

## Chapter 5 and 6: Land Use and Housing Survey Results

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### Existing Land Use Pattern and Issues

1. Are you satisfied with the current land use pattern in the Oxford Region?

**14** Yes **14** No **2** Don't know

If no, please tell us why not?

- **Too many residential developments and we need more commercial & industry;**
- **Need more high dollar commercial to offset residential tax base; No "big picture" in open space management, most developments merely carve out open spaces with no viewscape or sense of joining one space with another. Most developments do not even have access between them without first leaving the development onto state roads;**
- **Need more commercial; Too much sprawling development, Insufficient multifamily housing; Too many housing developments in recent years causing pressure on schools & increased real estate taxes;**
- **Residential housing development in agricultural areas causes conflict that makes farming practices difficult;**
- **Too much sprawl;**
- **Population needs to be condensed in the Oxford Borough;**
- **Since all the construction stopped I like that it gives us a chance to breath and get all our zoning ordinances together;**
- **It should have been planned to preserve the best farmland for farming, not houses; Sprawling; Need to preserve more open space allow more side type businesses for farms to survive;**
- **The existing Regional Land Use as it exists is scattered and encourages random development. There is no "zone of control" to consolidate Land Use development to share Sewer and Water infrastructure resources. The Oxford Region does not share zoning and development areas to help distribute the pending and projected growth and the ordinances as written have no teeth to tell a developer what land to buy for specific land development types of growth and to be able to invest in our Region in a responsible manner that is to the benefit to all of us now and in the future;**
- **Population needs to be condensed in the Oxford Borough; Too little commercial and industrial to support residential. Rising residential threatening rural character of community.**

2. On a scale of 1 to 5 (1 being least important, 5 being most important) what is the importance of the following: **County and School Taxes too high.**

- 2.66** Living close to work
- 3.59** Good schools
- 2.61** Cost of housing
- 2.58** Mixed-use areas (residential, commercial, institutional facilities in close proximity)
- 2.38** Recycling/garbage collection
- 2.22** Parks and recreational facilities
- 2.62** Access to water and sewer
- 1.17** Cultural and historical amenities
- 3.17** Jobs or business opportunities (commercial and industrial uses)
- 2.09** Retail shopping and entertainment choices
- 3.27** Slower pace of rural life
- 2.45** Safe and efficient transportation facilities

Other: **Access to fresh produce & farm products;**

- **Proximity to fire engines/house;**
- **All of the above amenities with acreage for your own home;**
- **Living close to mass transit;**

3. Please indicate the extent of your agreement with the following statements:

The changes that have taken place in the Region in the last ten (10) years are positive and compatible with changes in my lifestyle.

**1** Strongly Agree **10** Agree **14** Disagree **5** Strongly Disagree **1** Not sure

The scenic quality of the Region has declined in the last 10 -20 years due to unplanned or unmanaged growth.

**6** Strongly Agree **19** Agree **4** Disagree **1** Strongly Disagree **1** Not sure

The quality of life in the Oxford Region would be improved with the implementation of development regulations designed to minimize traffic congestion, maximize open spaces, and provide resource protection.

**10** Strongly Agree **17** Agree **4** Disagree **0** Strongly Disagree **0** Not sure

Rapid, unregulated growth and development is costly to the taxpayer with respect to road maintenance, police and fire protection, schools, and other public services.

**24** Strongly Agree **7** Agree **0** Disagree **0** Strongly Disagree **1** Not sure

I support organized and balanced growth and development compatible with existing neighborhoods, villages, and centers in the Region.

**10** Strongly Agree **20** Agree **0** Disagree **0** Strongly Disagree **0** Not sure

## Land Use Strategies

4. Where should growth be encouraged in the Region? (Check up to two)

**26** In existing centers

**4** In existing suburban areas

**7** In existing villages

**17** Adjacent to existing developed areas

**0** In undeveloped rural areas

Other: (Please describe) **Between the Route 1 by-pass and the Octoraro RR and South of the Octoraro RR up to 1 mile travel distance. Create a restricted growth corridor along the Octoraro RR R-O-W;**

- **Route 10 Corridor;**
- **Baltimore Pike Corridor.**

5. What tools listed below do you think should be considered for implementation to manage growth and protect resources in the Oxford Region? (Check all that apply)

