

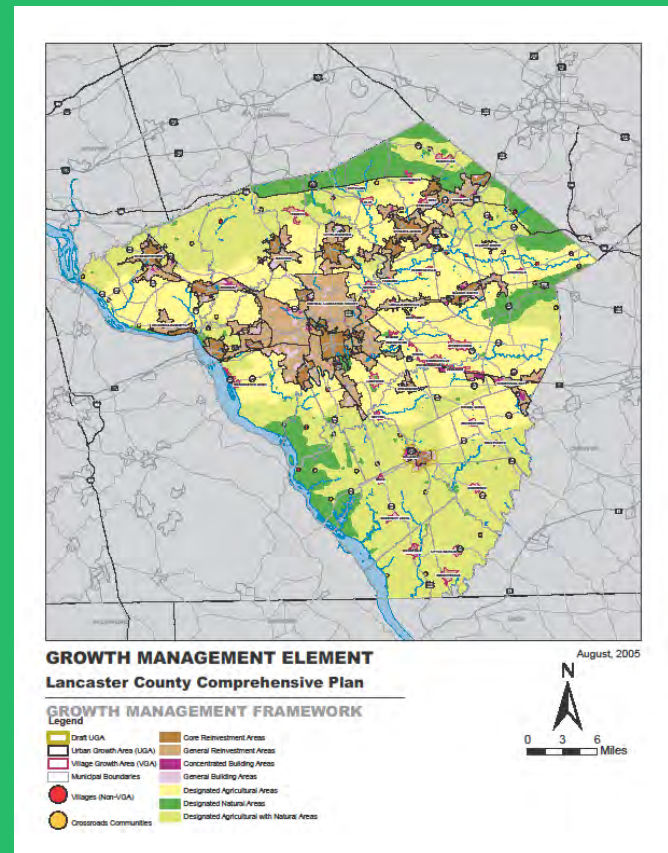
RURAL STRATEGY PLANNING AND IMPLEMENTATION



LCPC Agricultural and Rural Lands Planning History



Future Land Use Map
DIRECTIONS - 1975



Growth Management Element
BALANCE- 2006



Lancaster County
Planning Commission

Balance

Rural Strategy Objectives

Rural Strategy



part
1

**Protect
resources in
Designated
Rural Areas**

**Focus
Growth
in Rural
Centers**

part
2



part
3

**Support
the Rural
Economy**

Agricultural Land Use Tools

Agricultural Zoning District Guidelines for Lancaster County, Pennsylvania

Lancaster County, Pennsylvania



Lancaster County Planning Commission
October 2010

Agritourism Guidelines

For the Promotion and Regulation
of Farm-based Tourism Enterprises

Lancaster County, Pennsylvania



Lancaster County Planning Commission
Lancaster County Tourism Development Council

