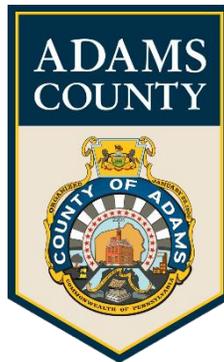


2015 ANNUAL REPORT

SUBDIVISION/LAND DEVELOPMENT & BUILDING PERMIT ACTIVITY



Adams County, Pennsylvania

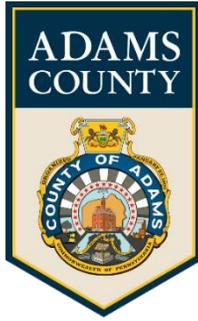
2015 ANNUAL REPORT

Subdivision/Land Development & Building Permit Activity

Adams County, Pennsylvania

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ADAMS COUNTY OFFICE OF PLANNING AND DEVELOPMENT

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Sherri Clayton, AICP, Director

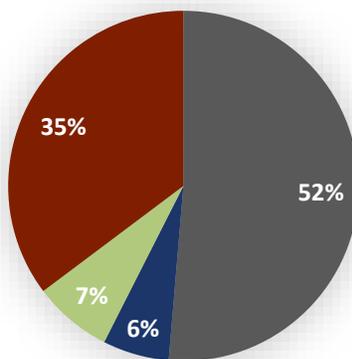
In accordance with the requirements of the Pennsylvania Municipalities Code, Act 170 as amended, Adams County Office of Planning and Development (ACOPD) reviews and provides advisory comments for all proposed subdivision and land development plans submitted in the County. These comments are forwarded to municipal planning commissions and the governing bodies of the respective boroughs and townships for their consideration prior to plan approval. ACOPD also prepares advisory comments for new municipal comprehensive plans, zoning ordinances, subdivision and land development ordinances, and amendments related to these plans and ordinances, in addition to advisory reports for planning modules developed to comply with Act 537 (Sewage Facilities Act) and activities for which county comments are required under Acts 14, and 67/68.

The following report contains observations from the proposed subdivision/land development and building permit activity during 2015.

Mandatory Planning Advisory Reviews

During 2015, 261 advisory reviews were issued by ACOPD. These reviews were prepared for subdivision/ land development (SLD) plans; new municipal plans and ordinances, and any related amendments to these plans and ordinances; planning modules developed to comply with Act 537 (Sewage Facilities Act); and activities related to Acts 14, and 67/68.

REVIEWS PREPARED IN 2015

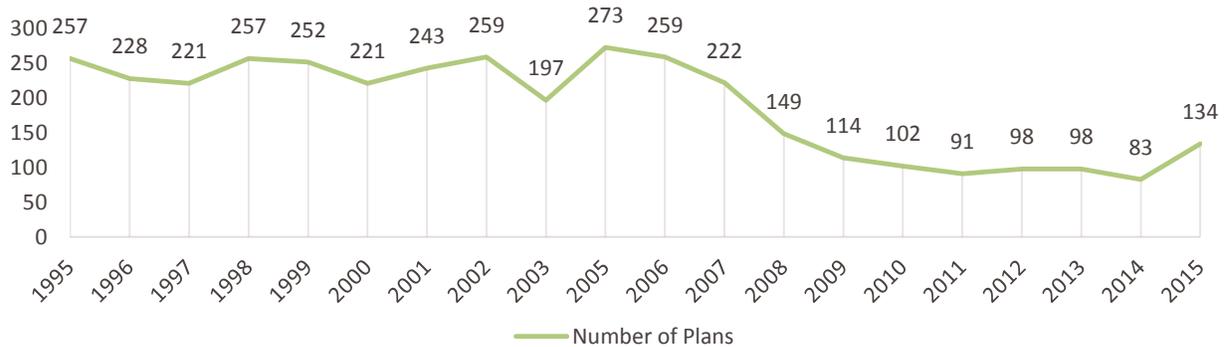


- SLD - New & Resubmissions
- Planning Modules
- New Ordinances & Amendments
- Acts 14, 67/68, 127, 537

Plan Submissions

- A total of 134 advisory Subdivision and/or Land Development (SLD) plan reviews were issued in 2015. Of these, 116 were prepared for new submissions. The remaining reviews were prepared for revised or resubmitted plans. The chart below illustrates the number of new plans submitted to ACOPD each year since 1995.
- The number of new SLD plans submitted for review has been below average for the past 5 years. Plan reviews did increase slightly in 2015, with 51 submissions more than in 2014.
- New subdivision and land development plans submitted involved a total of 5,581 acres. Of the total acreage, 940 acres could be converted to new parcels or development of any type, if approved.

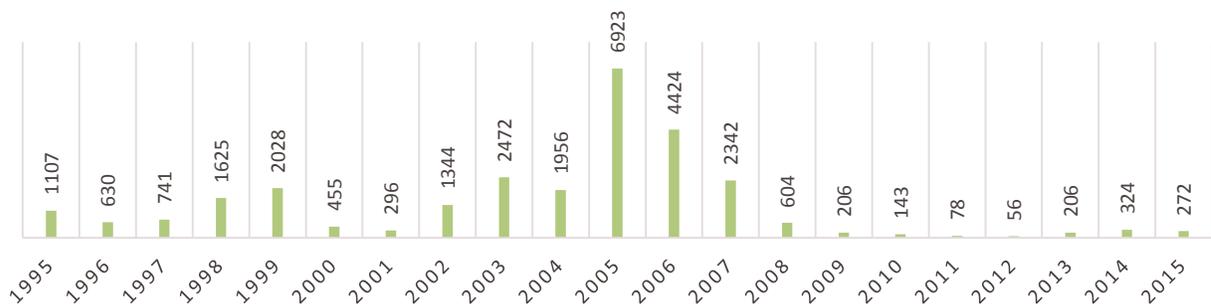
SUBDIVISION AND LAND DEVELOPMENT PLANS REVIEWED (1995-2015)



Proposed Residential Units

- The chart below illustrates the number of new residential lots or units proposed in Adams County since 1995. There were 272 new residential units proposed in 2015, down 52 units from 2014. Of the 272 new residential units proposed, 122 are for Musket Ridge, a proposed residential duplex development in Cumberland Township.
- There are 32 residential units in another proposed duplex development within Stoners Farm in Littlestown Borough. Union Township had 36 residential units proposed for Phase I of the Meadow Gate residential development. At The Brethren Home Community in Oxford Township, 31 units were proposed as a part of the Bridgewater Phase II & III development.

