

Section V.

STATUS OF THE BOROUGH

DEMOGRAPHIC AND HOUSING STUDY

An analysis of Paxtang Borough's population and housing characteristics provides insight into the composition and characteristics of Paxtang Borough and its residents. By reviewing the results of this analysis, Paxtang is able to establish a foundation for planning strategies in the Borough. The 2000 U.S. Census is the source of all data provided within this section. Five (5) other boroughs located in Dauphin County's southwest planning area have been included to show how Paxtang compares to other core communities, and as well as how the borough fits into the County's puzzle.

HISTORIC POPULATION

Population - *All people, male and female, child and adult, living in a given geographic area.*

Positive changes in the total population of a municipality are generally an indication of growth and stability. Additionally, increases in population may indicate the need for additional community services and resources, including housing, jobs, education, municipal operations, etc.

- Between 1940 – 2000, Paxtang Borough's total population has decreased by nearly 8% from 1,857 persons in 1940 to 1,570 persons in 2000 respectively.
- The largest net increase in total population occurred between 1940 and 1950, when the population grew by approximately 8.8% or by an additional 150 persons during that ten (10) year period.
- Paxtang Borough's largest total population was reported in 1970, when 2,039 persons were reported to live in the borough.
- Between 1970 and 2000, Paxtang total population declined by 469 persons, or approximately 30% over those three (3) decades.

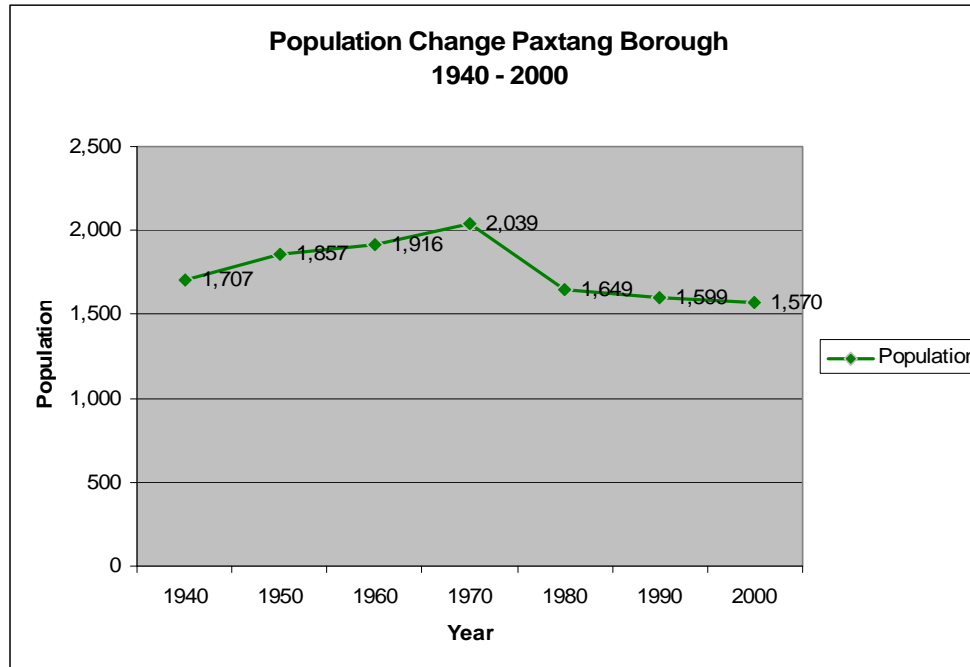
- The biggest negative change in population occurred between 1970 and 1980, when the borough experienced a nearly 19% decrease, or loss of 390 persons in ten (10) years.
- Between 1990 and 2000, Paxtang Borough experienced a modest decrease in total population of approximately -2%, or net decrease of 29 persons, when compared to the previous twenty year trend.

Table V-A

Year	Population	Numeric Change	Percent Change
1940	1,707		
1950	1,857	150	8.8%
1960	1,916	59	3.2%
1970	2,039	123	6.4%
1980	1,649	-390	-19.1%
1990	1,599	-50	-3.0%
2000	1,570	-29	-1.8%

Source: US Census, Tri-County Regional Planning Commission

Graph V-A



Source: US Census, Tri-County Regional Planning Commission

REGIONAL HISTORIC POPULATION

Compared to the other five (5) boroughs in the area (Highspire, Middletown, Penbrook, Royalton and Steelton), Paxtang Borough's population trends generally reflect regional, state and national trends, which have generally shown a steady out migration from older, centralized urban areas, to surrounding suburban locations since the 1950s and 1960s.

- Of the six (6) boroughs, only Highspire and Middletown have experienced net increases in total population since the 1940 Census.
- Among the six (6) boroughs, Paxtang ranks third (3rd) regarding the relative percent change in population between 1980 and 2000 (-4.8%).

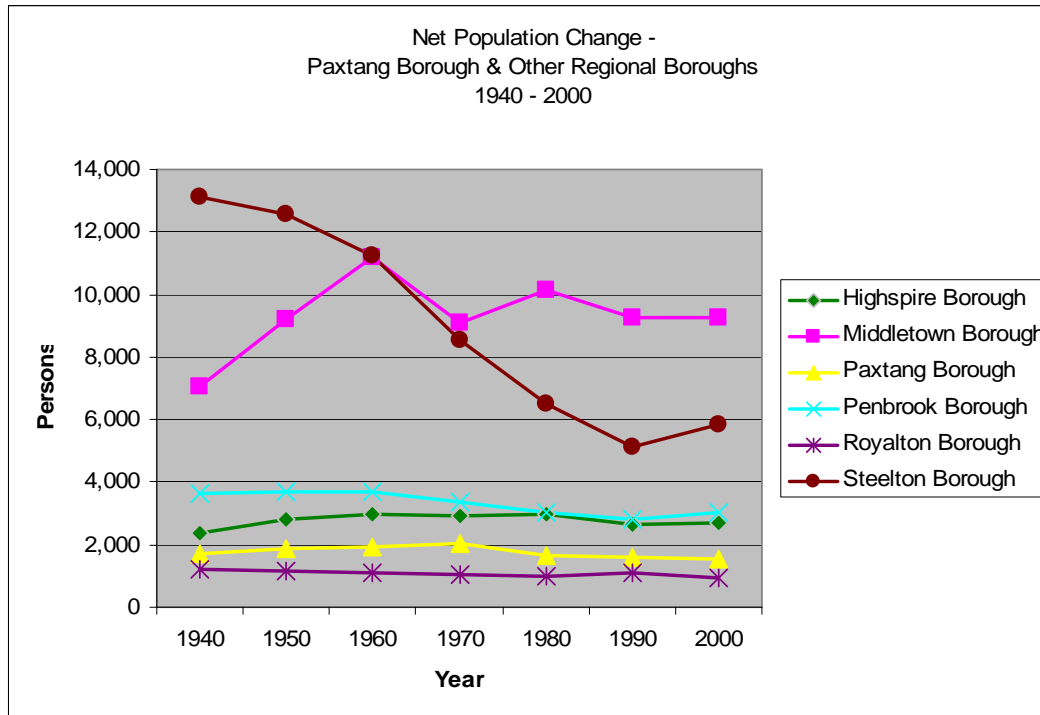
- Although slightly less than the average rate of growth of the six (6) boroughs between 1990 and 2000, only Highspire, Penbrook and Steelton have experienced population growth during that ten (10) year period.
- Paxtang's 2000 total population (1,570) ranks fifth (5th) largest of the six (6) boroughs.

Table V-B

	1940	1950	1960	1970	1980	1990	2000	% Change 1990 - 2000
Highspire Borough	2,371	2,799	2,999	2,947	2,959	2,668	2,720	1.9%
Middletown Borough	7,046	9,184	11,182	9,080	10,122	9,254	9,242	-0.1%
Paxtang Borough	1,707	1,857	1,916	2,039	1,649	1,599	1,570	-1.8%
Penbrook Borough	3,627	3,691	3,671	3,379	3,006	2,791	3,044	9.1%
Royalton Borough	1,201	1,175	1,128	1,040	981	1,120	963	-14.0%
Steelton Borough	13,115	12,574	11,266	8,556	6,484	5,152	5,858	13.7%
Boroughs Average	4,845	5,213	5,360	4,507	4,200	3,764	3,900	3.6%

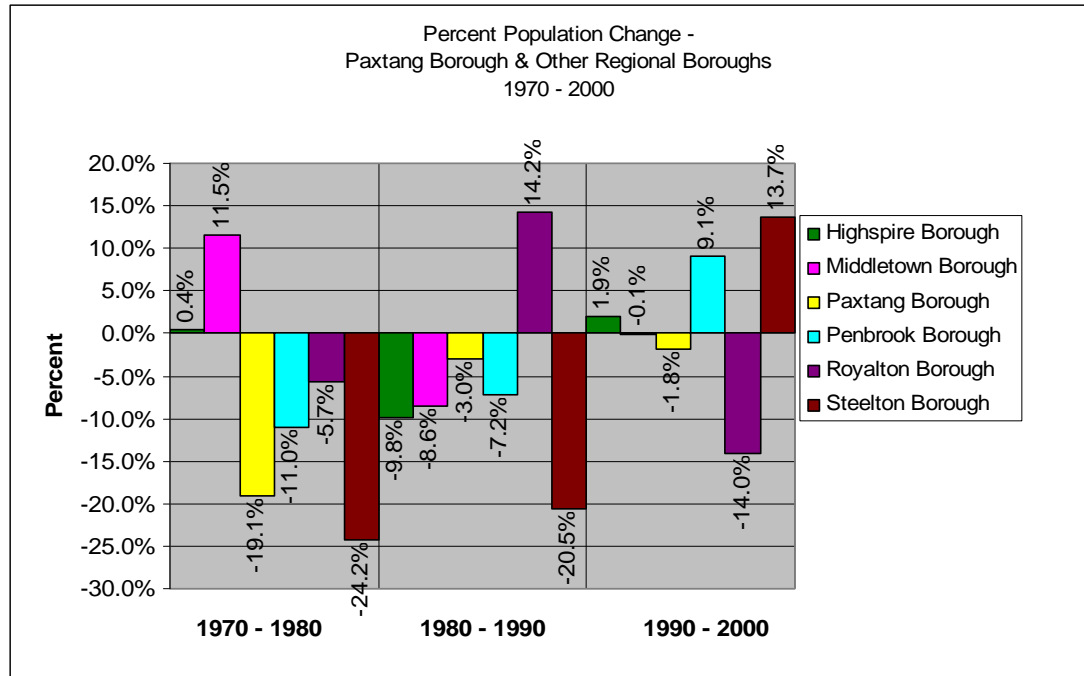
Source: US Census, Tri-County Regional Planning Commission

Graph V-B



Source: US Census, Tri-County Regional Planning Commission

Graph V-C



Source: US Census, Tri-County Regional Planning Commission

POPULATION PROJECTIONS

Generally the older, centralized urban areas throughout the region, state and nation, are typically built out, and the amount of vacant land for new development within those municipalities is limited. Therefore, population projections in those municipalities generally show lower total gains (even showing continued losses in population) or slower (even negative) rates of growth when compared to the surrounding suburban areas.

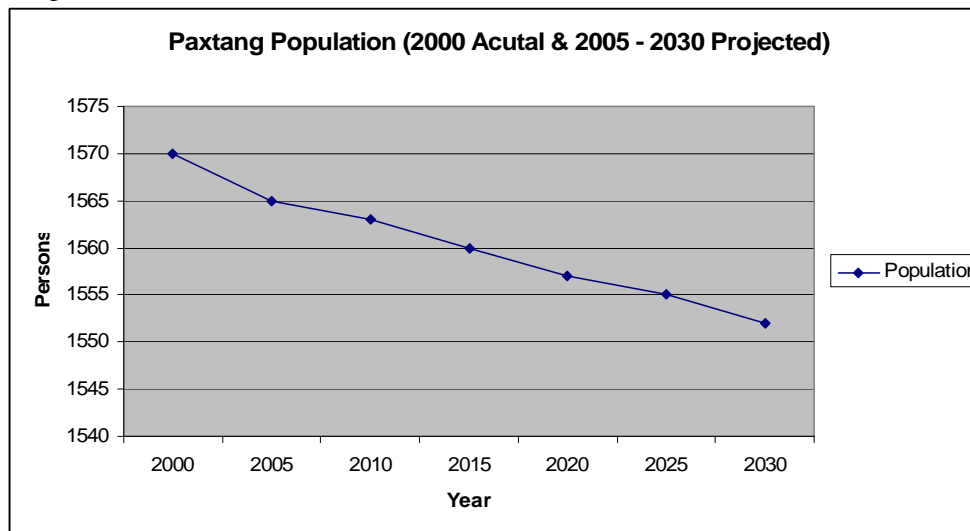
- Paxtang's population is projected to remain relatively flat, decreasing by 1.1% or 18 persons by 2030 (1,552).
- Paxtang's projected growth rate is among the lowest of the six (6) boroughs over that same time, second (2nd) in both net and relative growth, only to Steelton Borough.

Table V-C

	2000 Population	2005 Projection	2010 Projection	2015 Projection	2020 Projection	2025 Projection	2030 Projection	Numeric Change 2000 - 2030	Percent Change 2000-2030
Highspire Borough	2,720	2,763	2,786	2,810	2,835	2,859	2,884	164	6.0%
Middletown Borough	9,242	9,401	9,488	9,577	9,666	9,757	9,849	607	6.6%
Paxtang Borough	1,570	1,565	1,563	1,560	1,557	1,555	1,552	-18	-1.1%
Penbrook Borough	3,044	3,090	3,115	3,141	3,167	3,193	3,219	175	5.7%
Royalton Borough	963	983	994	1,005	1,017	1,028	1,040	77	8.0%
Steelton Borough	5,858	5,784	5,743	5,702	5,660	5,618	5,575	-283	-4.8%
Boroughs Average	23,397	23,586	23,689	23,795	23,902	24,010	24,119	722	3.1%

Source: Tri-County Regional Planning Commission

Graph V-D



Source: Tri-County Regional Planning Commission

POPULATION DENSITY

Population Density - *Total population or number of housing units within a geographic entity (for example, United States, state, county, place) divided by the land area of that entity measured in square miles. Density is expressed as "people per square mile" of land area.*

Population density reflects the amount of land area within a municipality against the number of persons living in the municipality. Generally the more dense a municipality is, the less land that is utilized per person. Typically, in more dense areas, services and resources can be provided at lower costs per person due to the compactness of the development and limited range of providing services.

