Chapter VII - Existing Land Use Analysis

Municipalities by Land Area

Wayne County's 28 municipalities include 22 Townships and six Boroughs, ranging in size from Damascus Township at 51,381 acres or 80.3 square miles (10.7% of the County's land area), to Bethany Borough, which consists of only 320 acres of land or less than 0.1% of the County. The six Boroughs combined represent 11,860 acres or about 2.5% of the County's land area, although they accounted for 8,357 persons or 17.5% of the County population in 2000, according to the Census Bureau.

Interestingly, Wayne County's six largest townships are all found in the northern part of the County, while all but one of the remaining 16 townships are all found in central and southern Wayne County. Damascus Township was the 30th largest municipality out of Pennsylvania's 2,566 county subdivisions in 2000, according to the U.S. Census Bureau. Mount Pleasant Township ranked 103rd and Preston Township came in as the 134th largest. Bethany Borough, by contrast, was the 282nd smallest municipality in the Commonwealth and Hawley Borough was the 378th smallest.

Table VII-1: Municipalities by Land Area

Municipality	Acres	Sq. Miles	%	Rank
Damascus Township	51,381	80.3	10.7%	1
Mount Pleasant Township	36,843	57.6	7.7%	2
Preston Township	32,986	51.5	6.9%	3
Buckingham Township	29,058	45.4	6.1%	4
Manchester Township	28,840	45.1	6.0%	5
Scott Township	28,453	44.5	5.9%	6
Berlin Township	25,322	39.6	5.3%	7
Clinton Township	25,316	39.6	5.3%	8
Lebanon Township	24,423	38.2	5.1%	9
Paupack Township	20,875	32.6	4.3%	10
Salem Township	20,178	31.5	4.2%	11
Lake Township	19,187	30.0	4.0%	12
South Canaan Township	18,161	28.4	3.8%	13
Sterling Township	17,382	27.2	3.6%	14
Dyberry Township	14,655	22.9	3.1%	15
Cherry Ridge Township	14,245	22.3	3.0%	16
Canaan Township	12,292	19.2	2.6%	17
Oregon Township	11,501	18.0	2.4%	18
Palmyra Township	10,398	16.2	2.2%	19
Dreher Township	9,646	15.1	2.0%	20
Texas Township	9,210	14.4	1.9%	21
Lehigh Township	8,076	12.6	1.7%	22
Starrucca Borough	5,728	8.9	1.2%	23
Honesdale Borough	2,574	4.0	0.5%	24
Waymart Borough	1,766	2.8	0.4%	25
Prompton Borough	1,070	1.7	0.2%	26
Hawley Borough	402	0.6	0.1%	27
Bethany Borough	320	0.5	0.1%	28
Wayne County	**480,289**	**750.5**	**100.0%**	**N/A**

Source: Wayne County Planning Department

Land Use - 1959

The Wayne County Planning Department has conducted a detailed analysis of land use patterns for the years 1959, 2002 and 2008. This data is incorporated in the *Wayne County Agricultural Land Use / Cover Study* using aerial photography available for those years and Geographic Information System (GIS) technology to render a very accurate accounting of land use patterns and changes over the last nearly half-century in Wayne County. The patterns are very revealing in both what they demonstrate and what they do not show compared to conventional wisdom.

Wayne County, in 1959, had experienced a century of relative stability in population, having changed by a loss of only 4,002 persons or slightly over 12% between 1860 and 1960. This was, with the exception of some early second home development around Lake Wallenpaupack, before

subdivision activity had begun in earnest in the County. Altogether, some 97.0% of the County was in forestland (55.6%), pasture or brushland (20.4%), cropland (18.4%) or water (2.6%). Commercial, industrial, residential and other development uses accounted for only 3% of the County's land area in 1959. Land use as a whole is summarized in Table VII-2 below:

