

3. EXISTING COMMUNITY CHARACTER & LAND USE

A comprehensive analysis of existing community character and land use patterns provides a variety of information that serves as a basis for future land use planning. The pattern that exists at any point in time represents a composite of the past and present activities of the local citizens. The land uses reflect where people live, work, shop and conduct other activities. Because of this relationship between land use and human activities, land use has become a continually changing and evolving phenomenon. This is reflected in the significant changes and differences in the various types and intensity of land use in the community. The catalysts for these land use shifts are the technological and social changes that occur in society, plus the pressures of natural population growth and expansion. These factors all played a role in the development of the Township's 2002 future land use plan.

The 2022 update of Chapter 3, herein, will provide an analysis of the changes in community character and land use allocations over the preceding twenty (20) years.

HISTORICAL DEVELOPMENT

Lower Windsor Township received its first major influx of European settlers in approximately 1736. Previous to

that year, all settlement was to be kept east of the Susquehanna, but the Indian Treaty of 1736 extended Lancaster County's boundary westward indefinitely. Families of German descent from Lancaster and Chester counties immediately set out across the river via Wright's Ferry to find a new land. These families tended to settle in the Conojehelia Valley (an old Indian name which is now referred to as the Canadochly) that extends across the entire Township in an east-west direction. This valley offered the settlers excellent lands for farming such crops as wheat, corn, oats, rye, potatoes, and hay.

The area was officially organized as Lower Windsor Township in 1838. It was formerly a part of Windsor Township for a period of eighty years.

The first religious services were held in the log houses of the pioneer settlers. However, in 1763, Lutheran and Reformed residents joined together for the purpose of erecting a log church. In June 1764, the structure was dedicated and stood for thirty-six years. A second church was built in 1799 and a third in 1867. English preaching was introduced in 1835. Other churches were gradually constructed throughout the Township.

Tobacco growing was introduced into the Township in 1837. Lower Windsor became the "banner" Township in the County for the production of tobacco, as the quality of the crop was equal in quality to that grown in nearby Lancaster County. Cigar factories became a

major industry, with Craley being the center of the cigar making industry. This village developed along the Wrightsville-Chanceford Turnpike and many people settled in this area. About one-third (1/3) of the Township's population was employed in the manufacturing of cigars until the turn of the century. At one time, the area produced 100,000 cigars daily from locally grown tobacco.

Large iron works were also situated in the Township, mostly in the vicinity of East Prospect. Samuel Slaymaker of Lancaster built the first furnace in 1823 at Margarett Furnace. It was put into operation in 1825 and soon prospered into a large business.

A good quality of ore found in the immediate vicinity was used to make pig iron. In 1825 a foundry, known as Woodstock Forge, was built about one and one-half (1 ½) miles east on Cabin Creek. An extensive business began producing such items as ten-plate stoves, iron kettles, skillets and various kinds of hollow ware.

This foundry had a charcoal furnace and wood was obtained from the surrounding area. About 8,000 cords of wood were consumed annually, stripping the Township of valuable woodland. The iron works were in operation about nine months per year. Each week thirty tons of iron was made. This amounted to about 1,100 tons per year.

At one time, the furnace property included 1,900 acres of land. However, much of the timber was obtained from land of other property owners. Several smaller iron ore companies also conducted business in the area.

Logging was also an important industry in the mid 1800's. Oak and hickory logs cut from the forests between Craley and the Susquehanna River were sent by boat up the river to Columbia. The logs were then sold to the railroads. Other industries that flourished in the Township were Anstine's Fulling Mill and Beard's Tannery.

CURRENT COMMUNITY CHARACTER & DEVELOPMENT PATTERNS

A detailed assessment of Lower Windsor's current community character and development patterns is included in [Appendix C](#), Farmland Preservation Strategy. This assessment highlights the prevailing "town and country" character of the Township, and identifies five basic development patterns within the community, including:

- *Traditional Towns*, such as Yorkana and East Prospect Boroughs
- *Traditional Villages*, such as Craley, Long Level, Delroy, Bitterville and Martinsville
- *Rural Clusters*, dispersed throughout the Township, such as the areas around Eastern High School

- *Farm and Natural Lands*, still predominant across much of the Township
- *Landfill/Recycling*, including the Modern Landfill and adjacent land

EXISTING ALLOCATION OF LAND USES

To analyze the changes in land use allocations between 2002 and 2022 Geographic Information Systems (GIS) information provided by the York County Tax Assessment Office was utilized. The 2002 land use analysis divided existing uses into six general categories: residential, commercial, exempt, farm, industrial, and utility. Exhibit Z, Existing Land Use, illustrates the distribution of these land uses across the Township.

