



Comprehensive Plan for the Cocalico Region

Lancaster County, Pennsylvania

April 2023

ACKNOWLEDGMENTS



Lancaster County Board of Commissioners

Ray D'Agostino, *Chairman*
Joshua G. Parsons, *Vice Chairman*
John B. Trescot



Lancaster County Planning Commission

Terry Martin, *Chair*
Ben Bamford, *Vice Chair*
Ed Fisher, *Secretary*

RC Carrasco
Ray Marvin
Jeb Musser
Gretchen Raad
John O. Yoder III
Heather Zink

Prepared by

Lancaster County Planning Department
Lancaster, Pennsylvania
April 2023

Lancaster County Planning Department

Leadership Team

Scott W. Standish, Executive Director
Will Clark, AICP, Director for Land Use & Transportation
John D. Hershey, RLA, Director for Analytics & Design
Kip Van Blarcom, AICP, Director for Implementation & Outreach
Marilyn W. Sachs, Administrative Services Manager

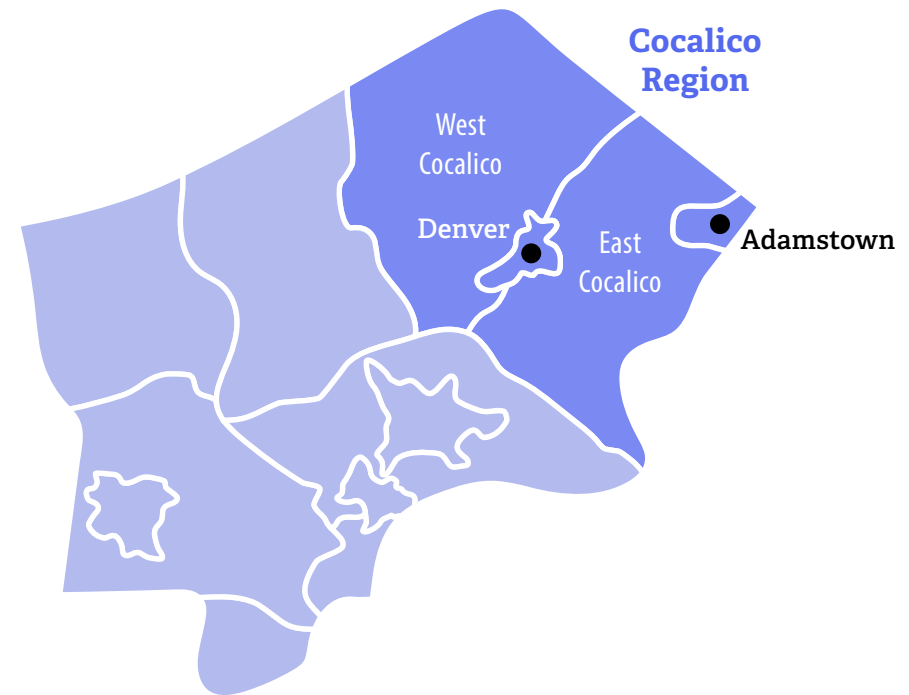
Planning Staff

Michael A. Domin, AICP, Principal Planner	Porter Stevens, AICP, Senior Planner <i>[through March 2023]</i>
Mary L. Frey, AICP, Principal Planner	Renee Addleman, Planner
Kristiana Barr, Senior Planner	Gary Jones, Planner
J. Mark Huber, AICP, RLA, Senior Planner	Sam McMinn, Planner
L. Rose Long, EDP, Senior Planner	Joella Neff, Planner
Gwen E. Newell, AICP, RLA, Senior Planner	Amanda J. Peters, Planner
Alex W. Rohrbaugh, AICP, Senior Planner	Brian T. Reid, Planner

Support Staff

Jennifer Cochran, Fiscal Technician	Kim Citarella, Office Support II
Marie Quigg, Graphics Specialist	Micah Reeder, Office Support II
Farah Eustace, Applications Coordinator	Nick Shenk, Office Support II
Faith Gaddie, Office Support III	

NORTHEASTERN LANCASTER COUNTY



Plan Participants

Adamstown Borough

Victoria Motter	Zach Hoffman
SherrieAnn Welch-Strauser	Amber Schnader

Cocalico School District

Stephen A. Melnyk	Kurt Eckenroad
-------------------	----------------

Denver Borough

Michael Hession	Sandy Flory
Stephen Bonner	Kalie Johnson
Blake Daub	

East Cocalico Township

RC Carrasco	Steve Brubaker
Paul Wenger	

West Cocalico Township

Leon Eby	Carolyn Hildebrand
Matthew Meck	

To succeed in implementing our shared vision, partners in our region will need to rely on one another more than ever. This document is a statement of goals we hold in common in the Cocalico Region – things we want to work on together.

TABLE OF CONTENTS

	PAGE
ACKNOWLEDGMENTS	2
OUR VISION	6
OUR JOURNEY	8
What Is a Comprehensive Plan?	9
Creating the Plan	10
Regional Concerns	14
THE BIG IDEAS	16
Purpose	17
Policy Summary	18
What's Addressed in Each Big Idea	20
Creating Great Places	22
Connecting People, Place, & Opportunity	28
Taking Care of What We Have	34
Growing Responsibly	43
Thinking Beyond Boundaries	49
FUTURE LAND USE AND TRANSPORTATION MAP	56
Purpose	57
Map	58
What's on the Map	60

	PAGE
ISSUE AND OPPORTUNITY MAPS.....	70
Purpose.....	71
Maps.....	72
What's on the Maps	88
 APPENDIX	 90
Survey Results	91
Housing Variety Activity and Draft Public Comment	100
Snapshot of the Region.....	104
Places2040 Workshop Analysis	110



OUR VISION

Cocalico:

The Front Porch of Lancaster County

Front porches are a recognized and loved part of a home – they create a warm, open, and welcoming look to the front of a house, provide shelter from the sun, wind, and rain, and provide space to gather with family, friends, neighbors, and visitors. Front porches embody much of what makes a house a home.

The Cocalico Region, consisting of West Cocalico Township, East Cocalico Township, Denver Borough, and Adamstown Borough, is the front porch of Lancaster County. Like front porches, the region is a distinct and loved aspect of the county. It is a region with historic boroughs and villages, quiet neighborhoods, productive farmland with high quality soils, and scenic natural areas. There is something here for everyone to enjoy.

The Cocalico Region is a gateway for anyone traveling to Lancaster from the Northeastern United States. Our scenic natural areas and farmland, historic main streets, and unique local businesses help to create an open and welcoming place for visitors.

The region is more than just a great place to visit – it's also a great place to live. Residents love the close-knit communities paired with a quiet and safe quality of life. The trails, parks, community pools, and excellent schools all come together to create a place that is ideal for settling down and raising a family.

Residents take pride in the vibrant small business economy of the region, including the nationally recognized “Antiques Capital USA” along PA 272. Access to US 222 and the Pennsylvania Turnpike make the region an attractive location for commercial

and industrial operations that serve regional or national markets. These operations create opportunities for an expanded tax base and more employment options for residents.

Towns, cities, and regions are always changing, and the Cocalico Region is no different. The purpose of this plan is to provide a guide for the future of Lancaster County's “front porch” – a roadmap for citizens and local leaders to preserve what we love about the region, while still accommodating projected growth. The goals and strategies outlined in this document will help local decision-makers create policies that support the agricultural economy, minimize the negative impacts of new development, revitalize historic boroughs and villages, encourage the growth of small businesses, and improve the overall quality of life for residents of the region.





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 Cocalico Region 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 the 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

The current comprehensive plan in use by all four municipalities in the region is the [Strategic Comprehensive Plan for the Cocalico Region](#), adopted in 2003. Due to the age of this plan, it was not significantly consulted in developing this plan. As this new plan is adopted by individual municipalities in the region, it will replace the previously adopted comprehensive plan.

CREATING THE PLAN

PARTICIPANTS

Cocalico Region Residents

Appointed and elected leaders of all four municipalities in the Cocalico Region initiated the comp plan process, provided guidance about the plan's direction, and offered input on the topics highlighted in the plan.

Residents of the Cocalico Region had several opportunities to provide input on the direction of the plan. An online survey was conducted to solicit feedback from local citizens about the key priorities for the region. Additionally, Lancaster County Planning staff and local municipal leaders gathered input on housing styles with an interactive activity at the Denver Fair between September 13 and September 17, 2022.

Lancaster County Planning Department

With the help of comp plan committee members, department staff facilitated the planning process and prepared this plan in-house.



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 quarterly meetings with local Cocalico leaders, municipal representatives discussed the possibility of doing a new comprehensive plan for the region. County staff proposed utilizing the structure and five big ideas of places2040 as the framework of the updated plan, and representatives agreed to allow Lancaster County Planning Department (LCPD) staff to lead the update process.

To complete the plan update, LCPD staff proposed a series of meetings held with representatives of all four municipalities. From August 2021 to June 2022, the 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.

LCPD's regional planner for the Northeast Planning Area typically led the discussion at these meetings, at times joined by the department's Director for Implementation & Outreach and other staff. Many of the meetings featured interactive public input exercises. In addition to county staff who attended the meetings, several other staff also contributed to the plan's content.

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 and 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 draft plan and presented it at the Cocalico Regional Leaders Meeting on January

24, 2023. Local officials and planning commissions then reviewed the draft and provided comments to county planning staff, who updated the plan to reflect their input. The final draft was presented at the Cocalico Regional Leaders Meeting on April 25, 2023.

Next Steps

- Municipal governing bodies will consider adopting the plan as the comprehensive plan for their municipality.
- 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 the Cocalico Region. 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 and received almost 250 responses from local residents.

Here are a few key takeaways from the survey results. Participants:

- Felt that single-family neighborhoods and mixed-use development are the most appropriate for the region.
- Want to increase transportation connections by extending the Warwick to Ephrata Rail Trail and by making walking safer and more convenient.
- Value the region's farmland, rural areas, forests, and trails.
- Identified redevelopment and reinvestment as the best ways to accommodate growth. In general, they want to direct growth away from farms and natural areas.

For more information about the survey, please see pg. [91](#) in the Appendix to this plan.

Housing Variety Activity and Draft Public Comment

In September, local municipal leaders and LCPD staff attended the Denver Fair to host an activity on housing and gather input on the plan draft. This was an additional way to gather feedback while reaching people that may not have had access to the online survey. At the review station, light refreshments were provided to encourage fair attendees to participate.

The activity focused on one of the key issues mentioned throughout this plan – how do we increase housing variety in the Cocalico Region? When an area is increasing its housing stock, housing types other than single-family detached are often met with contention. However, our analysis shows there is a need for more housing variety in Cocalico. If we want to address this need while also protecting our farmland and natural areas, we need to develop housing units that take up less land.

The housing variety activity presented 24 different housing styles broken into 6 categories. These housing types were included because they were not common in the region. Participants had three stickers to indicate their feelings about each housing style: a green clap for support, a blue thumbs up for acceptance, and a skeptical face for disapproval. By the end of the fifth evening, more than 60 people had participated in the activity.

Here are a few key takeaways from the activity results:

- Detached and attached first-floor accessory dwelling units (ADUs), brick quadraplexes, and ranch-style single-floor duplexes had broad support with little disapproval.
- The senior housing type that would add the most variety and had the most support was barn-style buildings.
- Suburban-style large duplexes were the most popular housing type overall.
- In general, structures that looked the most like large, single-family homes had support. This included quadraplexes and mixed-use buildings. Otherwise, both large and small buildings had mixed support.
- The aesthetic design of different housing types is important to residents. They prefer designs that reflect existing structures in their community.



In addition to gathering valuable input from the activity, we were able to start conversations around housing, educate the public about the purpose of the plan, and collect comments on the plan draft. A few themes emerged from these interactions:

- Participants were enthusiastic to provide input on how their community might look in the future.
- Housing affordability was a major concern for a lot of the participants. They spoke about the need for better financing options and cheaper homes in the region.
- The region needs more senior housing.
- Many people, mostly in smaller or older households, are affected by the lack of housing variety in the region.
- People liked their independence – however, this was expressed in different ways. For example, one person expressed approval for ADUs because they felt that property owners should be able to do what they want with their land. Another said that ADUs should not be allowed so people can stay farther away from each other.
- In conversation, participants were supportive of redevelopment as a strategy for increasing housing.
- Younger people are more open to different housing types. One child, after looking over all the options carefully, said that she thought all the options were great.

The results of the housing variety activity and comments received on the draft plan can be found on pg. [100](#) in the Appendix of this plan.

REGIONAL CONCERNS

In our conversations about the future of the Cocalico Region, these topics rose to the top.



AGRICULTURE AND FARMLAND

Ensure the sustainability of farming over the long term.

- Protect agriculture and farmland because it is an essential part of our economy.
- Provide farmers with the support and regulatory flexibility they need to keep their operations viable.



GROWTH MANAGEMENT

Promote reinvestment in our boroughs and urban spaces.

- Encourage the redevelopment of vacant, old, or underutilized commercial properties, especially along PA 272, instead of developing on natural or agricultural land.
- Promote the revitalization of historic boroughs and village main streets.
- Remove any regulatory barriers that make it challenging to develop affordable housing.



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.
- Identify opportunities to coordinate services or share resources across municipal boundaries.
- Promote inter-county cooperation and identify potential partnerships in Lebanon and Berks County.



TRANSPORTATION

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

- Work with county, state, federal agencies, and other partners to create and improve access to a diverse set of transportation options.
- Identify dangerous and congested portions of the region's road network and coordinate with other agencies to direct funding towards addressing these issues.



NATURAL AREAS

Preserve and conserve important natural resources.

- Work with local, regional, and county stakeholders to maintain and improve water quality in local streams, especially the Cocalico Creek and its tributaries.
- Prioritize preserving natural land that contributes to existing parks and/or protects municipal water sources.

This page left intentionally blank



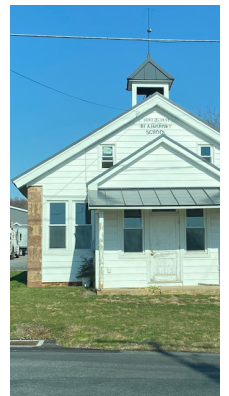
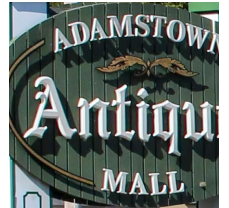
THE BIG IDEAS

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 within the Cocalico Region – 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 the Cocalico Region, like the other regional plans that the Lancaster County Planning Department (LCPD) 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, these regional plans 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, Cocalico Region 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 the Cocalico Region 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.

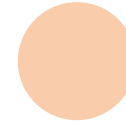


Growing Responsibly

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.



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. [49](#).*

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 the Cocalico Region the same as what the data tells us?

We also talked with local leaders, LCPD 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, ESRI's ArcGIS Business Analyst, 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. Participants in the planning process 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.

This page left intentionally blank

CREATING GREAT PLACES



What are “great places?” Great places are the ones we brag about – places where we’re proud to live, work, learn, play, and visit. They promote a good quality of life and attract economic investment and opportunities. They encourage community interaction, create a sense of belonging, and have a strong sense of identity and culture. They provide residents with a wide variety of housing, transportation, and employment options.

We want to ensure that this region 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.

Great places don’t just happen – they’re created! By working together as a region, we can preserve and protect the great places we already have, while transforming ordinary places into extraordinary ones.



What We Heard

The region lacks affordable housing for renters and owners.

- Many residents need to look outside the region for employment opportunities that will enable them to afford housing within the region. In particular, seniors and low-income residents find it difficult to locate appropriate housing.
- Homeownership should be emphasized just as much as renting. Although it's important to provide a variety of housing types, we should offer more support to residents looking to transition from renting to homeownership.

Transportation infrastructure should reflect the unique needs throughout the region.

- There are few transportation options that connect residents with employment opportunities.
- In areas with higher concentrations of people, traffic calming measures should be implemented.
- Many of the region's major transportation corridors experience heavy congestion that needs to be addressed.
- The gateways into the region (and the county) should be beautified.

To foster community, design elements like front porches should be included in new development.

The region needs more “third places” (such as restaurants and entertainment venues) for residents, particularly for youth and young adults. Without these kind of spaces in the Cocalico region, many students spend their time in the Ephrata area.



What the Data Tells Us

Congestion

US 222, PA 272, Colonel Howard Boulevard, and the I-76 interchange typically experience significant congestion on weekdays.

Vehicle Crashes

Although crashes occur throughout the region, they happen most often at a few locations including 1) the intersection of PA 272, Denver Road, and Colonel Howard Boulevard; 2) the intersection of PA 272 and PA 897; 3) Main Street in Denver; and 4) Church Street between Denver and Reamstown.

Housing Costs

Although housing costs are more affordable than in other parts of Lancaster County, they are still high overall. A growing number of renters and homeowners in the region are becoming “housing cost burdened” – meaning they spend more than 30% of their income on housing costs.

Household Age

The region has an aging housing stock – 72% of existing housing was built before 1980, and 25% was constructed before 1950.

Housing Type

The existing housing stock in the region consists mostly of single-family detached homes. 60% of dwelling units proposed between 2011 and 2021 were single-family detached.

Zoning

Residential and mixed-use zoning permits a wider variety of housing types in boroughs and villages, but fewer options exist in other areas.

For more detail on some of this data, refer to the “Snapshot of the Region” beginning on p. [104](#).



What We Need to Do Differently

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

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

Housing Supply

- Work with local organizations to analyze the regional housing market and identify gaps in the current housing stock. Aim to provide appropriate housing options at every price point.
- Develop partnerships with local housing organizations to help low-income and senior residents find affordable housing or make the transition from renting to homeownership.
- Work to diversify housing types in the region. Although public input surveys show that Cocalico residents prefer single-family neighborhoods, residents also expressed support for mixed-use development. In addition, housing

advocacy organizations recognize the need for a broader array of housing types throughout Lancaster County.

- Work with the public, private, and nonprofit sectors to incentivize and create more housing options at every price point. Recognize that housing affordability impacts the ability of local businesses to attract and retain workers. This issue also affects student enrollment in the Cocalico School District.

Simplify Zoning

- Review municipal ordinances to identify any existing barriers to developing housing that the region lacks. Revise these ordinances by permitting new residential uses and/or streamlining the approval process for existing ones.
- Coordinate across municipal boundaries when revising ordinances to ensure consistent standards throughout the region.

Make our downtowns more vibrant, safe, and attractive.**Placemaking**

- Identify areas in need of “placemaking” and enhance the safety, attractiveness, and vibrancy of these locations. Gather community input alongside technical expertise to identify needed improvements.
- Engage in “grassroots” placemaking – smaller improvements that experiment with different solutions and identify best practices. In turn, create opportunities for community buy-in to make these improvements.
- Work with partners and LCPD staff to pursue funding opportunities for potential projects.

Design Standards

- Preserve the region’s small-town character. Promote design standards for new development while keeping regulations business friendly. Consult existing historic resource surveys and other materials to identify architectural and site design features characteristic of the local area.
- Review zoning ordinances and identify opportunities to implement traditional neighborhood design standards when possible – either as an amendment to an existing zoning district, or as a new overlay zoning district.
- Coordinate across municipal boundaries when revising zoning ordinances to ensure consistent standards throughout the region.

Create a mix of uses in our communities and corridors.**Redevelopment and Reinvestment**

- Identify communities and/or corridors that have the potential for redevelopment and reinvestment projects. Work with local organizations to analyze the demand for residential, commercial, and industrial uses within the region.
- Amend zoning ordinances to add new uses to existing zoning districts or replace traditional single-use zoning districts with mixed-use districts.
- Coordinate across municipal boundaries when revising zoning ordinances to ensure consistent standards throughout the region.



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)

▲ Increase
▼ Decrease

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
Third places/social gathering places	▲ Increase # of third places in boroughs and Urban Growth Areas
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

CONNECTING PEOPLE, PLACE, & OPPORTUNITY



For any community to be economically, culturally, and socially vibrant, it is crucial to connect people with each other and the places around them – students with schools, workers with jobs, and residents with housing.

If we build a more connected multi-modal transportation network, we'll increase efficiency – but more importantly, we'll create more opportunities for interaction. The more connections we make between people and the places they need to be, the more successful the region will be in attracting and retaining jobs, businesses, and residents.



What We Heard

There's a need for more diverse land uses throughout the region.

- The region has a lot of commercial and industrial businesses that create jobs, but housing options are limited, both in terms of available units and diversity of housing types.
- Incorporating more mixed-use development could create opportunities for residents to live in closer proximity to local stores and services.
- Some borough main streets and village centers need revitalization. In most instances, investing in new businesses and residences will bring new life to these areas.

Safety and congestion issues along the region's major transportation corridors are a concern.

- PA 272 is becoming increasingly congested, and several intersections along the route are unsafe and need improvement.
- Industrial development is an important part of the region's economy, but traffic impacts should be studied and appropriately managed. Truck traffic is a growing issue, especially in the Colonel Howard Boulevard and I-76 interchange area.

We should expand existing infrastructure that helps people get around the region without a vehicle.

- Extending the Warwick to Ephrata Rail Trail to Denver Borough is a priority.
- There should be more connections between housing and local trails, parks, and natural areas – you shouldn't need a vehicle to access nature.
- Residents feel unsafe or uncomfortable when attempting to bicycle or walk between different communities. There are limited public transportation options, and those that exist are often inconvenient for residents to use.
- Industrial development is often inaccessible by walking, bicycling, or taking transit. Residents must rely on a vehicle to take advantage of local employment opportunities.



What the Data Tells Us

Regional Trails

The Cocalico Region has 12 miles of regional recreational trails, and this number accounts for 8.7% of the county's total regional trail network.

Top Industries

Manufacturing, construction, and health care/social assistance are among the region's top industries. Collectively, these three sectors make up 47% of the jobs in the region.

Bicycle and Pedestrian Crashes

In the region, there were 27 crashes involving pedestrians or bicyclists between 2015 and 2020. Many of these crashes occurred in Denver Borough or along PA 272 between I-76 and PA 897.

Bicycle and Pedestrian Stress

Many roads in the region are considered "high stress" for bicycling. Although pedestrian stress is generally low in Denver and Adamstown, it is much higher in villages and suburban areas.

Public Transportation

There is no traditional fixed route transit service in the region from Lancaster, Lebanon, or Berks County. On weekdays, the Northern Lancaster Hub runs a shuttle between Ephrata and Denver.

Household Income and Costs

The region's median household income of \$75,682 is slightly higher than the Lancaster County median of \$69,588.

Movement of Goods

Freight movement is expected to increase significantly through 2040 on I-76 and US 222.

Jobs/Housing Ratio

There are significantly more jobs than housing units within the region. Housing is largely concentrated around historic boroughs and villages, while jobs are typically clustered around PA 272, the I-76 interchange, and Denver Borough.

For more detail on some of this data, refer to the "Snapshot of the Region" beginning on p. [104](#).



What We Need to Do Differently

Countywide Priority	Regional Priority	Policy <small>In this section, policies are in order by countywide and regional priority rather than how they appear in places2040.</small>
✓		Make it easier for residents and visitors to get around without a car.
✓	✓	Connect housing, jobs, schools, transportation, and other destinations.
	✓	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.
	✓	Intentionally cultivate, retain, and expand industry.
		Facilitate business partnerships.

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

Public Transit

- Identify concentrations of housing, jobs, and other amenities in the region that could be served by transit. Review significant destinations outside of the region, or the county, that are frequented by residents and may need better connections.
- Continue working with partners, county staff, and state or federal agencies to pursue funding that would help establish more transit services in the region or expand existing services to meet demand.

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

Trail Development and Maintenance

- Identify local destinations such as parks, neighborhoods, schools, or employment centers that could be connected by trails. Prioritize trail corridors for construction by level of need, interest, or other metrics.
- Work with partners to pursue funding or grant opportunities that can be put towards feasibility studies, property acquisition, or construction costs.
- Continue to maintain regional and local trails as an amenity for both residents and visitors. If needed, establish an intermunicipal committee to coordinate maintenance and safety improvements for regional trails.

Pedestrian and Bicycle Safety

- Identify routes that connect local neighborhoods and communities with regional transportation infrastructure, like transit or trails. Prioritize these corridors for bicycle and pedestrian safety improvements.
- Work with LCPD staff, PennDOT, and other partners to identify roads with ongoing safety issues that need addressed. Pursue funding or grant opportunities to finance potential projects that will help non-motorized travelers feel safer on roadways.

Make our downtowns into regional hubs.**Transportation Hubs**

- Identify areas where major transportation corridors intersect with borough or village cores. Within the areas that intersect, determine the locations that would be best suited for hub facilities. Work with partners, local businesses, and residents to identify amenities needed. Pursue funding or grant opportunities to finance potential projects.
- Amend municipal zoning ordinances and/or maps to permit services or encourage land uses that support hub facilities.

Create more places to hike, bike, play, and enjoy nature.**Public Parks Within Growth Areas**

- Conduct research to identify gaps in the availability of public parks and green space within growth areas. Use these results to identify areas within existing growth areas that could become public parks or expand existing sites.
- Continue working with partners to pursue funding and coordinate community resources to upkeep park lands and improve facilities.

Maintain, attract, and retain a skilled workforce that earns a competitive wage.**Workforce Development**

- Survey the region's business community to identify gaps in the local workforce. Collaborate with the Cocalico School District, partners, and higher education institutions to ensure that programs exist to address gaps in the local workforce.
- Continue working with partners to develop and improve connections between educational institutions and the business community.

Intentionally cultivate, retain, and expand industry.**Industrial Development**

- Work with LCPD staff and other partners to identify sites that are desirable locations for industrial development. Identify potential points of conflict between desirable industrial sites and other priorities (natural lands, agricultural lands, historic sites, etc.).
- Assess infrastructure needs or deficiencies for identified industrial sites at full buildout, and identify needed improvements for sewer, water, and road infrastructure.
- Conduct a review of permitted industrial uses and determine which can be allowed by-right versus conditional uses.
- Review municipal zoning standards to ensure that requirements adequately address screening, landscaping, etc. to minimize the visual impact of new industrial development.



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	▲ Increase connections between new development and the 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

Access to Parks and Trails

Miles of regional trails	▲ Increase miles of regional trails
Parks per capita	▲ Increase acreage of parks per 1,000 people
Park and trail access	▲ Increase % of UGA land within ½ mile of park or trail

Workforce Development

Workforce partnerships	▲ Increase partnerships between education institutions and businesses
Apprenticeships	▲ Increase in apprenticeships with local businesses
Business starts	▲ Increase in new businesses started

TAKING CARE OF WHAT WE HAVE



The Cocalico Region is blessed with an abundance of natural, agricultural, and historic resources. The region is home to rich farmland, high-quality soil, and natural rainfall, especially in and around areas like Schoeneck Flats. The northern hills of the region are heavily forested, consisting of the Texter Mountain Nature Preserve and State Game Lands. Communities like Adamstown, Denver, and Reinholds are filled with historic buildings and beautiful architecture that increases the unique character of the region. Cocalico is also home to a thriving small business community, offering visitors and residents everything from agricultural products to antiques.

It is essential that all aspects of these assets are protected and supported. We need to work together at the local and regional level to protect agricultural and natural land from development. Municipal governments and county organizations should collaborate with local business owners and farmers to identify regulatory barriers, and to assist them in reaching new markets. Resources should be leveraged to protect and restore historic buildings, improve water quality in local streams, and market the local business community. By making minor improvements, we can ensure that Cocalico continues to be a special place we love.



What We Heard

Local businesses are highly valued as a core element of the local economy.

- Local businesses should be supported - they attract visitors and encourage investment in the region.
- “Antiques Capital USA” is a source of pride locally and its unique character should be maintained.
- Local restaurants and entertainment venues are critical to attract and keep young people in the region.

Agriculture is important to the region’s identity, but farmers are struggling to sustain their operations.

