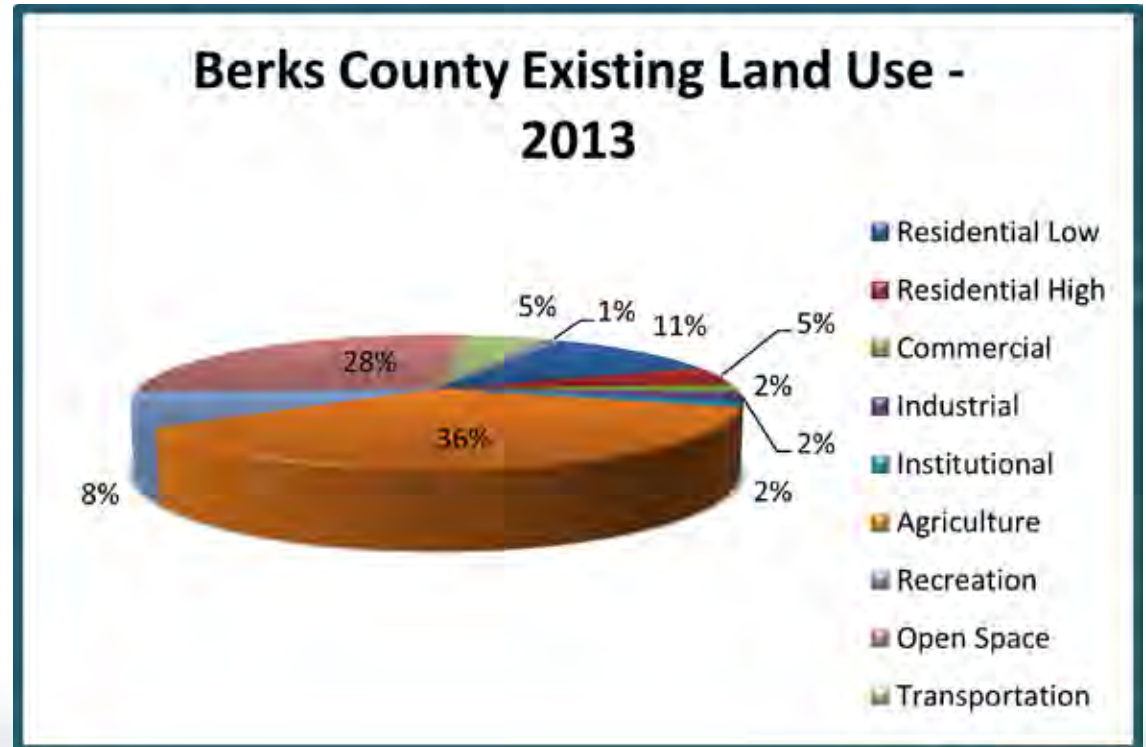


EXISTING AND FUTURE LAND USE

Coordinating the growth forecasts for the LRTP with the Berks County 2030 Comprehensive Plan Update, adopted in January 2020, is a key component to accurately representing future transportation needs. The Future Land Use Plan is a key tool used to determine where growth will occur in the future as well as the permitted and allowed types of development.

To protect natural resources while optimizing social infrastructure enhancements, including transportation, designation of wetlands and other protected areas are factored into the future land use designations. The Future Land Use Plan was used in the development of the socioeconomic data in the following ways:

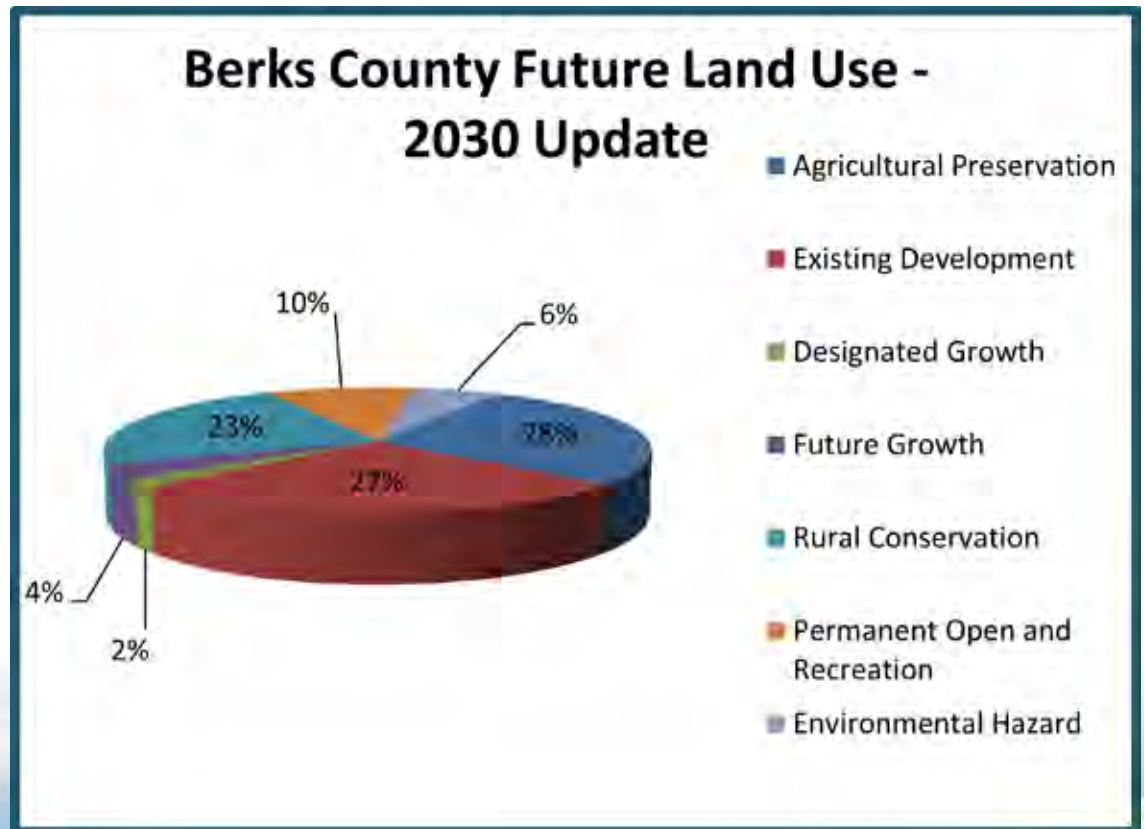
- Identification of physical constraints imposed by environmental limitations such as floodplains, wetlands, and steep slopes.
- Direction of new growth towards existing urban areas that can accommodate growth and to vacant lands proximate to existing urban areas of the county.



In 2013, Berks County had unique land use patterns when compared to other urban southeastern counties in Pennsylvania. Today, agriculture remains the predominant land use, accounting for 36 percent of the nearly 550,000 acres of land that comprises Berks County, followed by open space (28 percent) and low density residential (11 percent).

The largest use of land in the county is projected to be agriculture, with an assumption that the county will be 27 percent “developed”.