Table VII-2: Existing Land Use by Acreage, 1959

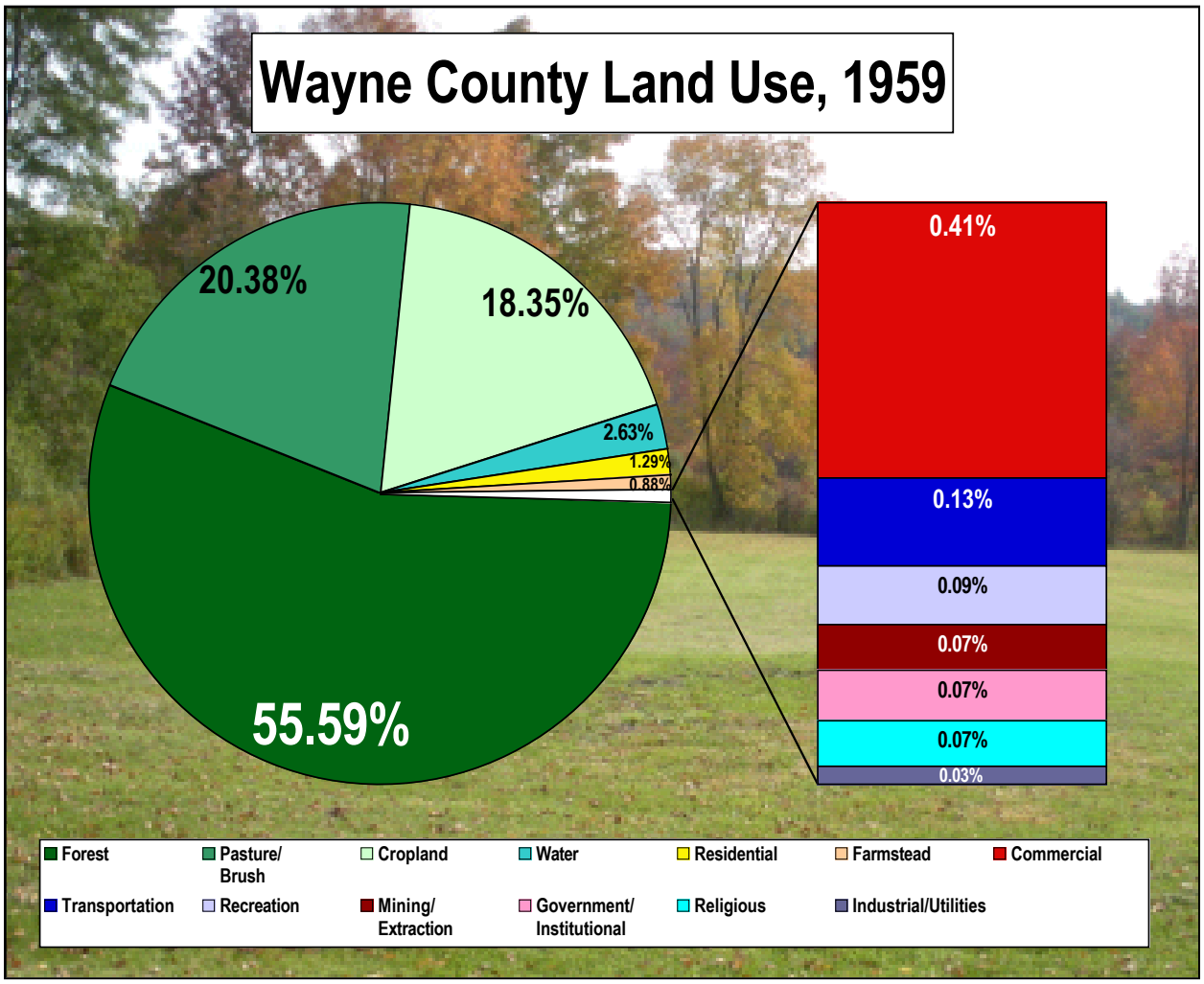
Municipality	Forest	Pasture/ Brush	Cropland	Water	Residential	Farmstead	Commercial	Transportation	Recreation	Mining/ Extraction	Government/ Institutional	Religious	Industrial	Utilities	Total
Buckingham	20,934	3,826	3,160	575	147	100	201	80	0	9	1	10	15	0	**29,058**
Damascus	25,947	11,895	11,032	953	722	573	197	0	0	20	6	30	5	0	**51,381**
Lebanon	15,794	4,311	3,513	463	81	159	95	0	0	0	1	3	3	0	**24,423**
Manchester	19,379	5,375	3,095	521	173	174	108	0	0	0	5	11	0	0	**28,840**
Mt Pleasant	16,804	9,573	9,475	437	148	324	11	2	2	0	40	27	1	0	**36,843**
Preston	13,652	10,490	6,568	1,232	325	210	336	148	0	0	11	9	5	0	**32,986**
Scott	18,235	6,394	3,230	288	149	112	40	0	1	1	2	0	0	0	**28,453**
Starrucca	2,242	2,046	1,295	17	47	59	2	6	2	0	3	8	0	0	**5,728**
Northern Wayne	**132,988**	**53,908**	**41,369**	**4,485**	**1,792**	**1,712**	**990**	**237**	**5**	**30**	**68**	**98**	**30**	**1**	**237,712**
% of Region	**55.9%**	**22.7%**	**17.4%**	**1.9%**	**0.8%**	**0.7%**	**0.4%**	**0.1%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**100.0%**
% of County	**49.8%**	**55.1%**	**46.9%**	**35.5%**	**28.9%**	**40.5%**	**50.2%**	**38.1%**	**1.2%**	**8.7%**	**19.5%**	**30.5%**	**27.0%**	**2.6%**	**49.5%**
Berlin	13,979	3,880	6,031	555	297	238	304	0	4	10	9	9	3	3	**25,322**
Bethany	37	57	121	0	55	9	2	0	32	0	0	7	0	0	**320**
Canaan	7,518	1,879	1,985	524	107	123	73	0	0	0	65	16	0	2	**12,292**
Cherry Ridge	6,164	3,360	3,842	462	154	179	25	55	0	0	3	1	0	0	**14,245**
Clinton	14,043	4,895	5,173	569	226	223	7	0	3	162	6	8	1	0	**25,316**
Dyberry	6,307	3,929	3,571	336	136	216	42	0	1	15	96	7	0	0	**14,655**
Hawley	84	66	6	25	138	1	42	11	14	0	4	8	3	0	**402**
Honesdale	609	622	461	92	497	21	111	15	7	10	31	54	39	4	**2,574**
Oregon	5,429	2,435	3,226	143	40	190	32	0	0	0	1	4	0	0	**11,501**
Palmyra	8,232	705	820	216	236	59	16	69	0	28	4	7	2	2	**10,398**
Prompton	465	352	161	18	50	9	2	0	1	0	11	1	0	0	**1,070**
South Canaan	7,304	4,563	5,375	364	184	282	10	33	0	0	6	30	8	2	**18,161**
Texas	4,611	2,060	1,678	163	391	123	91	62	2	0	13	9	7	0	**9,210**
Waymart	706	339	494	37	125	32	17	0	0	0	5	6	5	1	**1,766**
Central Wayne	**75,489**	**29,142**	**32,946**	**3,504**	**2,635**	**1,704**	**774**	**245**	**63**	**226**	**253**	**167**	**69**	**15**	**147,232**
% of Region	**51.3%**	**19.8%**	**22.4%**	**2.4%**	**1.8%**	**1.2%**	**0.5%**	**0.2%**	**0.0%**	**0.2%**	**0.2%**	**0.1%**	**0.0%**	**0.0%**	**100.0%**
% of County	**28.3%**	**29.8%**	**37.4%**	**27.7%**	**42.5%**	**40.3%**	**39.2%**	**39.4%**	**15.1%**	**65.8%**	**72.3%**	**51.8%**	**62.6%**	**71.5%**	**30.7%**
Dreher	6,513	1,494	1,182	70	267	33	70	0	0	0	11	6	1	0	**9,646**
Lake	10,089	3,961	3,192	987	554	187	15	99	3	81	6	14	0	0	**19,187**
Lehigh	6,824	611	31	373	195	0	7	13	5	0	3	3	4	5	**8,076**
Paupack	14,686	1,354	1,262	2,731	339	114	84	27	271	1	0	5	0	1	**20,875**
Salem	9,018	4,467	5,453	418	335	347	31	2	71	5	8	23	2	0	**20,178**
Sterling	11,396	2,960	2,721	79	83	132	1	0	0	0	0	6	5	0	**17,382**
Southern Wayne	**58,524**	**14,847**	**13,840**	**4,658**	**1,772**	**814**	**209**	**141**	**350**	**87**	**29**	**57**	**12**	**5**	**95,344**
% of Region	**61.4%**	**15.6%**	**14.5%**	**4.9%**	**1.9%**	**0.9%**	**0.2%**	**0.1%**	**0.4%**	**0.1%**	**0.0%**	**0.1%**	**0.0%**	**0.0%**	**100.0%**
% of County	**21.9%**	**15.2%**	**15.7%**	**36.8%**	**28.6%**	**19.2%**	**10.6%**	**22.6%**	**83.7%**	**25.5%**	**8.2%**	**17.7%**	**10.4%**	**25.9%**	**19.9%**
Wayne County	**267,001**	**97,897**	**88,155**	**12,646**	**6,200**	**4,230**	**1,973**	**623**	**418**	**343**	**350**	**322**	**111**	**21**	**480,289**
% of County	**55.6%**	**20.4%**	**18.4%**	**2.6%**	**1.3%**	**0.9%**	**0.4%**	**0.1%**	**0.1%**	**0.1%**	**0.1%**	**0.1%**	**0.0%**	**0.0%**	**100.0%**

Source: Wayne County Planning Department

Northern Wayne County represents slightly less than half of the County's land area. It had above average proportions of forestland, pasture/brushland and commercial land uses in 1959. Commercial land uses in rural areas (e.g., camps) tend to occupy more land, which probably accounted for their relatively large acreages. Central Wayne County represents a little more than 30% of the County's land area. It had above average proportions (compared to the county) of

cropland, residential uses, farmsteads, commercial land, transportation uses, mining, government/institutional uses, religious uses, industrial land and utility land. Southern Wayne County accounts for just under 20% of the County land area. It had, in 1959, above average proportions of forestland and pasture/brushland, with relatively small amounts of other land uses.