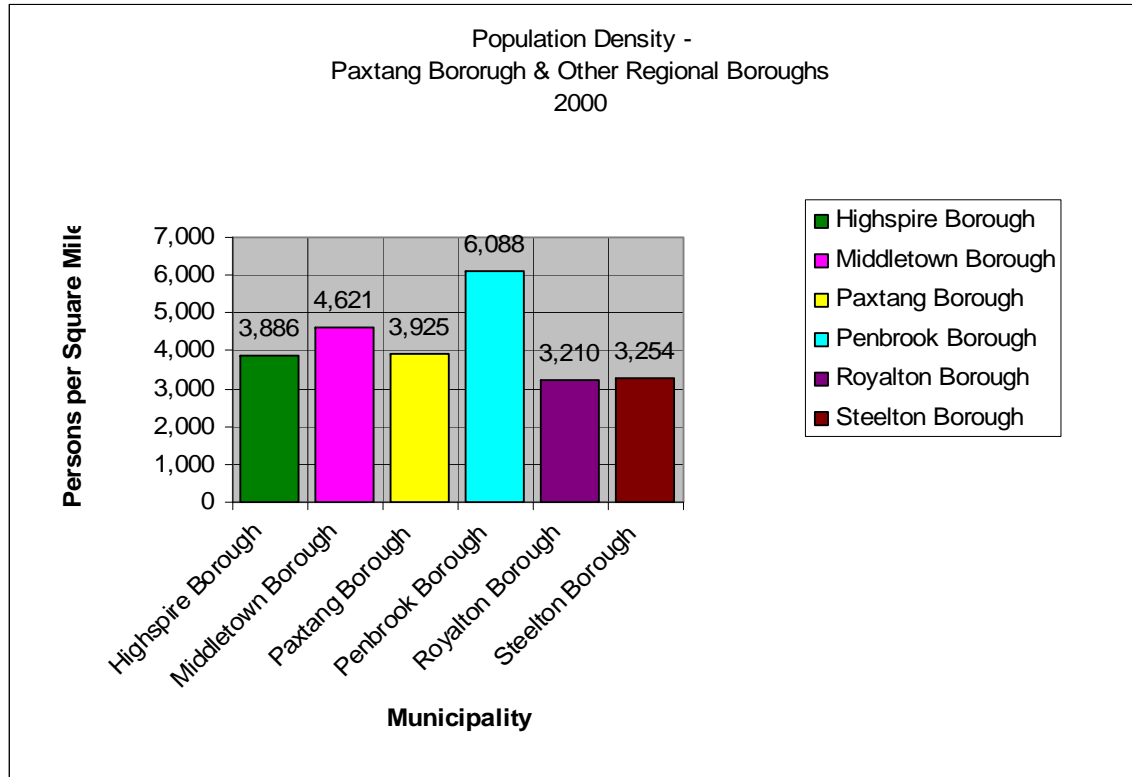
- The population density for Paxtang Borough was 3,925 persons per square mile, based on the total area of the borough (0.4 square miles) and the 2000 population of total of 1,570 persons.
- Among the six (6) boroughs in the region, Paxtang is the second (2nd) smallest in total land area, and is the third (3rd) most dense.

Table V-D

	2000 Population	Sq. Miles	Density
Highspire Borough	2,720	0.7	3,886
Middletown Borough	9,242	2	4,621
Paxtang Borough	1,570	0.4	3,925
Penbrook Borough	3,044	0.5	6,088
Royalton Borough	963	0.3	3,210
Steelton Borough	5,858	1.8	3,254
Boroughs Average	3,900	1.0	4,105

Source: US Census, Tri-County Regional Planning Commission

Graph V-E



Source: US Census, Tri-County Regional Planning Commission

POPULATION BY SEX

Sex - *An individual's gender classification - male (men, boys) or female (women, girls).*

Generally women live longer than men. Typically the ratio of women to men is higher not only regionally, but also state-wide and nationally as well.

- The breakdown of the 2000 total population by males and females showed Paxtang Borough with approximately 46.6% of its population as being male, with 53.4% being female.

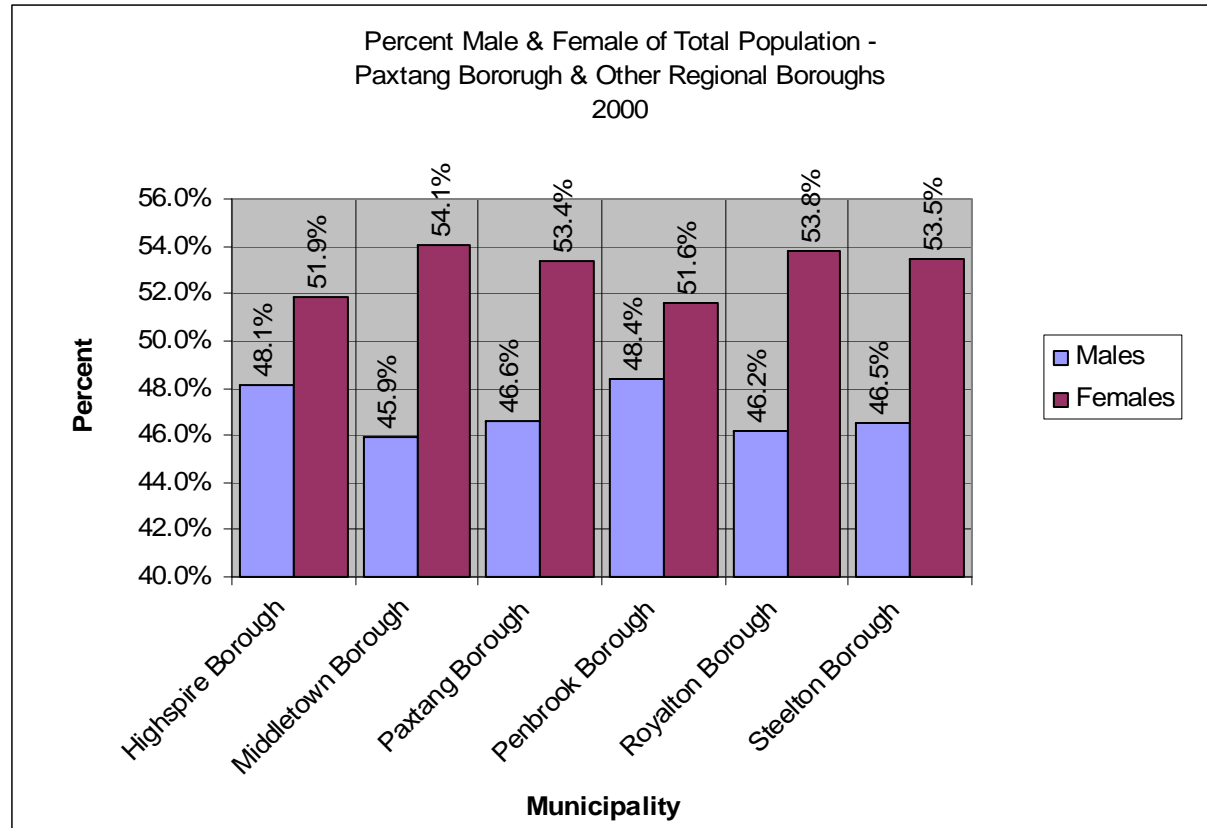
- Paxtang's percentage of males is larger and percentage of females is essentially equal to the average of the six (6) boroughs in the region.

Table V-E

		Males		Females	
	2000 Population	Number	Percent	Number	Percent
Highspire Borough	2,720	1,309	48.1%	1,411	51.9%
Middletown Borough	9,242	4,243	45.9%	4,999	54.1%
Paxtang Borough	1,570	732	46.6%	838	53.4%
Penbrook Borough	3,044	1,474	48.4%	1,570	51.6%
Royalton Borough	963	445	46.2%	518	53.8%
Steelton Borough	5,858	2,726	46.5%	3,132	53.5%
Boroughs Average	3,900	1,822	46.7%	2,078	53.3%

Source: US Census, Tri-County Regional Planning Commission

Graph V-F



Source: US Census, Tri-County Regional Planning Commission

POPULATION BY AGE COHORTS

Age - Age is generally derived from date of birth information, and is based on the age of the person in complete years.

Generally, children under the age of 5 years reflect those that will attend school in the near future. Those aged 5 – 19 years reflect the current school age population. Combined, both groups typically require more public services, especially regarding educational, social and recreational programs and services than most other age groups.

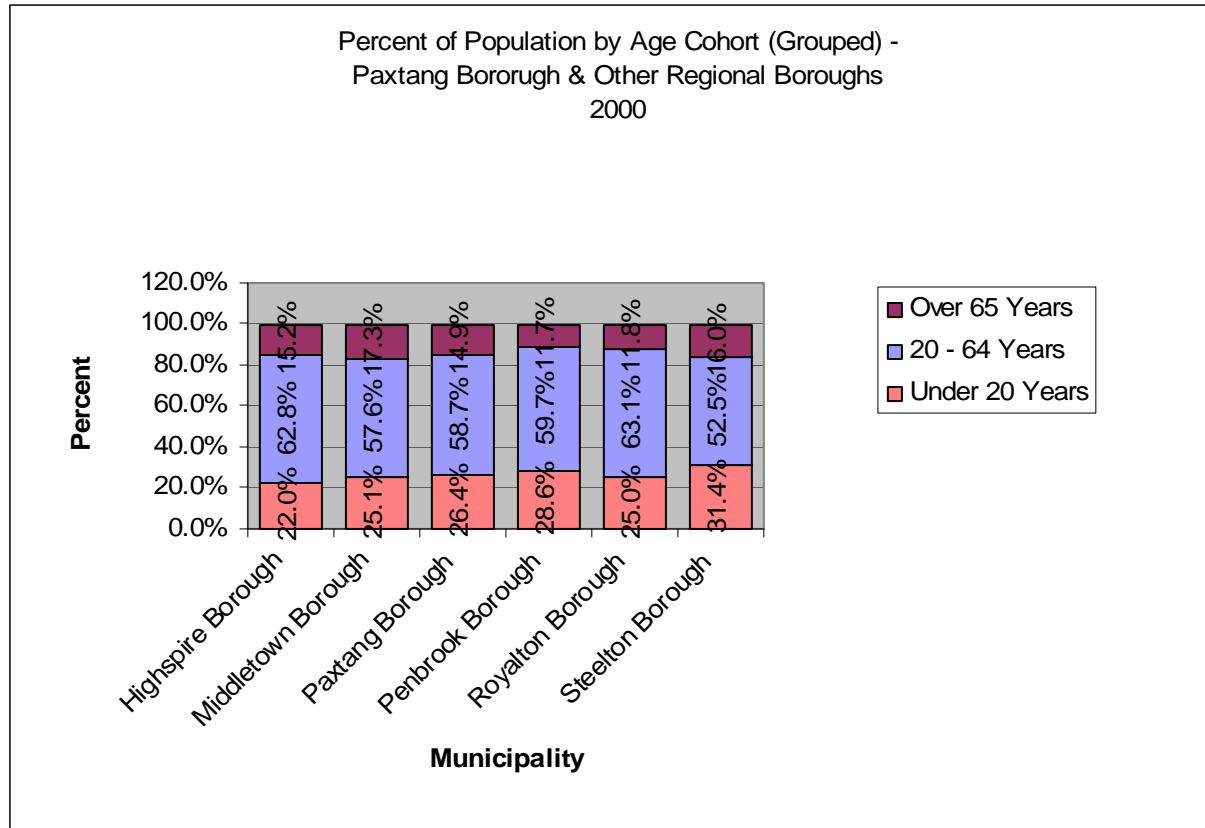
Persons aged 20 – 34 years reflect the family forming and childbearing population. Additionally, that group includes those persons just joining the workforce either after high school or after college. The 20 – 44 year old age group is considered the prime income producers.

Persons aged 45 – 64 years are typically those with older children whom either live at home and will soon be moving out, or have moved out of the parents' home. The 45 – 64 year old age group also includes those persons whom are either continuing to work and soon to be nearing retirement age, or those persons whom have retired.

Finally, those aged 65+ years are considered elderly and generally include those who are retired, will soon be retiring in the near future, or may be continuing to work. This age group often requires additional public services such as health care and social services than most other age groups.

