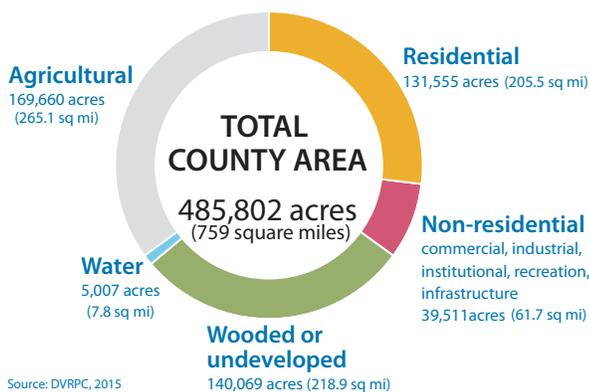


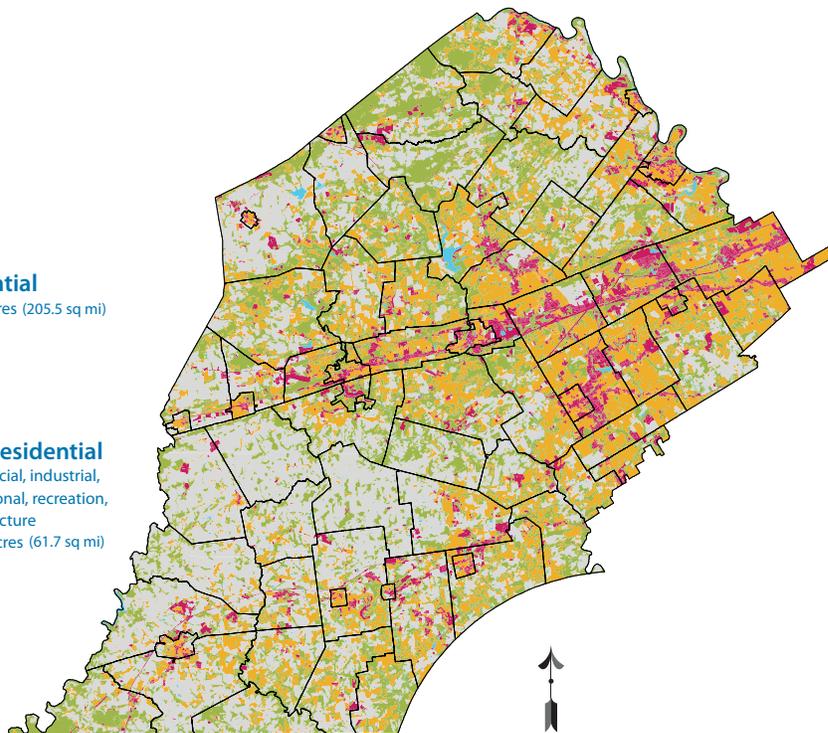


LAND USE ANALYSIS

GENERALIZED EXISTING LAND USE



Source: DVRPC, 2015
 Note: Parking categories are grouped with their associated land uses.



77% of all countywide development is residential

35% Agricultural

Areas actively used for raising crops, livestock, and other farm related activities are predominately located on the western half of the county and in some instances exist adjacent to growth areas, creating a distinct edge between developed and undeveloped areas.

29% Wooded or undeveloped

Woodlands, which cover 26 percent of the county, are the second largest land use in the county. A significant portion of woodlands exist on protected land such as slopes, barrens, and wetlands that are poorly suited to other uses. Woodlands also exist within large residential lots. Three percent of the county is undeveloped or vacant, which excludes wooded and agricultural land.

27% Residential

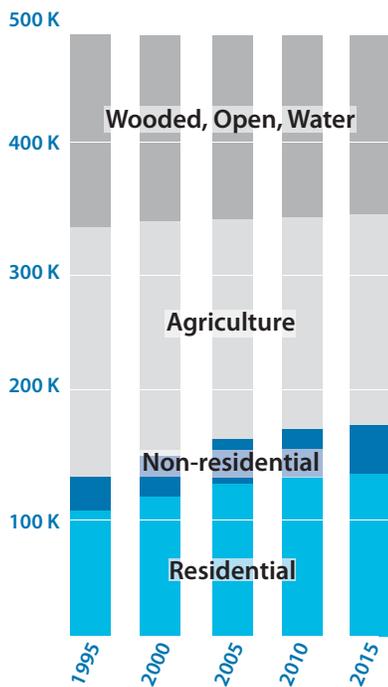
Residential land use is dispersed throughout the county and accounts for 77 percent of developed land. Single-family detached homes account for 94 percent of all residential land use.

