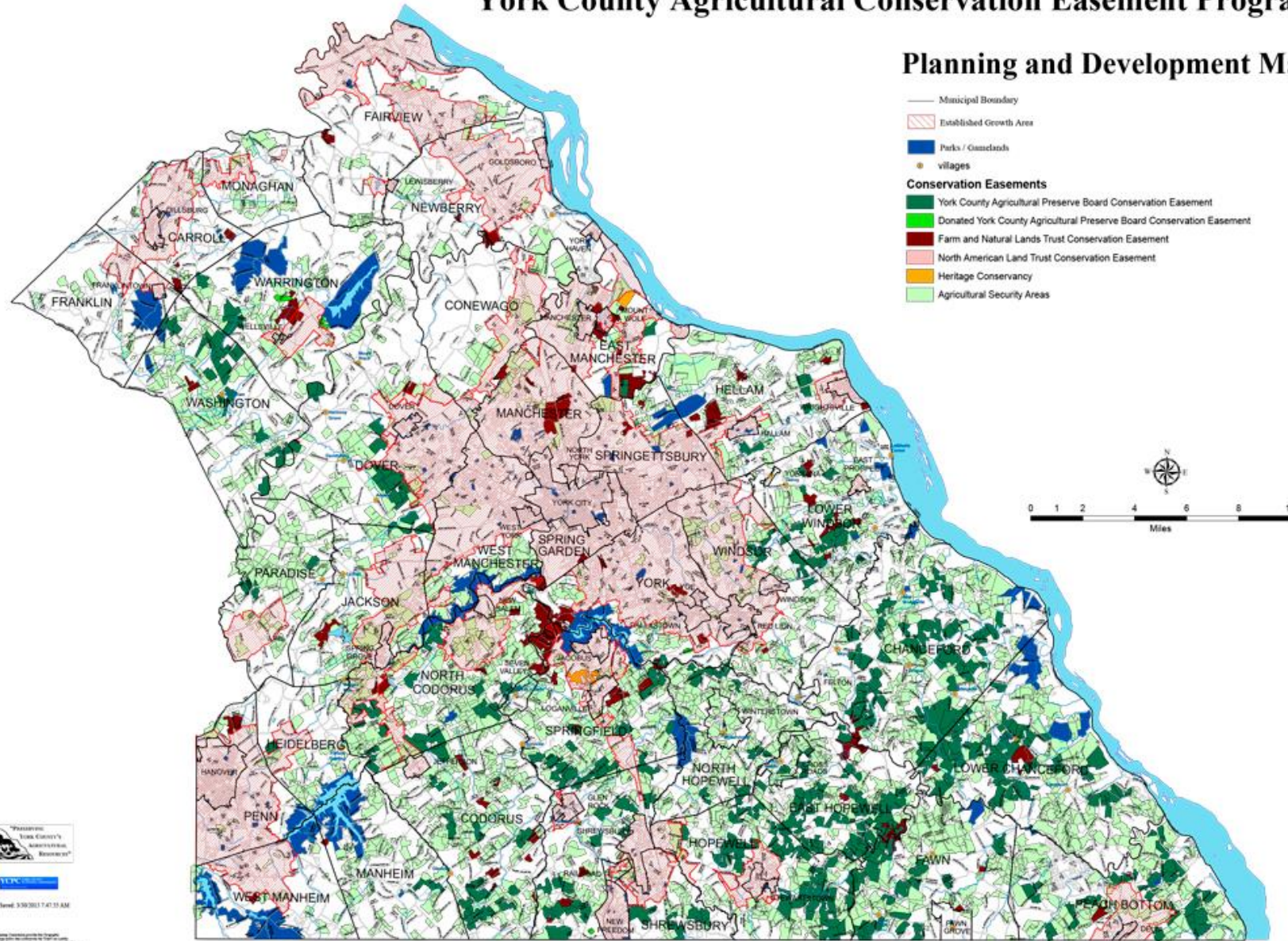
## Combined Ranking





# York County Agricultural Conservation Easement Program

## Planning and Development Map



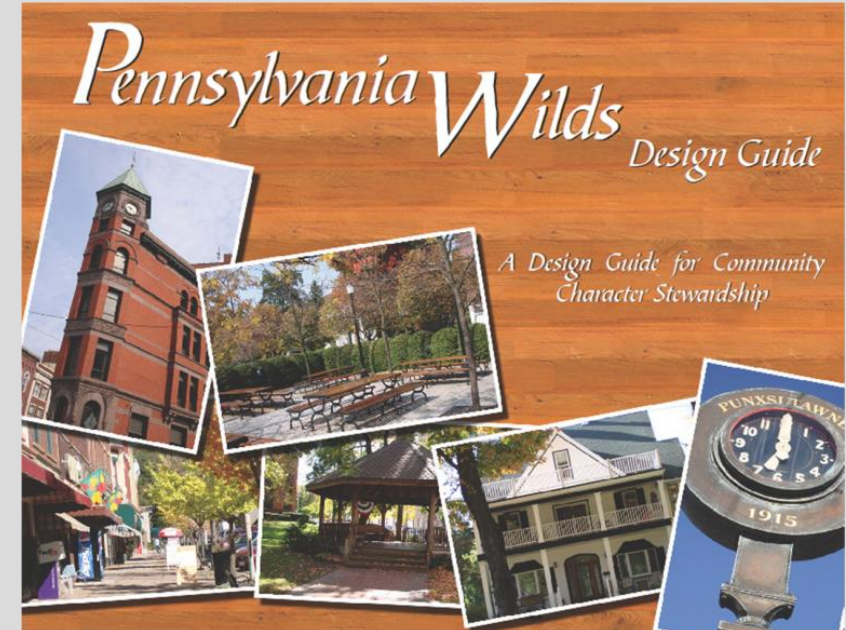
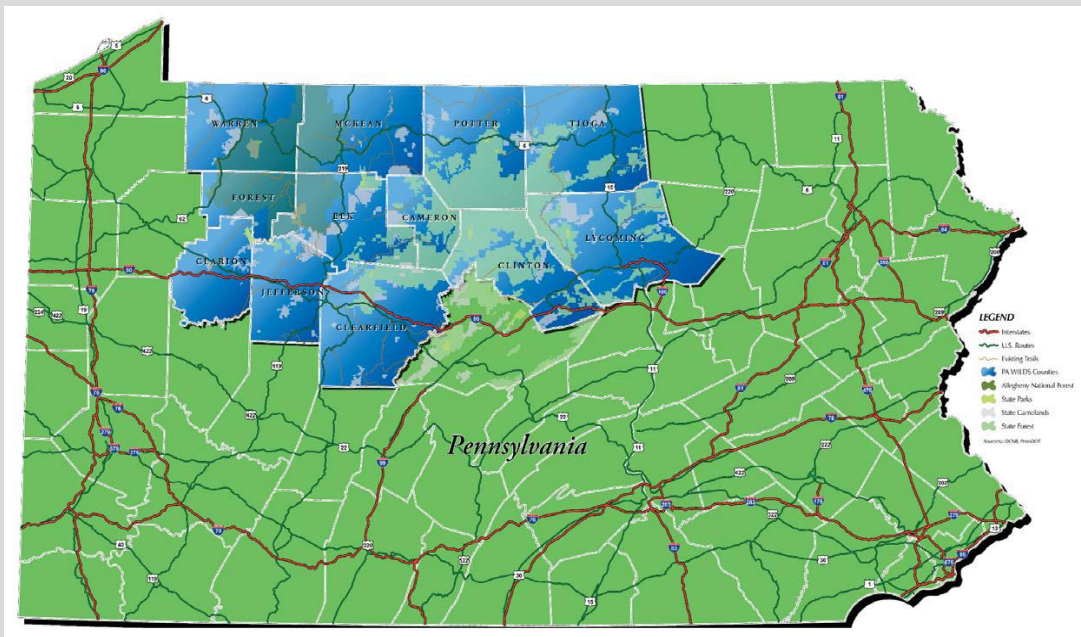


# RURAL PLANNING TOOLS-STRATEGIES:

## Pennsylvania Wilds Design Guidelines

### *Pennsylvania Wilds*

- 12 counties, 6 million acres- 1/3<sup>rd</sup> of which are public lands
- Visitors spend an estimated \$1.7 billion in the region annually, has one of the fastest-growing rates of tourism spending in Pennsylvania
- Offers an extensive resource center, including PA Wilds Design Assistance Program



# RURAL PLANNING TOOLS-STRATEGIES:

## Pennsylvania Wilds Design Guidelines



### PENNSYLVANIA WILDS DESIGN GUIDE

- At the core of the program is the PA Wilds Design Guide for Community Character Stewardship
- Provides guidelines to ensure that new construction, building renovations, and redevelopment efforts are designed well and are fitting with regional and community character
- Supplies a basis upon which comprehensive plans, zoning ordinances, subdivision and land development ordinances, and other land use and design standards can be prepared and revised to reflect unique characteristics of the region and its communities