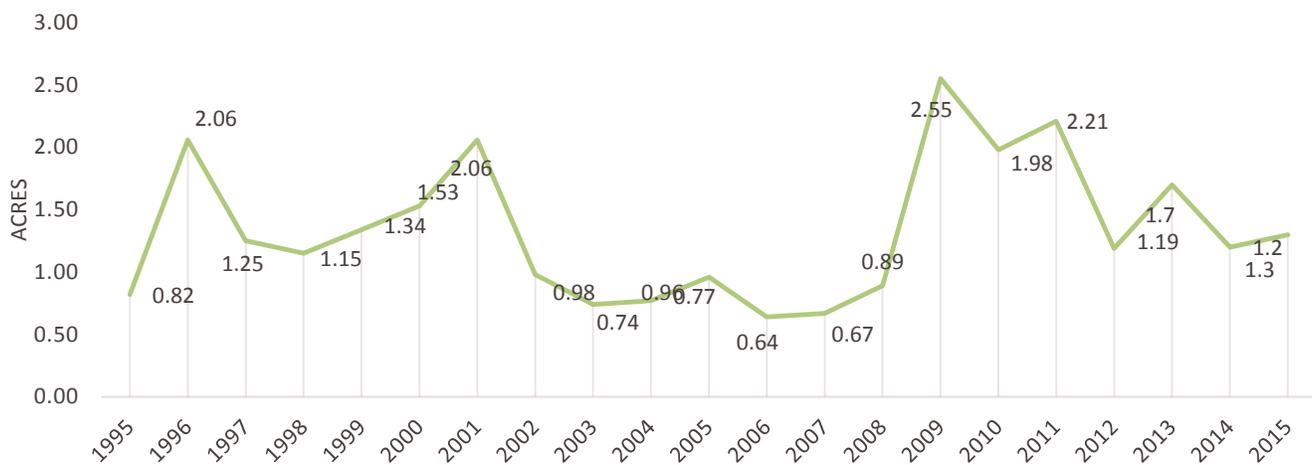
PROPOSED RESIDENTIAL UNITS (1995-2015)



Proposed Residential Lots

- If approved and built, new residential lots could occupy 334 acres of land (see table, page 12).
 - 10 lots, greater than 10 acres in size, were proposed on a total of 167 acres
 - 28 lots, between 1 and 9.99 acres in size, were proposed on a total of 75 acres
 - 41 lots, of less than an acre, were proposed on a total of 25 acres
- The average new single family residential lot in 2015 was 1.3 acres in size. The chart below illustrates the average proposed residential lot size during the time period of 1995 through 2015. These averages exclude lots greater than 10 acres.

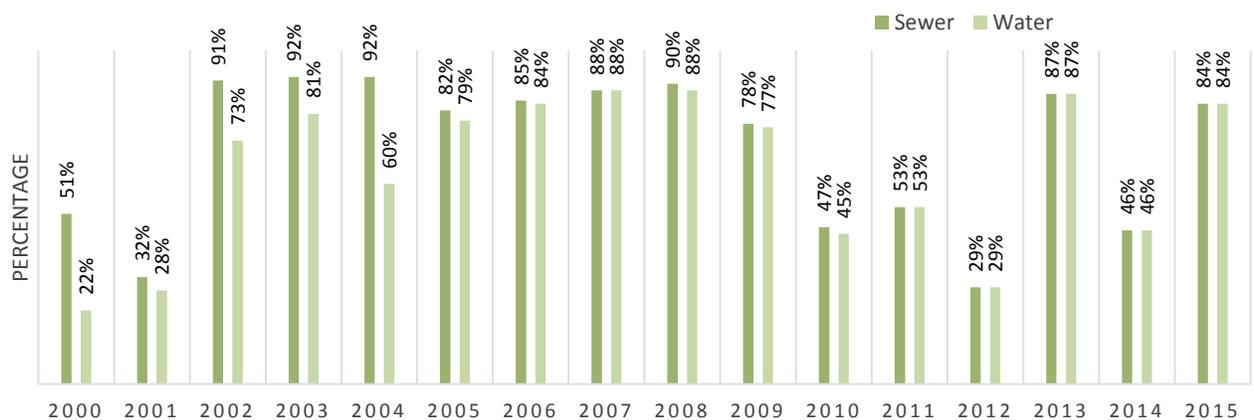
**AVERAGE PROPOSED RESIDENTIAL LOT SIZE
LOTS LESS THAN 10 ACRES**



Central/Public Utilities

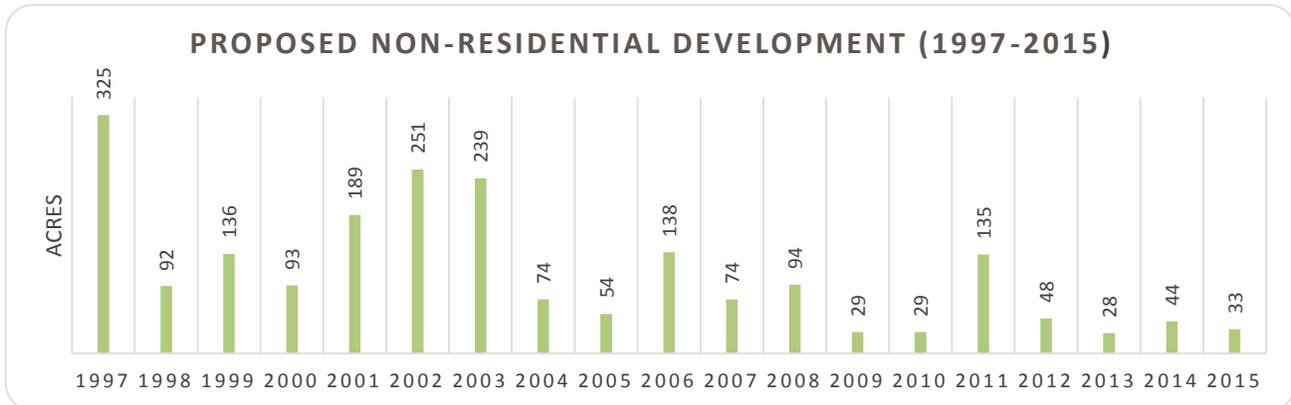
- If constructed, 228 (84%) of the 272 residential units proposed would be served by public/central sewer and water, 122 of which are from the Musket Ridge land development plan proposing 61 duplexes in Cumberland Township. If those units were excluded, the proportion of proposed units served by public/central sewer and water would be much lower at 39%.

NEW RESIDENTIAL UNITS ON PUBLIC UTILITIES



Non-Residential Development

- Of the 134 new plans submitted, 33 (28%) involved commercial, industrial, or public/institutional subdivision or land development.
- Proposed non-residential development activity involved around 92 acres.
- New, non-residential buildings proposed in 2015, if built, would cover 903,204 ft², or approximately 20 acres of land.
- New parking was proposed on about 4 acres of land.