The following is a more detailed description of the six (6) land use categories:

- Residential uses include single family, two family and multi-family dwellings.
- Commercial uses are those that provide income through the exchange of goods and services.
- Industrial activities are those that add value to an item through changes in the state of refinement, such as chemical manufacturing plants, saw mills, foundries and assembly plants. Terminal and transfer facilities are also included in this category.
- Exempt uses include those that are under government ownership and control, plus other

public uses such as schools, churches, fire stations and parks.

- Utility uses include all lands used to provide public utilities.
- Farm uses include both crop production and animal husbandry

Tables 1 and 2 on the following page, provide a detailed breakdown of the land area devoted to each of these land uses according to the 2001 and 2022 assessment data.

As shown, though the allocations have changed, the dominant land uses in the Township remain farming (agriculture) and residential, respectively.

Development in the Township remains dynamic with significant changes to most of the land use categories, as shown below:

Increases:

- Residential - 52%
- Industrial – 54%
- Exempt – 150%

Decreases:

- Commercial – 32%
- Agriculture – 6%
- Utility – 32%

What can these changes be attributed to?

TABLE 1: EXISTING LAND USE ALLOCATION – 2001

	Acres**	Percentage
Total Land Area	15,632.7	100.00
Residential*	3,838.0	24.58
Commercial	567.5	3.64
Industrial	321.6	2.06
Farming	10,474.0	66.96
Exempt	391.7	2.51
Utility	39.9	0.25

* Includes apartments

** Not including roadway areas.

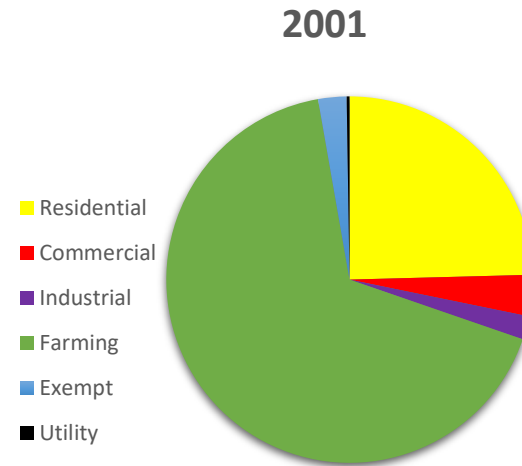


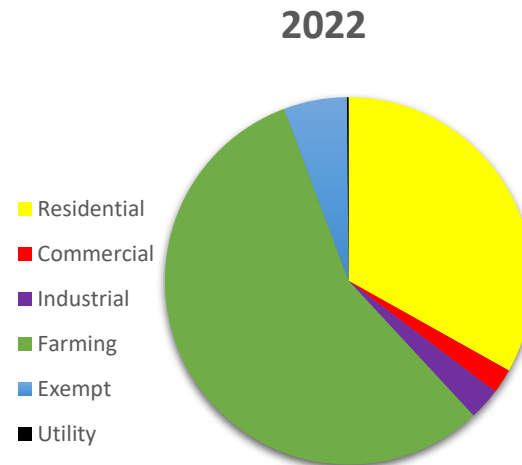
TABLE 2: EXISTING LAND USE ALLOCATION – 2022

	Acres**	Percentage
Total Land Area	17,605.0***	100.00
Residential*	5,831	33.12
Commercial	384	2.18
Industrial	494	2.80
Farming	9,891	56.18
Exempt	978	5.56
Utility	27	0.15

* Includes apartments

** Not including roadway areas.

*** correction to county parcel data.



The above analysis provides an “apples to apples” comparison of land use distribution between 2001 and 2022. However, changes to both data collection and classification should be reflected in this updated iteration of the existing land use analysis.