# RURAL PLANNING TOOLS-STRATEGIES:

## Pennsylvania Wilds Design Guidelines

### *Use Regional Thematic Elements...*

- *History and patriotism*
- *Water*
- *Wildlife*
- *Architectural styles*
- *Wood and timber*
- *Glass*
- *Stone*





## RURAL PLANNING TOOLS-STRATEGIES: Pennsylvania Wilds Design Guidelines



*"Preserve Mail Pouch Tobacco barns as rural icons..."*



*"Remove abandoned structures when they become a clear visual nuisance or a safety hazard..."*



## RURAL PLANNING TOOLS-STRATEGIES: Rugby ND Rural Training Partnership



### RUGBY, NORTH DAKOTA (POPULATION 2,000)

- Town's agricultural and government services sector declined in 1980's and 90's
- Town worked with a statewide technical assistance provider to create a low-cost computer training program
- Within 6 years, 1/3<sup>rd</sup> of the Town's workforce completed the training
- Resulted in at least three new businesses that needed tech-proficient workforce
- Allowed an existing business experiencing computer problems to stay open



# RURAL PLANNING TOOLS-STRATEGIES:

## Duplin County NC Agricultural Protection Plan



*The World's Largest (functional) Frying Pan has a capacity for 365 chickens. It weighs 2 tons, is 15 feet in diameter and holds 200 gallons of cooking oil*

### PURPOSES OF THE AGRICULTURAL PROTECTION PLAN

- Analyze and understand the foundations of the agricultural economy in Duplin County; and
- Create a forward looking plan that not only addresses a suite of issues facing farmers and citizens in the County today, but also *sets the stage for agricultural growth*

### MAIN TOPICS OF THE PROTECTION PLAN

- **Agricultural Development Needs**, such as ag workforce and youth entrepreneurship training, public outreach and marketing, and improved infrastructure to attract agribusiness cluster
- **Agricultural Protection Needs**, such as farm transition programming, improving nuisance-suit protection at the county level, strengthening SALDO protections for farms
- **Land Use Control Needs**, such as protective water-use policies, incentives for clustered development, and development of a regional rural transportation policy



# RURAL PLANNING TOOLS-STRATEGIES:

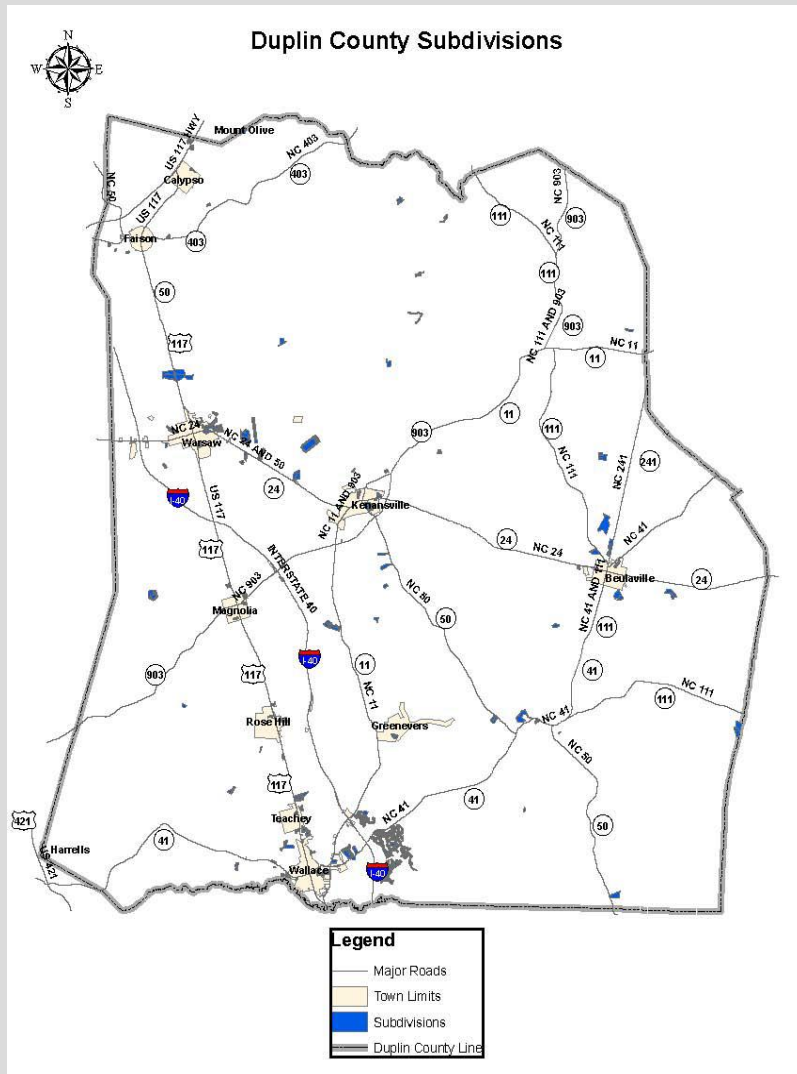
## Duplin County NC Agricultural Protection Plan