- Many farms in the region are of a smaller scale. They often do not have the land required for an economically sustainable farming operation.
- In this region, there are no local facilities that process animals or other agricultural products. Farmers typically rely on one or two large facilities outside the region, which leaves them vulnerable in the event of any facility closures.
- Animal products are a key component of the local agricultural economy. Farmers in the region face many barriers to production: increasingly stringent nutrient management programs, changing animal welfare standards, and taxes that penalize the construction of larger agricultural buildings.
- In this part of Lancaster County, there’s no regional group or forum to help farmers work together to solve the issues they face.

Municipalities are struggling to generate the revenue needed to maintain infrastructure and other public services.

- Agriculture is an important economic sector in the region – several agricultural areas are especially valued, such as the Schoeneck Flats.
- Rural municipalities often have more miles of road than their urban neighbors, but less industrial and residential development to generate the revenue to

maintain that infrastructure. The need for revenue often conflicts with the public’s desire to preserve agricultural and natural land -- most of which is found in rural municipalities.

- Smaller municipalities, especially boroughs like Adamstown and Denver, also face rising costs and stagnant revenue.

Stormwater management and improving water quality is becoming more challenging.

- Local water bodies like Cocalico Creek are important recreational amenities that should be protected and improved.
- Existing forested/natural buffers along waterways play a major role in protecting and improving the overall water quality in the region.
- New development is reducing the amount of land that can absorb larger rainstorms and minimize the impacts of flooding events.
- State and federal stormwater requirements often do not permit lower-cost alternatives to best management practices (BMPs). These requirements can also be a barrier to developing more diverse housing.

Many residents who own older properties do not have the resources to maintain their homes.

- Ensuring the long-term health of historic neighborhoods starts with educating homeowners about maintenance and repairs. The region should look for ways to create a network of technical advisors or volunteers who can provide guidance or assistance at a reasonable cost.

Historic centers like Denver and Adamstown contribute to the region’s character.

- Repurposing or redeveloping vacant structures is one way to revitalize our boroughs and villages.

- Additional housing should be developed in our borough cores. By developing in these areas, we increase housing supply without impacting existing natural and agricultural land.

Future funding and staffing for police, fire, and Emergency Medical Services (EMS) is a concern in the region.

- To meet the needs of a growing population, more funding and volunteers are needed to provide these services.



What the Data Tells Us

Agricultural Preservation and Conservation

Currently, the region has approximately 11,800 acres protected through Effective Agricultural Zoning, which limits development to a minimum of one lot per 20 to 50 acres of agricultural land (as defined by LCPD). Of that number, over 3,700 acres of farmland are preserved by the Lancaster County Agricultural Preserve Board and the Lancaster Farmland Trust.

Agricultural Preservation Priorities

Over 1,800 acres of farmland are identified by LCPD as a priority for future preservation. In the Cocalico Region, preservation efforts should be focused on the Schoeneck Flats area and along PA 897 in West Cocalico Township.

Natural Land Preservation and Conservation

The region has a little over 675 acres of natural lands preserved by state agencies, the County of Lancaster, and the Lancaster Conservancy. A little over 3,200 acres in the Cocalico Region are in Effective Conservation Zoning, which limits development to a minimum of one lot per 20 to 50 acres of open space and/or conservation area (as defined by LCPD).

Natural Preservation Priorities

An analysis conducted by LCPD identified over 500 acres of land that are a priority for future natural lands preservation efforts. Most of this land is in or around the existing Texter Mountain Nature Preserve.

Existing Buildings

More than 50% 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.

Parkland-to-Population Ratio

This metric is used to measure the availability of parkland to residents. The goal is a ratio of 10 acres of park land available for every 1,000 residents. There are 6.1 acres of municipal park land available for every 1,000 residents in the Cocalico Region. This does not include any open space owned by the Cocalico School District, as school district land is often not available to the public.

For more detail on some of this data, refer to the "Snapshot of the Region" beginning on p. [104](#).



What We Need to Do Differently

Countywide Priority	Regional Priority	Policy <i>In this section, policies are in order by countywide and regional priority rather than how they appear in places2040.</i>
✓		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

- Work with LCPD staff and local organizations to identify areas of the region where natural land preservation should be prioritized. This may include areas around existing public parks and preserves, public water sources, or intact and high-quality natural lands.
- Review municipal forest or open space zoning standards to ensure that they protect the rights of private property owners while still allowing land and/or ecosystem preservation.
- Ensure that forest or open space zoning regulations are consistent throughout the region, whenever feasible.
- Communicate with environmental preservation organizations so they are among the first to know when potential land acquisition opportunities may arise.
- Coordinate with local environmental organizations to share educational events and volunteer opportunities with residents. Encourage residents to get involved with local organizations.

Agricultural Land

- Work with LCPD staff and local farmland preservation organizations to identify areas of the region that should be prioritized for preservation.
- Realign Agriculture Security Areas (ASA) with identified preservation areas. Include priorities of preservation in criteria used when evaluating ASA petitions submitted by farmers.
- Review municipal agricultural zoning regulations to ensure that subdivision standards and lot sizes accurately reflect existing farm sizes and incentivize preservation.
- Ensure that agricultural zoning standards are consistent across the region, while also recognizing that different areas may have different needs.

Improve water quality and work together on stormwater management.

Watershed-Level Planning

- Conduct an inventory of existing stormwater management infrastructure, BMP projects, and Pollutant Reduction Plan recommendations.
- Build on existing water quality improvement efforts by working with LCPD

staff and water quality organizations to identify priority streams/watersheds in the region. Identify potential BMP project sites within priority watersheds. Rank projects based on their potential impact on water quality, potential MS4 credits, willingness of property owners, and other relevant factors.

- Work with partners to seek out funding and implement priority BMP projects on public land.

Education

- If necessary, conduct outreach with private property owners to encourage the implementation of BMP projects.
- Provide residents and property owners with educational materials that highlight the importance of clean waterways and offer implementable solutions such as vegetated buffers.

Regional Coordination

- Consider establishing a regional MS4 program to encourage regional cooperation and coordinate resources.
- Coordinate across municipal boundaries to set consistent standards that protect existing riparian buffers and encourage the establishment of new ones.

Use existing buildings and maintain public infrastructure.

Historic Resources

- Conduct a regional historic resource survey to identify and inventory historically significant buildings in the region. In the case of Denver and Adamstown Boroughs, utilize the data previously collected for LCPD's Historic Resource Inventory project.
- Discourage the demolition of historically significant buildings by modifying municipal zoning ordinances to include historic resource demolition review.
- Work with housing and historic preservation organizations to identify resources that could help property owners with the maintenance and

MS4s and BMPs

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 U.S. Environmental Protection Agency (EPA) MS4 program, and is managed by the Pennsylvania Department of Environmental Protection (DEP).

BMPs, or best management practices, are techniques used to reduce water pollution. The [Pennsylvania Stormwater Best Management Practices Manual](#), published by the Pennsylvania DEP, outlines both structural and non-structural BMPs that can help to mitigate the impacts of stormwater runoff.

preservation of historic structures. For low-income, elderly, or physically disabled owners, encourage volunteerism and community outreach efforts to assist with repairs and maintenance.

Public Infrastructure

- Coordinate with LCPD staff to align water and sewer service areas with updated UGA/VGA boundaries.
- Implement upgrades to public infrastructure regionally. Whenever feasible, coordinate improvements across municipal boundaries.
- Identify opportunities to establish emergency connection points between water systems so municipalities can support each other in the event of a water emergency.

Preserve the farmer as well as the farm.**Supporting Farmers**

- Work with partners to conduct a market analysis that identifies the demand for agricultural support businesses or processing facilities.
- Amend municipal zoning ordinances to include agricultural industrial zoning districts. Allow uses based on market demand, guidance from partners, and input from local farmers.
- Identify opportunities for local farmers to collaborate in making the region a more desirable place to farm.

Simplify Zoning

- Review municipal ordinances and identify standards or regulations that hinder agriculture from adapting to changing market conditions. Amend municipal ordinances to remove barriers.
- Provide farmers with the flexibility to find additional sources of revenue without impacting the long-term viability of the agricultural economy in the region.
- Coordinate across municipal boundaries when revising zoning ordinances to ensure consistent standards throughout the region.

Promote entrepreneurship and help local businesses grow.**Small Businesses**

- Review and amend municipal ordinances that unnecessarily restrict the local small business community. Encourage local business owners by allowing for more regulatory flexibility.
- Coordinate across municipal boundaries when revising zoning ordinances to ensure consistent standards throughout the region.



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)

This page left intentionally blank

GROWING RESPONSIBLY



Growth and change are an inevitable part of the future for the Cocalico Region. A large portion 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 growth, we'll build on past planning efforts to direct it to the most appropriate places. Outside our growth areas, we'll focus on protecting the rural and natural landscape. We don't want new development to detract from what we value the most: our farms, open space, and community character.

In Denver, Adamstown, Stevens, and Reinholds, 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

New growth should primarily occur within existing growth areas.

- Protecting our natural and agricultural land is an important responsibility – once this land is lost, it's gone forever.
- Redeveloping vacant or underutilized properties is preferable to building on greenfield sites (in other words, undeveloped land).
- Within our growth areas, there is little connectivity between housing and commercial or industrial development. There should be an effort to create more connections between existing development.

Development outside of growth areas is not a significant issue for the region.

- There are few instances of conflict between areas zoned for rural residential growth and prime agricultural land.
- The construction of less compact housing should be limited to certain areas, but not completely prohibited.
- Housing constructed outside of growth areas should be located near existing infrastructure, whenever possible.
- Farmers that have poor quality land should have the option to sell their property to be developed for income.

Compact development projects should be designed to complement the character of the local community.

- Builders can help to meet this goal by incorporating parks and open space and by providing more connections to adjacent development. To facilitate this goal, municipalities in the region should work to simplify zoning requirements and increase their flexibility.
- Development that is more compact should only be built in areas where existing infrastructure and services can support it. For example, the area around downtown Denver or redevelopment along PA 272.



What the Data Tells Us

Population Increase

From 2000 to 2022, the region's population increased 14%, from 21,424 residents to 24,418.

Urban Residential Density

We're consuming more land than necessary because we're building at lower densities than we should. From 2002 to 2015, the average density of new residential development was 3.1 units/acre. From 2015 to 2019, the average density of new residential development in the Cocalico UGA was 2.2 units/acre. This is significantly lower than the 6.5 units/acre target set in places2040.

Buildable Land in Urban Growth Areas

As of 2019, there were over 1,700 acres of developable land remaining in the Cocalico UGA. Between the region's two VGAs of Reinholds and Stevens, 87 acres of developable land remains.

Large Vacant Tracts

As of 2019, there were six vacant parcels that were greater than 40 acres in size within the Cocalico UGA.

Water and Sewer Service in Urban Growth Areas

Sewer service areas generally align with the region's UGA and VGA boundaries. The region is predicted to have a surplus of water capacity through 2040.

Commercial and Industrial Areas

There are over 350 acres of land zoned for commercial or industrial land uses outside of the Cocalico UGA.

For more detail on some of this data, refer to the "Snapshot of the Region" beginning on p. [104](#).



What We Need to Do Differently

Countywide Priority	Regional Priority	Policy <small>In this section, policies are in order by countywide and regional priority rather than how they appear in places2040.</small>
✓	✓	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.

Urban Growth Areas

- Work with LCPD staff and other partners to conduct an analysis of parcels adjacent to the Cocalico UGA boundary. Identify any parcels that should be added to or removed from the UGA based on availability of public infrastructure, road access, farmland preservation status, and other factors.
- Coordinate with other municipalities in the region to adopt these potential boundary adjustments and ensure consistency.
- Align municipal zoning maps with the adjusted growth area boundaries.

Prioritize redevelopment and infill in Urban Growth Areas.

Zoning Regulations

- Review municipal land use and development ordinances and identify any barriers to redeveloping smaller properties. Ensure that approval processes do not contain similar barriers. Amend local ordinances as needed.
- If potential barriers are mandated by state or federal law, work with appropriate agencies to advocate for smaller developers or property owners.

Manage the use of large tracts of vacant land in Urban Growth Areas.

Public Infrastructure

- Assess public infrastructure (water, sewer, roads, transit, sidewalks, trails, and parks) and identify any problems that may arise from developing on large vacant parcels within the region. Work with LCPD staff to draft and adopt official maps as a tool to encourage responsible growth.
- Identify deficiencies in our public infrastructure that would need to be addressed prior to developing large vacant parcels.
- Pursue funding to improve public infrastructure and limit the burden on existing systems in the event of development.



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 lands 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 Cocalico UGA (6.5 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 on the next page

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	▲ Increase connections between new development and the 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

THINKING BEYOND BOUNDARIES



Residents of the Cocalico Region appreciate the history and traditions of their community – it is a huge part of what makes the region a unique place to live. To keep it that way, we need to plan ahead and work together, and we need to do things a little differently than we have in the past.

To plan effectively for the future, the Lancaster County comprehensive plan (places2040) encourages us to “Think Beyond Boundaries.” The Cocalico Region, like all of Lancaster County, has many boundaries that impact how people live, work, and go to school. As you travel between the communities in our region, it’s not always clear where these boundaries are. They’re only visible on a map.

Here are just a few examples of the many boundaries that divide the region:

- **Local Government:** There are four municipalities in the region, including two boroughs and two townships. Each municipality is responsible for making its own land use decisions, so there are four municipal planning commissions and four separate governing bodies.

- **Zoning:** Each of the four municipalities in the region has its own zoning ordinance regulating land use. In the region as a whole, there are 37 unique zoning districts.
- **Water and Sewer Infrastructure:** Water and sewer infrastructure is maintained by four separate authorities.
- **Police, Fire, and Emergency Services:** There are two police departments and seven fire companies that service the region.

While these boundaries are essential to administering public services, they’ve incentivized municipalities to solve challenges on their own. Thinking beyond boundaries is about approaching these issues more collaboratively. Forests, farmland, rivers and streams, roads, and neighborhoods don’t follow municipal, school, or political boundaries. Neither does our economy and all the infrastructure that keeps it running. To address the challenges identified in this plan, we need to find ways to work around the barriers that boundaries create.

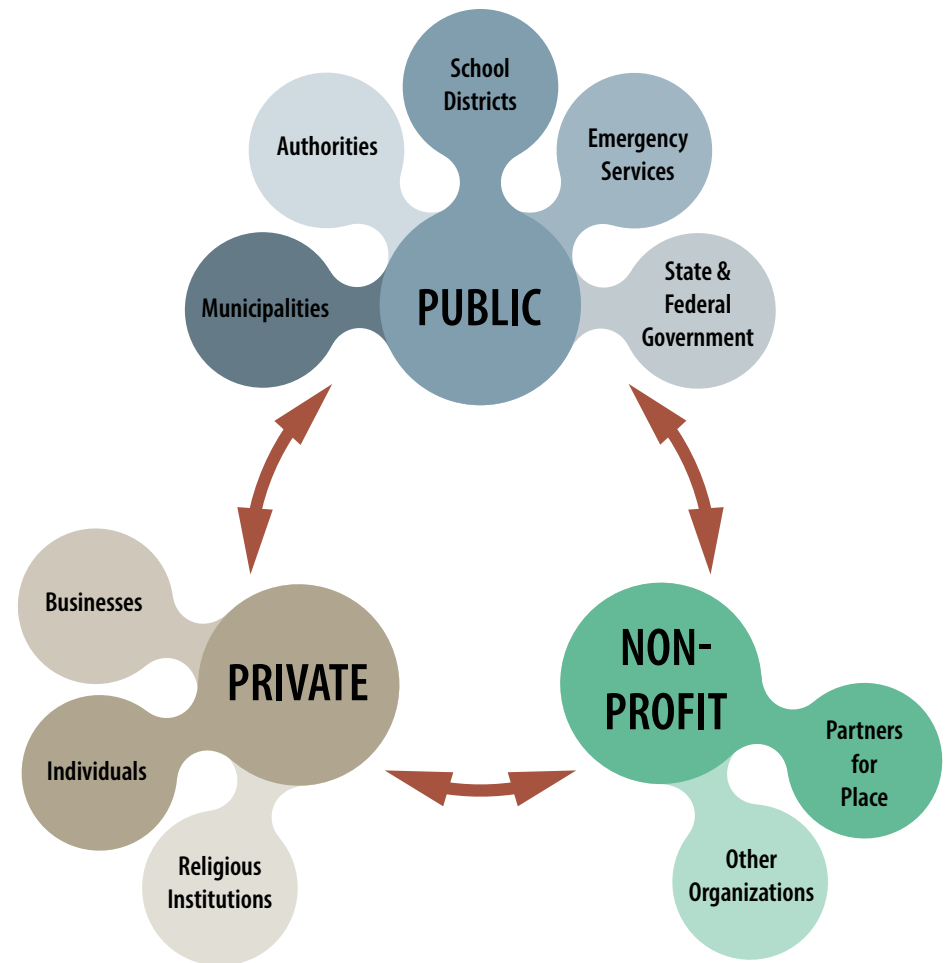
Changing Our Mindset

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.

Government organizations and agencies cannot be, and should not be, the only stakeholders engaged in the implementation of this plan. The only way to truly make a difference in the Cocalico Region is to involve a full range of public, private, and nonprofit partners to achieve our goals.

Cocalico leaders should seek out opportunities to tap into the passionate organizations, businesses, and individuals that live and service the region, especially those that have already demonstrated interest in long-range planning efforts. 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 the Cocalico Region 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, the area between Stevens and Denver along North Line Road is becoming a place of significant development activity. However, it is also an area where the municipal boundaries of Denver Borough, East Cocalico Township, and West Cocalico Township all come together. To ensure that new development does not negatively impact the surrounding community, these three municipalities must work together across municipal boundaries to effectively plan for the future.

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. Local municipal leaders should meet at regular intervals to review how Cocalico Region municipalities are making progress in implementing the policies in the plan, as well as setting goals for implementation of the plan.

Catalytic Tools & Strategies

While any step to implement this plan is a step toward making the Cocalico Region 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

Official maps are visioning documents that illustrate improvements a community wants to see in the future. These improvements usually relate to transportation, community facilities, and environmentally critical areas such as floodplains, habitats, and groundwater recharge areas. Transportation needs identified on these maps relate to all modes of travel: cars, buses, rail, pedestrians, and bicyclists. Community facilities are things like parks, utilities, and stormwater management facilities.

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 vehicles.

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 also makes it more 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 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

Despite the challenges of working across boundaries, stakeholders in the Cocalico Region have already made efforts to cooperate as a region. Every quarter, the Cocalico Regional Leaders Group holds meetings involving municipal staff, appointed commission members, and elected officials. These meetings focus on the issues and opportunities of the region, and how they could be addressed collaboratively. For instance, this group is pursuing a feasibility study to extend the Warwick to Ephrata Rail Trail from its current location in downtown Ephrata to Denver and Reinholds.

Another example of regional cooperation is the former Strategic Comprehensive Plan for the Cocalico Region that was adopted in 2003. The same four municipalities (Denver Borough, Adamstown Borough, East Cocalico Township, and West Cocalico Township) participated in that plan, which addressed many of the same topics mentioned in this plan.

The precedent set by these examples of regional cooperation provides a strong foundation for implementing this current plan. The quarterly meeting of leaders provides an existing framework for managing the goals of this plan and encouraging intermunicipal communication.

In addition to participating in meetings with Cocalico leaders, county staff will be organizing regular regional 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 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 the Cocalico Region to implement the plan, these policies will be the focus.

<i>Policy</i>	<i>Big Idea</i>
Make our downtowns more vibrant, safe, and attractive.	Creating Great Places
Prioritize redevelopment and infill in Urban Growth Areas.	Growing Responsibly
Preserve the farmer as well as the farm.	Taking Care of What We Have
Grow where we're already growing.	Growing Responsibly
Connect housing, jobs, school, transportation, and other destinations.	Connecting People, Place, & Opportunity
Make it easier for residents to get around without a car.	Connecting People, Place, & Opportunity
Use existing buildings and maintain public infrastructure.	Taking Care of What We Have
Promote entrepreneurship and help local businesses grow.	Taking Care of What We Have
Maintain, attract, and retain a skilled workforce that earns a competitive wage.	Connecting People, Place, & Opportunity
Intentionally cultivate, retain, and expand industry.	Connecting People, Place, & Opportunity
Preserve large, contiguous areas of agricultural and natural land.	Taking Care of What We Have
Make our downtowns into regional hubs.	Connecting People, Place, & Opportunity
Break down the traditional silos that limit our effectiveness.	Thinking Beyond Boundaries
Provide a greater supply and diversity of housing types to own and rent.	Creating Great Places
Create a mix of uses in our communities and corridors.	Creating Great Places
Create more places to hike, bike, play, and enjoy nature.	Connecting People, Place, & Opportunity
Make planning and regulation more efficient, consistent, and regional.	Thinking Beyond Boundaries
Improve water quality and work together on stormwater management.	Taking Care of What We Have
Manage the use of large tracts of vacant land in Urban Growth Areas.	Growing Responsibly

***FUTURE LAND
USE AND
TRANSPORTATION
MAP***

PURPOSE

This chapter of the plan focuses on the Future Land Use and Transportation Map for the Cocalico Region. 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 Cocalico Region 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 environments (or landscapes) found in the Cocalico Region – 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 municipalities in the region 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 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 incorporate 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

Cocalico Region, Lancaster County, Pennsylvania

Character Zones

Natural

- Preservation
- Conservation

Agriculture

- Preservation
- Conservation

Rural Community

- Core
- Other Developed

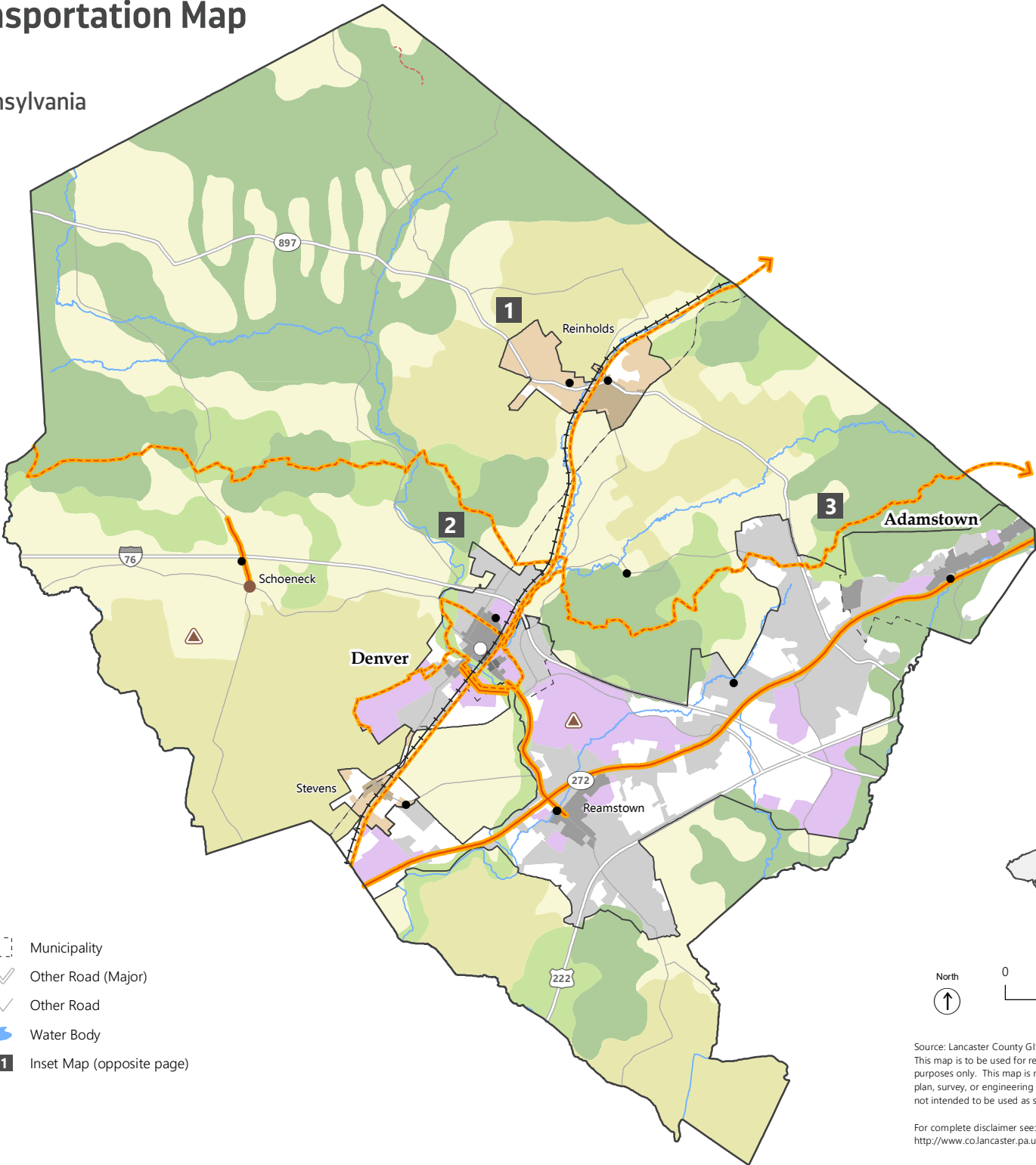
Priority Places

- Growth Area
- Priority Road
- Priority Trail
- Mobility Hub

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

Other Elements

- Buildable Land
- Other Railroad
- Other Trail
- Rural Village
- Quarry
- Police, Fire, & EMS
- Municipality
- Other Road (Major)
- Other Road
- Water Body
- Inset Map (opposite page)



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.

