

Rural Zoning Is Subject Of Future Farmer's Speech

Editor's Note: The following is the text of the winning speech in the York-Lancaster County area FFA public speaking contest. Robert Wenger, Quarryville R1, will present the speech in the regional contest at Millersville State College, April 25.

Today, new forces are affecting the farming community on the urban fringe. Cities are bursting at their seams. Good

tracts under police power as to the size and use of buildings, the use of land, and the density of the population. This term "rural zoning" pertains both to the urban area and farmers living along the urban fringe. The urban development and need for zoning may extend from 30-50 miles from the city limits.



ROBERT WENGER

Expansion of the urban fringe usually does not proceed outward uniformly from the city boundaries, generally it spreads out along the highways,

Sometimes suburban development tends to "leap-frog" over suitable land and create residential pockets in farm communities farther out.

During the period between 1930-1950 non-farm rural population increased 87.5% while the farm population declined 21.8%. This increase in non-farm people amounted to a total of ten million more non-farm people in the rural United States.

When urban people move into a rural area they can have a great affect on the farm people already there as well as on the land. The affects are:

(1). There is a waste of good farm land because of large pockets between developments that can't be used. The people scatter too widely and they build on the good land as well as the poor. The developments should be grouped closer together and the fertile land kept in production.

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

(3). The culture of the community changes as the urban people mingle with the farm

people in church, 4-H clubs, and other community organizations.

(4). There will be an increase in property taxes because of expanded services required for the many new houses. The future life of the farm in such a community is greatly shortened.

(5). The non-farm people don't like the odor of farm animals and sprays and the noise of farm machinery operating early in the morning or late at night.

(6). The sewage from the septic tanks of the urban development creates pollution of the farmers wells and streams.

(7). It lowers the water table because the rain runs off the houses and down rain pipes which causes more water to run off the land rather than soak in.

These conflicts all combine to make farming difficult in non-zoned rural urban fringes, but these affects can be corrected 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 ownership, management, and the labor of the people on the farms remain intact. This keeps the production 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 agricultural production.

(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 from their use as major disaster fire-breaks. 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 problem
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