
C. Land Use Analysis

LAND USE ANALYSIS

Land Use is the study and classification of the "man-made" features of the earth's surface. A knowledge of existing land use patterns and their relationship to each other must be prepared in order to formulate a plan for the future orderly growth and development of the community.

Land use information has a wide variety of applications. These applications include: the planning of future utilities such as sewer, water, and power; transportation facilities; parking areas; community growth and expansion; and future land requirements.

In order for land use information to be available, a land use inventory and study must first be performed. A land use study classifies, records, and analyzes the existing use of the developed land of the community according to the land's functional activities. Although the land use pattern of each community is unique, they all contain three basic classifications of land use: residential, commercial, and industrial. In classifying the land use of Rice's Landing Borough the three basic classifications have been expanded and classifications for public and semi-public uses, streets and alleys, wooded, and vacant land have been added. Therefore, following land use categories have been chosen to cover all the land use activities existing in Rice's Landing Borough: single-family residential, two-family residential, multi-family residential, commercial, industrial, public/semi-public, streets and alleys, wooded, water covered, and vacant land. The results of the land use study are presented in the form of an existing land use map and a tabular summary. Refer to Map # 10, Existing Land Use Map, and Table C-1 Rice's Landing Borough Existing Land Use Summary.

Land Use Characteristics: An Overview

Land use patterns in Rice's Landing Borough reveal a moderate to low density Borough with a high concentration of residential, semi-public land and other lands dedicated to streets and alleys.

Local land use in the Borough has been classified into ten broad categories, as defined below:

- Single-Family Residential - comprised of low density housing consisting of single-family detached housing units on individual lots;
- Two-Family Residential - comprised of moderate density housing consisting of structures containing two-family housing units (duplexes) on an individual lot;
- Multi-Family Residential - comprised of more intense density housing consisting of structures containing housing units for three or more families;
- Commercial - includes land sustaining retail, wholesale and/or service businesses;
- Industrial - comprised of land occupied by businesses involved in the manufacture, processing, storage, or distribution of durable and/or non-durable goods;
- Public/Semi-Public - includes uses such as municipal buildings, churches, schools,

fire companies, cemeteries, recreational facilities, and other similar civic uses;

- Streets and alleys - comprised of land devoted to streets, sidewalks, alleys, and associated public rights-of-way;
- Wooded - includes land which is covered by deciduous and/or evergreen vegetation, timberland, and adjacent surface waters;
- Vacant - includes land not defined to be in or associated with any active land use; and
- Water - includes areas covered by water classified as rivers, streams, canals, lakes, and ponds.

Existing Land Use Characteristics

Residential Of all the land uses present in the community, residential is of most concern to the average citizen. Residential areas are where people spend most of their time and have their greatest investment - their homes and property. The proper development, preservation, and upgrading of these areas should be of the utmost concern to all members of the community.

In classifying the residential areas within Rice's Landing Borough four categories have been chosen: single-family residential, two-family residential, multi-family residential, and special residential mobile homes. Single-family residential are areas of detached housing units and their properties accommodating only one family. Two-family residential areas are comprised of structures and their properties accommodating two families. Multi-family residential areas are composed of structures and their properties accommodating more than two families. Mobile home properties are occupied by specific housing types which are not on permanent foundations, and accommodate only one family. This analysis included mobile homes as single-family residential.

The Borough contains 247 acres of developed land, 43 percent of the 570 total gross acres in the Borough. Residential area is the largest single land use in Rice's Landing occupying 51 percent of the total developed area and over 22 percent of the gross area in the Borough.

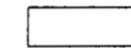
Over 126 of the 247 developed acres in the Borough are dedicated to single family residential housing. Making up 50.5 percent of developed land, this category is the largest component of residential housing and the largest single developed land use in Rice's Landing. This statistic is not surprising after visiting the town, but this category dominates the Borough's land use to a much greater extent than most municipalities. Single-family residential housing are always the dominant housing type, which are typically large houses placed on good sized lots. There are 165 single detached units in the Borough out of 186 total units occupying .76 acres each on average. Duplexes, apartment complexes, and mobile homes are more dense areas of settlement with less land per square foot of living space. However, Rice's Landing only has 3 units of multi-family housing and 16 mobile home units making up only 2 acres of land.