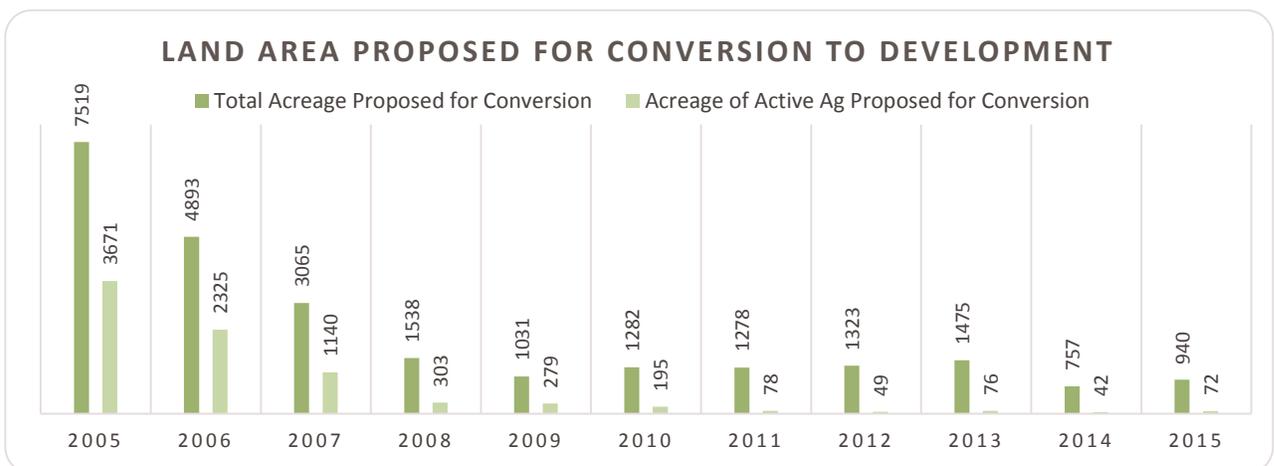


Lot Additions

- A plan which involves a “lot addition” does not typically result in new construction. A lot addition involves the transfer of land from one parcel of land to an adjacent parcel. In 2015, 59 lot additions were proposed. These additions involved almost 300 acres of land, approximately 32% of the total acreage proposed for conversion.

Land Consumption

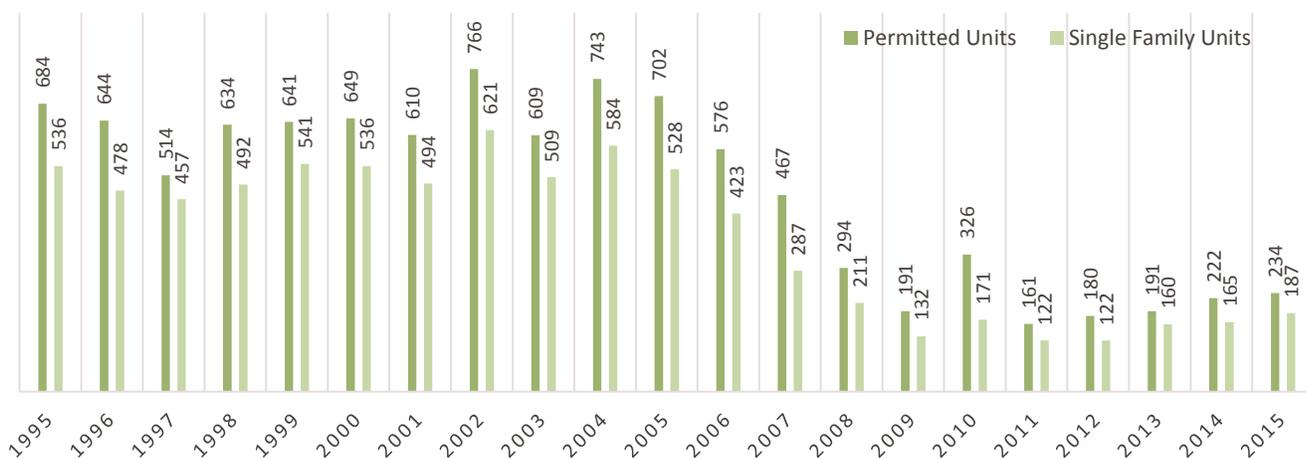
- During 2015, a total of 5,581 acres were included in proposed subdivision or land development plans. Creation of new parcels or land development activity would involve 940 acres.
- Of the acreage included in SLD plans, approximately 2,059 acres (37%) are devoted to active agriculture.
- If the proposed plans are approved and construction proceeds, approximately 72 acres of agricultural land will be converted for non-agricultural purposes. This represents .28% of Adams County’s total acreage or about 0.02% of the County’s active farmland.



Residential Building Permit Activity

- In 2015, the Adams County Tax Services Office issued permits for 234 new residential units. The number of permits issued per municipality is listed in the table on page 6.
- The 234 permitted units included the following dwelling types: single family detached units - 187 (80%), duplex units - 4 (2%), multi-family units (including townhouses, “quads”, and apartments) - 27 (11%), and mobile homes - 16 (7%).
- The highest numbers of permitted units were within the Gettysburg Area and Littlestown Area School Districts. The tables listing the permitted units by school district can be found on page 7.
- In 2015, 120 (51%) of the permitted units were located within developments of 10 or more units. The table on page 10 shows homes built, or currently under construction in developments that were proposed between 2003 and 2007 and that consist of 10 or more units.

PERMITTED RESIDENTIAL UNITS 1995-2015



- In the past, construction of new units remained consistent, even as the number of proposed units varied. However, the number of building permits issued for the construction of residential units since 2008 averages less than half those permitted between 1995 and 2007.
- Of the 222 residential building permits issued in 2015, 106 (48%) were for developments proposed between 2003 and 2007.

PROPOSED AND PERMITTED UNITS 1995-2015



Permitted New Residential Units 2015

| | Municipality | Single Family (SFR) | 2-Family (2FR) | Multi-Family Attached | Mobile Home | Total |
|-------------------------|------------------------|---------------------|----------------|-----------------------|-------------|-----------|
| Boroughs | Abbottstown | - | - | - | - | 0 |
| | Arendtsville | - | - | - | - | 0 |
| | Bendersville | 1 | - | - | - | 1 |
| | Biglerville | - | - | - | - | 0 |
| | Bonneauville | - | - | - | - | 0 |
| | Carroll Valley | 3 | - | - | - | 3 |
| | East Berlin | - | - | - | 1 | 1 |
| | Fairfield | - | - | - | - | 0 |
| | Gettysburg | - | - | 3 | - | 3 |
| | Littlestown | 14 | - | - | - | 14 |
| | McSherrystown | - | - | 6 | - | 6 |
| | New Oxford | 1 | - | - | - | 1 |
| | York Springs | - | - | - | - | 0 |
| | Total: Boroughs | 19 | 0 | 9 | 1 | 29 |
| Townships | Berwick | - | - | - | - | 0 |
| | Butler | 2 | - | - | 5 | 7 |
| | Conewago | 13 | 4 | - | - | 17 |
| | Cumberland | 49 | - | 18 | 1 | 68 |
| | Franklin | 3 | - | - | - | 3 |
| | Freedom | 1 | - | - | - | 1 |
| | Germany | 16 | - | - | - | 16 |
| | Hamilton | 4 | - | - | - | 4 |
| | Hamiltonban | 5 | - | - | - | 5 |
| | Highland | 2 | - | - | 1 | 3 |
| | Huntington | 1 | - | - | - | 1 |
| | Latimore | 7 | - | - | - | 7 |
| | Liberty | 2 | - | - | - | 2 |
| | Menallen | 7 | - | - | - | 7 |
| | Mt. Joy | 5 | - | - | - | 5 |
| | Mt. Pleasant | 25 | - | - | 7 | 32 |
| | Oxford | 4 | - | - | - | 4 |
| | Reading | 10 | - | - | - | 10 |
| | Straban | 7 | - | - | - | 7 |
| | Tyrone | 1 | - | - | 1 | 2 |
| Union | 4 | - | - | - | 4 | |
| Total: Townships | 168 | 4 | 18 | 15 | 205 | |
| County Total | 187 | 4 | 27 | 16 | 234 | |