Noxious Plants for Agricultural Livestock in Pennsylvania

Lancaster County, Pennsylvania
2010



Lancaster County Planning Commission

Natural Resources Tools



Greenscapes

The Green Infrastructure

Model Conservation Zoning District and Natural Resource Protection Standards

Lancaster County, Pennsylvania



The Comprehensive Plan for Lancaster County, Pennsylvania



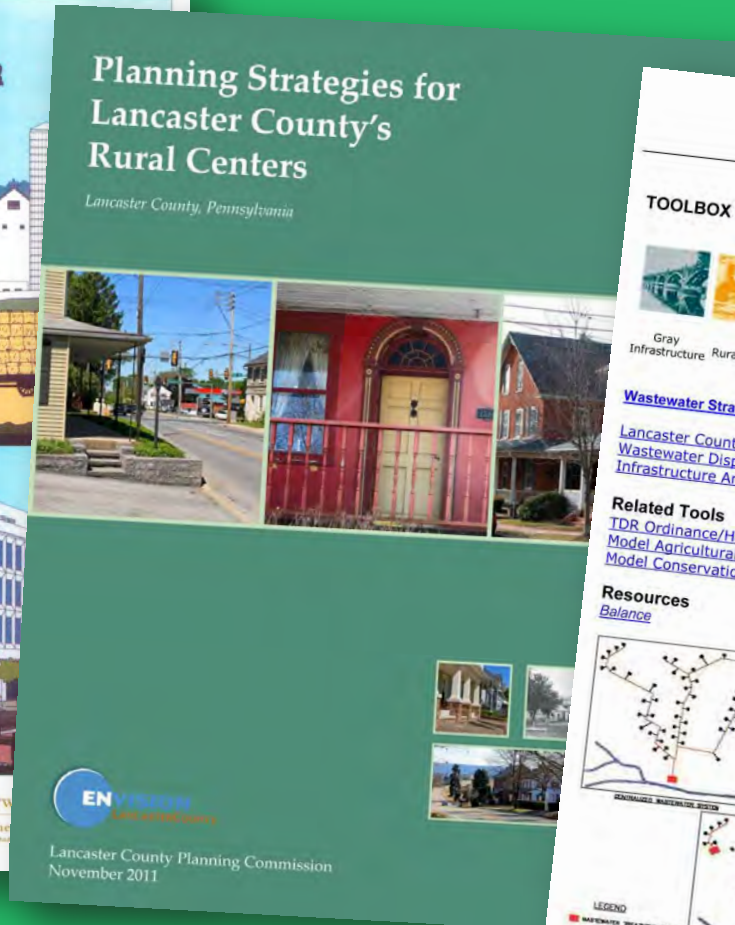
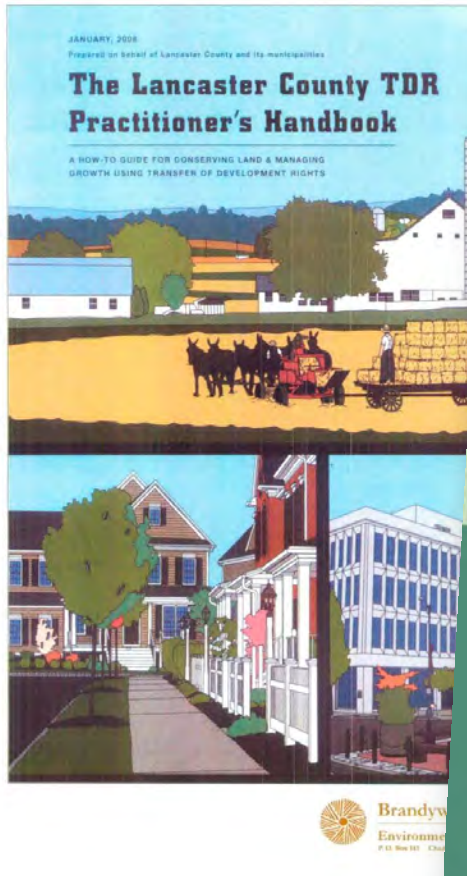
Lancaster County Planning Commission
June 2010

Pennsylvania Native Trees and Shrubs A Landscaping Guide



Lancaster County Planning Commission
Lancaster County, Pennsylvania
2011

Rural Centers Tools



Planning Strategies for Lancaster County's Rural Centers

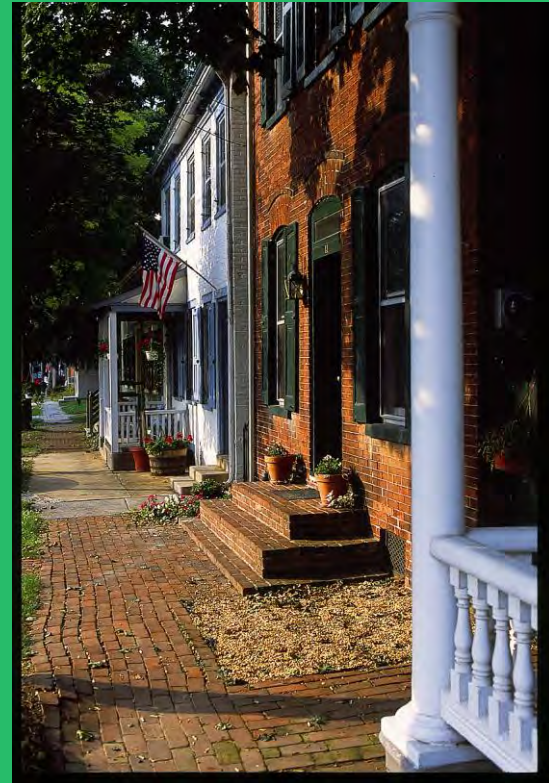
Planning Strategies for Lancaster County's Rural Centers

