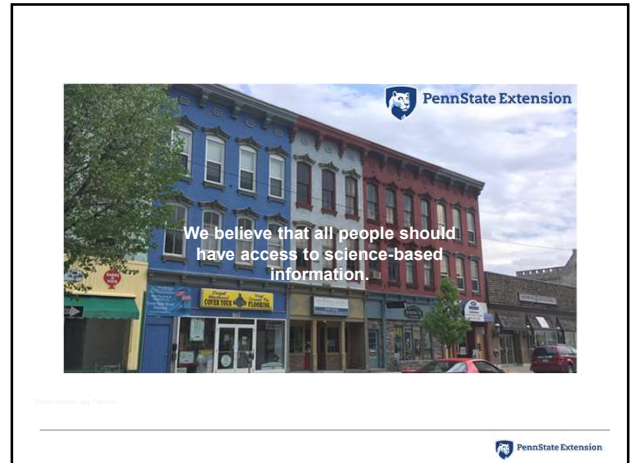




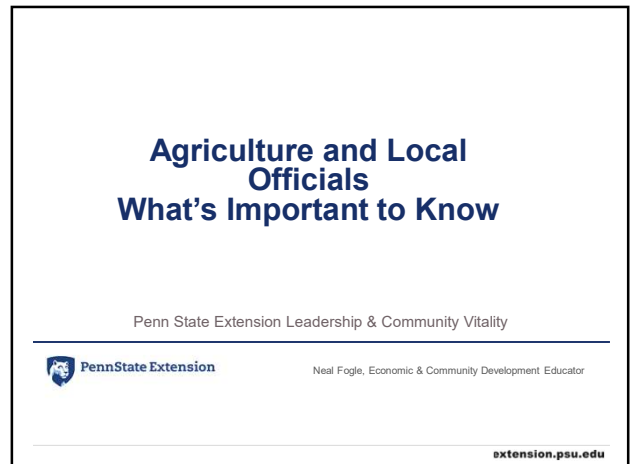
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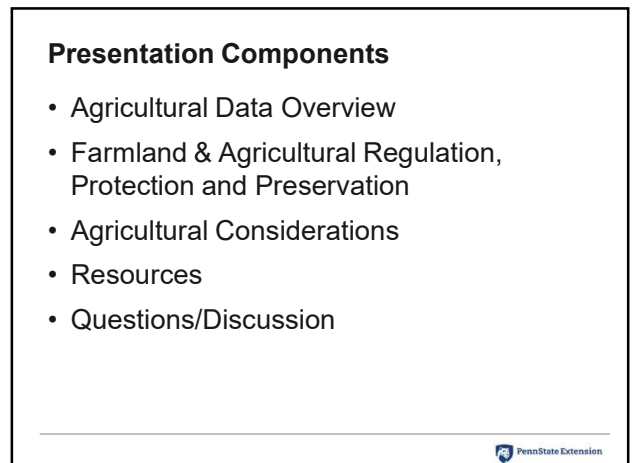
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PA Agricultural Trends

- 2012 - 2017
 - Number of farms decreased by 10%
 - Land in farms decreased by 6%
 - Average size of farm increased 5%
 - 2017 average size = 137 acres



USDA 2017 Census of Agriculture State Profile

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PA Agricultural Data

- Average farmer age – 54.8
- Market value of statewide of products sold
 - \$7.8 billion
- Average value of products sold per farm
 - \$145,962
- Average net cash from per farm income
 - \$42,020
 - 32% of farms have less than \$2,500 in sales

USDA 2017 Census of Agriculture State Profile

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PA Agricultural Data

Feature	% Of Farms
Internet access	69
Farm organically	2
Sell directly to consumers	12
Hire farm labor	25
Are family farms	98

USDA 2017 Census of Agriculture State Profile

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PA Land in Farms by Use

Farmland Use	Acres
Cropland	4,651,210
Woodland	1,487,550
Pastureland	706,136
Other	433,772

USDA 2017 Census of Agriculture State Profile

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Farmland & Agricultural Regulation, Protection and Preservation

USDA 2017 Census of Agriculture State Profile

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Agricultural Preservation Programs

PA Agricultural Conservation Easement (PACE) Program

- Enables state and county governments to purchase conservation easements from farmers
- Local governments may participate in conjunction with the county board

Easements as of 2020 (under Farmland Preservation Act 149 of 1988)


- Pennsylvania
 - 5,813 easements
 - 596,827 acres
 - Waiting list of approximately 1,400 eligible farms

2020 Bureau of Farmland Preservation Annual Report

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Agricultural Programs



Agricultural Security Areas

A tool for protecting our farms and farmland from non-agricultural uses.