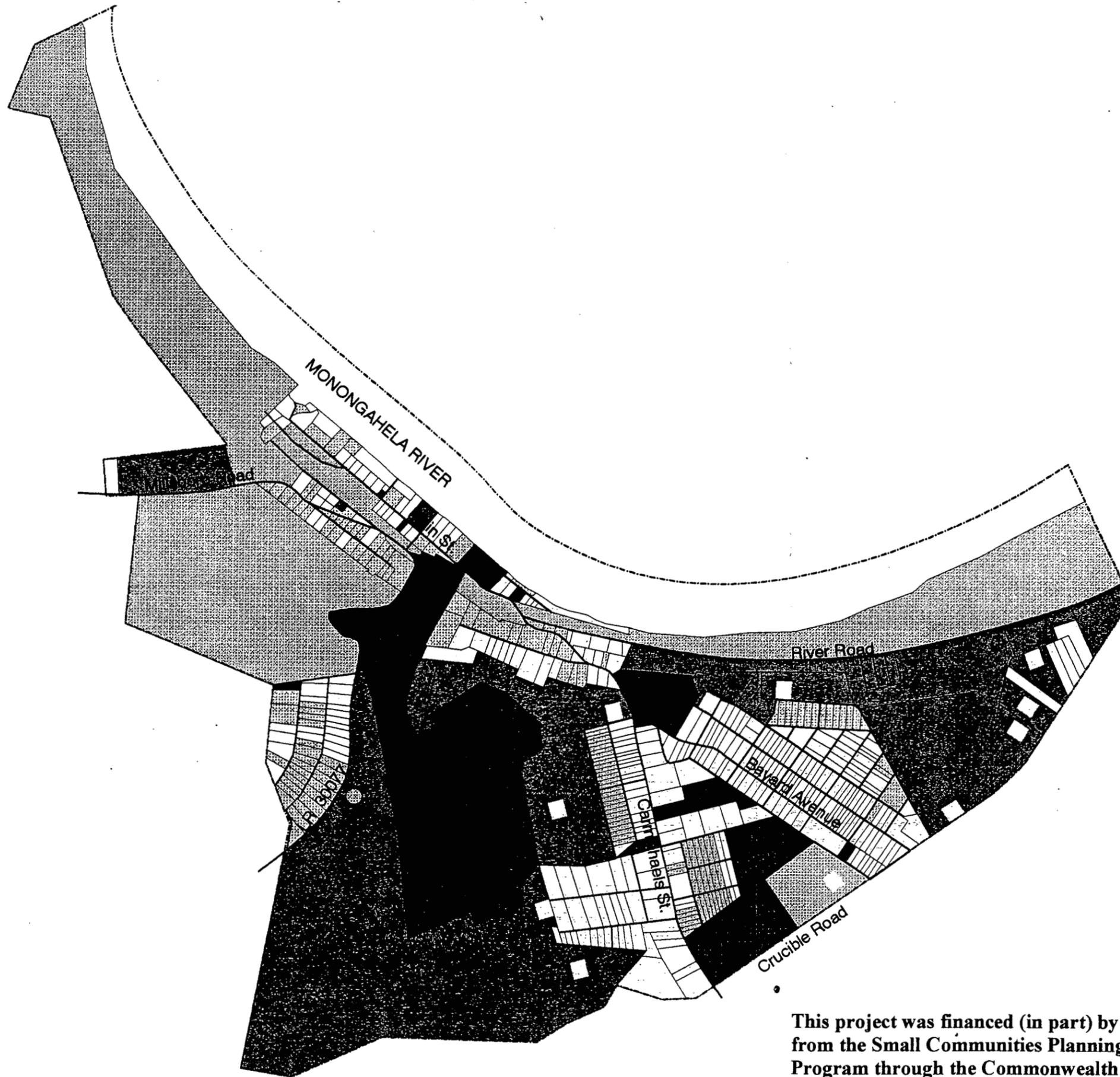
RICES LANDING BOROUGH

Comprehensive Plan Greene County

EXISTING LAND USE MAP

LEGEND

-  SINGLE FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  COMMERCIAL
-  PUBLIC / SEMI-PUBLIC
-  INDUSTRIAL
-  VACANT
-  WOODED
-  BOROUGH BOUNDARY



SCALE 1" = 800'



This project was financed (in part) by a Grant from the Small Communities Planning Assistance Program through the Commonwealth of Pennsylvania, Department of Community Affairs.