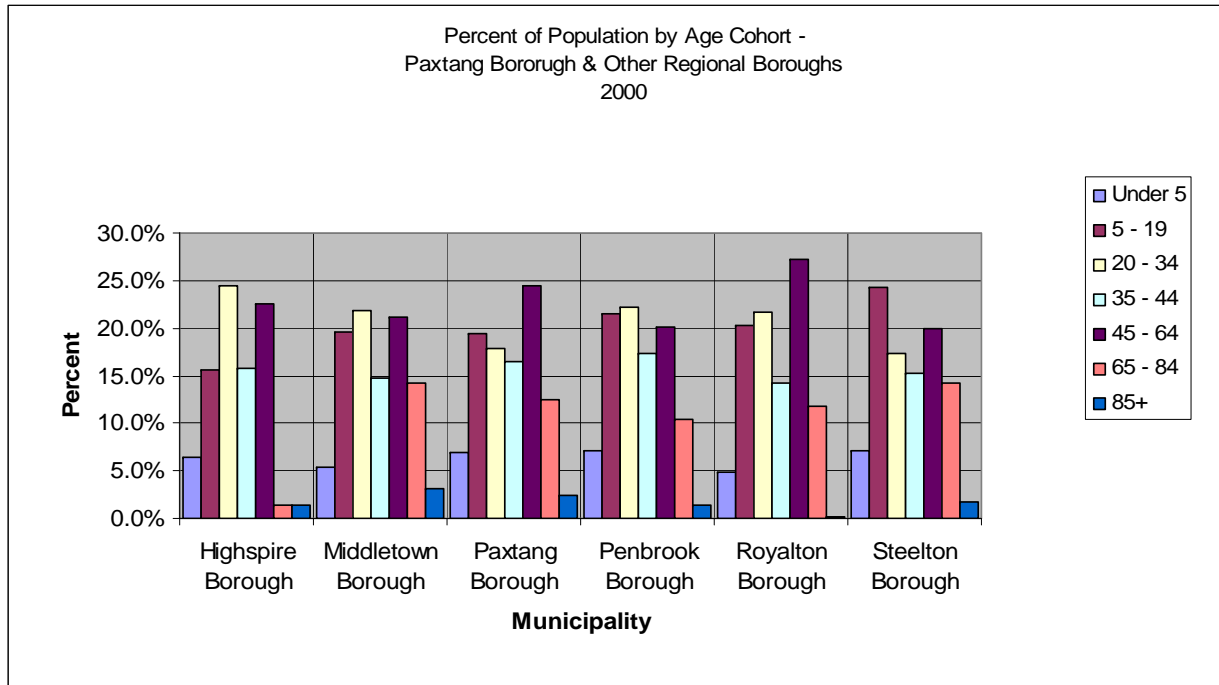
- As a percent of the total population in 2000 for Paxtang, the borough's largest cohort is the 45 – 64 year old age group (383 persons or nearly $\frac{1}{4}$ of the borough's total population).
- Paxtang's 5 – 19, and 20 – 34 year old age groups, as percentages of each respective borough's total population are both the second (2nd) highest for those age groups of six (6) boroughs.
- The 2000 cohort with the lowest percentage of total persons in Paxtang Borough is the under the 85+ year cohort (2.4% or 38 persons).
- The 85+ year cohort for Paxtang Borough in 2000 contains the second (2nd) highest percent of total population of the six (6) boroughs respectively for the same cohort group.

Graph V-G



Source: US Census, Tri-County Regional Planning Commission

Graph V-H



Source: US Census, Tri-County Regional Planning Commission

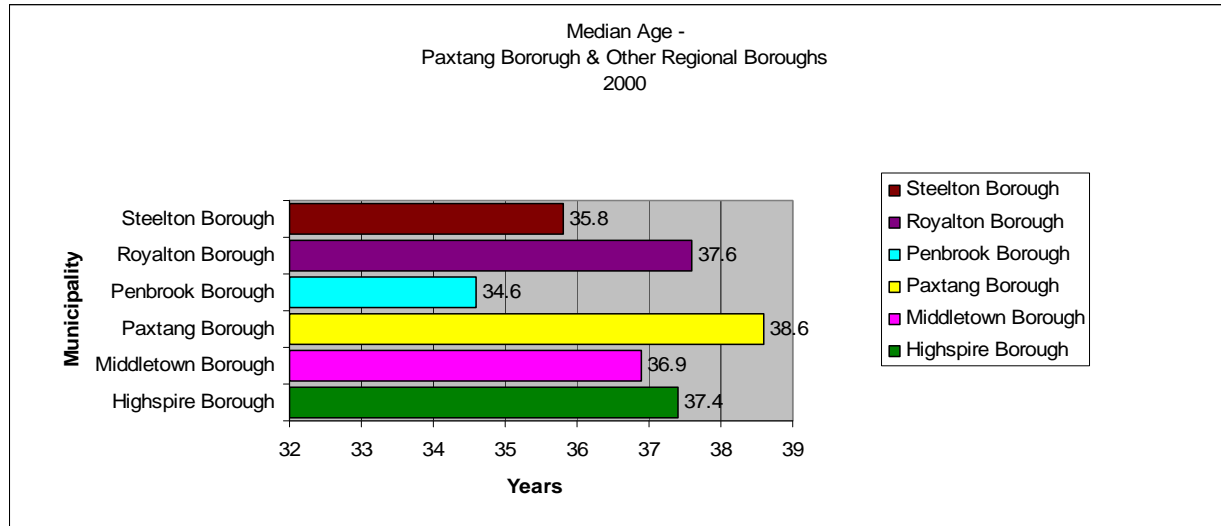
MEDIAN AGE

Median Age - *This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.*

The population in centralized urban areas generally tends to be older than suburban areas. Also, the median age of the population in these municipalities in the region, state and nation is increasing at a faster rate than suburban communities.

- The median age of residents in Paxtang Borough is 38.6 years.
- Of the six (6) boroughs, Paxtang's median age is the highest.

Graph V-I



Source: US Census, Tri-County Regional Planning Commission

RACE

Race - *Race is a self-identification data item in which respondents choose the race or races with which they most closely identify.*

Race Alone categories (6):

Includes the minimum 5 race categories required by the Federal Office of Management and Budget (OMB), plus the 'some other race alone' included by the Census Bureau for Census 2000, with the approval of OMB.

- White alone
- Black or African-American alone
- American Indian or Alaska Native alone
- Asian alone
- Native Hawaiian or other Pacific Islander alone
- Some other race alone

Some tables will show data for seven (7) race categories: the six (6) (mutually-exclusive) major race-alone categories (White, African-American, American Indian and Alaska Native, Asian, Native Hawaiian and Other Pacific Islander, and some other race) and a 'two (2) or more races' category. The sum of these seven (7) categories will add to one hundred (100) percent of the population.

- As a percent of the 2000 total population (88.5%), the largest racial group in Paxtang Borough included those identifying themselves as “white alone”, with the second (2nd) largest group being “black or African American alone” comprising 6.4% of the total population.
- Compared to the average of the six (6) boroughs, Paxtang has a larger percentage of those identifying themselves as “white alone” (88.5% vs. 80.6%) and a lower percentage of those identifying themselves as “black or African American alone” (6.4% vs. 14.1%).

Table V-F, Part 1 of 2

	Population 2000	White Alone		Black or African American Alone		American Indian and Alaska Native Alone	
		Number	Percent	Number	Percent	Number	Percent
Highspire Borough	2,720	2,356	86.6%	223	8.2%	3	0.1%
Middletown Borough	9,242	8,204	88.8%	678	7.3%	25	0.3%
Paxtang Borough	1,570	1,390	88.5%	100	6.4%	2	0.1%
Penbrook Borough	3,044	2,354	77.3%	464	15.2%	7	0.2%
Royalton Borough	963	919	95.4%	5	0.5%	3	0.3%
Steelton Borough	5,858	3,634	62.0%	1,823	31.1%	13	0.2%
Boroughs Average	3,900	3,143	80.6%	549	14.1%	9	0.2%

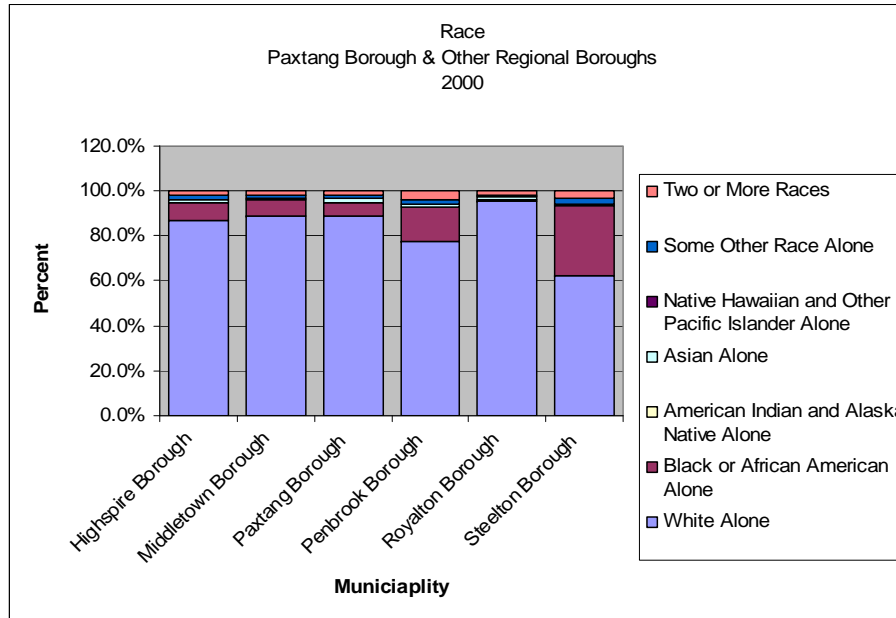
Source: US Census, Tri-County Regional Planning Commission

Table V-F, Part 2 of 2

		Asian Alone		Native Hawaiian and Other Pacific Islander Alone		Some Other Race Alone		Two or More Races	
	Population 2000	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Highspire Borough	2,720	24	0.9%	0	0.0%	59	2.2%	55	2.0%
Middletown Borough	9,242	49	0.5%	4	0.0%	85	0.9%	197	2.1%
Paxtang Borough	1,570	24	1.5%	0	0.0%	26	1.7%	28	1.8%
Penbrook Borough	3,044	49	1.6%	0	0.0%	57	1.9%	113	3.7%
Royalton Borough	963	13	1.3%	0	0.0%	8	0.8%	15	1.6%
Steeltown Borough	5,858	38	0.6%	2	0.0%	141	2.4%	207	3.5%
Boroughs Average	3,900	33	0.8%	1	0.0%	63	1.6%	103	2.6%

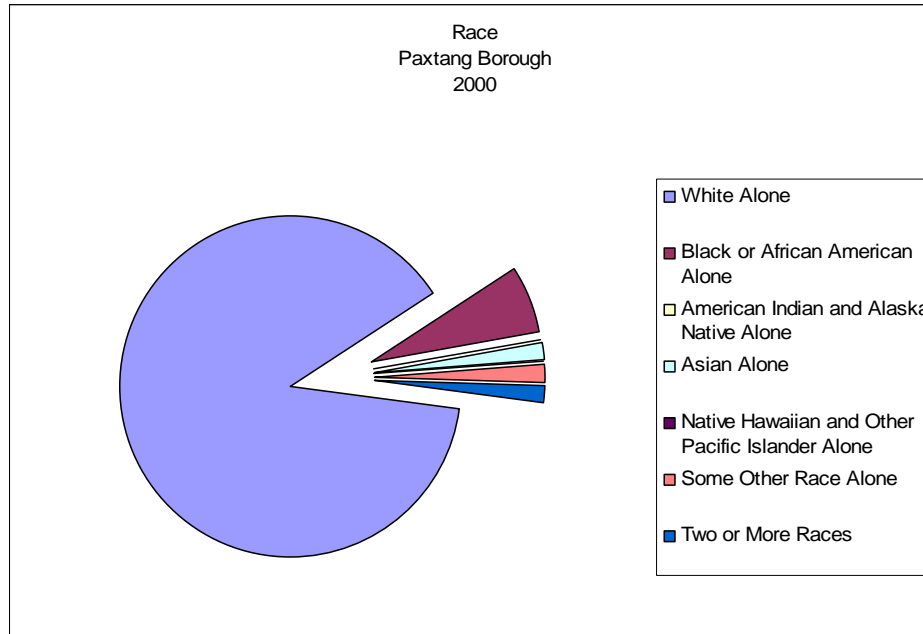
Source: US Census, Tri-County Regional Planning Commission

Graph V-J



Source: US Census, Tri-County Regional Planning Commission

Graph V-K



Source: US Census, Tri-County Regional Planning Commission

EDUCATION

Educational attainment - *Refers to the highest level of education completed in terms of the highest degree or the highest level of schooling completed.*

Generally, municipalities with better-educated adult populations have stronger economies and higher standards of living.

