

The Neighborhoods of Lancaster County

A Local Guide to Visualizing Residential Densities

May 2009



Lancaster County Planning Commission



Acknowledgements

Prepared by

Lancaster County Planning Commission

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The Challenge

Lancaster County has an illustrious 300 year history of settlement that respects its roots as the Garden Spot of America. Today Lancaster County stands at a critical crossroads in its history. The decisions that are made over the next 25 years regarding new development, reinvestment, and preservation of treasured resources will shape the quality of life and character of the County for generations to come. With that “critical crossroads” in mind in 2006, Lancaster County adopted a major update to the Growth Management Element of the County Comprehensive Plan.

Balance, The Growth Management Element, identified these major areas of public consensus about how the county must address the critical crossroads:

- ❖ Preserve farmland and the rural character of the County
- ❖ Guide new development to where services are located
- ❖ Enhance the livability and sustainability of the City, Boroughs and Urbanized areas of townships
- ❖ Increase housing choice and affordability

This report is in support of wider understanding of the livability exhibited by historic and present day neighborhoods that demonstrate the principles of **Balance**. The neighborhoods illustrated here demonstrate that livability and higher density are not mutually exclusive attributes of desirable neighborhoods.

Introduction

The neighborhoods of Lancaster County display a wide variety of style, density, vintage and history. From historic villages such as Maytown and Georgetown to modern planned suburban neighborhoods such as Brighton and Castleton (each of which is illustrated in the accompanying scrapbook pages) it is clear that Lancaster County's 300 year history of settlement still holds its grasp on the Lancaster of today. After fifty years of post World War II suburban expansion, the evidence since Lancaster's identification of Urban Growth Boundaries in the 1990s is that the County still respects its historical roots.

Increased urban density is suggested as one tool to achieve the goals of ***Envision***. For higher density new development to be more widely accepted, it is essential to identify the appropriate form and design that makes a neighborhood desirable and to replicate that form wherever possible and appropriate. Interconnectedness, green infrastructure, celebratory public space, defined private space, and building diversity all require good design and can abound in high-density areas.

Continued discussion of residential density levels should be guided by a clear vision of what new or redeveloped neighborhoods will look like. This requires the identification of what comprises local community character and the development of specific design standards through extensive public education and involvement.

The pages that follow serve as a tool that can be used to gain a better understanding of density and of the benefits of good design by showcasing the variety of densities found in neighborhoods across Lancaster County. It uses a variety of perspectives to illustrate existing neighborhoods in a range of loca-

tions, ages, housing types, amenities, densities and walkability. Similar evaluations can be made as part of the review process for any new or infill development.

Background for Considering Density

While planners and community leaders have techniques to measure density numerically, they have few tools to convey what density numbers look like as they are translated into real living places. Currently there are few good resources available to individuals and communities struggling with the density problem. There is a plethora of published work addressing the topic of density measures and an increased focus on the role of design on the perception of density. However, there are few resources that provide guidance on how to measure, define, and integrate design with density. The only consensus is that good design is critical to achieving desirable neighborhoods and increased density.

Many communities are beginning to define the terms, *Net Density* and *Gross Density*, by including the terms in glossaries or other appendices to documents, but few indicate clearly which may be preferable to use. In municipal planning, residential density is typically expressed in housing units per acre and measured as "net" or "gross." "Net density" refers to the number of units per acre on land devoted to residential facilities. While it includes driveways, private yards, and ancillary structures, it does not include public rights of way and parkland. "Gross density" means the density of a given area, including infrastructure such as streets, sidewalks, and public spaces.

Actual measurement of density can vary widely based on size and complexity of the development being measured – a specific de-

velopment site; a neighborhood; an entire municipality; a region of several municipalities; or an entire county. The area being considered must be specified and the actual density, whether gross or net, must be considered in relation to development its context including the mix of uses.

The use of varying methods for measuring density can influence perception as well – dwelling units per acre; persons-per-square mile; and floor area ratio (FAR) can provide a range of sometimes confusing numbers for the same neighborhood.

Public policy toward density should be consistent with the heritage and culture of the jurisdiction and should be designed to enhance housing choice. Specific density goals are more appropriate in evaluation of large-scale development or a region at large but will have less relevance to decisions about small sites. The key to achieving density goals is to maintain choice among several densities so that housing can be made available for the full spectrum of households in the community.

Density alone does not reveal much about the physical character of neighborhoods. Neighborhoods may look starkly different even though they share the same density. A neighborhood might consist of small, detached single-family homes on small lots, a mix of single family, duplexes and four-plexes, or a single large apartment building in a park like setting. There are many ways to achieve the same density level. One cannot make assumptions about what new development will look like based on the allowed density of a given zone. Perceptions of density are affected by neighborhood design, architectural features, landscaping, connectivity, traffic and more. People do not assess the desirability or livability of their neighborhoods by density alone. That assessment includes their judg-

ment of form and of what constitutes a good place to live.

Residents of Lancaster County show a growing awareness of the complexity of the issues of neighborhood density and form as well as a growing support for higher density development as an alternative to encroachment into much valued farm lands. However, many residents still have questions and fears related to higher-density development. How will it change the neighborhood? Will it make traffic worse? What will happen to property values? What about crime? The neighborhoods illustrated in the pages that follow show that well-designed higher-density development, properly integrated into an existing community have and will continue to serve as significant community assets.

Lessons Learned

Lancaster County has an illustrious 300 year history of settlement that respects its roots as the Garden Spot of America. But we have always faced a challenge. Today, Lancaster County stands at a critical crossroads in its history. The decisions that are made over the next 25 years regarding new development, reinvestment, and preservation of treasured resources will shape the quality of life and character of the County for generations to come. With that “critical crossroads” in mind in 2006, Lancaster County adopted a major update to the Growth Management Element of the County Comprehensive Plan.

The points of consensus described in **Balance** align with nationally agreed principles of Smart Growth. Smart Growth calls for:

- Compact (higher density) development
- Mixed Use development

- Reduced dependence on automobiles (i.e. walk-ability, cycle-ability, and transit-ability)
- Revitalizing older areas
- Limited Outward Expansion of development beyond established Urban and Village Growth Areas as a means to preserve agricultural and open land

How well do Lancaster County Neighborhoods measure up to accepted principles of Smart Growth and **Balance**?

- Regarding the objective of creating compact (higher density) development, the neighborhoods reveal that
 - Neighborhoods built prior to the 1960’s generally display compact forms
 - Lancaster County’s Growth Management initiatives begun in the early 1990s began to pay dividends before the turn of the millennium such that neighborhoods built after 2000 are often compact, moderate density forms
 - The 1960s, ’70s, ’80s, and ’90s brought sprawling residential development, automobile based strip centers and malls, and the advent of the “big box” coupled with virtually unbridled conversion of farm land to suburban uses.
 - That pattern finally brought a public outcry for better development forms.
- Regarding Mixed Use development, we see that
 - mixed land uses are found mostly in the existing neighborhoods of Lancast-

er City and the boroughs.

- New attempts at mixed use such as Kissell Hill Commons and Brighton have had limited success. Non-residential uses built with new neighborhoods must be designed to serve an existing larger population as well as be accessible from existing drive-by traffic.
- Regarding reduced dependence on automobiles (i.e. walk-ability, cycle-ability, and transit-ability.)
 - By several measures of walkability, Lancaster County’s higher density neighborhoods score well. With the introduction of higher levels of mixed use as a part of new development, walk-ability will become a greater benefit offered by our neighborhoods.
 - Outside the city and the larger boroughs, the development pattern has not had the overall density required to support convenient transit service.
- Regarding Revitalizing older areas:
 - Lancaster County’s older areas – the city, boroughs, and urban and rural villages have been undergoing a renaissance over the past decade. The Lancaster County Commissioners established the *Urban Enhancement Fund* in support of revitalizing older areas.
- With regard to Limited Outward Expansion of development beyond established Urban and Village Growth Areas as a means to preserve agricultural and open land:
 - Since 2000 development within the

growth areas has progressed close to that goal of confining 85% of new residential development within designated growth areas.

How the Guide Was Prepared

In the summer of 2008 Ryan Grube, a fourth year geography major at Penn State, volunteered for an internship in urban planning. Under the guidance of Principal Planner Danny Whittle, Ryan visited and photographed nearly fifty neighborhoods throughout Lancaster County. Thirty-five neighborhoods were selected from boroughs, villages and the city. These neighborhoods were identified or are similar to locations identified as “desirable” in visual preference surveys conducted during the recent public planning processes for ***Growing Together, A Comprehensive Plan for Central Lancaster County***.

For the sake of consistent comparison between neighborhoods, photos were taken of streetscapes, alleyways where present, and principal buildings and outbuildings. Lancaster County GIS mapping was used to for a plan view of streetscapes and as a location map. Bird’s-eye views of each neighborhood were located using Microsoft Virtual Earth®.

Site and neighborhood characteristics were evaluated using a consistent methodology with comparable data sources.

Average lot size, range of lot size, average lot depth, right-of-way and cartway width were measured directly from the Lancaster County GIS.

Distance and area calculations involving the lot and the right-of-way and cartway were measured using standard GIS measuring tools with “snap to” turned on.

The proximity of non-residential retail and services is the key to judge “Mixed use.” Neighborhood retail and services within one-quarter mile is the accepted standard for walkability of the neighborhood.

The presence of vegetation and landscaping, including street trees, was determined by direct observation verified by Lancaster County GIS. Alleys, sidewalks, type of building material, and open space were also determined by direct observation with GIS verification.

Net density was calculated using the average lot size determined for the neighborhood. Net density excludes land devoted to streets, utilities, storm water management, and open space.

Gross density was calculated by finding the number of residential units and dividing that figure by the entire parent tract used for the neighborhood. Gross density includes streets, utilities, storm water facilities, and open space.

Both *Net* and *Gross* density are calculated and highlighted for each neighborhood. Typically, the amount of land devoted to streets, utilities, storm water facilities, and open space is about 20 – 30 percent of the original development tract. That “infrastructure burden” is found in every neighborhood but may vary according to the design selected by the developer or by the development requirements of the host municipality. The gross density of Grandview Heights, for example, reflects the atypical wide streets of that neighborhood chosen by the original developer. The “infrastructure burden” of Grandview Heights is just over 30 percent. The net density of Grandview Heights is about six dwellings per acre while the gross density is about four dwellings per acre

reflecting the relatively heavy “infrastructure burden.”

Fast forward 75 years from the start of Grandview Heights to Mill Creek in West Lampeter Township. Partly as a result of site characteristics and the developer’s design objectives and partly due to the township’s requirements for substantial open space reservation, Mill Creek’s “infrastructure burden” approaches 60 percent. The Net Density for Mill Creek is about seven dwellings per acre while the gross density is about three dwellings per acre.

The pages that follow illustrate the broad variety of neighborhoods available across Lancaster County. Each of the neighborhoods illustrated here have components worthy of duplication. Many neighborhoods, simply as evidenced by their age, will continue to be sustainable for generations to come.

Visualizing Residential Densities

	Net Density	Gross Density
Akron Borough – Broad Street (5)	5.6	4.5
Brighton (7)	8.3	2.2
Castleton (9)	7.1	3.1
Denver (11)	8.3	7.5
Elizabethtown Borough – E. College St. (13)	5.6	4.2
Ephrata Borough – Sunset Ave. (15)	9.1	7.1
Fieldcrest – Ephrata Township (17)	28.0	9.4
Four Seasons at Elm Tree – Rapho Twp. (19)	5.3	3.9
Georgetown – Bart Township (21)	2.0	1.8
Grandview Heights (23)	5.9	3.8
Greenfield Estates – E. Lampeter Twp. (25)	10.0	8.8
Hamilton Park – Lancaster Township (27)	8.3	3.5
Countrywide Estates – Leacock Township (29)	15.8	6.8
Lancaster Avenue – Lancaster City (31)	16.8	14.2
Landisville – E. Hempfield Township (33)	5.3	4.8
Lititz – E. Second Ave. (35)	8.3	6.3
Lititz – E. Front & E. New Streets (37)	10.0	8.2
Lititz – S. Cedar Street (39)	7.7	6.6
Manheim Borough – S. Hazel Street (41)	9.1	7.0
Manor Heights (43)	14.5	11.1
Maytown (45)	3.2	2.4
Mill Creek (47)	7.1	3.1
Millersville Borough (49)	2.9	2.2
Newport Commons – Warwick Township (51)	9.8	6.2
North Franklin St. – Lancaster City (53)	16.7	9.7
Pearl Street – Lancaster City (55)	20.0	11.1
Pheasant Ridge – Manor Township (57)	7.9	5.4
Salunga – East/West Hempfield Townships (59)	3.8	3.6
North Shippen Street – Lancaster City (61)	16.7	9.7
Strasburg Borough (63)	3.6	3.3
Terre Hill Borough (65)	4.8	4.3
The Crest at Elm Tree- Rapho Township (67)	10.5	8.6
West Chestnut St. – Lancaster City (69)	14.3	9.5
Wheatland Avenue – Lancaster Township (71)	3.9	3.1
Woods Avenue – Lancaster Township (73)	6.7	5.5

Site Characteristics

Average Lot Size: 0.18 acres (7,841 sq. ft.)
Range of Lot Size: 0.07 – 0.30 acres (3,049 – 13,068 sq. ft.)

Average Lot Depth: 128 ft.

Right-of-way: 50 ft.

Cartway: 35 ft.

Type of Residences: Single-family detached and semi-detached (predominantly detached)

Mixed Use: Commercial activities are within a quarter of a mile.

Vegetation: Yes, there were few trees along the street; however, most yards had large trees and smaller sources of vegetation such as plants and shrubs.



Trees and shrubs along one of the properties on Broad St. Although the house is close to the street, the setback is enhanced by the trees which create a greater sense of privacy from the street.

Alleys: Yes

Sidewalks: Yes

Type of building material: Brick, wood siding, and vinyl siding

Open Space: Broad Street sits only a few blocks away from the old Akron Park and Lloyd Roland Memorial Park. Also, the grounds at the Akron Elementary School provide much open space.

Net Density: 5.6 residential lots per acre
Gross Density: 4.5 residential lots per acre

Existing Zoning Ordinances

Residential District: R2

Minimum Lot Area: 7,500 sq. ft. for each dwelling

Minimum Lot Width: 75 ft. for single-family detached, 50 ft. for semi-detached

Minimum Lot Depth: 125 ft.

Minimum Front Yard Depth: 25 ft.

Minimum Side Yard Depth: 10 ft. for each side yard

Minimum Rear Yard Depth: 35 ft.

Maximum Building Height: 35 ft.

Required Off-Street Parking: At least 2 spaces



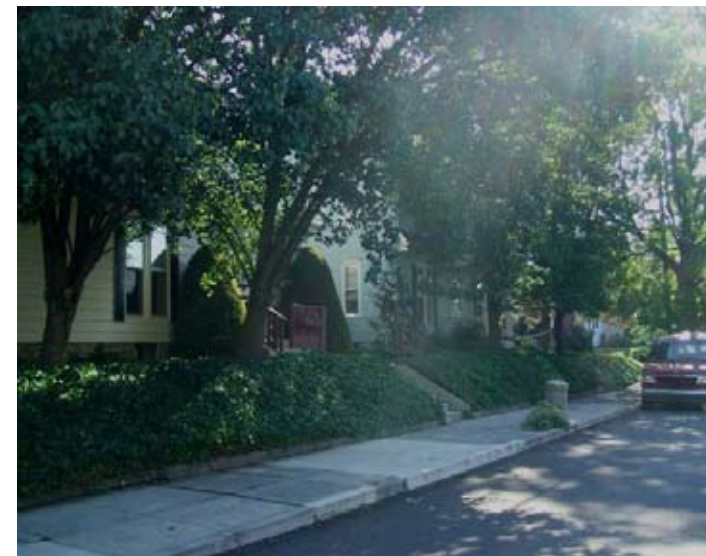
A streetscape of Broad St.



Houses along Broad St.



The cross section of Broad St.



More houses



An alley behind Broad St. As you can see, this alley serves those neighboring residents as a place to park their vehicles, including a boat. Because of this alley, cars can be parked there instead of Broad St; creating a more visually pleasing and pedestrian friendly street.

Akron – Broad St.

Split atop a hill by route 272, the small town of Akron is a charming community that acts as an ideal place to live. Within this community lies

Broad Street, a street that shows medium density and attractive living. Houses along Broad St. began appearing during the early to mid part of the 1900s. This street mixes detached and semi-detached houses while showing variety from one house to the next.

Broad St. sits right down the road from both the shops along Main St. and the Akron

Elementary School. Because of these close proximities and the size of the cartway, Broad St. is a very walkable neighborhood.



The GIS view of Akron and the surrounding area. Broad Street is circled in red.



A bird's eye view of Broad Street.

Does This Neighborhood Measure Up?

You Decide.

Using your own experience and opinions about livable communities described below, rate this neighborhood on each of the principles described below. Score for 1 – 10 where 10 most successfully addresses principles of livable communities.

Envision, the Lancaster County Comprehensive Plan, along with its growth management element, **Balance**, offers these key objectives of the county’s Urban Growth Area Strategy:

- 1. Increase the proportion, density, and intensity of development within the UGAs.
- 2. Place a new emphasis on Compatible reinvestment, infill, and redevelopment.
- 3. Improve the Character and form of new development in UGAs.
- 4. Increase Housing Choice and affordability.
- 5. Increase employment opportunities.

Lancaster County has a long and successful history of building communities and neighborhoods consistent with these strategies. To implement our urban growth strategy, we can use elements of the neighborhoods described in this *Lancaster County Living Scrapbook* as direction for building new communities to achieve the UGA Objectives. Score how well each element of livable communities is achieved by this neighborhood.

- _____ limiting outward expansion (staying within the UGA)
- _____ encouraging higher density development (offering choices for densities above 7.5 dwellings per acre within the UGA)
- _____ encouraging mixed-use development that improves walkability
- _____ reducing travel by private vehicles and improving walkability and use of alternate modes of travel
- _____ revitalizing older areas by compatible reinvestment, infill, and redevelopment
- _____ preserving open space and reducing development pressure on valuable agricultural land

Growth management requires specific regulatory policies aimed at influencing how growth occurs, mainly within a locality. These affect density, availability of land, mixtures of uses, and timing of development. Growth management seeks to accommodate growth rationally, not to prevent or limit it.

Under the existing regulatory structure, could the neighborhood described on this page be built today?

Site Characteristics

Average Lot Size: 0.12 acres (5,227 sq. ft.)

Range of Lot Size: 0.05 – 0.54 acres (2,178 – 23,522 sq. ft.)

Average Lot Depth: 105 ft.

Right-of-way: 51 ft. along Olympia, 57 ft. along Brighton Ave., and 50 ft. along Earls Court (avg. of 53 ft.)

Cartway: 28 ft. along Olympia Street, 31 ft. along Earls Ct., 34 ft. along Brighton Ave. (avg. of 31 ft.)

Type of residences: Single-family detached, semi-detached, and attached

Mixed Use: Commercial activities are within the development.

Vegetation: Yes, tree-lined streets with many plants and shrubs between houses as well.



The plants and shrubs between houses not only adds to the aesthetic appeal of the neighborhood but also serves to maintain the privacy between the two properties.

Alleys: Yes

Sidewalks: Yes

Type of building material: Brick, vinyl siding, and stone (predominantly brick)

Open Space: Yes, the area by Kent Gardens and Earls Court.

Net Density: 8.33 residential lots per acre

Gross Density: 2.2 residential lots per acre

Existing Zoning Ordinances

Minimum Lot Width: N/A

Minimum Lot Depth: N/A

Minimum Lot Area: N/A

Minimum Set Back: N/A

Minimum Front Yard Depth: N/A

Minimum Rear Yard Depth: N/A

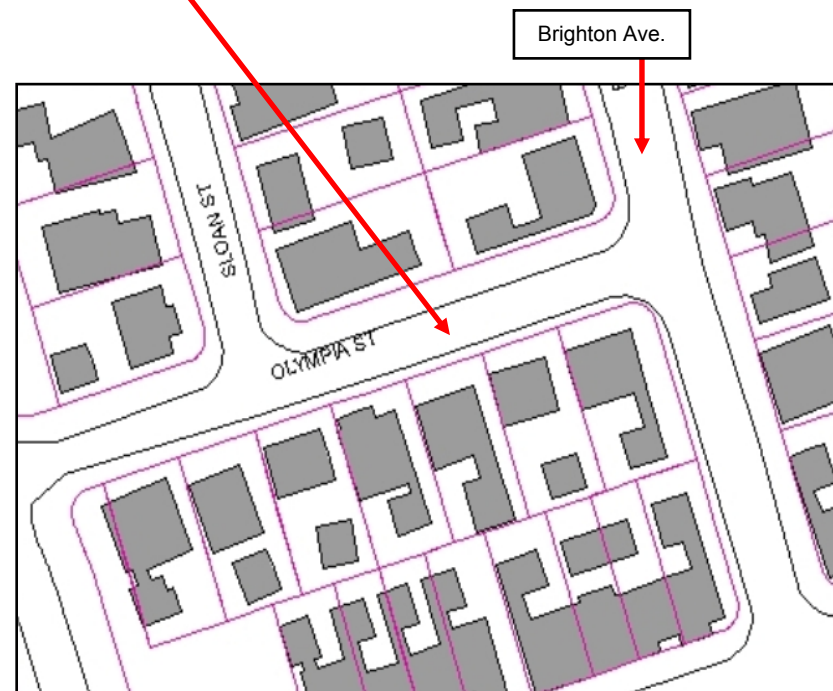
*****BRIGHTON WAS DEVELOPED UNDER THE PLANNED RESIDENTIAL DEVELOPMENT ACT OF MANHEIM TOWNSHIP. BECAUSE OF THIS, BRIGHTON WAS AN EXCEPTION AND DID NOT HAVE TO FOLLOW THE EXISTING ZONING ORDINANCES OF MANHEIM TOWNSHIP AT THE TIME OF DEVELOPMENT. THIS IS WHY THE ZONING ORDINANCES ABOVE DO NOT APPLY TO BRIGHTON.**



The streetscape of Olympia Street



The cross section of Olympia Street (looking towards Brighton Ave.)