Figure VII-1



Source: Wayne County Planning Department

Figure VII-1 illustrates Wayne County land use in 1959 was predominately rural/forest and farmland. Some 55.6% of the County, 267,001 acres, was forested, 20.4% was in pasture or brushland and 18.4% was cropland. Very little of the County was urbanized. Residences and farmsteads combined accounted for roughly 2.2% of land, less than that covered by water (2.6%). Commercial development consumed only 0.4% and other land uses barely registered. Some 42.2% of developed acreage (land used for other than forest, cropland, pasture/brushland or water) was found in Central Wayne County, with 34.0% being in Northern Wayne and 23.8% in Southern Wayne. The land use pattern in 1959 may be described as very rural, with a distinctly agrarian and small town character.

Land Use - 2008

Wayne County has experienced an estimated 83.1% gain in population since 1960, having grown from 28,237 persons that year to an estimated 51,708 persons in 2007. Second home development around Lake Wallenpaupack and throughout other areas of the County boomed during this period and commercial development spread out from Hamlin, Hawley and Honesdale. Nevertheless, the County remains very rural in 2008. Some 91.6% of the County is still in forestland (64.8%), pasture or brushland (11.0%), cropland (12.4%) or water (3.4%). Land use as a whole is summarized in Table VII-3 below:

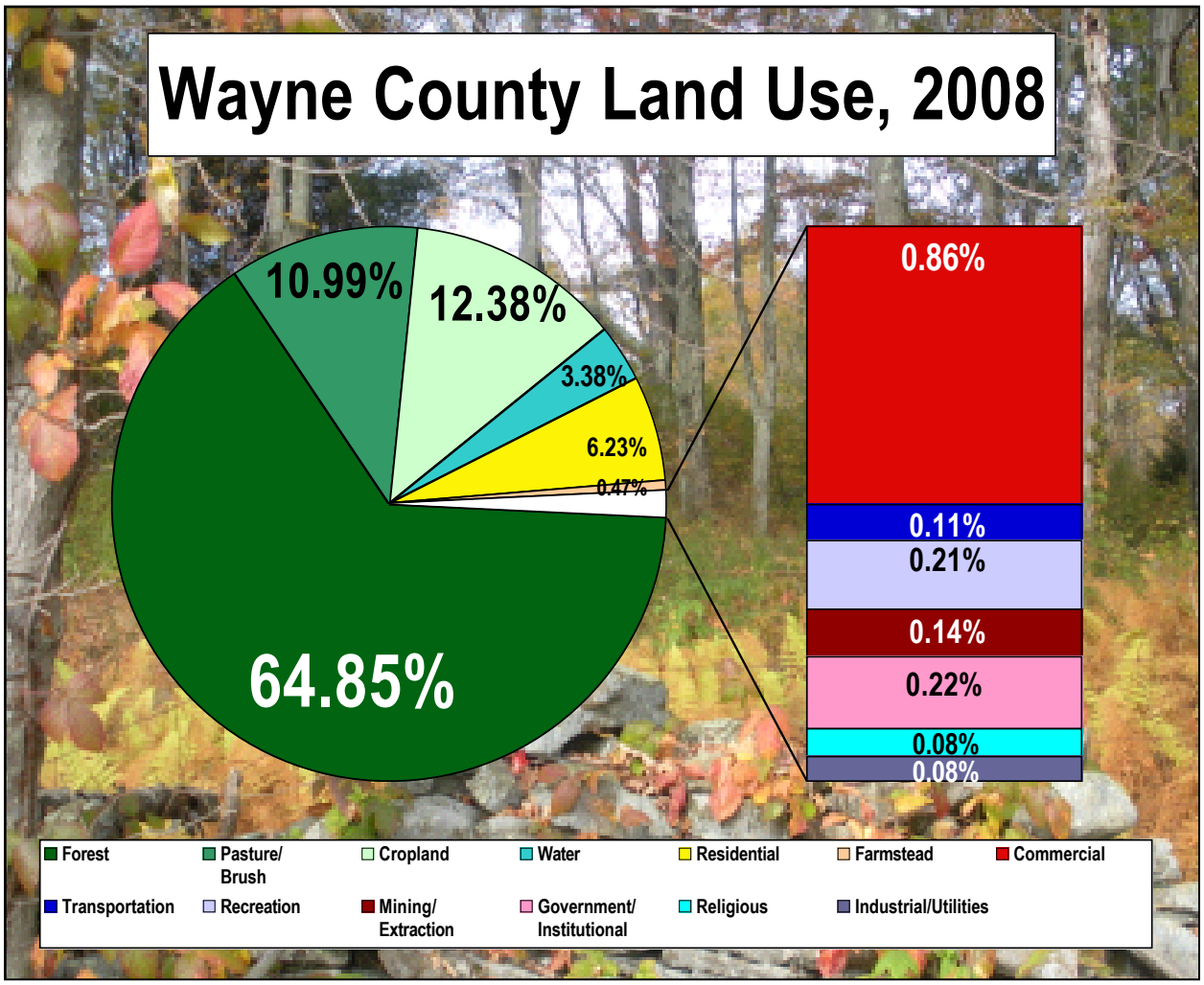
Table VII-3: Existing Land Use by Acreage, 2008

