

CHAPTER 12

EXISTING LAND USE

INTRODUCTION

Existing land use patterns have a significant impact on the future land use plan, but also affect circulation within the region and the demand for community facilities and services.

The base Existing Land Use Map for the area was supplied by the Berks County Planning Commission. The existing land use mapping for the Borough and the Townships was updated by the consultant through windshield survey performed in 2001.

The categories shown on the Existing Land Use Map include Residential Single-Family, Residential 2 to 4 Family, Residential Multi-Family, Mobile Home, Residential/Commercial Mixed Use, Commercial, Industrial, Institutional, Public, Farm, and Open.

The Existing Land Use Map can be used in conjunction with the Agricultural Security Areas, Conservation Easements, and Clean and Green Lands Map, which indicates farmed land. Wooded areas are delineated on the Natural Resources Map.

Overall Land Use Pattern

Even though the St. Lawrence, Exeter and Amity area has experienced significant population growth and development, much of the area still remains rural, including substantial portions of both Townships. St. Lawrence Borough is primarily developed, mostly for residential purposes, though there are a few commercial, mixed use, public and industrial areas, and a few undeveloped parcels which could be developed in the future.

LAND USE CATEGORIES

Residential Single-Family

Most of the residential parcels within the area are Residential Single-Family. These uses are found throughout the Borough of St. Lawrence. In the Townships, single-family homes are found north and south of Route 422 and in subdivisions along Butter Lane, Dautrich Road, Wegman Road, Oley Turnpike Road, Church Lane, Rugby Road, Walnut Road, Boyertown Pike, Schoffers Road, Fairview Chapel Road, Shelbourne Road, Stonetown Road, Daniel Boone Road, Pineland Road, Painted Sky Road, Lorane Road, Lincoln Road and South Baumstown Road in Exeter Township. In Amity Township,



single-family homes are located in Douglasville and in the subdivisions along Old Swede Road, Monocacy Hill Road, Monocacy Creek Road, Pine Lane, Pine Forge Road, Levengood Road, Valley Road, Geiger Road, Blacksmith Road, Route 562, Weavertown Road, Limekiln Road, Old Airport Road and Worman Road. There are also scattered farm houses and non-farm dwellings in the Townships.

Residential 2 to 4 Family

Residential 2 to 4 Family is mixed with residential single family uses and are not concentrated in one area. They are found primarily in St. Lawrence Borough. In Exeter Township, these uses are found primarily in the Village of Baumstown. In Amity, these uses are found in Douglasville. In the villages they are primarily located along Route 422.

Residential Multi-Family

Residential Multi-Family is found in the Borough of St. Lawrence in a garden apartment development. Multi-Family developments are found in the Townships along East Neversink Road, Gibraltar Road, Lorane Road and Wingspread Drive in Exeter Township and along Lake Drive and Route 662 in Amity Township. Conversions to apartments have occurred in the Borough and villages in the region, particularly in larger older homes. Mountain Park along Butter Lane is a townhouse development, but is classified as single family homes because of the fee simple units. A senior housing project is being constructed along Route 422 in Douglassville next to St. Gabriel's Church.

Residential Mobile Home

Residential Mobile Home uses are scattered through the Townships. These uses are usually considered single-family homes, but when placed in parks require services associated with higher density development. Mobile home parks are found near Butter Lane and Lincoln Road in Exeter Township and along Route 422 and Limekiln Road in Amity Township.

Commercial

Much of the non-recreational commercial development in the area is located along Route 422, Business Route 422, St. Lawrence Avenue, and Route 662. Commercial uses are also widely scattered in the region. Large commercial parcels include the cemetery off West Neversink Road, landfill near Baumstown, land adjacent to a mobile home park off Limekiln Road, and golf courses and gun clubs identified in Chapter 25.

Industrial

Limited industrial development has occurred within the Borough of St. Lawrence. The primary industry is Fleetwood Industries along St. Lawrence Avenue. In Exeter Township, industrial development has primarily occurred along Painted Sky Road, Lincoln Road and between the Schuylkill River and the railroad. In Amity Township, industrial development has occurred in the industrial park east of the Village of Baumstown, along Route 422, along Old Swede Road north of Douglasville, and along Pine Forge Road.