SFR – Single Family Unit

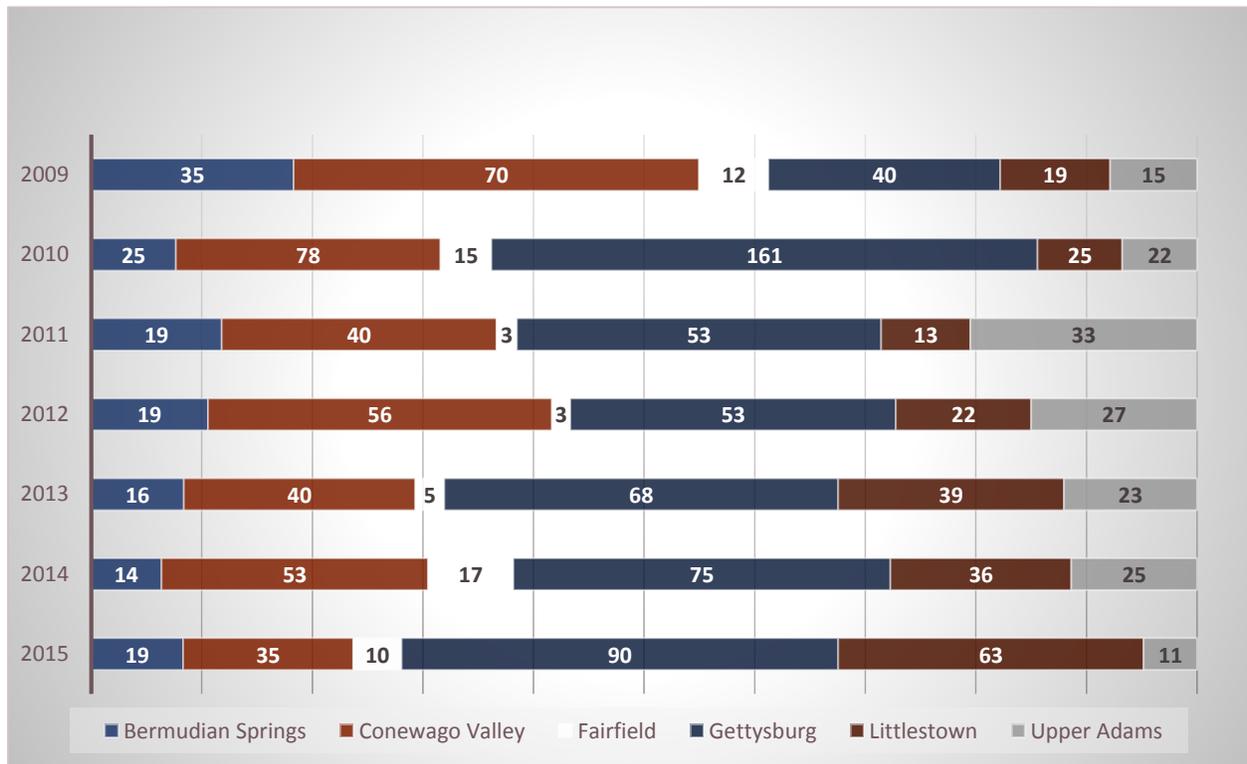
2-FR – Two Family Residential Unit, Duplex

MFA – Multi-Family Attached Residential Unit, includes Quads, Townhouses & Apartments

Data Source: Adams County Tax Services

Permitted Residential Units by School District

| School District | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
|-------------------|------------|------------|------------|------------|------------|------------|------------|
| Bermudian Springs | 35 | 25 | 19 | 19 | 16 | 14 | 19 |
| Conewago Valley | 70 | 78 | 40 | 56 | 40 | 53 | 35 |
| Fairfield | 12 | 15 | 3 | 3 | 5 | 17 | 10 |
| Gettysburg | 40 | 161 | 53 | 53 | 68 | 75 | 90 |
| Littlestown | 19 | 25 | 13 | 22 | 39 | 36 | 63 |
| Upper Adams | 15 | 22 | 33 | 27 | 23 | 25 | 11 |
| Total | 191 | 326 | 161 | 180 | 191 | 222 | 234 |