- According to the 2000 Census, Paxtang Borough has the highest percentages of persons completing the following:
 - Bachelor's = 19.5%
 - Master's = 7.2%
 - Professional School = 3.3%
 - Doctorate = .08%

Paxtang Borough Mini-Comprehensive Plan: PART A



- Completed some form of Higher Education (including Associate's, Master's, Professional School & Doctorate) = 39.3%

Table V-G, Part 1 of 4

	Total	No Schooling Completed	Percent No Schooling Completed	Nursery to 4th Grade	Percent Nursery to 4th Grade	5th & 6th Grade	Percent 5th & 6th Grade	7th & 8th Grade	Percent 7th & 8th Grade	Total Under 9th Grade	Percent Under 9th Grade
Highspire Borough	1,939	11	0.6%	0	0.0%	7	0.4%	54	2.8%	72	3.7%
Middletown Borough	6,380	44	0.7%	0	0.0%	6	0.1%	258	4.0%	308	4.8%
Paxtang Borough	1,088	0	0.0%	0	0.0%	0	0.0%	15	1.4%	15	1.4%
Penbrook Borough	2,048	4	0.2%	0	0.0%	8	0.4%	45	2.2%	57	2.8%
Royalton Borough	653	3	0.5%	0	0.0%	2	0.3%	21	3.2%	26	4.0%
Steelton Borough	3,754	44	1.2%	5	0.1%	14	0.4%	185	4.9%	248	6.6%
Boroughs Average	2,644	18	0.7%	1	0.0%	6	0.2%	96	3.6%	121	4.6%

Source: US Census, Tri-County Regional Planning Commission

Table V-G, Part 2 of 4

	9th Grade	Percent 9 th Grade	10th Grade	Percent 10 th Grade	11th Grade	Percent 11 th Grade	12th Grade No Diploma	Percent 12th Grade No Diploma	High School Graduate (Includes G.E.D.)	High School Graduate (Includes G.E.D.)
Highspire Borough	48	2.5%	130	6.7%	49	2.5%	92	4.7%	899	46.4%
Middletown Borough	176	2.8%	327	5.1%	259	4.1%	181	2.8%	2,718	42.6%
Paxtang Borough	11	1.0%	20	1.8%	27	2.5%	20	1.8%	381	35.0%
Penbrook Borough	31	1.5%	89	4.3%	92	4.5%	68	3.3%	791	38.6%
Royalton Borough	33	5.1%	68	10.4%	29	4.4%	26	4.0%	313	47.9%
Steelton Borough	93	2.5%	189	5.0%	223	5.9%	170	4.5%	1,758	46.8%
Boroughs Average	65	2.5%	137	5.2%	113	4.3%	93	3.5%	1,143	43.2%

Source: US Census, Tri-County Regional Planning Commission

Paxtang Borough Mini-Comprehensive Plan: PART A



Table V-G, Part 3 of 4

	Some College (Less than 1 Yr.)	Percent Some College (Less than 1 Yr.)	Some College, 1 or more Years, No Degree	Percent Some College, 1 or more Years, No Degree	Total Some College	Percent Some College	Associates Degree	Percent Associates Degree
Highspire Borough	152	7.8%	136	7.0%	288	14.9%	159	8.2%
Middletown Borough	488	7.6%	767	12.0%	1,255	19.7%	310	4.9%
Paxtang Borough	54	5.0%	132	12.1%	186	17.1%	93	8.5%
Penbrook Borough	183	8.9%	220	10.7%	403	19.7%	184	9.0%
Royalton Borough	51	7.8%	40	6.1%	91	13.9%	24	3.7%
Steelton Borough	221	5.9%	337	9.0%	558	14.9%	183	4.9%
Boroughs Average	192	7.2%	272	10.3%	464	17.5%	159	6.0%

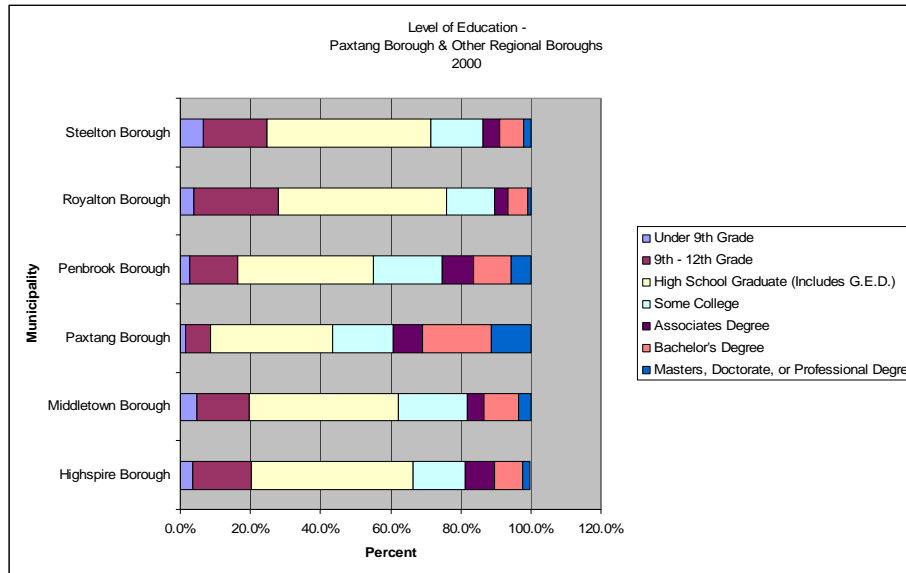
Source: US Census, Tri-County Regional Planning Commission

Table V-G, Part 4 of 4

	Bachelor's Degree	Percent Bachelor's Degree	Master's Degree	Percent Master's Degree	Professional School Degree	Percent Professional School Degree	Doctorate Degree	Percent Doctorate Degree	Total Masters, Doctorate, or Professional Degree	Percent Masters, Doctorate, or Professional Degree
Highspire Borough	158	8.1%	26	1.3%	8	0.4%	8	0.4%	42	2.17%
Middletown Borough	619	9.7%	132	2.1%	49	0.8%	46	0.7%	227	3.56%
Paxtang Borough	212	19.5%	78	7.2%	36	3.3%	9	0.8%	123	11.31%
Penbrook Borough	216	10.5%	101	4.9%	16	0.8%	0	0.0%	117	5.71%
Royalton Borough	38	5.8%	5	0.8%	0	0.0%	0	0.0%	5	0.77%
Steelton Borough	260	6.9%	27	0.7%	45	1.2%	0	0.0%	72	1.92%
Boroughs Average	251	9.5%	62	2.3%	26	1.0%	11	0.4%	251	9.5%

Source: US Census, Tri-County Regional Planning Commission

Graph V-L



Source: US Census, Tri-County Regional Planning Commission

PERSONS PER HOUSEHOLD

Persons Per Household - Includes all the people who occupy a housing unit as their usual place of residence divided by the number of occupied housing units.

Generally there has been a decline in the number of persons per household not only regionally, but state-wide and nationally as well. This is typically due to persons choosing to delay or opting not to marry and/or start families, having fewer children when choosing to start families, as well as persons generally living longer.

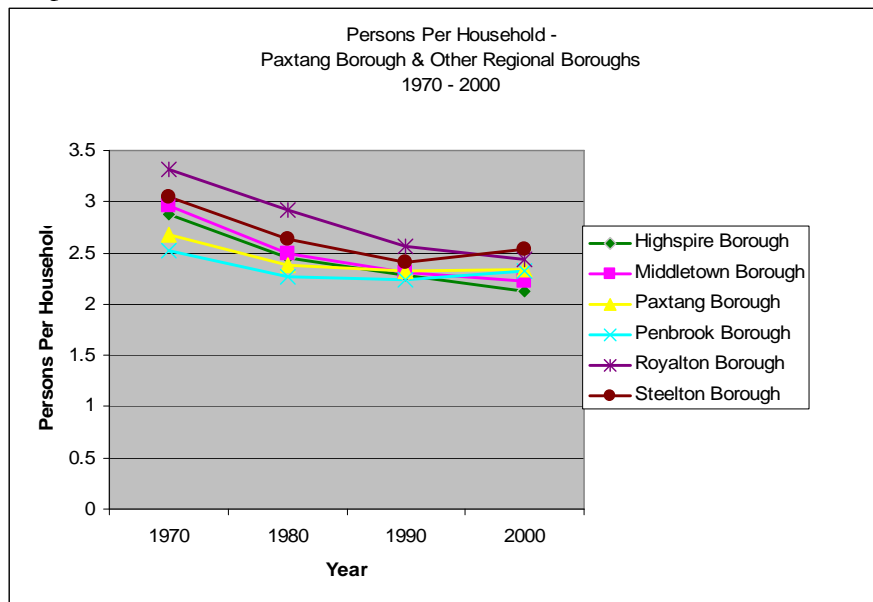
- Although the number of persons per household in Paxtang Borough has been generally declining since 1970 (2.68 to 2.34), between 1990 and 2000, the number of persons per household in Paxtang Borough actually increased from 2.33 to 2.34.
- In 2000, Paxtang's figure was 2.34, which was the third (3rd) highest among the six (6) boroughs.

Table V-H

	1970	1980	1990	2000
Highspire Borough	2.88	2.45	2.28	2.13
Middletown Borough	2.96	2.49	2.31	2.23
Paxtang Borough	2.68	2.38	2.33	2.34
Penbrook Borough	2.52	2.27	2.24	2.32
Royalton Borough	3.32	2.92	2.56	2.44
Steelton Borough	3.05	2.63	2.41	2.53
Boroughs Average	2.90	2.52	2.36	2.33

Source: US Census, Tri-County Regional Planning Commission

Graph V-M



Source: US Census, Tri-County Regional Planning Commission

EMPLOYMENT BY OCCUPATION

Employed - *Employed includes all civilians 16 years old and over who were either (1) "at work" -- those who did any work at all during the reference week as paid employees, worked in their own business or profession, worked on their own farm, or worked 15 hours or more as unpaid workers on a family farm or in a family business; or (2) were "with a job but not at work" -- those who did not work during the reference week but had jobs or businesses from which they were temporarily absent due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Excluded from the employed are people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations; also excluded are people on active duty in the United States Armed Forces. The reference week is the calendar week preceding the date on which the respondents completed their questionnaires or were interviewed. This week may not be the same for all respondents.*

Occupation - *Occupation describes the kind of work the person does on the job. For employed people, the data refer to the person's job during the reference week. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours. Some examples of occupational groups shown in this product include managerial occupations, business and financial specialists, scientists and technicians, entertainment, healthcare, food service, personal services, sales, office and administrative support, farming, maintenance and repair, and production workers.*

The growth of employment opportunities can be an indicator of potential economic vitality in a community. The labor force is comprised of all persons living in a municipality (such as Paxtang) aged 16 years and older.

- The majority, nearly 42% of Paxtang's residents are employed in the managerial/professional occupation category. The second (2nd) highest percentage is sales/office with nearly 29%.
- Although Paxtang has the second (2nd) smallest number of workers working in managerial/professional occupations of the six (6) boroughs, Paxtang's percentage of its total workforce whom are managerial/professional is the highest of the six (6) boroughs.

Table V-I, Part 1 of 2

	Total	Male	Female	Managerial/ Professional	Percent Managerial/ Professional	Sales & Office	Percent Sales & Office	Service	Percent Service
Highspire Borough	1,388	734	654	357	25.7%	464	33.4%	176	12.7%
Middletown Borough	4,468	2,276	2,192	1,161	26.0%	1,457	32.6%	717	16.0%
Paxtang Borough	831	411	420	348	41.9%	239	28.8%	105	12.6%
Penbrook Borough	1,575	800	775	448	28.4%	452	28.7%	251	15.9%
Royalton Borough	503	253	250	100	19.9%	152	30.2%	91	18.1%
Steeltown Borough	2,495	1,239	1,256	522	20.9%	869	34.8%	473	19.0%
Boroughs Average	1,877	952	925	489	26.1%	606	32.3%	302	16.1%

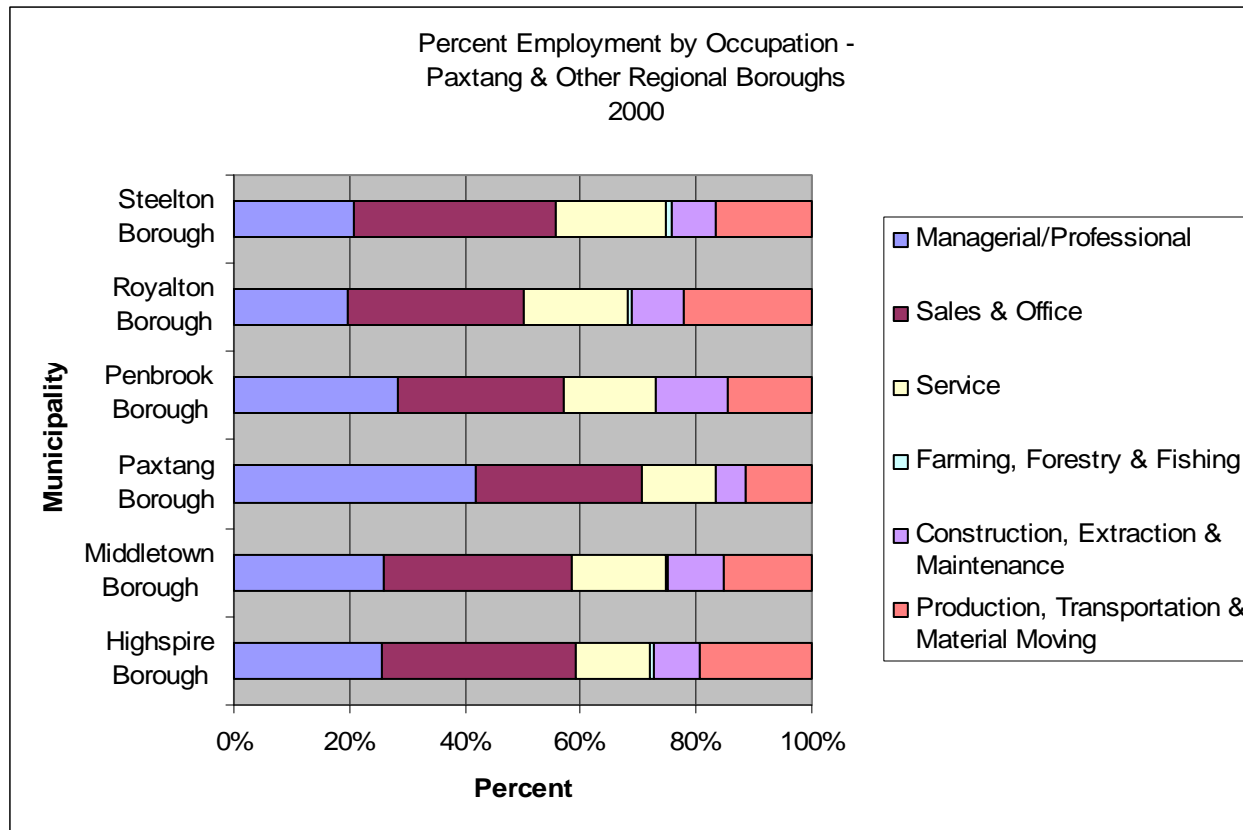
Source: US Census, Tri-County Regional Planning Commission

Table V-I, Part 2 of 2

	Farming, Forestry & Fishing	Percent Farming, Forestry & Fishing	Construction, Extraction & Maintenance	Percent Construction, Extraction & Maintenance	Production, Transportation & Material Moving	Percent Production, Transportation & Material Moving
Highspire Borough	10	0.7%	111	8.0%	270	19.5%
Middletown Borough	14	0.3%	436	9.8%	683	15.3%
Paxtang Borough	0	0.0%	43	5.2%	96	11.6%
Penbrook Borough	0	0.0%	194	12.3%	230	14.6%
Royalton Borough	4	0.8%	45	8.9%	111	22.1%
Steelton Borough	23	0.9%	191	7.7%	417	16.7%
Boroughs Average	9	0.5%	1,020	9.1%	1,807	16.0%

Source: US Census, Tri-County Regional Planning Commission

Graph V-N



Source: US Census, Tri-County Regional Planning Commission

EMPLOYMENT BY SECTOR

White - collar jobs include executive, administrative, and managerial occupations, professional specialty occupations, technicians and related support occupations, sales occupations, and administrative support occupations, including clerical.