### SUPPORT DEVELOPMENT OF A REGIONAL RURAL TRANSPORTATION POLICY

**Goal:** Improve rural traffic conditions and limit the liability exposure of farmers moving equipment

**Implementation Strategy:**

- Work to identify critical transportation improvements such as road widening, shoulder improvements, intersection upgrades, and bridge improvements
- Explore changes in County and State policy relative to road improvements requirements for new development including ingress/egress lanes, improved placement of mailboxes, and enforcement of overhead height regulations for cable and wiring
- Identify regulatory improvements in weight limit flexibility, rural road design standards (to accommodate agricultural equipment), and left turn liability would offer regulatory and liability relief to agricultural operations



# RURAL PLANNING TOOLS-STRATEGIES:

## Yates County NY Agriculture Development and Farmland Enhancement Plan



### CORE PRINCIPLES

- Farming is More Than Just Raising Animals and Crops
- Buffers Between Farm and Residential Uses Are Essential
- Prime Farmland Should Be Protected from Development
- **First, Do No Harm to Agriculture**

The Yates County checklist that follows was based on resources presented by The New Hampshire Coalition for Sustaining Agriculture and UNH Cooperative Extension



**Is Your Town Farm Friendly?**  
**A Checklist for Sustaining Rural Character**





# RURAL PLANNING TOOLS-STRATEGIES:

## Yates County NY Agriculture Development and Farmland Enhancement Plan



### JUST HOW FARM FRIENDLY IS YOUR TOWN?

#### Comprehensive Planning Questions:

- Does your Comprehensive Plan specifically provide for agriculture or only rely upon vague statements about "preserving rural character?"
- Does your Plan document not only traditional farming and crops but also greenhouses, farm stands and specialty enterprises?
- Does your economic development strategy address agricultural opportunities and is the industry represented on these committees?
- Does your Plan recognize ag's open space and natural resource protection benefit, encourage Ag Security Areas and promote techniques such as preservation easements?
- Does your Plan avoid calling for infrastructure extensions in or near farmland?

# RURAL PLANNING TOOLS-STRATEGIES: Yates County NY Agriculture Development and Farmland Enhancement Plan

## JUST HOW FARM FRIENDLY IS YOUR TOWN?

### Zoning Questions:

- Does your zoning allow for small crop, nursery and greenhouse activities in non-ag zones?
- Does it provide for seasonal ag sales and activities, such as farm stands and Christmas tree sales, and provide for development standards tailored to ag, such as parking or temporary signage?
- Does it allow for ancillary ag-support uses, such as equipment dealers and feed mills, in proximity to agricultural uses?
- Does it define agriculture to include niche businesses, storage, repair, processing and sales activities?
- Does it provide for the large and unusual structures needed in agricultural operations (e.g., high grain elevators, large riding arenas, manure storage facilities)?
- Does it establish site plan review criteria for non-farm uses in agricultural districts that encourage houses to be located away from productive cropland, upwind of farm activities and in such manner as to not interfere with agricultural operations?



image credit: [www.yatescounty.org](http://www.yatescounty.org)



# CHANGING THE RURAL PLANNING PARADIGM: Who We Are

***“GABBY”***

**FRANK P. BEHLAU, AICP**  
Lancaster County Planning Commission  
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***“HARMONY”***

**DEAN S. SEVERSON, AICP**  
Lancaster County Planning Commission  
[seversod@co.lancaster.pa.us](mailto:seversod@co.lancaster.pa.us)



*image credit: Hershey's Chocolate World,  
with apologies to Olympia!*

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# QUESTIONS AND COMMENTS?



*image credit: New Horizon Balloon Team*