Data Source: Adams County Tax Services

Permitted Residential Units Municipal Totals 2000-2009

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2000-2009 | |
|---------------------|-----------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|--------------|
| Boroughs | Abbottstown | 9 | 1 | 4 | 0 | 2 | 2 | 0 | 1 | 1 | 0 | 20 |
| | Arendtsville | 0 | 3 | 2 | 1 | 6 | 8 | 5 | 2 | 0 | 0 | 27 |
| | Bendersville | 0 | 2 | 2 | 0 | 4 | 0 | 13 | 7 | 3 | 2 | 33 |
| | Biglerville | 5 | 3 | 10 | 1 | 1 | 2 | 3 | 1 | 0 | 0 | 26 |
| | Bonneauville | 5 | 9 | 18 | 9 | 55 | 23 | 36 | 9 | 4 | 3 | 171 |
| | Carroll Valley | 58 | 23 | 39 | 39 | 30 | 24 | 24 | 12 | 11 | 5 | 265 |
| | East Berlin | 18 | 15 | 13 | 22 | 15 | 2 | 0 | 0 | 2 | 0 | 87 |
| | Fairfield | 10 | 5 | 0 | 0 | 1 | 1 | 0 | 0 | 3 | 0 | 20 |
| | Gettysburg | 0 | 1 | 2 | 16 | 10 | 2 | 1 | 6 | 1 | 2 | 41 |
| | Littlestown | 76 | 50 | 31 | 6 | 12 | 15 | 1 | 0 | 13 | 2 | 206 |
| | McSherrystown | 16 | 10 | 9 | 2 | 0 | 0 | 3 | 2 | 1 | 0 | 43 |
| | New Oxford | 0 | 5 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 10 |
| | York Springs | 0 | 0 | 4 | 0 | 1 | 1 | 0 | 4 | 0 | 0 | 10 |
| | Borough Total | 197 | 127 | 135 | 97 | 139 | 80 | 86 | 44 | 39 | 15 | 959 |
| Townships | Berwick | 5 | 22 | 23 | 25 | 59 | 73 | 38 | 17 | 4 | 5 | 271 |
| | Butler | 8 | 16 | 13 | 11 | 8 | 11 | 11 | 4 | 6 | 4 | 92 |
| | Conewago | 56 | 52 | 106 | 38 | 114 | 76 | 71 | 49 | 36 | 35 | 633 |
| | Cumberland | 46 | 38 | 38 | 65 | 51 | 77 | 53 | 69 | 45 | 24 | 506 |
| | Franklin | 26 | 26 | 43 | 32 | 26 | 23 | 30 | 11 | 11 | 4 | 232 |
| | Freedom | 1 | 4 | 6 | 3 | 5 | 7 | 2 | 2 | 0 | 2 | 32 |
| | Germany | 15 | 43 | 32 | 23 | 34 | 34 | 19 | 14 | 3 | 3 | 220 |
| | Hamilton | 45 | 39 | 31 | 15 | 12 | 29 | 20 | 17 | 13 | 10 | 231 |
| | Hamiltonban | 20 | 13 | 18 | 16 | 9 | 18 | 13 | 11 | 5 | 3 | 126 |
| | Highland | 4 | 7 | 9 | 16 | 13 | 8 | 7 | 6 | 7 | 3 | 80 |
| | Huntington | 9 | 8 | 34 | 9 | 16 | 22 | 6 | 2 | 12 | 7 | 125 |
| | Latimore | 18 | 21 | 23 | 13 | 15 | 13 | 12 | 2 | 2 | 3 | 122 |
| | Liberty | 6 | 9 | 16 | 11 | 13 | 7 | 16 | 8 | 6 | 5 | 97 |
| | Menallen | 8 | 19 | 20 | 30 | 32 | 28 | 21 | 20 | 15 | 8 | 201 |
| | Mt. Joy | 34 | 29 | 27 | 26 | 43 | 44 | 50 | 28 | 11 | 3 | 295 |
| | Mt. Pleasant | 31 | 25 | 44 | 20 | 21 | 34 | 30 | 16 | 20 | 16 | 257 |
| | Oxford | 24 | 19 | 27 | 36 | 46 | 36 | 35 | 00 | 13 | 10 | 345 |
| | Reading | 29 | 35 | 43 | 42 | 40 | 34 | 14 | 22 | 27 | 22 | 308 |
| | Straban | 32 | 34 | 36 | 30 | 13 | 17 | 23 | 20 | 7 | 6 | 218 |
| | Tyrone | 15 | 16 | 19 | 15 | 24 | 13 | 7 | 6 | 7 | 6 | 123 |
| | Union | 20 | 8 | 23 | 36 | 22 | 18 | 12 | 0 | 4 | 1 | 145 |
| | Township Total | 452 | 483 | 631 | 512 | 616 | 622 | 490 | 423 | 254 | 177 | 4,659 |
| County Total | 649 | 610 | 766 | 609 | 755 | 702 | 576 | 467 | 293 | 191 | 5,618 | |

Data Source: Adams County Tax Services

Permitted Residential Units Municipal Totals 2010-2015

| | Municipality | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | '10 - '15 |
|-----------------------|----------------------|------------|------------|------------|------------|------------|-------------|------------|
| Boroughs | Abbottstown | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| | Arendtsville | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Bendersville | 0 | 1 | 1 | 0 | 1 | 1 | 4 |
| | Biglerville | 0 | 0 | 3 | 0 | 0 | 0 | 3 |
| | Bonneauville | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| | Carroll Valley | 6 | 2 | 1 | 2 | 6 | 3 | 20 |
| | East Berlin | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| | Fairfield | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| | Gettysburg | 26 | 1 | 0 | 1 | 2 | 3 | 33 |
| | Littlestown | 10 | 2 | 6 | 11 | 16 | 14 | 59 |
| | McSherrystown | 0 | 0 | 0 | 0 | 1 | 6 | 7 |
| | New Oxford | 1 | 2 | 0 | 0 | 0 | 1 | 4 |
| | York Springs | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Borough Total | 46 | 8 | 11 | 14 | 28 | 29 | 136 |
| Townships | Berwick | 6 | 1 | 9 | 3 | 14 | 0 | 33 |
| | Butler | 8 | 7 | 4 | 3 | 7 | 7 | 36 |
| | Conewago | 40 | 23 | 21 | 3 | 15 | 17 | 119 |
| | Cumberland | 94 | 26 | 26 | 41 | 43 | 68 | 298 |
| | Franklin | 17 | 6 | 6 | 8 | 6 | 3 | 46 |
| | Freedom | 1 | 1 | 1 | 0 | 4 | 1 | 8 |
| | Germany | 3 | 1 | 3 | 12 | 18 | 16 | 53 |
| | Hamilton | 10 | 2 | 8 | 10 | 7 | 4 | 41 |
| | Hamiltonban | 3 | 0 | 1 | 2 | 3 | 5 | 14 |
| | Highland | 2 | 3 | 1 | 0 | 2 | 3 | 11 |
| | Huntington | 2 | 8 | 2 | 5 | 2 | 1 | 20 |
| | Latimore | 4 | 6 | 3 | 1 | 5 | 7 | 26 |
| | Liberty | 6 | 1 | 1 | 1 | 7 | 2 | 18 |
| | Menallen | 11 | 21 | 18 | 14 | 15 | 7 | 86 |
| | Mt. Joy | 17 | 7 | 10 | 17 | 13 | 5 | 69 |
| | Mt. Pleasant | 13 | 13 | 18 | 17 | 11 | 32 | 104 |
| | Oxford | 8 | 6 | 7 | 18 | 5 | 4 | 48 |
| | Reading | 19 | 4 | 12 | 10 | 6 | 10 | 61 |
| | Straban | 8 | 11 | 12 | 5 | 8 | 7 | 51 |
| | Tyrone | 5 | 4 | 4 | 1 | 2 | 2 | 18 |
| Union | 3 | 2 | 2 | 1 | 1 | 4 | 13 | |
| Township Total | 280 | 153 | 169 | 172 | 194 | 205 | 1173 | |
| County Total | 326 | 161 | 180 | 186 | 222 | 234 | 1309 | |