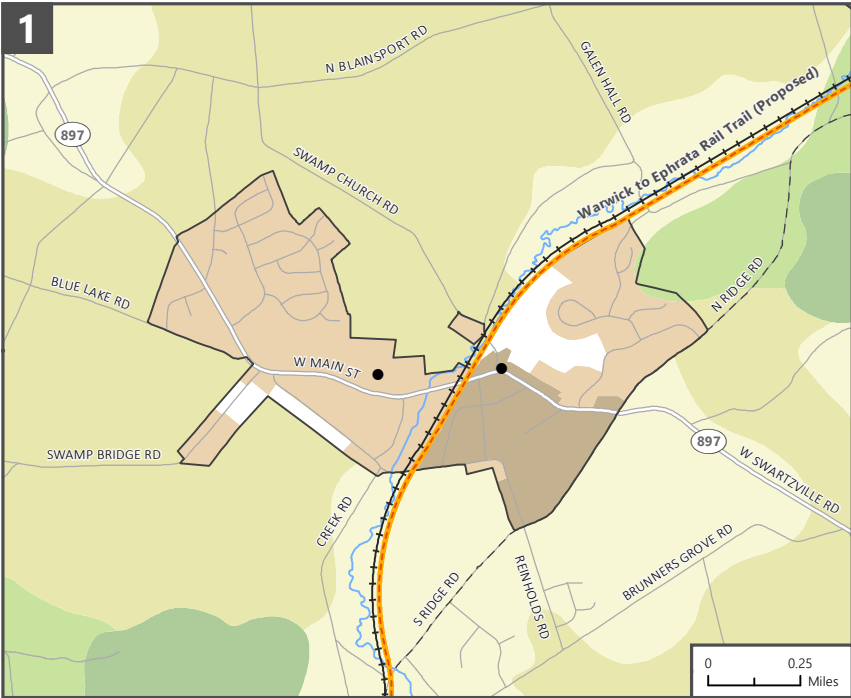
For complete disclaimer see:
<http://www.co.lancaster.pa.us/gisdisclaimer>

Future Land Use and Transportation Map

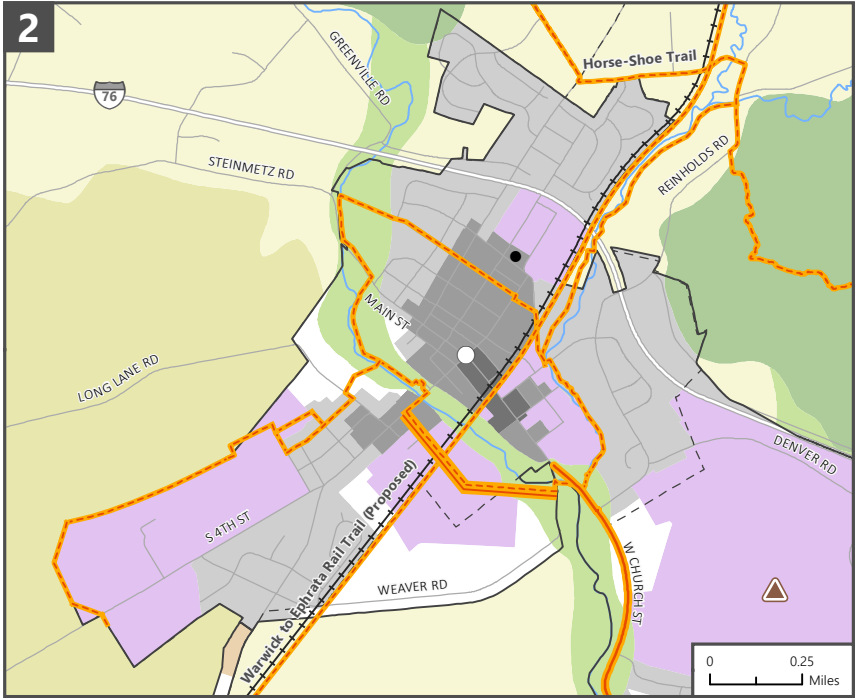
Growth Areas

Cocalico Region, Lancaster County, Pennsylvania

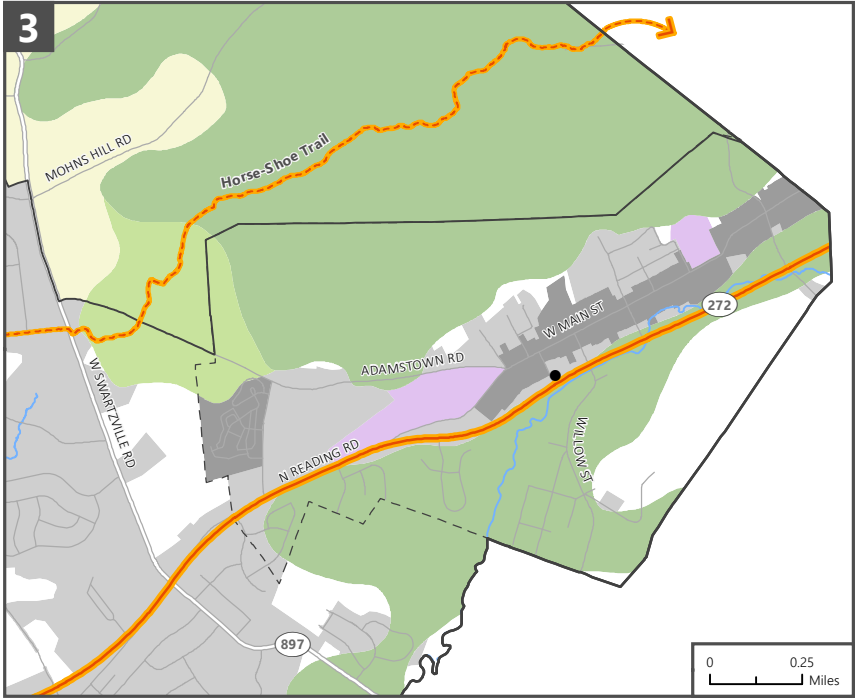
REINHOLDS VGA



COCALICO UGA (Denver Area)



COCALICO UGA (Adamstown 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 Cocalico Region Future Land Use and Transportation Map. Each of these colors represents a different type of landscape found throughout the whole county. This way of looking at things is called a “land use transect.” A transect identifies all the different types of environments or landscapes you find in a particular geographical area – in this case, Lancaster County.

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 the countywide and regional levels before we start using that 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, Cocalico Region municipalities could apply similar policies and regulations to rural zoning districts.

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 (LCPD) staff used their professional judgment to assign the appropriate character zone to all built land within these growth areas, which include the Cocalico Urban Growth Area (UGA) and the Stevens and Reinholds Village Growth Areas (VGAs).












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 the Cocalico Region displays the same character zones found on a similar 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 zone as presented in places2040.

Character Zones

Natural	 Suburban
 Preservation	 Urban
 Conservation	Urban Core
Agriculture	 Borough
 Preservation	 City
 Conservation	 Special District
Rural Community	
 Core	
 Other Developed	

Natural	Agriculture	Rural Community
Preservation <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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. 	<p>City</p> <ul style="list-style-type: none"> 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. <p>Borough</p> <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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. <p><i>Notes:</i></p> <ol style="list-style-type: none"> 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. 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 <ul style="list-style-type: none">• 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.	Preservation <ul style="list-style-type: none">• 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.	Core <ul style="list-style-type: none">• Emphasis on enhancement, reuse, and infill, with some retrofit and redevelopment (if consistent with infrastructure capacity).
Conservation <ul style="list-style-type: none">• 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.	Conservation <ul style="list-style-type: none">• 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).	Other Developed <ul style="list-style-type: none">• 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

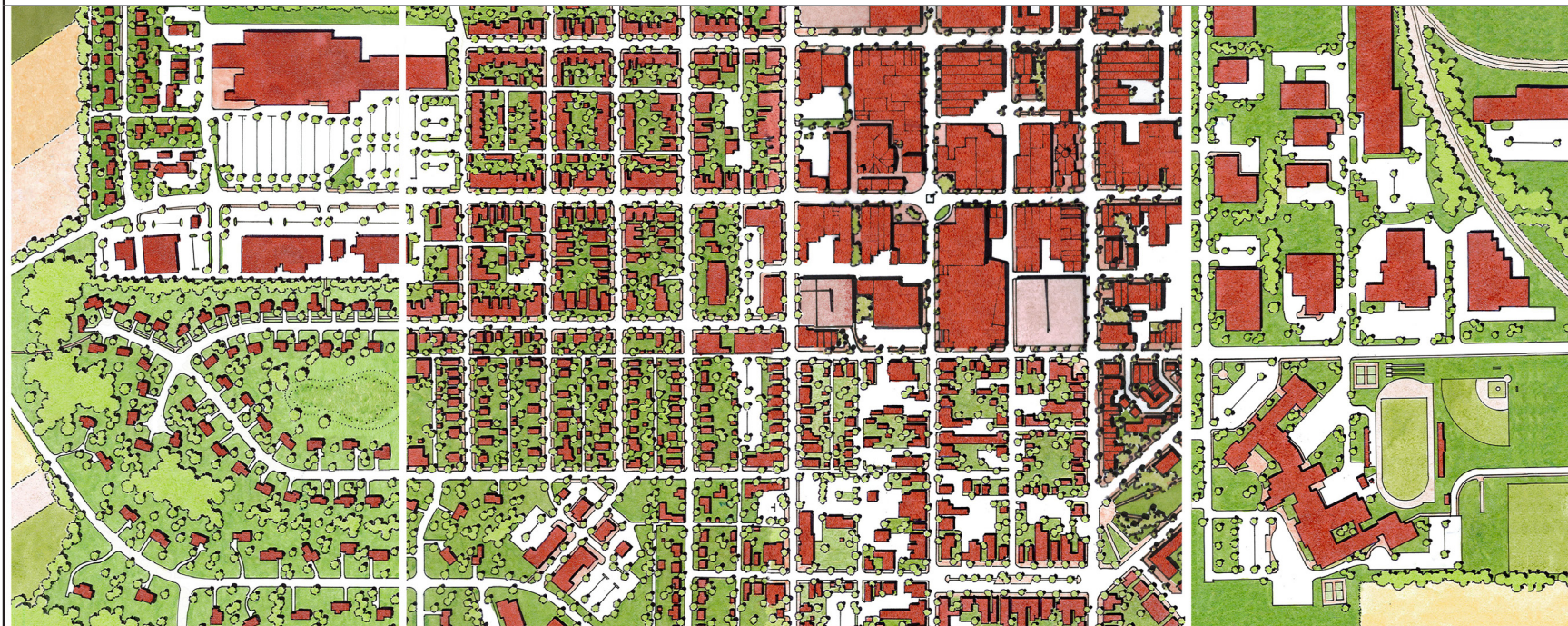
LANDSCAPES



Suburban	Urban	Urban Core	Special District
<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • Emphasis on enhancement, reuse, and infill, with some retrofit and redevelopment. • Transportation network provides significant pedestrian and bicycle infrastructure, with some additional connections. 	<p>City</p> <ul style="list-style-type: none"> • 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. <p>Borough</p> <ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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. <p>Notes:</p> <ol style="list-style-type: none"> 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.



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.*



Police, Fire, & EMS

All police, fire, and emergency departments.



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, including major streams.

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 outside 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 not intended to accommodate growth* are identified as “Rural Villages” and shown with a dot.

This page left intentionally blank

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 important.

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

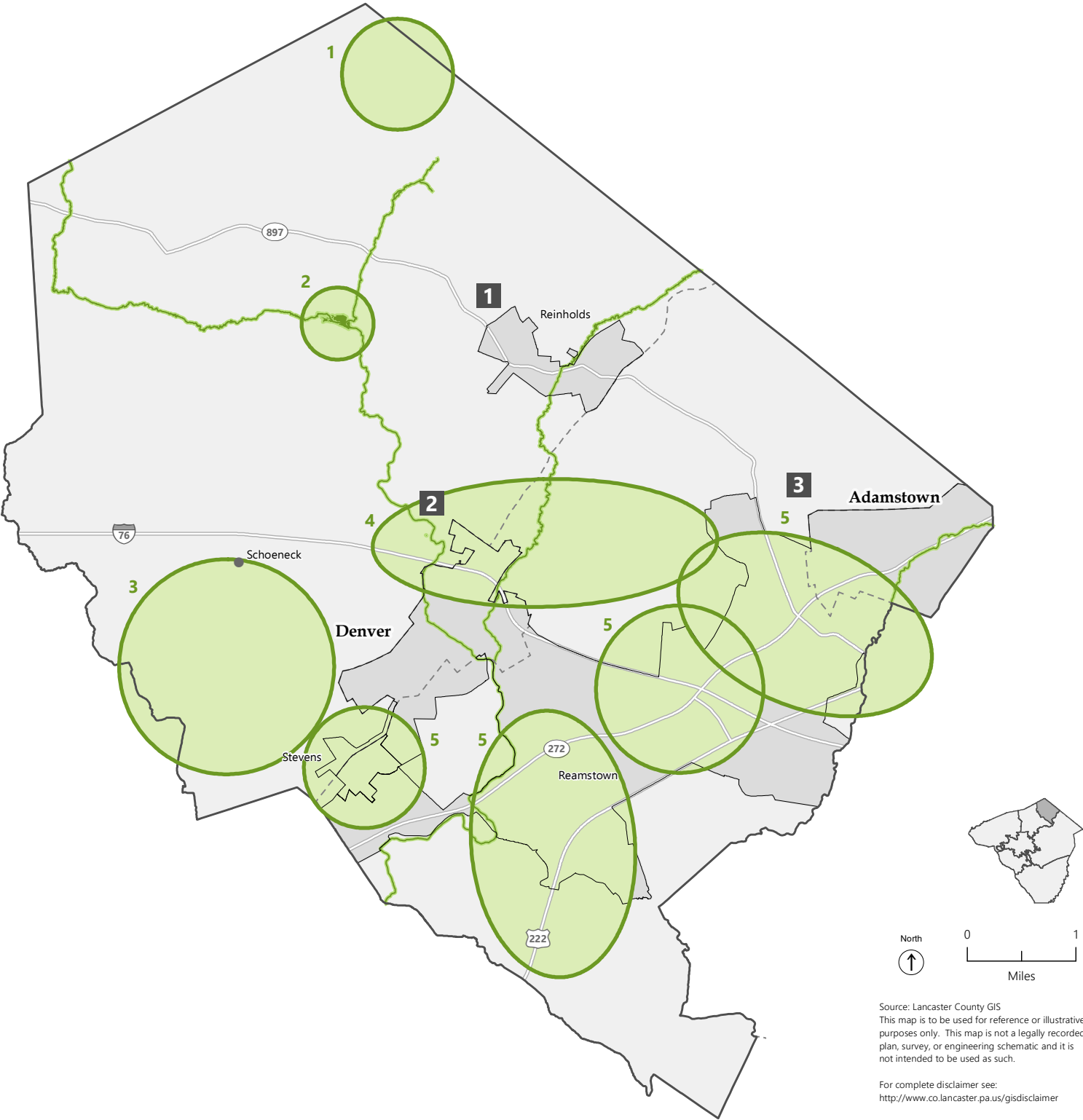
Cocalico Region
Lancaster County, Pennsylvania

Priority Places

- Area
- Priority Water Body

Other Elements

- Municipality
- Growth Area
- Other Road (Major)
- Other Road
- Rural Village
- 1 Inset Map (opposite page)



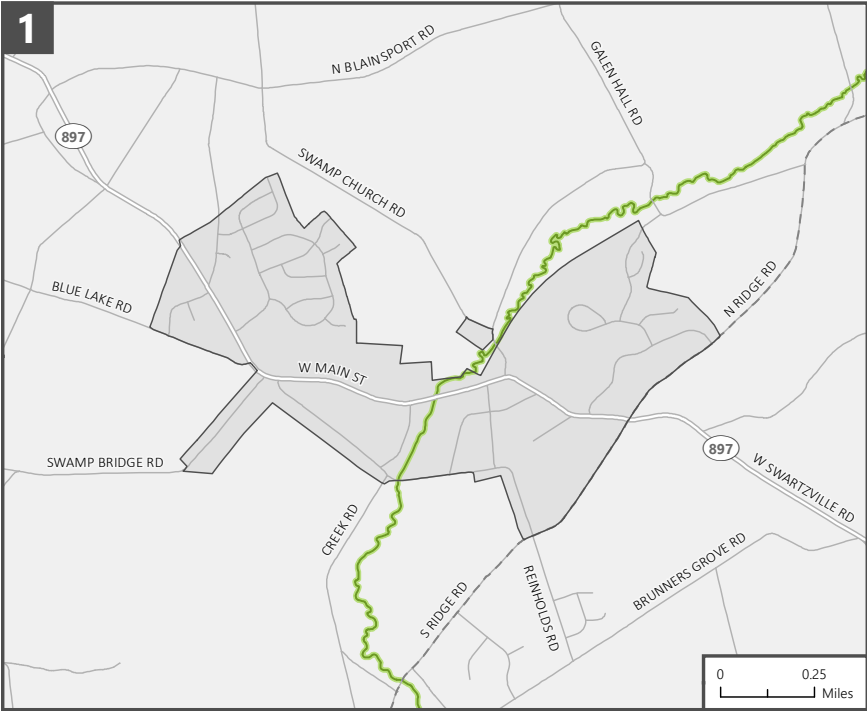
Source: Lancaster County GIS
This map is to be used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such.
For complete disclaimer see:
<http://www.co.lancaster.pa.us/gisdisclaimer>

Natural & Agriculture

Growth Areas

Cocalico Region
Lancaster County, Pennsylvania

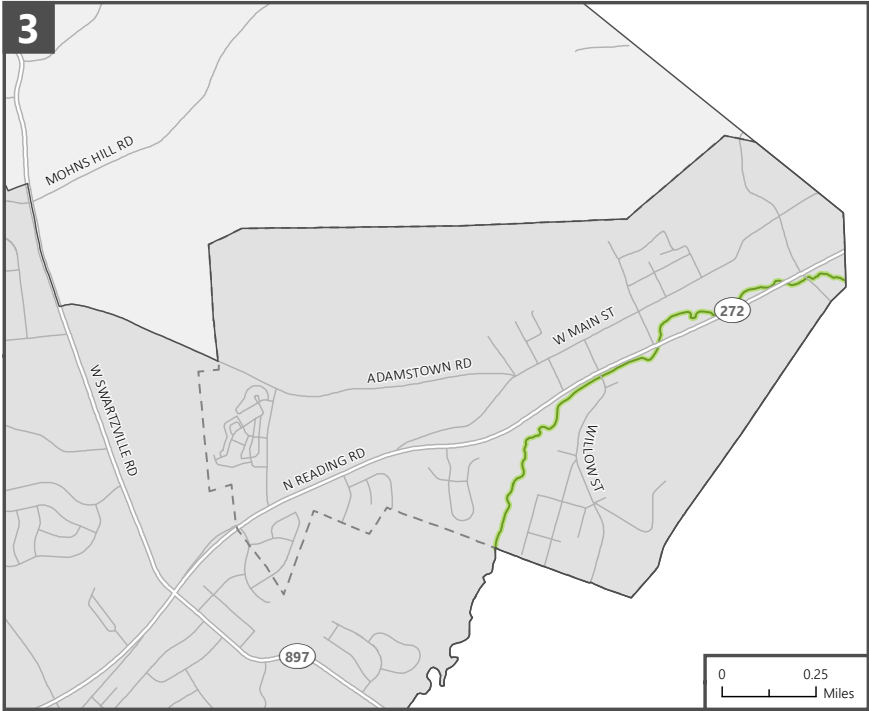
REINHOLDS VGA



COCALICO UGA (Denver Area)



COCALICO UGA (Adamstown Area)



Definitions

- UGA Urban Growth Area
- VGA Village Growth Area

KEY TO HIGHLIGHTED ITEMS

Natural & Agriculture

Region			
Type		Issue or Opportunity	Source
Area	1	Texter Mountain Preserve Potential for expansion; could help preserve additional forested land in northern portion of the region	Local input
Area	2	Blue Lake Area Although privately owned, this area is a high priority for water quality improvements related to wetland habitats	places2040 Workshop analysis
Area	3	Schoeneck Flats Priority for agricultural conservation and preserving large tracts of agricultural land	Local input Workshop analysis
Area	4	Wellheads (Denver) Priority areas for conservation and potential recreational space	Local input Partners for Place
Area	5	Wellheads (East Cocalico) Priority areas for conservation and potential recreational space	Local input Partners for Place
Corridor		Cocalico Creek High priority for water quality improvements	Local input places2040
Corridor		Harnish Run Natural resource that should be protected and improved	Local input places2040
Corridor		Little Cocalico Creek Natural resource that should be protected and improved	Local input places2040
Corridor		Little Muddy Creek (near Adamstown) Address deforestation along stream banks; improve Adamstown sewer line that runs along creek and causes significant I & I issues	Local input places2040 Workshop analysis

This page left intentionally blank

Growth Management

Region

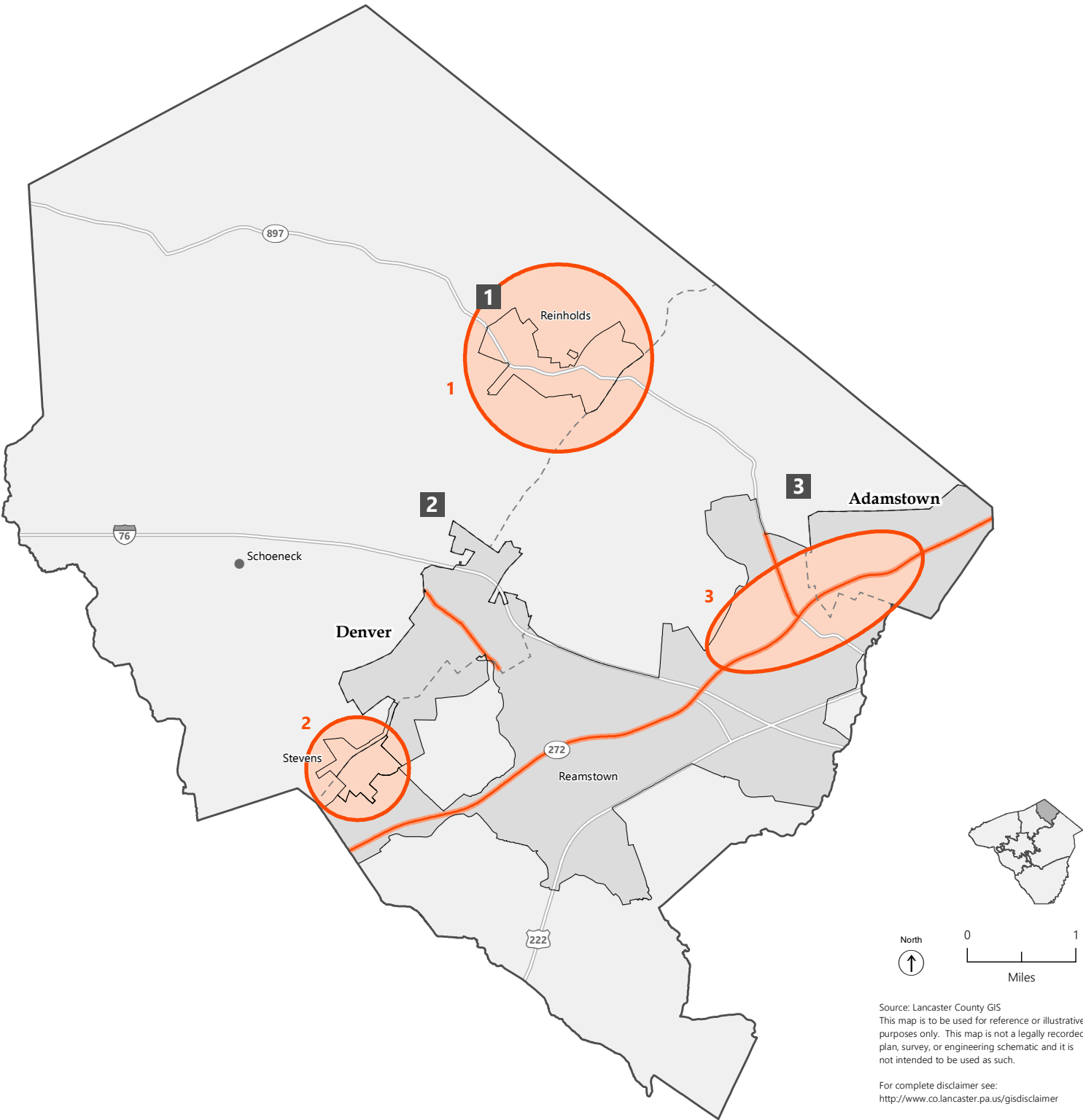
Cocalico Region
Lancaster County, Pennsylvania

Priority Places

- Area
- Priority Road

Other Elements

- Municipality
- Growth Area
- Other Road (Major)
- Other Road
- Rural Village
- 1 Inset Map (opposite page)



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.

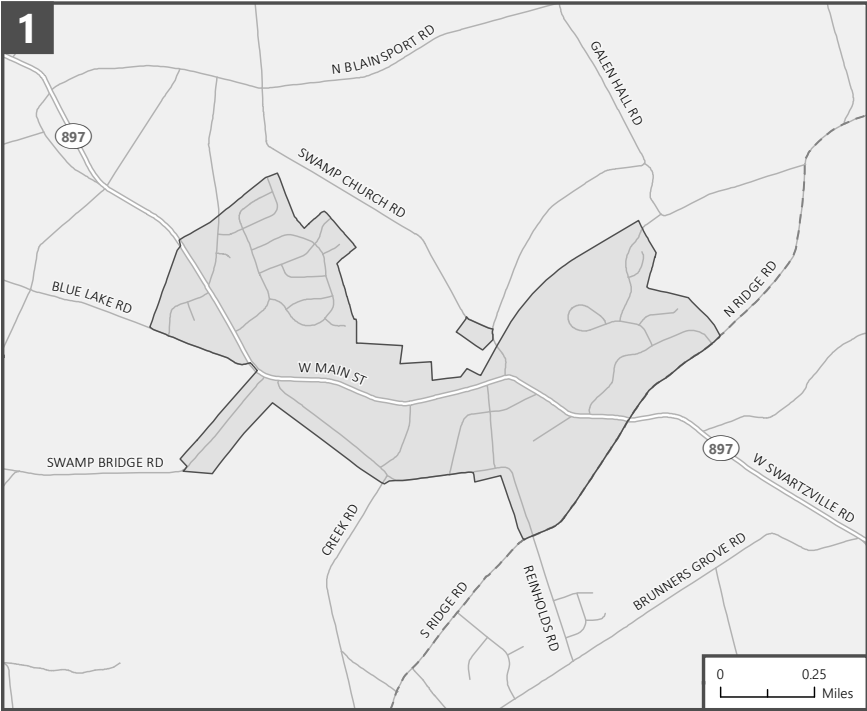
For complete disclaimer see:
<http://www.co.lancaster.pa.us/gisdisclaimer>

Growth Management

Growth Areas

Cocalico Region
Lancaster County, Pennsylvania

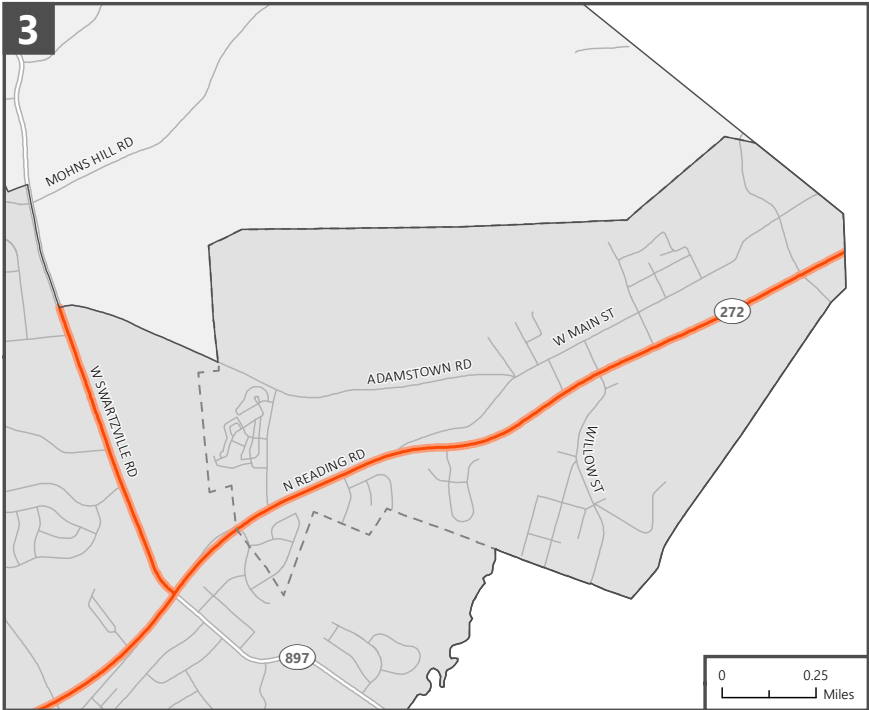
REINHOLDS VGA



COCALICO UGA (Denver Area)



COCALICO UGA (Adamstown Area)



Definitions

- UGA Urban Growth Area
- VGA Village Growth Area

KEY TO HIGHLIGHTED ITEMS

Growth Management

Region		
Type	Issue or Opportunity	Source
Area	1 Reinholds Additional development capacity following completion of public sewer project	Local input places2040
Area	2 Stevens Limit large residential developments that impact community character; slow pace of new developments that put pressures on existing residential and commercial buildings	Local input places2040
Area	3 “Antiques Capital USA” (cluster of antique shops along PA 272) Support the growth and expansion of local businesses	Local input places2040
Corridor	PA 897 & West Swartzville Road Address concerns about residential developments and traditional design elements	Local input Workshop analysis
Corridor	PA 272 Encourage rehab and infill of vacant and underutilized properties	Local input Workshop analysis

Growth Areas

Cocalico UGA (Denver Area)