Brighton Ave.



A view from the past with retail stores in the foreground and housing in the background.



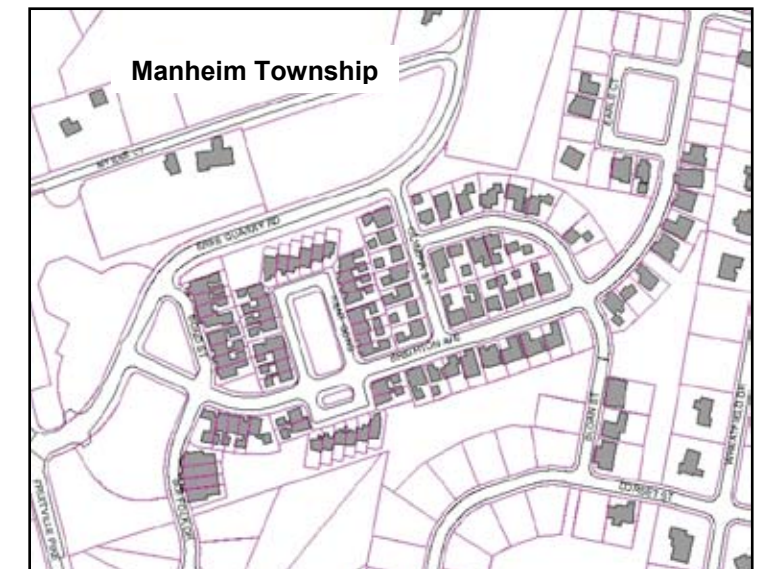
Garage Row in Brighton! This alley behind Bond Street and Kent Gardens allows automobiles to be parked behind houses while creating a more pedestrian friendly environment along these two streets. The majority of these garages were attached to the house.

The arrow points to the alley shown in the above photograph. The alley runs parallel to Bond Street.



Brighton

The development of Brighton, approximately 2.5 miles northwest of Lancaster City, is a newly constructed community that lies along Fruitville Pike. The small town of Brighton is located in the western portion of Manheim Township with a minimal population of 204 as of the release of this report. The proposed development of Brighton was authorized in 1995. A sign in the town says that Brighton was founded in 1997, which was most likely the year construction began. Brighton is unique when compared to other recent subdivisions because of its medium high density and its mix of uses within the development; Brighton is home to residential and commercial activities.



The GIS view of Brighton and the surrounding area.



A bird's eye view of Brighton.

Does This Neighborhood Measure Up?

You Decide.

Using your own experience and opinions about livable communities described below, rate this neighborhood on each of the principles described below. Score for 1 – 10 where 10 most successfully addresses principles of livable communities.

Envision, the Lancaster County Comprehensive Plan, along with its growth management element, **Balance**, offers these key objectives of the county’s Urban Growth Area Strategy:

- 1. Increase the proportion, density, and intensity of development within the UGAs.
- 2. Place a new emphasis on Compatible reinvestment, infill, and redevelopment.
- 3. Improve the Character and form of new development in UGAs.
- 4. Increase Housing Choice and affordability.
- 5. Increase employment opportunities.

Lancaster County has a long and successful history of building communities and neighborhoods consistent with these strategies. To implement our urban growth strategy, we can use elements of the neighborhoods described in this *Lancaster County Living Scrapbook* as direction for building new communities to achieve the UGA Objectives. Score how well each element of livable communities is achieved by this neighborhood.

- _____ limiting outward expansion (staying within the UGA)
- _____ encouraging higher density development (offering choices for densities above 7.5 dwellings per acre within the UGA)
- _____ encouraging mixed-use development that improves walkability
- _____ reducing travel by private vehicles and improving walkability and use of alternate modes of travel
- _____ revitalizing older areas by compatible reinvestment, infill, and redevelopment
- _____ preserving open space and reducing development pressure on valuable agricultural land

Growth management requires specific regulatory policies aimed at influencing how growth occurs, mainly within a locality. These affect density, availability of land, mixtures of uses, and timing of development. Growth management seeks to accommodate growth rationally, not to prevent or limit it.

Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.14 acres (6,098 sq. ft.).
Range of Lot Size: 0.05 – 0.45 acres (2,178 – 19,602 sq. ft.)
Average Lot Depth: 119 ft. (ranging from 102 ft. – 154 ft.)
Right-of-way: 50 ft. along Sable Drive and Acanthus St., 56 ft. along Daplin Ave., 60 ft. along Heathersage Drive, 80 ft. and 50 ft. along Shadetree Blvd (80 ft. by apts. then narrows to 50 ft. as you head towards the houses)
Cartway: N/A; cartways were not present on GIS as of the release of this report
Type of residences: Single-family detached, attached, and apartments
Mixed Use: Commercial activities are within a half mile.
Vegetation: Yes, trees were present along Shadetree Blvd. by the apartments.



Young trees and plants in a very young development

Alleys: Yes
Sidewalks: Yes
Type of building material: Vinyl siding, brick, stone
Open Space: There is much open space within the development; also, Chickies Rock County Park is nearby.

Net Density: 7.1 residential lots per acre
Gross Density: 3.1 residential lots per acre

Existing Zoning Ordinances

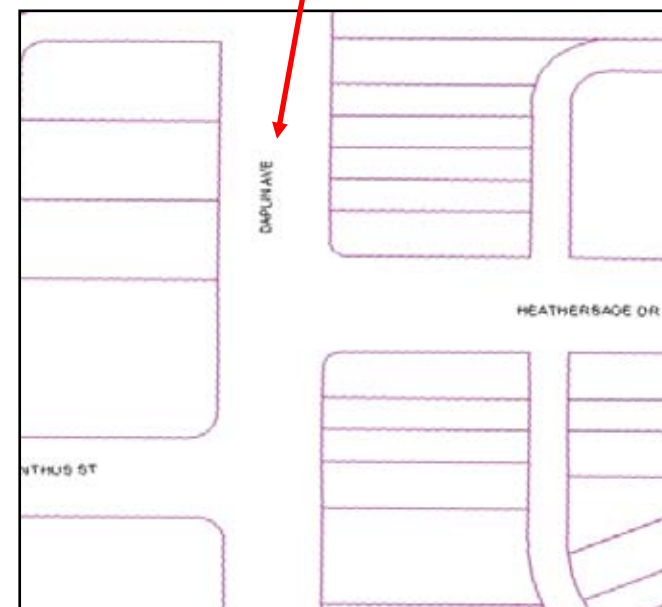
Residential District: R5
Minimum Lot Area: 10,000 sq. ft. for single-family detached dwellings; 2,000 sq. ft. for attached (per dwelling unit); 3,000 sq. ft. for apartments (per dwelling unit)
Minimum Lot Depth: 125 ft.
Minimum Lot Width at Street Line: 50 ft. for single-family detached dwellings; 20 ft. for attached dwellings, 75 ft. for apartments
Minimum Side Yard Width: 10 ft.
Minimum Rear Yard Depth: 25 ft.
Maximum Building Height: 35 ft.
Required Off-Street Parking: All dwelling units, other than townhouse (attached) dwelling units (required to have 2.5 spaces), are required to have two off-street parking spaces per unit



A streetscape of Daplin Avenue



A cross section of Daplin Ave.



A streetscape of the Shadetree Blvd. apartments



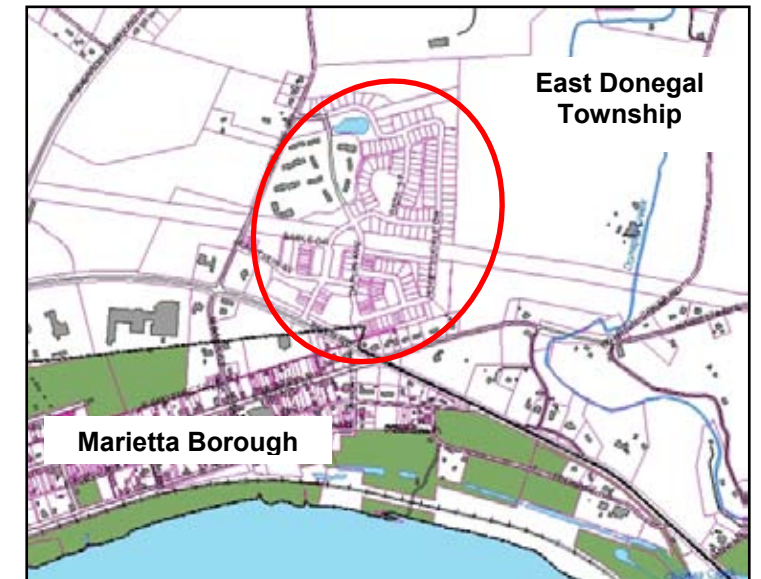
The Shadetree Blvd. cross section



Garages and an alley on the rear side of the Shadetree Blvd. apartments.

Castleton

Located just to the north of Marietta, Castleton is a recently constructed compact development that exemplifies mixed-type housing at significant density. The developers of Castleton began laying the roads of this development in 2006 and continue to this day with the construction of housing. As you can see by the pictures, this Keystone development is very young in age. Castleton has a variety of housing options; single-family detached, attached dwelling units (townhouses), and apartments. Castleton employs a variety of building material and color among the residences; creating an eye-pleasing variation from one structure to the next. The numerous alleys within the development also fit with the previously mentioned characteristics that are reminiscent of older neighborhoods.



The GIS view of Castleton and the surrounding area (the development is circled in red).



Does This Neighborhood Measure Up?

You Decide.

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Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.12 acres (5,227 sq. ft.)
Range of Lot Size: 0.07 – 0.30 acres (3,049 – 13,068 sq. ft.)
Average Lot Depth: 130 ft.
Right-of-way: 50 ft.
Cartway: 32 ft.
Type of Residences: Single-family detached and semi-detached (predominantly semi-detached)
Mixed Use: Commercial activities are within a half mile.
Vegetation: Yes, the street was lined with trees; also, most yards had their own trees/plants/shrubs.



Vegetation along the Sixth Street properties. The red tree in this photo adds shade and privacy to the house behind it.

Alleys: Yes
Sidewalks: Yes
Type of building material: Brick and stone (was overwhelmingly brick)
Open Space: Denver Memorial Park is only a couple blocks away; also, lot depths provided fair sized yards on average.

Net Density: 8.3 residential lots per acre
Gross Density: 7.5 residential lots per acre

Existing Zoning Ordinances

Residential District: R2
Minimum Lot Area: 7,500 sq. ft. for single-family detached and 5,000 sq. ft. per dwelling unit for semi-detached
Minimum Lot Width: 65 ft. for single-family detached, 100 ft. for semi-detached
Minimum Front Yard Depth: 30 ft.
Minimum Side Yard Depth: 8 ft. for each side yard for single-family detached, and 10 ft. for one side yard and 8 ft. for one side yard for semi-detached
Minimum Rear Yard Depth: 25 ft.
Maximum Building Height: 35 ft.
Required Off-Street Parking: At least 2 spaces



A streetscape along the 300 block



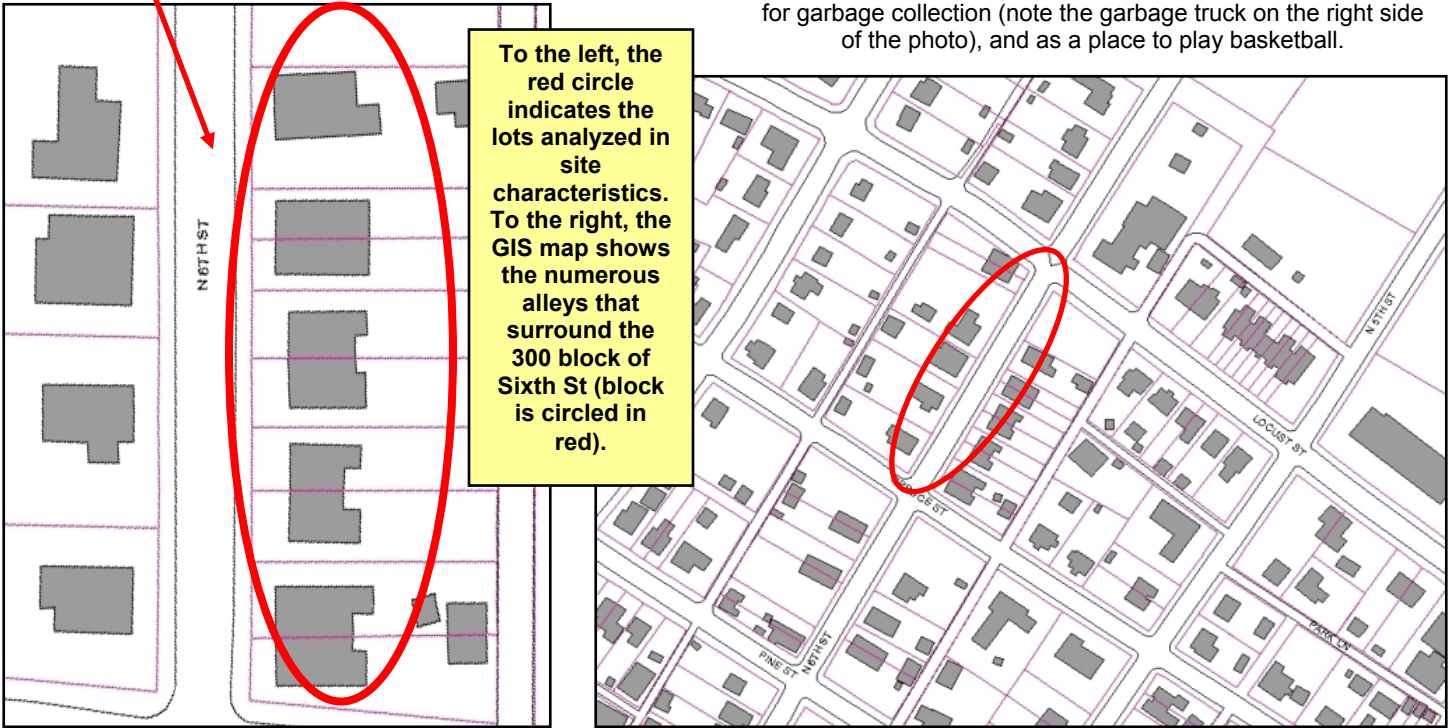
Large semis that vary in building material



The cross section of the tree-lined Sixth Street

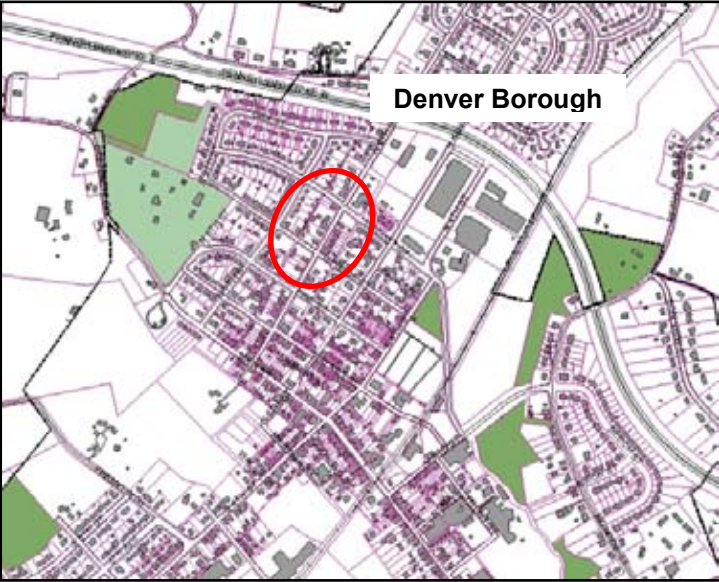


An alley behind Sixth Street. Observe how the alley serves as a place to park vehicles (in or outside of the garage), a place for garbage collection (note the garbage truck on the right side of the photo), and as a place to play basketball.



Denver – 300 Block of North Sixth St.

North Sixth Street is home to large visually pleasing semi-detached houses. This area of Denver saw development along its street during the first to second quarter of the 20th century. This block has large structures yet still achieves a medium high density. The medium high density of the area is complimented by the mature trees that line the street and the shade they provide. These older houses are only a few blocks away from both Denver Memorial Park and the shops/restaurants in downtown Denver. Also of importance are the numerous alleys in the area which create a high degree of interconnectedness. These connected roadways in turn help with the traffic congestion and provide many services to the residents that border an alley.



The GIS view of Denver and the surrounding area. Sixth Street is circled in red.



A bird's eye view of Sixth Street.

Does This Neighborhood Measure Up?

You Decide.

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- 5. Increase employment opportunities.

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- _____ reducing travel by private vehicles and improving walkability and use of alternate modes of travel
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Growth management requires specific regulatory policies aimed at influencing how growth occurs, mainly within a locality. These affect density, availability of land, mixtures of uses, and timing of development. Growth management seeks to accommodate growth rationally, not to prevent or limit it.

Under the existing regulatory structure, could the neighborhood described on this page be built today?

Site Characteristics

Average Lot Size: 0.18 acres (7,841 sq. ft.)

Range of Lot Size: 0.08 – 0.38 acres (3,485 – 16,553 sq. ft.)

Average Lot Depth: 189 ft. (ranging from 183 – 195 ft.)

Right-of-way: 50 ft.

Cartway: 38 ft.

Type of Residences: Single-family detached and semi-detached

Mixed Use: Commercial activities are within a half mile.

Vegetation: Yes, there were some trees along the street and most properties had their own trees/plants/shrubs as well.

Alleys: Yes

Sidewalks: Yes

Type of building material: Brick, wood siding, and vinyl siding (predominantly brick)

Open Space: Lot depths provided large yards on average; also, the grounds at Elizabethtown College provide much open space.



The open space on the Elizabethtown College campus. As you can see, the campus is right next to the residences on E College Ave.

Net Density: 5.6 residential lots per acre
Gross Density: 4.2 residential lots per acre

Existing Zoning Ordinances

Residential District: R2

Minimum Lot Area: 8,000 sq. ft. for single-family detached, 4,000 sq. ft. /unit for single-family semi-detached

Minimum Lot Width from Street: 55 ft. for single-family detached, 40 ft. for single-family semi-detached

Minimum Lot Depth: 100 ft.

Minimum Front Yard Depth: 25 ft.

Minimum Side Yard Depth: 8 ft. for each side yard

Minimum Rear Yard Depth: 25 ft.

Maximum Building Height: 35 ft.

Required Off-Street Parking: At least 2 spaces



Houses along East College Avenue



Semi-detached houses along East College Avenue



A cross section of East College Avenue



Detached houses along East College Avenue



The GIS view of Elizabethtown and the surrounding area. East College Avenue. is circled in red.



A bird's eye view of East College Ave.

The area of East College Avenue analyzed in site characteristics; the block between Spruce and Hanover St.



A nice mixture of housing along this block with semi-detached houses sitting across from detached houses.

Does This Neighborhood Measure Up?

You Decide.

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- _____ reducing travel by private vehicles and improving walkability and use of alternate modes of travel
- _____ revitalizing older areas by compatible reinvestment, infill, and redevelopment
- _____ preserving open space and reducing development pressure on valuable agricultural land

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Site Characteristics

Average Lot Size: 0.11 acres (4,792 sq. ft.)

Range of Lot Size: 0.06 – 0.22 acres (2,614 – 9,583 sq. ft.)

Average Lot Depth: 148 ft. (ranging from 129 – 197 ft.)

Right-of-way: 45 ft.

Cartway: 30 ft.

Type of Residences: Single-family detached and semi-detached

Mixed Use: Commercial activities are within a quarter of a mile.

Vegetation: Yes, there were no trees along the actual street but most lots had trees or plants/shrubs in them.

Alleys: Yes

Sidewalks: Yes

Type of building material: Brick and wood siding (was overwhelmingly brick)

Open Space: Tom Grater Park is only a couple blocks away; also, lot depths provided fair sized yards on average.



Tom Grater Park is home to tennis courts, baseball and softball fields, an amphitheatre, a walking/bicycle path, a playhouse, and an Olympic sized pool.

Net Density: 9.1 residential lots per acre
Gross Density: 7.1 residential lots per acre

Existing Zoning Ordinances

Residential District: RMD

Minimum Lot Area: 5,000 sq. ft. for single-family detached and semi-detached (5,000 sq. ft. per unit)

Minimum Lot Width from Setback Line: 50 ft. for single-family detached, 30 ft. for single-family semi-detached

Minimum Front Yard Depth: 20 ft.

Minimum Side Yard Depth: 8 ft. for each side yard

Minimum Rear Yard Depth: 20 ft.

Maximum Building Height: 35 ft.

Required Off-Street Parking: At least 2 spaces



A streetscape of Sunset Avenue



Another streetscape



The cross section of Sunset Avenue



A detached and semi-detached sitting next to each other



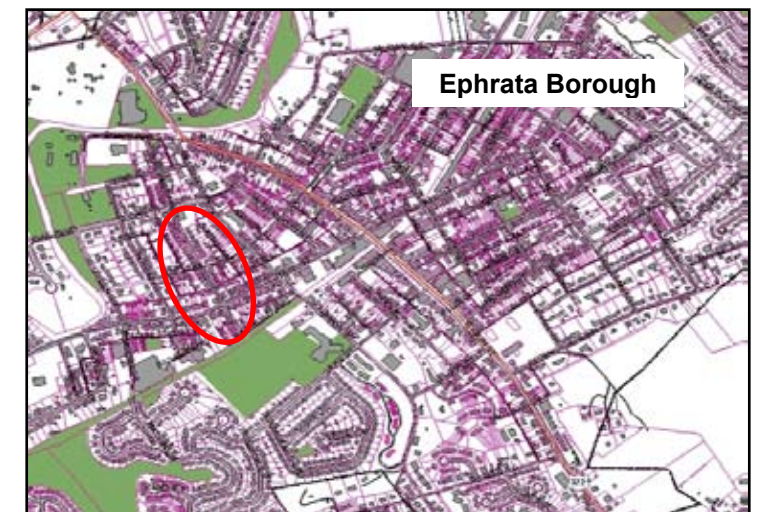
Two large semi-detached houses are seen in the left picture. The GIS map below shows the numerous alleys that surround Sunset Avenue. This undoubtedly strengthens the interconnectedness of the area.