**12** Cluster residential development

**15** Transfer of Development Rights (TDR)

**18** Net out and Protection of Natural Resources 1/3<sup>rd</sup>

**7** Conventional Development

**18** Effective Agricultural Zoning

Other: (Please describe) **Mixed use;**

- **Smaller home lots (½ or ⅓ acre), served by H<sub>2</sub>O & sewer do not need their own open space for someone else to manage;**
- **Maybe some form of all of the above but defined and confined within Economic Development Core Corridor Limits and redefine these proposals AFTER we figure out what we are planning to do in the future;**
- **Severe restriction of single family development.**

Other: (Please describe) **Reduce taxes on Agriculture land;**

- **Great emphasis on multi family apartments/condos.**

6. In your opinion, considering all of the tools listed in question 5, which tool or tools (if implemented on a consistent basis by the municipalities in the Region) would be the most effective in managing growth and protecting resources? (check no more than two)

**6 A 6 B 9 C 3 D 11 E 6 F 1 G**

## Housing Supply

Our knowledge of the existing housing stock is limited to our experience touring the Region and the existing land use criteria associated with the revised Existing Land Use Map. According to that map residential uses (multi-family, two-family, and single-family residential uses and mobile home parks) account for about 21% of the Region’s land uses.

7. How would you rate the following related to existing housing in the Oxford Region?

Diversity	<b>7</b> Excellent	<b>12</b> Good	<b>7</b> Fair	<b>2</b> Poor	<b>2</b> Don’t know
Affordability	<b>2</b> Excellent	<b>15</b> Good	<b>9</b> Fair	<b>3</b> Poor	<b>2</b> Don’t know
Condition	<b>2</b> Excellent	<b>18</b> Good	<b>8</b> Fair	<b>0</b> Poor	<b>3</b> Don’t know
Proximity to Trans.	<b>2</b> Excellent	<b>2</b> Good	<b>9</b> Fair	<b>17</b> Poor	<b>1</b> Don’t know
Proximity to Jobs	<b>2</b> Excellent	<b>3</b> Good	<b>11</b> Fair	<b>14</b> Poor	<b>1</b> Don’t know

## Housing Cost

8. How do you think housing costs in the Oxford Region compare with adjacent communities? **Lower here;**

- **Our houses are overpriced;**
- **Houses are much more affordable in the Oxford Region;**
- **More affordable; Lower than those to the east, similar to those north of us;**
- **Don’t know; Equal with school taxes higher;**
- **All over the map! No Planned Regional Housing Growth. As long as each municipality makes up their own rules and zoning areas, we all will continue to pay outrageous taxes for municipal facilities and support;**
- **Cost about the same;**
- **Lower (4); Comparable; Average;**
- **Comparable; About par, lower;**
- **Probably a little lower, but still we have a lower per capita income status overall;**
- **Less Expensive than West Grove, more expensive than Lancaster County;**
- **Lower than Chester and Cecil, higher than Lancaster**

## Housing Quality

9. Are you aware of any concentrations of substandard, abandoned, or vacant units in your municipality?

9 Yes 22 No

If so, in what locations: **Several in the Borough;**

- **within Oxford Borough & several enclaves adjacent to the barrens and near the state line;**
- **New homes turn over (change owners) frequently;**
- **But lots of minimal standard construction in some subdivisions;**
- **Apartments over store fronts in the borough on high profile streets and travel ways;**
- **East Nottingham Township;**
- **Lincoln Village (3).**

10. Are you familiar with any of the following County programs?

Housing Rehabilitation Program	6 Yes	25 No
Home Maintenance Program	6 Yes	24 No
Weatherization Assistance Program	14 Yes	16 No
Home Modification Program	3 Yes	27 No
First-time Homebuyers Program	12 Yes	18 No

11. Are you aware of any local residents assisted by the Good Works/Good Neighbors or Habitat for Humanity home repair programs? 4 Yes 26 No

## Housing Context

12. Is the housing supply (different types of housing) evenly distributed across the Region? **It shouldn't be. Urban centers should have a large percentage of apartments & townhouse units.**

10 Yes 10 No 10 Don't know

## Housing Accessibility

13. In your municipality, are any of the following housing options available for local farm workers (check all that apply):