<i>Type</i>	<i>Issue or Opportunity</i>	<i>Source</i>
Corridor	Main Street (Denver) Support the growth and expansion of local businesses that possess distinct character and add value to the community	Local input

Transportation

Region

Cocalico Region

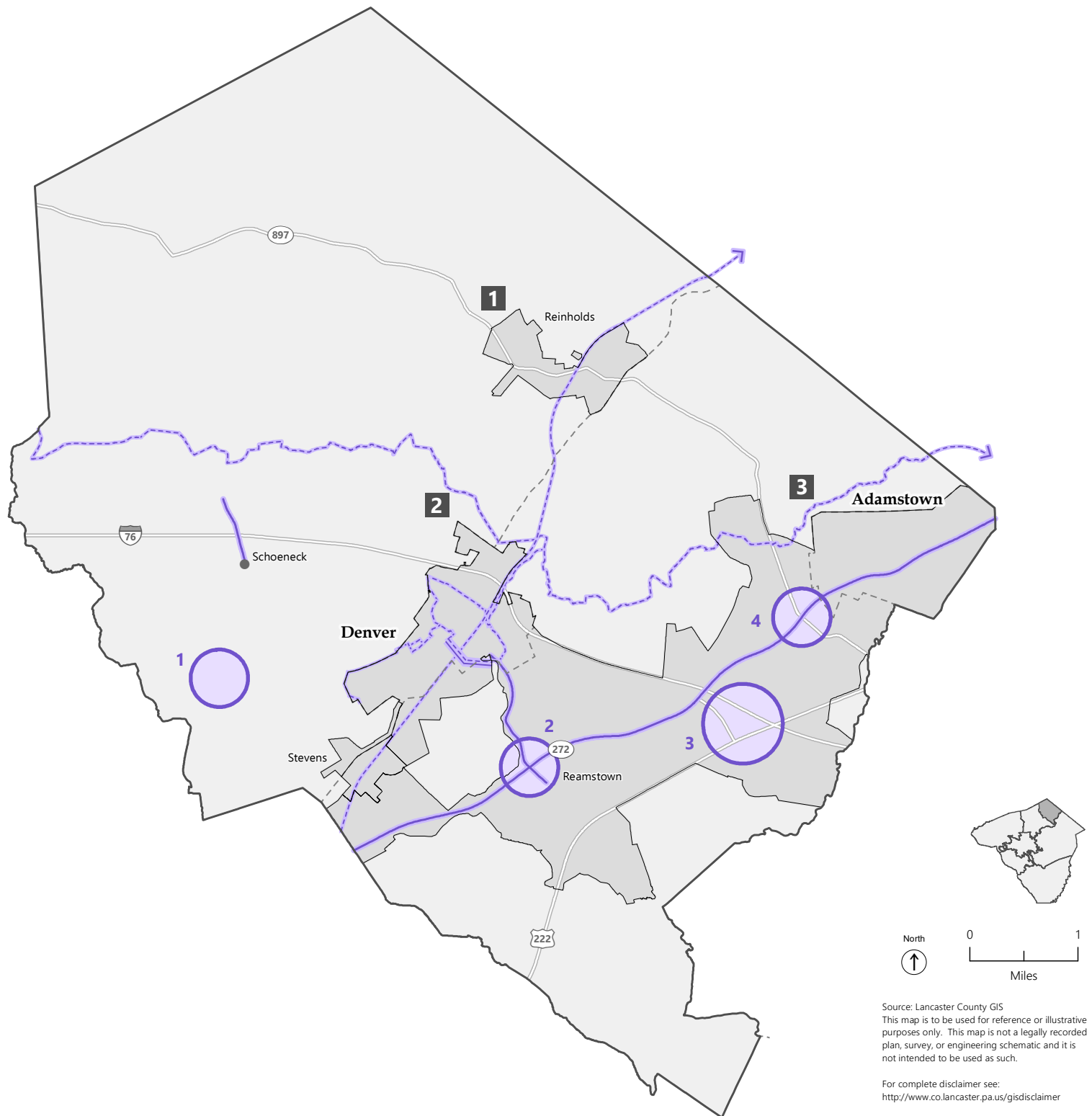
Lancaster County, Pennsylvania

Priority Places

- Area
- Priority Road
- Priority Trail
- Node

Other Elements

- Municipality
- Growth Area
- Other Road (Major)
- Other Road
- Rural Village
- 1 Inset Map (opposite page)



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.

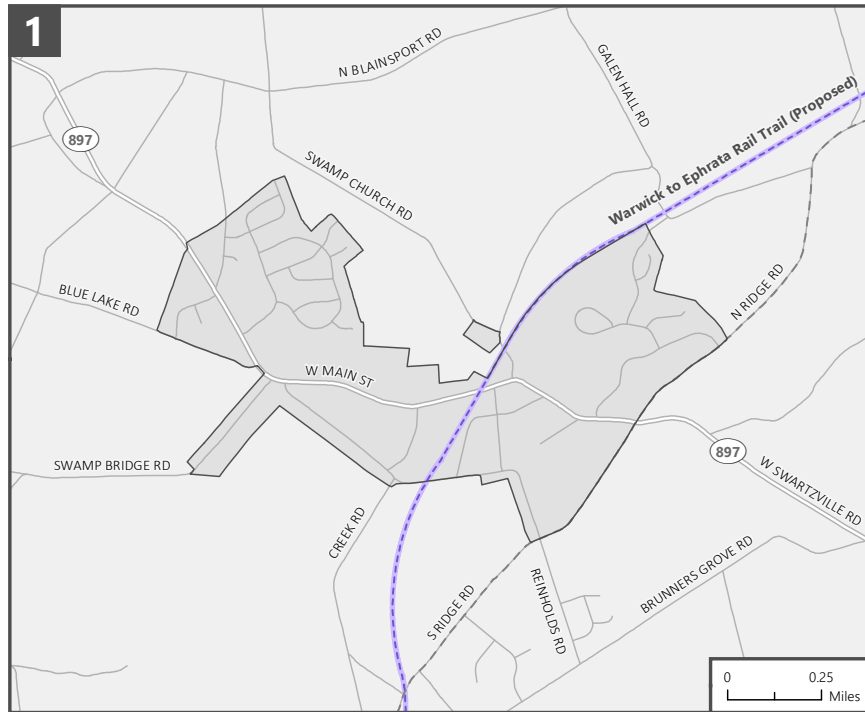
For complete disclaimer see:
<http://www.co.lancaster.pa.us/gisdisclaimer>

Transportation

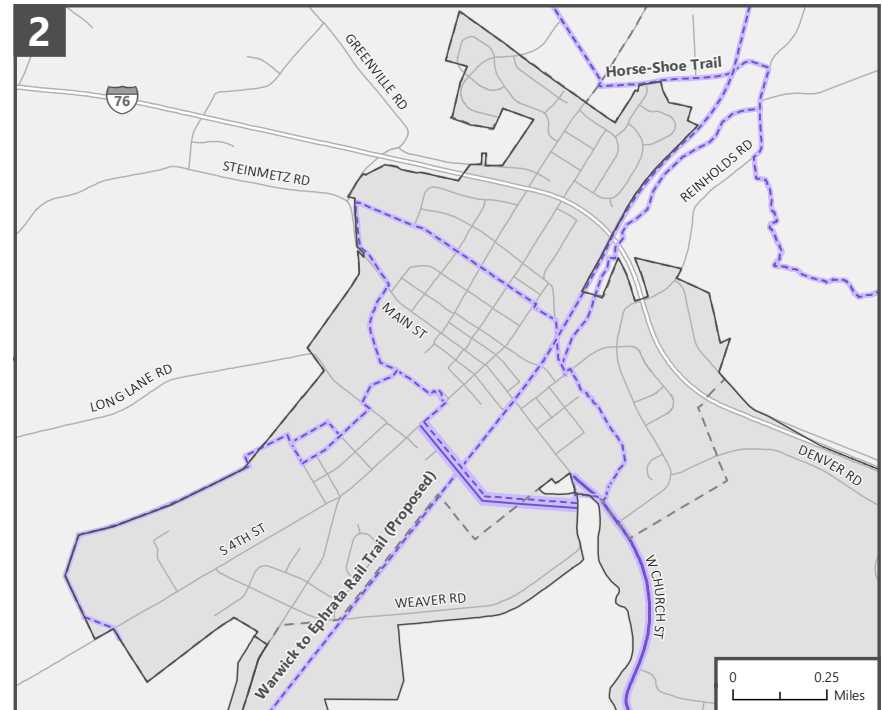
Growth Areas

Cocalico Region
Lancaster County, Pennsylvania

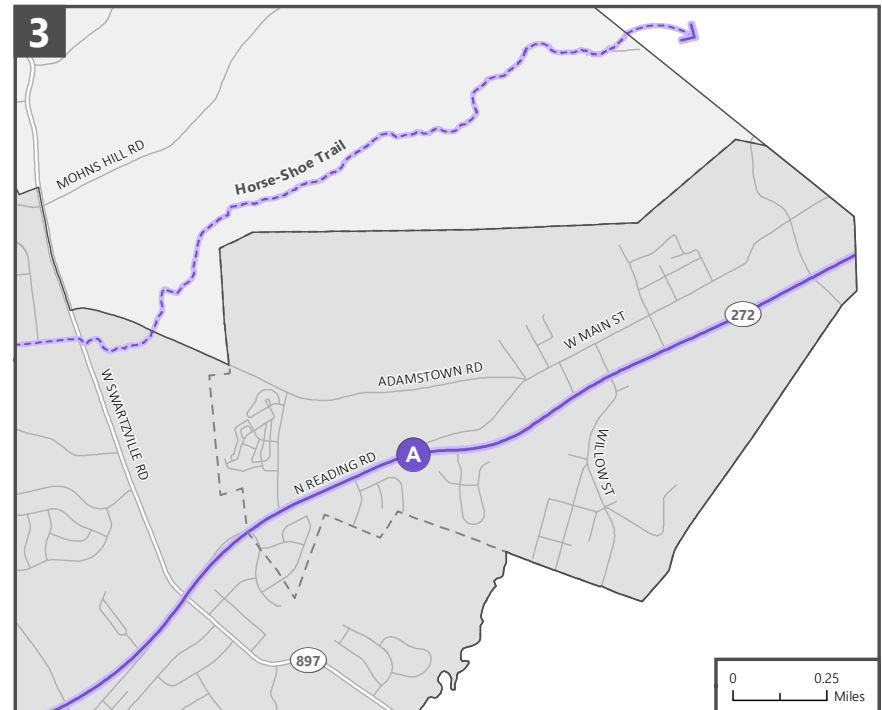
REINHOLDS VGA



COCALICO UGA (Denver Area)



COCALICO UGA (Adamstown Area)



Definitions

UGA Urban Growth Area

VGA Village Growth Area

KEY TO HIGHLIGHTED ITEMS

Transportation

Region			
Type		Issue or Opportunity	Source
Area	1	Indiantown Road & Schoeneck Road Reduce congestion, manage traffic flow, and improve safety	Local input
Area	2	Church Street & PA 272 Reduce congestion, manage traffic flow, and improve safety	Local input Lancaster ATP
Area	3	I-76, PA 272, & US 222 Reduce truck traffic congestion; potential site of Park and Ride facility for commuters	Local input
Area	4	PA 272 & PA 897 (Swartzville) Reduce congestion, manage traffic flow, and improve safety	Local input
Corridor		Horse-Shoe Trail Promote, improve, and maintain this non-motorized corridor by better coordinating maintenance responsibility; potential connection to bike park	Local input places2040
Corridor		Warwick to Ephrata Rail Trail (Proposed) Extend existing trail as a major non-motorized transportation corridor	Local input places2040 Lancaster ATP
Corridor		North King Street (Schoeneck) Improve safety by addressing ongoing speeding issues	Local input
Corridor		PA 272 Reduce congestion and improve safety along this important regional route	Local input Lancaster ATP places2040

Growth Areas

Cocalico UGA (Denver Area)

Type	Issue or Opportunity	Source
Corridor	Denver Borough Loop Trail (Proposed) Create non-motorized connections to local destinations, parks, and regional trails	Denver Boro. ATP Lancaster ATP
Corridor	Cocalico School District Perimeter Trail (Proposed) Create non-motorized connections to local destinations, parks, and regional trails	Denver Boro. ATP
Corridor	Washington Street Extend existing road; improve safety for non-motorized users by implementing sidewalks and bike lanes	Local input Lancaster ATP

Cocalico UGA (Adamstown Area)

Type	Issue or Opportunity	Source
Node	PA 272 Improve safety for non-motorized travel across highway; major route limits access to walkable community amenities	Local input places2040

Placemaking

Region

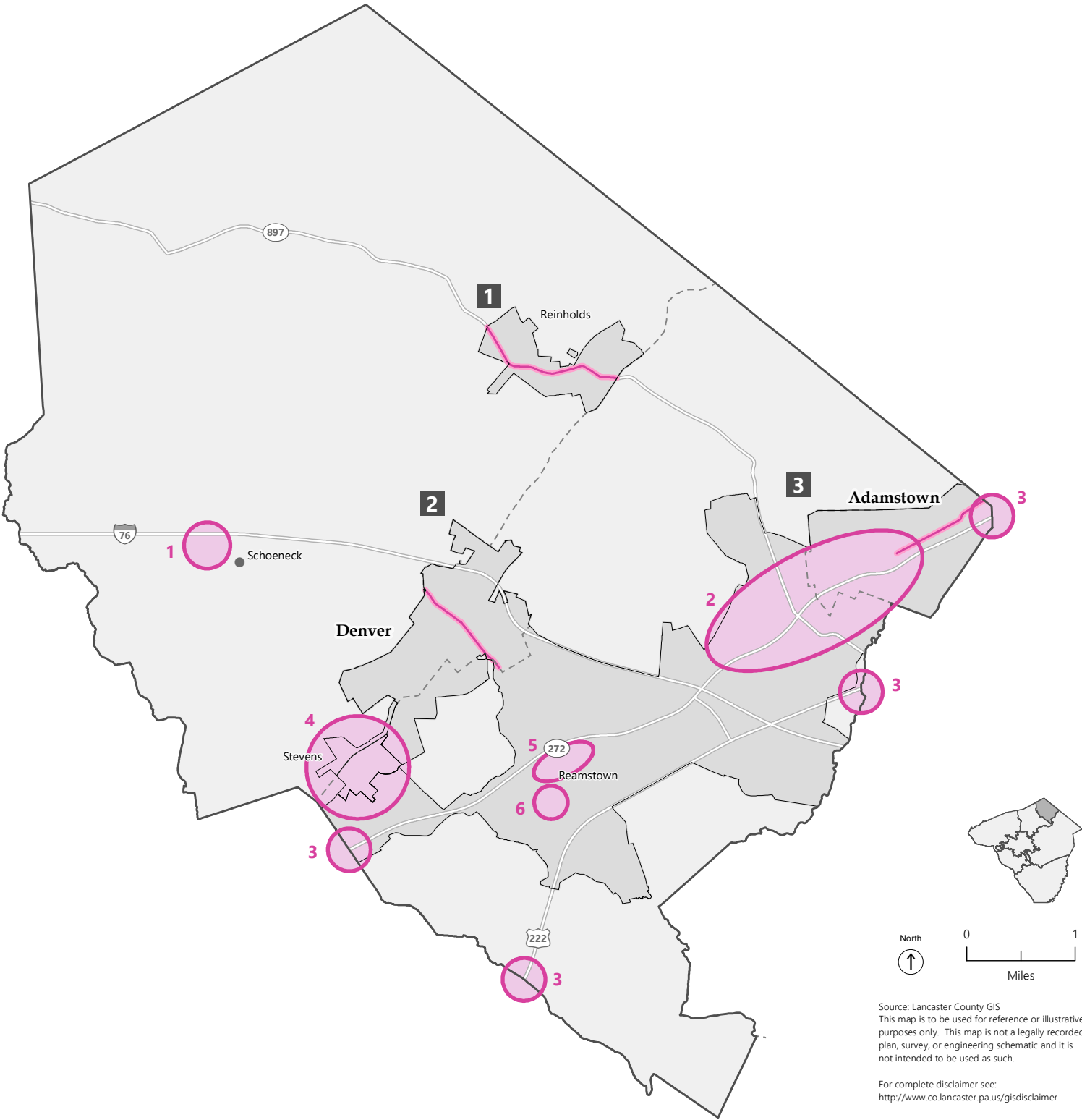
Cocalico Region
Lancaster County, Pennsylvania

Priority Places

- Area
- Priority Road
- Node

Other Elements

- Municipality
- Growth Area
- Other Road (Major)
- Other Road
- Rural Village
- 1 Inset Map (opposite page)



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.

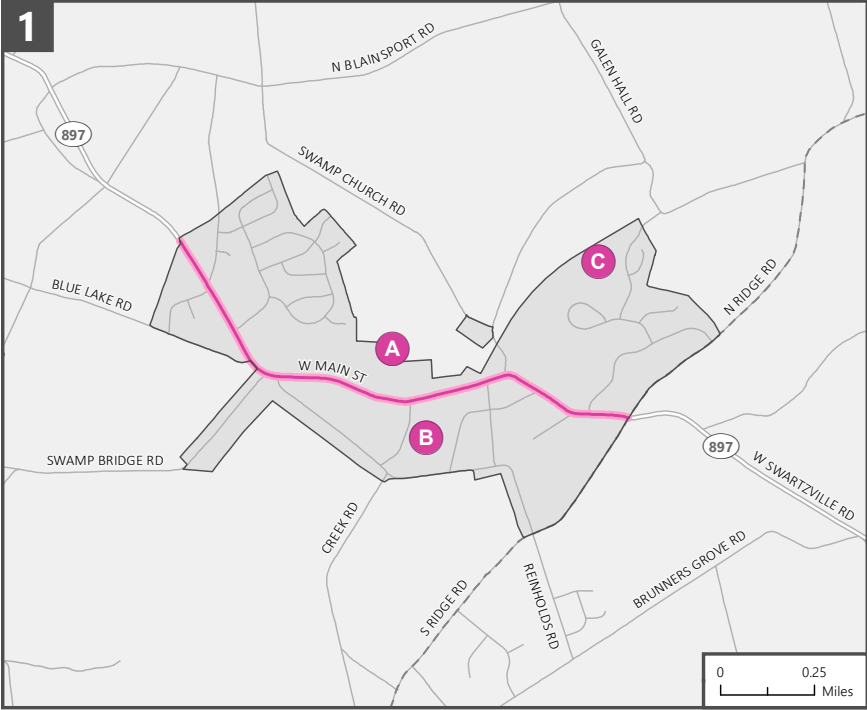
For complete disclaimer see:
<http://www.co.lancaster.pa.us/gisdisclaimer>

Placemaking

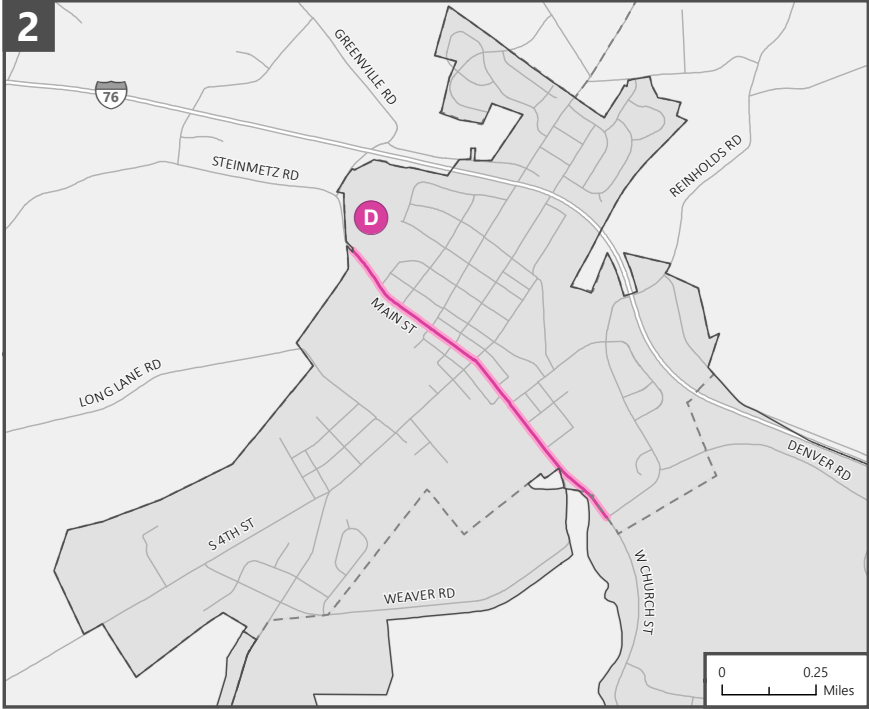
Growth Areas

Cocalico Region
Lancaster County, Pennsylvania

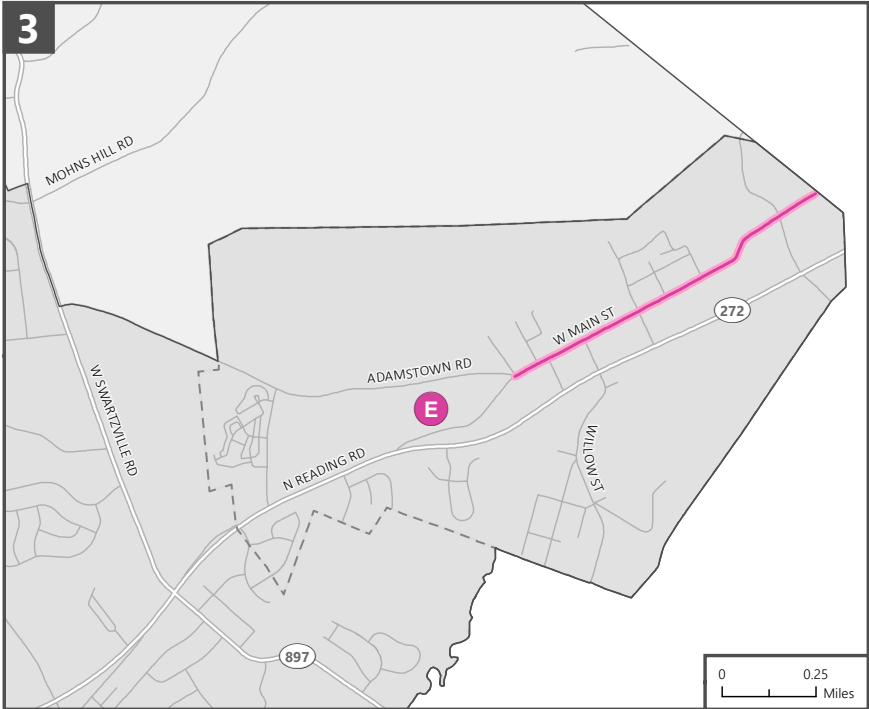
REINHOLDS VGA



COCALICO UGA (Denver Area)



COCALICO UGA (Adamstown Area)



Definitions

UGA Urban Growth Area

VGA Village Growth Area

KEY TO HIGHLIGHTED ITEMS

Placemaking

Region			
Type		Issue or Opportunity	Source
Area	1	Schoeneck Park Maintain as public open space	Local input
Area	2	“Antiques Capital USA” (cluster of antique shops along PA 272) Support the growth and expansion of local businesses through placemaking	Local input
Area	3	PA 272 & PA 222 Gateways Work to beautify major transportation gateways into the region	Local input
Area	4	Stevens Make it more economically vibrant, safe for pedestrians and bicyclists, and an attractive place to live, work, and play	Local input places2040
Area	5	Reamstown Make it more economically vibrant, safe for pedestrians and bicyclists, and an attractive place to live, work, and play	Local input places2040
Area	6	Reamstown Memorial Park Maintain as public open space	Local input

Growth Areas		
Reinholds VGA		
Type	Issue or Opportunity	Source
Node	A Reinholds Fairgrounds Maintain and improve as a community gathering space	Local input
Node	B West Cocalico Township Park Maintain as public open space	Local input
Node	C Chapel Gate Park Maintain as public open space	Local input
Corridor	Main Street, Reinholds Make this important local corridor more economically vibrant, safe for pedestrians and bicyclists, and an attractive place to live, work, and play	Local input places2040
Cocalico UGA (Denver Area)		
Type	Issue or Opportunity	Source
Node	D Denver Memorial Park Maintain as public open space	Local input
Corridor	Main Street, Denver Make this important local corridor more economically vibrant, safe for pedestrians and bicyclists, and an attractive place to live, work, and play	Local input places2040
Cocalico UGA (Adamstown Area)		
Type	Issue or Opportunity	Source
Node	E Adamstown Grove/Pool Maintain as public open space	Local input
Corridor	Main Street, Adamstown Make this important local corridor more economically vibrant, safe for pedestrians and bicyclists, and an attractive place to live, work, and play	Local input places2040

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.



Priority Water Body

Water bodies that highlight a specific issue or opportunity, such as improving water quality, protecting natural resources, increasing recreational potential, or addressing deforestation along stream banks.



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 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.



1 Inset Map Indicator

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



APPENDIX

SURVEY RESULTS

As with any comprehensive planning process, public input was an important part of the effort to create the Comprehensive Plan for the Cocalico Region. From August 2021 to June 2022, the committee met 8 times 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 the Cocalico Region. Residents had an opportunity to provide input at several Cocalico Regional Leaders Meetings, 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 (LCPD) 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. 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 the Cocalico Region and to surveys for two other regional plans.

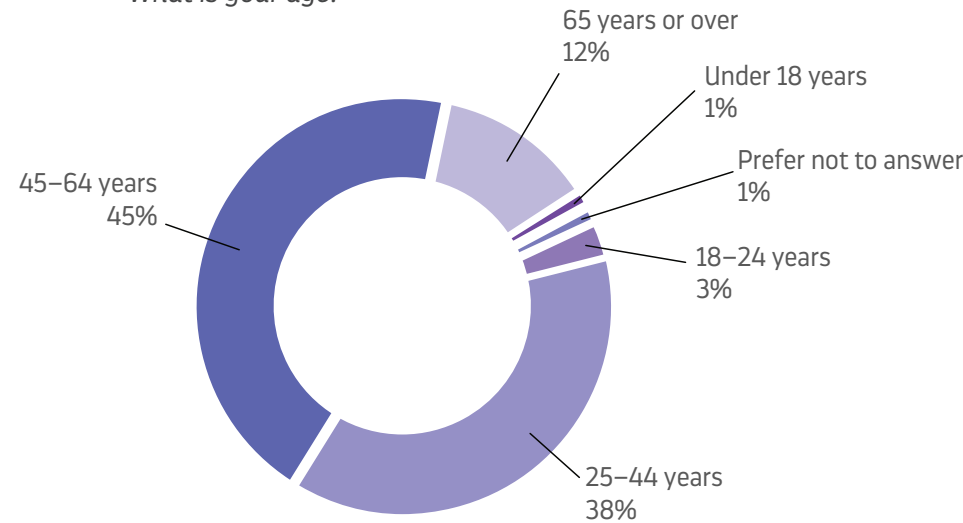
The survey for the Cocalico Region focused on the five big ideas in places2040, the Lancaster County comprehensive plan. The countywide plan was the model for this regional plan, so the survey was designed to be consistent with its message. To ensure that the survey focused on residents of the region, 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 242 responses from residents of the region, and 250 responses in total.

