### **Rural Zoning Is Subject Of Future Farmer's Speech**

is the text of the winning the spreading of the urban pop- need for zoning may extend speech in the York-Lancaster ulation into the country. New from 30-50 miles from the city County area FFA public speak- areas of grossly misused land limits. ing contest. Robert Wenger, are appearing. Rural people Quarryville R1, will present cannot afford to sit idly by and the speech in the regional con- permit these haphazard forces test at Millersville State Coll- to shape the communities of ege, April 25.

tomorrow. The farmers must

ing the farming community on But first what is meant by the urban fringe. Cities are "zoning" Zoning has been debursting at their seams. Good fined as the regulation by dis-

Today, new forces are affect- take part in rural zoning.

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### tricts under police power as to the size and use of buildings, of the population. This term "rural zoning" pertains both living along the urban fringe. Editor's Note: The following roads and automobiles permit The urban development and



ROBERT WENGER

fringe usually does not proceed or triple outward uniformly from the city boundaries, generally it munity changes as the urban bor of the people on the farms spreads out along the highways, people mingle with the farm remain intact. This keeps the

#### Lancaster Farming, Saturday, April 20, 1963-13

the use of land, and the density Sometimes suburban develop- people in church, 4-H clubs, ment tends to "leap-frog" over and other community organisuitable land and create resi- zations.

munities farther out.

1930-1950 non-farm rural-pop- the many new houses. The fut-

21.8%. This increase in non-ened ed States.

a rural area they can have a night. land. The affects are:

(1). There is a waste of good farmers wells and streams. farm land because of large pockets between developments as the poor. The developments <sup>1n</sup>. should be grouped closer toin production.

(2) The price of land will increase without a proportional increase in production from the land Some places the price of Expansion of the urban land has been know to double

to the urban area and farmers dential pockets in farm com- (4). There will be an increase in property taxes because of During the period between expanded services required for

> ulation increased \$7.5% while use life of the farm in such the farm population declined a community is greatly short-

> farm people amounted to a to- (5). The non-farm people tal of ten million more non- don't like the odor of farm anifarm people in the rural Unit- mals and sprays and the noise of farm machinery operating When urban people move into early in the moining or late at

> great affect on the faim people (6). The sewage from the already there as well as on the septic tanks of the urban development creates pollution of the

> (7). It lowers the water table because the rain runs off the that can't be used The people houses and down rain pupes scatter too widely and they which causes more water to run build on the good land as well off the land rather than soak

> These conflicts all combine gether and the fertile land kept to make farming difficult in non-zoned rural urban fringes, but these affects can be correct-

ed with proper rural zoning. Maybe you have a question as to what are the benefits of rural zoning.

(1). It benefits the people on the land because the owner-(3). The culture of the com- ship, management, and the laproduction of the United States going

(2) It benefits trade and industries sometimes referred to as agricultural industries These include canneries, packing plants, factories, and many services provided for the farmer With the loss of agriculture in the area would come the loss of these industries which in turn means a drop in the income of a community.

(3) It avoids undue disruption because a growing community is bound to have growing pains There usually is no difference in price of good land and poor land and the community itself will benefit by keeping the best land in agricultuial pioduction

(4) It benefits urban people because with agriculture green belts come a lower density of population, a reduction of pressure on traffic arteries, and a larger measure of safety trom their use as major disaster firebreaks And by concentrating development, money can be saved in cost of public service; including roads and streets, schools, and sewage and water systems

Because of the surplus prob-

(Continued on Page 20)



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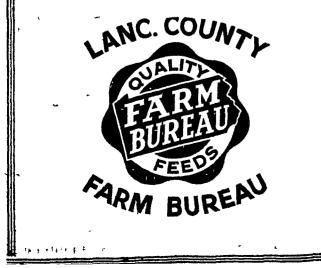
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