Ephrata – Sunset Avenue

Located in the northeastern section of Lancaster County is the borough of Ephrata.

This old borough is home to many diverse streets from numerous eras. One street that would be from the early to mid 1900's would be

Sunset Avenue. Development of this neighborhood appeared during the 1920 – 1930s. Like other older streets described in this booklet, Sunset Ave. illustrates attractive living at a medium high density. This street mixes its quaint old detached and semi-detached houses, creating a nice variety from one yard to the next. In addition to the attractive housing style, the location of the street makes it all the more desirable to live there. Sunset Ave. is within walking distance to the shops and restaurants in downtown Ephrata, the high school, the Tom Grater Park, and a recreation center. And because of the street's narrow cartway, it allows for a safe and comfortable walk.



The GIS view of Ephrata and the surrounding area. Sunset Avenue is circled in red.



A bird's eye view of Sunset Avenue.

Does This Neighborhood Measure Up?

You Decide.

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.035 acres (1,525 sq. ft.)
Range of Lot Size: 0.03 – 0.04 acres (1,307 – 1,742 sq. ft.)
Average Lot Depth: 60 ft.
Right-of-way: N/A (Fieldcrest is a development of condominiums)
Cartway: N/A
Type of Residences: Attached condominiums
Mixed Use: Commercial activities are within a half mile.
Vegetation: Yes, there were trees and shrubs by the condominiums; nothing along the streets.
Alleys: No
Sidewalks: Yes
Type of building material: Vinyl siding, stucco, stone, and brick (usually a mix of materials was incorporated into one building)
Open Space: There was much open space within the development; also, the development sits adjacent to the athletic fields of the Ephrata Middle School.

Net Density: 28 residential lots per acre
Gross Density: 9.4 residential lots per acre

Existing Zoning Ordinances

Residential District: RMD
Minimum Lot Area: 2,400 sq. ft. per dwelling unit
Minimum Lot Width: 24 ft. per dwelling unit
Minimum Lot Depth: 100 ft.
Minimum Front Yard Depth: 25 ft.
Minimum Side Yard Depth: 10 ft. for each side yard
Minimum Rear Yard Depth: 25 ft.
Maximum Building Height: 35 ft.
Required Off-Street Parking: At least 2 spaces
*****Minimum of 50 ft. is required between condominium structures**



Note the large gap between structures



The attached condos at Fieldcrest



The corner end of a condo building



The cross section of a road within the development



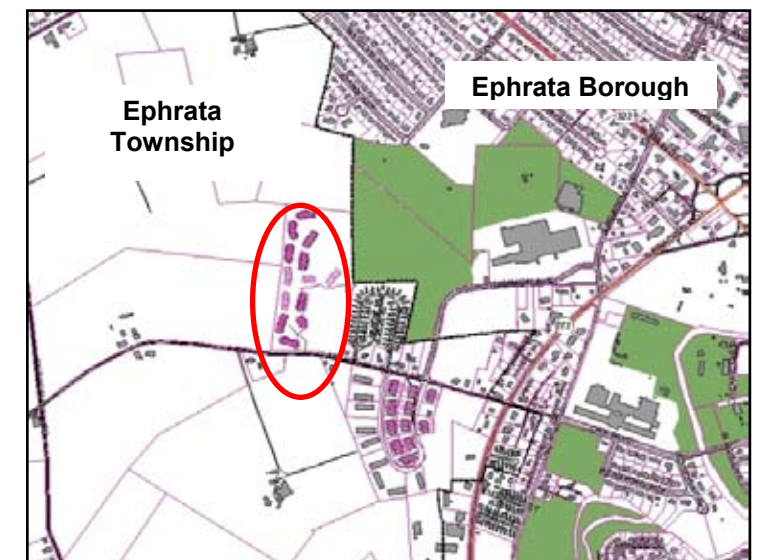
More condos; you can see that all of these buildings are very similar. It is very hard to distinguish one from the next; variety is certainly lacking at Fieldcrest.

The layout of Fieldcrest



Fieldcrest

Fieldcrest is a newly constructed condominium community that resides in the eastern portion of Ephrata Township. Construction of these condominiums began in 2005 and continues to this day. This development achieves a very high net density for its somewhat rural location – is bordered by the grounds of the Ephrata Middle School and surrounding farmland. While the high net density is a good sign, the density it illustrates leans more towards the category of ‘bad’ density instead of ‘good’ density. The design of the condos with the overwhelming presence of garages and driveways in the front of the property and the lack of variety from one structure to the next, do not illustrate the most attractive neighborhood.



The GIS view of Fieldcrest and the surrounding area (the development is circled in red).



A bird's eye view of Fieldcrest.

Does This Neighborhood Measure Up?

You Decide.

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Site Characteristics

Average Lot Size: N/A (Four Seasons is one large lot (the entire development), the development is 63.5 acres (2,766,060 sq. ft.)

Range of Lot Size: N/A

Type of Residences: Single-family detached

Average Lot Depth: N/A

Right-of-way: N/A

Cartway: 20 ft.

Mixed Use: Commercial activities are within a mile.

Vegetation: Yes, there were trees, plants, or shrubs in the majority of yards.

Alleys: No

Sidewalks: Yes

Type of building material: Brick, stone, and vinyl siding

Open Space: There was much open space within the development. By the community clubhouse there was a pond surrounded by a large grass field.



The pond and open space at Four Seasons

Net Density: 5.3 dwelling units per acre
Gross Density: 3.9 dwelling units per acre

Existing Zoning Ordinances

Residential District: R2

Minimum Lot Area: 8,500 sq. ft.

Minimum Lot Width: 80 ft.

Minimum Front Yard Depth: 35 ft.

Minimum Side Yard Width: 20 ft. (sum of both side yards)

Minimum Rear Yard Depth: 30 ft.

Maximum Building Height: 35 ft.

Required Off-Street Parking: 2 spaces



A streetscape along Alcott Drive



Another view of the community



The cross section of Alcott Drive



A path within the development



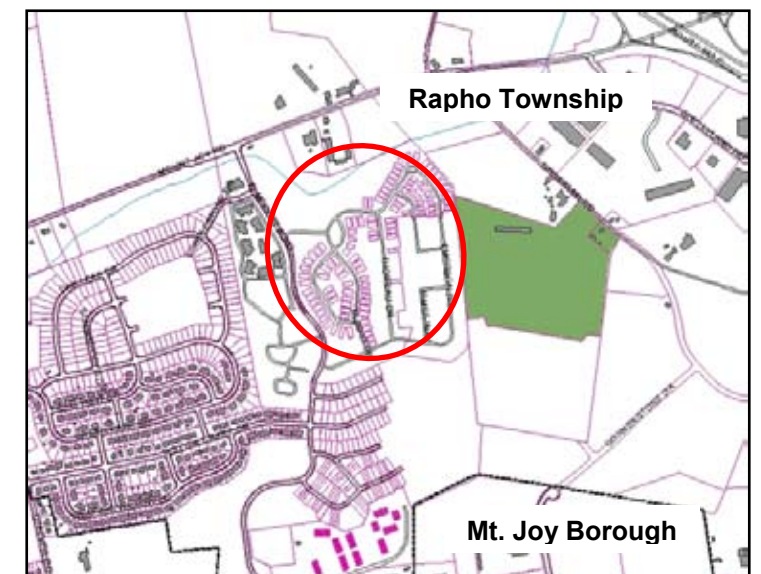
The layout of Four Seasons



A putting green right in your backyard.

Four Seasons at Elm Tree

Located in the southern portion of Rapho Township is Four Seasons; an active adult community that is only partially completed. Construction of the initial phase of this age restricted community began in 2005 and continues to this day. Four Seasons provides its residents with moderate-sized houses along narrow cartways and paths that interweave between the houses. These latter two characteristics enhance the pedestrian friendliness of the community. Just like the amenities provided across the road at The Crest, Four Seasons also has a community clubhouse, a pool, a putting green, tennis courts, and plenty of open space. By the time this adult community is finished, there will be a total of 245 single-family detached houses.



The GIS view of Four Seasons and the surrounding area (the development is circled in red).



A bird's eye view of the development in its early stages.

Does This Neighborhood Measure Up?

You Decide.

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.5 acres (21,780 sq. ft.)
Range of Lot Size: 0.07 – 1.2 acres (3,049 – 52,272 sq. ft.)
Average Lot Depth: 185 ft. (ranging from 76 – 336 ft.)
Right-of-way: 40 ft. for Georgetown Road; 15 ft. for Maple Lane
Cartway: 23 ft. for Georgetown Road; 12 ft. for Maple Lane
Type of Residences: Single-family detached
Mixed Use: Commercial activities are within a quarter of a mile.
Vegetation: Yes, trees were seen along the majority of the properties.
Alleys: Yes
Sidewalks: There were sidewalks along parts of Georgetown Road but none along Maple Lane.
Type of building material: Brick, stone, and vinyl siding
Open Space: Lot depths provided large yards on average; also, there was plenty of open space outside of the town.

Net Density: 2 residential lots per acre
Gross Density: 1.8 residential lots per acre

Existing Zoning Ordinances

Residential District: R2
Minimum Lot Area: 8,000 sq. ft.
Minimum Lot Width: 100 ft. at the building setback line
Minimum Lot Depth: 140 ft.
Minimum Front Yard Depth: 80 ft. from the center line of the road
Minimum Side Yard Depth: 15 ft. for each side yard
Minimum Rear Yard Depth: 25 ft.
Maximum Building Height: 35 ft.
Required Parking: 2 off-street spaces



The small village of Georgetown amidst the rolling farmland of Bart Township.



A streetscape along Georgetown Road close to the center of town



The cross section of Georgetown Road looking towards downtown



Houses along Maple Lane



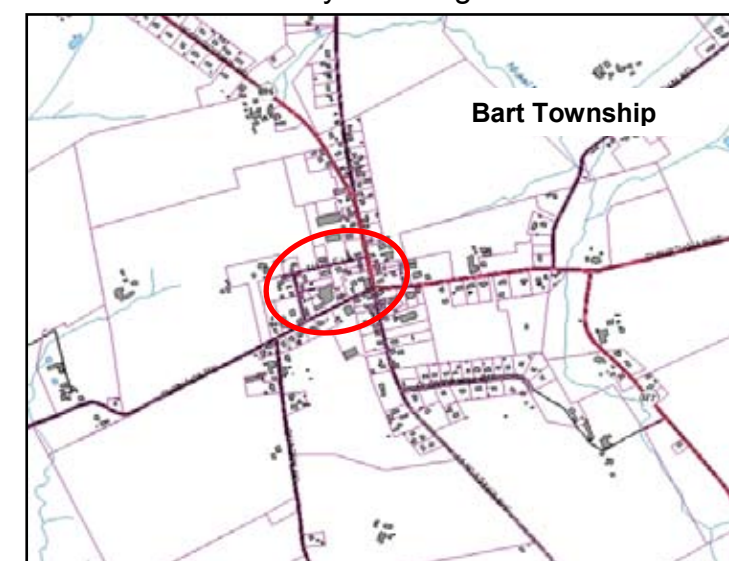
More houses along Maple Lane



The area of Georgetown analyzed in site characteristics.

Georgetown – Georgetown Road and Maple Lane

The village of Georgetown is a small rural community that is surrounded by farmland in Bart Township. This village that is located in southeastern Lancaster County saw a large portion of its development during the late 1800's. The block between Georgetown Road and Maple Lane is home to houses with deep and wide lots that are aligned in somewhat of a haphazard fashion. The low density of this block, which has public water and sewer, shows us that Georgetown and future pieces of land this size have the potential for a much higher density. With higher densities close to town, more farmland will be preserved and this will ultimately be beneficial to the rural economy of Georgetown.



The GIS view of Georgetown and the surrounding area. The area analyzed is circled in red.



The bird's eye view of Georgetown (zoomed in near the block between Maple Lane and Georgetown Road).

Does This Neighborhood Measure Up?

You Decide.

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.17 acres (7,405 sq. ft.)
Range of Lot Size: 0.08 – 0.78 acres (3,485 – 33,977 sq. ft.)
Average Lot Depth: 126 ft.
Right-of-way: 80 ft. along Grandview Blvd., 70 ft. along McGrann Blvd and Fountain Ave, and 50 ft. along all of the other avenues
Cartway: 50 ft. along Grandview Blvd., 45 ft. along McGrann Blvd. and Fountain Ave, and 30 ft. along all of the other avenues
Type of Residences: Single-family detached, semi-detached, and apartments
Type of Building Material: Brick and stone
Mixed Use: Commercial activities are within a half mile.
Vegetation: Yes, every street was lined with trees and most lots had substantial amounts of their own vegetation.

Net Density: 5.9 residential lots per acre
Gross Density: 3.8 residential lots per acre

Alleys: Yes
Sidewalks: Yes
Type of Building Material: The predominant style would be brick and stone, but vinyl siding was occasionally seen as well.
Open Space: The nearby elementary school grounds and Stauffer Park provide open space within walking distance; also, lot depths provided fairly large-sized yards on average.

Existing Zoning Ordinances

Residential District: R3

Minimum Lot Area:

Single Family Detached: 7,000 sq. ft.

Single Family Semi-Detached: 6,000 sq. ft. per dwelling unit

Apartment Dwellings: 6,000 sq. ft. per dwelling unit

Minimum Lot Depth:

Single Family Detached and Semi-Detached: 100 ft.

Apartment Dwellings: 150 ft.

Minimum Lot Width at Street Line:

Single Family Detached: 50 ft.

Single Family Semi-Detached: 40 ft. per dwelling unit

Apartment Dwellings: 100 ft.

Minimum Front Yard Depth: 25 ft.

Minimum Side Yard Depth:

Single Family Detached: 10 ft. for each side

Single Family Semi-Detached: 12 ft. with attached garage/carport; 24 ft. without attached garage/carport

Apartment Dwellings: 50 ft.

Minimum Rear Yard Depth:

Single Family Detached and Semi-Detached: 35 ft.

Apartment Dwellings: 50 ft.

Building Height (max.): 35 ft.



A streetscape of Janet Avenue



A streetscape along one of the boulevards



The cross section of Janet Avenue



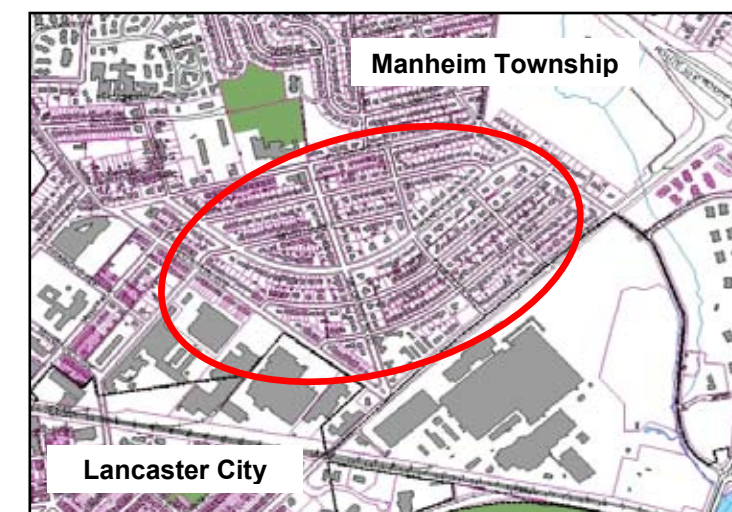
An alley in Grandview Heights. Note how this alley serves the residents as a place to park their cars (either in the garage or outside of it), a place for garbage collection and storage, and an area to play basketball. This picture exemplifies the numerous services that alleys can provide.



A shared garage and driveway; an easy way to save land.

Grandview Heights

Grandview Heights is an older suburban neighborhood that was developed in the early 1920's. This development was most likely a product of the City Beautiful Movement with its wide boulevards, curvilinear streets, and its emphasis on green space. Tree-lined streets, one feature of this progressive movement, can be found along every street in the development. Located just outside of Lancaster City in Manheim Township, Grandview Heights truly exemplifies smart suburban growth. It balances bricks/asphalt/concrete very well with greenspace and open space, yet still maintains a significant density. Grandview Heights is composed of a mix of housing; single-family detached, semi-detached, and an apartment complex. All of the characteristics listed on this page and shown in the pictures make Grandview Heights an ideal community to live in.



The GIS view of Grandview Heights and the surrounding area (Grandview Heights is circled in red).



A bird's eye view of Grandview Heights

Does This Neighborhood Measure Up?

You Decide.

Using your own experience and opinions about livable communities described below, rate this neighborhood on each of the principles described below. Score for 1 – 10 where 10 most successfully addresses principles of livable communities.

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: N/A (The apartments and townhouses at Greenfield Estates sit on a few large lots instead of many individual lots. The sum of those few large lots is 42.6 acres)

Range of Lot Size: N/A

Type of Residences: Apartments and townhouses

Average Lot Depth: N/A

Right-of-way: N/A

Cartway: 35 ft. along both streets within development (William Penn Way and Patriot Drive)

Mixed Use: Commercial activities are within a quarter of a mile.

Vegetation: Yes, there were many trees along both streets and there were many trees, plants, and shrubs near each of the buildings.



Apartments off of Patriot Drive



The townhouses along Patriot Drive



An abundant supply of greenness near one of the apartments.



The cross section of Patriot Drive



The rear side to one of the apartment buildings

Alleys: No

Sidewalks: Yes

Type of building material: Brick, stone, and vinyl siding (predominantly brick)

Open Space: There was much open space within the development; also, the nearby Greenfield Park provides much open space as well.

Net Density: 10 dwelling units per acre
Gross Density: 8.8 dwelling units per acre

Existing Zoning Ordinances

Residential District: MU (Mixed Use Development District)

Minimum Lot Area: 20 contiguous acres

Minimum Lot Width: 1,000 ft.

Minimum Depth of Lot: 500 ft.

Required Parking: 2 spaces



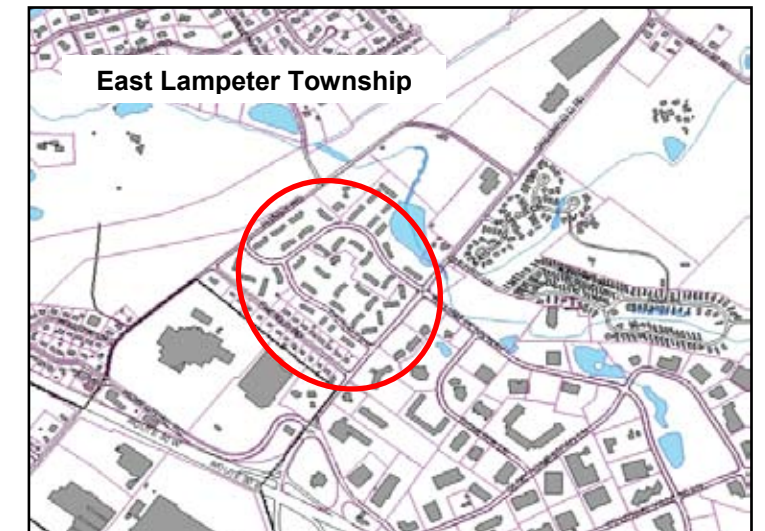
The layout of Greenfield Estates



The tennis courts and pool that sit right next to the community center

Greenfield Estates

Situated in the western portion of East Lampeter Township is the development of Greenfield Estates. This apartment and townhouse community was laid out in 1983. Greenfield Estates has many of the amenities that are seen in the newer developments today; a community center, a pool, open space, and tennis courts, can all be found within this 1980's development. Greenfield Estates achieves a medium high density but maintains much open space; illustrating good balance between the two. The paths between the buildings in the community allow the residents to walk easily from building to building while enhancing the importance of walkability at the same time. Although Greenfield Estates is entirely residential, it is not far from the commercial activities along Route 30 and in Lancaster City.



The GIS view of Greenfield Estates and the surrounding area (the development is circled in red).



A bird's eye view of Greenfield Estates.

Does This Neighborhood Measure Up?

You Decide.

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.12 acres (5,227 sq. ft.)

Range of Lot Size: 0.03 – 0.6 acres (1,307 – 26,136 sq. ft.)

Average Lot Depth: 138 ft. (lot depths greatly varied, ranging from 97 ft. – 247 ft.)

Right-of-way: 50 ft. along Elm Avenue, Perry Avenue, and South President Avenue, 60 ft. along Maple Avenue

Cartway: 27 ft. along Elm Avenue, 30 ft. along Maple Ave., Perry Ave., and South President Ave.

Type of residences: Single-family detached and semi-detached

Mixed Use: Commercial activities are within a quarter of a mile; also, a municipality building, a church, and two schools are very close by.

Vegetation: Yes, tree-lined streets; very matured trees were seen along the majority of the streets.



A cross section showing the large trees and the shade they provide (Maple Ave.).

Alleys: Yes

Sidewalks: Yes

Type of building material: Bricks, stone, and vinyl siding; majority of houses were in brick

Open Space: The park (called Hamilton Park); also, lot depths provided fairly large-sized yards on average.

Net Density: 8.33 residential lots per acre

Gross Density: 3.5 residential lots per acre

Existing Zoning Ordinances

Minimum Lot Area: 15,000 sq. ft.

Minimum Lot Depth: 150 ft.

Minimum Lot Width at Street Line: 65 ft.

Minimum Lot Width at Building Setback Line: 100 ft.

Minimum Front Yard Depth:

Principal Arterial Road: 50 ft.

Minor Arterial Road: 40 ft.

Collector Road: 30 ft.

Local Road: 25 ft.

Minimum Side Yard Depth: 12 ft.

Minimum Rear Yard Depth: 35 ft.

Maximum Building Height: 35 ft.