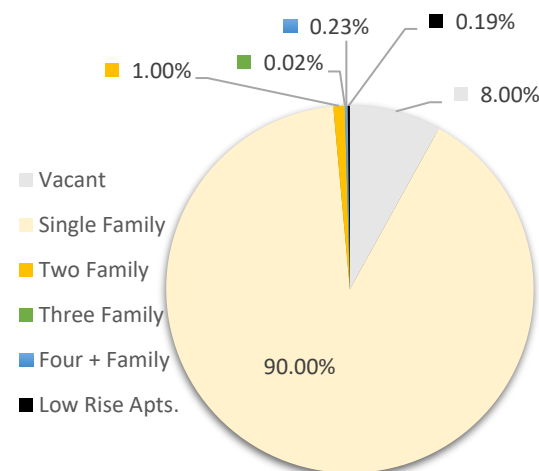
The most notable change being the breakout of Light Industrial activities. In 2001 these activities would have been classified as either industrial or commercial.

These changes are discussed, in greater detail below according to land use.

Residential Uses

Slightly more than thirty-three percent (33.12%) of the Township's land area is used for residential purposes. The overwhelming residential choice for Lower Windsor Township is the single-family residence and for the most part is represented by the lowest residential densities. Medium density residential areas primarily include the various villages throughout the Township, the mobile home parks and many of the residential subdivisions. A very small area of Lower Windsor Township containing apartments is classified in the high-density residential category. Spatially, the residential uses are dispersed throughout the Township with the higher density residential areas, for the most part, forming the core areas of residential growth.

The pie chart below details the current breakdown of residential land uses in the Township. As discussed, the majority of the residential land uses are comprised of single-family homes (including mobile homes) at 90% and vacant residential land at 8%. The remaining two (2%) is comprised of multi-family land uses.

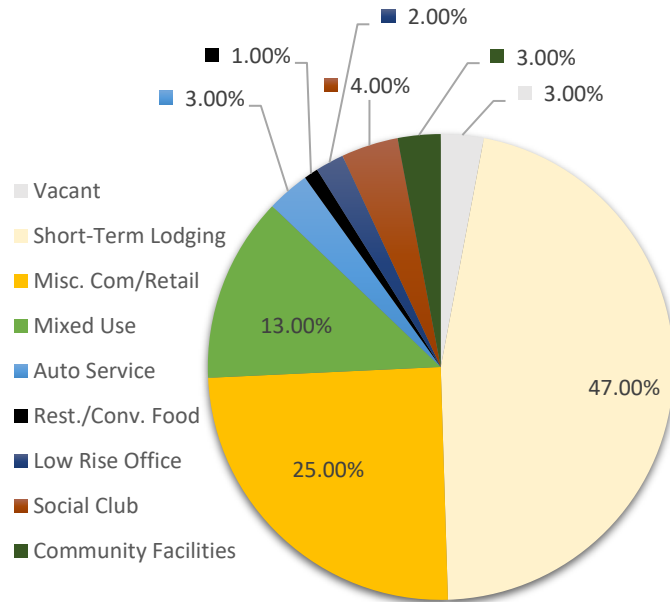


Commercial Uses

Commercial land uses make up over two (2) percent (2.18%) of the total land area of the Township. Activities include professional services and retail businesses including auto sales and repair, restaurants, grocery/convenience stores, taxable community facilities, mixed uses and short-term lodging

accommodations in the form of a rooming house, cabins, and a campground.

The following pie chart provides a breakdown of the 341 acres of commercial land uses in the Township.