Municipality	Forest	Pasture/ Brush	Cropland	Water	Residential	Farmstead	Commercial	Transportation	Recreation	Mining/ Extraction	Government/ Institutional	Religious	Industrial	Utilities	Total
Buckingham	23,099	2,316	1,873	744	527	72	363	0	9	31	6	10	8	0	**29,058**
Damascus	30,329	7,288	8,884	1,214	3,103	238	201	0	7	39	35	29	10	6	**51,381**
Lebanon	17,774	2,299	2,870	648	492	157	147	19	2	9	4	3	0	0	**24,423**
Manchester	22,005	2,819	2,082	641	870	101	154	0	120	7	11	11	8	12	**28,840**
Mt Pleasant	23,420	4,378	6,662	740	1,218	220	102	0	7	0	53	27	15	2	**36,844**
Preston	20,876	4,205	4,887	1,336	980	122	497	0	7	20	31	9	14	2	**32,986**
Scott	22,238	3,051	1,938	449	571	66	80	0	1	53	3	1	1	0	**28,453**
Starrucca	3,260	1,120	1,140	30	138	23	3	0	2	0	2	8	0	0	**5,728**
Northern Wayne	**163,001**	**27,477**	**30,335**	**5,802**	**7,899**	**999**	**1,545**	**19**	**155**	**159**	**144**	**99**	**55**	**22**	**237,713**
% of Region	**68.6%**	**11.6%**	**12.8%**	**2.4%**	**3.3%**	**0.4%**	**0.6%**	**0.0%**	**0.1%**	**0.1%**	**0.1%**	**0.0%**	**0.0%**	**0.0%**	**100.0%**
% of County	**52.3%**	**52.0%**	**51.0%**	**35.8%**	**26.4%**	**44.6%**	**37.4%**	**3.7%**	**15.2%**	**23.0%**	**13.5%**	**24.6%**	**23.4%**	**16.1%**	**49.5%**
Berlin	15,360	3,119	3,511	769	1,925	65	436	0	12	27	22	20	27	29	**25,322**
Bethany	72	96	15	2	122	0	2	0	3	0	0	7	0	0	**320**
Canaan	8,234	988	1,179	642	635	38	198	0	0	0	356	16	2	6	**12,292**
Cherry Ridge	7,726	1,910	2,723	533	1,122	97	72	49	0	0	6	3	4	0	**14,245**
Clinton	16,605	2,768	3,730	895	1,022	173	54	0	3	34	10	8	11	4	**25,316**
Dyberry	8,386	1,902	2,296	535	1,172	61	127	0	1	22	130	16	8	0	**14,655**
Hawley	81	19	0	24	177	0	42	8	29	0	11	10	1	2	**402**
Honesdale	870	271	226	92	707	10	169	12	26	4	89	61	23	15	**2,574**
Oregon	6,489	1,619	2,379	228	632	109	42	0	0	0	0	4	0	0	**11,501**
Palmyra	7,980	639	425	276	812	33	68	31	2	101	6	20	3	3	**10,398**
Prompton	641	108	77	83	99	3	4	0	41	0	12	1	1	0	**1,070**
South Canaan	10,113	2,608	3,581	524	887	224	50	0	0	35	71	53	9	4	**18,161**
Texas	5,267	1,186	1,024	210	1,025	45	289	30	2	8	95	10	12	6	**9,210**
Waymart	763	282	263	44	276	14	94	0	1	0	12	7	6	5	**1,766**
Central Wayne	**88,587**	**17,514**	**21,428**	**4,858**	**10,615**	**869**	**1,646**	**130**	**119**	**233**	**820**	**233**	**106**	**75**	**147,233**
% of Region	**60.2%**	**11.9%**	**14.6%**	**3.3%**	**7.2%**	**0.6%**	**1.1%**	**0.1%**	**0.1%**	**0.2%**	**0.6%**	**0.2%**	**0.1%**	**0.1%**	**100.0%**
% of County	**28.4%**	**33.2%**	**36.1%**	**29.9%**	**35.5%**	**38.8%**	**39.9%**	**25.1%**	**11.6%**	**33.9%**	**76.8%**	**57.9%**	**45.1%**	**53.8%**	**30.7%**
Dreher	7,366	748	378	125	808	13	88	0	75	0	27	10	7	2	**9,646**
Lake	10,593	2,072	1,780	1,328	2,887	126	133	0	51	172	21	15	9	1	**19,187**
Lehigh	6,055	340	0	402	990	0	69	19	174	0	9	6	3	8	**8,076**
Paupack	12,512	934	522	2,940	3,268	44	296	0	338	0	8	6	0	6	**20,875**
Salem	10,522	2,282	3,425	626	2,629	164	271	19	101	25	33	26	39	16	**20,178**
Sterling	12,824	1,436	1,572	148	821	24	79	331	7	100	6	8	16	9	**17,382**
Southern Wayne	**59,872**	**7,812**	**7,676**	**5,569**	**11,404**	**371**	**937**	**370**	**746**	**297**	**104**	**70**	**74**	**42**	**95,344**
% of Region	**62.8%**	**8.2%**	**8.1%**	**5.8%**	**12.0%**	**0.4%**	**1.0%**	**0.4%**	**0.8%**	**0.3%**	**0.1%**	**0.1%**	**0.1%**	**0.0%**	**100.0%**
% of County	**19.2%**	**14.8%**	**12.9%**	**34.3%**	**38.1%**	**16.6%**	**22.7%**	**71.2%**	**73.1%**	**43.1%**	**9.7%**	**17.4%**	**31.5%**	**30.2%**	**19.9%**
Wayne County	**311,460**	**52,803**	**59,439**	**16,230**	**29,918**	**2,240**	**4,129**	**519**	**1,020**	**688**	**1,068**	**402**	**235**	**139**	**480,289**
% of County	**64.8%**	**11.0%**	**12.4%**	**3.4%**	**6.2%**	**0.5%**	**0.9%**	**0.1%**	**0.2%**	**0.1%**	**0.2%**	**0.1%**	**0.0%**	**0.0%**	**100.0%**

Source: Wayne County Planning Department

Northern Wayne County has above average proportions of forestland, pasture/brushland and cropland in 2008. Central Wayne County has above average amounts of pasture/brushland, cropland, residential uses, farmsteads, commerce, mining, government/institutional uses, religious uses, industry and utility land. Southern Wayne County has above average proportions of water, residential, commercial, transportation, recreation, mining, industrial and utility land.