Required Parking: At least 2 spaces for each dwelling unit



A streetscape of South President Avenue



A streetscape of Elm Avenue



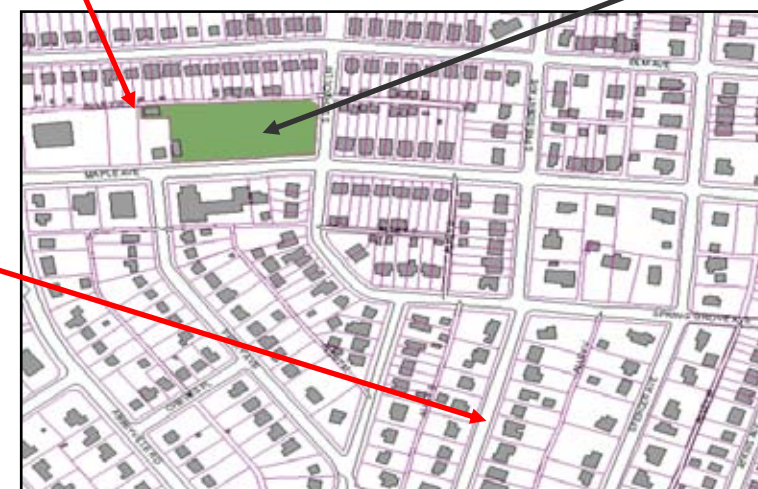
A cross section of S. President Ave. to the left, and one of Elm Ave. to the right.



An alley behind Elm Ave



Houses along South President Ave.



Hamilton Park

Hamilton Park

Hamilton Park, a pre 1930's development that resides just outside of the city in Lancaster Township, is a development that is made up of mixed-type housing and mixed use. Hamilton Park has a near equal mix of single-family detached and semi-detached houses, while encompassing the Lancaster Township municipal building, a church, and two schools. Aside from those benefits, open space can be found within the development at the park and nearby at the two schools. The large trees of Hamilton Park add to the development's aesthetic appeal and its privacy. The narrow cartways and the numerous alleys within Hamilton Park make for a pedestrian friendly environment even when sidewalks are absent along streets. Because of these features, a sense of community can be felt when observing Hamilton Park.



The GIS view of Hamilton Park and the surrounding area (the development is circled in red).



A bird's eye view of Hamilton Park.

Does This Neighborhood Measure Up?

You Decide.

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Neighborhood Scrapbook



Site Characteristics

Estimated Average Lot Size: 0.06 – 0.07 acres (2,500 – 3,000 sq. ft.) (Since there were no individual lot lines on GIS for the manufactured homes, lot dimensions were estimated using a measuring tool on the GIS program ArcMap.)

Average Lot Depth: 80 – 90ft. (was also estimated on ArcMap)

Right-of-way: Does not apply to this manufactured home community; the homes only line one side of the street, the other side is a grass field.

Cartway: 15 ft.; cartway is surrounded by parking on both sides.

Type of residences: Manufactured homes

Mixed Use: Commercial activities are within a mile and a quarter.

Vegetation: Trees were present in the grass field across the street from the homes; plants and shrubs were present along most of the properties.

Alleys: No

Sidewalks: No

Type of building material: Vinyl siding

Open Space: Yes, within the development there is a large open field of grass with a gazebo.



The open space and gazebo at the manufactured home community.



A streetscape of the manufactured homes



More homes in this small community



Another view of the homes



This picture shows considerable distance between houses for a high density development. The two can coexist if planned properly.

Net Density: 15.8 residential lots per acre
Gross Density: 6.8 residential lots per acre

Existing Zoning Ordinances

Residential District: RV (Rural Village Zone)

Minimum Lot Area: 1 acre

Minimum Lot Width: 90 ft.

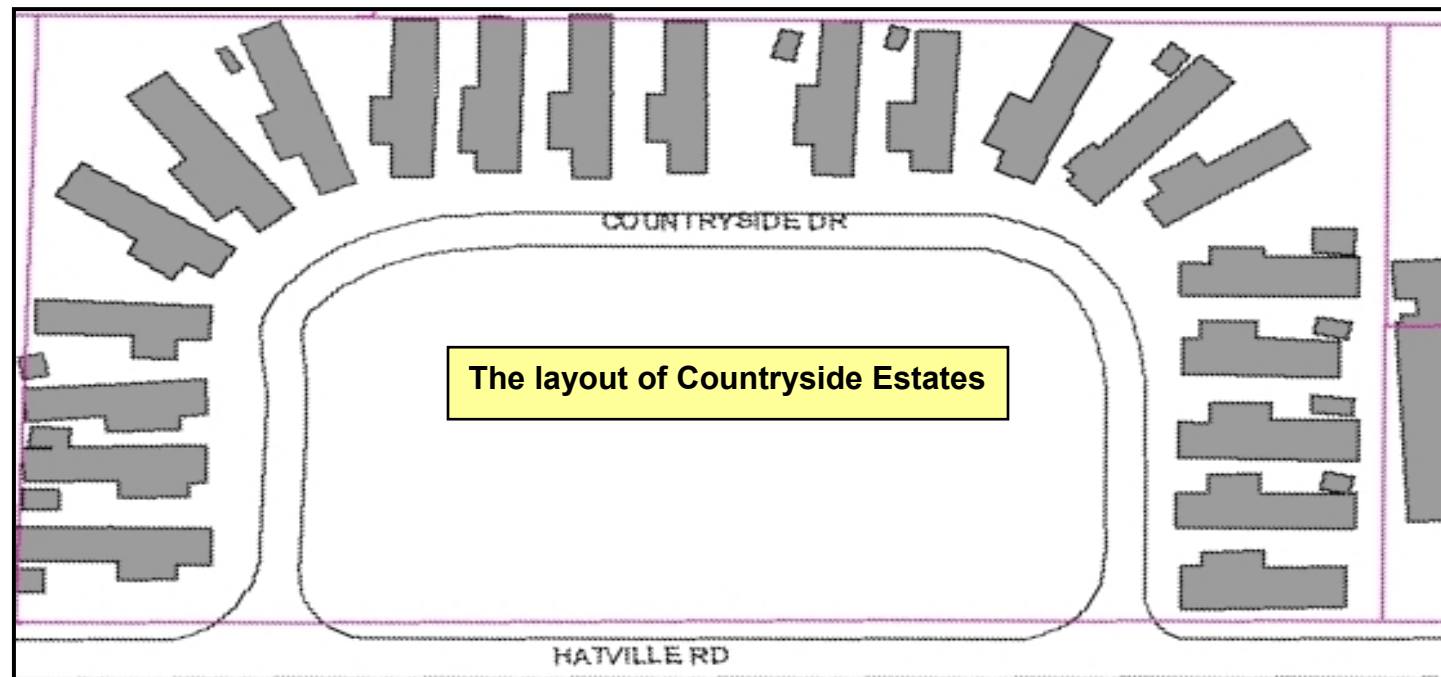
Minimum Front yard Depth: 50 ft. from centerline of the street

Minimum Side Yard Width: 10 ft., applies to both side yards

Minimum Rear Yard Depth: 35 ft.

Maximum Building Height: 35 ft.

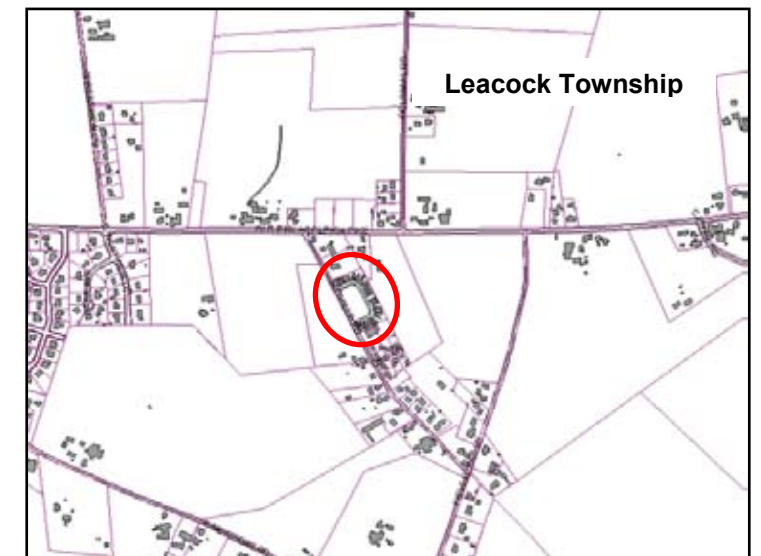
Required Off-Street Parking: At least two spaces are required



Countryside Estates

Amidst the rolling hills of Leacock Township lies a quaint little manufactured home community in the village of Hatville. Hatville, a very low populated area that is located just off of Route 340 (Old Philadelphia Pike) and less than a mile east of Intercourse, is home to Countryside Estates, a charming manufactured home park that was laid out in 1988.

Countryside Estates is well maintained and is made up of only 21 homes. This community is unique in the fact that it shows a high density in a rural village district. The net density of this manufactured home park stood in stark contrast to the very low densities of the surrounding area. Countryside Estates serves as a great example of high density in a very rural area and illustrates how to balance density with open space.



The GIS view of the Hatville and the surrounding area (Countryside Estates is circled in red).



A bird's eye view of Countryside Estates.

Does This Neighborhood Measure Up?

You Decide.

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Site Characteristics

Average Lot Size: 0.06 acres (2,614 sq. ft.)
Range of Lot Size: 0.04 – 0.19 acres (1,742 – 8,276 sq. ft.)
Average Lot Depth: 118 ft. (ranging from 114 ft. – 121 ft.)
Right-of-way: 36 ft. between Walnut and Madison St., 40 ft. between Walnut and Chestnut St.
Cartway: 24 ft.
Type of residences: Single-family detached, semi-detached, and attached
Mixed Use: Commercial activities are within a quarter of a mile.
Vegetation: Yes, tree-lined streets; also, most properties had smaller trees and plants in the front yard.



Large trees along the street with smaller trees and plants on the lots.

Alleys: Yes
Sidewalks: Yes
Type of building material: Brick
Open Space: Buchanan Park is only a couple blocks away; also, lot depths provided fair-sized yards on average.

Net Density: 16.7 residential lots per acre
Gross Density: 14.2 residential lots per

Existing Zoning Ordinances

Residential District: R3
Minimum Lot Area: 3,500 sq. ft. for detached dwellings, 2,500 sq. ft. for semi-detached dwellings, 2,000 sq. ft. for attached dwellings
Minimum Lot Depth: 90 ft.
Minimum Lot Width: 30 ft. for detached dwellings, 25 ft. for semi-detached dwellings, 18 ft. for attached dwellings
Minimum Front Yard Depth: 5 ft.
Minimum Side Yard Depth: 5 ft.
Minimum Rear Yard Depth: 25 ft.
Maximum Building Height: 3 stories at 35 ft.
Required Off-Street Parking: At least one space per dwelling unit



A streetscape of Lancaster Avenue between Chestnut and Walnut Street



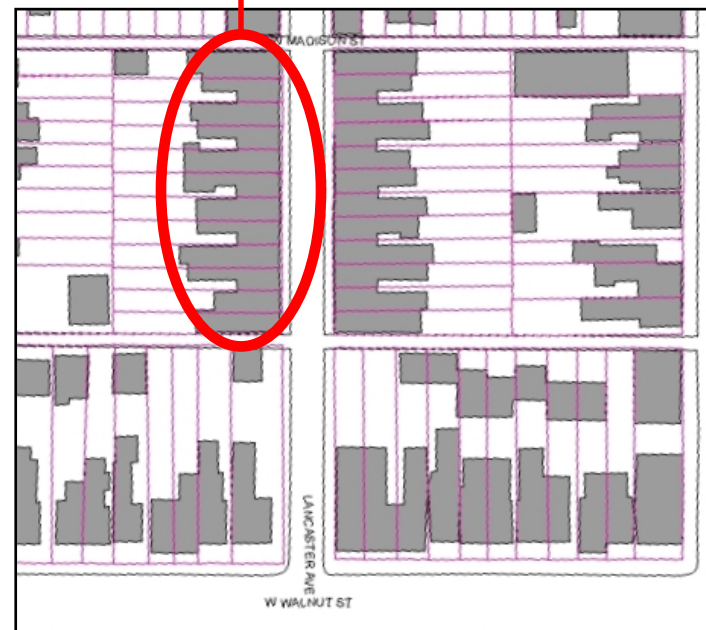
A cross section looking towards Chestnut Street



Unique architecture and maintenance can be seen in this photograph. All of the houses between Chestnut and Madison Street appeared to be well maintained.

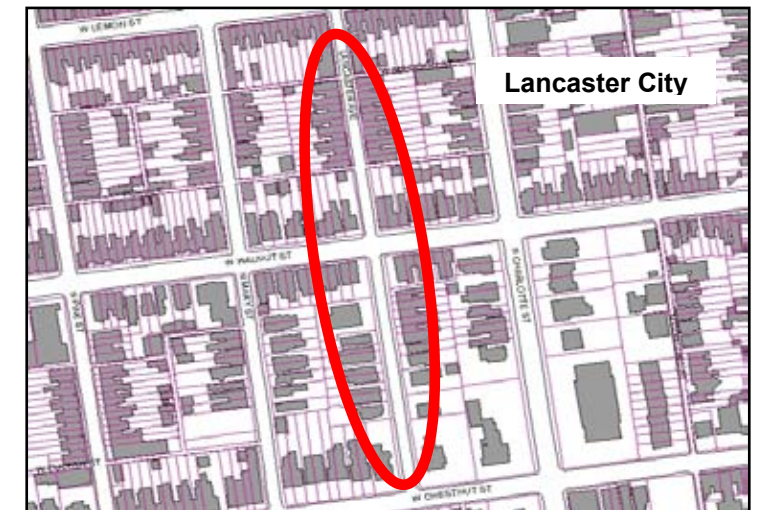


A streetscape of Lancaster Ave. between Walnut and Madison Street



Lancaster Avenue

Lancaster Avenue is the site of a very quaint one-way street that resides within the city confines. Residing in the western portion of Lancaster City, development along this old street was well under way by 1899. Development continued after this date as the 1899 atlas showed vacant lots, which are not present along present day Lancaster Ave (between Chestnut and Madison). The high density and narrow cartway give off a strong sense of community that can be felt when observing this street. The large trees greatly contribute to the aesthetic appeal and enhance the sense of privacy. Although a public city street, Lancaster Ave. produces a feeling of privacy outside the city. And of course, because of the narrow cartway, Lancaster Avenue can be classified as a very pedestrian friendly street.



The GIS view of Lancaster Avenue and the surrounding area. This page looked at the section of Lancaster Ave. between W Lemon St. and W Chestnut St (the area circled in red).



A bird's eye view of Lancaster Avenue.

Does This Neighborhood Measure Up?

You Decide.

Using your own experience and opinions about livable communities described below, rate this neighborhood on each of the principles described below. Score for 1 – 10 where 10 most successfully addresses principles of livable communities.

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.19 acres (8,276 sq. ft.)
Range of Lot Size: 0.12 – 0.22 acres (5,227 – 9,583 sq. ft.)
Average Lot Depth: 158 ft.
Right-of-way: 47 ft.
Cartway: 18 ft.
Type of Residences: Single-family detached and semi-detached
Mixed Use: Commercial activities are within a quarter of a mile.
Vegetation: Yes, most properties had their own sources of vegetation.
Alleys: Yes



From this cross section you can see the abundant supply of vegetation that is along Cooper Avenue in Landisville. Large mature trees, like the ones seen here, were a common sight in Landisville.

Sidewalks: Yes
Type of building material: Brick and wood siding (predominantly brick)
Open Space: Landisville resides within close proximity of Amos Herr Park and the athletic fields at Hempfield High School; also, lot depths provided large yards on average.

Net Density: 5.3 residential lots per acre
Gross Density: 4.8 residential lots per acre

Existing Zoning Ordinances

Residential District: VR
Minimum Lot Area: 8,000 sq. ft. for single-family detached, 6,000 sq. ft. for semi-detached (per unit)
Minimum Lot Width: 50 ft. for single-family detached, 40 ft. for semi-detached (per unit)
Minimum Front Yard Depth: 20 ft.
Minimum Side Yard Depth: 10 ft. for single-family detached (one side), 15 ft. for semi-detached (one side)
Minimum Rear Yard Depth: 35 ft. for single-family detached, 30 ft. for semi-detached
Maximum Building Height: 35 ft.
Required Off-Street Parking: At least 2 spaces per dwelling unit



A streetscape of Cooper Avenue in Landisville



A streetscape of Main Street in Landisville



The cross section of Cooper Avenue



The Main St. cross section

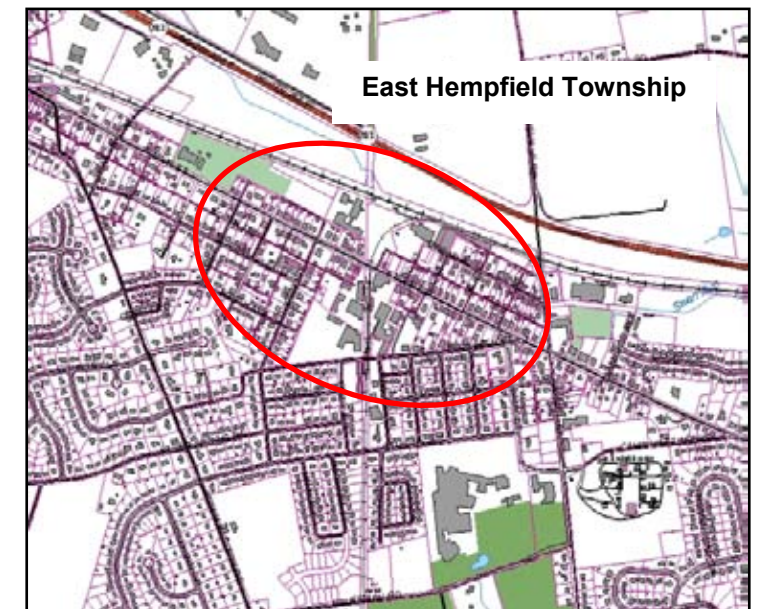


The GIS map to the left shows the layout of Cooper Ave., while the GIS map below shows the layout of East Main St. Both maps show the areas of Landisville that were described in site characteristics and captured in the photos.



Landisville

The village of Landisville is located in East Hempfield Township. This village dates as far back to the 19th century when development occurred along these streets. Landisville illustrates attractive living at a medium density. Landisville is mostly comprised of single-family detached and semi-detached residences. This mixed density housing is made more appealing by the large supply of trees and plants on and around the properties. The side streets have very narrow cartways of 18 ft.; allowing the pedestrian to partake in a comfortable walk. This older village stands as a location of desirable living with close proximity to your neighbor and community.



The GIS view of Landisville and the surrounding area (the bulk of the town is circled in red).



A bird's eye view of Main St. in Landisville.

Does This Neighborhood Measure Up?

You Decide.

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Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.12 acres (5,227 sq. ft.)

Range of Lot Size: 0.05 – 0.21 acres (2,178 – 9,148 sq. ft.)

Average Lot Depth: 136 ft.

Right-of-way: 50 ft.

Cartway: 28 ft.

Type of Residences: Single-family detached and semi-detached

Mixed Use: Commercial activities are within a quarter of a mile.

Vegetation: Yes, the street was lined with trees in a very organized fashion. Most lots had their own sources of vegetation as well; flowers and plants were commonly seen.



This photo shows a tree-lined street with a variety of plants.

Alleys: Yes

Sidewalks: Yes

Type of building material: Vinyl siding, wood siding, stone, and brick (predominantly vinyl siding)

Open Space: Lititz Spring Park and the grounds of the Warwick Middle School and High School are approx. a half mile away; also, lot depths provided fair sized yards on average.

Net Density: 8.3 residential lots per acre
Gross Density: 6.3 residential lots per acre

Existing Zoning Ordinances

Residential District: R1/R2 (the south side of the street was in the R1 district while the north side of the street was in R2 district)

R1

Minimum Lot Area: 8,400 sq. ft.

Minimum Lot Width: 70 ft.

Minimum Side Yard Depth: 10 ft.

Minimum Rear Yard Depth: 20 ft.

Maximum Building Height: 35 ft.

Required Off-Street Parking: At least 2 spaces

R2

Minimum Lot Area: 6,000 sq. ft.

Minimum Lot Width: 50 ft.

Minimum Side Yard Depth: 8 ft.

Minimum Rear Yard Depth: 20 ft.

Maximum Building Height: 35 ft.

Required Off-Street Parking: At least 2 spaces



A streetscape along East Second Avenue



The cross section of East Second Avenue



The well maintained properties and tree-lined street



More houses along East Second Ave.

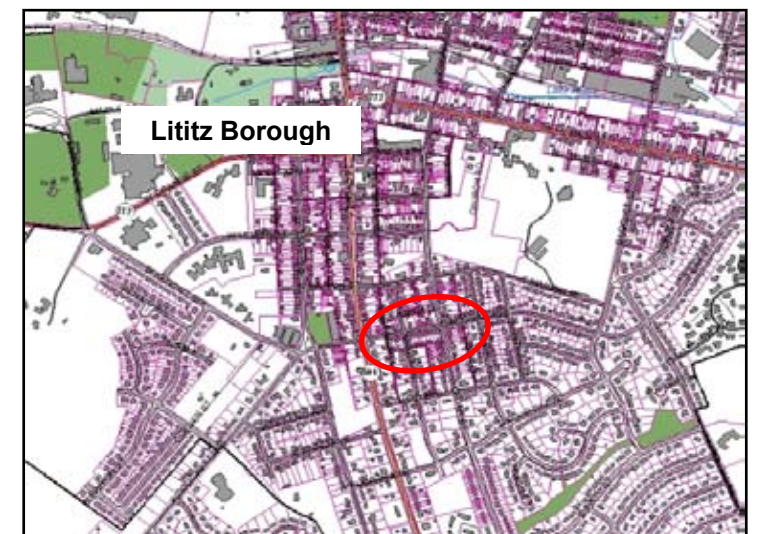


A brick and stone house sitting next to one another. This was a common sight along this street; there was much variety from one house to the next.

