

York Township
Traffic Impact Fee Study
LAND USE ASSUMPTIONS REPORT

III. Potential Development Areas

A. Developable Land

Developable land in the township includes land classified as agricultural or forested, and low density residential on parcels greater than two acres, and vacant properties. Vacant properties are residential, commercial or industrial properties where York County Tax Assessment data shows assessed land value plus assessed building value (improved value) equals the total assessed value (therefore no improved value of property). Developable land identification is significant in that developable land represents land available for new development. Table 8: Developable Land by Zoning District provides an estimate of the developable land in acres using the above categories. Note that the table further refines agriculture and forested land uses into several subcategories. Map 3: Developable Land illustrates the location of developable land in the township. Map 4: Zoning Districts as of February 12, 2002 illustrates the location of zoning districts.

Table 8: Developable Land by Zoning District (acres)

Zoning District	Crops and Pasture	Orchards, Vineyards and Nurseries	Herbaceous Rangeland	Deciduous Forests	Low Density Residential Greater than 2 Acres	Vacant	Total Developable Land
RL3 – Low Density Residential	568.9	27.6	337.6	432.2	321.2	191.8	1,860.8
RM5 - Medium Density Residential	455.4	122.4	244.1	190.2	83.1	93.5	1,188.7
RH9 - High Density Residential	97.5	1.5	82.3	54.1	55.3	25.1	318.4
OP - Office Professional	15.7	8.4	60.7	13.1	18.0	6.0	121.9
CS - Shopping Commercial	19.9	3.9	31.3	13.1	9.3	46.6	121.6
CH - Commercial Highway	-	-	3.4	-	-	10.9	14.3
I – Industrial	10.1	-	22.5	29.5	2.5	9.8	74.4
FO – Farm Open Space	2,767.5	144.5	1,002.4	1,953.8	439.2	105.3	6,431.3
Total	3,934.9	308.3	1,784.3	2,686.0	928.7	489.2	10,131.3

NOTE: Vacant properties are those properties where the assessed land value plus the assessed building value (improved value) equals the total assessed value (assumes no improvements on the property) according to York County Tax Assessment Office data of 2001 and whose land is only residential, commercial or industrial.

Sources: York Township Land Use / Land Cover 2001 data and York County Tax Assessment Office 2001 data.

As Table 8 illustrates, 10,131 acres are identified as developable in the township. Land zoned residentially (RL3, RM5 and RH9 combined) comprises one-third (33%) of the total developable land in the township. Residential land uses greater than two acres regardless of zoning district contribute 12% of the developable land. Crops and pasture account for the highest percentage of developable land at 39% and vacant properties comprises 5% of the developable land. Herbaceous rangeland, residential land uses greater than two acres in size, and vacant properties are available in all zoning districts except Commercial Highways. Note that Map 3 illustrates preserved farmland including Agriculture Security Area and Farm and Natural Land Trust as defined by the York County Agriculture and Land Preservation Office.