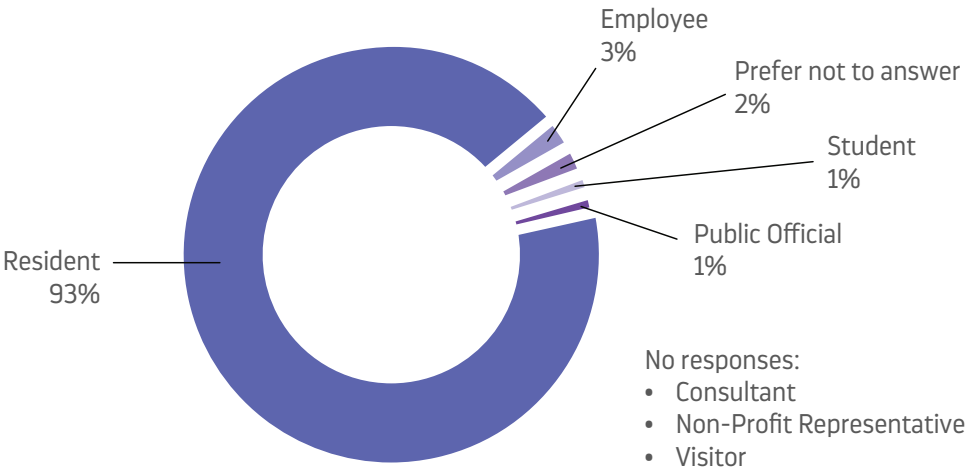
Demographics

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

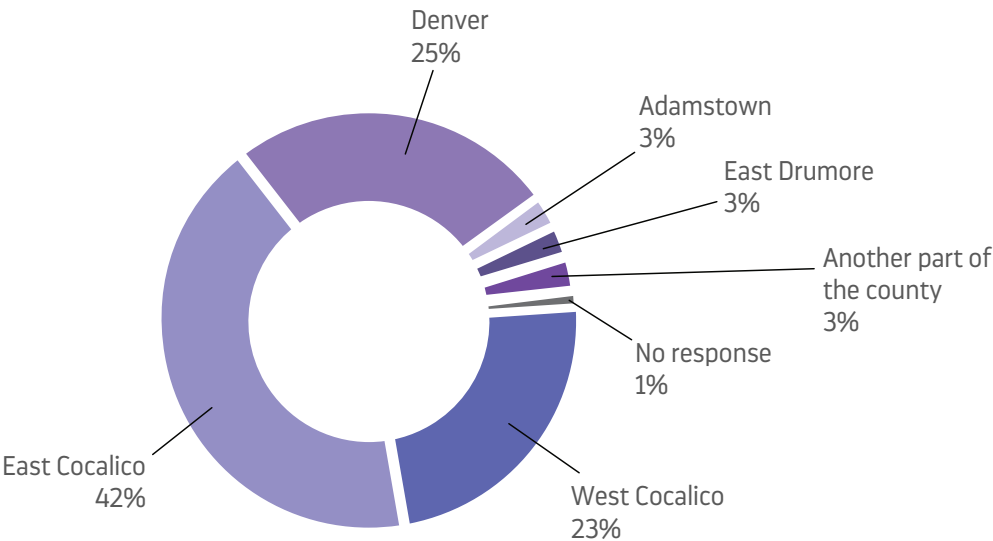
Question 1
What is your age?



Question 2
How would you describe yourself?



Question 3
What is your location?

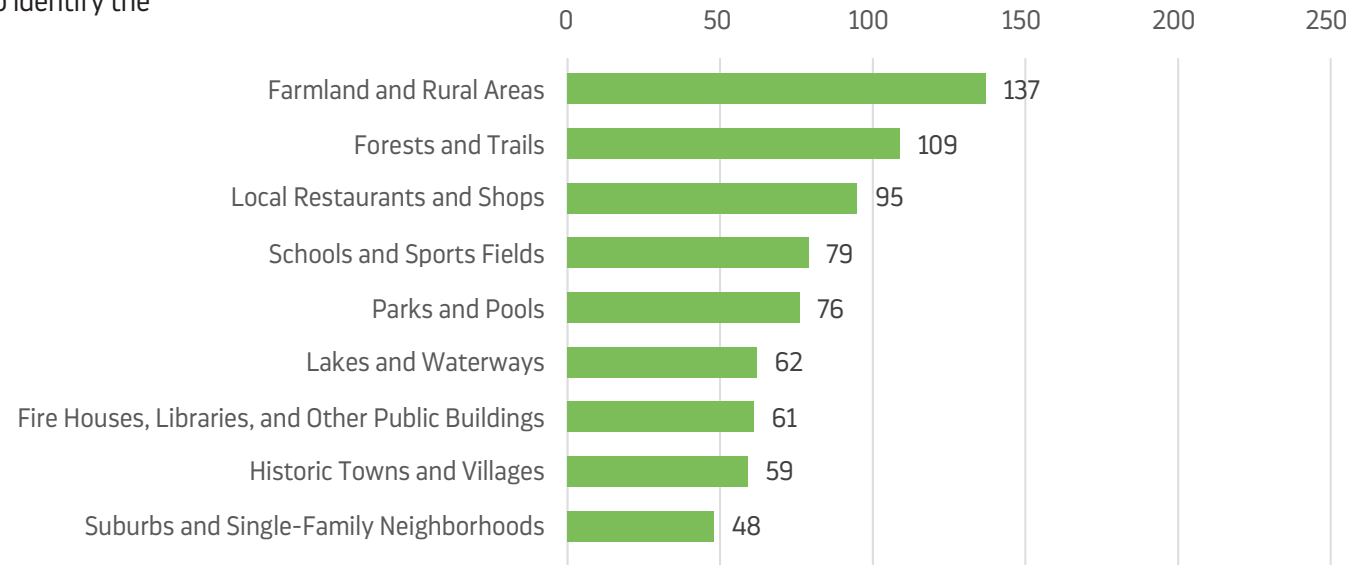


Taking Care of What We Have

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

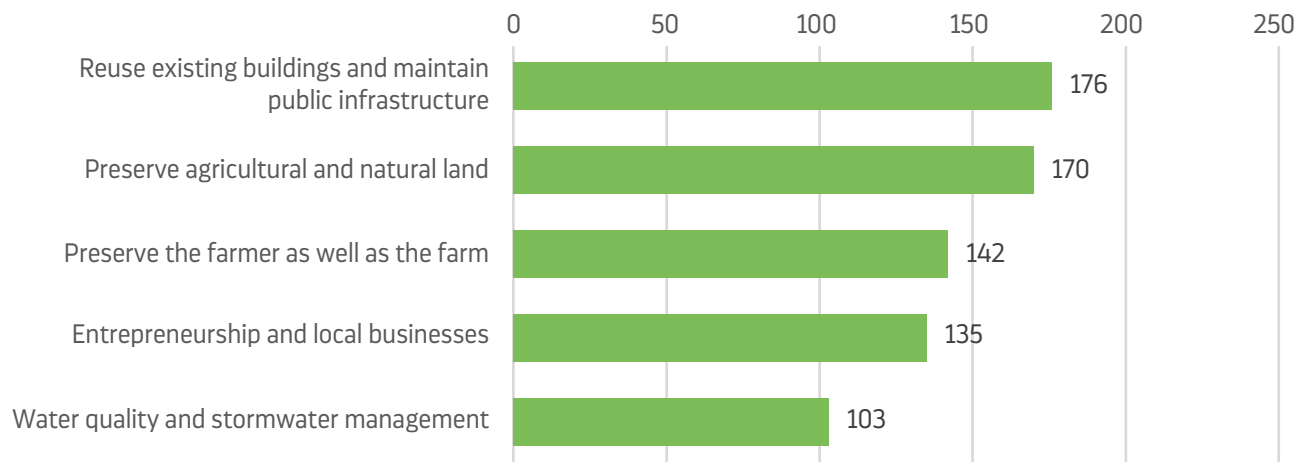
Question 4

Pick three places in the Cocalico Region that are the most important to you.



Question 5

Select the three places 2040 policies under Taking Care of What We Have that you think are the most important for the Cocalico Region.



Takeaways

Most survey participants want to see agricultural and natural land protected.

Question 4

- Participants said that farmland and rural areas, forests and trails, and local restaurants and shops are the most important to them.

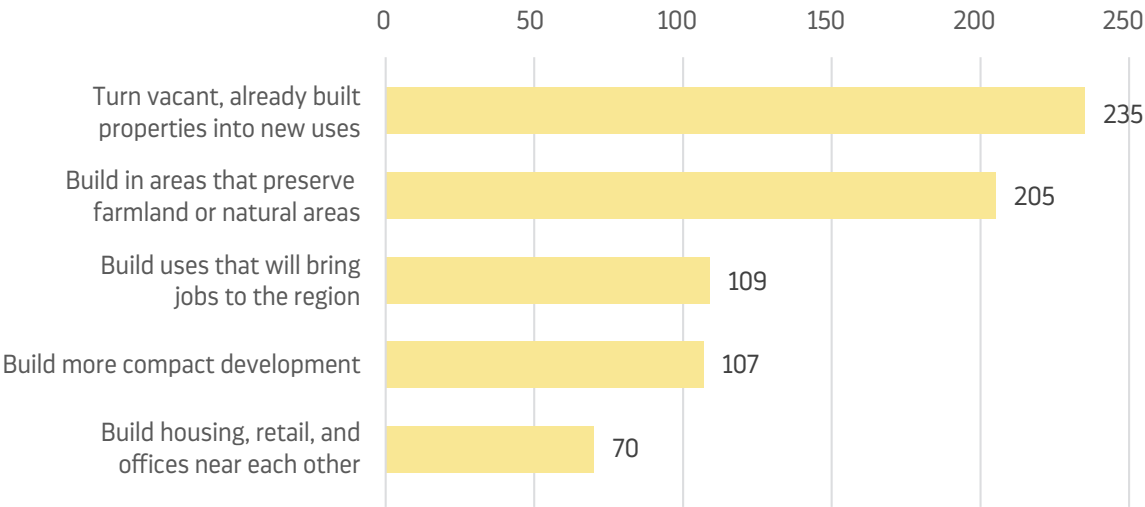
Question 5

- 73% of survey participants felt that “Reusing existing buildings and maintaining public infrastructure” is the best method to take care of the region.
- 70% of participants chose “Preserve agricultural and natural land” as a priority.

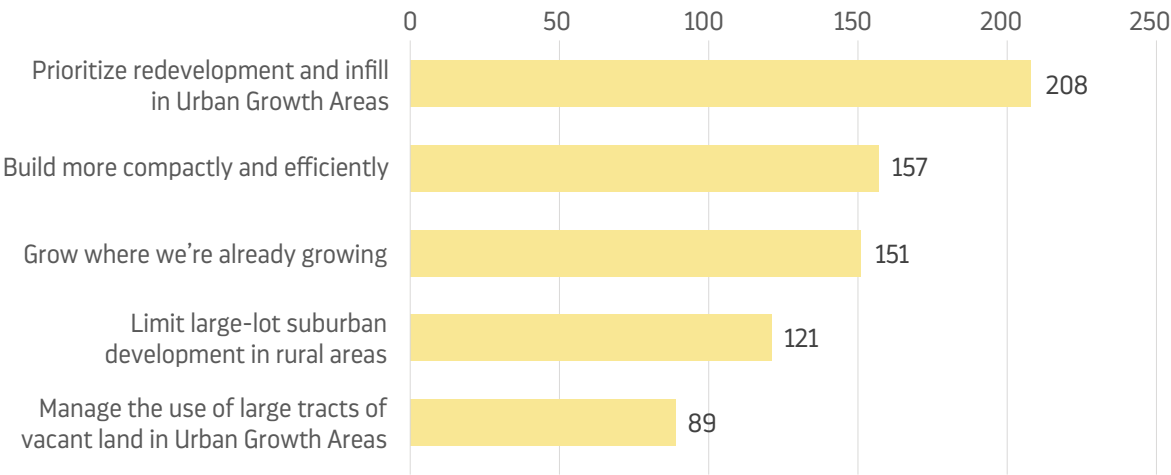
Growing Responsibly

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.



Question 7
Select the three places2040 policies under Growing Responsibly that you think are the most important for the Cocalico Region.



Takeaways

The majority of survey participants want to see an emphasis on redevelopment and reinvestment.

- Question 6**
- 97% agreed that we should “Turn vacant, already built properties into new residential or commercial uses.”

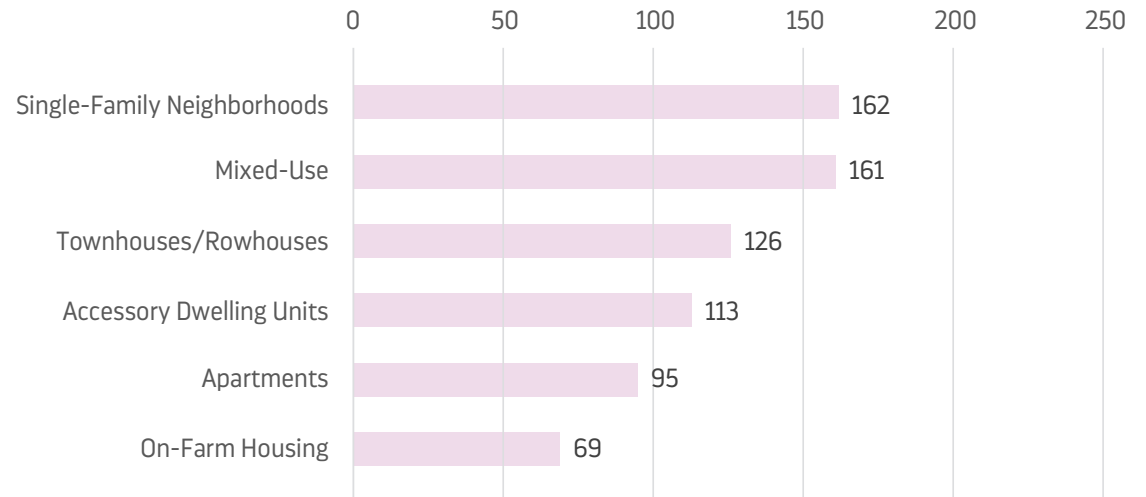
- Question 7:**
- 86% said we should “Prioritize redevelopment and infill in Urban Growth Areas.”

Creating Great Places

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

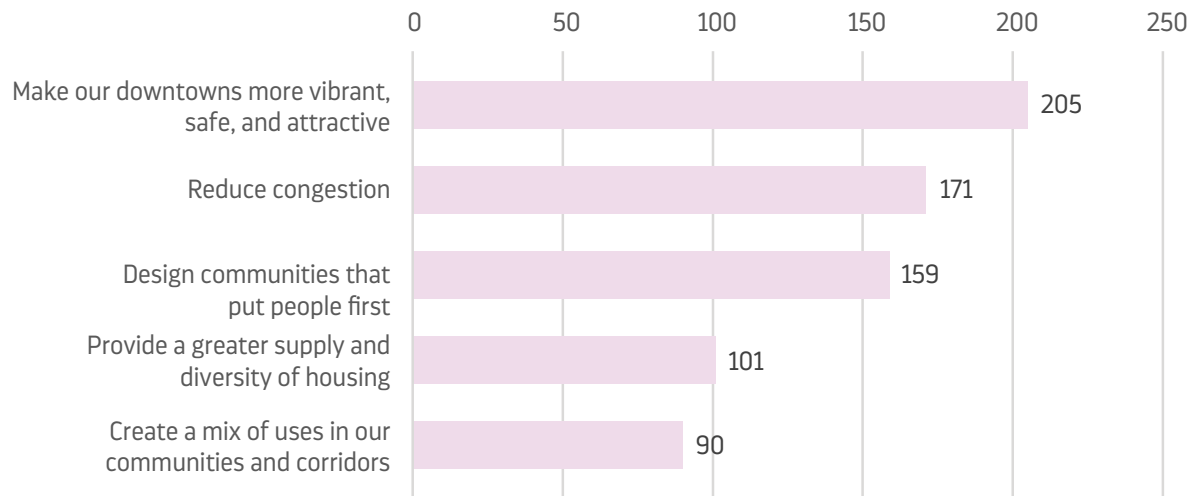
Question 8

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.



Question 9

Select the three places2040 policies under Creating Great Places that you think are the most important for the Cocalico Region.



Takeaways

Survey participants viewed single-family neighborhoods and mixed-use development favorably.

Question 8

- Most participants viewed single-family neighborhoods and mixed-use development as the most appropriate housing options for the region.

Question 9

- 85% of participants felt that the best way to improve the region is to “Make our downtowns more vibrant, safe, and attractive.”

Connecting People, Place, & Opportunity

Questions 10 through 12 (on pages [97](#) and [98](#)) 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

Participants broadly supported trails as a method of transportation, and there is agreement about the places in need of better connections.

Question 10

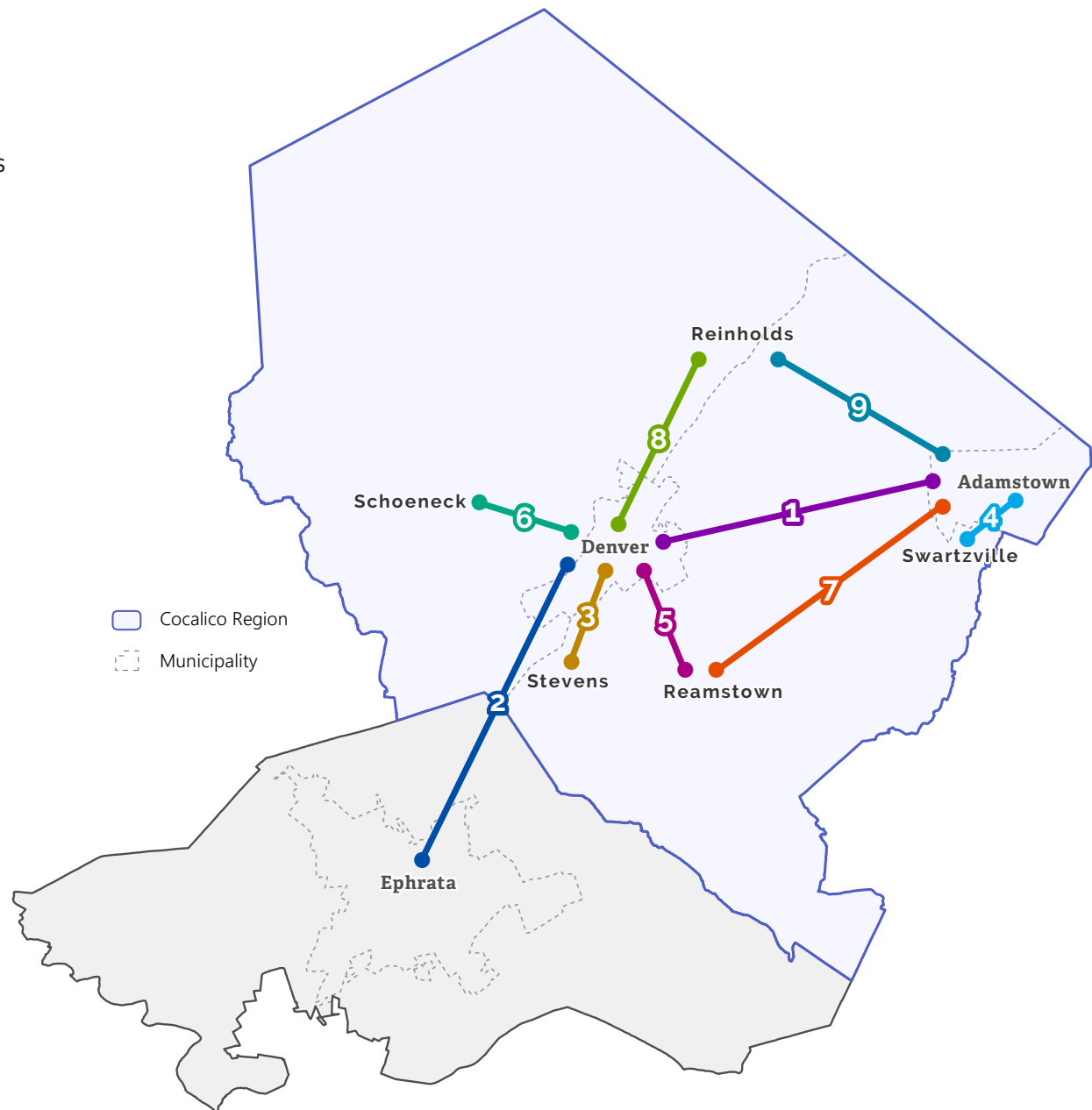
- Connecting Denver to the Warwick to Ephrata Rail Trail was a priority for most participants.
- 43% of participants chose either Denver to Adamstown or Denver to Reamstown as being the most in need of better connections.

Question 11

- 71% said expanding trails is the best way to create new connections in the region.

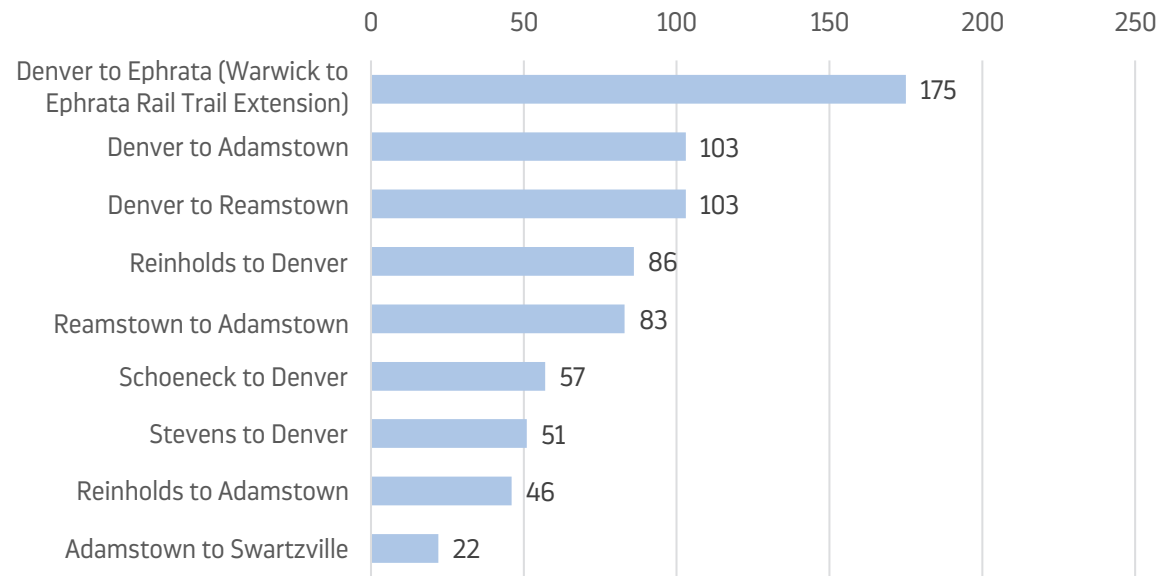
Question 12

- Participants were the least supportive of expanding industry as a method to build connections.

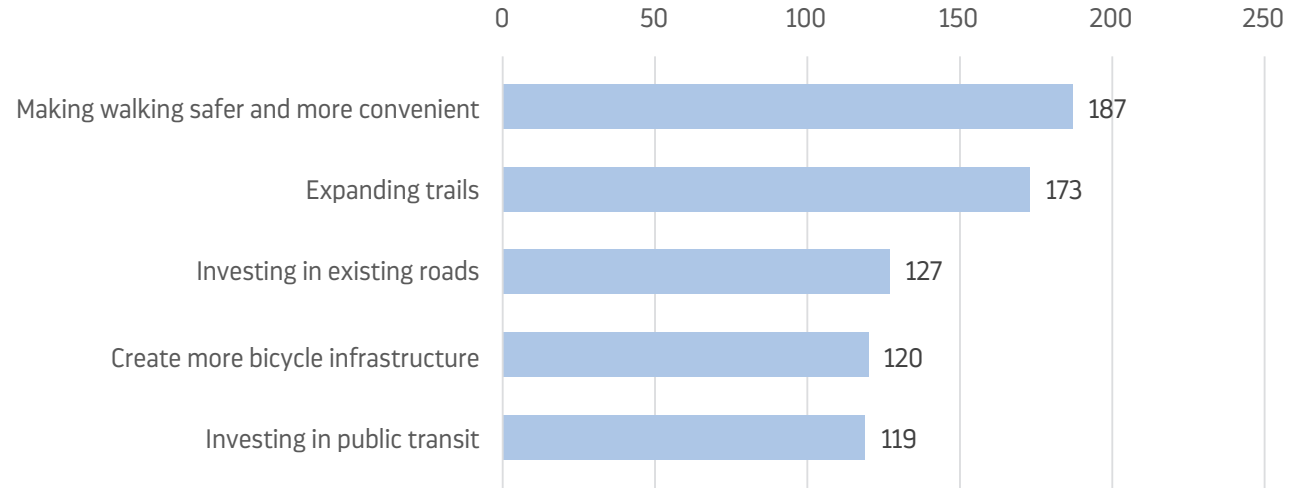


Question 10

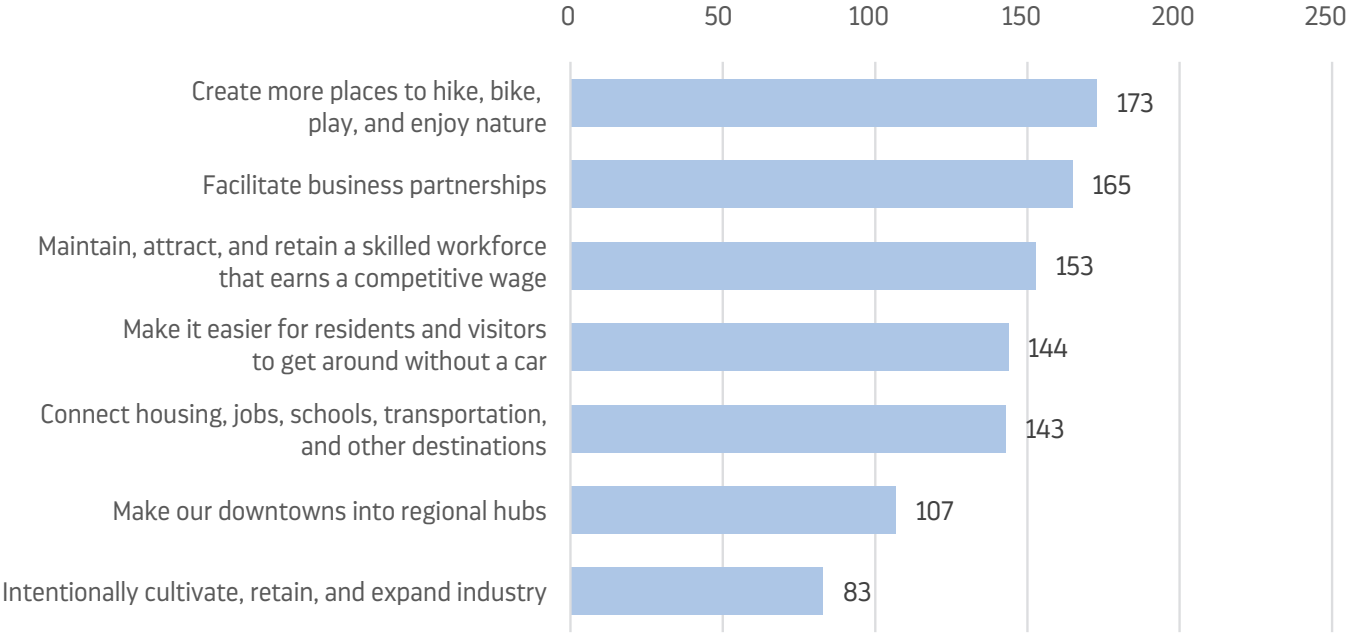
On this map of the Cocalico Region, check all pairs of destinations that need more safe and accessible connections.

**Question 11**

There are a lot of options for making better connections in the Cocalico Region. Check all of the issues that are important to you.



Question 12
Select the three places2040 policies under Connecting People, Place, & Opportunity that you think are the most important for the Cocalico Region.