Lititz – East Second Avenue

East Second Avenue is just one of the many attractive medium high density streets within the borough of Lititz. This quaint street, which saw development in the first quarter of the 20th century, is very eye catching with its well maintained properties, manicured trees, and its display of variation among houses. The majority of these diversified houses are single-family detached, with only a few semi-detached. One common trait from house to house is the presence of large front porches.

These porches greatly contributed to the aesthetic appeal of the street. Although there are no commercial activities along East Second Avenue, these residents that live here are only a walk away from the shops and restaurants downtown. East Second Avenue serves as a perfect example of a desirable medium high density neighborhood to live in.



The GIS view of Lititz and the surrounding area (East Second Ave. is circled in red).



A bird's eye view of East Second Avenue.

Does This Neighborhood Measure Up?

You Decide.

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Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.10 acres (4,356 sq. ft.)
Range of Lot Size: 0.05 – 0.38 acres (2,178 – 16,553 sq. ft.)
Average Lot Depth: 139 ft.
Right-of-way: 50 ft. for East Front St., and 45 ft. for East New St.
Cartway: 36 ft. for East Front St., and 30 ft. for East New St.
Type of Residences: Single-family detached, semi-detached, and attached
Mixed Use: Commercial activities are within a quarter of a mile.
Vegetation: Yes, both streets were lined with trees while the majority of properties had their own sources of trees/plants/shrubs.



A corner house (corner of Front and North St.) with much vegetation surrounding the house. This house is well protected from the sun while the houses in the background are not; resulting in a cooler temperature during the summer months.

Alleys: Yes

Sidewalks: Yes

Type of building material: Wood siding, vinyl siding, and brick (was an equal mix between all three material)

Open Space: Lititz Spring Park and the grounds of the Warwick Middle School and High School are approx. a half mile away; also, lot depths provided fair sized yards on average.

Net Density: 10 residential lots per acre
Gross Density: 8.2 residential lots per acre

Existing Zoning Ordinances

Residential District: R2
Minimum Lot Area: 6,000 sq. ft.
Minimum Lot Width: 50 ft.
Minimum Side Yard Depth: 8 ft.
Minimum Rear Yard Depth: 20 ft.
Maximum Building Height: 35 ft.
Required Off-Street Parking: At least 2 spaces



A streetscape of East Front Street



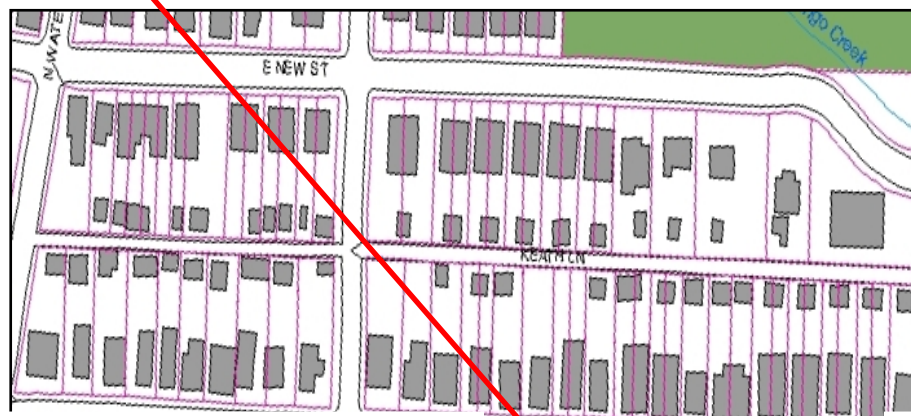
A streetscape of East New Street



The cross section of East Front Street



The cross section of East New Street



The layout of the block is seen in the above GIS map; note the mixed-type housing. To the left, we see the attached housing along East New Street.

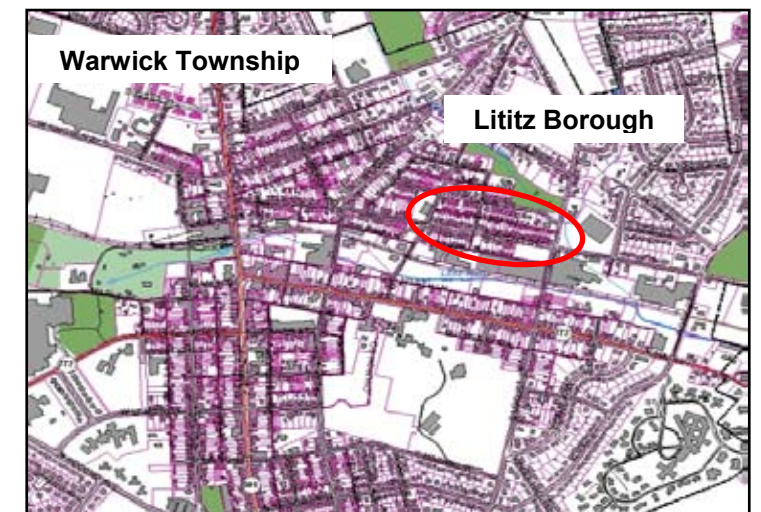


The alley between the two streets is seen in the above photo. To the left, we see more houses along East Front St.



Lititz – Block between East Front St. and East New St. 37

Creating a net density of 10, the aesthetically appealing streets of East Front and East New stand as two very desirable streets within the borough of Lititz. This block is home to mixed-type housing and good variation among that mixed-type housing. You will find detached, semi-detached, and attached residences all within this neighborhood. Development of this block began between the 1920's and the 1940's. This older neighborhood is within close distance to the commercial activities in downtown Lititz and is also close to the historic Lititz Spring Park. The narrow cartways and two-way streets create a pedestrian friendly environment and a strong sense of community among the residences.



The GIS view of Lititz and the surrounding area (the E Front St./E New St. block is circled in red).



A bird's eye view of the E Front St./E New St. block.

Does This Neighborhood Measure Up?

You Decide.

Using your own experience and opinions about livable communities described below, rate this neighborhood on each of the principles described below. Score for 1 – 10 where 10 most successfully addresses principles of livable communities.

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- 5. Increase employment opportunities.

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- _____ preserving open space and reducing development pressure on valuable agricultural land

Growth management requires specific regulatory policies aimed at influencing how growth occurs, mainly within a locality. These affect density, availability of land, mixtures of uses, and timing of development. Growth management seeks to accommodate growth rationally, not to prevent or limit it.

Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.13 acres (5,663 sq. ft.)

Range of Lot Size: 0.08 – 0.27 acres (3,485 – 11,761 sq. ft.)

Average Lot Depth: 158 ft.

Right-of-way: 60 ft.

Cartway: 35 ft.

Type of Residences: Single-family detached and semi-detached

Mixed Use: Commercial activities are within a quarter of a mile.

Vegetation: Yes, the street was lined with trees in a very orderly fashion. Most lots had their own sources of vegetation as well; flowers and plants were commonly seen.

Alleys: Yes

Sidewalks: Yes

Type of building material: Vinyl siding, wood siding, stone, and brick (predominantly vinyl siding)

Open Space: Lititz Spring Park and the grounds of the Warwick Middle School and High School are approx. a half mile away; also, lot depths provided big yards on average.



Lititz Spring Park

Picture Courtesy of <pics4.city-data.com/cpicc/cfiles30645.jpg>

Net Density: 7.7 residential lots per acre
Gross Density: 6.6 residential lots per acre

Existing Zoning Ordinances

Residential District: R2

Minimum Lot Area: 6,000 sq. ft.

Minimum Lot Width: 50 ft.

Minimum Side Yard Depth: 8 ft.

Minimum Rear Yard Depth: 20 ft.

Maximum Building Height: 35 ft.

Required Off-Street Parking: At least 2 spaces



A streetscape of South Cedar Street



Houses along the tree-lined street



The cross section of South Cedar Street



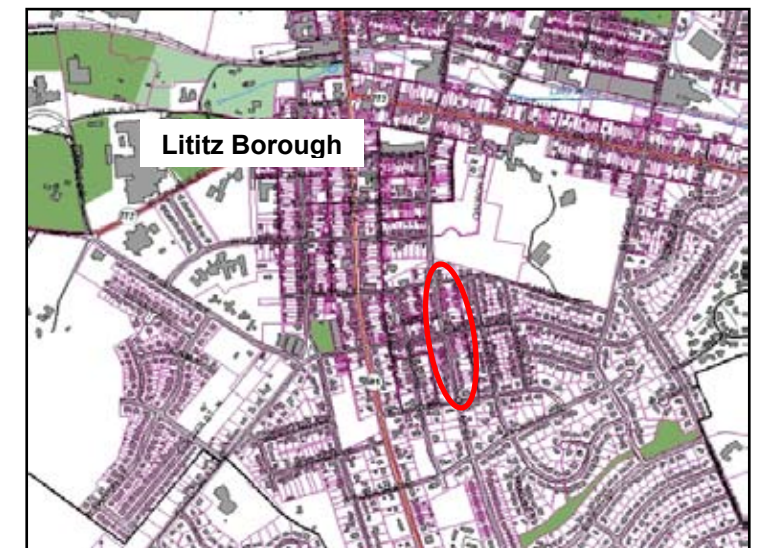
More houses



A mix in housing type and housing style. In this photo above, a unique shaped semi-detached house sits next to a smaller detached house that is hidden in the shade. Whether it was housing type or housing style, South Cedar St. produced a good variety between houses. The semi-detached house seen above stood out from the rest because of its distinct architecture.

Lititz – South Cedar Street

South Cedar Street, a street that intersects with East Second Avenue, is another street within Lititz that is eye-catching and home to medium high density. Just as we saw with East Second Ave., South Cedar St. has trees lined along the street, well maintained properties, and much variation from one house to the next. This street was developed around the same time period as East Second Ave; in the first quarter of the 1900's. Large porches in front of these houses help to separate the public space from the private space. This street is only a walk away from the commercial activities in downtown Lititz. South Cedar St. is another one of the numerous attractive medium high density neighborhoods in Lititz.



The GIS view of Lititz and the surrounding area (South Cedar St. is circled in red).



A bird's eye view of South Cedar Street.

Does This Neighborhood Measure Up?

You Decide.

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Site Characteristics

Average Lot Size: 0.11 acres (4,792 sq. ft.)
Range of Lot Size: 0.06 – 0.21 acres (2,614 – 9,148 sq. ft.)
Average Lot Depth: 138 ft. (ranging from 128 – 148 ft.)
Right-of-way: 50 ft.
Cartway: 31 ft.
Type of Residences: Single-family detached, semi-detached, and attached
Mixed Use: Commercial activities are within a quarter of a mile.
Vegetation: Yes, there were many trees along the street and most properties had either trees, plants, or shrubs.
Alleys: Yes



A streetscape along South Hazel St.



Residences along the other side of South Hazel St.

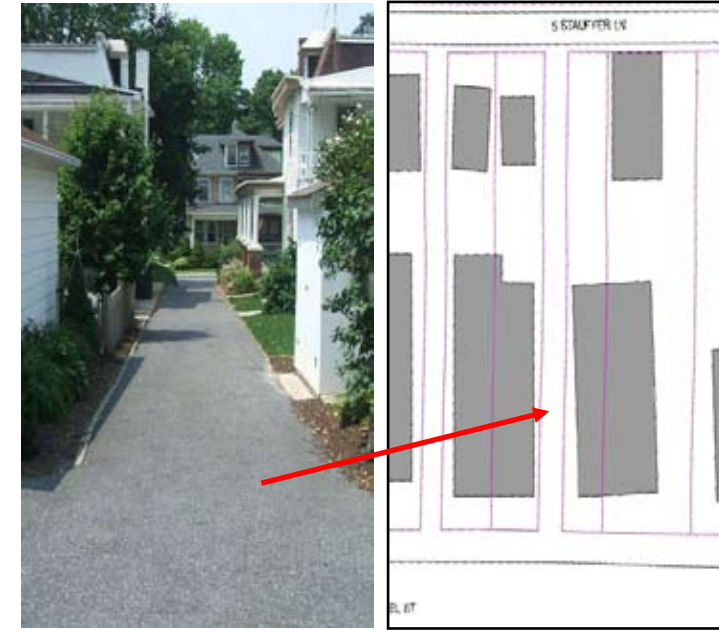
Manheim – South Hazel Street
 Manheim, an older borough of Lancaster County that is located in the northwest portion of the county, is the site of a quaint street that displays attractive medium high density. That street is South Hazel St. Houses began appearing along this street in the early to middle part of the 20th century. Along with the medium high density this block exhibits, it also has a good mix of housing with detached, semi-detached, and attached housing. The variety from one house to the next only helps to strengthen the character of the neighborhood. Along with these characteristics, a strong sense of community can be felt from the narrow cartway and the minimal setbacks from the street's edge. This neighborhood of Manheim truly stands as a desirable place to live.



An alley behind South Hazel St.; one of the many alleys that surrounded this street.



The cross section of South Hazel St.



An alley connecting S. Hazel St. to another alley (Stauffer Ln.). These smaller/minor alleys strengthen the interconnectedness of the area, which can help to reduce traffic congestion and serve as a separation between lots. The arrow points to the alley in the GIS map.



The GIS view of Manheim and the surrounding area. South Hazel St. is circled in red.

Sidewalks: Yes
Type of building material: Wood siding, brick, and vinyl siding (predominantly wood siding)
Open Space: Lot depths provided fair-sized yards on average; also, the nearby Veteran Memorial Park of Manheim is only a couple blocks away.

Net Density: 9.1 residential lots per acre
Gross Density: 7 residential lots per acre

Existing Zoning Ordinances

Residential District: R3
Minimum Lot Area: 7,250 sq. ft. for single-family detached, 4,500 for semi-detached
Minimum Lot Width: 50 ft. for single-family detached, 40 ft. for semi-detached
Minimum Front Yard Depth: 50 ft. from the center line of the road
Minimum Side Yard Depth: 10 ft. for each side yard
Minimum Rear Yard Depth: 25 ft.
Maximum Building Height: 35 ft.
Required Off-Street Parking: At least 2 spaces



More properties along S. Hazel St. The houses along this side of the street were elevated by about 10 – 15ft. above street level; another way to further enhance the separation between the private property and the public street, resulting in more privacy.



The bird's eye view of South Hazel St.

Does This Neighborhood Measure Up?

You Decide.

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: N/A
Range of Lot Size: N/A
Average Lot Depth: N/A
Right-of-way: N/A
Cartway: 20 ft.
Type of Residences: Townhouses and apartments
Mixed Use: Commercial activities are within a quarter of a mile.
Vegetation: Yes, most properties were surrounded by some source of vegetation.
Alleys: No
Sidewalks: Yes
Type of building material: Vinyl Siding
Open Space: There was adequate open space within the development.



A playground and open space within the Manor Heights development. An ideal location for families with younger children.

Net Density: 14.5 dwelling units per acre
Gross Density: 11.1 dwelling units per acre

Existing Zoning Ordinances

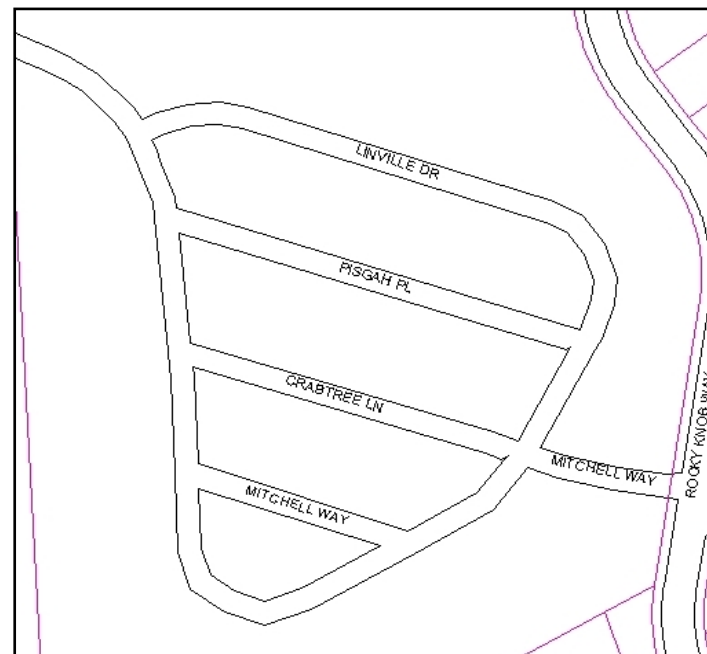
Residential District: RH1
Minimum Lot Area: 43,560 sq. ft. for multiple family dwellings (3,000 sq. ft. per dwelling unit)
Minimum Lot Width: 100 ft. for multiple family, 20 ft. for townhouse
Minimum Front Yard Depth: 10 ft.
Minimum Side Yard Depth: 20 ft. for multiple family, 15 ft. for townhouse
Minimum Rear Yard Depth: 35 ft. for multiple family, 15 ft. for townhouse
Maximum Building Height: 35 ft.
Required Off-Street Parking: At least 2 spaces per dwelling unit



The front side of a townhouse



The rear side of a townhouse with apartments below



The layout of the development. As you can see, the residences did not have their own individual lots, instead they were placed onto one big (development) lot.



The cross section of Pisgah Pl.; a street within the development.



Townhouses along the hill



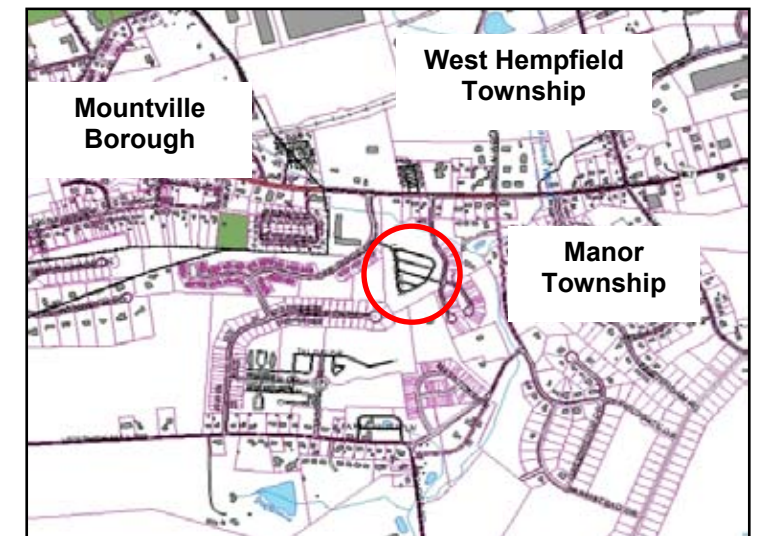
The top photo shows the rear side of the buildings with the two-story townhouse above and the one-story apartments below.



The bottom photo shows the community center with the houses in the background

Manor Heights

Located just off of Columbia Avenue in Manor Township is the newly constructed mixed-type housing development of Manor Heights. With development beginning only four years ago in 2004, future phases of development are still underway. This development incorporates a unique style of development with townhouse/apartment structures. In addition to the strictly townhouse buildings, Manor Heights is home to townhouse/apartment structures that have two-story townhouses facing the front street and one-story apartments facing the rear street below the townhouse. This style of development achieves a high net density and shows a different approach to vertical construction. Although Manor Heights is purely residential, it resides a short walk away from the nearby shopping plaza.



The GIS view of Manor Heights and the surrounding area (the development is circled in red).



A bird's eye view of Manor Heights.

Does This Neighborhood Measure Up?

You Decide.

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.31 acres (13,504 sq. ft.)
Range of Lot Size: 0.1 – 0.92 acres (4,356 – 40,075 sq. ft.)
Average Lot Depth: 262 ft. (ranging from 245 ft. – 270 ft.)
Right-of-way: 40 ft.
Cartway: 22 ft.
Type of residences: Single-family detached and semi-detached (predominantly single-family detached)
Mixed Use: Commercial activities are within a quarter of a mile.
Vegetation: There were not many trees/plants/shrubs along the street; trees were rather sparse depending upon where you were.
Alleys: Yes
Sidewalks: Yes
Type of building material: Vinyl siding, wood siding, and brick
Open Space: There are numerous parks around town; also, lot depths provided very large yards with plenty of space on average



Lloyd H. Fuhrman Memorial Park in Maytown

Net Density: 3.2 residential lots per acre
Gross Density: 2.4 residential lots per acre

Existing Zoning Ordinances

Residential District: R4
Minimum Lot Area: 7,500 sq. ft. for single-family detached dwellings; 5,000 sq. ft. for single-family semi-detached dwellings and townhouses (attached dwellings) (per dwelling unit)
Minimum Lot Depth: 250 ft.
Minimum Lot Width at Street Line: 30 ft. for single-family detached dwellings; 20 ft. for single-family semi-detached dwellings and townhouses (attached dwellings)
Minimum Side Yard Width: 3 ft.
Minimum Rear Yard Depth: 25 ft.
Maximum Building Height: 35 ft.
Required Off-Street Parking: All dwelling units, other than townhouse (attached) dwelling units (required to have 2.5 spaces), are required to have two off-street parking spaces per unit



A streetscape along the 100 block of West High Street



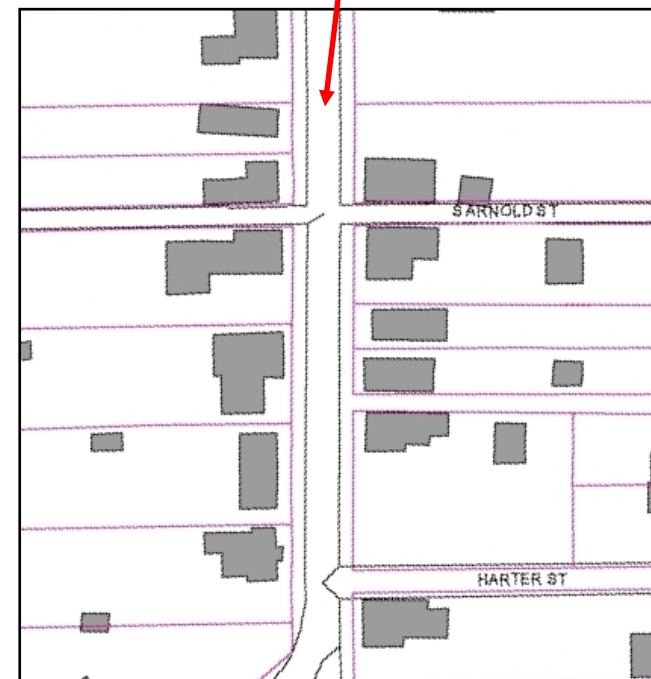
Another streetscape along West High Street; note the bank on the right side of the picture



The cross section of West High Street



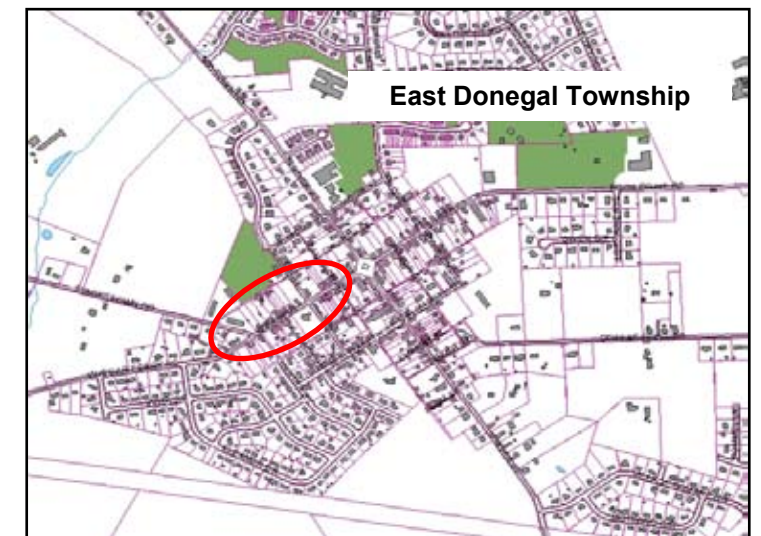
Historic houses along High Street



A GIS view of the entire West High Street and the center square of Maytown. You can see the mixed housing and variation in lot size that is employed along this portion of the street.