Figure VII-2



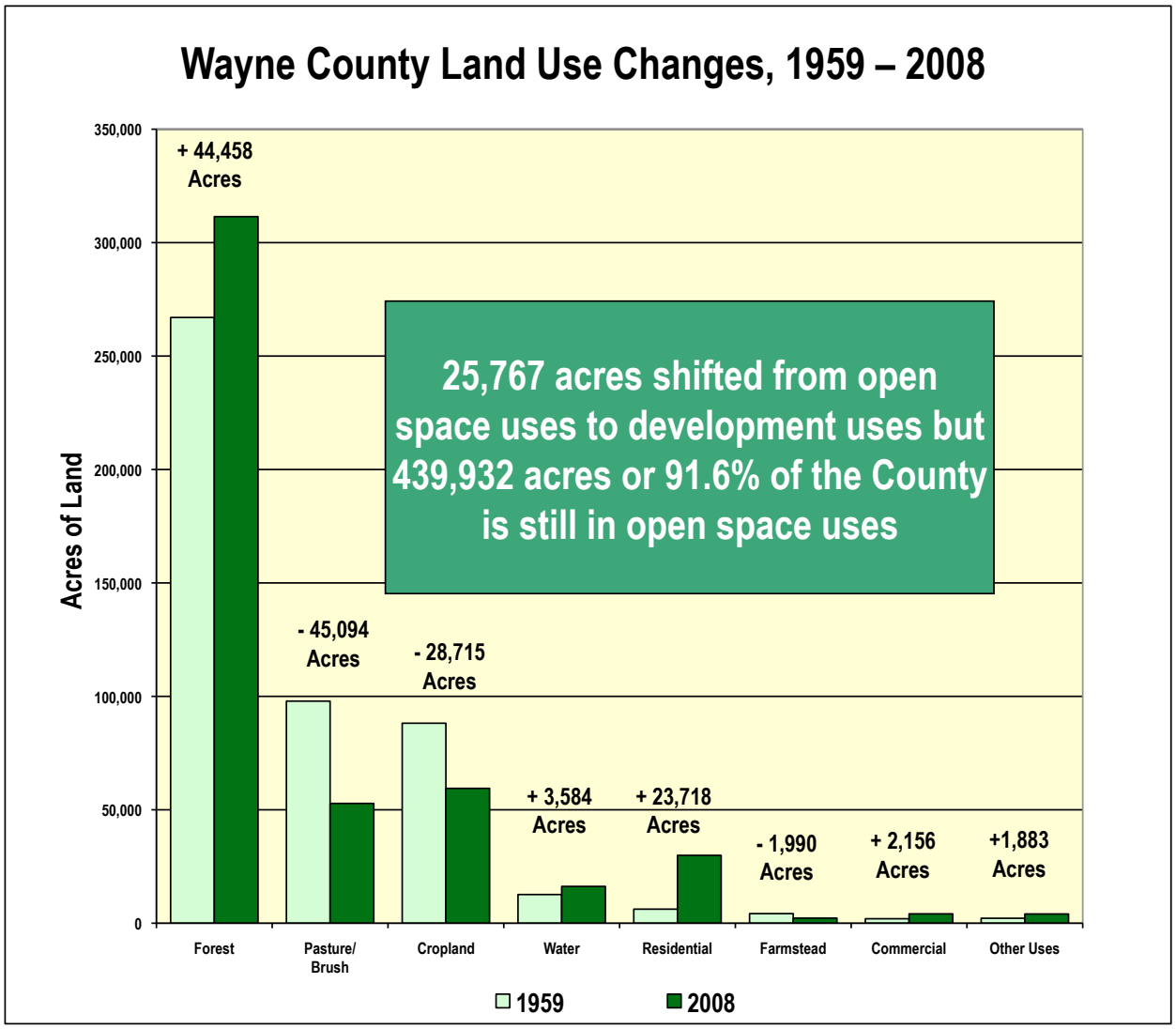
Source: Wayne County Planning Department

Figure VII-2 illustrates the continued rural nature of land use within the County in 2008. Some 64.9% of the County, 311,460 acres, was forested, 11.0% was in pasture or brushland and 12.4% was cropland. Residential and water land uses have increased significantly, but remain very minor in nature compared to open space uses. Residences and farmsteads combined account for approximately 6.7% of the land mass. Commercial development now consumes 0.9% and other land uses remain insignificant as a whole. Some 36.8% of developed acreage was found in central Wayne County, with 27.5% being in northern Wayne and 35.7% in southern Wayne. Overall, the land use pattern in 2008 may still be described as very rural.

Land Use Changes - 1959 to 2008

There have been significant changes in Wayne County land use patterns but they have, as noted earlier, left the County very rural. Figure VII-3 below illustrates some of those changes.

Figure VII-3



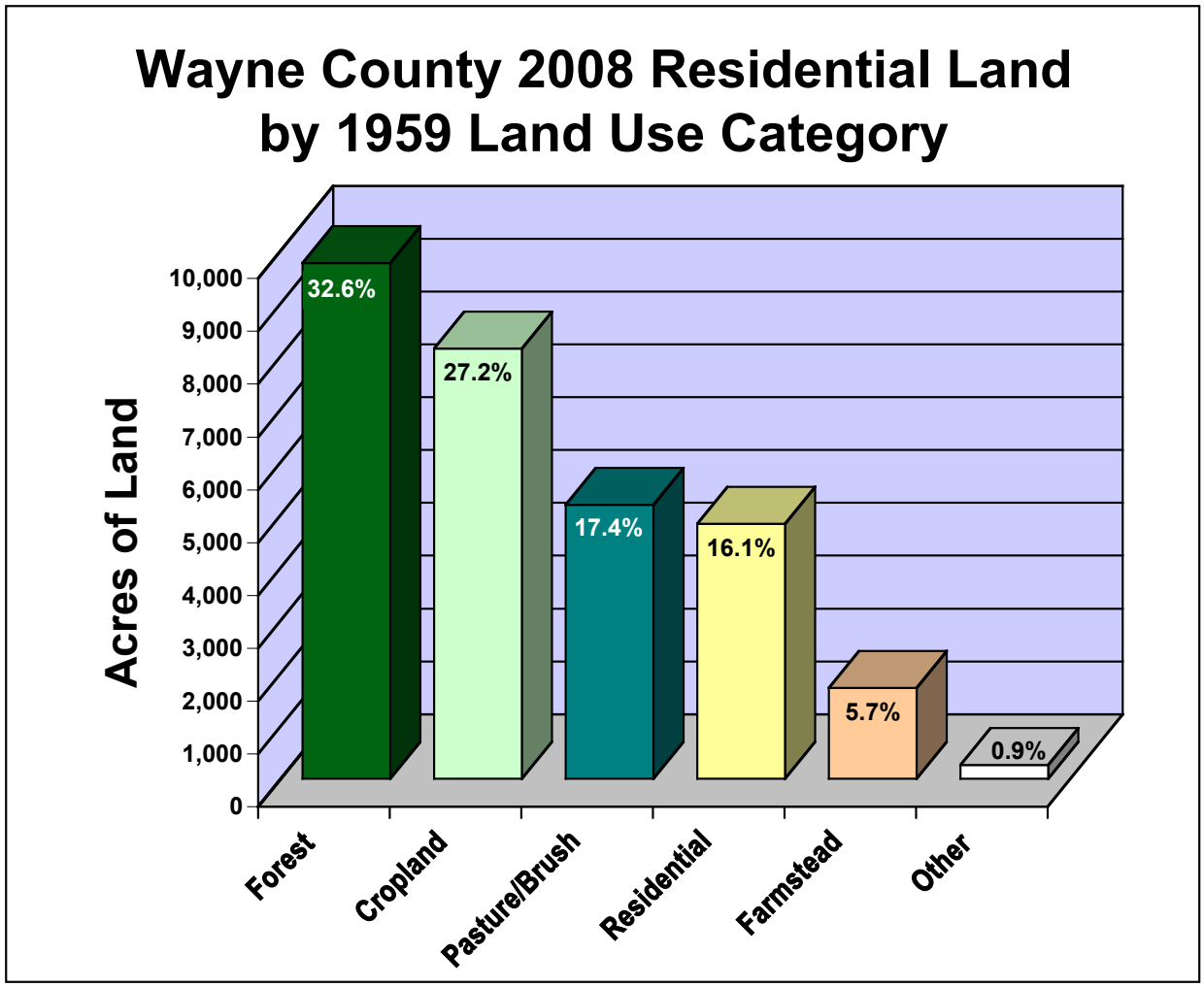
Source: Wayne County Planning Department