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Comprehensive Planners/Land Planners
Historic Preservation Planners

Commercial The portions of the Borough devoted to commercial activity are classified as commercial including neighborhood commercial and central business. The neighborhood commercial district includes commercial activities that provide necessary services for the daily operation of the household. They include such establishments as delicatessen stores, barber shops, beauty parlors, local grocery stores, and local drug stores. The central business district includes commercial activities of a more intensive nature. This type of activity includes retail stores, offices, banks, hardware stores, gasoline stations, garages, restaurants, and hotels. Some highway commercial is also present on the periphery of the borough. This classification is also included as part of the overall commercial classification.

Commercial land is one of the smallest portions of the Borough occupying only 1 acre, .5 percent of the developed area. Commercial and multi-family residential were the smallest land use categories except for those not represented at all such as; two-family residential, railroad, and agriculture. In short, the Borough's commercial activity is nearly non-existent. Other than one shop on Main Street and one or two other very small businesses, retail activity within the Borough is minor. Much of this can be attributed to the abandoned or unused buildings within the downtown area and the rapid out migration of local grocery stores, pharmacies, hotels, bars, restaurants, and convenience stores since the 1950s and 1960s. For local shopping purposes a small stretch of commercial activity has sprung up near the intersection of Route 978 and 88 about one mile west of the Borough including a Mellon Bank, car wash, hardware store, auto dealership, restaurant, and grocery store. If the Borough is to grow it is important to attract younger residents. By concentrating on reusing existing infrastructure within the small Central Business District (CBD).

Industrial A single industrial category is recognized in the Borough. Included in the industrial category are industrial operations which involve the fabrication, assembly, storage or packaging of a product. This type of industrial operation usually does not present any serious discomforts to the neighboring properties in the form of noise, smoke, odor, and traffic congestion.

Industrial land uses in the Borough occupy 47 acres, or 19 percent of the total developed land and 8 percent of the gross area. Much of the acreage is located in the eastern portion of the Borough near the river front housed in the old Excelsior Pottery, which operated between 1870 and 1855, and in the lands currently occupied by the Consolidated Coal Company. Historically, the Monongahela was a critical part of the nation's inland commercial navigation system, and a key to the country's development in the nineteenth century. Before improvements were made to the navigation system, a packet trade prospered in the area, and a number of villages that thrived on shipping and trading sprang up along the river. Later, many of the boats that passed through Rice's Landing after the middle of the nineteenth century, were barges that transported the product of Greene County's rich bituminous coal industry -- an industry that was responsible for an important period of development in Rice's Landing. The first major coal mine in Greene County was established by the Dilworth Mining Company in 1880; the works consisted of a deep shaft mine and 190 coke ovens located along the river on the northern border of Rice's Landing.

Overall the Borough's industrial lands were the heart of the growth for the area. The concentration of small manufacturing and mine activities, including rail transportation, were the reasons for the larger than usual concentration of industrial lands within Rice's Landing. The majority of these lands continue to be owned and operated by Consolidate Coal, although production is to a lesser extent than in the past.

Public/Semi-Public Areas designated as public are lands owned or developed by public funds and are usually operated as part of governmental function. Activities that are included in this category include city halls, fire houses, post offices, libraries, museums, school, parks and playgrounds.

Areas classified as semi-public are lands developed by a limited group of people for their own use with limited public control and accessibility. Such uses include churches, private schools, cemeteries, lodge halls, and fraternal organizations.

The public/semi-public classification in the land use analysis combines both categories and occupies a large amount of land in the Borough. Other than single-family residential public/semi-public land is in the Borough uses are the largest developed uses of land in the Borough occupying 24 percent of developed lands, 11 percent of the gross land. Much of the land is occupied by Pumpkin Run Park. The other large public land uses are the Fire Station and area around the community building. Hewitt Presbyterian Church, Hewitt Cemetery, and fraternal organizations make-up the rest of the public/semi-public lands.