Maytown – West High Street

Maytown is one of the oldest and most historic towns in the Donegals. Located in East Donegal Township, north of Marietta, this town goes as far back as the 18th century. The town was laid out in 1760 in a similar fashion to Lancaster City with a central square forming the core of town. With the exception of a few, all of the original town lots were measured at 62.5 ft. by 250 ft; lot measurements that are still very present along the older streets of Maytown, especially the lot depth. In addition to similar lot dimensions, many of these historic houses from the 18th and 19th centuries are still seen along High Street. The original plat also designated High Street, the street considered, as the main thoroughfare of the town. While these lots and the houses occupying them may be very old, they still stand as a vital ingredient to a livable community.



The GIS view of Maytown and the surrounding area (West High St. is circled in red).



A bird's eye view of West High St. in Maytown.

Does This Neighborhood Measure Up?

You Decide.

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.14 acres (6,098 sq. ft.)
Range of Lot Size: 0.06 – 0.68 acres (2,614 – 29,621 sq. ft.)
Average Lot Depth: 107 ft.
Right-of-way: Avg. of 40 ft., a few were 20 – 25 ft.
Cartway: Predominantly 20 ft.
Type of residences: Single-family detached, semi-detached, and attached
Mixed Use: Commercial activities are within the development.
Vegetation: Trees were present along most of the streets; most properties had their own sources of trees, shrubs and plants.
Alleys: No
Sidewalks: Yes
Type of building material: Vinyl siding, brick, stucco siding, and stone (predominantly vinyl siding)
Open Space: Yes, within the development and along the development are open fields of grass. There is also a community path within the development surrounded by open space between properties.



The community path that weaves between the houses of Mill Creek. This path gives pedestrians an alternative to walking along the street.

Net Density: 7.1 residential lots per acre
Gross Density: 3.1 residential lots per acre

Existing Zoning Ordinances

Residential District: R1

***MILL CREEK WAS DEVELOPED UNDER THE **NEIGHBORHOOD DESIGN OPTION ACT** OF WEST LAMPETER TOWNSHIP. BECAUSE OF THIS, MILL CREEK WAS AN EXCEPTION AND DID NOT HAVE TO FOLLOW THE EXISTING ZONING ORDINANCES OF WEST LAMPETER TOWNSHIP AT THE TIME OF DEVELOPMENT. THIS IS WHY THE ZONING ORDINANCES OF THE R1 DISTRICT DO NOT APPLY TO MILL CREEK.



A streetscape of attached houses along Little Hill



The streetscape of Thicket Lane



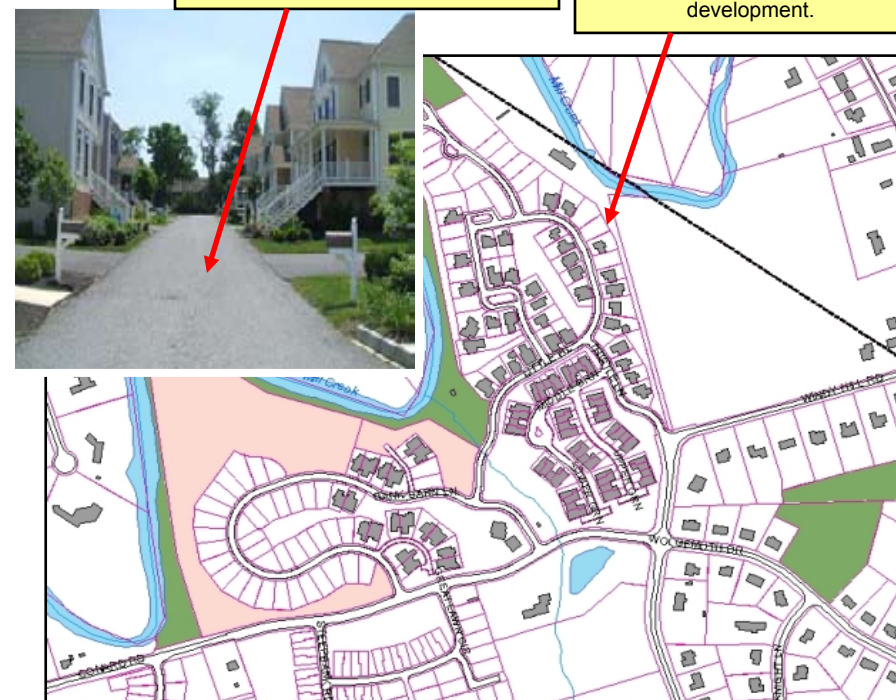
The cross section of Little Hill



A shot along Cricket Green

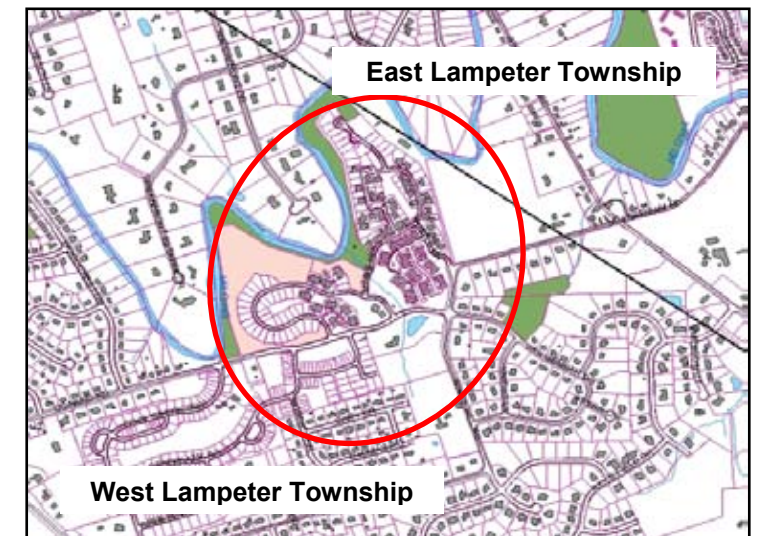
The cross section of Cricket Green. This street was very narrow with a cartway of only 20 ft.

The layout of Mill Creek. The lot lines show you the variety of housing type in the development.



Mill Creek

Mill Creek is a very attractive young development that displays mixed-type housing. This newly constructed community is located in West Lampeter Township. While the construction of Mill Creek is still ongoing, the initial phase of development began in 2002. Mill Creek does a superb job of illustrating 'good' density with its well kept properties, pedestrian friendly streets, placement of open space, and its variation in housing styles. Along with these benefits, Mill Creek is home to a community center that allows its residents to shop or eat within very close distance of their house. Although there are no alleys within Mill Creek, the placement of garages removes the dominance of the automobile from the public view; further enhancing the aesthetic appeal of Mill Creek.



The GIS view of Mill Creek and the surrounding area (the development is circled in red).



A bird's eye view of Mill Creek.

Does This Neighborhood Measure Up?

You Decide.

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

George St:

Average Lot Size: 0.34 acres (14,810 sq. ft.)
Range of Lot Size: 0.13 – 0.91 acres (5,663 – 39,640 sq. ft.)
Average Lot Depth: 252 ft. (ranging from 154 ft. – 590 ft.); was greatly skewed by the extreme outlier (590 ft.), without this number average drops to 224 ft.; most depths were in the low 200 ft. range
Right-of-way: 42 ft.
Cartway: 24 ft.
Type of residences: Single-family detached and semi-detached
Mixed Use: Commercial activities are within an 1/8 mile.
Vegetation: Yes, this portion of street was lined with trees. Most properties had trees, plants, and shrubs as well.
Alleys: Yes
Sidewalks: Yes
Type of building material: Brick and stone
Open Space: Millersville University Campus and Penn Manor High School provide open space; also, the large lot depths provide much room behind houses.

Existing Zoning Ordinances

Residential District: RP
Minimum Lot Area: 2,000 sq ft.
Minimum Lot Width: 25 ft.
Minimum Front Yard Depth: 30 ft (10 ft. of which may include an enclosed front porch).
Minimum Side Yard Depth: 15 ft.
Minimum Rear Yard Depth: 20 ft.

Net Density: 2.9
residential lots per acre
Gross Density: 2.2
residential lots per acre

Kready Ave:

Average Lot Size: 0.38 acres (16,553 sq. ft.)
Range of Lot Size: 0.14 – 1.01 acres (6,098 – 43,996 sq. ft.)
Average Lot Depth: 240 ft. (ranging from 235 ft. – 245 ft.)
Right-of-way: 60 ft.
Cartway: 31 ft.
Type of residences: Single-family detached and semi-detached
Mixed Use: Commercial activities are within a 1/4 mile.
Vegetation: Yes, this portion of the street was lined with trees. There were copious amounts of vegetation along this street, resulting in very much shade and a strong sense of privacy. The large majority of the trees and shrubs were well matured.
Alleys: No
Sidewalks: Yes
Type of building material: Mostly brick and vinyl siding
Open Space: Millersville University Campus and Penn Manor High School provide open space; also, the large lot depths provide much room behind houses.

Existing Zoning Ordinances

Residential District: R1
Minimum Lot Area: 7,500 sq ft.
Minimum Lot Width: 60 ft.
Minimum Front Yard Depth: 25 ft.
Minimum Side Yard Depth: 8 ft.
Minimum Rear Yard Depth: 25 ft.

Net Density: 2.6
residential lots per acre
Gross Density: 2.2
residential lots per acre



A streetscape of George St.



The cross section of George St.



A streetscape of Kready Ave.



The cross section of Kready Ave.



Millersville

The town of Millersville was established in 1761 and is home to Lancaster County's largest university, Millersville University. In addition to the university, this small town is home to two streets that illustrate density well, those being George Street and Kready Avenue. George Street, the main street of the town, saw the majority of its development in the 1800s. Kready Avenue, a side street off of George Street, had its development much later than George Street with most of it occurring in the 1900s. This street is home to houses of several different eras, ranging from the early 1900s up to the 1960s. While the time period may differ between the two streets, they both exemplify mixed-type housing on deep lots and the benefits of trees, plants, shrubs, etc.



The GIS view of Millersville and the surrounding area (the analyzed streets are circled in red).



A bird's eye view of Kready Avenue.

Does This Neighborhood Measure Up?

You Decide.

Using your own experience and opinions about livable communities described below, rate this neighborhood on each of the principles described below. Score for 1 – 10 where 10 most successfully addresses principles of livable communities.

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- _____ encouraging mixed-use development that improves walkability
- _____ reducing travel by private vehicles and improving walkability and use of alternate modes of travel
- _____ revitalizing older areas by compatible reinvestment, infill, and redevelopment
- _____ preserving open space and reducing development pressure on valuable agricultural land

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: N/A
Range of Lot Size: N/A
Average Lot Depth: N/A
Right-of-way: N/A
Cartway: N/A
Type of Residences: Townhouses and apartments
Mixed Use: Commercial activities are within a quarter of a mile.
Vegetation: Yes, trees and plants/shrubs surrounded the buildings.
Alleys: Yes



An alley that caters to the numerous garages behind the townhouses. By creating an alley in this newly constructed development, the front side of the townhouses looked more attractive and the sidewalks were more pedestrian friendly.

Sidewalks: Yes
Type of building material: Vinyl Siding
Open Space: There much open space within the development. Within the open space was a community path.

Net Density: 9.8 dwelling units per acre
Gross Density: 6.2 dwelling units per acre

Existing Zoning Ordinances

Residential District: R2
Minimum Lot Area: 87,120 sq. ft. for multiple family dwelling structures, and 2,000 sq. ft. for townhouses (per unit)
Minimum Lot Width: 20 ft. for townhouses (per unit), 200 ft. for multiple family dwelling structures
Minimum Front Yard Depth: 30 ft. for townhouses, 50 ft. for multiple family dwelling structures
Minimum Side Yard Depth: 15 ft. for townhouses (applies to end units), 30 ft. for multiple family dwelling structures (one side)
Minimum Rear Yard Depth: 30 ft. for townhouses, 50 ft. for multiple family dwelling structures
Maximum Building Height: 35 ft.
Required Off-Street Parking: At least 2 spaces per dwelling unit



A view of the apartments at Newport Commons



A view of the townhouses at Newport Commons



A view of the apartments from the rear side



Open space within the development



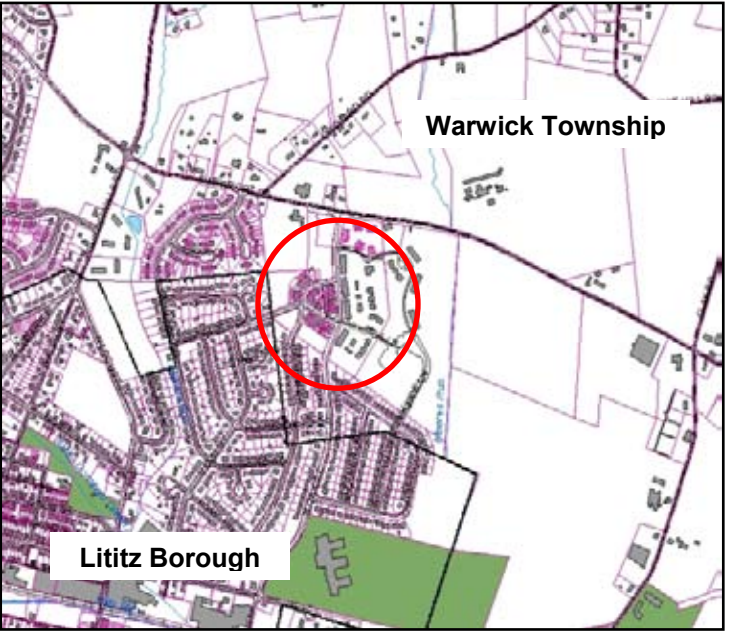
The layout of the development



The top photo shows Oak Street, the main thoroughfare of the development
 Below, the picture shows more townhouses within the development.

Newport Commons

Located just outside of Lititz in Warwick Township is the recently constructed apartment and townhouse community of Newport Commons. This development started in 2002 and is home to attractive townhouses and apartments that create a medium high density. This development has many amenities for its residents such as a community clubhouse, a pool, a fitness center, plenty of open space, and 24/7 on-site maintenance. This development lies directly next to Turkey Hill, so convenience is not far away for these residents.



The GIS view of Newport Commons and the surrounding area (the development is circled in red).



A bird's eye view of Newport Commons.

Does This Neighborhood Measure Up?

You Decide.

Using your own experience and opinions about livable communities described below, rate this neighborhood on each of the principles described below. Score for 1 – 10 where 10 most successfully addresses principles of livable communities.

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.06 acres (2,614 sq. ft.)
Range of Lot Size: 0.02 – 0.2 acres (871 – 8,712 sq. ft.)
Average Lot Depth: 113 ft. (ranging from 100 ft. – 130 ft.)
Right-of-way: 50 ft.
Cartway: 37 ft.
Type of residences: Single-family detached and semi-detached
Mixed Use: Commercial activities are within a quarter of a mile.
Vegetation: Yes, the street did have trees, not on a consistent basis though. Most front yards had plants or shrubs.
Alleys: Yes
Sidewalks: Yes
Type of building material: Brick
Open Space: The 6th Ward Playground lies only a block away and the McCaskey athletic fields are also within close distance. In addition to that, the lot depths provide adequate-sized yards.



This lot along N. Franklin St. shows how trees and plants can strengthen the visual appeal of a property.

Net Density: 16.7 residential lots per acre
Gross Density: 9.7 residential lots per acre

Existing Zoning Ordinances

Residential District: R2
Minimum Lot Area: 4,000 sq. ft. for detached dwellings, 2,500 sq. ft. for semi-detached dwellings
Minimum Lot Depth: 100 ft.
Minimum Lot Width: 40 ft. for detached dwellings, 25 ft. for semi-detached dwellings
Minimum Front Yard Depth: 20 ft.
Minimum Side Yard Depth: 5 ft.
Minimum Rear Yard Depth: 25 ft.
Maximum Building Height: 2.5 stories at 35 ft. for detached dwellings, and 2.5 stories at 30 ft. for semi-detached dwellings
Required Off-Street Parking: At least one space per dwelling unit



A streetscape of North Franklin St.



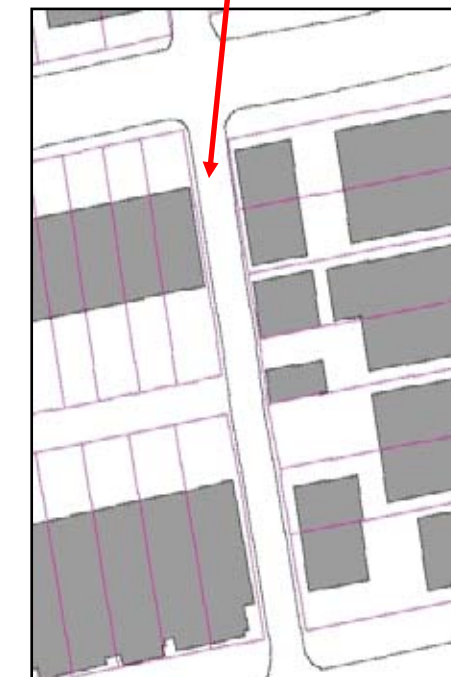
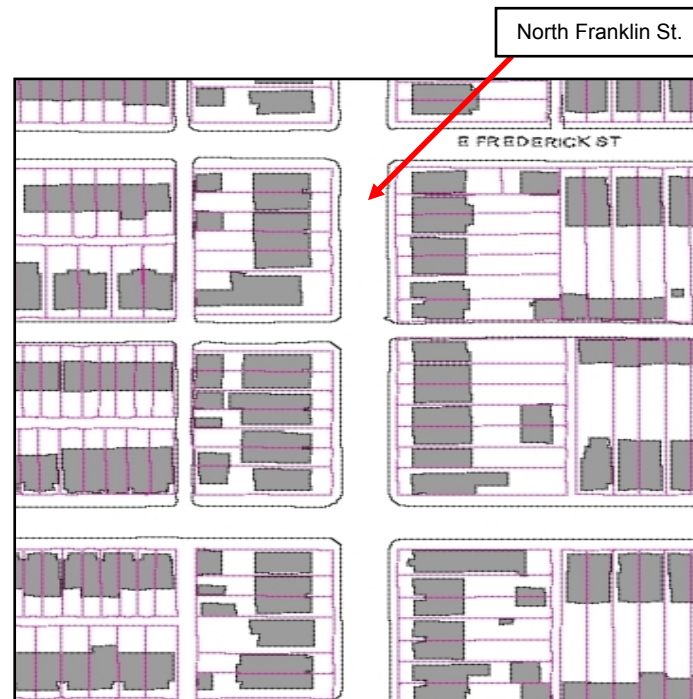
The other side of North Franklin St.



The cross section of North Franklin St.



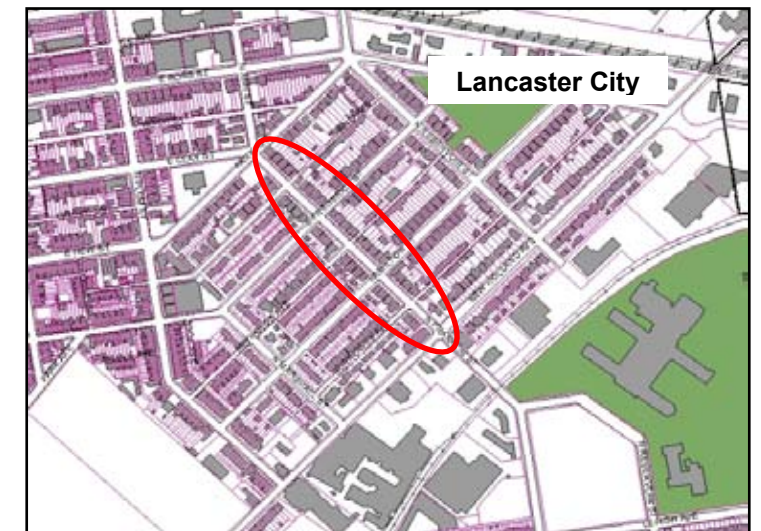
An alley behind North Franklin St.