As Figure VII-3 indicates, forestland has grown by 44,458 acres or 16.7% since 1959. Open space uses (forestland, pasture/brushland, cropland and water) as a whole have dropped slightly since 1959, with 25,767 acres or 5.4% of the County converting to development uses over the 49 year period, an average conversion rate of 524 acres per year. This very modest rate suggests Wayne County will remain predominately rural and forested with pasture/brush evolving through a reforestation process for the foreseeable future. Even if this rate of conversion were to continue through the remainder of the 21st Century, Wayne County would still be overwhelmingly (81.6%) rural. Obviously, growth could accelerate and change these patterns.

Nevertheless, it is apparent the County is not, currently, threatened by runaway development nor is it likely to be in the foreseeable future. Notwithstanding this, the quality of development can be improved through local land use regulations and fair and sound implementation.

The County Planning Department's analysis of conversion patterns provides further detail. The residential land use category experienced the greatest gain among development categories. It increased by 23,718 acres or 382.6% over the almost five decades. Figure VII-4 below identifies the uses of residential land found in 2008 by its 1959 uses, revealing the nature of these conversions:

Figure VII-4



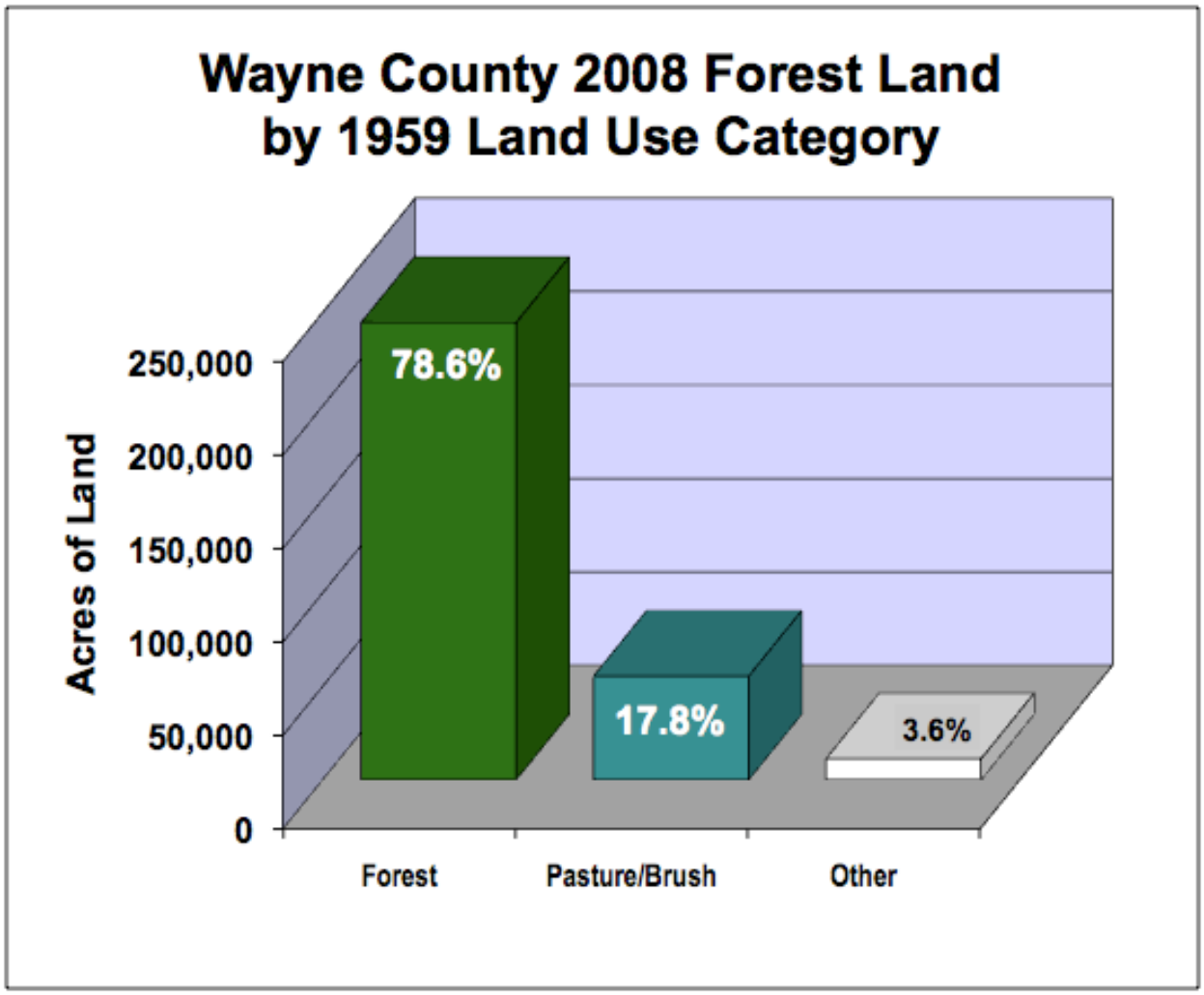
Source: Wayne County Planning Department

Some 32.6% of the residential land that exists in 2008 was forested in 1959, another 27.2% was cropland and 17.4% was pasture or brushland. Yet, forestland grew significantly over this same period because much more land reverted to forest than was converted to other land uses. Therefore, the net impacts on open space were minimal from this residential development.

Moreover, 16.1% of 2008 residential land was also residential in 1959 and another 5.7% was in previous use as farmsteads, meaning the occupancy merely changed from a farmer to a non-farmer. It is also important to realize some land that was residential in 1959 also converted to other uses. Indeed, 574.6 acres or 9.3% of residential land converted to forest (presumably as cabins and other aging second homes were demolished). Another 6.3% converted to pasture or brushland and 2.9% went into commercial usage.