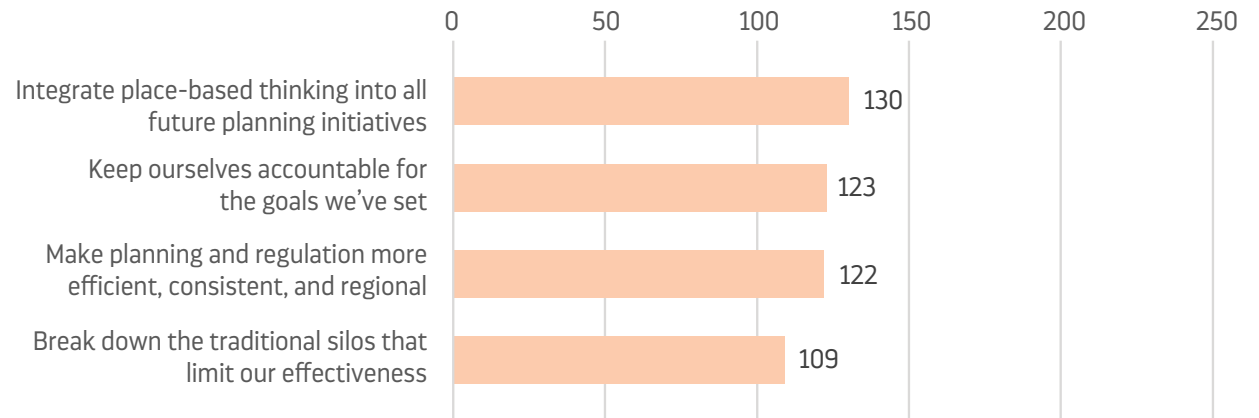


Thinking Beyond Boundaries

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

Question 13

Select the two places2040 policies under Thinking Beyond Boundaries that you think are the most important for the Cocalico Region.



HOUSING VARIETY ACTIVITY AND DRAFT PUBLIC COMMENT

Activity Results

Duplexes/Townhouses

Ranch Duplex



👏 14 👍 10 😞 1

Suburban Duplex



👏 39 👍 18 😞 4

Suburban Row



👏 13 👍 9 😞 12

Colonial Duplex



👏 10 👍 14 😞 4

Prefabricated

Mobile Home



👏 14 👍 8 😞 13

Blue Tiny Home



👏 6 👍 17 😞 23

Tiny Pod Row



👏 19 👍 20 😞 8

RVs



👏 7 👍 7 😞 36

ADUs/Granny Flats/Dawdy Hauses

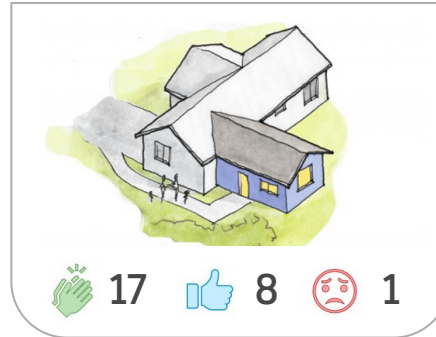
ADU (Detached)



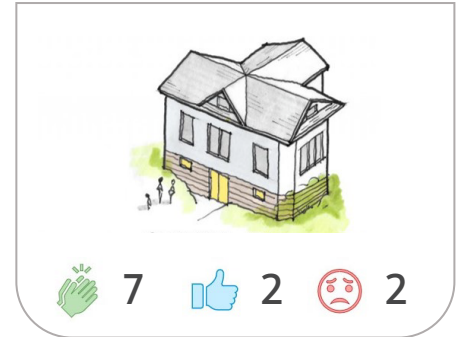
ADU (Over Garage)



ADU (Attached)

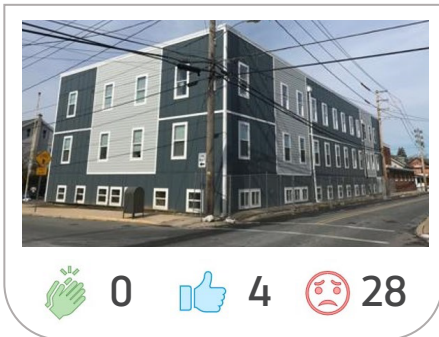


ADU (Basement)

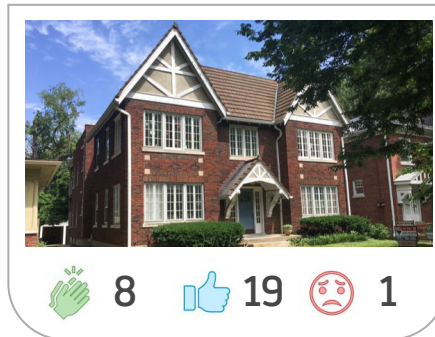


Apartments

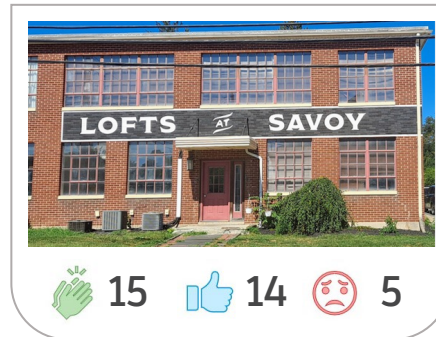
Spruce Apartments



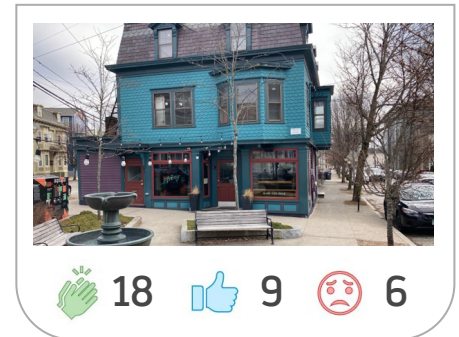
Brick Quadplex



Lofts at Savoy



Mixed Use



Developments

Balcony Development



👏 2 👍 11 😞 6

Cottage Court



👏 4 👍 8 😞 5

Lititz Redevelopment



👏 18 👍 18 😞 5

Park City Apartments



👏 3 👍 1 😞 30

Senior Living/Assisted Living

Smaller Facility



👏 6 👍 6 😞 4

Larger Facility



👏 9 👍 3 😞 24

55+ Community



👏 25 👍 17 😞 3

Large Barn



👏 8 👍 5 😞 5

Draft Public Comment

In addition to the housing activity, feedback was gathered on the draft plan. The review station included copies of the draft plan, places2040, and information on the five big ideas and their supporting policies. The comments we received align with the goals expressed in this plan:

- “I think personally duplexes & assistant living would be much needed for the area. I also think it needs to be affordable. I also think whether you guys build duplexes or apartments, they need to be income based not credit score based.”
- “Please save all of the farmland and farmers! Especially in West Cocalico Township!”
- “Would like to see an increase in outdoor activities. Fishing creeks, longer bike/running trails.”
- “Glad to see the strong opinions for no multiple story buildings.”
- “I think there is a definite need for 2-family homes. When I moved to Denver I was lucky to find my home because it was the only house on the market. It may be helpful to encourage more people to move to Cocalico as it will be even more of a gem to live.”

SNAPSHOT OF THE REGION

Demographics

Population by Municipality

	2000	2022	% Change 2000–2022	% of Region's 2022 Population
Adamstown	1,201	1,961	63.3	8.0
Denver	3,300	3,770	14.2	15.4
East Cocalico	9,956	11,057	11.1	45.3
West Cocalico	6,967	7,630	9.5	31.2
Region	21,424	24,418	14.0	—

Source: 2000 Decennial Census, 2022 Business Analyst, ESRI



Educational Attainment

High School or Equivalent		Some College, No Degree		Associate Degree		Bachelor's Degree		Graduate or Professional Degree	
Number	%	Number	%	Number	%	Number	%	Number	%
6,705	52.3	1,682	13.1	1,454	15.8	2,027	15.0	942	7.4

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	%
29	0.1	409	0.9	248	0.5	909	2.0	6	0.0	289	0.6	933	2.0	22,017	47.2	21,777	46.7

Source: 2020 American Community Survey 5-Year 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	%
38	0.5	6,935	82.2	560	6.6	908	10.8

Source: 2020 American Community Survey 5-Year Estimates

Median Household Income

Municipality	Income
Adamstown	\$ 82,411
West Cocalico	\$ 77,638
East Cocalico	\$ 76,832
Denver	\$ 65,847
Region Average	\$ 75,682
County Average	\$ 69,588

Source: 2020 American Community Survey 5-Year Estimates

8.4%
POVERTY RATE IN THE REGION

9.1%
POVERTY RATE IN THE COUNTY

Source: 2020 American Community Survey 5-Year Estimates



Average Household Size

Type of Tenure	Persons per Household
Renter	2.6
Homeowner	2.9

Source: 2020 American Community Survey 5-Year Estimates

Housing

Dwelling Units by Type

Dwelling Type	Number of Units	% of Total
Single-Family Detached	6,038	72.6
Single-Family Semi-Detached	640	7.7
Single-Family Attached (Townhouse)	529	6.4
Mobile/Manufactured Home	438	5.3
Farm Residences	313	3.8
Apartments – Complex	200	2.4
Apartments – Mixed	162	1.9
Condominium	0	0
Senior Living	0	0
Total	8,320	—

Source: Fall 2021 Workshops

Housing Units Built Prior to 1980

Municipality	Number of Units	% of Region's Total Units
East Cocalico	1,940	21.5
West Cocalico	1,549	17.2
Denver	900	10.0
Adamstown	369	4.1

Source: 2020 American Community Survey 5-Year Estimates

Age of Housing: Year Built

Municipality	Average Year Built
Adamstown	2000 – 2009
Denver	1939 or earlier
East Cocalico	1990 – 1999
West Cocalico	1939 or earlier

Source: 2019 American Community Survey 5-Year Estimates

Percent of Median Household Income Spent on Housing

Municipality	%
Denver	38
East Cocalico	34
West Cocalico	34
Adamstown	31
Region Average	34

Source: Claritas, Envionics Analytics

Percent of Housing-Cost-Burdened Residents

Municipality	Type of Tenure	%
Adamstown	Renter	18
	Homeowner	17
Denver	Renter	65
	Homeowner	21
East Cocalico	Renter	44
	Homeowner	19
West Cocalico	Renter	10
	Homeowner	21

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

Owner-Occupied			Renter-Occupied		
Number	% of Region	Vacancy Rate	Number	% of Region	Vacancy Rate
7,022	81.4	0.4	1,419	18.6	2.5

Source: 2020 American Community Survey 5-Year Estimates

Median Value of Owner-Occupied Housing

Municipality	Housing Value
West Cocalico	\$ 245,400
Adamstown	\$ 207,800
East Cocalico	\$ 207,700
Denver	\$ 177,400
Region Average	\$ 209,575
County Average	\$ 218,700

Source: 2020 American Community Survey 5-Year Estimates

Median Gross Rent Per Month

Municipality	Gross Rent
East Cocalico	\$ 1,011
Adamstown	\$ 960
Denver	\$ 897
West Cocalico	\$ 845
Region Average	\$ 928
County Average	\$ 1,050

Source: 2020 American Community Survey 5-Year Estimates

Employment

Industry Mix

<i>Industry</i>	<i>Number of People Employed</i>	<i>% of Region's Total Employment</i>
Manufacturing	1,888	21.6
Construction	1,344	15.4
Health Care/Social Assistance	872	10.0
Retail Trade	763	8.7
Transportation/Warehousing/Utilities	654	7.5
Wholesale Trade	601	6.9
Educational Services	450	5.1
Other Services Except Public Administration	429	4.9
Finance/Insurance/Real Estate/Lease	366	4.2
Professional/Scientific/Technical Services	347	4.0
Public Administration	280	3.2
Administrative/Support/Waste Management	209	2.4
Accommodation/Food Services	195	2.2
Arts/Entertainment/Recreation	140	1.6
Information	102	1.2
Agriculture/Forestry/Fishing/Hunting/Mining	98	1.1
Management of Companies and Enterprises	0	0.0
Region	8,738	—

Source: Claritas Pop-Facts® Premier 2022

67.5%

EMPLOYMENT RATE IN THE REGION

63.8%

EMPLOYMENT RATE IN THE COUNTY

Source: 2020 American Community Survey 5-Year Estimates

Transportation



Number of
Pedestrian & Bicycle
Collisions

Year	Collision Type	
	Pedestrian	Bicycle
2015	3	2
2016	7	0
2017	3	1
2018	4	0
2019	1	3
2020	2	1
Total	20	7

Source: Pennsylvania Crash Information Tool (PCIT), PennDOT

Bicycle Level of Traffic Stress
(LTS)

	Level of Stress	Mileage	% of Total
LESS COMFORTABLE ↓	LTS 1	0.3	1.5
	LTS 2	0.9	5.1
	LTS 3	0.0	0.0
	LTS 4	16.3	93.5
	Total	17.5	—

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
LESS COMFORTABLE ↓	PLOS 1	14.6	18.9
	PLOS 2	31.6	40.9
	PLOS 3	2.5	3.2
	PLOS 4	0.9	1.2
	PLOS 5	27.5	35.7
	Total	77.1	—

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.

Agriculture & Natural

Park Land to Population

Acres of Park Land	Population	Ratio	
		Goal	Actual
147	23,931	10 acres/1,000 people	6.1 acres/1,000 people

Source: Lancaster County GIS

Note: Includes only municipally-owned park land; excludes trail acreage.

3,721

ACRES OF PRESERVED
FARMS

11.4%

OF THE REGION'S
TOTAL LAND AREA

0.6%

OF THE COUNTY'S
TOTAL LAND AREA

Source: Lancaster County GIS

11,801

ACRES IN EFFECTIVE
AGRICULTURAL ZONING

36.3%

OF THE REGION'S
TOTAL LAND AREA

1.9%

OF THE COUNTY'S
TOTAL LAND AREA

Source: Lancaster County GIS

3,258

ACRES IN EFFECTIVE
CONSERVATION ZONING

10.0%

OF THE REGION'S
TOTAL LAND AREA

0.5%

OF THE COUNTY'S
TOTAL LAND AREA

Source: Lancaster County GIS

12

MILES OF REGIONAL
TRAILS

8.7%

OF THE COUNTY'S TOTAL
REGIONAL TRAIL NETWORK

Source: Lancaster County GIS



PLACES2040 WORKSHOP ANALYSIS

PURPOSE

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 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 account for most of the housing in the region, in both urban and rural areas. There are significant clusters of single-family attached and semi-detached housing in Denver, Adamstown, and Reinholds.

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, 76% 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** – Residential zoning districts that allow the greatest number of housing types are located in Denver, Stevens, and the Reamstown area.

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 the Cocalico Region, mixed-use zoning districts that allow the greatest number of housing types are often concentrated in smaller villages and rural communities like Schoeneck, Reinholds, and Stevens.

Existing Housing Types

Northeast Planning Area

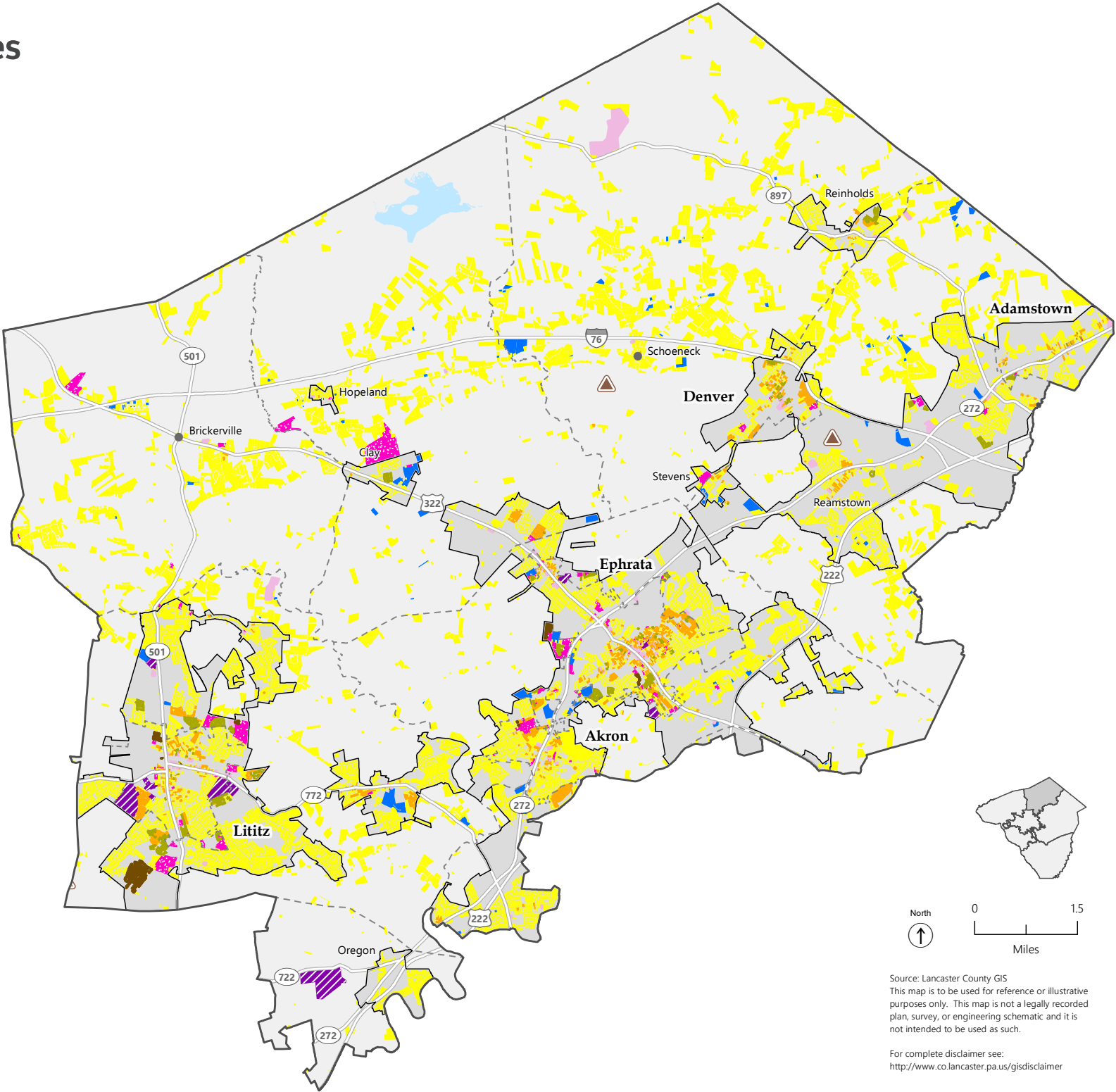
Lancaster County, Pennsylvania

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
- Municipality
- Quarry
- Water Body



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>

Housing Sale Prices

Northeast Planning Area

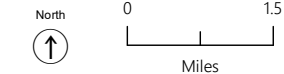
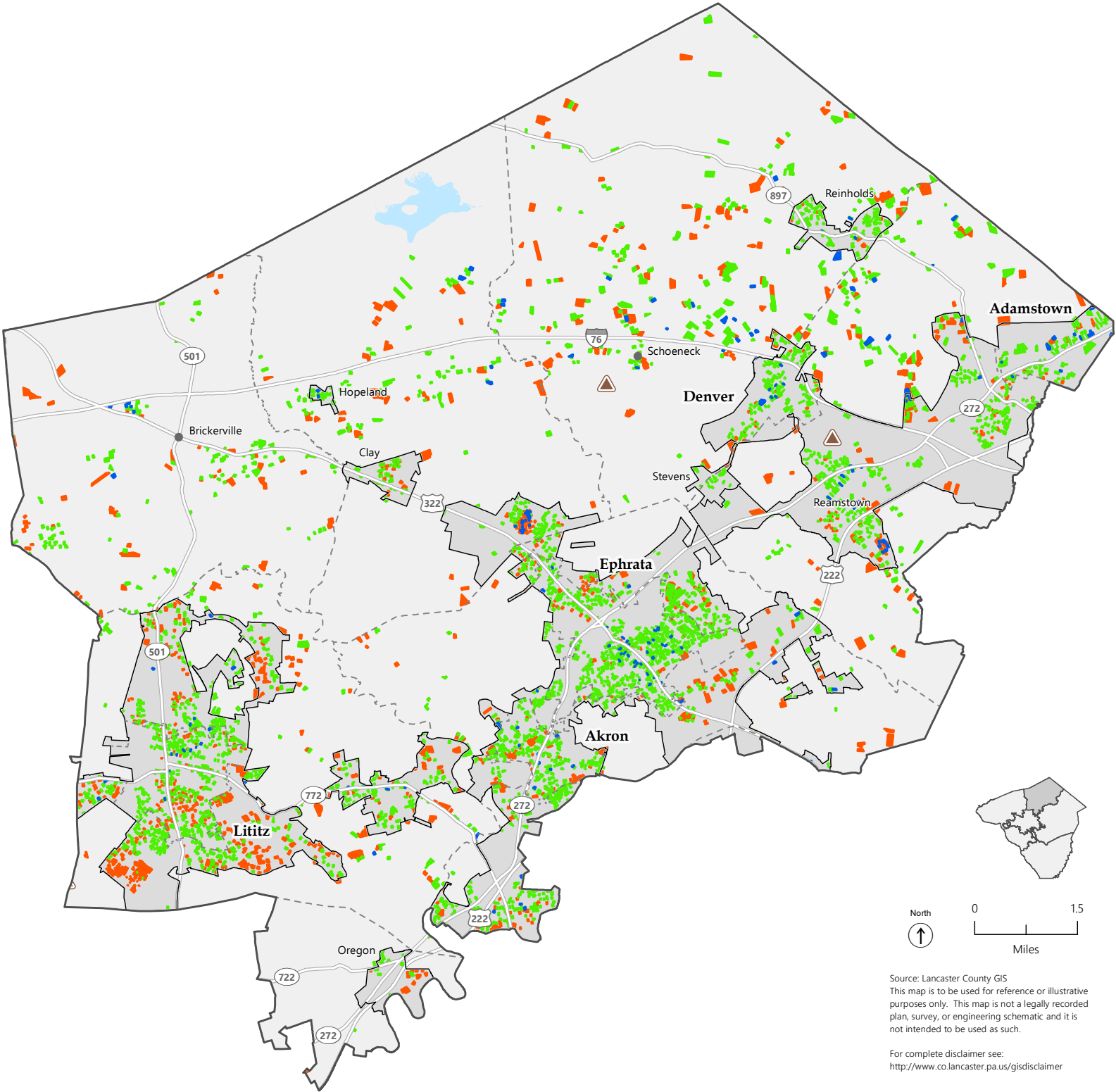
Lancaster County, Pennsylvania

Sale Price (2017 - Present)

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

Other Elements

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



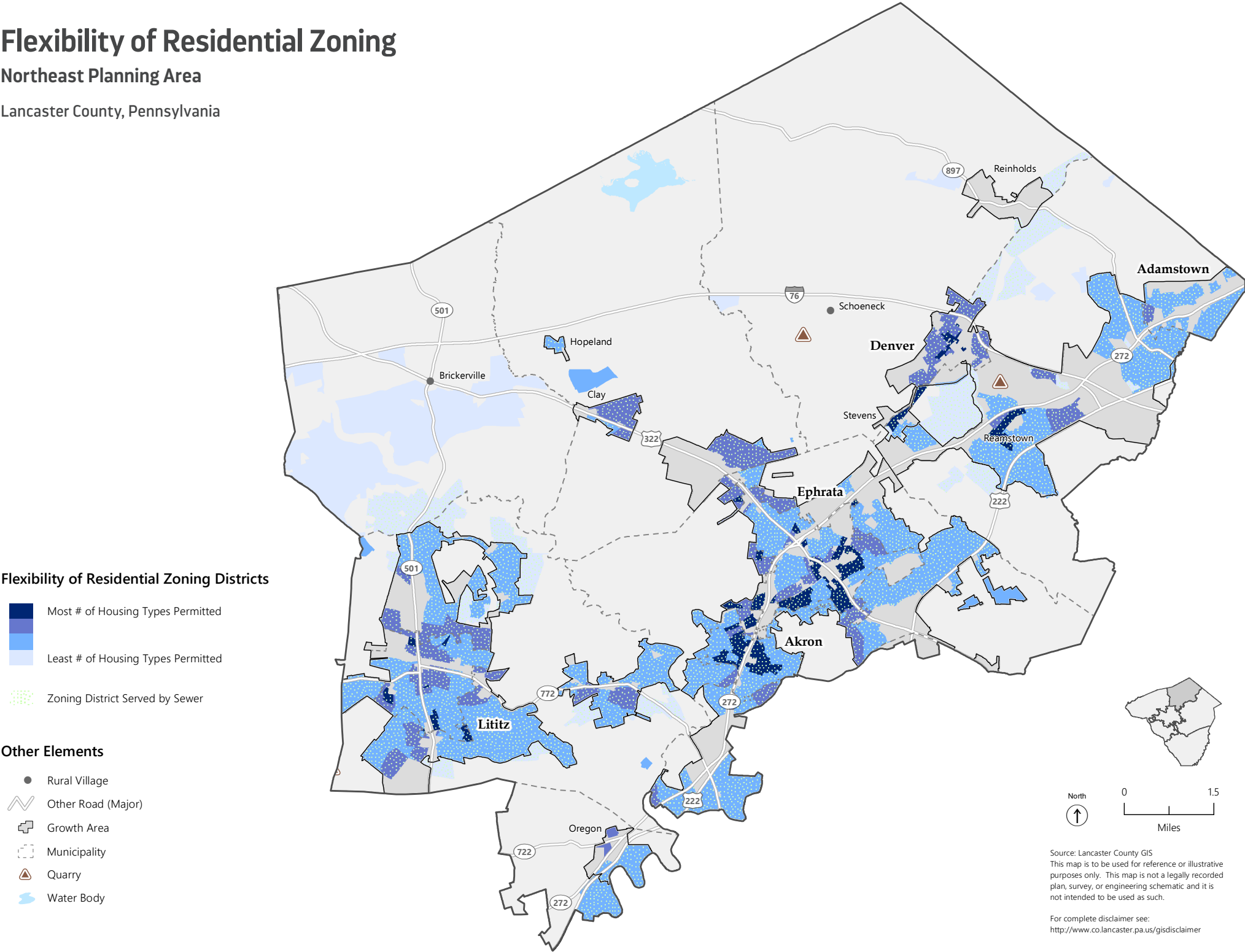
Source: Lancaster County GIS
This map is to be used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such.