Data Source: Adams County Tax Services

Build-Out of Selected Developments 2003-2015

| Development | Municipality | Year Proposed | Proposed Units | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | Permitted |
|--|--------------|---------------|----------------|------|------|------|------|------|------|------|------|------|------|------|------|------------------------|-----------|
| Simme Valley | Oxford | 2000 | 142 | 13 | 29 | 13 | 12 | 10 | 2 | 2 | 0 | 1 | 1 | 0 | 2 | 0 | 60% |
| Eagle View | Berwick | 2001 (F) | 273 | 11 | 27 | 31 | 18 | 4 | 3 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 36% |
| Cedarfield | Bonneauville | 2002 (F) | 158 | ~ | 40 | 6 | 16 | 8 | 4 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 49% |
| Summit Ridge | Berwick | 2002 (F) | 72 | ~ | 25 | 24 | 12 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 8 | ~ | 100% |
| Cannon Ridge | Cumberland | 2002 | 86 | ~ | 10 | 8 | 1 | 12 | 7 | 1 | 11 | 0 | 0 | 1 | 5 | 7 | 73% |
| Chapel Ridge | Conewago | 2002 | 246 | ~ | ~ | ~ | ~ | ~ | 8 | 12 | 18 | 6 | 12 | 0 | 2 | 4 | 25% |
| Colonial Ridge Ph III-IV | Mt. Pleasant | 2002 | 101 | ~ | ~ | 15 | 10 | 4 | 5 | 5 | 5 | 5 | 0 | 0 | 0 | 0 | 49% |
| Links at Gettysburg | Mt. Joy | 2002 | 199 | 10 | 21 | 25 | 36 | 17 | 2 | 0 | 0 | 3 | 7 | 13 | 0 | 0 | 67% |
| Oak Hill | Conewago | 2002 | 118 | ~ | ~ | 7 | 27 | 14 | 15 | 9 | 2 | 0 | 0 | 2 | 3 | 3 | 69% |
| Patriots Choice | Cumberland | 2002 | 112 | ~ | ~ | 22 | 27 | 29 | 9 | 9 | 7 | 2 | 7 | ~ | ~ | ~ | 100% |
| Cedar Ridge | Hamilton | 2003 | 83 | ~ | ~ | ~ | 11 | 12 | 10 | 10 | 4 | 2 | 3 | 3 | 3 | 2 | 72% |
| Deatrick Village | Cumberland | 2003 | 95 | ~ | ~ | 8 | 7 | 11 | 6 | 2 | 10 | 3 | 9 | 9 | 8 | 10 | 87% |
| Applewood | Menallen | 2004 | 121 | ~ | ~ | ~ | ~ | 10 | 6 | 3 | 2 | 17 | 14 | 11 | 9 | 5 | 64% |
| Irish Meadows | Oxford | 2004 | 56 | ~ | ~ | ~ | ~ | 7 | 0 | 5 | 6 | 0 | 6 | 17 | 3 | 1 | 80% |
| Plank's Field | Straban | 2004 | 46 | ~ | ~ | ~ | 6 | 3 | 1 | 4 | 4 | 4 | 6 | 1 | 2 | 2 | 72% |
| Crestview Manor | Conewago | 2005 | 34 | ~ | ~ | ~ | ~ | ~ | ~ | 10 | 13 | 8 | 0 | 0 | 0 | 0 | 91% |
| Cumberland Village | Cumberland | 2005 | 168 | ~ | ~ | ~ | ~ | 3 | 16 | 8 | 15 | 13 | 8 | 21 | 25 | 29 | 82% |
| Garrison Falls - Links | Mt. Joy | 2005 | 77 | ~ | ~ | ~ | 6 | 7 | 1 | 1 | 12 | 1 | 0 | 0 | 8 | 1 | 48% |
| Hannah's Orchard | Bendersville | 2005 | 25 | ~ | ~ | ~ | 12 | 7 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 88% |
| Stoner's Farm | Littlestown | 2005 | 186 | ~ | ~ | ~ | ~ | ~ | 10 | 2 | 10 | 2 | 6 | 11 | 16 | 14 | 38% |
| The Villas at Cattail | Conewago | 2005 | 51 | ~ | ~ | ~ | 2 | 10 | 10 | 4 | 6 | 6 | 8 | 0 | 0 | 0 | 90% |
| Crosswinds | Germany | 2006 | 34 | ~ | ~ | ~ | ~ | 1 | 2 | 1 | 1 | 1 | 1 | 2 | 4 | 6 | 56% |
| Evergreen Estates | Oxford | 2006 | 29 | ~ | ~ | ~ | ~ | 18 | 8 | 2 | 0 | 1 | ~ | ~ | ~ | ~ | 100% |
| Kinneman Holdings | Berwick | 2006 | 27 | ~ | ~ | ~ | ~ | ~ | ~ | ~ | 3 | 0 | 8 | 0 | 5 | 0 | 59% |
| Wheatland Acres Ph. 5 | Mt. Pleasant | 2006 | 53 | ~ | ~ | ~ | ~ | ~ | ~ | 1 | 1 | 0 | 9 | 12 | 6 | 20 | 92% |
| Goldenville Estates | Butler | 2006 (F) | 62 | ~ | ~ | ~ | ~ | ~ | 2 | 3 | 2 | 1 | 3 | 0 | 3 | 4 | 29% |
| Misty Ridge | Cumberland | 2007 | 263 | ~ | ~ | ~ | ~ | ~ | ~ | ~ | 46 | 0 | 0 | 0 | 5 | 0 | 19% |
| Other Recent Development Activity | | | | | | | | | | | | | | | | Total '03 - '14 | |
| Charnita Sections | Multiple | | | 5 | 4 | 9 | 12 | 6 | 4 | 1 | 3 | 0 | 0 | 2 | 0 | 2 | 48 |
| Lake Heritage | Multiple | | | 7 | 10 | 11 | 7 | 4 | 1 | 1 | 0 | 0 | 5 | 1 | 1 | 5 | 53 |
| Lake Meade | Multiple | | | 27 | 13 | 22 | 10 | 7 | 6 | 3 | 3 | 1 | 1 | 0 | 3 | 5 | 101 |

(F) - Indicated the year the final plan was submitted if there was an extended period of time between preliminary & final plan submission