The increase in forest acreage, as might be expected, results largely from reversion of pasture and brushland to forest. Figure VII-5 illustrates:

Figure VII-5



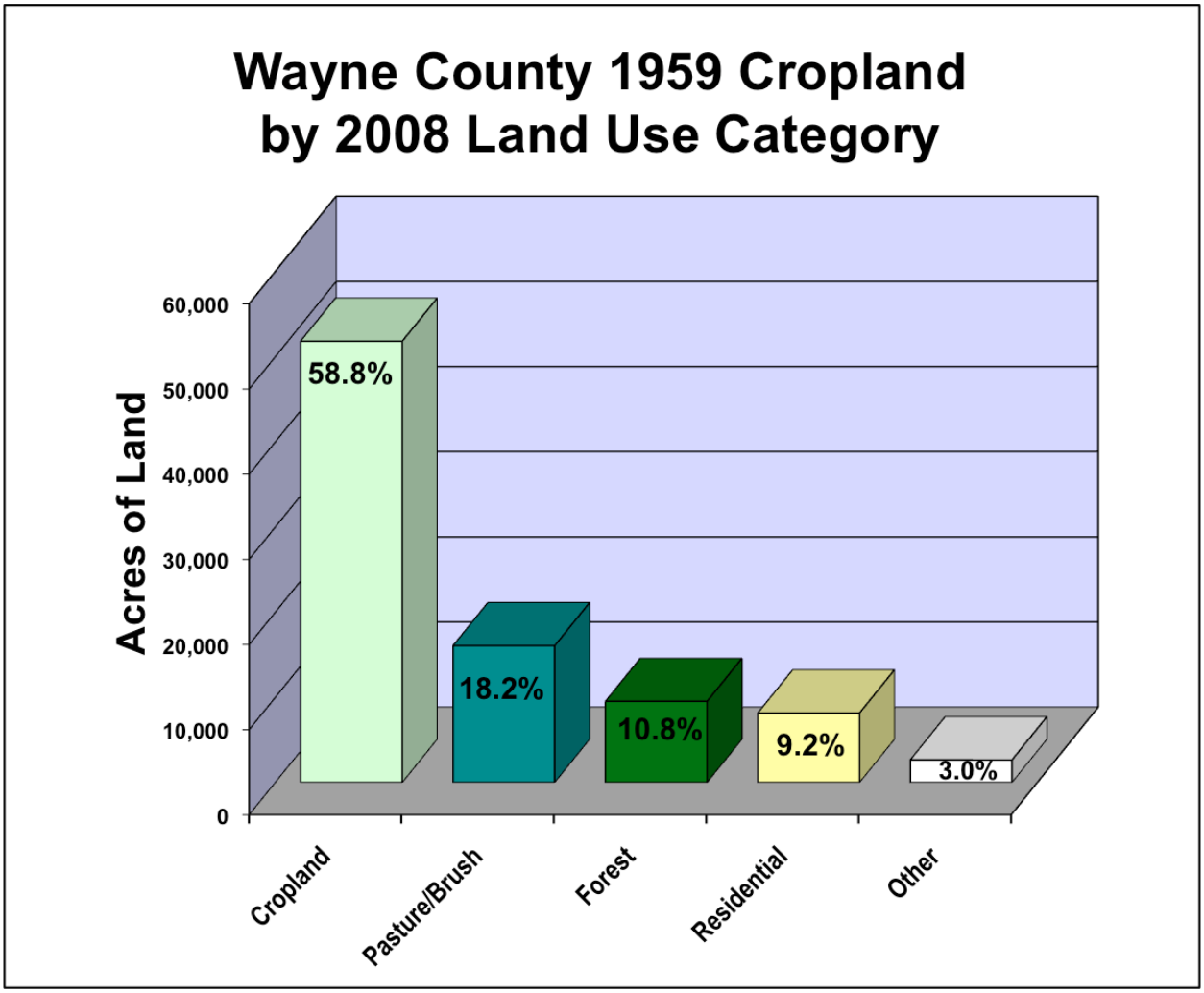
Source: Wayne County Planning Department

Some 17.8% of the forestland that exists in 2008 was pasture or brushland in 1959, indicating large areas of unproductive former farmland have been allowed to revert back to woodland. A total of 56.7% of all pasture or brushland from 1959 reverted to forestland. Meanwhile, only 8.3% of 1959 forestland was converted to other land uses, some 3.7% going into residential land

uses, 2.8% becoming pasture or brushland and the remainder into other land uses. These combined factors yielded the large increase in forested acreage.

It is also worth noting what has happened to cropland over the nearly five decades. Figure VII-6 provides perspective. Cropland changes are a more important indicator of farming trends than total farmland, which has tended to include large areas of unproductive land as well as cropland.

Figure VII-6



Source: Wayne County Planning Department

Figure VII-6 demonstrates 58.8% of 1959 cropland stayed in that land use, 18.2% shifted to pasture or brushland, 10.8% reverted to forestland and only 9.2% converted to residential use. This last statistic indicates there is, countywide, relatively little pressure on farmland from new residential development. Rather, cropland is mostly going back to pasture, brush or woodland. Direct conversion to residential use is a fairly minor factor in the big picture. Farmers are clearly disposing of unproductive land or going out of agriculture for much more important reasons having to do with production issues, profitability or other factors.

Figure VII-7 provides further insights. There are distinct differences in patterns by regions of the County. The three regions (Northern Wayne, Central Wayne and Southern Wayne) exhibit varying degrees of reversion to forestland and development.

Northern Wayne has, unsurprisingly, experienced the least amount of new development (conversion to residential, farmstead, commercial, transportation, recreation, religious, mining, government/institutional, industrial or utility land uses), but the most reversion to forestland. It accounted for 67.5% of all gains in forestland for the County, 58.6% of all pasture/brushland losses, 38.4% of cropland losses and 23.8% of all development gains.

Overall, Northern Wayne County became only slightly more developed (only 2.6% of the total Northern Wayne County acreage was developed over the 49 year period). It became much more forested, however, with 12.6% of the region's acreage shifting to this land use. However, pasture/brushland and cropland declined, meaning the region was less agrarian and more wooded in character.