2020 Bureau of Farmland Preservation Annual Report



PA Enrollment as of 2020

4,043,350 acres
42,017 landowners
36,894 parcels
1,003 townships in 65 counties

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Agricultural Programs

Clean & Green

- Taxes land according to its use as farmland rather than its market value and its potential use for activities other than agriculture

2020 Enrollment in PA

- 11,182,349 acres (includes 5,694,417 forest use acres)
- 215,752 parcels (includes forest use parcels)

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Agricultural Programs/Legislation

Right to Farm Act (Protection of Agricultural Operations from Nuisance Suits and Ordinances Act)

- Prevents municipalities from including normal farming operations within their nuisance ordinances

ACRE (Agriculture, Communities & Rural Environment Act)


- Bans unauthorized local ordinances
- Owner/operator can forward a grievance to the state's Attorney General's Office for review

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PA Municipalities Planning Code (MPC)

- Enabling legislation for planning in PA
- Purpose (Section 105)
 - Coordinated community development
 - Provide for the general welfare
 - Guide use of land and structures
 - **Preserve natural resources and prime agricultural land**
 - **Ensure zoning ordinances facilitate present and future economic viability of agricultural operations**



PA DCED

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The MPC Agricultural Definitions

- Definitions - Section 107: **Agricultural Operation**
- Includes types of activities: crops, livestock, etc.
- Includes changes in production practices and procedures normally engaged by farmers or that are consistent with technological development within the agricultural industry

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Planning Tools under the PA Municipalities Planning Code (MPC)


- Comprehensive Plan
 - o Municipal policy and guidance document
 - o Analyzes existing conditions
 - o Determines community objectives
 - o Makes recommendations for the future
- Subdivision & Land Development Ordinance
 - o Regulates lot layout and design, improvements
- Zoning Ordinance
 - o Regulates land use location, density, dimension
- All have some preemptions

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The MPC: Comprehensive Plans & Agricultural Provisions

- Section 301a(7)iii:
 - Preservation and enhancement of prime agricultural land
 - Encourage compatibility of land use regulation with existing agricultural operations
- Section 301b(2):
 - Water impacts
- Section 301a(2):
 - Agricultural land use plan
- Section 301a(6):
 - Prime agricultural land protection




Neal Fogle, Penn State University

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The MPC: Subdivision and Land Development Agricultural Provisions

- Contents of Subdivision and Land Development Ordinance – Section 503(1.1): Allows for certain exclusions from the definition of land development
- Section 503(1.1)ii: Excludes the addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building




bones64 on pixabay.com CCO

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The MPC: Zoning and Agriculture

- Section 603h:
 - Shall encourage the continuity of development and viability of agricultural operations.
 - Shall not restrict agricultural operations or changes to or expansion of agricultural operations in geographic areas where agriculture has traditionally been present
 - Unless the agricultural operation will have a direct adverse effect on the public health and safety.



Neal Fogle, Penn State University

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Agricultural Protection Zoning (APZ)

- Primary
 - Minimize land use conflicts
 - Protect prime agricultural soils from development
 - Retain critical mass for agriculture
 - Fill the gaps of other programs/techniques
 - Protect public easement investments by limiting development on surrounding land
- Secondary or Spin-off
 - Open space
 - Community character

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Why Farmland Protections/Preservation?

Economic Impacts

Aid in retaining critical mass for farming and support businesses

Farmers and ranchers own most of the privately held land in the U.S.

Average age of farmers

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Urban Ag Benefits


- Environmental
 - Biodiversity
 - Air filtration
 - Protection from extreme weather & stormwater retention
- Social
 - Community revitalization & resiliency
 - Community engagement/pride
 - Educational opportunities

Source: Urban Ag: A Guide for Municipalities

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Urban Ag Benefits



Health


Increase in fresh food consumption
Stress reduction
Increased physical activity



Economic

Entrepreneurship & workforce training
Increased property values
Increased self reliance

Source: Urban Ag: A Guide for Municipalities




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Why Farmland Preservation?

- Assure a supply of agricultural rental lands
- Natural resource/environmental protection
- Municipal fiscal impacts
 - Farm, and open lands help taxpayers by paying more than they require back in services.


Source: Fiscal Impacts of Different Land Uses: PA Experience 2006



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Agricultural Considerations


- Land affordability & competition
- Land preservation attracting adjoining development
- Farm/nonfarm conflict
- Growth in urban agriculture
- Regulatory issues
- Declining value of industry from public officials



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Agricultural Considerations


Public perception	Food & Commodity Production	Economic considerations and changing uses
Farmland preservation as opposed to agricultural industry preservation	Farmland preservation versus open space preservation	Transportation issues
Impermanence syndrome (result of fragmentation)		



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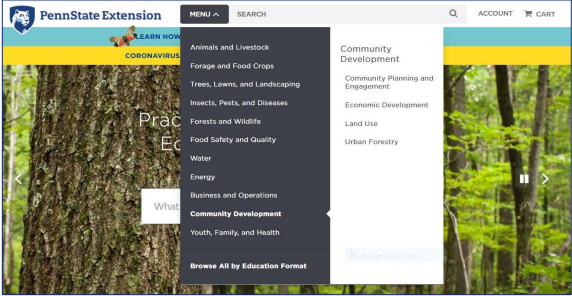

Agricultural Considerations

Aesthetics & open space	Internet access	Potential for pollution
Solar leases/operations	Good neighbor relations needed on both sides	Ag needs a seat at the table
What should the agricultural industry know about local officials?		



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Ag Resource Handout

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Questions & Discussion