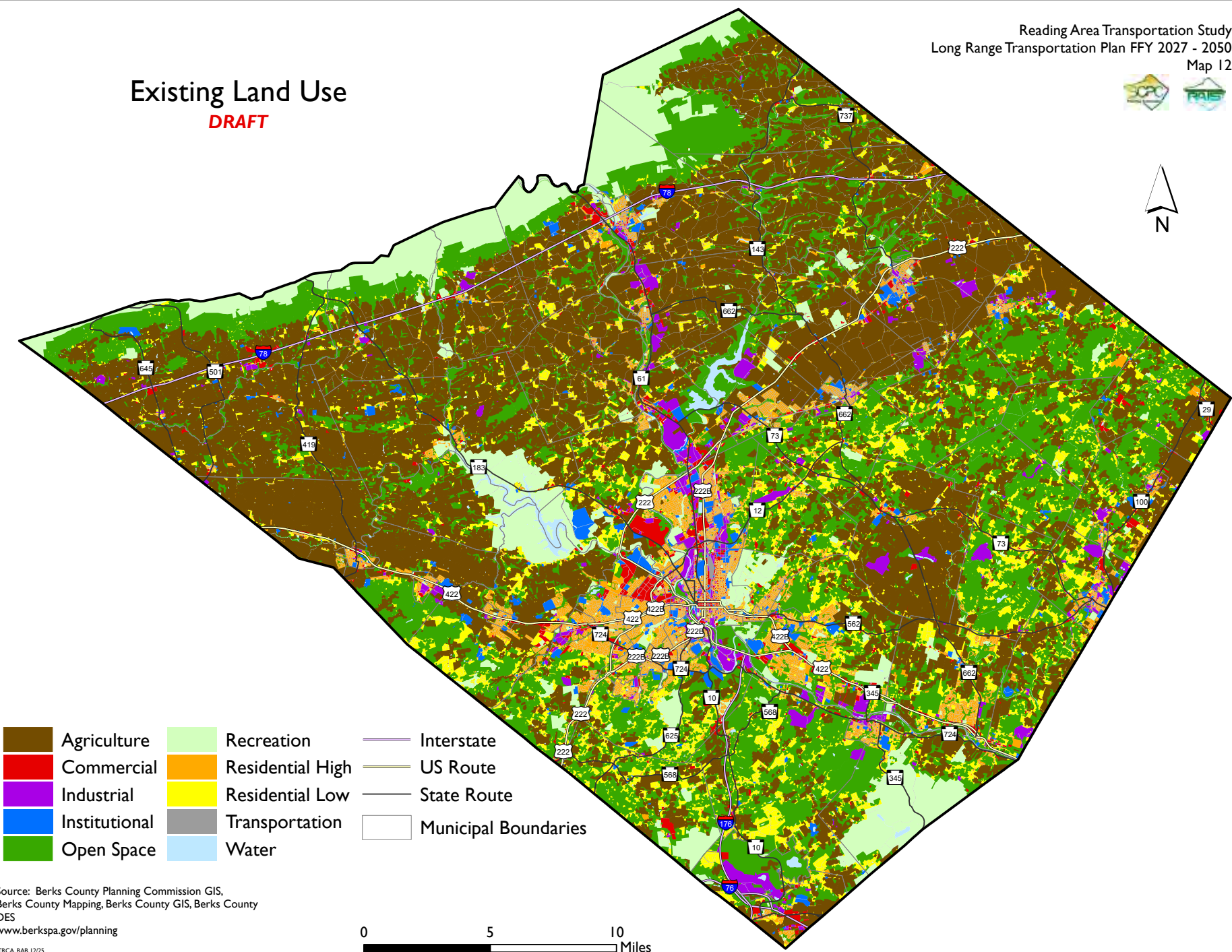
Approximately 28 percent of the total county land area is designated for Agricultural Preservation. The future land use plan adds approximately 33,000 acres of urban land to accommodate expected urban development that includes new houses, industrial development, and expansion of institutional uses. Growth is directed towards existing major road corridors and existing interchanges on the Interstate system. Certain areas of the county will accommodate less growth than others based upon environmental and infrastructure constraints, the location of conservation easements, as well as local land development regulations. Rural conservation, covering 23 percent of the county, is the third highest category by percentage, and permits low-density development.





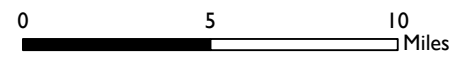
Existing Land Use

DRAFT



- | | | |
|---------------|------------------|----------------------|
| Agriculture | Recreation | Interstate |
| Commercial | Residential High | US Route |
| Industrial | Residential Low | State Route |
| Institutional | Transportation | Municipal Boundaries |
| Open Space | Water | |

Source: Berks County Planning Commission GIS,
 Berks County Mapping, Berks County GIS, Berks County
 DES
www.berkspa.gov/planning