Farm

The Farm areas include lands that are cultivated, pasture and wooded. Farmed areas are specifically shown on the Agricultural Security Areas, Conservation Easements, and Clean and Green Lands Map in Chapter 14. Wooded areas are shown on the Natural Resources Map in Chapter 15. These areas encompass a large portion of the central portion of the region.

Public

Public uses are found throughout the region. They include public lands, such as the Daniel Boone Homestead and Monocacy Hill. This category also includes municipal buildings and uses, community parks, post offices and fire companies, the St. Lawrence watershed lands and public schools. These uses are scattered throughout the municipalities. Public and Institutional land uses are detailed on the Community Facilities Map in Chapter 25.

Institutional

Religious uses predominate in this category. Religious uses include St Catherine's Roman Catholic Church on Route 562, Schwarzwald Lutheran Church on Oley Turnpike Road, Schwarzwald United Church of Christ on Church Road, Reformation Lutheran Church on Business Route 422, Grace Baptist Church on Route 562, Exeter Friends Meeting House on Meeting House Road, Lorane Chapel on Lorane Road, Love Faith Chapel Christian Assembly on Budd Street, Exeter Bible Church on Philadelphia Avenue, Daniel Boone Bible Baptist Church on Route 422, First Baptist Church on Lincoln Road in Exeter Township. In Amity Township, St. Paul's United Church of Christ on Weaverstown Road, St. Paul's Lutheran Church on Old Swede Road and St. Gabriel's Episcopal Church and Chapel on Route 422 are included. Semi-public recreational uses are also included in this category.

Open

Open parcels are scattered throughout the region. There is no one area with a concentration of open lands. In some cases, these parcels are land included within subdivisions which had not yet been developed.

Trends

Several trends in land use are noticeable. The first is the continued development of residential housing within the Townships in the Region. Development has occurred in new subdivisions in rural areas utilizing on-site water supply and sewage disposal as well as in areas served by public sewer and water facilities near the Region's existing settlements.

Another trend is the continued development of commercial uses along the Route 422 corridor in the Townships. This development adds to the tax base, employment and convenience in the Townships; however, the impact of this commercial development can also be increased congestion in commercial corridors if access is not well managed.

Agriculture continues to remain a land use, particularly in Exeter Township, even with the amount of residential development which has occurred. Effective agricultural zoning in Exeter Township is intended to retain agriculture as a significant land use.

Recreational uses, detailed on the Community Facilities Map, are important in the Region, and will remain so given the continued development. The region contains municipal parks, sportsman clubs, golf courses, and a major recreational facility in the Daniel Boone Homestead.

Acreages in Each Existing Land Use Category

The following table presents the acres in each land use category and percentage of total land in the Region in that category.

Existing Land Use Categories	Acres	Percentage
Commercial	2179	8.3
Farm (includes Farmland & Woodland)	11135	42.4
Industrial	668	2.5
Institutional	279	1.1
Mobile Home	227	0.9
Public	2299	8.8
Residential 2 to 4 Family	52	0.2
Residential Multi Family	238	0.9
Residential Single Family	7692	29.3
Residential/Commercial Mixed Use	3	.01
Open	1474	5.6
Total (Not including roads & water)	26246	

Existing Generalized Zoning

The existing generalized zoning map presents a broad-brush picture of existing zoning in the Region, as maintained by the Berks County Planning Commission.

Proposed Development

The Proposed Development Map was prepared in 2001 to get a perspective of future planned development in the region. About 2850 dwelling units were "in the pipeline," likely resulting in approximately 8600 new residents. While a number of these units have been constructed, a number have not, and new residential developments continue to be proposed in the region. Population growth in the region from 2000 to 2003 was estimated as 3772. Substantial capacity for future residential development is contained in uncompleted and proposed subdivisions.