For complete disclaimer see:
<http://www.co.lancaster.pa.us/gisdisclaimer>

Flexibility of Residential Zoning

Northeast Planning Area

Lancaster County, Pennsylvania

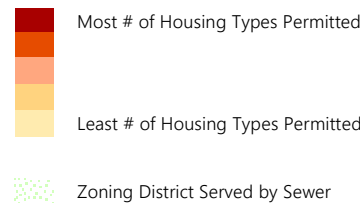


Flexibility of Mixed-Use Zoning

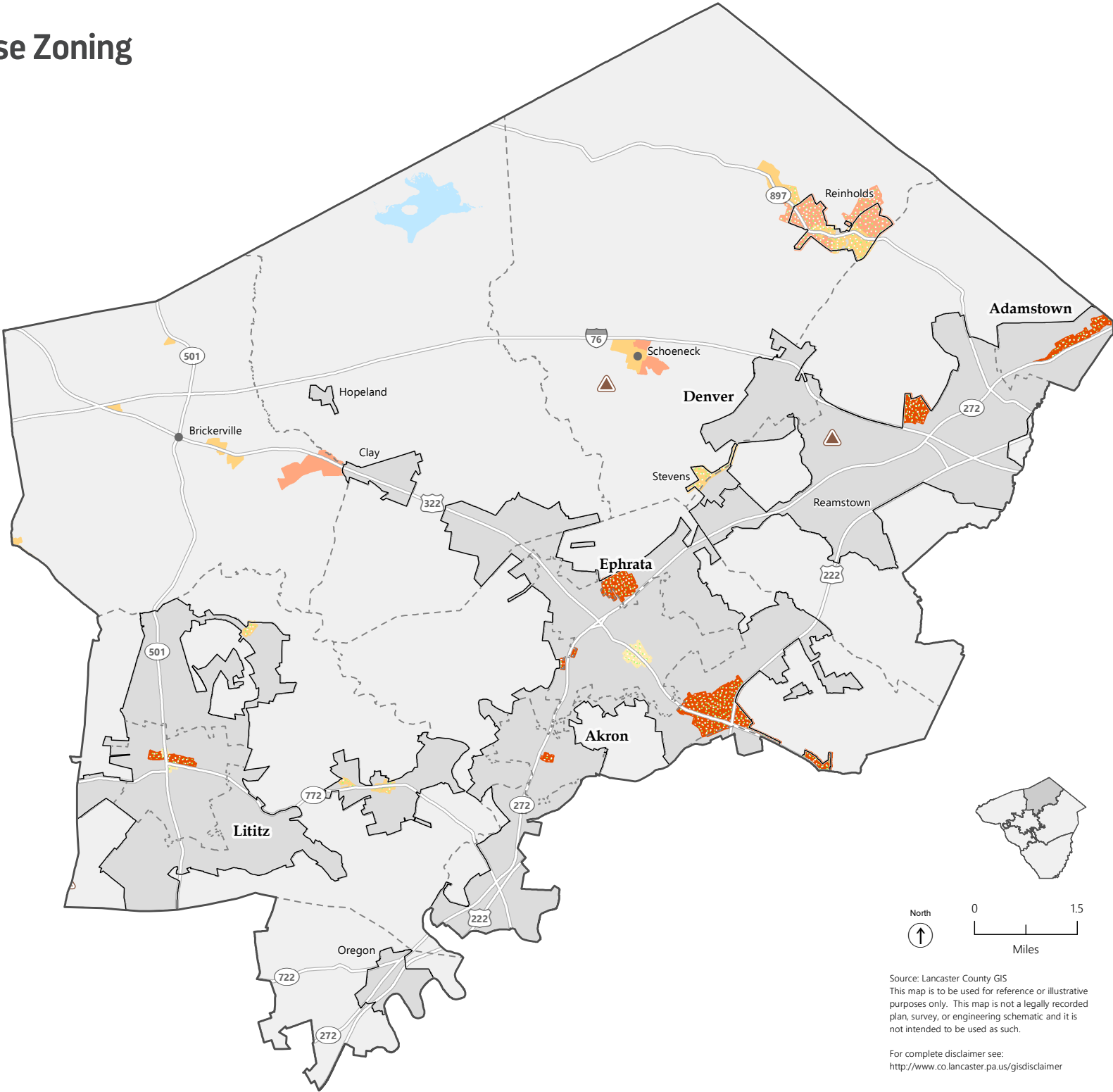
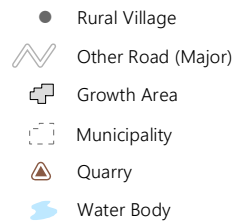
Northeast Planning Area

Lancaster County, Pennsylvania

Flexibility of Mixed-Use Zoning Districts



Other Elements



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>

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** – The highest concentration of jobs are around the US 222, PA 272, and I-76 interchange. This includes major employers like Pepperidge Farm, ACME Distribution, and High Concrete. Otherwise, jobs are concentrated in Denver Borough and the area south of Stevens.

Where We Live

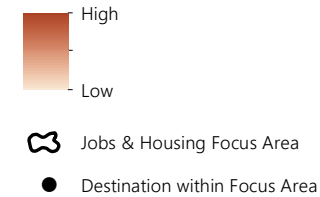
- **What It Shows** – This map shows where there are concentrations of housing units in the region. The map also includes focus areas (areas with the greatest concentration of housing units), destination points within them, and transportation elements from places2040 and other countywide plans.
- **What We Learned** – The highest concentration of housing units is in the core of Denver Borough. Other concentrations of housing exist in Reinholds, the Reamstown area, and along PA 272 between the Pennsylvania Turnpike and Adamstown.

Where We Work

Northeast Planning Area

Lancaster County, Pennsylvania

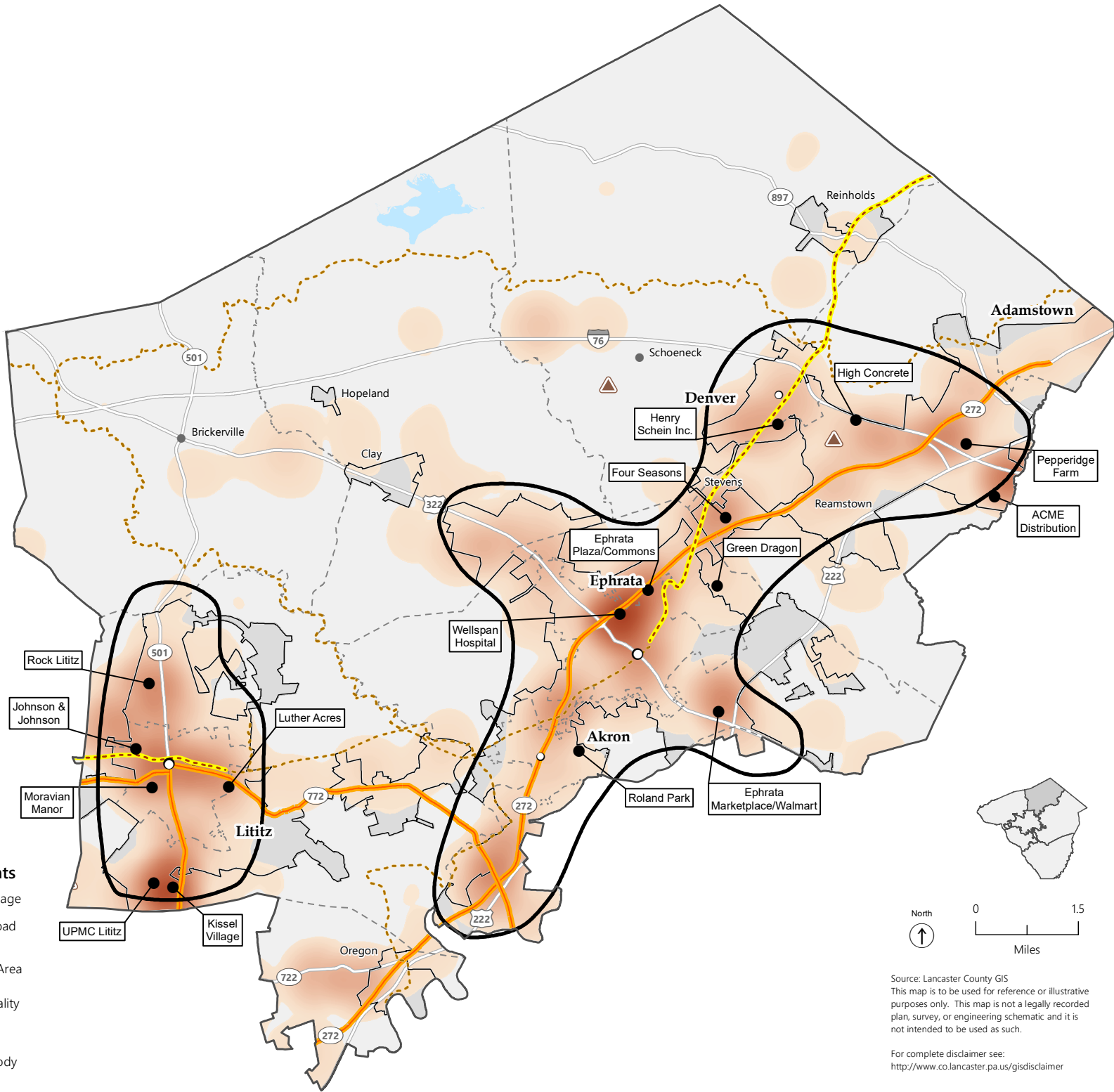
Concentrations of Jobs



Transportation Elements



Other Elements



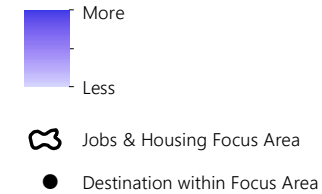
Source: Lancaster County GIS
This map is to be used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such.
For complete disclaimer see:
<http://www.co.lancaster.pa.us/gisdisclaimer>

Where We Live

Northeast Planning Area

Lancaster County, Pennsylvania

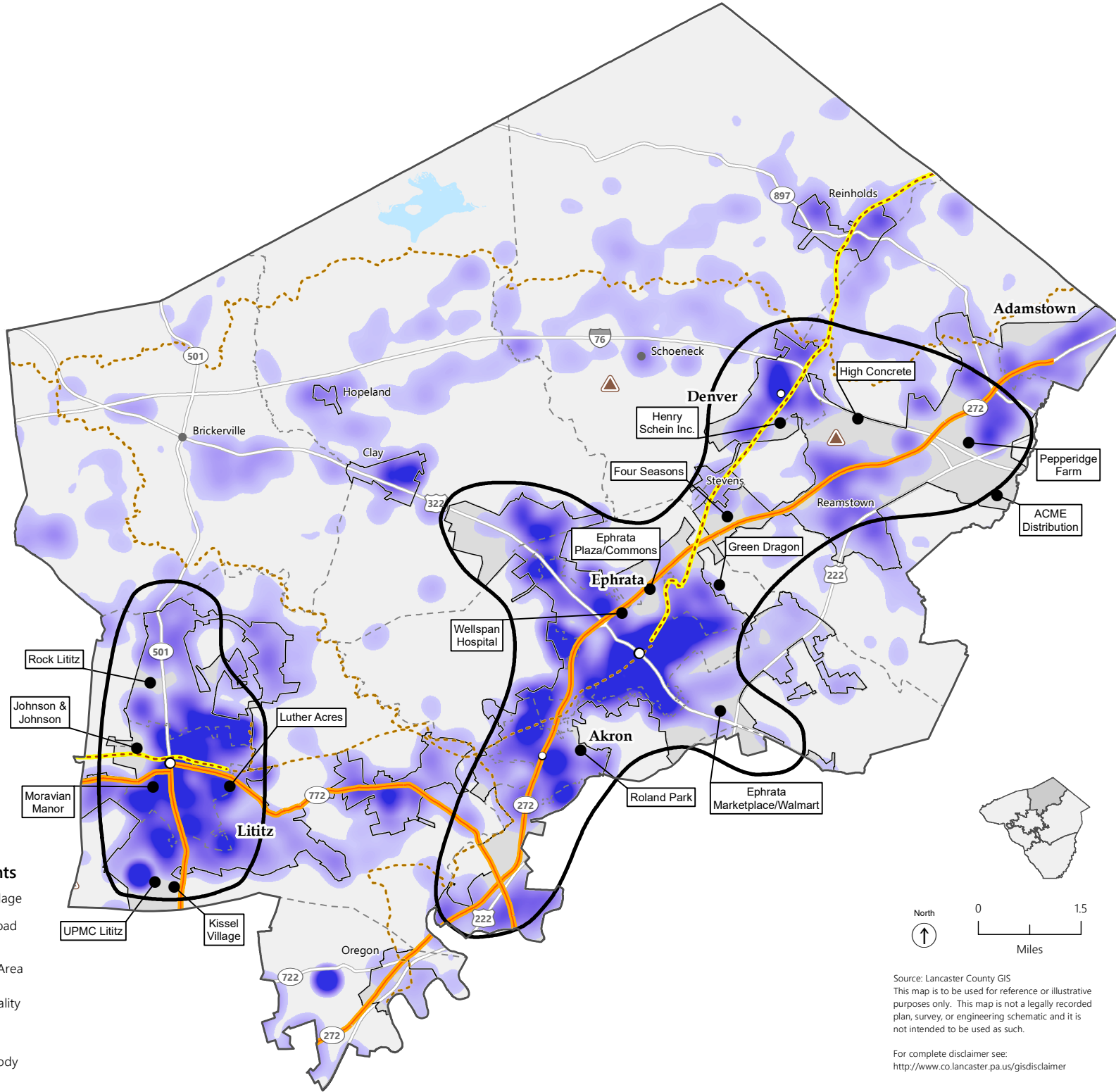
Concentrations of Housing Units



Transportation Elements



Other Elements



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>

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 the Cocalico Region 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** – There are 3,721 acres of preserved farms in the Cocalico Region. Preserved agricultural land is clustered within the Schoeneck Flats area, south of the Pennsylvania Turnpike, and west of Denver. There is another concentration of preserved land along PA 897 in West Cocalico Township.

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, the workshop analysis identified 1,836 acres of priority agricultural preservation parcels in the Cocalico Region. The most significant cluster of priority parcels is in the Schoeneck Flats area of West Cocalico Township.

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** – There are 536 acres of preserved natural areas and parks in the Cocalico Region. This acreage is limited to isolated parcels like the Texter Mountain Nature Preserve and State Game Lands, or municipal parks.

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** – Due to the lack of existing natural areas, only a few parcels were identified as a priority for preservation. The most significant cluster is around the existing Texter Mountain Nature Preserve in the north-east corner of the region.

Water Quality Priority Areas

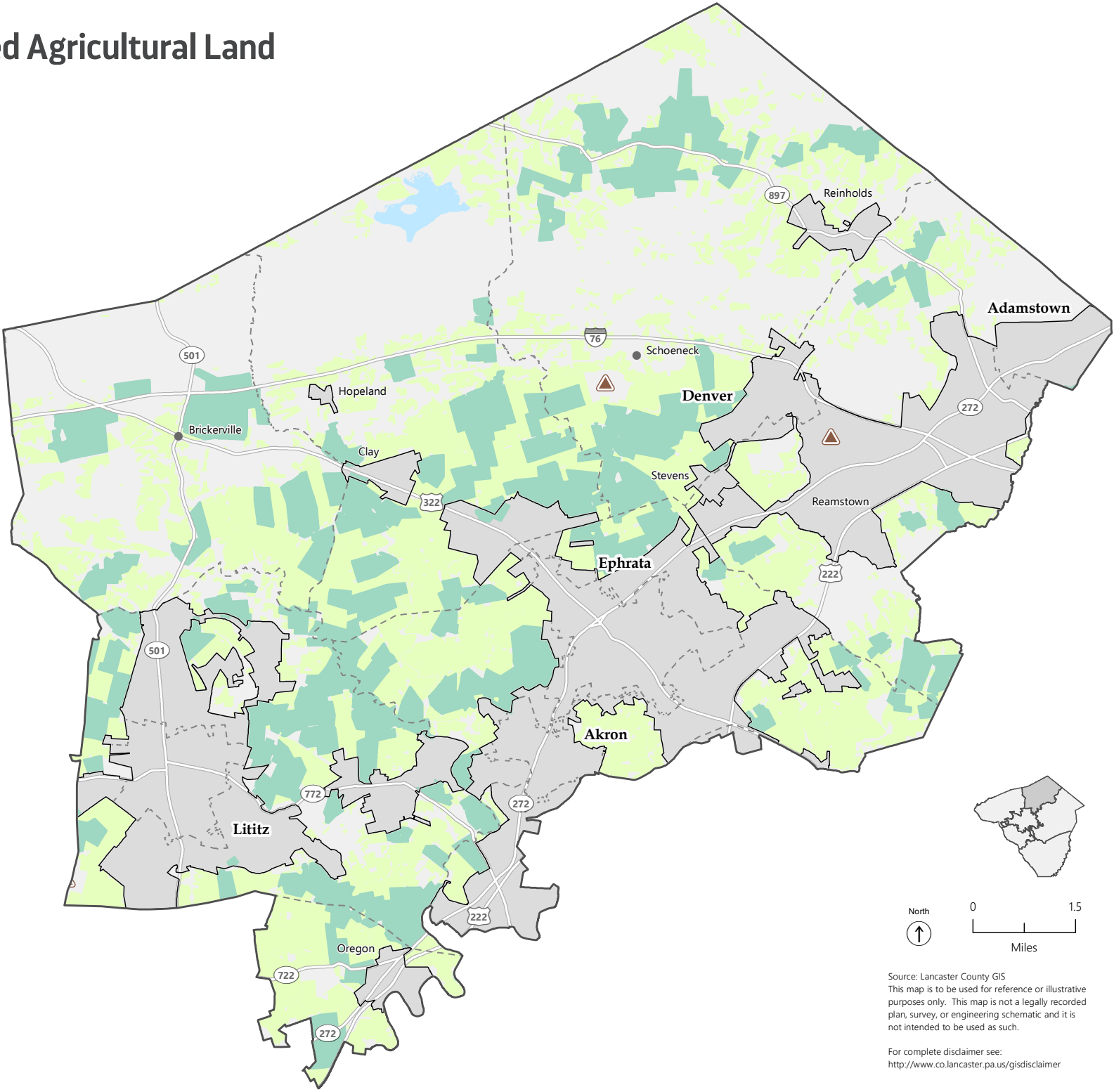
- **What It Shows** – This map shows where existing water quality projects (“best management practices” or BMPs) are located. These projects help municipalities meet MS4 requirements. (See p. [39](#) for definitions of MS4s and BMPs.)
 - Catchments (sub-watersheds) on the map are a priority for new stormwater 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 few areas that scored high for watershed restoration opportunities within the region. Those that exist are concentrated along the eastern boundary of the region, south of Adamstown.

Existing and Preserved Agricultural Land

Northeast Planning Area

Lancaster County, Pennsylvania

- Agricultural**
 - Existing Preserved Farm
 - Agricultural Land Use / Land Cover
- Other Elements**
 - Rural Village
 - Other Road (Major)
 - Growth Area
 - Municipality
 - Quarry
 - Water Body