Lancaster County, Pennsylvania



Lancaster County Planning Commission
November 2011

Rural Centers- Villages



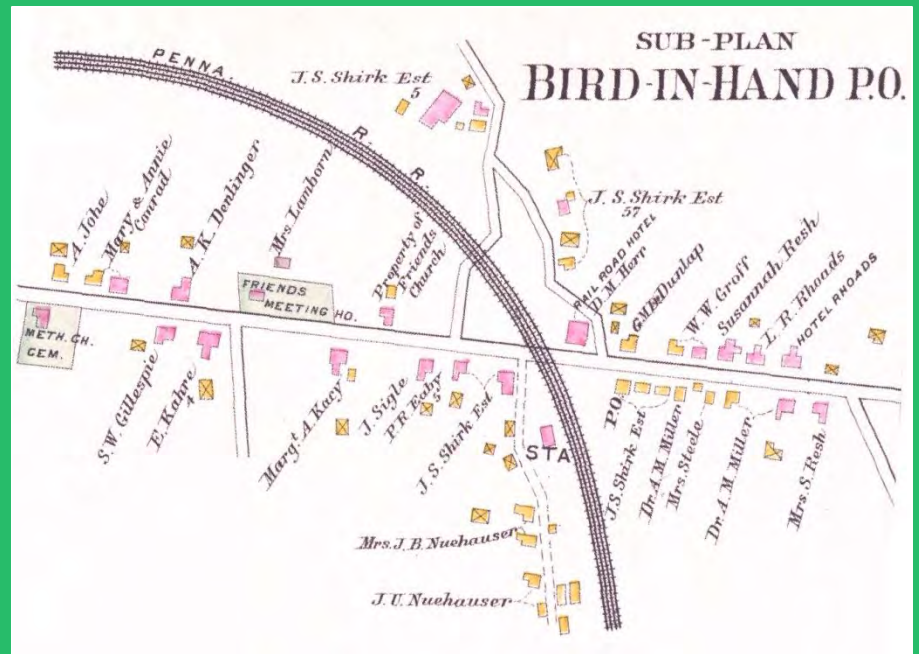
Rural Centers- Crossroads Communities





Rural Centers Historic Form And Community Function

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



Rural Centers Identification Guide

Strong Gateway Presence

A community's entrance could be considered a gateway if it effectively marks a transition from the countryside into the Rural Center, especially along a major route. The gateway can reflect the community's identity, create an aesthetically pleasing effect, calm traffic, and produce other benefits. A subtle form may simply be a change in the landscape from farmland or woodland to residences and businesses (as shown in the upper image), whereas a stronger gateway likely incorporates substantial signage, landscaping, or other elements.