The alley seen in the photo above. The alleys around this neighborhood greatly enhance the interconnectedness of the area, which in turn helps to lower traffic congestion.

North Franklin Street

Located in the northeastern section of the city, North Franklin Street is the hub of an older single-family detached and semi-detached neighborhood. These houses that are nestled into a newer section of the city, but still old in age, were developed during the first quarter of the twentieth century. Development in this neighborhood began in the early 1900's. Aside from the age of this area, the mixed-type housing creates a pleasant variation from one lot to another. The size of these houses and their porches are considerably larger than their counterparts seen closer to downtown Lancaster City. Although the size may have increased, the characteristics along this street are similar to downtown streets; a sense of community is felt (due to the closeness of houses), large mature trees are present along streets, and there are numerous alleys.



The GIS view of North Franklin Street and the surrounding area (the street is circled in red).



A bird's eye view of North Franklin Street.

Does This Neighborhood Measure Up?

You Decide.

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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.05 acres (2,178 sq. ft.)
Range of Lot Size: 0.05 – 0.06 acres (2,178 – 2,614 sq. ft.)
Average Lot Depth: 107 ft. (ranging from 97 ft. – 118 ft.)
Right-of-way: Avg. of 55 ft. (varied throughout the block)
Cartway: 36 ft.
Type of residences: Single-family detached and semi-detached (predominantly semi-detached)
Mixed Use: Commercial activities are within a quarter of a mile.
Vegetation: Yes, a tree-lined street with plants/shrubs on and between most lots.



The plants between the two houses seen in the photo enhances their privacy. As you can see, the plant obstructs the view from window to window.

Alleys: Yes
Sidewalks: Yes
Type of building material: Brick
Open Space: The grounds of the Wheatland Junior High School and Buchanan Elementary School are within close proximity. Also, Buchanan Park is about 10 blocks away to the north of the 300 block of Pearl St.

Net Density: 20 residential lots per acre
Gross Density: 11.1 residential lots per

Existing Zoning Ordinances

Residential District: R3
Minimum Lot Area: 3,500 sq. ft. for detached dwellings and 2,500 sq. ft. for semi-detached dwellings
Minimum Lot Depth: 90 ft.
Minimum Lot Width: 30 ft. for detached dwellings and 25 ft. for semi-detached dwellings
Minimum Front Yard Depth: 5 ft.
Minimum Side Yard Depth: 5 ft.
Minimum Rear Yard Depth: 25 ft.
Maximum Building Height: 3 stories at 35 ft.
Required Off-Street Parking: At least one space per dwelling unit



A streetscape along the 300 block



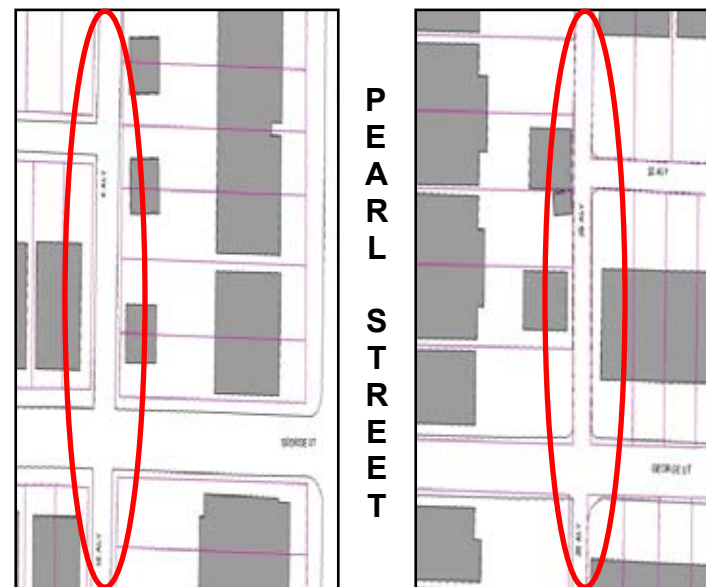
Another photo; note the large front porch of this semi-detached house



A cross section of Pearl St.



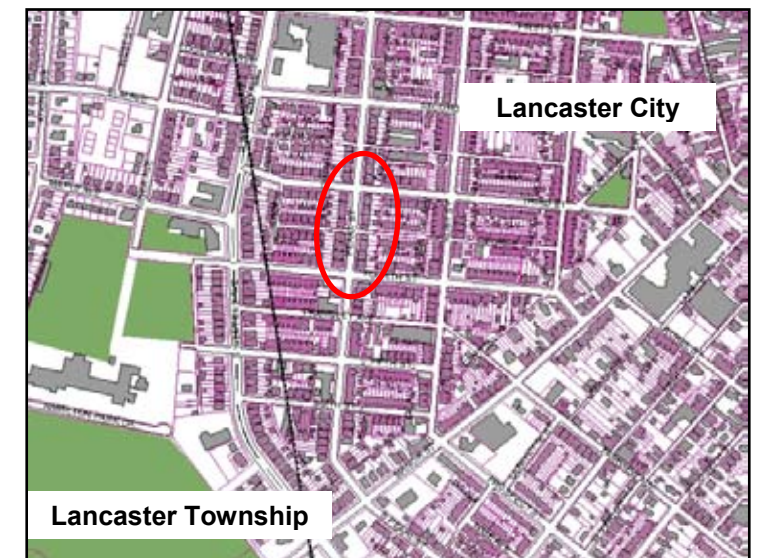
An alley behind Pearl St.



There are alleys on both sides of the 300 block of Pearl St. The red circles point out the alleys, while the space between the two GIS maps serves as Pearl St. As you can see, the alleys greatly contribute to the interconnectedness of this area of Lancaster City.

Pearl Street – 300 Block

Located in the western section of the city, the 300 block of Pearl Street is an eye pleasing block that gives off a strong sense of community. Developed in the early 1900's, these old houses illustrate high density and attractive living at the same time. These residents make the best out of their relatively shallow lots with their large porches and trees/plants. The trees/plants provide much shade and privacy to the citizens along this block. These characteristics, along with the closeness to commercial activities in downtown Lancaster, create a desirable place to live. Pearl St. shows that attractive high density living is out there and stands as a strong template for future replications of attractive high density living.



The GIS view of the 300 block of Pearl St. and the surrounding area (the block is circled in red).



A bird's eye view of the 300 block.

Does This Neighborhood Measure Up?

You Decide.

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Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.09 – 0.16 acres (4,000 – 7,000 sq. ft.)
Average Lot Depth: 70 – 100 ft.
Right-of-way: There were no right-of-ways. Pheasant Ridge is one big lot with many manufactured homes on it. Because there were no individual lot boundaries for each manufactured home, the right-of-way could not be measured.
Cartway: Avg. of 27 ft.
Type of residences: Manufactured homes
Mixed Use: Commercial activities are within a half mile.
Vegetation: Trees were present along some of the streets; most trees/plants were on the actual properties.
Alleys: No
Sidewalks: No
Type of building material: Predominantly vinyl siding
Open Space: Yes, within the development there is a play area, a pool, and basketball courts.



The pool at Pheasant Ridge
Picture Courtesy of <http://www.4pheasantridge.com/gallery_image?id=2>

Net Density: 7.9 residential lots per acre
Gross Density: 5.4 residential lots per acre

Existing Zoning Ordinances

Residential District: RM
Minimum Lot Area: 10,000 sq ft.
Minimum Lot Width: 80 ft.
Maximum Density: 4.35
Minimum Front yard Depth: 25 ft.
Minimum Side Yard Width (total of both sides): 20 ft.
Minimum Rear Yard Depth: 30 ft.
Maximum Building Height: 35 ft.
Required Off-Street Parking: At least two spaces are required

This GIS view may look different from the previous pages because of the absence of lot lines. As was mentioned in site characteristics, Pheasant Ridge is one big lot instead of numerous individual lots.



A streetscape along Pheasant Ridge Circle



The cross section of Pheasant Ridge Circle; the main thoroughfare of the development.



Another streetscape



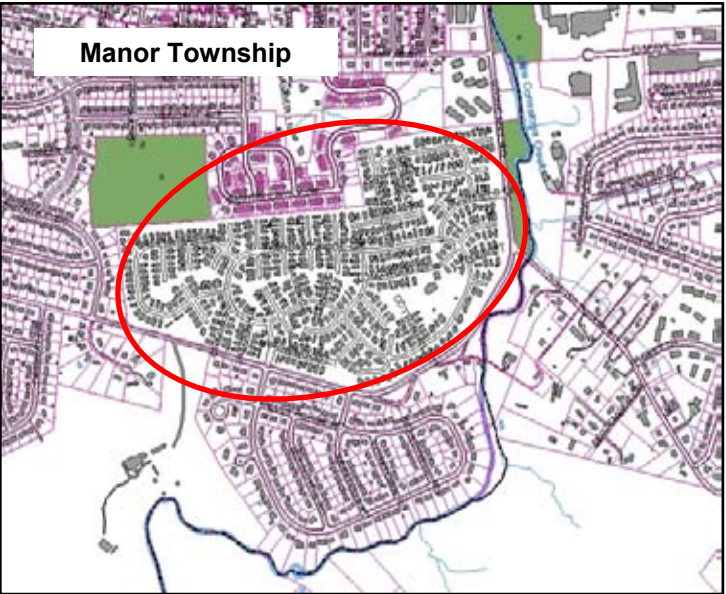
Although the houses are within close proximity of one another, the trees and shrubs between houses distances this close feeling.



The manufactured home community of Pheasant Ridge.

Pheasant Ridge

Pheasant Ridge is located in the northeast corner of Manor Township. Pheasant Ridge is a large manufactured home community that continues to be viewed as a desirable community to live in. The Pheasant Ridge community, which was laid out in the mid 1980s, is home to many social amenities such as a clubhouse, a swimming pool, a fitness center, basketball courts, a play area, and professional on-site management. These amenities and the fair-sized homes are the driving forces behind Pheasant Ridge’s favorable view through the public eye. Although there are no sidewalks within the development, the narrow cartways make for a pedestrian friendly environment.



The GIS view of Pheasant Ridge and the surrounding area (the development is circled in red).



A bird's eye view of Pheasant Ridge.

Does This Neighborhood Measure Up?

You Decide.

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Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.26 acres (11,326 sq. ft.)
Range of Lot Size: 0.11 – 0.46 acres (4,792 – 20,038 sq. ft.)

Average Lot Depth: 174 ft.

Right-of-way: 50 ft.

Cartway: 25 ft.

Type of Residences: Single-family detached and semi-detached

Mixed Use: Commercial activities are within a quarter of a mile.



A toy store sitting next to residences along Main Street in Salunga.

Vegetation: Yes, most properties had their own sources of vegetation.

Alleys: Yes

Sidewalks: Yes

Type of building material: Brick, stone, vinyl siding, and wood siding (predominantly brick)

Open Space: Salunga resides within close proximity of Amos Herr Park and the athletic fields at Hempfield High School; also, lot depths provided large yards on average.

Net Density: 3.8 residential lots per acre
Gross Density: 3.65 residential lots per acre

Existing Zoning Ordinances

Residential District: VR

Minimum Lot Area: 8,000 sq. ft. for single-family detached, 6,000 sq. ft. for semi-detached (per unit)

Minimum Lot Width: 50 ft. for single-family detached, 40 ft. for semi-detached (per unit)

Minimum Front Yard Depth: 20 ft.

Minimum Side Yard Depth: 10 ft. for single-family detached (one side), 15 ft. for semi-detached (one side)

Minimum Rear Yard Depth: 35 ft. for single-family detached, 30 ft. for semi-detached

Maximum Building Height: 35 ft.

Required Off-Street Parking: At least 2 spaces per dwelling unit



A streetscape of houses along Main Street in Salunga



A streetscape of houses along Brandt Blvd. in Salunga



The cross section of Main Street



The cross section of Brandt Blvd. This two-way street had a very narrow cartway which helped to lower traffic speeds.



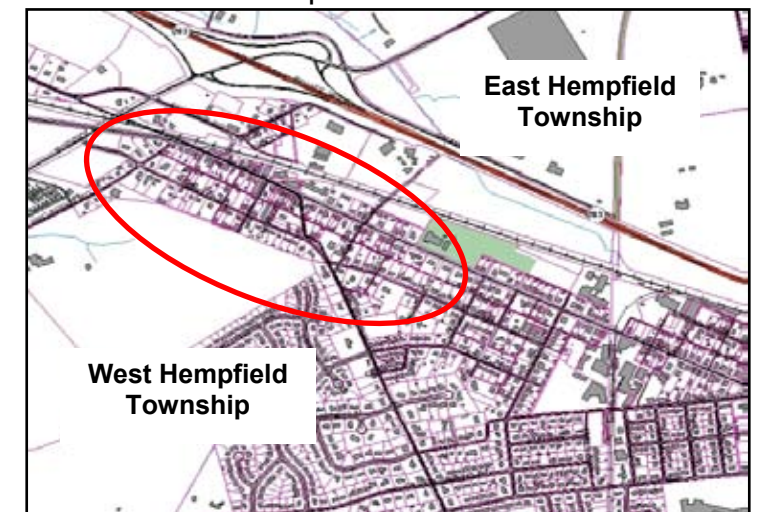
The photo on the left shows a closer view of the houses seen above and the GIS map shows the layout of Brandt. Blvd; note the interconnectedness of the area.



Salunga

The village of Salunga is unique in the fact that its Main Street is the divider between East Hempfield Township and West Hempfield Township. The residents north of Main Street reside in East Hempfield Township while those south of Main Street live in West Hempfield Township. Aside from township boundary lines, the village is an older town similar in character to the nearby village of Landisville. Like Landisville, development of Salunga was well under way by the end of the 19th century.

Although the density is medium, Salunga affords attractive and comfortable living. Salunga streets are home to solid brick and stone houses on moderate-sized lots. The presence of porches on these houses helps to separate the public space from the private space and enhance the setback off the street. The narrow cartway along Brandt Blvd. most certainly allows for a safe walk for the pedestrian.



The GIS view of Salunga and the surrounding area (the bulk of the town is circled in red).



A bird's eye view of Main St. in Salunga.

Does This Neighborhood Measure Up?

You Decide.

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Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.07 acres (3,049 sq. ft.)
Range of Lot Size: 0.06 – 0.12 acres (2,614 – 5,227 sq. ft.)
Average Lot Depth: 122 ft. (ranging from 118 ft. – 124 ft.)
Right-of-way: 50 ft.
Cartway: 30 ft.
Type of residences: Single-family detached, semi-detached, and attached (residences were predominantly attached)
Mixed Use: Commercial activities are within a quarter of a mile.
Vegetation: Yes, tree-lined streets.
Alleys: Yes
Sidewalks: Yes
Type of building material: Brick
Open Space: Musser Park sits directly across the street; also, lot depths provided fair-sized yards.



Musser Park
 Picture courtesy of
<http://activerain.com/blogsview/145157/Musser-Park-in-Lancaster>

Net Density: 16.7 residential lots per acre
Gross Density: 9.7 residential lots per acre

Existing Zoning Ordinances

Residential District: R3
Minimum Lot Area: 3,500 sq. ft. for detached dwellings, 2,500 sq. ft. for semi-detached dwellings, 2,000 sq. ft. for attached dwellings
Minimum Lot Depth: 90 ft.
Minimum Lot Width: 30 ft. for detached dwellings, 25 ft. for semi-detached dwellings, 18 ft. for attached dwellings
Minimum Front Yard Depth: 5 ft.
Minimum Side Yard Depth: 5 ft.
Minimum Rear Yard Depth: 25 ft.
Maximum Building Height: 3 stories at 35 ft.
Required Off-Street Parking: At least one space per dwelling unit



A streetscape of North Shippen Street



Variation in architecture and color



A cross section of North Shippen Street looking south

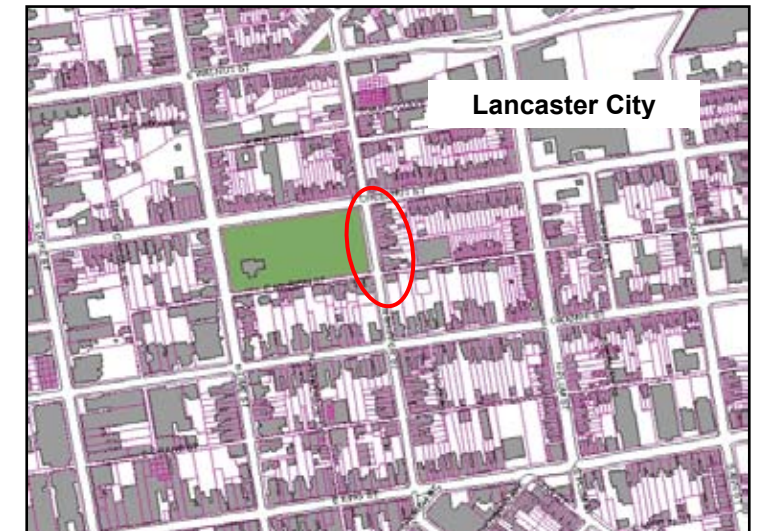
E Chestnut St.



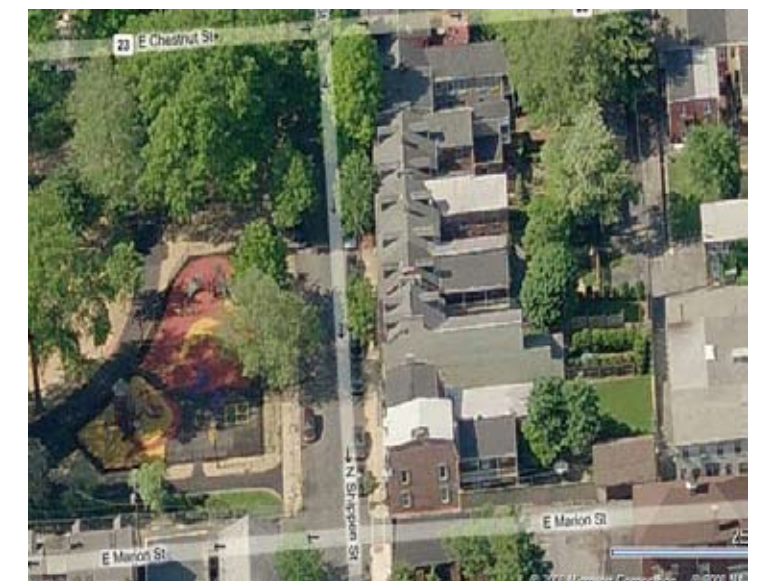
The red circle shows the 100 block up close. As you can see, attached housing makes up the majority of the block.

North Shippen Street – 100 Block

The 100 block of North Shippen Street is located in one of the most historic sections of the city. Development of this neighborhood was well under way by the late 1800's; it began around the 1870's. This block of Shippen St. serves as a valuable example of how mixed use, mixed housing, and attached housing can be incorporated within close distances. Not only does it just show these features, but it shows how attractive these features can be when planned properly. The narrow cartway and presence of the park create a pedestrian friendly street with low traffic speeds. The nearby park, presence of trees along the streets, maintenance of properties, and closeness to commercial activities make North Shippen St. a very desirable place to live.



The GIS view of the 100 block of North Shippen Street and the surrounding area (the 100 block is circled in red).



A bird's eye view of the 100 block.

Does This Neighborhood Measure Up?

You Decide.

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- _____ encouraging mixed-use development that improves walkability
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- _____ revitalizing older areas by compatible reinvestment, infill, and redevelopment
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Under the existing regulatory structure, could the neighborhood described on this page be built today?

Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.28 acres (12,197 sq. ft.)

Range of Lot Size: 0.07 – 0.82 acres (3,049 – 35,719 sq. ft.)

Average Lot Depth: 210 ft.

Right-of-way: 55 ft.

Cartway: 23 ft.

Type of Residences: Single-family detached and semi-detached

Mixed Use: Commercial activities are within an eighth of a mile.



Shops close to the square in Strasburg

Vegetation: Yes, most properties had their own sources of vegetation.

Alleys: Yes

Sidewalks: Yes

Type of building material: Brick and wood siding (predominantly brick)

Open Space: Strasburg Jaycee Park resides within the borough; also, lot depths provided very large yards on average.

Net Density: 3.6 residential lots per acre

Gross Density: 3.3 residential lots per acre

Existing Zoning Ordinances

Residential District: RH

Minimum Lot Area: 8,000 sq. ft.

Minimum Lot Width: 60 ft.

Minimum Front Yard Depth: 25 ft.

Minimum Side Yard Depth: 5 ft. (one side)

Minimum Rear Yard Depth: 25 ft.

Maximum Building Height: 35 ft.