8% Non-residential

Slightly over three percent of the county consists of commercial and industrial land uses. Concentrations of commercial and industrial land use generally occur within or near the county's growth centers and along major transportation corridors. Recreation land use, which includes golf courses and trail right-of-ways, accounts for one quarter of non-residential land use. Institutional and infrastructure land uses each account for slightly more than one percent of the county.

LAND USE STATS & TRENDS

Land use by acre



Changes Over Time (1995–2015)

- Wooded lands decreased from 143,754 acres to 125,719 acres
- Agricultural lands decreased from 202,134 acres to 169,660 acres
- Commercial lands nearly doubled going from 7,954 acres to 13,615 acres
- Industrial lands decreased approximately 440 acres
- Recreation lands nearly doubled going from 5,996 acres to 10,412 acres
- Residential lands, the majority of development, grew from 101,198 acres to 131,555 acres

*Between 1995 and 2015, the county was expected to add 64,000 people and develop 48,000 acres. In fact, the county added nearly **104,000 people, 62% more than expected;** yet developed **38,000 acres, 21% less than expected.***

Trends

- The pace of development on open land has slowed down considerably. Over the past ten years, 1,143 acres were developed annually versus 2,739 acres annually during the prior decade.
- Chester County will see demand for new development based on an anticipated 146,000 new residents and 88,000 new jobs by 2045.

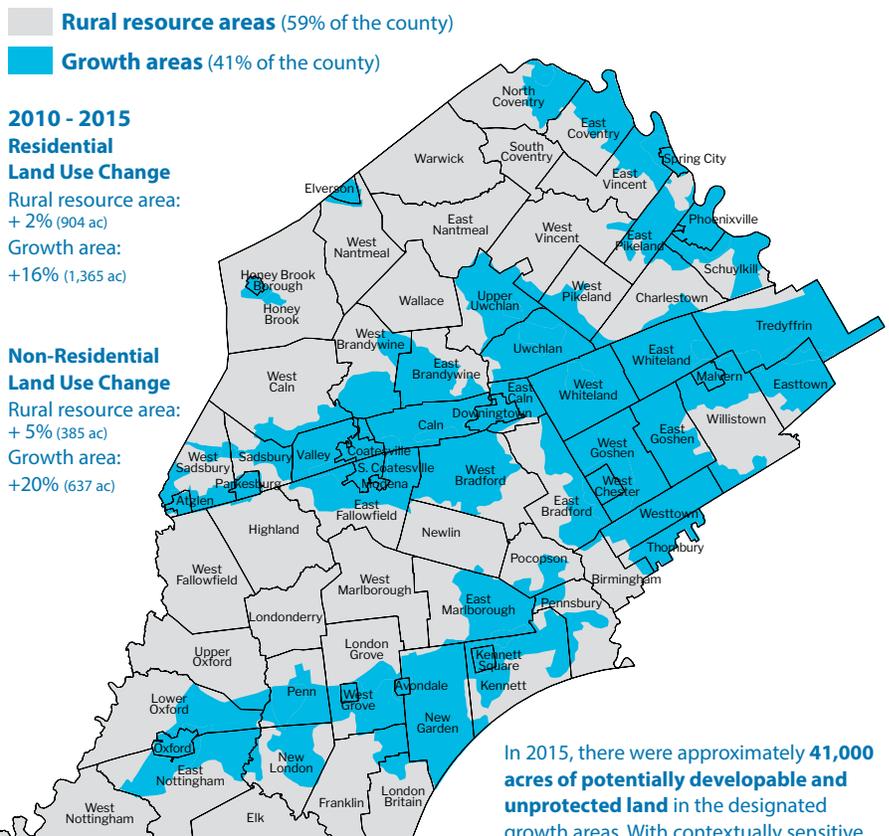
Landscapes2

Landscapes2 is Chester County's current comprehensive policy plan. It brings together growth management and preservation strategies and sets priorities for where and how the county should grow.

The county's designated growth areas are found in the county's urban, suburban center, and suburban landscapes. These growth areas are best suited to redevelopment and development because they are planned for a full range of public infrastructure.

The county looks to protect its unique rural character by not encouraging growth in its rural resource areas. The rural resource areas contain important agricultural, environmental, and scenic resources that are appropriate for conservation and preservation activities.

For additional information about Chester County land use, visit www.chescoplanning.org



2010 - 2015

Residential Land Use Change

Rural resource area: + 2% (904 ac)
Growth area: +16% (1,365 ac)

Non-Residential Land Use Change

Rural resource area: + 5% (385 ac)
Growth area: +20% (637 ac)

In 2015, there were approximately **41,000 acres of potentially developable and unprotected land** in the designated growth areas. With contextually sensitive development, some of this land may provide opportunities for new places to live and work.