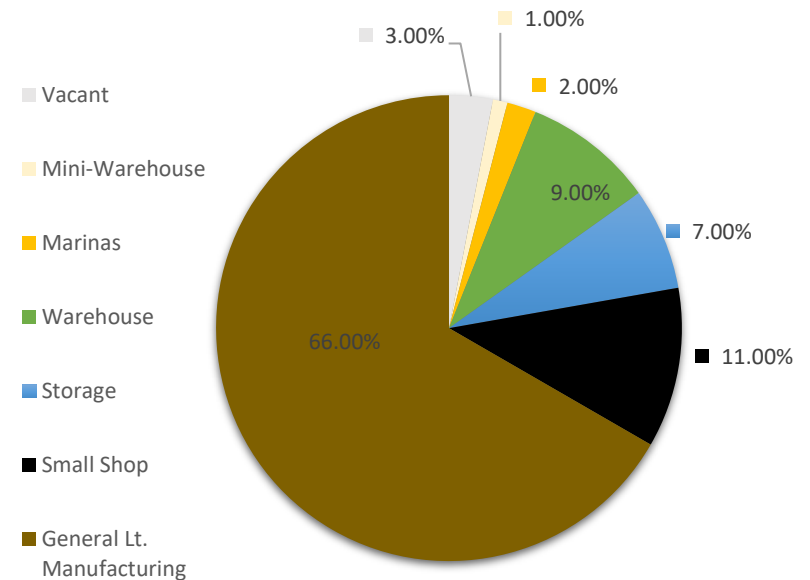
Commercial Land Uses

The majority of the Township's commercial uses are scattered along the major thoroughfares with concentrations occurring in the Craley area and in the vicinity of Yorkana.

Industrial Uses

Industrial land uses utilize nearly three percent (2.8%) of the Township's land area. Principal activities include Modern Landfill (390 Acres) and Red Lion Salvage (5.8 acres).

Following is the current breakdown of the 140 acres of light industrial activities:

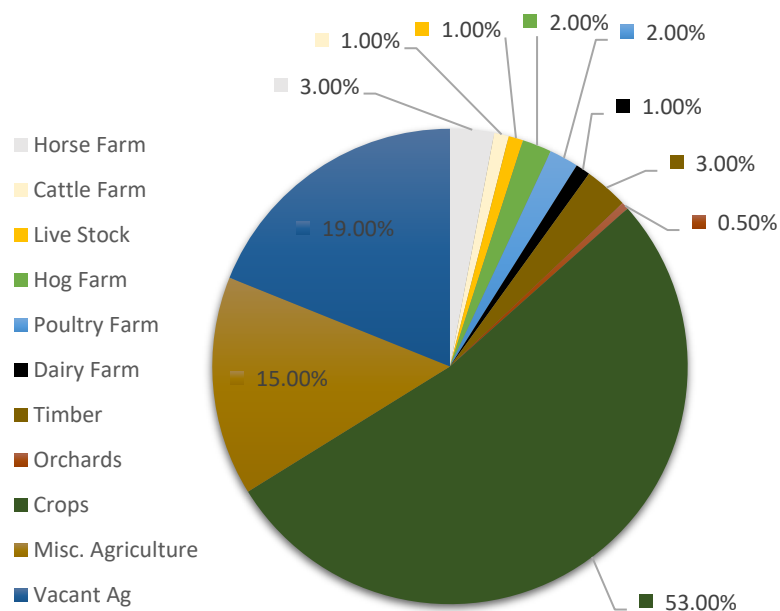


Lt. Industrial Land Uses

Many of the above uses were initially categorized as commercial in 2001.

Farming Uses

Agriculture remains the primary land use in the Township. The chart below provides a breakdown of current agricultural activities.



Agricultural Breakdown

Much of the Township's farmland is broken up by development and no area of the Township seems of greater significance than any other area.

Exempt Uses

Exempt uses occupy about five percent (5.6%) of the Township land area. Facilities of this nature in Lower Windsor Township include churches, a fire company, schools, the Lake Clarke Rescue Service, the Township building, and recreational areas.

The significant increase from two percent (2%) to over five percent (5%) is likely due to the County's acquisition of Native Lands Park and properties owned by Safe Harbor.

Utility Uses

Utility uses occupy less than one percent of land area in the Township. These uses are mainly land used for public utility facilities.

SUMMARY

In conclusion, the overall development pattern in Lower Windsor Township is one that shows a dispersal of development, with a slightly higher concentration in the northern portion. A variety of land uses are intermingled, especially along East Prospect, Mount

Pisgah and Long Level Roads as well as in the Craley area.

Extensive areas of the Township have been retained for open space and agricultural uses. Although some of this land may appear prime for development, the impact of such change on the physical environment and character of the Township must be carefully evaluated.