- 16 On-site quarters
- 4 Off-site single room occupancy

- 13 Private apartments
  - 14 Mobile homes
  - 10 Don't know
14. In the last year has your municipality received proposals for development of any of the following (check all that apply): **None to my knowledge.**
- 23 Single-family homes
  - 8 Age-restricted housing
  - 0 Supportive housing for the elderly
  - 0 Handicapped-accessible housing
  - 0 Multi-family rentals
  - 0 Group homes
  - 1 Nursing homes
  - 0 Income-restricted housing
  - 0 Farm worker housing
  - 3 Don't know
15. Are you familiar with the federal Fair Housing Act and its applicability within municipal decision making?      **15** Yes    **16** No

## Housing Summary

16. Are you aware of any homes in your municipality that are currently vacant due to foreclosure?    **13** Yes    **16** No
17. Are you aware of any housing construction in your municipality that has been suspended within the last year?    **Subdivisions approved but no building started;**
- **Real-estate unable to sell due to the economy. Loss of jobs means selling and moving to where the jobs are. Reverse migration.**
- 17** Yes    **14** No
18. What do you view as the most pressing issue related to housing? (check only two)
- 20 Cost
  - 4 Condition
  - 2 Diversity
  - 0 Disability access
  - 7 Opposition to development
  - 3 Foreclosure/vacancy

Other: **Conventional single family home developments should offer a range of size/type/cost to reflect demographics; housing sprawl;**

- **Economy; Economy; Economy;**
- **Impact on property taxes, impact on agriculture and natural resources, impact on traffic.**

## General Information

While the following questions are not all directly related to Land Use, we wanted to take the opportunity to collect general information that will be utilized in the introductory text of the Plan Chapters.

19. How many years have you lived in the Oxford Region?

**0** <1 – 5   **2** 6 – 10   **7** 11 – 20   **7** 21 – 30   **6** 31+   **9** All my life

20. If you have not lived here all your life, where did you live prior to moving to the Oxford Region? **Cochranville, Virginia (2); Several municipalities in Delaware County; Berks County, California, New Mexico, Delaware; West Chester (2); West Grove; Westtown; East Marlborough, South Carolina; Delaware, Virginia; Willistown Township; West Marlborough Township; Delaware County, Upper Oxford, Oxford Borough; West Marlborough; Cecil County, West Fallowfield; Utah, Arizona, Northern Virginia; New Garden Township; Western PA; Lancaster; Lancaster County; Pennsylvania, Ohio, New York, New Jersey; Malvern.**

21. Do you plan to move from the Region in the next five (5) years?

**2** Yes   **24** No   **3** Maybe

If you answered yes or maybe, why? **Proposed overdevelopment has most farmers “suckered”;**

- **Retirement to live aboard a boat.**

22. Are you employed in the Oxford Region? **15** Yes   **15** No

23. How many miles from your home is your place of employment?

**13** 0–5   **2** 6–10   **2** 11–15   **2** 16–20   **8** 21+

24. What form of transportation do you use to get to work?

**22** Automobile   **0** Bus   **0** Train   **5** Walk/ride a bicycle   **2** A combination

If you answered a combination, please explain: **I leave for assignments from home & have a “virtual” office;**

- **Drive to Parkesburg, Amtrak, Septa, Walk.**

25. Do you own property in the Oxford Region? **29** Yes **1** No

Other comments: **East Nottingham Supervisors are too accommodating with developers. They waste time on frivolous ordinances & avoid writing important ones;**

- **I am very satisfied with the way the CCPC staff are conducting the Comp Plan process;**
- **In order to promote open space & continue farming we need to widen our views of what is agriculture related. Our farming in Elk is primarily cash crops. We need to embrace all forms of agriculture include horse operations;**
- **The region needs to concentrate on attracting commercial & industrial development;**
- **As a county commission why not think outside the box of development means more residential units, and home ownership is the best model. Instead adopt the European model where urban centers are built up not outward and villages & agricultural land are preserved. Climate change predictions for the distant future show prolonged drought for Western agricultural regions. Lets preserve all the agriculture land we can, now. Keep the big picture in mind;**
- **We need to carbon emission;**
- **Increase residential density in the Oxford Borough only and open a commuter rail line.**

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