Blue - collar jobs include precision production, craft, and repair occupations, transportation and material moving occupations, positions held by machine operators, assemblers, and inspectors, and positions held by handlers, equipment cleaners, helpers, and laborers.

The service sector includes private household occupations, protective service occupations, and other service occupations.

The agricultural sector is composed of farming, forestry, and fishing industry jobs.

Generally, over the past thirty (30) years local, statewide and national economic trends indicate a shift from manufacturing (blue collar) jobs towards service and white collar jobs.

Typically older, urbanized areas have a more diverse mix of employment opportunities.

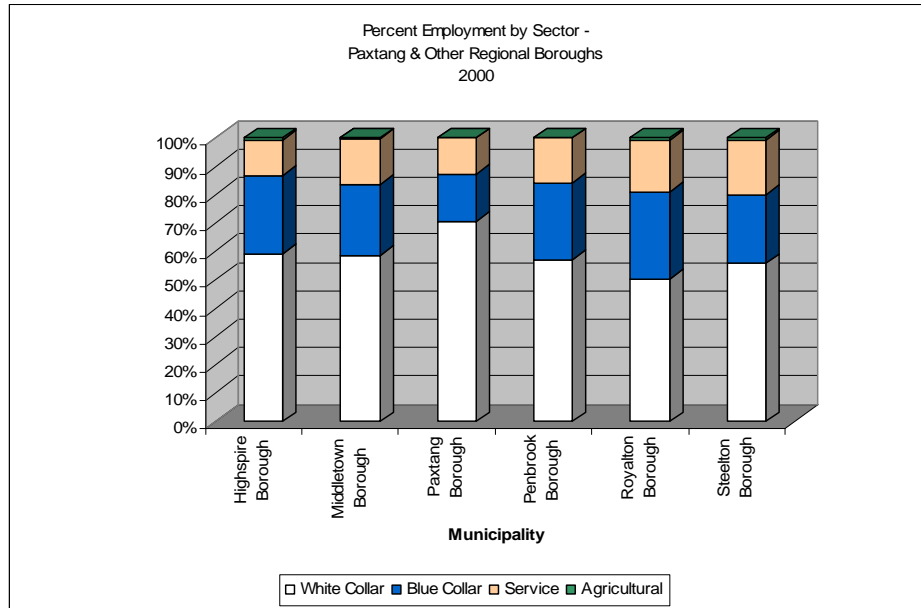
- Paxtang has the highest percentage (70.6%) of residents employed in white collar jobs of the 6 boroughs.
- When combined with the percentage of blue collar jobs, Paxtang has the highest percentage of white and blue collar jobs (87.4%) of the six (6) boroughs.

Table V-J

	Total	White Collar	Blue Collar	Service	Agricultural
Highspire Borough	1,388	59.1%	27.4%	12.7%	0.7%
Middletown Borough	4,468	58.6%	25.0%	16.0%	0.3%
Paxtang Borough	831	70.6%	16.7%	12.6%	0.0%
Penbrook Borough	1,575	57.1%	26.9%	15.9%	0.0%
Royalton Borough	503	50.1%	31.0%	18.1%	0.8%
Steelton Borough	2,495	55.8%	24.4%	19.0%	0.9%
Boroughs Average	1,877	58.3%	25.1%	16.1%	0.5%

Source: US Census, Tri-County Regional Planning Commission

Graph V-O



Source: US Census, Tri-County Regional Planning Commission

TRAVEL TO WORK

Travel Time to Work – *The time it takes a person to get from the home to their usual workplace.*

Residents' choices of where to live involves factors such as housing affordability, transportation options, job opportunities, and personal preference. Typically longer commutes to work may indicate lack of employment opportunities in the municipality in which they live. Additionally, for those without access to transportation this can create a barrier to employment. Generally, longer commutes also translate to higher fuel and car maintenance costs, environmental degradation, and time lost to sitting in traffic.

Generally, travel times to work have been increasing nationally, statewide and locally. Reasons for such increases include persons choosing to commute alone (thereby increasing the number of trips) and increases in the distance between home and work leading to increased congestion.

Typically older, more urbanized communities have lower travel times than newer, suburban townships due to the closer proximity between homes and jobs in urban areas, as well as urban areas being employment centers with higher concentrations of businesses.

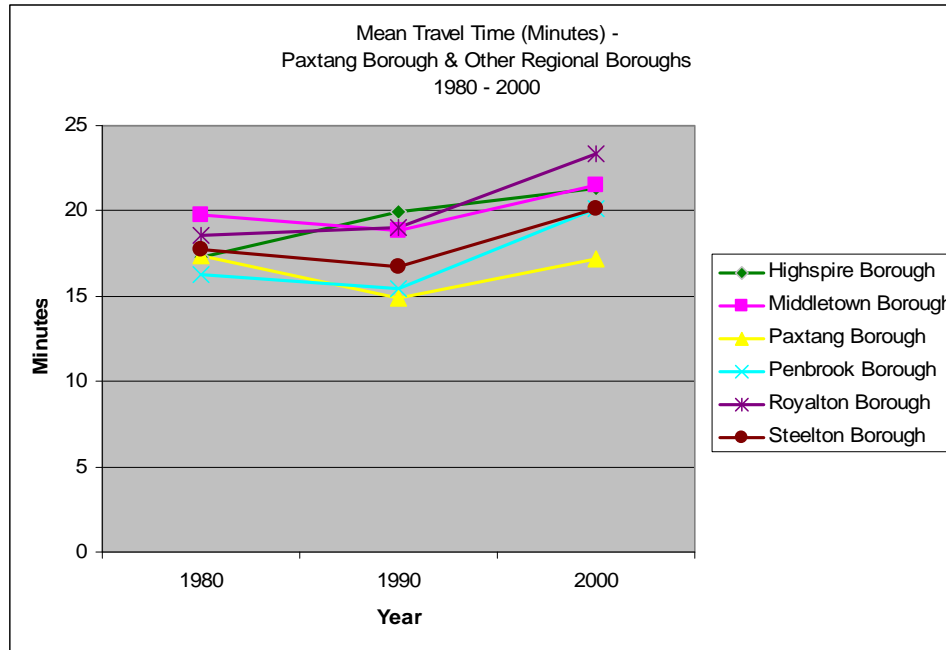
- Since 1980, the mean travel time to work for residents in Paxtang Borough has decreased from 17.4 minutes to 17.2 minutes in 2000.
- In both 1990 and 2000, Paxtang had the shortest mean travel time of all six (6) boroughs.
- Paxtang's 2000 mean travel time is nearly three (3) minutes less than Penbrook and Steelton, both with 20.1 minutes, the next shortest travel times.

Table V-K

	Mean Travel Time (Minutes)		
	1980	1990	2000
Highspire Borough	17.3	19.9	21.3
Middletown Borough	19.8	18.8	21.5
Paxtang Borough	17.4	14.9	17.2
Penbrook Borough	16.3	15.4	20.1
Royalton Borough	18.6	19	23.3
Steelton Borough	17.7	16.7	20.1
Average	17.85	17.45	20.58

Source: US Census, Tri-County Regional Planning Commission

Graph V-P



Source: US Census, Tri-County Regional Planning Commission

PER CAPITA INCOME

Average obtained by dividing aggregate income by total population of an area.

- Paxtang's per capita income has consistently been the highest of the six (6) boroughs since 1980.
- In 2000, Paxtang's per capita income (\$23,217) was nearly \$4,400 more than the borough (Highspire) with the next highest figure (\$18,781).

Table V-L

Per Capita	1980 - 2000				
	1980	1990	2000	Number Change	Percent Change
Highspire Borough	\$7,434	\$13,245	\$18,781	\$11,347	152.6%
Middletown Borough	\$7,170	\$13,046	\$18,535	\$11,365	158.5%
Paxtang Borough	\$9,412	\$16,863	\$23,217	\$13,805	146.7%
Penbrook Borough	\$7,484	\$12,831	\$18,274	\$10,790	144.2%
Royalton Borough	\$6,030	\$11,863	\$18,029	\$11,999	199.0%
Steelton Borough	\$7,050	\$12,966	\$16,612	\$9,562	135.6%

Source: US Census, Tri-County Regional Planning Commission

MEDIAN INCOME

The median income divides the income distribution into two equal groups, one having incomes above the median, and other having incomes below the median.

HOUSEHOLD

Household - includes all the people who occupy a housing unit as their usual place of residence.

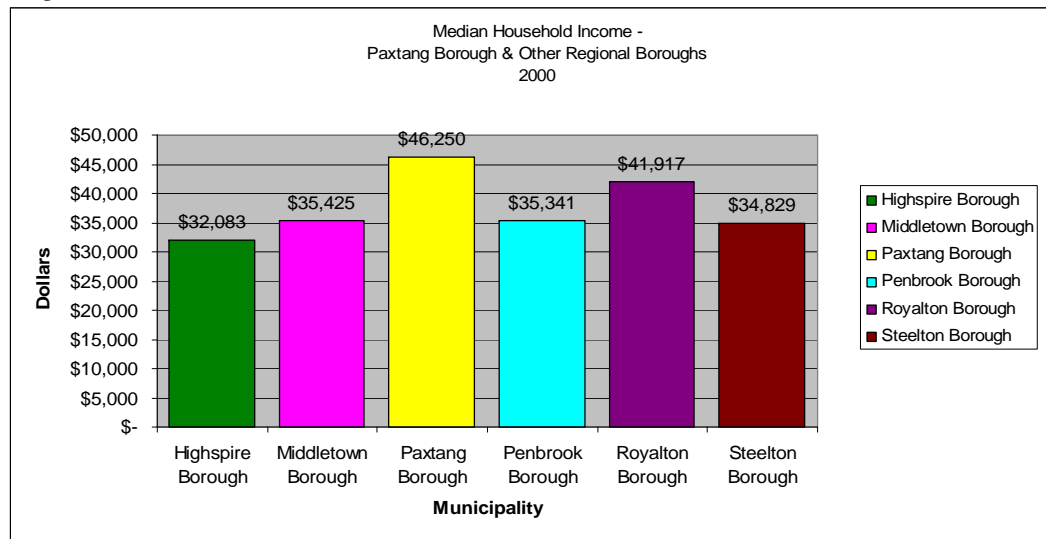
- Paxtang's median household income has consistently been the highest of the six (6) boroughs since 1980.
- In 2000, Paxtang's median household income (\$ 46,250) was nearly \$4,300 more than the borough (Royalton) with the next highest figure (\$ 41,917).

Table V-M

	Median Household Income			1980 - 2000	
	1980	1990	2000	Number Change	Percent Change
Highspire Borough	\$ 16,860	\$ 24,375	\$ 32,083	\$15,223	90.3%
Middletown Borough	\$ 16,289	\$ 28,099	\$ 35,425	\$19,136	117.5%
Paxtang Borough	\$ 19,135	\$ 32,826	\$ 46,250	\$27,115	141.7%
Penbrook Borough	\$ 15,066	\$ 26,250	\$ 35,341	\$20,275	134.6%
Royalton Borough	\$ 16,538	\$ 29,861	\$ 41,917	\$25,379	153.5%
Steelton Borough	\$ 15,180	\$ 28,181	\$ 34,829	\$19,649	129.4%
Average	\$ 16,511	\$ 28,265	\$ 37,641	\$21,130	128.0%

Source: US Census, Tri-County Regional Planning Commission

Graph V-Q



Source: US Census, Tri-County Regional Planning Commission

FAMILY

A group of two or more people who reside together and who are related by birth, marriage, or adoption.