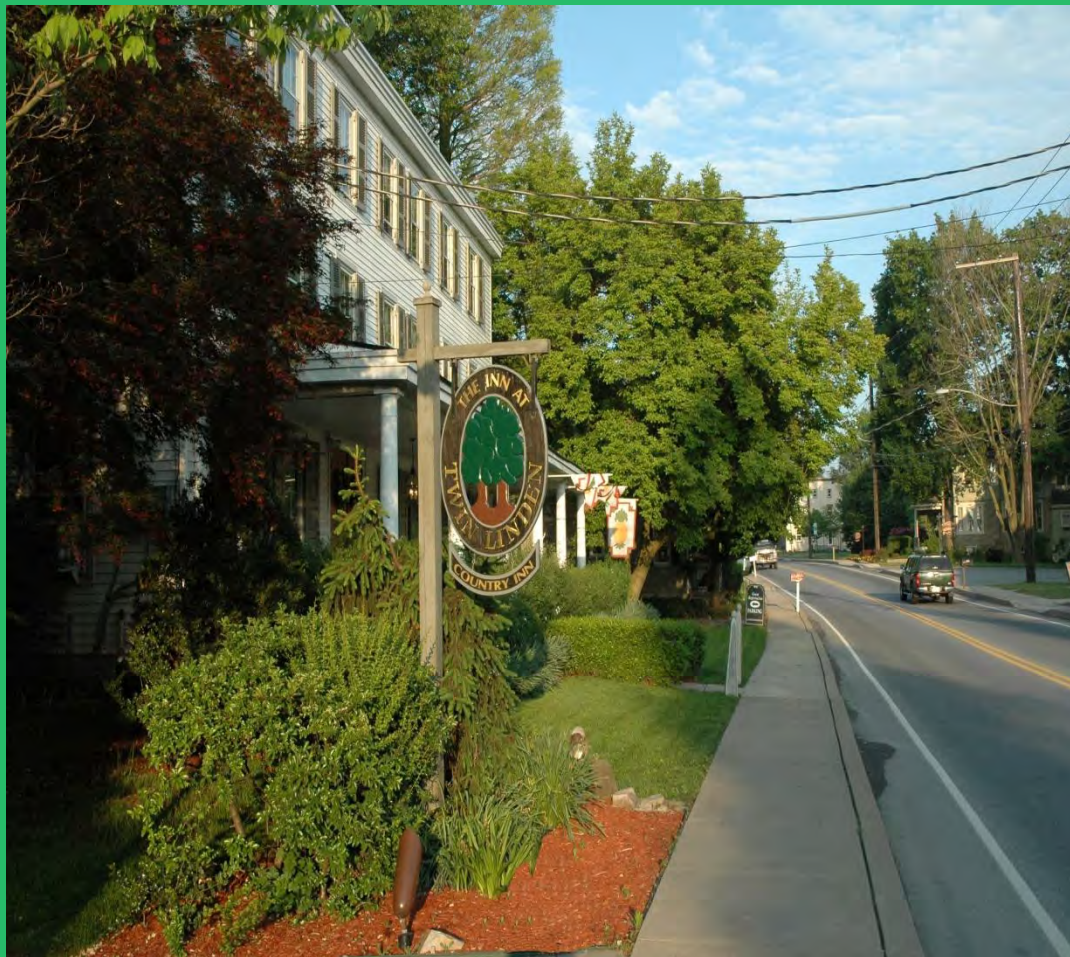
Subtle gateway



Strong gateway presence

RURAL CENTERS ACTION STEPS

Do we want our Rural Center
to grow?



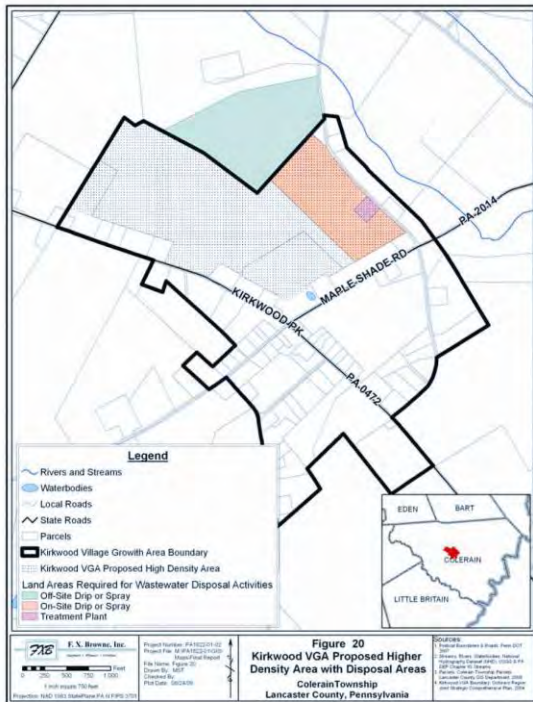
RURAL CENTERS ACTION STEPS

How will our Rural Center grow-
infill development,
redevelopment, expansion,
residential, mixed use?



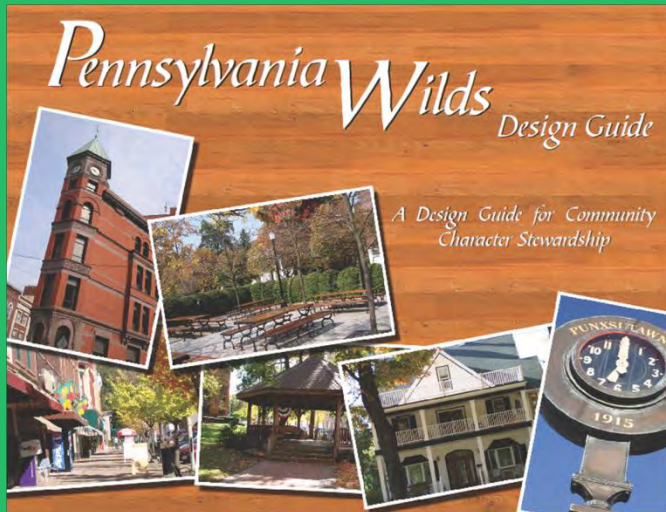
RURAL CENTERS ACTION STEPS

Do we have the infrastructure to permit additional development?



RURAL CENTERS ACTION STEPS

What will the new development look like?



T-1



T-2



T-3



T-4



T-5

Zoning Ordinance

Penn Township, Lancaster County, PA

Adopted May 9, 2011

Plan for a sustained and healthy future for your community





The Railroad House Inn



Residential form



Northwest river trail



Marietta Square- Market street



Marietta Theatre



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