Land Areas Proposed for Conversion 1995-2015

| | | Plans & Units | | Lots Over 10 Acres | | | Proposed Conversion | | Farmland Conversion | | |
|---------------|---|--|---|---|---|--|--|---|--|---|------|
| Year | Total Subdivision/ Land Development Plans Submitted to County for Act 170 Review | Total Number of New Residential Lots Proposed | Total Number of New Residential Lots Proposed over Ten Acres in Size | Total Acres Proposed for Conversion to Lots Over Ten Acres in Size | Percentage of Total County Acreage | Acres Proposed for Conversion to New Development or Land Parcels | Percentage of Total County Acreage, if Built Out | Acreage in Active Agriculture Proposed for Conversion to New Development | Percentage of Total County Acreage, if Built Out | % that Could be Removed from Farmland (as classified by US Census of Agriculture) | |
| | | | | | | | | | | | Year |
| 1995 | 257 | 1,107 | 40 | 707 | 0.21% | 1,974 | 0.59% | 1,291 | 0.38% | 0.75% | |
| 1996 | 228 | 630 | 32 | 625 | 0.19% | 1,481 | 0.44% | 807 | 0.24% | 0.47% | |
| 1997 | 246 | 741 | 51 | 959 | 0.28% | 1,893 | 0.56% | 1,321 | 0.39% | 0.74% | |
| 1998 | 257 | 1,625 | 45 | 535 | 0.16% | 2,183 | 0.65% | 603 | 0.18% | 0.34% | |
| 1999 | 252 | 2,028 | 67 | 1,491 | 0.44% | 2,882 | 0.86% | 813 | 0.24% | 0.45% | |
| 2000 | 221 | 455 | 36 | 587 | 0.17% | 3,057 | 0.91% | 912 | 0.27% | 0.51% | |
| 2001 | 243 | 296 | 59 | 901 | 0.27% | 2,857 | 0.85% | 1,030 | 0.31% | 0.58% | |
| 2002 | 259 | 1,344 | 78 | 1,200 | 0.36% | 3,914 | 1.16% | 1,383 | 0.41% | 0.77% | |
| 2003 | 197 | 2,472 | 47 | 733 | 0.22% | 3,924 | 1.17% | 1,770 | 0.53% | 0.98% | |
| 2004 | 203 | 1,956 | 35 | 664 | 0.20% | 3,017 | 0.90% | 1,339 | 0.40% | 0.74% | |
| 2005 | 273 | 6,923 | 61 | 1,155 | 0.34% | 7,519 | 2.24% | 3,671 | 1.09% | 2.03% | |
| 2006 | 259 | 4,424 | 25 | 488 | 0.15% | 4,893 | 1.45% | 2,325 | 0.69% | 1.28% | |
| 2007 | 222 | 2,342 | 52 | 848 | 0.25% | 3,065 | 0.91% | 1,140 | 0.34% | 0.63% | |
| 2008 | 149 | 604 | 14 | 396 | 0.12% | 1,538 | 0.46% | 303 | 0.09% | 0.17% | |
| 2009 | 114 | 206 | 10 | 160 | 0.05% | 1,031 | 0.31% | 279 | 0.08% | 0.16% | |
| 2010 | 102 | 143 | 20 | 364 | 0.11% | 1,282 | 0.38% | 195 | 0.06% | 0.11% | |
| 2011 | 91 | 78 | 12 | 153 | 0.05% | 1,278 | 0.38% | 78 | 0.02% | 0.04% | |
| 2012 | 98 | 56 | 19 | 213 | 0.06% | 1,323 | 0.39% | 49 | 0.01% | 0.03% | |
| 2013 | 83 | 324 | 5 | 86 | 0.03% | 510 | 0.15% | 42 | 0.01% | 0.02% | |
| 2014 | 83 | 357 | 5 | 86 | 0.03% | 757 | 0.22% | 42 | 0.01% | 0.02% | |
| 2015 | 116 | 134 | 10 | 168 | 0.05% | 940 | 0.28% | 72 | 0.02% | 0.04% | |
| Totals | 3,953 | 28,245 | 723 | 12,518 | 3.72% | 51,319 | 15.24% | 19,465 | 5.78% | 10.87% | |

Note: These figures are determined through the ongoing analysis of each subdivision and land development plan submitted to the Adams County Office of Planning and Development (ACOPD) for review in accordance with Section 502 of Act 170, the Pennsylvania Municipalities Planning Code. ACOPD began tracking this information on January 1, 1995. This information represents what was proposed on subdivision plans and may not reflect actual construction

Proposed Subdivision and Land Development Activity Summary 2015

| | | Total # of Plans | | | Plan Acreage | | Agricultural Conversion | | Residential Lots | | | Single Family Lot Sizes | | | | | | |
|-----------------------|----------------------|------------------|-----------|----------------|---------------|------------------------------|-------------------------|------------------------------|------------------|-----------------------|-----------------------------|-------------------------|----------------------------------|--------------------------------|------------|------------|-------------|----------|
| | | Plans Submitted | SD Plans | LD Plans | Total acreage | proposed for con- version | devoted to active ag. | ag. to be converted to devt. | # New lots | Acre- age new lots | greater than 10 ac. # Ac | 1 to 9.99 ac. # Ac | 20,000 sqft. to 0.99 ac. # Ac | less than 20,000 sqft. # Ac | | | | |
| Boroughs | Abbotstown | 1 | - | 1 | 8 | 0.2 | - | - | - | - | - | - | - | - | - | - | - | - |
| | Arendtsville | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Bendersville | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Biglerville | 1 | 1 | - | 1.2 | 1.2 | - | - | - | - | - | - | - | - | - | - | - | - |
| | Bonneauville | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Carroll Valley | 1 | - | 1 | 23.6 | 0.0 | - | - | - | - | - | - | - | - | - | - | - | - |
| | East Berlin | 1 | - | 1 | 10.3 | 0.3 | - | - | - | - | - | - | - | - | - | - | - | - |
| | Fairfield | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Gettysburg | 2 | - | 2 | 3 | 1.7 | - | - | - | - | - | - | - | - | - | - | - | - |
| | Littlestown | 2 | 2 | - | 125 | 9.3 | - | - | 32.0 | 8.7 | - | - | - | - | - | - | - | - |
| | McSherrystown | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | New Oxford | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | York Springs | 1 | - | 1 | 6 | 6 | - | - | - | - | - | - | - | - | - | - | - | - |
| | Borough Total | 9 | 3 | 6 | 176.6 | 18.5 | 0.0 | 0.0 | 32 | 8.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 |
| Townships | Berwick | 2 | - | 2 | 6 | 5 | - | - | - | - | - | - | - | - | - | - | - | - |
| | Butler | 5 | 4 | 1 | 216.2 | 7.2 | 20.0 | 1.9 | 4.0 | 4.7 | - | - | 2.0 | 3.9 | 1.0 | 0.8 | - | - |
| | Conewago | 8 | 3 | 5 | 155.3 | 74.1 | - | - | 7.0 | 65.3 | 1.0 | 64.8 | - | - | - | - | - | - |
| | Cumberland | 8 | 4 | 4 | 350.2 | 57.2 | 191.5 | 22.6 | 10.0 | 73.0 | 1.0 | 10.9 | 4.0 | 22.6 | 3.0 | 2.1 | - | - |
| | Franklin | 8 | 6 | 2 | 494.0 | 233.1 | 229.9 | - | 1.0 | 1.7 | - | - | 1.0 | 1.7 | - | - | - | - |
| | Freedom | 2 | 2 | - | 16.6 | 5.4 | 5.2 | - | - | - | - | - | - | - | - | - | - | - |
| | Germany | 7 | 7 | - | 502.3 | 47.0 | 259.1 | 21.8 | 11.0 | 47.0 | 2.0 | 23.3 | 9.0 | 33.8 | - | - | - | - |
| | Hamilton | 5 | 3 | 2 | 99.2 | 12.6 | 42.7 | 4.0 | 1.0 | 10.0 | 1.0 | 10.0 | - | - | - | - | - | - |
| | Hamiltonban | 3 | 3 | - | 207.3 | 23.5 | 94.0 | 2.0 | 3.0 | 23.5 | 1.0 | 10.0 | - | - | - | - | - | - |
| | Highland | 2 | 2 | - | 166.5 | 21.5 | 112.2 | 0.0 | 3.0 | 21.5 | 2.0 | 20.1 | 1.0 | 1.4 | - | - | - | - |
| | Huntington | 8 | 6 | 2 | 582.1 | 46.8 | 58.6 | 0.0 | 7.0 | 3.8 | - | - | 7.0 | 3.8 | - | - | - | - |
| | Latimore | 4 | 3 | 1 | 150.2 | 13.0 | 32.7 | 12.7 | 2.0 | 12.8 | 1.0 | 10.0 | 1.0 | 2.7 | - | - | - | - |
| | Liberty | 5 | 3 | 2 | 295 | 52 | 75 | - | 1 | 2 | - | - | 1 | 2 | - | - | - | - |
| | Menallen | 5 | 3 | 2 | 239.3 | 123.3 | 133.8 | 1.3 | - | - | - | - | - | - | - | - | - | - |
| | Mount Joy | 8 | 6 | 2 | 503.9 | 43.0 | 329.9 | 0.2 | 1.0 | 1.0 | - | - | - | - | 1.0 | 1.0 | - | - |
| | Mount Pleasant | 7 | 7 | - | 574.3 | 67.3 | 179.9 | 2.0 | 2.0 | 20.6 | 1.0 | 18.6 | 1.0 | 2.0 | - | - | - | - |
| | Oxford | 3 | - | 3 | 196.0 | 9.2 | - | - | - | - | - | - | - | - | - | - | - | - |
| | Reading | 7 | 6 | 1 | 238.4 | 26.0 | 155.3 | 1.0 | 13.0 | 3.0 | - | - | 1.0 | 1.4 | - | - | - | - |
| | Straban | 7 | 4 | 3 | 142.8 | 27.1 | 79.1 | 0.5 | - | - | - | - | - | - | - | - | - | - |
| | Tyrone | 1 | 0 | 1 | 99.1 | 2.5 | 60.0 | 2.5 | - | - | - | - | - | - | - | - | - | - |
| Union | 2 | 1 | 1 | 170.2 | 24.6 | - | - | 36.0 | 36.0 | - | - | - | - | - | - | 36.0 | 20.9 | |
| Township Total | 107 | 73 | 34 | 5404.8 | 921.8 | 2059.1 | 72.4 | 102 | 325.8 | 10 | 167.7 | 28 | 75.3 | 5 | 3.9 | 36 | 20.9 | |
| County Total | 116 | 76 | 40 | 5,581.4 | 940.3 | 2,059.1 | 72.4 | 134 | 334.4 | 10 | 167.7 | 28 | 75.3 | 5 | 3.9 | 36 | 20.9 | |