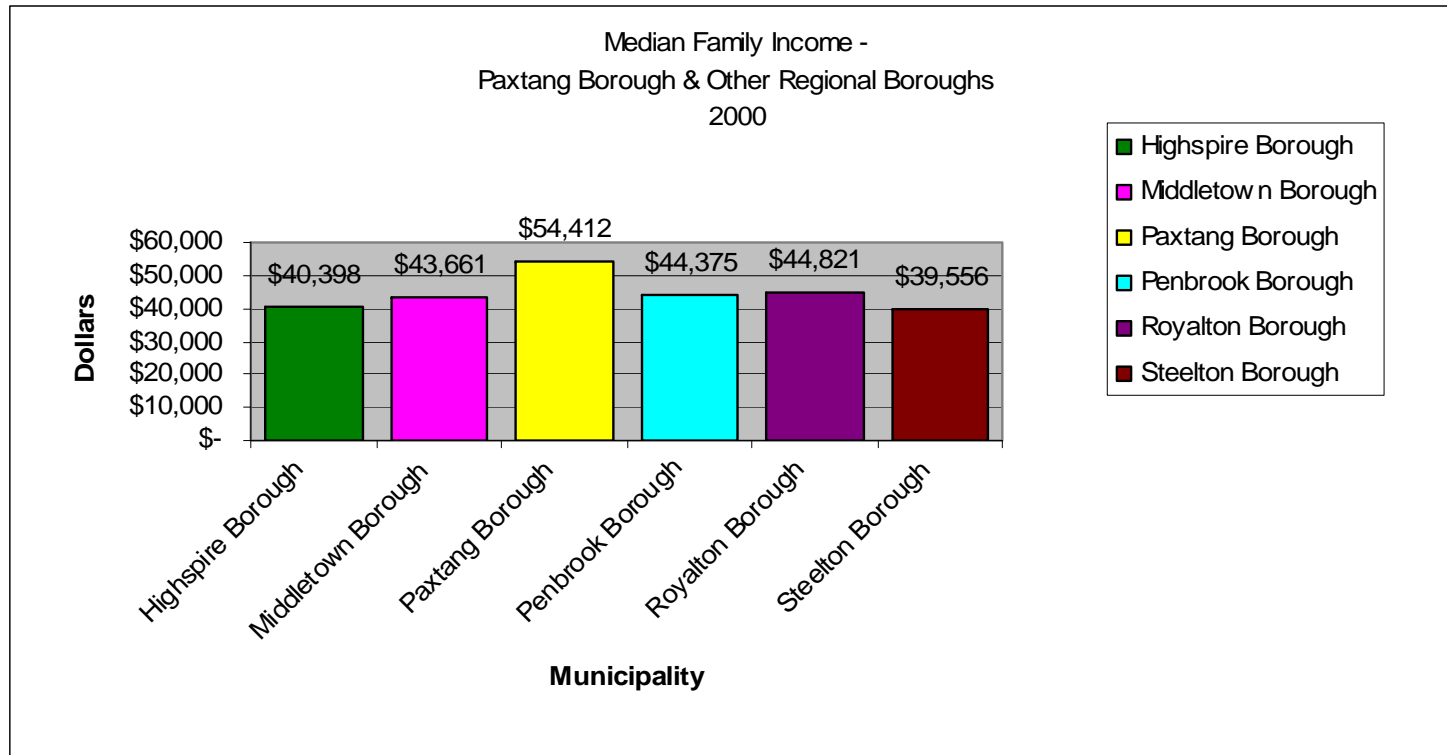
- Paxtang's median family income has consistently been the highest of the six (6) boroughs since 1980.
- In 2000, Paxtang's median family income (\$54,412) was nearly \$9,600 more than the borough (Royalton) with the next highest figure (\$44,821).

Table V-N

	Median Family Income			1980 - 2000	
	1980	1990	2000	Number Change	Percent Change
Highspire Borough	\$ 21,111	\$ 31,944	\$ 40,398	\$19,287	91.4%
Middletown Borough	\$ 19,292	\$ 36,030	\$ 43,661	\$24,369	126.3%
Paxtang Borough	\$ 23,561	\$ 42,778	\$ 54,412	\$ 30,851	130.9%
Penbrook Borough	\$ 20,465	\$ 32,222	\$ 44,375	\$ 23,910	116.8%
Royalton Borough	\$ 18,700	\$ 36,477	\$ 44,821	\$ 26,121	139.7%
Steelton Borough	\$ 19,366	\$ 33,125	\$ 39,556	\$ 20,190	104.3%
Boroughs Average	\$ 20,416	\$ 35,429	\$ 44,537	\$ 24,121	118.2%

Source: US Census, Tri-County Regional Planning Commission

Graph V-R



Source: US Census, Tri-County Regional Planning Commission

HOUSING

The quality and condition of housing is extremely important to the growth and prosperity of the community. Attractive, affordable housing in well maintained neighborhoods assure a sound tax base that will continue to appreciate in value and assure that residents live in an environment that is conducive to a healthful and pleasing life. Where substandard or deteriorated conditions exist, public and private action is necessary to prevent the spread of these conditions and to restore these areas to a sound state. By analyzing existing and historic housing characteristics, those areas which require attention can be identified and recommendations for appropriate actions can be made.

This housing analysis is derived from the U.S. Census, Tri-County Regional Planning Commission, and local records.

NUMBER OF HOUSING UNITS

Housing Unit – *A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters.*

The total number of housing units includes both occupied and vacant housing units within a community. The number of housing units in a community is important in determining if sufficient housing opportunities exist to meet the needs of the current and future populations. When analyzing the specific types, tenure, vacancy, condition and costs of housing, it is important to consider those conditions and features compared to the total number of housing units within the community. Additionally, by reviewing the amount, type and location of housing units compared to the adequacy, capacity, location and provision of the supporting infrastructure and services to serve the residential units, adequate and acceptable housing densities, types and neighborhoods can be planned and provided for.

Generally, older more urban communities experience little to no growth in housing units, and a few tend to experience a loss of housing units due to deterioration, decay and demolition of housing stock. Often times, once housing units are removed, they are not replaced. Major residential subdivisions like those occurring in surrounding, growing suburban townships are generally rare in boroughs due to the lack of large tracts of undeveloped land. When compared to the growing, suburban townships over the past 30 or so years, boroughs typically have experienced both lower relative and numeric increases in the number of new housing units. Most of the new residential development occurring in boroughs involves infill, rehabilitation and conversion of existing single-family housing units into multiple housing units, in existing developed areas.

- In 2000 Paxtang Borough (703), although, had the second (2nd) lowest number of housing units of the six (6) boroughs in the region. Only Royaltown (415) had less total housing units respectively.

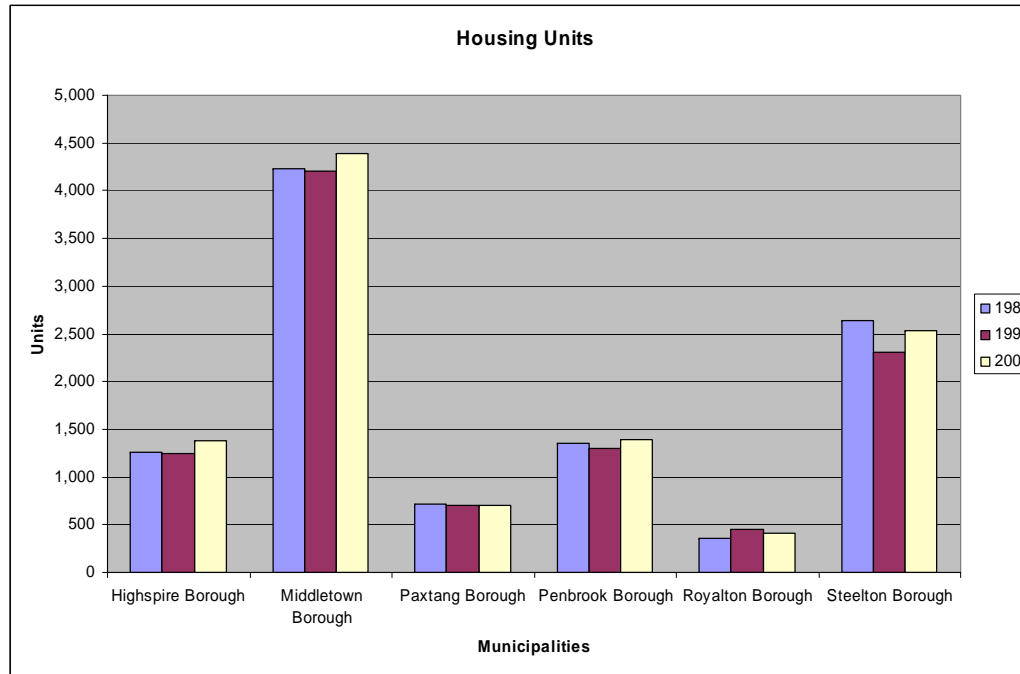
- From 1980 to 1990, Paxtang showed a loss of nine (9) housing units (-1.3%), while between 1990 and 2000 the borough began to stabilize by showing a less dramatic loss of only three (3) housing units (0.4%).
- Over the past 20 years, housing units in Paxtang Borough decreased by -1.7% or loss of 12 units, and both the relative and numeric decreases are each the second (2nd) highest figures of loss in the six (6) boroughs in the region over the same time period. Only Steelton lost more total number of homes and had higher percentage of losses.

Table V-O

Housing Units	1980	1990	1980 to 1990 Absolute Change	1980 to 1990 Relative Change	2000	1990 to 2000 Absolute Change	1990 to 2000 Relative Change	1980 to 2000 Absolute Change	1980 to 2000 Relative Change
Highspire Borough	1,265	1,253	-12	-0.9%	1,373	120	9.6%	108	8.5%
Middletown Borough	4,236	4,201	-35	-0.8%	4,387	186	4.4%	151	3.5%
Paxtang Borough	715	706	-9	-1.3%	703	-3	-0.4%	-12	-1.7%
Penbrook Borough	1,352	1,305	-47	-3.5%	1,398	93	7.1%	46	3.4%
Royalton Borough	362	456	94	26.0%	415	-41	-9.0%	53	14.6%
Steelton Borough	2,639	2,302	-337	-12.8%	2,533	231	10.0%	-106	-4.0%

Source: US Census, Tri-County Regional Planning Commission

Graph V-S



Source: US Census, Tri-County Regional Planning Commission

HOUSING TYPE

- **Single Unit, Attached** – a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
- **Single Unit, Detached** – a one-unit structure detached from any other house; that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides. Mobile homes or trailers to which one or more permanent rooms have been added or built also are included.

- **Two or More Units** – *units in structures containing 2 or more housing units, further categorized as units in structures with 2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more units.*
- **Manufactured home** – *a mobile housing unit.*
- **Multi-unit structure (multi-family units)** – *a building that contains more than one housing unit (for example, an apartment building).*

Housing type refers to the number of living units accommodated within a structure or building. Generally older, more urban communities have a larger variety of housing unit types ranging from large single-family detached homes, to rowhomes and townhouses, to 2-family homes and apartments, than those offered in newer, more suburban areas. Newer, more suburban townships typically have a greater proportion of single-family housing units on individual lots and a lesser percentage of multiple unit housing units than boroughs. Boroughs typically have more homes sited on smaller lots, constructed closer together, which are able to accommodate a wide range of persons reflecting various income, family and occupational statuses. Also in older, more urban areas buildings may have been originally constructed for one purpose, such as a single-family home, a warehouse, or a schoolhouse, but over the years the needs of the property owner, the market, or other conditions may have changed, causing the original use to either not be viable or feasible. In the meantime, the building may have been modified and configured to accommodate another type use, such as an additional housing unit in the case of the single-family home, or new multiple housing units in the case of the warehouse or the schoolhouse.

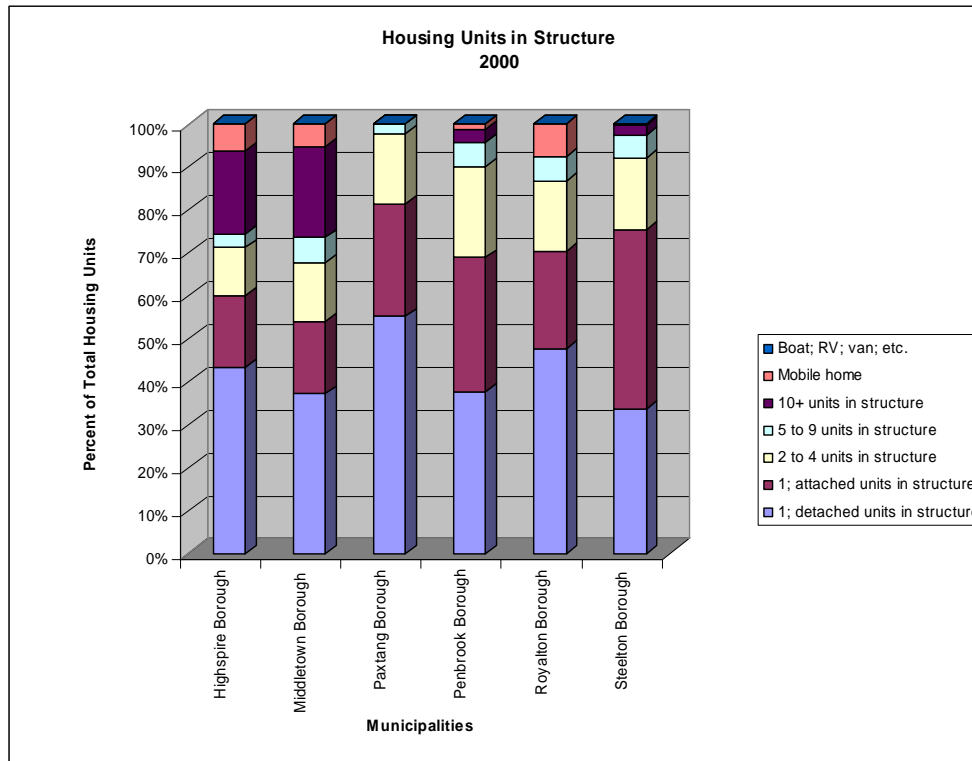
- Paxtang is largely comprised of 1-unit detached and attached units, as the borough has the highest percentage of single-unit detached housing (55.2%) of the six (6) boroughs.
- Paxtang has the lowest total number and relative percentage of housing structures with between 5 – 9 units within them (15 and 2.1% respectively) of the six (6) boroughs.
- Paxtang does not have any housing structures with 10+ units, mobilehomes, and/or boats, RVs, vans, etc.

Table V-P

Housing Units In Structure	1; detached units in structure	1; attached units in structure	2 to 4 units in structure	5 to 9 units in structure	10+ units in structure	Mobile home	Boat; RV; van; etc.
Highspire Borough	594	231	153	42	266	87	0
	43.3%	16.8%	11.1%	3.1%	19.4%	6.3%	0.0%
Middletown Borough	1,629	738	601	258	933	228	0
	37.1%	16.8%	13.7%	5.9%	21.3%	5.2%	0.0%
Paxtang Borough	388	185	115	15	0	0	0
	55.2%	26.3%	16.4%	2.1%	0.0%	0.0%	0.0%
Penbrook Borough	526	437	295	81	41	18	0
	37.6%	31.3%	21.1%	5.8%	2.9%	1.3%	0.0%
Royalton Borough	199	95	68	24	0	32	0
	47.6%	22.7%	16.3%	5.7%	0.0%	7.7%	0.0%
Steelton Borough	848	1,054	418	137	55	7	0
	33.7%	41.8%	16.6%	5.4%	2.2%	0.3%	0.0%

Source: US Census, Tri-County Regional Planning Commission

Graph V-T



Source: US Census, Tri-County Regional Planning Commission

TENURE

- **Tenure** - Refers to the distinction between owner-occupied and renter-occupied housing units.
- **Owner-occupied housing unit** – a housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid.
- **Renter-occupied housing unit** – all occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.