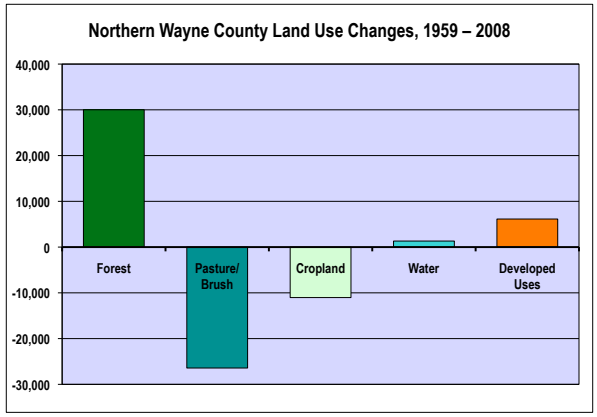
Central Wayne County experienced somewhat more commercial development and somewhat less forest reversion than northern Wayne County but somewhat less commercial development and more forest reversion than southern Wayne County. The central Wayne County region parallels the U.S. Route 6 corridor and has traditionally served as the business center of Wayne County, although the Hamlin area, in southern Wayne County has become a strong new center. Central Wayne County accounted for 29.5% of all gains in forestland for the County, 25.8% of all pasture/brushland losses, 40.1% of cropland losses and 33.7% of all development gains.

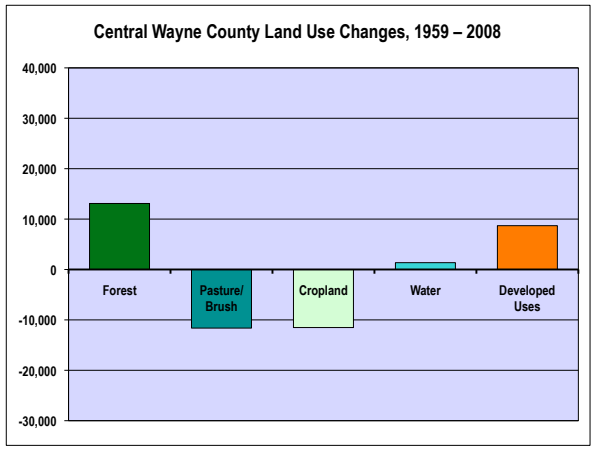
Overall, Central Wayne County became modestly more developed (some 5.9% of the total central Wayne County acreage was developed over the 1959-2008 period). Nevertheless, it also became more forested, with 8.9% of Central Wayne County's acreage moving to this land use. Again, although pasture/brushland and cropland declined, one must bear in mind most of the changes Countywide were first from cropland to pasture/brushland or forestland and only later to development uses.

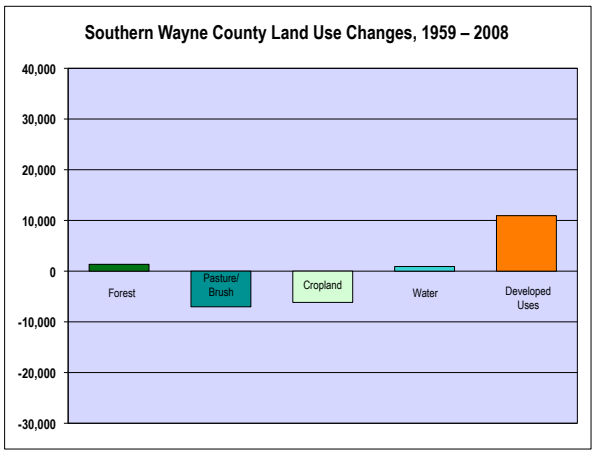
Southern Wayne County exhibited the most new development as residential development spread along Lake Wallenpaupack and other recreational attractions and commercial development extended along the Route 590 corridor in particular. Southern Wayne County accounted for only 3.0% of all gains in forestland for the County, 15.6% of all pasture/brushland losses, 21.5% of cropland losses and 42.5% of all development gains.

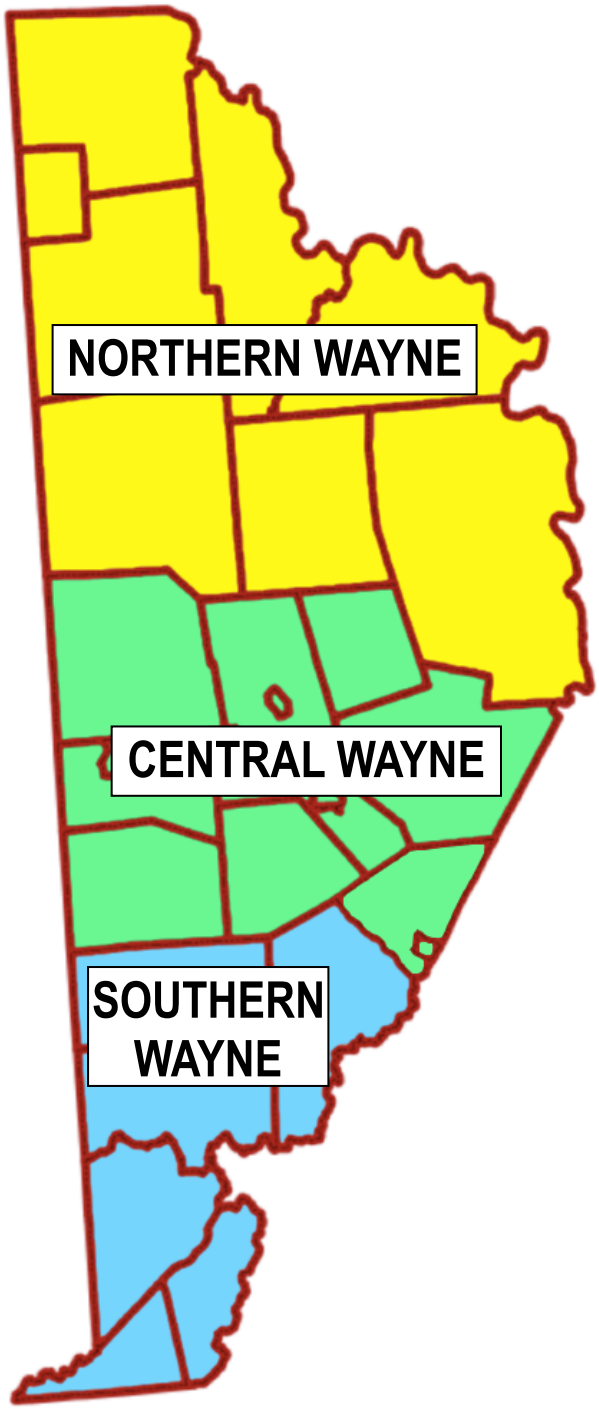
Overall, Southern Wayne County also became modestly more developed (some 11.5% of the total southern Wayne County acreage was developed over the nearly five decade period). It added only slightly to its forestland, with 1.4% of the southern Wayne County's acreage moving to this land use, although any increase is still counterintuitive considering the amount of second-home development. Despite southern Wayne County being the fastest growing region, the 10,940 acres of new development represents an annual change of only 223 acres per year.

Figure VII-7 – Wayne County Land Use Changes by Region. 1959– 2008









Source: Wayne County Planning Department