Required Off-Street Parking: At least 2 spaces per dwelling unit



A streetscape of East Main Street



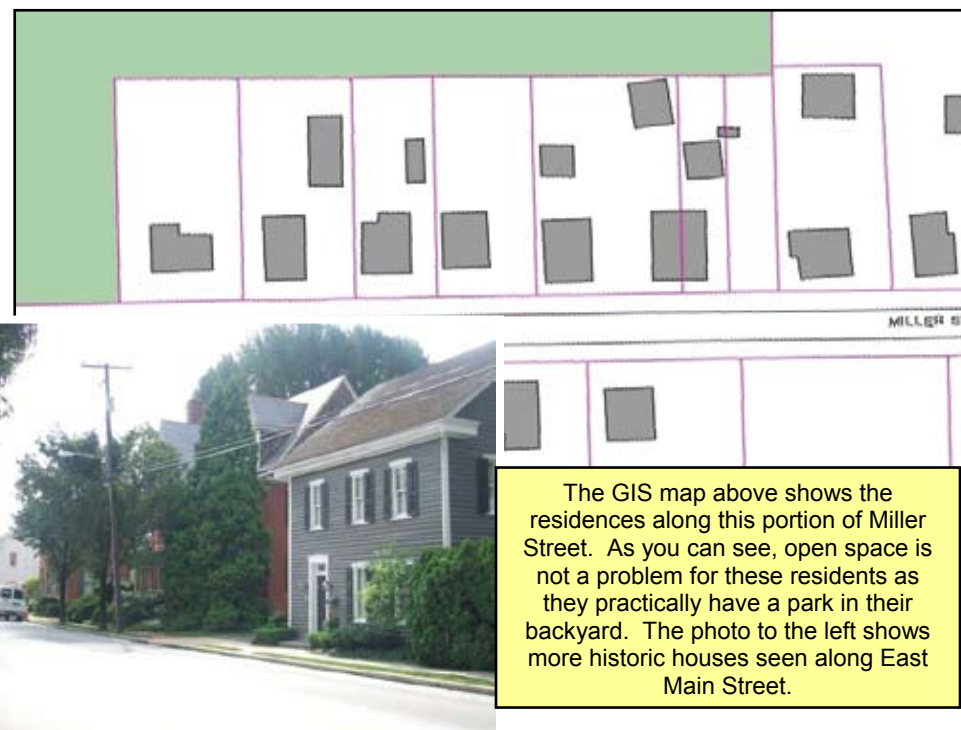
A streetscape of Miller Street



The cross section of East Main Street



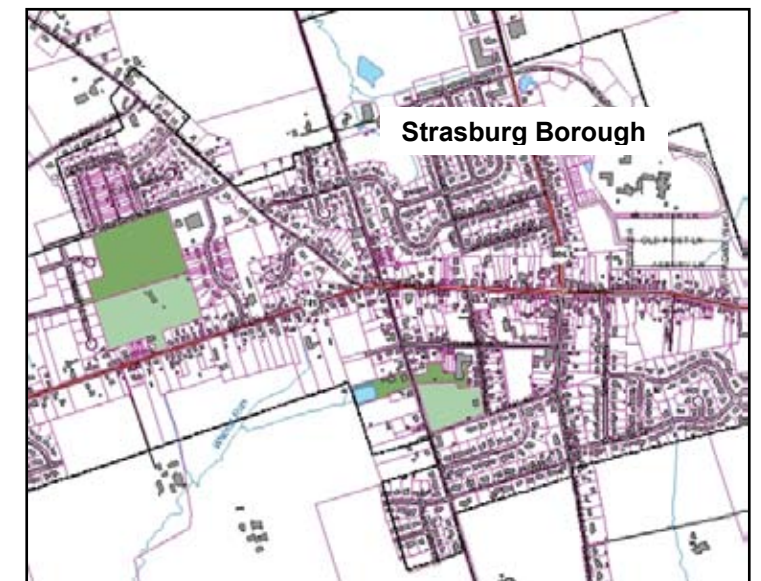
A bicyclist and two brick houses along Miller Street



The GIS map above shows the residences along this portion of Miller Street. As you can see, open space is not a problem for these residents as they practically have a park in their backyard. The photo to the left shows more historic houses seen along East Main Street.

Strasburg

The historic borough of Strasburg is located approximately 10 miles southeast of Lancaster City. This town, which was well developed by the late 1800's, exemplifies an attractive livable community. The blocks considered are within close walking distance to the commercial activities downtown. These historic, usually brick, houses are very charming and unique in style. While these houses have shallow setbacks from the street's edge, the backyards are very deep with some lot depths ranging up to 290 ft. In addition to that, these houses display a nice mix between detached and semi-detached residences. The borough of Strasburg draws many similarities to what a livable community should look like.



The GIS view of Strasburg and the surrounding area.



A bird's eye view of Main St. in Strasburg.

Does This Neighborhood Measure Up?

You Decide.

Using your own experience and opinions about livable communities described below, rate this neighborhood on each of the principles described below. Score for 1 – 10 where 10 most successfully addresses principles of livable communities.

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Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.21 acres (9,148 sq. ft.)
Range of Lot Size: 0.07 – 0.58 acres (3,049 – 25,265 sq. ft.)
Average Lot Depth: 171 ft. (ranging from 112 – 288 ft.)
Right-of-way: 33 ft. for both streets
Cartway: 25 ft. for Maple St. and 30 ft. for Broad St.
Type of residences: Single-family detached
Mixed Use: Commercial activities are within a half mile.
Vegetation: There were not many trees/plants/shrubs along the street; if there was vegetation it was most likely on the actual property.
Alleys: Yes
Sidewalks: Yes
Type of building material: Mostly vinyl and wood siding
Open Space: Terre Hill Memorial Park is only a couple of blocks away; also, lot depths provided large yards on average.



Terre Hill
Community
Memorial Park

Net Density: 4.8 residential lots per acre
Gross Density: 4.3 residential lots per acre

Existing Zoning Ordinances

Residential District: R1
Minimum Lot Area: 10,000 sq ft.
Minimum Lot Width at Street Line: 60 ft.
Minimum Front Yard Depth: 45 ft. from the street centerline or 25 feet from the street right-of-way line, whichever is the greater
Minimum Side Yard Width: 25 ft. (sum of both side yards)
Minimum Rear Yard Depth: 25 ft.
Maximum Building Height: 2.5 stories not to exceed 35 ft.
Required Off-Street Parking: All dwelling units are required to have two off-street parking spaces



A streetscape of Maple St.



The cross section of Maple St.



The area between Maple and Broad St; note the presence of alleys between these two streets.



A shot of two houses along West Main St.



A streetscape of Broad St.



An alley between Maple and Broad.

Terre Hill – Block between Broad and Maple St.

Terre Hill, which was originally called Fairville when it was settled in 1835, is a small community that is located in northeastern Lancaster County. The streets described, Broad and Maple, had development along them by the late 1800s. This block is home to two-story houses that are similar in form and shape. These streets provide medium density housing that is close to the commercial activities along Main St. This block is one of many in Terre Hill that is home to numerous alleys that allow vehicle access behind the house; also, it serves to strengthen the interconnectedness of the block. Furthermore, the deep lots along this block exemplify the effectiveness that narrow deep lots can have on density and the community.



The GIS view of Terre Hill and the surrounding area (the block analyzed is circled in red).



A bird's eye view of Terre Hill.

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Neighborhood Scrapbook



Site Characteristics

Average Lot Size: N/A (The Crest is home to apartments that sit on one large lot (the entire development); that lot size is 24.3 acres (1,058,508 sq. ft.))

Type of Apartments: One, two, and three bedroom apartments

Range of Apartment Size: One bedroom: 787 – 1047 sq. ft.; two bedroom: 1147 – 1271 sq. ft.; three bedroom: 1322 – 1390 sq. ft.

Average Lot Depth: N/A

Right-of-way: N/A

Cartway: All cartways around apartments were 20 ft.

Type of residences: Entirely apartments

Mixed Use: Commercial activities are within a mile.

Vegetation: Yes, there were many trees, plants, and shrubs surrounding the apartments.

Alleys: No, although some buildings designated the rear side of the building to act like an alley. These type of buildings had attached garages in a row and was the site of garbage collection.



The garages behind one of the apartment buildings at the The Crest.

Sidewalks: Yes

Type of building material: Brick and vinyl siding

Open Space: There was much open space within the development and across the street at the Four Seasons adult community. Within The Crest, there was much room between buildings, a playground area, and a pool next to the community clubhouse.

Net Density: 10.5 dwelling units per acre
Gross Density: 8.6 dwelling units per acre

Existing Zoning Ordinances

Residential District: R2

Minimum Lot Area: 43,560 sq ft.

Minimum Lot Width: 200 ft.

Minimum Front Yard Depth: 40 ft.

Minimum Side Yard Width: 60 ft. (sum of both side yards)

Minimum Rear Yard Depth: 50 ft.

Maximum Building Height: 35 ft.



The apartments



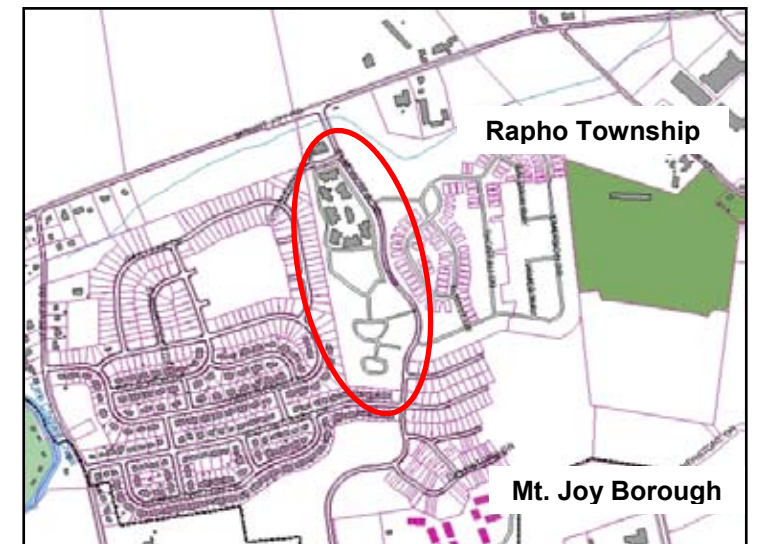
A streetscape-like photograph of an apartment building



A cross section of the cartway and the surrounding parking spaces



Open space and paths between buildings



The GIS view of The Crest and the surrounding area (the development is circled in red).



The Crest development is seen here in the middle of this map. Just a few of the apartment buildings are seen in this GIS map. The white space seen here in the development has now been filled in with more apartment buildings.



The picture on the left shows the playground, while the picture below shows the putting green that sits next to the playground.



A bird's eye view of the apartments and the pool.

Does This Neighborhood Measure Up?

You Decide.

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Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.07 acres (3,049 sq. ft.)

Range of Lot Size: 0.03 – 0.2 acres (1,307 – 8,712 sq. ft.)

Average Lot Depth: 129 ft. (ranging from 94 ft. – 155 ft.)

Right-of-way: 50 ft.

Cartway: 38 ft.

Type of residences: Single-family detached, semi-detached, and attached (residences were predominantly attached)

Mixed Use: Commercial activities are within a quarter of a mile.

Vegetation: Yes, tree-lined streets with plants/shrubs usually surrounding the front porch.



Large trees along the street with smaller trees/plants/shrubs near the porch.

Alleys: Yes

Sidewalks: Yes

Type of building material: Brick and stone (predominantly brick)

Open Space: Buchanan Park is only a couple blocks away; also, lot depths provided fair-sized yards on average.

Net Density: 14.3 residential lots per acre

Gross Density: 9.5 residential lots per acre

Existing Zoning Ordinances

Residential District: R4

Minimum Lot Area: 3,500 sq. ft. for detached dwellings, 2,500 sq. ft. for semi-detached dwellings, 2,000 sq. ft. for attached dwellings

Minimum Lot Depth: 90 ft.

Minimum Lot Width: 30 ft. for detached dwellings, 25 ft. for semi-detached dwellings, 18 ft. for attached dwellings

Minimum Front Yard Depth: 5 ft.

Minimum Side Yard Depth: 5 ft.

Minimum Rear Yard Depth: 25 ft.

Maximum Building Height: 3 stories at 35 ft.

Required Off-Street Parking: At least one space per dwelling unit



A streetscape along the 500 block of West Chestnut Street



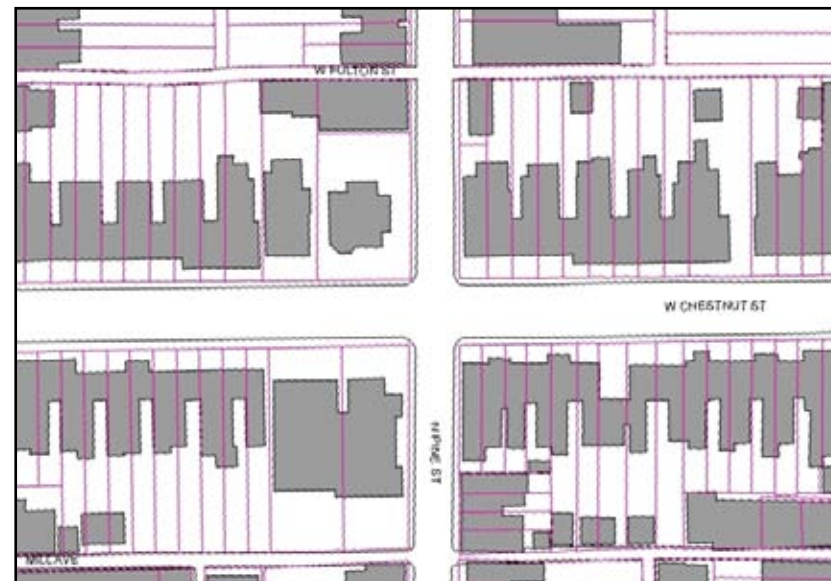
Variation in building material, color, and architecture



A cross section of the 500 block



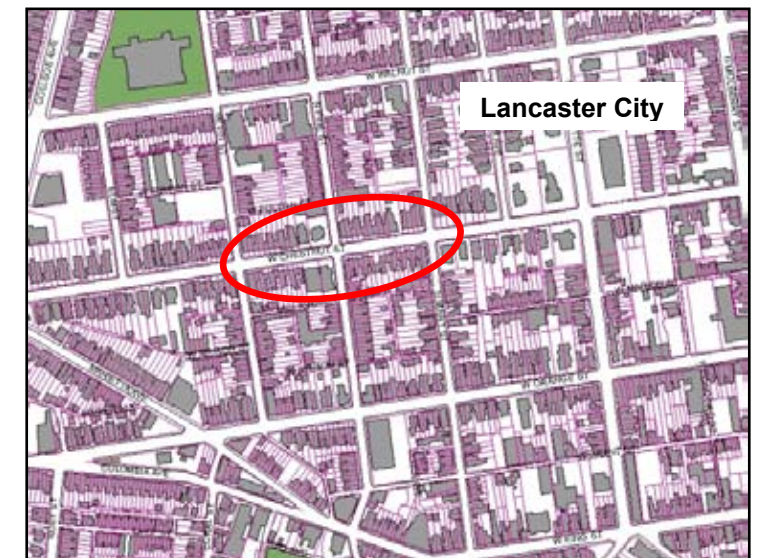
Another streetscape



From this GIS view of the 500 block of West Chestnut Street, you can see that the overwhelming majority of residences are attached. In fact, only a couple residences are either semi-detached or detached.

West Chestnut Street – 500 Block 69

The 500 block of West Chestnut, which is one of the older sections in the western portion of the city, was developed around the 1870's. The longevity of this section of Chestnut Street can be noted by the architecture and the predominance of attached housing. Because of this prevalence of attached housing and visual attractiveness in this neighborhood, W. Chestnut St. serves as a useful example of how attached housing and high density living can be pleasing to the consumer. Also, the greenness along this street, most notably the large trees lined along the street, stand out to separate it from other streets in the city. Along with these features, this portion of the city is only a few blocks away from downtown Lancaster City.



The GIS view of the 500 block of West Chestnut Street and the surrounding area (the 500 block is circled in red).



A bird's eye view of West Chestnut St.

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You Decide.

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Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.26 acres (11,326 sq. ft.)
Range of Lot Size: 0.05 – 0.59 acres (2,178 – 25,700 sq. ft.)

Average Lot Depth: 150 ft. (lot depths greatly varied, ranging from 100 ft. – 226 ft.)

Right-of-way: 60 ft.

Cartway: 40 ft.

Type of residences: Single-family detached and semi-detached

Mixed Use: Commercial activities are within a quarter of a mile.

Vegetation: Yes, tree-lined streets with many trees and plants in front of and between houses as well.



A cross section of two-way Wheatland Avenue looking towards Race Avenue



An alley behind Wheatland Avenue



A streetscape of Wheatland Avenue

The arrow points to the three houses circled in the GIS map.



A streetscape of two semi-detached houses on the southern corner of Wheatland Avenue and Race Avenue

The arrow points to the two semi-detached houses in the photo.



Wheatland Avenue

Wheatland Avenue, just over a mile west of Penn Square in Lancaster City, is home to an older residential neighborhood that continues to be viewed as a desirable neighborhood to this day. Running parallel to Woods Avenue (another street that was analyzed in this booklet) and only a block away, the two streets have many similarities. Just like Woods Ave., Wheatland Avenue's early years were in the late 1800's and is entirely residential, but sits within close proximity to businesses in downtown Lancaster City and along Columbia Ave. This tree-lined street that has many trees and plants surrounding the properties is a very pedestrian friendly street with its narrow to moderate sized cartway. Wheatland Ave., which is located in the very eastern portion of Lancaster Township, serves as a useful example of good housing design.



The GIS view of Wheatland Avenue and the surrounding area (the street is circled in red).



A bird's eye view of Wheatland Avenue.



A front yard with much vegetation along Wheatland Avenue. The trees and plants serve as a barrier between the public street and the private property behind it. This 'vegetation barrier' can enhance the setback of the house, resulting in a greater sense of privacy for the tenant.

Alleys: Yes

Sidewalks: Yes

Type of building material: Predominantly bricks and stone

Open Space: Lot depths provided fairly large-sized yards on average. Also, nearby Buchanan Park is within walking distance.

Net Density: 3.85 residential lots per acre
Gross Density: 3.1 residential lots per acre

Existing Zoning Ordinances

Minimum Lot Area: 15,000 sq. ft.

Minimum Lot Depth: 150 ft.

Minimum Lot Width at Street Line: 65 ft.

Minimum Lot Width at Building Setback Line: 100 ft.

Minimum Front Yard Depth:

Principal Arterial Road: 50 ft.

Minor Arterial Road: 40 ft.

Collector Road: 30 ft.

Local Road: 25 ft.

Minimum Side Yard Depth: 12 ft.

Minimum Rear Yard Depth: 35 ft.

Maximum Building Height: 35 ft.

Required Parking: At least 2 spaces for each dwelling unit

Does This Neighborhood Measure Up?

You Decide.

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Neighborhood Scrapbook



Site Characteristics

Average Lot Size: 0.15 acres (6,534 sq. ft.)
Range of Lot Size: 0.03 – 0.33 acres (1,307 – 14,375 sq. ft.)

Average Lot Depth: 131 ft. (lot depths greatly varied, ranging from 63 ft. – 195 ft.)

Right-of-way: 45 ft.

Cartway: 30 ft.

Type of residences: Single-family detached, semi-detached

Mixed Use: Commercial activities are within a quarter of a mile.

Vegetation: Yes, tree-lined streets with many trees and plants by houses as well.



The abundant supply of vegetation in this photo beautifies the neighborhood and creates a separation between the public street and the private properties. The vegetation along Woods Avenue can be so much that houses behind it are sometimes hard to see!

Alleys: Yes

Sidewalks: Yes

Type of building material: Bricks and stone (predominantly brick)

Open Space: Lot depths provided fairly large-sized backyards on average. Also, nearby Buchanan Park is within walking distance.

Net Density: 6.7 residential lots per acre
Gross Density: 5.5 residential lots per acre

Existing Zoning Ordinances

Minimum Lot Area: 15,000 sq. ft.

Minimum Lot Depth: 150 ft.

Minimum Lot Width at Street Line: 65 ft.

Minimum Lot Width at Building Setback Line: 100 ft.

Minimum Front Yard Depth:

Principal Arterial Road: 50 ft.

Minor Arterial Road: 40 ft.

Collector Road: 30 ft.

Local Road: 25 ft.

Minimum Side Yard Depth: 12 ft.

Minimum Rear Yard Depth: 35 ft.

Maximum Building Height: 35 ft.

Required Parking: At least 2 spaces for each dwelling unit



A streetscape of Woods Avenue



A streetscape of Woods Avenue



The cross section of a two-way Woods Avenue looking towards Race Avenue



The Woods Avenue trees from above

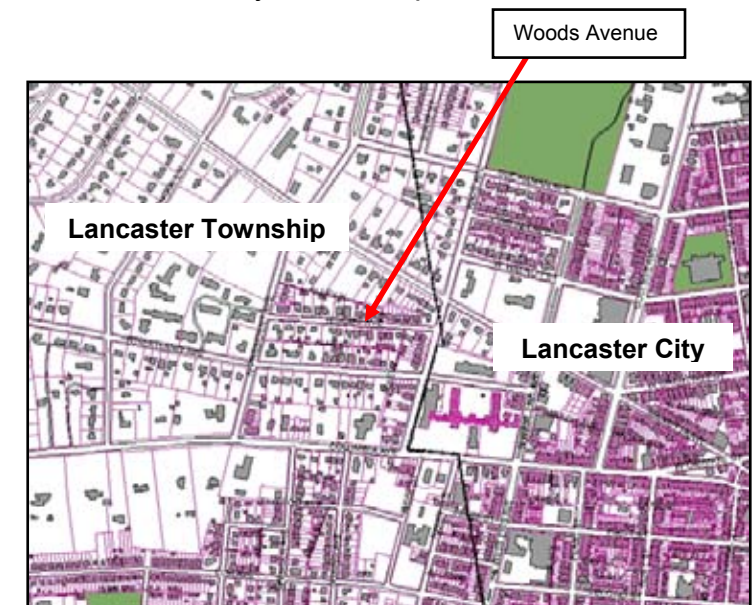
Woods Avenue has a suburban feel to it yet sits very close to the city edge. The arrow points to the city boundary line.



Woods Avenue

Woods Avenue, just over a mile west of Penn Square in Lancaster City, is home to older houses that continue to be seen as a desirable place to live. Located in the older section of Lancaster Township, houses starting appearing in this neighborhood as far back as the late 1800s. With similar time frames of development and characteristics, Woods Avenue can be compared to other first ring older developments such as Hamilton Park and Grandview Heights.

Although Woods Avenue is purely residential, businesses in downtown Lancaster City and along Columbia Avenue, are within close walking and very close driving distance. Woods Avenue can be considered a very pedestrian friendly street with its narrow cartway and low speed of traffic.



The GIS view of Woods Avenue and the surrounding area.



A bird's eye view of Woods Avenue.

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Neighborhood Scrapbook



THE NEIGHBORHOODS OF LANCASTER COUNTY

Lancaster County Planning Commission

150 North Queen Street • Suite 320 • Lancaster, PA 17603 • (717) 299-8333

www.co.lancaster.pa.us/planning

May 2009