Ownership of one's own house instills pride in the maintenance and upkeep of the structure and property, which typically carries over into the surrounding properties as well as the neighborhood. Well maintained owner-occupied housing provides stability to the neighborhood while tending to enhance property values. Typically, residents of owner occupied housing units include families with children, other established families, as well as medium to upper income singles who want to own a home, and seniors who have owned and lived in the house for a number of years. Renter occupied housing units on the other hand typically provide a reasonable and affordable alternative to owning a home. Renter occupied housing units serve the needs of college students, young singles just starting out in their careers, young families, people who do not want maintenance responsibilities, and low to moderate income individuals and families. Therefore, it is important for a community to maintain a reasonable balance between the number of owner and renter occupied housing units.

Generally, older more urban communities have higher renter-occupancy rates than newer, suburban townships. In some older homes in urban areas, some persons owning the larger single-family homes cannot afford the upkeep, maintenance and taxes. As an alternative to selling the homes or allowing them to fall into disrepair, owners typically split the single-family homes into multiple housing units (into 2 units or apartments) or sell them to companies or individuals who make it a business of providing rental properties either as the original single-family home or as apartments.

Owner occupancy rates around 85% may indicate a need for a community to provide more rental units, while renter-occupied rates near 50% may indicate a need to increase homeownership options for single-family detached and/or attached housing units.

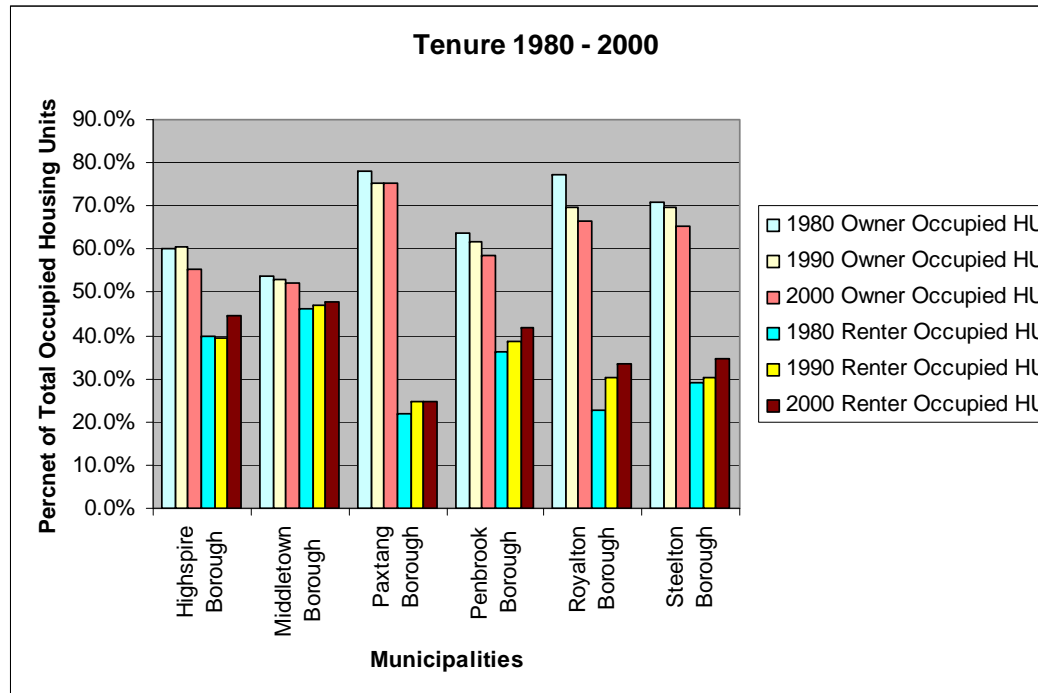
- In 2000, Paxtang Borough had approximately 504 (75.2%) owner occupied housing units compared to 166 (24.8%) renter occupied housing units. The percentage of owner occupied housing units (75.2%) is the highest of the six (6) boroughs in the region.
- Paxtang has consistently had the highest percentage of owner occupied housing units over the past twenty (20) years of all six (6) boroughs.

Table V-Q

2000	Housing units: Total	Occupied housing units: Owner occupied	%	Occupied housing units: Renter occupied	%
Highspire Borough	1,373	710	55.5%	569	44.5%
Middletown Borough	4,387	2,100	52.1%	1,932	47.9%
Paxtang Borough	703	504	75.2%	166	24.8%
Penbrook Borough	1,398	763	58.4%	544	41.6%
Royalton Borough	418	263	66.6%	132	33.4%
Steelton Borough	2,519	1,503	65.4%	795	34.6%

Source: US Census, Tri-County Regional Planning Commission

Graph V-U



Source: US Census, Tri-County Regional Planning Commission

Year structure built

***Year structure built** - The data on year structure built were obtained from both occupied and vacant housing units. Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.*

The age, condition and maintenance of older homes affect the desirability and sale-ability of housing. Typically newer housing units are larger and offer more modern amenities such as central heat and air, more bathrooms and bedrooms, larger kitchens and garages, and family rooms, and require less maintenance than older housing units, which tend to be smaller, lack many new amenities and require more maintenance.

Boroughs tend to have older housing stock than in growing, suburban areas. As compared to developing suburban areas, boroughs have generally experienced more intense development in the past and also have a lesser amount of large vacant tracts of land to construct new housing upon. Much of the housing development or construction in boroughs deal with rehabilitation, reconstruction and/or adding additions to existing structures in order to accommodate newer amenities, such as larger kitchens or an additional bathroom, or to increase the size of the structure.

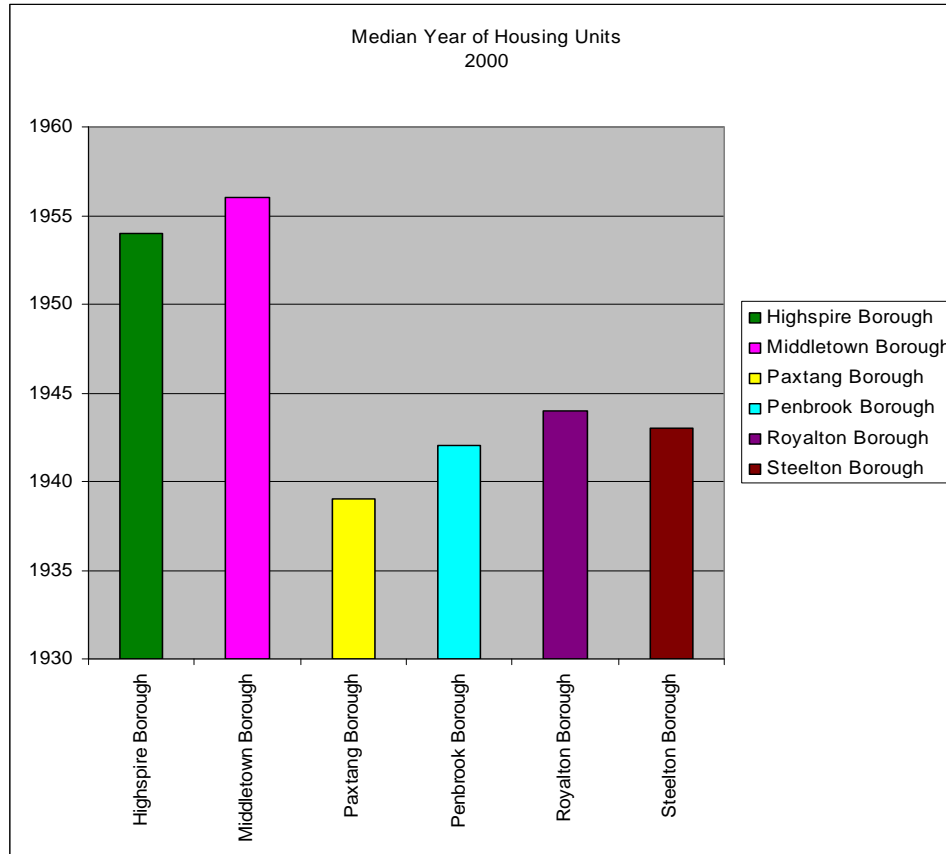
- The median year of construction of housing units in Paxtang Borough was 1939. Of the six (6) regional boroughs, Paxtang had the lowest median year of construction of their housing stock, by at least three (3) years.
- Of the categories grouping the homes built in the borough by years, those built before 1939 represented the largest category with 357 housing units (50.8%), which was the highest percentage of all six (6) boroughs for that time period.

Table V-R

	Total Housing Units	Housing units: Built 1990 to March 2000	Housing units: Built 1980 to 1989	Housing units: Built 1970 to 1979	Housing units: Built 1960 to 1969	Housing units: Built 1950 to 1959	Housing units: Built 1940 to 1949	Housing units: Built 1939 or earlier	Housing units: Median year structure built
Highspire Borough	1,373	79	124	187	185	200	182	416	1954
		5.8%	9.0%	13.6%	13.5%	14.6%	13.3%	30.3%	
Middletown Borough	4,387	203	258	776	618	909	505	1118	1956
		4.6%	5.9%	17.7%	14.1%	20.7%	11.5%	25.5%	
Paxtang Borough	703	8	2	18	35	123	160	357	1939
		1.1%	0.3%	2.6%	5.0%	17.5%	22.8%	50.8%	
Penbrook Borough	1,398	14	44	111	122	238	226	643	1942
		1.0%	3.1%	7.9%	8.7%	17.0%	16.2%	46.0%	
Royalton Borough	415	40	15	31	37	37	76	182	1944
		9.6%	3.6%	7.4%	8.9%	8.9%	18.2%	43.5%	
Steelton Borough	2,533	94	105	199	254	434	253	1180	1943

Source: US Census, Tri-County Regional Planning Commission

Graph V-V



Source: US Census, Tri-County Regional Planning Commission

COMMUNITY FACILITIES

The availability of public or community facilities, primarily water and sewer service, has a direct impact on future infill and redevelopment in Paxtang Borough. The borough is serviced by both public utilities that allow for more dense development and, more importantly, provide opportunities for adaptive reuse, infill, and redevelopment. Currently, the Borough owns its own separate sanitary sewage collection and conveyance system. The Borough has intermunicipal agreements with Susquehanna Township and Penbrook Borough, for those respective entities to use Paxtang's collection and conveyance systems, but the Borough also has agreements with Swatara and Lower Paxton Townships for conveyance only. Paxtang, along with the City of Harrisburg, the Boroughs of Steelton and Penbrook, and the Townships of Lower Paxton, Susquehanna, and Swatara, shares and pays for sewage treatment at Harrisburg's Advanced Treatment Facility. The plant is currently operating at 60% of capacity. The Borough does not have a specific reserved capacity, as long as each new and existing user pays the fees for treatment.

Potable water is just as important to the public health of the borough as sewage treatment. The borough's public water service is provided by United Water of Pennsylvania. There are two (2) emergency connections within the borough, which help ensure continuous water service in the event of disruption.

It appears that the Borough via its partnering entities and utility service providers has a sufficient potable water supply and sufficient sewage treatment to meet its expected residential and non-residential infill and redevelopment demand needs well into the future. It is, however, important to note that communication and cooperation among all responsible entities and the maintenance of these facilities is extremely important to ensure uninterrupted services throughout the borough.

Other important community facilities include the Paxtang Elementary School located on an entire borough block bounded by Walnut/Montour/Swan/Rutherford Streets. The school site includes playground facilities. Old Paxton Presbyterian Church on Paxtang Avenue. This historical church has two (2) Pennsylvania Historical and Museum Commission historic markers, one located at the church, and one located along Derry Street near Wilhelm Road. Saussaman Park, located at Paxtang and Simpson Street, is about two and one-half (2.5) acres and contains a playground, baseball, basketball, field house, and picnic area. Additionally, another major recreational facility located in the borough, the Capital Area Greenbelt, traverses the borough, running north to



south along the Paxtang Parkway. Along the Greenbelt is another Borough operated park which includes some playing fields and playground equipment. The Paxtang Borough building is a two (2) story structure located on Derry Street that houses the municipal office, Police Department, Fire Company, and a gymnasium/multi-purpose room.