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>

Agricultural Preservation Priority Areas

Northeast Planning Area

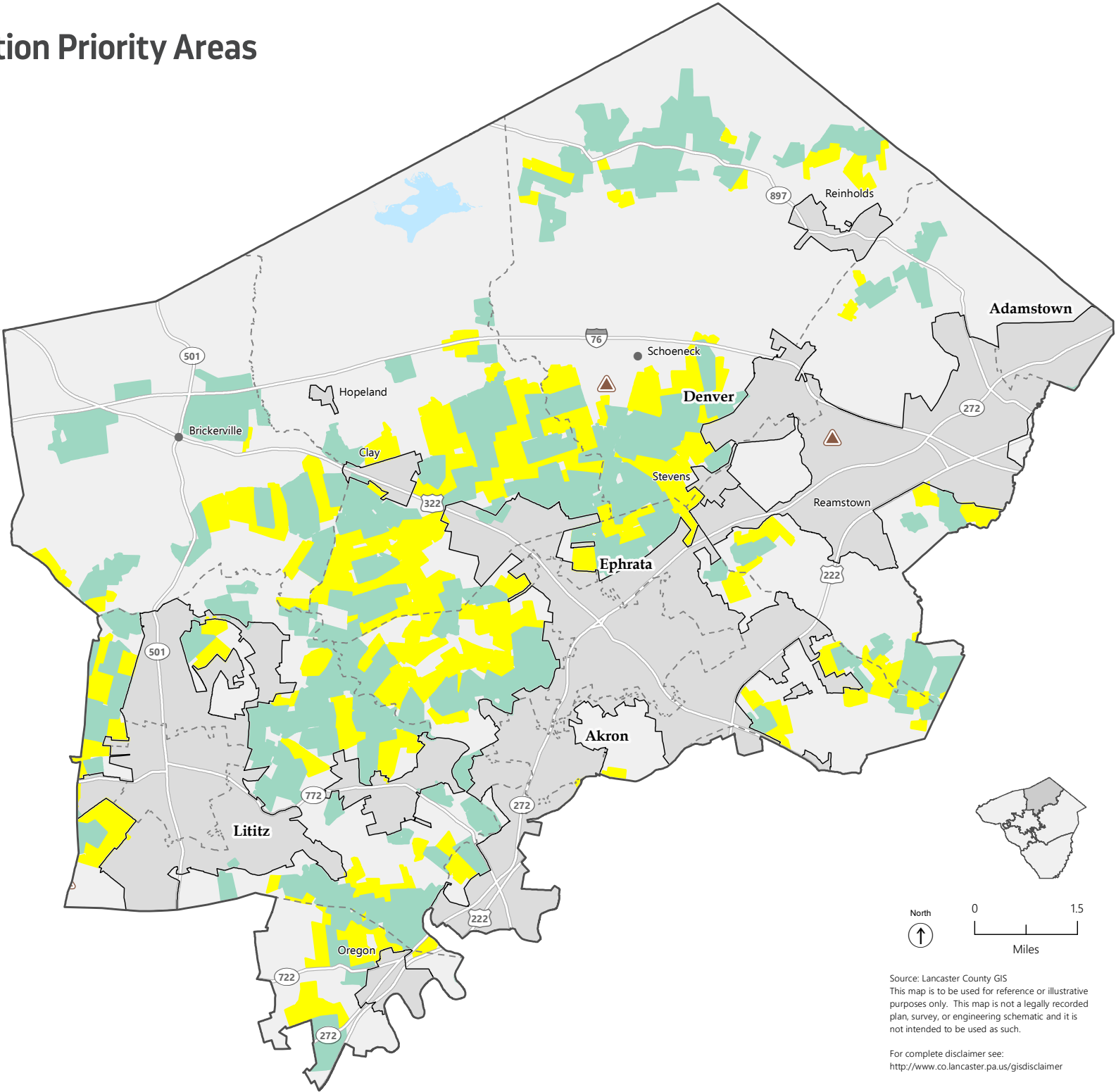
Lancaster County, Pennsylvania

Agricultural

- Priority Area for Preservation
- Existing Preserved Farm

Other Elements

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



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>

Existing Parks and Natural Areas

Northeast Planning Area

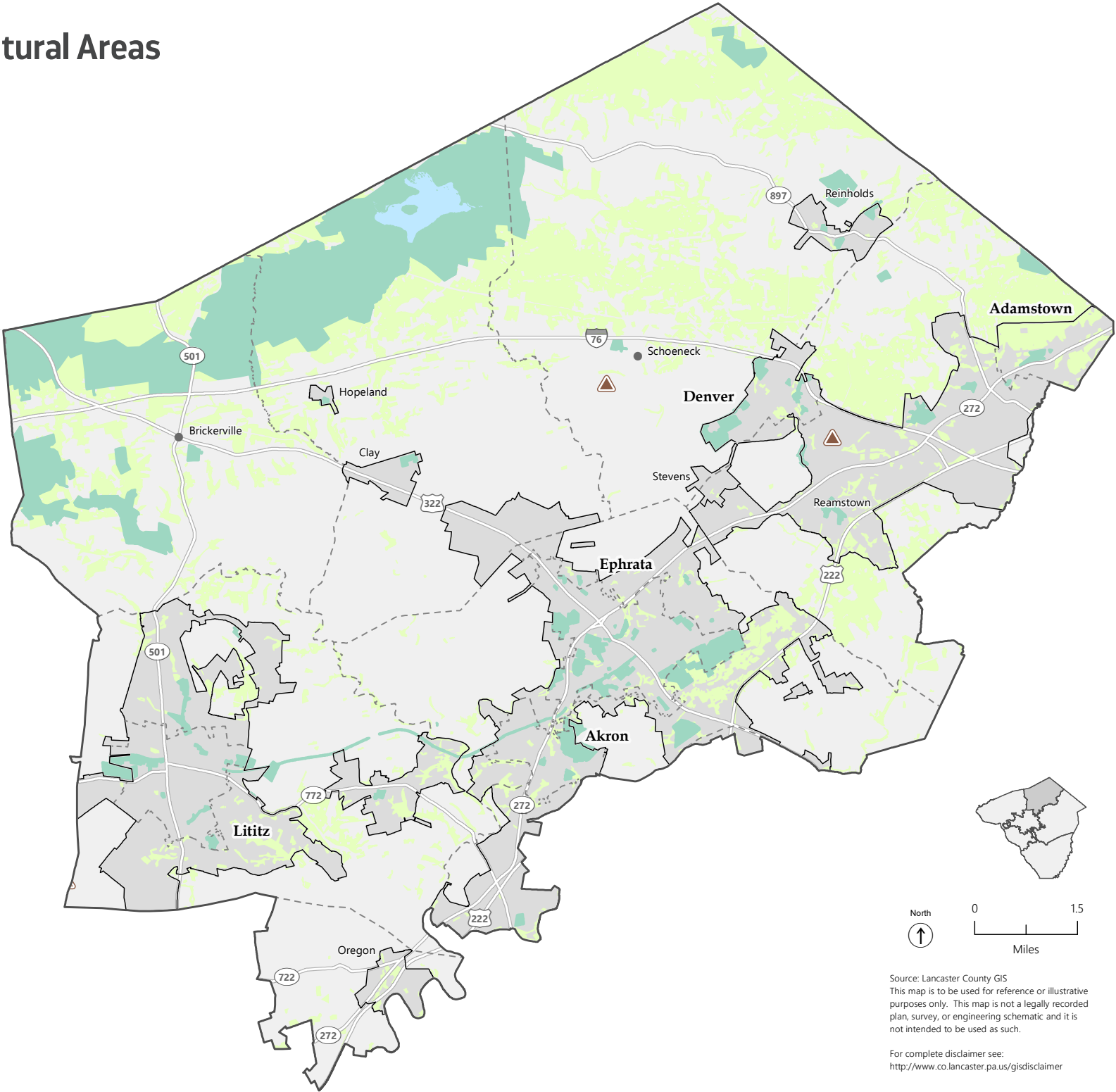
Lancaster County, Pennsylvania

Natural

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

Other Elements

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



Natural Preservation Priority Areas

Northeast Planning Area

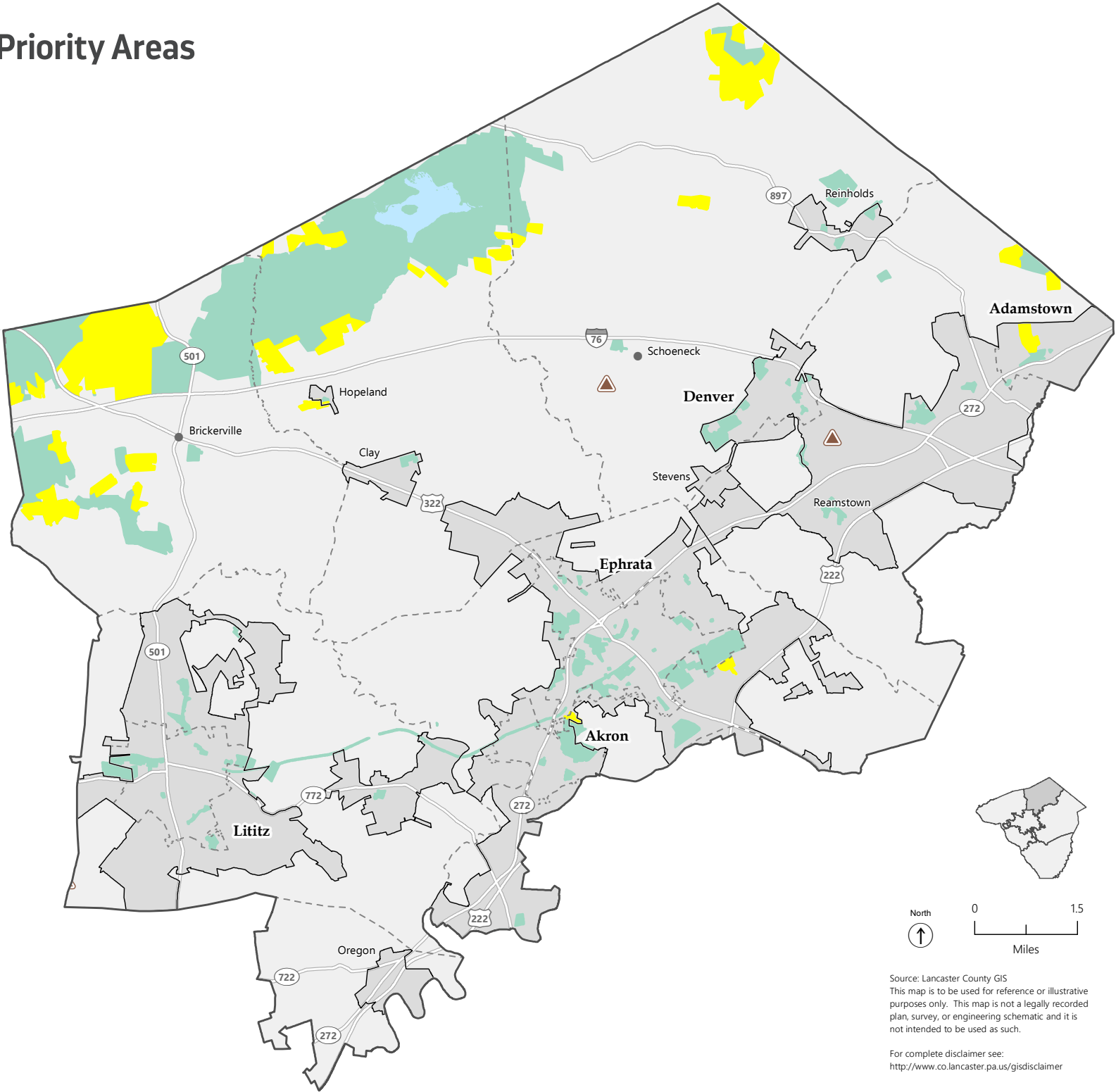
Lancaster County, Pennsylvania

Natural

- Priority Area for Preservation
- Existing Park / Preserved Natural Area

Other Elements

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



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>

Water Quality Priority Areas

Northeast Planning Area

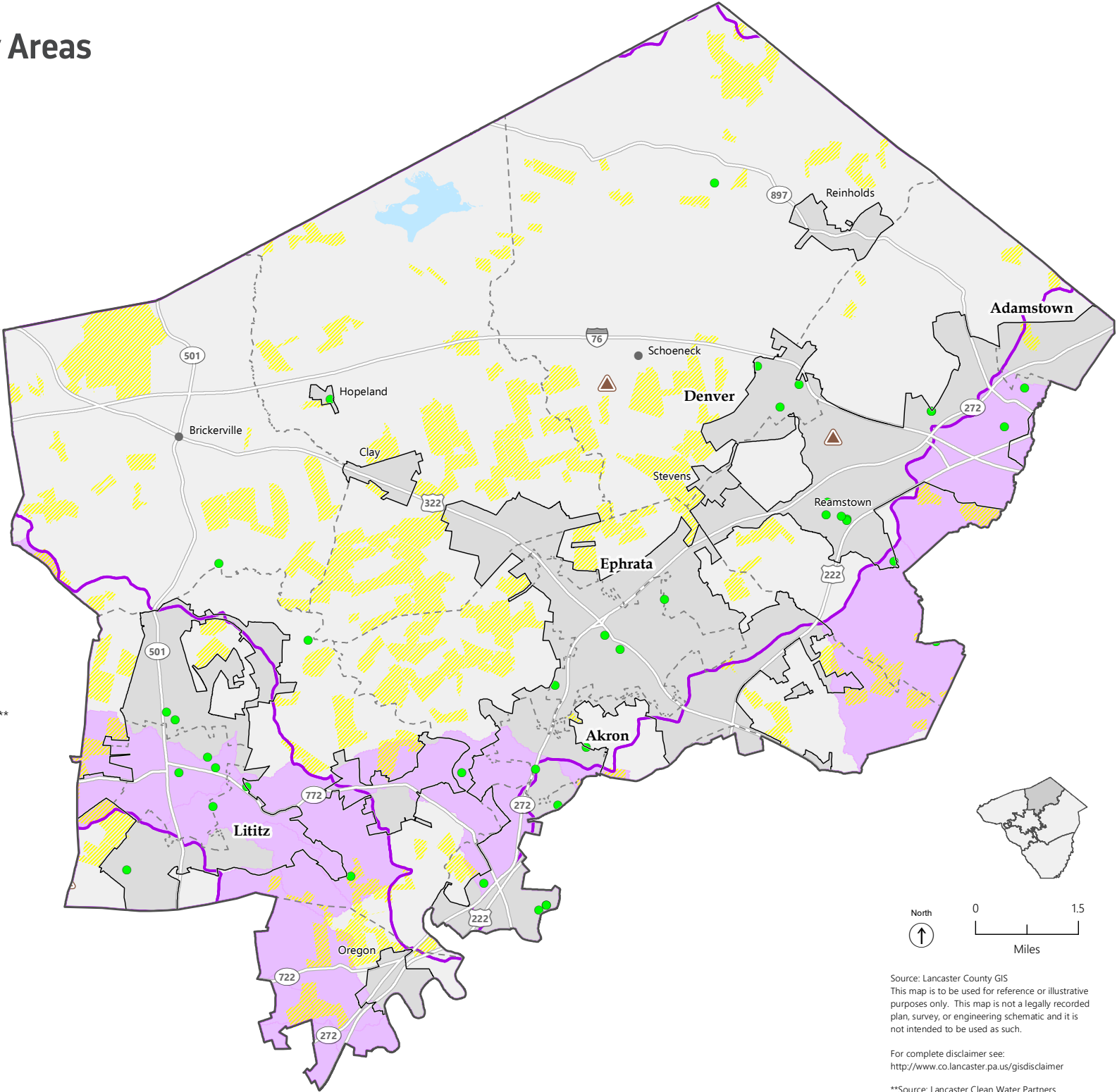
Lancaster County, Pennsylvania

Water Quality

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

Other Elements

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



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>

**Source: Lancaster Clean Water Partners
Collaborative Watershed Mapping Tool

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** – There is a significant concentration of land that is suitable for non-residential development in East Cocalico Township, clustered around the US 222, PA 272, and I-76 interchange. The area south of Stevens along PA 272 has additional land suitable for non-residential development. Land is less suitable for development along the eastern edge of Adamstown and near the northern portion of Stevens. There is almost no unbuildable land in the region.

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** – There are several clusters of edge parcels that are suitable for development. The largest cluster is in the Cocalico UGA "doughnut hole" that exists between Denver, Stevens, and the Reamstown area.

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** – 283 acres within the Cocalico UGA were identified for possible infill and reinvestment. Of that number, 44% are priority areas that already have access to water, sewer, and major roads.

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** – There are 42 acres of commercial and industrial nodes outside of growth areas, all of which are in West Cocalico Township. In addition, the region has 356 acres of land zoned for commercial and industrial development outside of 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 1,585 acres of land are zoned for residential uses outside of growth areas. Of that land, 35 acres overlap with agricultural preservation priorities. Most of this land is located between Denver and Reinholds, where it is approximately 25-50% developed. Rural residential zoning is also concentrated in the Reamstown area.

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

Northeast Planning Area

Lancaster County, Pennsylvania

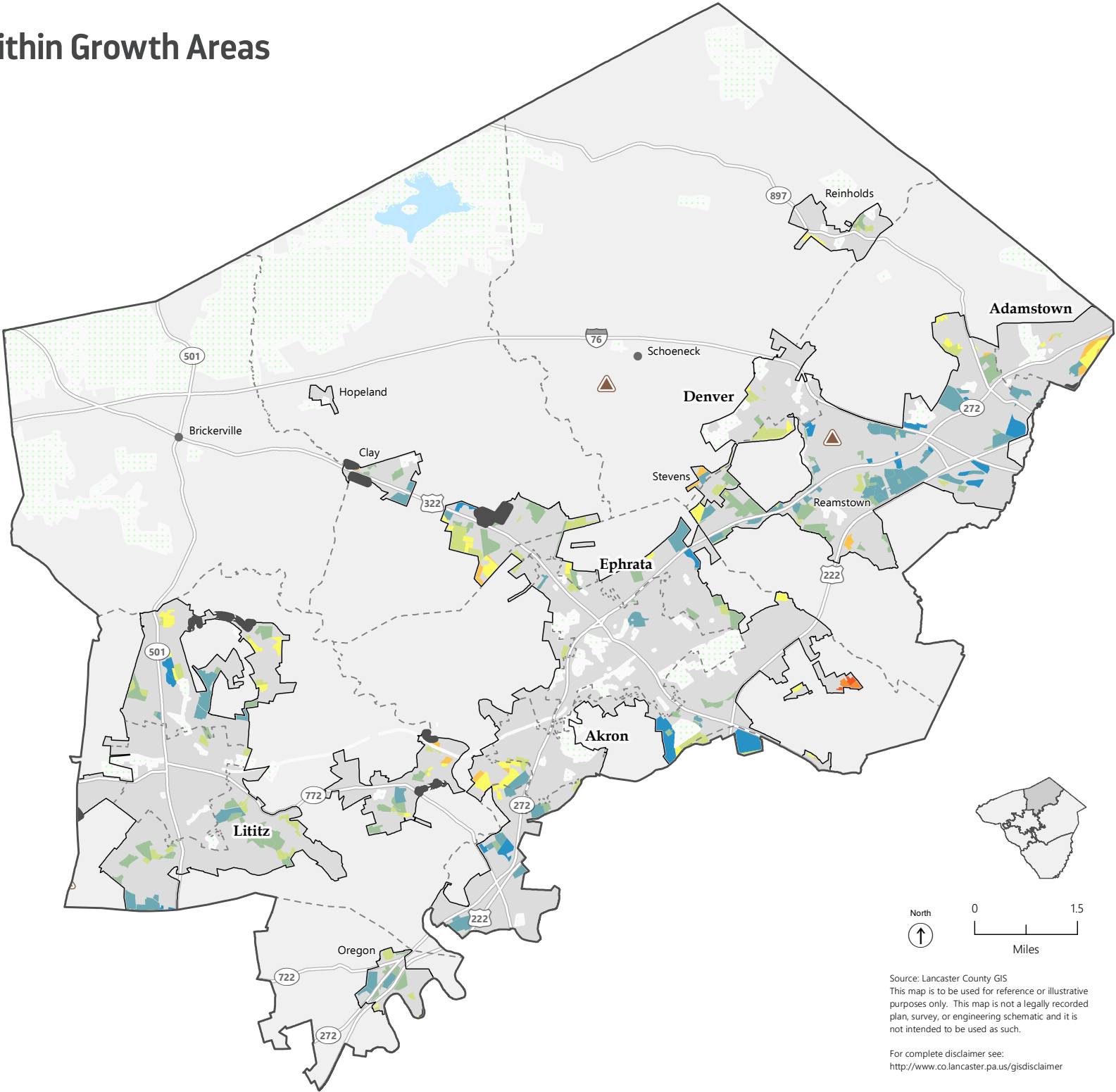
Growth Area Buildable Land

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 & Priority Natural Land

Other Elements

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



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>

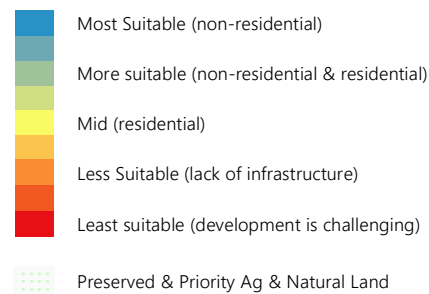
Land Development Adjacent to Growth Areas

Northeast Planning Area

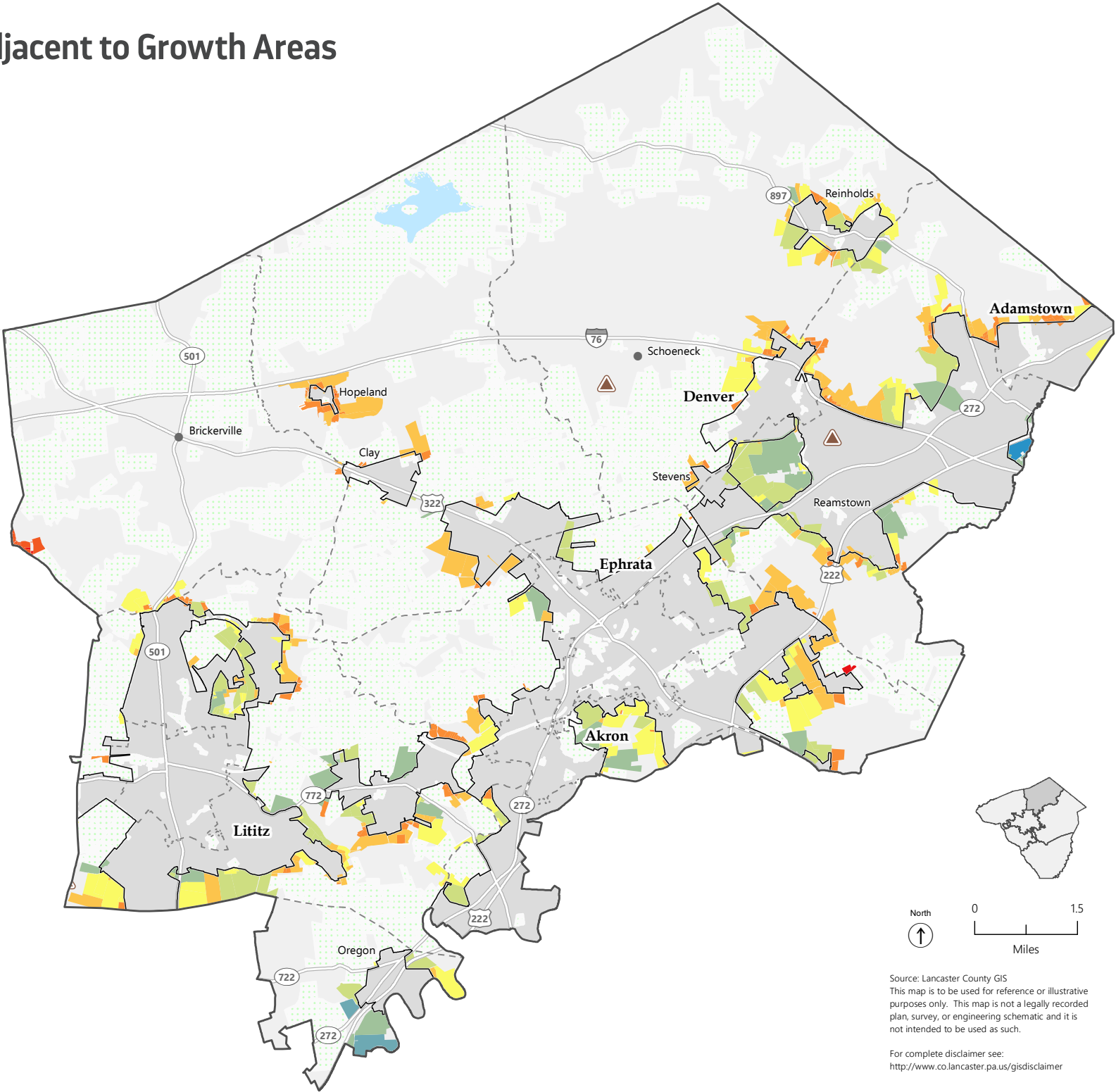
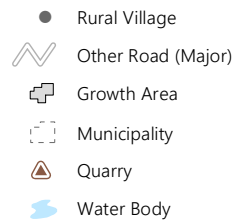
Lancaster County, Pennsylvania

Growth Area Edge

Suitability for Development



Other Elements



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>

Infill and Reinvestment in Urban Growth Areas

Northeast Planning Area

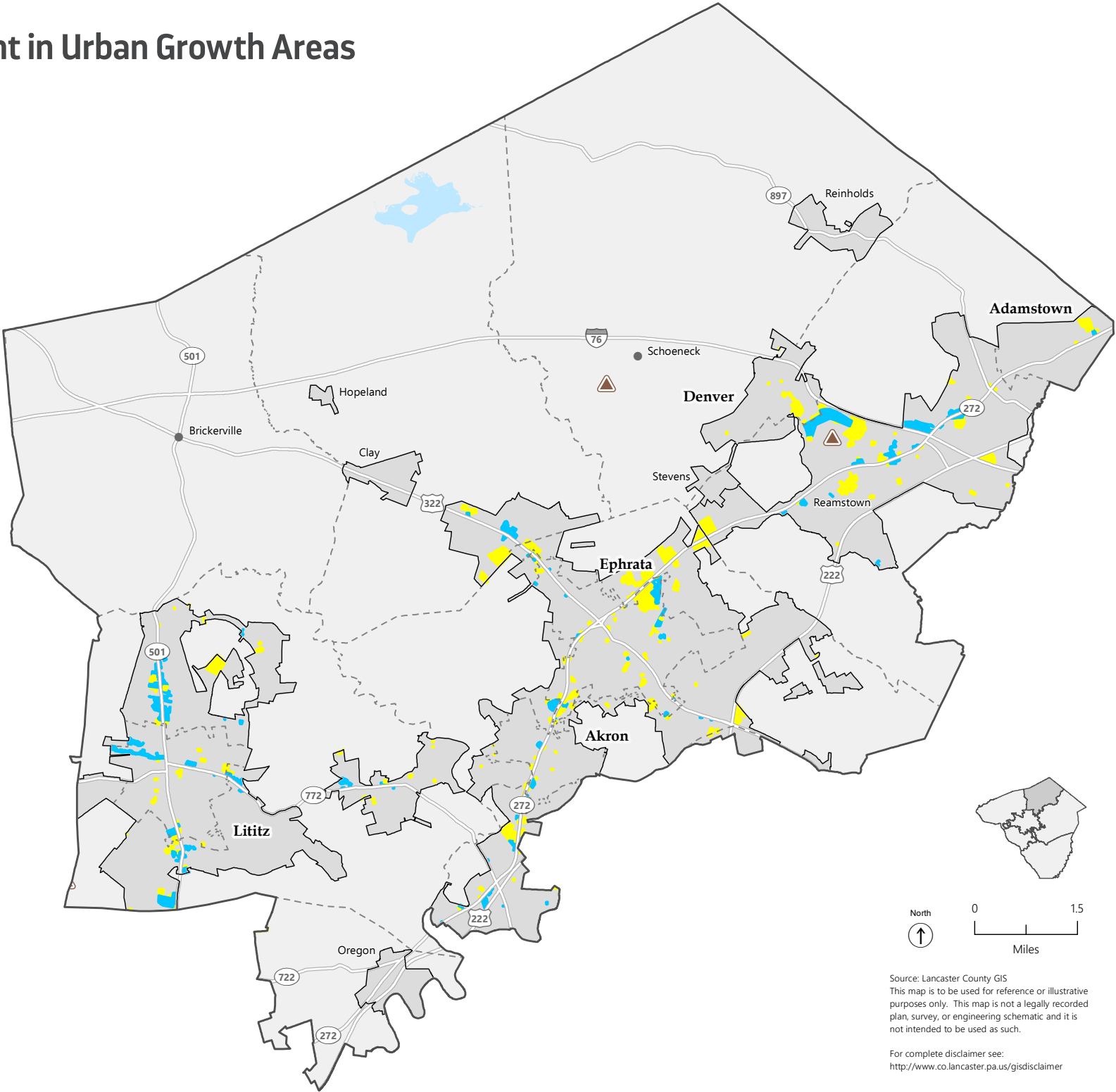
Lancaster County, Pennsylvania

Infill and Reinvestment

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

Other Elements

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



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>

Rural Commercial and Industrial Nodes

Northeast Planning Area

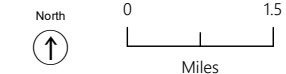
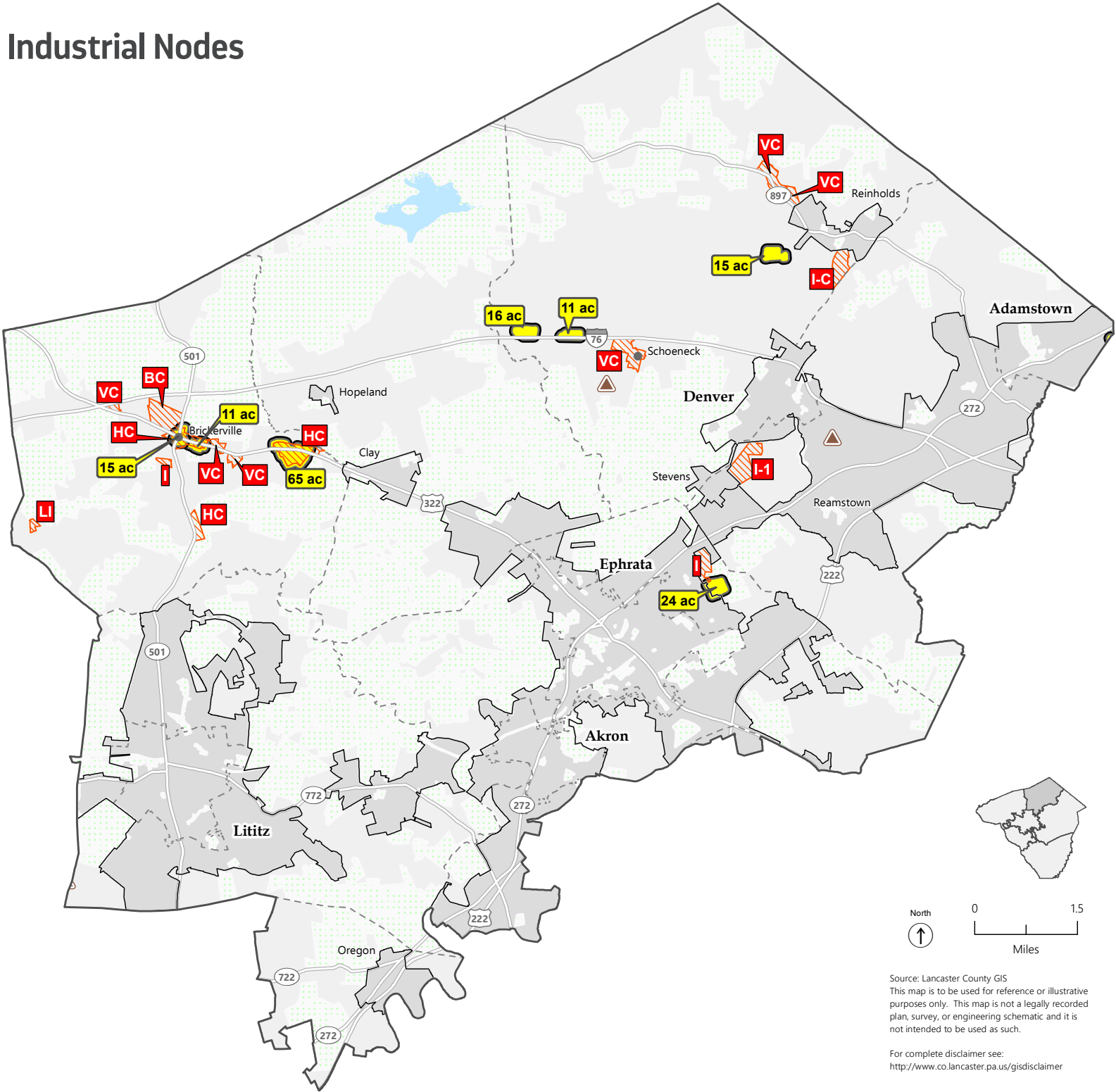
Lancaster County, Pennsylvania

Rural Commercial and Industrial

- Existing Commercial / Industrial Node
- Commercial or Industrial Zoning District
- Preserved & Priority Ag & Natural Land

Other Elements

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



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>

Rural Residential Development and Zoning

Northeast Planning Area

Lancaster County, Pennsylvania

Rural Residential Zoning District

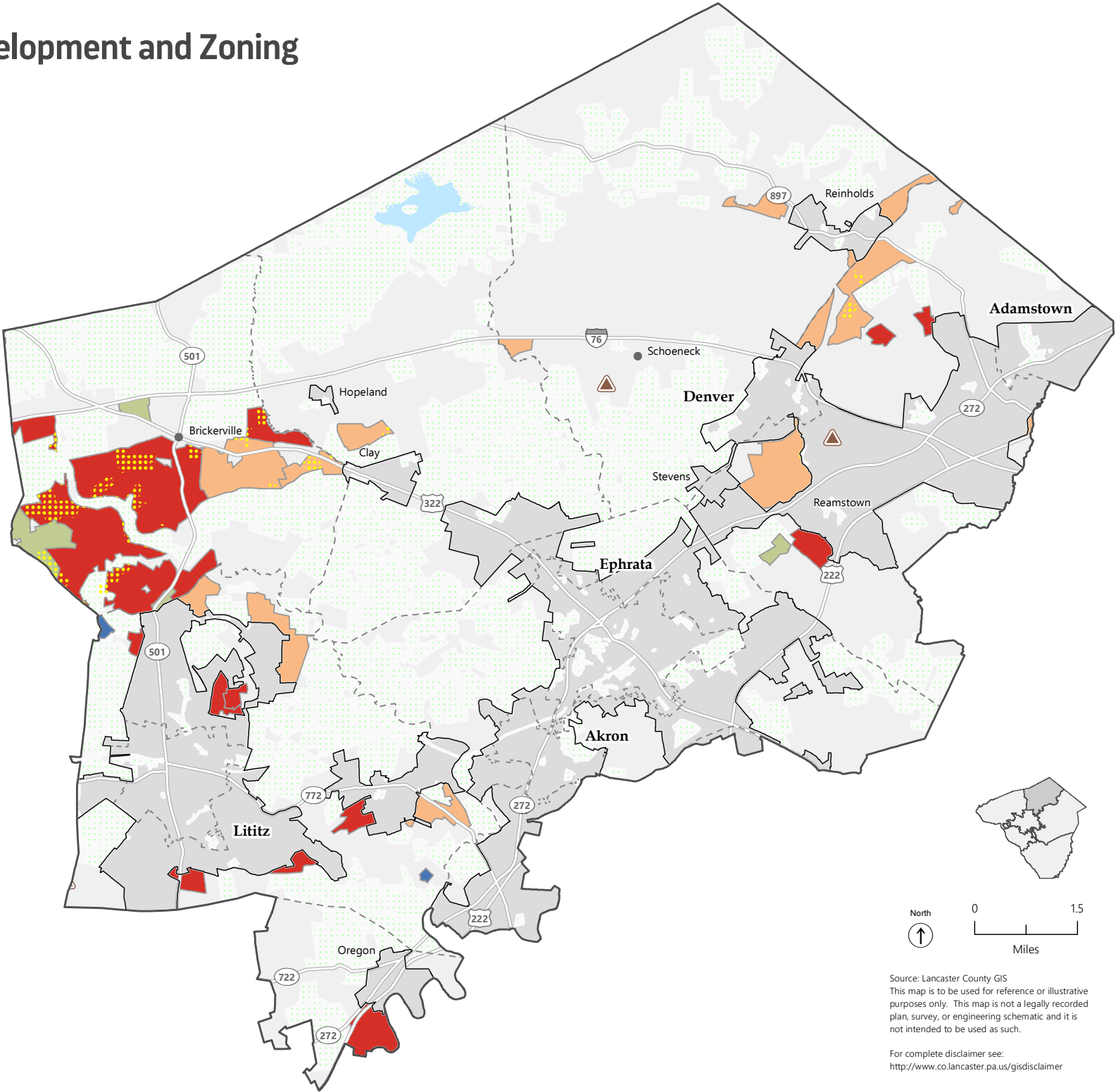
Percent Developed

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

- Ag / Natural Land - Zoning Conflict
- Preserved & Priority Ag / Natural Land

Other Elements

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



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>

This page left intentionally blank



Lancaster County Planning Department
150 North Queen Street • Suite 320 • Lancaster, Pennsylvania 17603
717-299-8333

www.lancastercountyplanning.org



COMPREHENSIVE PLAN FOR THE COCALICO REGION
Lancaster County, Pennsylvania
APRIL 2023