Notes: • SD- subdivision, LD- land development, DGA- Designated Growth Area, res.- residential, ac.- acreage/acres

• # of Residential Subdivision lots subdivided may include lots created which contain existing dwellings and lots for addition purposes

Proposed Subdivision and Land Development Activity Summary 2015

| | | Residential Land Development | | Sewer - Water | | Non-Residential Plans Submitted | | | Non-Residential Development | | | | | |
|-----------------------|----------------|------------------------------|---------------------|------------------------------------|--------------|---------------------------------|----------------------|-----------------------|-----------------------------|-------------|---------------------------|---------------------|-------------------------|-----|
| | | New units # | Total site acreage: | New residential units proposed on: | | Commercial | Manufact/ industrial | Public/ Institutional | New Lots Created | | Acres of site to be depts | Total building Sqft | Total parking area (Ac) | |
| | | | | public sewer | public water | | | | # | Ac. | | | | |
| Boroughs | Abbottstown | - | - | - | - | - | - | 1 | - | - | 0.2 | 2,275 | 0.0 | |
| | Arendtsville | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Bendersville | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Biglerville | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Bonneauville | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Carroll Valley | - | - | - | - | 1 | - | - | - | - | - | 556 | - | |
| | East Berlin | - | - | - | - | - | 1 | - | - | - | 0.3 | 9,200 | - | |
| | Fairfield | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Gettysburg | - | - | - | - | - | - | - | - | - | 3.2 | 35,524 | 0.2 | |
| | Littlestown | 32 | 8.7 | 32 | 32 | - | - | - | - | - | - | - | - | |
| | McSherrystown | - | - | - | - | - | - | - | - | - | - | - | - | |
| | New Oxford | - | - | - | - | - | - | - | - | - | - | - | - | |
| | York Springs | - | - | - | - | 1 | - | - | - | - | 6.0 | 16,000 | 0.9 | |
| Borough Total | 32 | 8.7 | 32 | 32 | 2 | 1 | 1 | 0 | 0 | 9.5 | 63,555 | 1.1 | | |
| Townships | Berwick | - | - | - | - | 1 | 1 | - | - | - | 5.1 | 19,075 | 1.0 | |
| | Butler | 4 | 4.7 | - | - | 1 | - | - | - | - | 6.5 | 2,000 | 0.0 | |
| | Conewago | 6 | 0.5 | - | - | 2 | 1 | - | - | - | 15.7 | 120,262 | 0.7 | |
| | Cumberland | 130 | 73.0 | 128 | 128 | 2 | - | 1 | - | - | 4.6 | 12,988 | 0.0 | |
| | Franklin | 1 | 1.7 | - | - | 2 | - | - | - | - | 1.7 | 99,316 | 0.2 | |
| | Freedom | - | - | - | - | - | - | - | - | - | - | - | - | |
| | Germany | 11 | 47.0 | - | - | - | - | - | - | - | - | - | - | |
| | Hamilton | 1 | 10.0 | - | - | 2 | - | 1 | 1 | 1 | 0.5 | 20,929 | 0.0 | |
| | Hamiltonban | 3 | 23.5 | - | - | - | - | - | - | - | - | - | - | |
| | Highland | 3 | 21.5 | - | - | - | - | - | - | - | - | - | - | |
| | Huntington | 6 | 3.8 | - | - | - | - | 1 | - | - | 0.2 | 75,000 | - | |
| | Latimore | 2 | 12.8 | - | - | 1 | - | - | - | - | 0.1 | 3,600 | - | |
| | Liberty | - | - | - | - | 2 | - | - | - | - | 1.7 | 43,748 | 0.0 | |
| | Menallen | - | - | - | - | 2 | - | - | - | - | 3.1 | 41,901 | 0.2 | |
| | Mount Joy | 1 | 1.0 | - | - | 2 | - | - | - | 1 | 5 | 4.8 | 21,198 | 0.9 |
| | Mount Pleasant | 2 | 20.6 | - | - | 1 | - | - | - | 1 | 14 | - | - | - |
| | Oxford | 31 | 5.0 | 31 | 31 | 1 | 1 | - | - | - | - | 1.5 | 79,772 | - |
| | Reading | 2 | 3.2 | - | - | - | 1 | - | - | - | - | 30.0 | 274,900 | - |
| | Straban | 1 | 1.4 | 1 | 1 | 1 | 1 | - | - | 1 | 4 | 4.7 | 22,360 | - |
| | Tyrone | - | - | 36 | 36 | - | 1 | - | - | - | - | 2.5 | 2,600 | 0.0 |
| Union | 36 | 20.9 | - | - | - | - | - | - | - | - | - | - | - | |
| Township Total | 240 | 250.4 | 196 | 196 | 20 | 6 | 3 | 4 | 23.5 | 82.7 | 839,649 | 3.0 | | |
| County Total | 272 | 259.1 | 228 | 228 | 22 | 7 | 4 | 4 | 23.5 | 92.3 | 903,204 | 4.1 | | |
| | | | % of total units | | 84% | 84% | | | | | | | | |