Streets & Alleys Areas classified in this category include areas of rights-of-way of all the dedicated streets and alleys of the Borough. The Borough has a very small portion of its total lands dedicated for streets and alleys. Only 12 acres or 5 percent of development is occupied for this purpose. Reasons for the low percentage of lands dedicated to transportation are two fold: 1) The topography is very limiting with many steep slopes, flood plains, and natural areas. 2) When the town was developing the majority of the local transportation was by boat and rail. The actual areas to travel near the river front were limited to Main Street and two roads extending up the hillside. Since that time other local access roads were developed as housing was constructed near the other and on the upper plateau.

Vacant Land Land classified as vacant is not being presently utilized for any of the above activities, including non-agricultural fields and vacant lots. This land is yet to be developed and provides an opportunity for future growth and development. Over 55 acres of land in the Borough, 10 percent of the gross area is considered vacant. Other than residential housing, water, and the wooded lands, this is a large portion of land. However, much of this land is development impaired due to steep slopes. Consequently, the Borough, as mentioned, needs to concentrate on in-fill development as much of the unable vacant land is located downtown in the former commercial areas. The majority of the remaining vacant land is on the upper plateau, most likely owned by current residents.

Wooded Land Areas classified as wooded are predominantly forest covered with no type of manmade development. Wooded land in Rice's Landing occupies the largest single gross land area at 196 acres, or 34 percent of the Borough. Of these acres approximately 90 percent cannot be developed because of dedication to Pumpkin Run State Park, steep slopes, floodplains, wetlands, and other environmental constraints.

Water Areas classified as water include rivers, streams, canals, lakes, and ponds. Rice's Landing has 72 acres of water covered land, 13 percent of the gross area in the Borough. Most of the water is in the form of streams running through Pumpkin Run Park and the Canal water way at the river front park area.

TABLE C-1

GENERAL EXISTING LAND USE SUMMARY			
Rice's Landing Borough			
Land Use Classification	Area (in Acres)	Percent of Developed Area	Percent of Gross Area
Single Family Residential	126	51	22
Two-Family Residential	0	0	0
Multi-Family Residential	1	0	0
Commercial	1	0	0
Industrial	47	19	8
Public/Semi-Public	60	24	11
Streets	12	5	2
AB Railroad	0	0	0
TOTAL DEVELOPED AREA	247	100	43
Agriculture	0	-	0
Vacant	55	-	10
Wooded	196	-	34
Water	72	-	13
TOTAL DEVELOPED AREA	323	-	57
GROSS AREA	570	-	100
Source: 1997 RCS & A, Inc.			

Land Use Summary

Having inventoried, classified, recorded, and mapped the existing land use of the Borough, a statistical summary can now be made. Table C-1 presents this summary for the existing land use patterns of Rice's Landing Borough.

A number of significant conclusions can be drawn from a comparison of the contents of the above table with nationwide averages of communities similar in size and type to Rice's Landing Borough. These conclusions are:

- Rice's Landing Borough has a much larger percentage of its total developed area devoted to residential use than other communities of similar size and type, with a much larger percentage going to single-family housing, while multi-family style housing is nearly non-existent.
- Rice's Landing Borough has a much lower percentage of its total developed area devoted to commercial use than communities of similar size and type.
- Rice's Landing Borough has a larger percentage of its total developed area devoted to industrial use than communities of similar size and type.
- Rice's Landing Borough has a higher percentage of its total developed area devoted to public and semi-public uses than communities of similar type and size.
- Rice's Landing Borough has a much lower percentage of its total developed area devoted to streets and alleys.

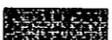
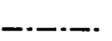
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- Approximately 251 acres, or 44 percent, of Rice's Landing Borough's gross area is vacant and undeveloped wooded lands. Although approximately 85 percent of this land cannot be developed because of dedication as Pumpkin Run Park, steep slopes, floodplains, wetlands, and other environmental constraints, about 38 acres are developable, 7 percent of all land in the Borough. This places serious constraints on develop opportunities in the Borough. See Map # 11.