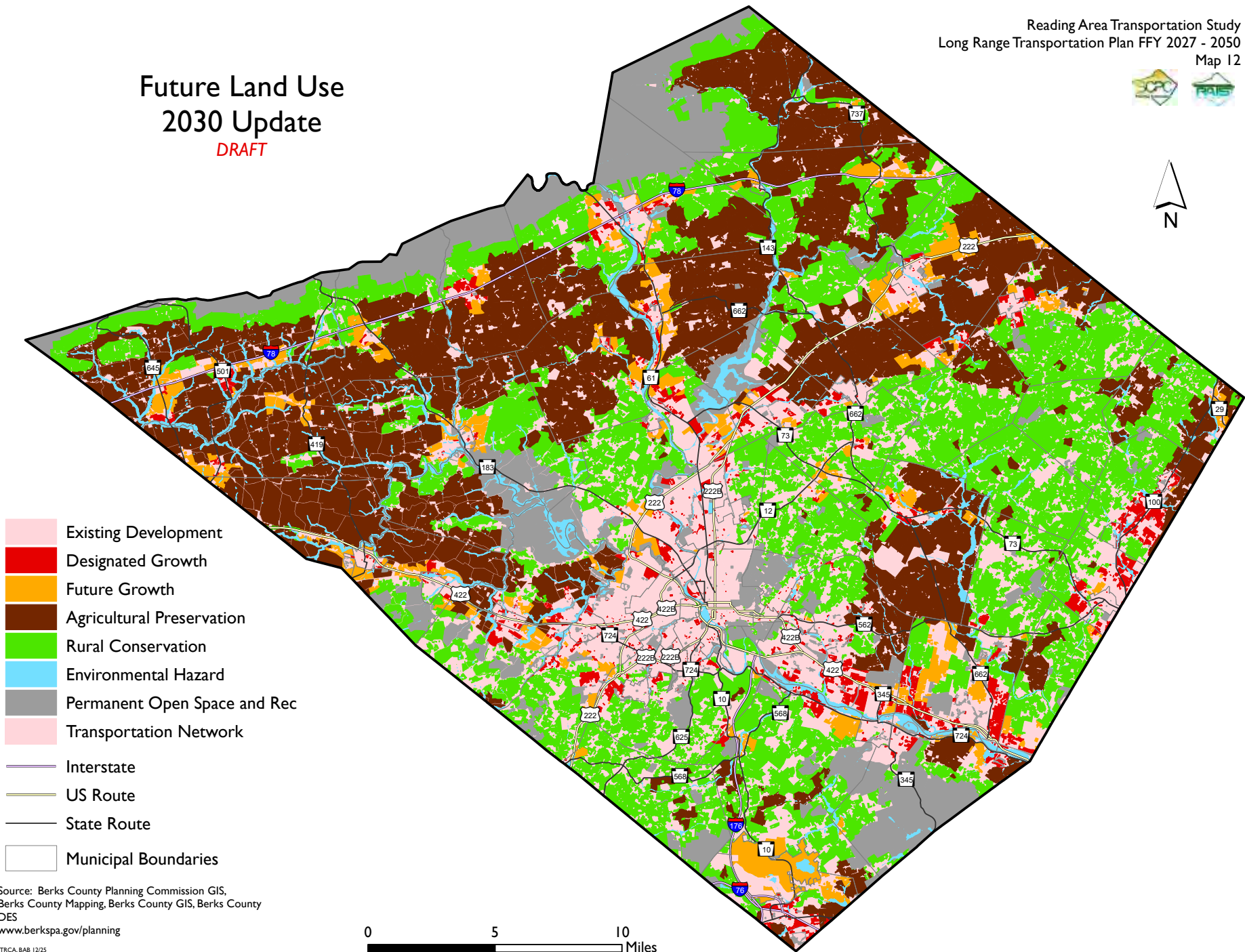


TRCA, BAB 12/25



Future Land Use 2030 Update

DRAFT



- Existing Development
- Designated Growth
- Future Growth
- Agricultural Preservation
- Rural Conservation
- Environmental Hazard
- Permanent Open Space and Rec
- Transportation Network
- Interstate
- US Route
- State Route
- Municipal Boundaries

Source: Berks County Planning Commission GIS,
 Berks County Mapping, Berks County GIS, Berks County
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