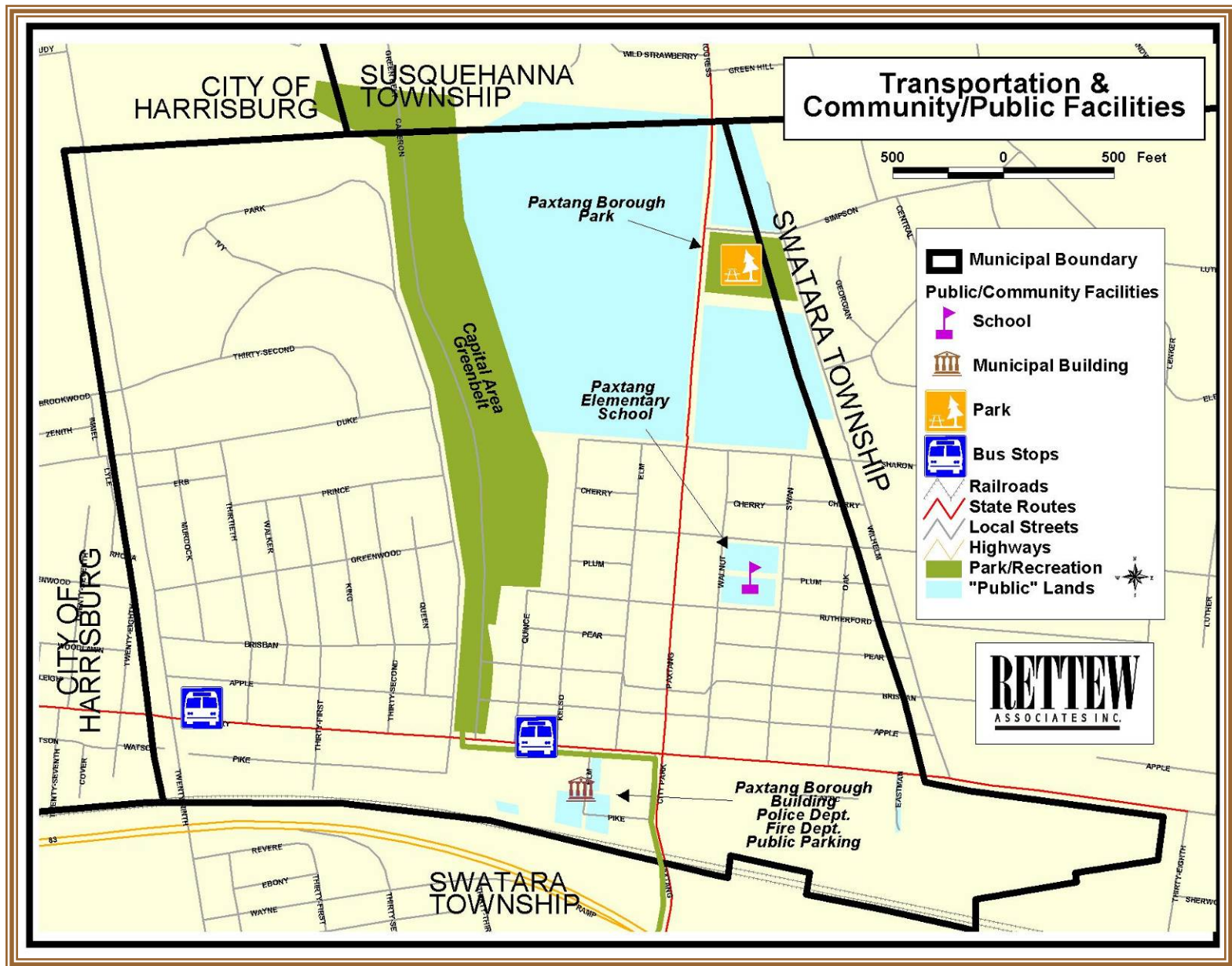
Paxtang Borough operates its own paid Police Department of 1 chief, three (3) fulltime and six (6) partime officers, and volunteer Fire Department with thirty-four (34) firefighters.

Paxtang Borough has a Shade Tree Commission responsible for custody and control of the shade trees in the borough. The Shade Tree Commission is authorized to plant, remove, maintain and protect shade trees in the planting areas (located between the sidewalk and the curb or any other area designated by the Shade Tree Commission within a public street or highway in the borough). The cost and expense of caring for such trees after having been planted shall be paid by the Borough, and the cost of removing any shade tree in the highways of the borough shall be paid by the Borough.



Paxtang Borough Mini-Comprehensive Plan: PART A

RETTEW



Draft January 2009

TRANSPORTATION

A safe and efficient multi-modal transportation system, which includes pedestrian, automobile, truck and bus service to name a few, is essential for the free flow of people and goods to destinations within, as well as through, a community. The transportation network also provides the foundation for the necessary and efficient response by public and emergency services, typically via the roadway network. The location, quality, and availability of transportation facilities have a significant impact and influence on the existing and future community character and where opportunities, in term reuse, infill, and redevelopment is likely to occur. Therefore, reviewing a community's transportation system is a key element of the basic studies because it relates directly to the way the borough has developed, and should develop, physically regarding the types, location, and design of the land uses and buildings.

STREET/ROADWAYS

The majority of the borough is laid out in a grid or modified grid pattern. Older grid patterned streets as found in Paxtang generally are designed with narrower cartway widths, alleys and sidewalks, which tend to promote slow speeds and connectivity, alternate routes, and pedestrian safety. The borough is traversed by Derry Street (east to west) and Paxtang Avenue (north to south), both important state routes that provide access from Harrisburg, Swatara and Susquehanna Townships and beyond. I-83 is nearby, but access to the borough is somewhat limited. The remaining streets and alleys, approximately 7.86 miles, are considered "local" and under the Borough's jurisdiction.



PARKING

Generally excluding much of the Derry Street and Paxtang Avenue, and some other areas, on-street parking is permitted on many of the borough's streets and alleys. Public off-street parking is permitted in the Borough owned lot behind the borough building, while private off-street parking is accommodated on lots in parking areas or individual garages.



PUBLIC TRANSIT

The borough is served by Capital Area Transit (CAT), specifically along Derry Street and Paxtang Avenue. Although there are many designated and undesignated bus stops along Derry and Paxtang, there are enclosed bus shelters provided along the north side of Derry Street between Kelso and Quince Streets and at the northeast corner of Derry Street and 29th Street.



SIDEWALKS

The majority of the borough is provided with sidewalks. As in most boroughs, individual property owners are responsible for maintenance and replacement sidewalks on their property. The conditions of the sidewalks in the borough are in various stages of repair/disrepair.



NON-MOTORIZED MULTI-MODAL TRAIL

The Capital Area Greenbelt provides additional recreational and transportation opportunities. The greenbelt traverses the borough, running north to south along the Paxtang Parkway until it reaches the southside of Derry Street. The Greenbelt then turns east and runs along the southside of Derry Street until it reaches Paxtang Avenue. At Paxtang Avenue, the greenbelt then turns south along the west side of Paxtang Avenue and continues south out of the borough.



RAIL

Although currently there is no access and/or sidings within the borough, there is a set of railroad tracks that serve as the borough's southern boundary.



EXISTING LAND-USE ANALYSIS

Economic influences, development trends, cultural attitudes, and physical features of the land are several components that combine to influence community land use and development patterns. A review of the existing land use and development provides important information regarding the general development pattern and character that exists in the borough. Information collected in the existing land use inventory will serve as an important component of the Borough's inventory of resources and, together with other studies, will form the primary basis for recommendations regarding the composition of future land uses in Paxtang Borough.

To provide a detailed land use inventory and resulting analysis, several information sources were utilized. Dauphin County Geographic Information Systems (GIS) data were used to map the parcels of the borough and to perform calculations to determine total acreage and the total number of parcels of a given land use. A list of Dauphin County Real Estate Use Codes was obtained from the Dauphin County Tax Assessment Office. These property types were grouped into broader land use categories and mapped on a parcel by parcel basis in the borough.

The information contained in this chapter represents the state of the land uses in the borough as they existed in May 2007. It should be noted that land uses are continually changing as the real estate market, economic conditions, and development trends fluctuate.

The spatial arrangement of land uses in the borough is graphically represented on Map XX.

The following existing land use descriptions and location information reference data that are displayed in Table 1 and Figure 1 immediately following the land use descriptions.

SINGLE FAMILY RESIDENTIAL

The single family residential land use category includes single family detached and single family attached dwelling units. Included in this category are 1 story, 1½ story, 2 story, 3 story, split level, and bi-level housing units. A variety of architectural styles and structural types of single family dwellings can be found throughout the borough.

Single family housing represents the largest land use classification in the borough and exists in a variety of locations. In total, single family residential housing encompasses 80.1 acres, and represents 37.7 percent of the land in the borough.

Many of the boroughs in Pennsylvania have seen a wave of residential conversions in which single family detached housing units are modified and used as multi-family, apartment type dwellings. This type of residential redevelopment often causes concern as the number of property owners living in the borough declines. Generally, owners not living on or nearby the premises of the rental units or within the municipality, along with the temporary tenants, are often less concerned with the appearance and upkeep of the structure, which can lead to decreased property values.

Along Derry, Apple, and Brisban Streets, several of the homes can be considered single family semi-detached dwellings, in which each unit shares one common wall with another unit.



MULTI-FAMILY RESIDENTIAL

Multi-family residential housing encompasses all structures in which more than one family resides. This includes duplexes, apartment buildings, apartment complexes, townhouses, and residential conversions. In this case, a duplex is considered to be a two (2) family dwelling unit in which one family resides on each the first (1st) and second (2nd) floors. During the last several decades, multi-family residential development has become a vital part of the nation's housing stock. The public's acceptance of this style of development, the ever-increasing cost of housing, and the recognition that agricultural and open space are non-renewable resources has made multi-family housing development popular amongst the development community. This segment of the housing market provides quality housing for residents that cannot afford the high costs that are sometimes associated with owning a single family detached dwelling.



In Paxtang Borough, 2.8 percent of the land is considered to be used for multi-family housing for a total of 5.9 acres. Multi-family housing is generally concentrated more in the southeastern part and less in the northwestern part of the borough. Otherwise, multi-family housing is distributed fairly evenly throughout the borough.

MISCELLANEOUS RESIDENTIAL

Miscellaneous residential properties include group homes and situations in which multiple dwellings exist on one parcel. The latter case is prevalent in Paxtang Borough. In several locations throughout the borough, single family detached residential properties contain apartments in a separate dwelling located on the same parcel. Miscellaneous residential land comprises 2.4 percent of the borough's land on a total 5.1 acres.

VACANT RESIDENTIAL

Vacant residential land includes both single and multi-family dwellings that are uninhabitable or listed for sale or for rent. It also includes a vacant lot in a residential area on which no structure is located. Vacant residential land does not include vacant mobile homes or vacant mobile home lots.

The majority of the vacant residential land within Paxtang Borough is located mostly north of Brisban Street and west of Elm Street. The vacant residential land that exists is mostly represented by vacant lots with no structure in place. Vacant residential land represents 1.1 percent of the land in the borough and is concentrated on 2.3 acres.

MIXED USE

This category identifies a commercial use that is generally smaller than a stand-alone commercial property and that has an apartment unit within the same structure. Typically, the storefront or commercial property is located on the first (1st) floor while the upper floor or floors are occupied by apartment dwellers. This type of use is often more prevalent in borough downtowns and urban centers in Pennsylvania. In Paxtang Borough, mixed use properties are mostly concentrated in the downtown area around Derry Street and Paxtang Avenue. Mixed use properties account for 1.7 percent of the land in Paxtang Borough and is situated on 3.7 acres of land.



COMMERCIAL / OFFICE

This category includes units with one office per structure and units with multiple offices within the same structure. Commercial office land uses include medical offices, financial institutions and other professional services. The commercial office land use category is situated on 11.2 acres and covers 5.3 percent of the borough. Most of the commercial office land in the borough is located along Derry Street, as well as the western portion of Pike and far northern part of 29th Streets.



COMMERCIAL / VACANT COMMERCIAL

The Commercial land use category is comprised of gas stations, retail stores, hair and nail salons and barbers, restaurants and taverns, and similar facilities. These facilities depend typically on good access and visibility. Therefore, they generally gravitate to a municipality's main roadways so employees and customers can easily use the facility. Commercial businesses in Paxtang Borough vary from a number of restaurants, a pharmacy, a furniture store, a general merchandise discount store, a funeral home, to hair salons. Most of the commercial properties in the borough are located in the downtown area and along Derry, 29th and Pike Streets. Commercial land accounts for 6.2 percent of the land in the borough, totaling 13.2 acres.

Although vacant commercial land includes commercial buildings and storefronts that are vacant, for rent or for sale, the majority of the vacant commercial uses in the borough is made up of vacant commercial land in the northern part of the borough, which appears to be landlocked. This is especially true of two (2) large parcels east of and behind Rite Aid and Dollar General along 29th Street. Vacant commercial land accounts for 5.7 percent of the land in the borough and is situated on 12.1 acres of land.

PUBLIC / SEMI-PUBLIC

Uses that fall under the land use category Public / Semi-Public include municipal structures, land owned by the municipality or municipal authority, emergency facilities, schools, religious structures, cemeteries, and non-profit organizations which are exempt from taxation. In Paxtang Borough, the majority of the public/semi-publicly used land includes the Paxtang Presbyterian Church, cemetery, Paxtang Elementary School, the municipal building and associated uses,



and some social agencies. Parks and public recreation facilities can also be considered public / semi-public, but have been placed in a separate category for this analysis.

Public / semi-public land accounts for 22.4 percent of the land in the borough and covers 47.7 acres.

RECREATIONAL

Recreational opportunities in the borough include the Capitol Area Greenbelt traversing the center of the borough, as well as the Paxtang Borough Park that is owned by the Paxtang Borough in the northern part of the borough. Saussaman Park, located along the Greenbelt, is operated by the Borough. Recreational land represents 11.3 percent of the total land area in the borough and covers 24.2 acres.



INDUSTRIAL / INDUSTRIAL LAND

Industrial and industrial land include industrial practices and land on which industry was located. Existing industry can include manufacturing, warehousing, assembly and wholesale trade activities. In addition to knowing where operational industry is located, it is also important to recognize where industry was located before the redevelopment of the land occurs as there may be additional environmental safeguards that must be considered. Historically, industrial uses tended to locate near a railroad line to access transportation. As a result, most of the industrial uses in Paxtang are located near the railroad line and Pike Street in the southern portion of the borough. Included in the industrial uses in the borough are warehousing uses. Industrial land uses in the borough occupy 7 acres and account for 3.3 percent of the total land in the borough.



Table V-S: Existing Land Use, May 2007

Land Use	Acres	Percent
Commercial	13.2	6.2
Commercial/Office	11.2	5.3
Industrial	7.1	3.3
Miscellaneous Residential	5.1	2.4
Mixed Use	3.7	1.7
Multi-Family Residential	6.0	2.8
Public/Semi-Public	47.7	22.4
Recreation	22.0	10.3
Recreational	2.2	1.0
Single-Family Residential	80.1	37.7
Vacant Commercial	12.1	5.7
Vacant Residential	2.3	1.1
Total	212.7	100

Source: Dauphin County Tax Assessment Office; Dauphin County GIS.