RICES LANDING BOROUGH

Comprehensive Plan Greene County

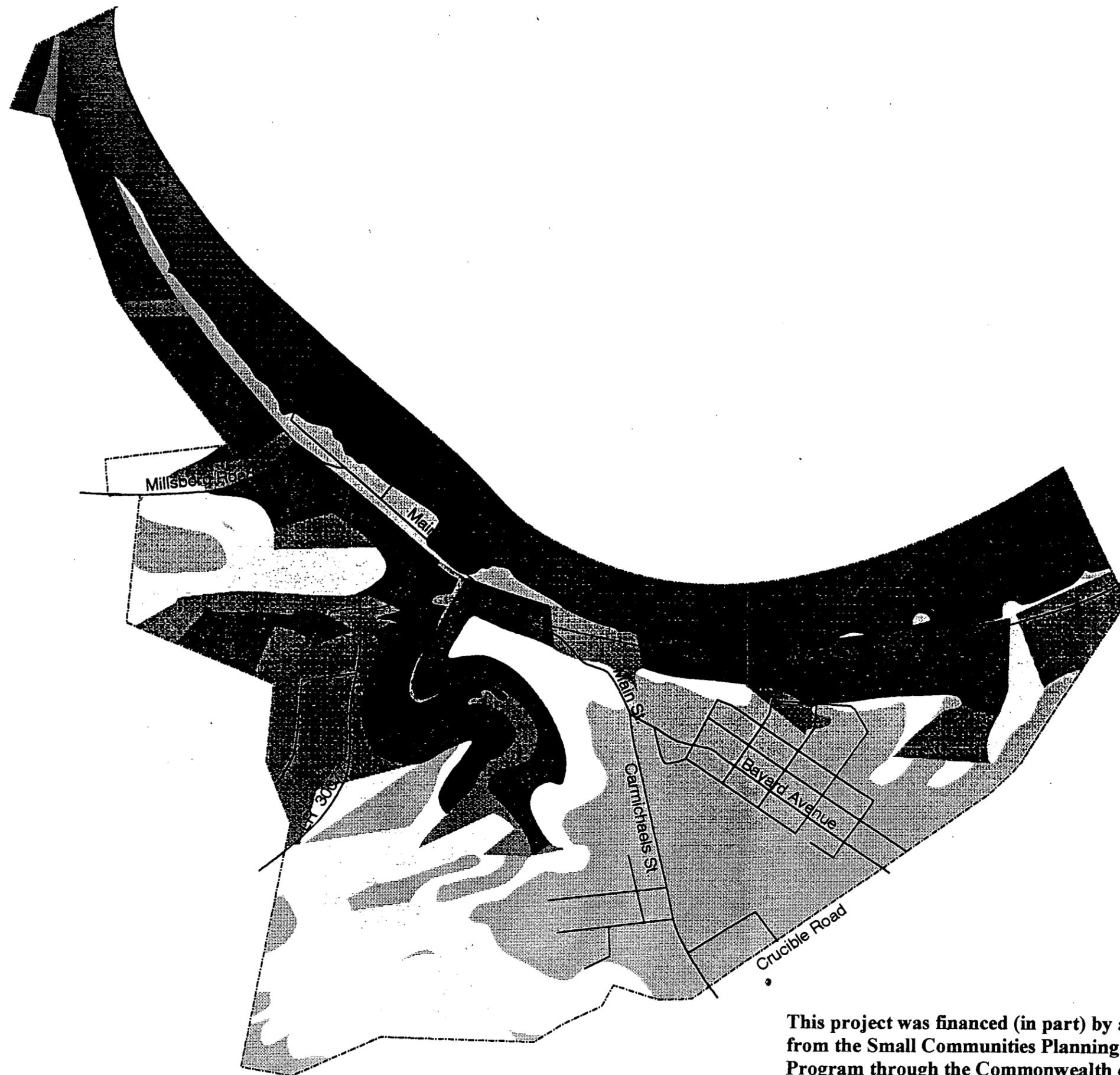
DEVELOPMENT CONSTRAINTS MAP

LEGEND

-  100 YR. FLOODPLAIN
-  HYDRIC SOIL
-  8% - 15% SLOPE
-  15% - 25% SLOPE
-  25+% SLOPE
-  BOROUGH BOUNDARY



SCALE 1" = 800'



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