



Springettsbury Township Comprehensive Plan

# Board of Supervisors & Planning Commission Work Session



**January 2, 2007**

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## Springettsbury Township Comprehensive Plan

### Agenda

- **Presentation**
  - Review of Draft Zoning Ordinance
  - Comments from Public Forum
- **Discussion of Proposed Zoning Changes**
- **Review of SALDO**
- **Discussion of SALDO Issues**
- **Schedule for Completion & Adoption**



## Springettsbury Township Comprehensive Plan

### Project Status

- **Comprehensive Plan update began in Fall 2004**
- **Board of Supervisors adopted Plan in June 2006**
- **Plan recommended significant zoning changes and subdivision ordinance updates**
- **Planning Commission recommended and Board authorized new zoning and subdivision ordinances**
- **Draft Zoning Ordinance has been completed and reviewed at a public forum**
- **Work on the Subdivision and Land Development Ordinance expected to begin this month**



## Springettsbury Township Comprehensive Plan

### Comprehensive Plan Asked:

*How do we make the best use of remaining land?*

- Preserve character of established neighborhoods
- Focus change to land use or character on commercial and industrial land to maintain competitive edge and improve physical appearance
- Increase mixed-use and multi-family options in commercial areas and provide for “town center” opportunities
- Protect natural and rural areas from further development





## **Residential Changes**

- **Eliminated “attached” housing from all single-family districts**
- **Redefined & renamed districts to reflect what is built there today:**
  - **R-1 = R-1 (Multi-family)**
  - **Split R-2 into 2 districts to reflect existing development patterns:**
    - **R-7 (Single-family, 7,500 square foot lot minimum)**
    - **R-10 (Single-family, 10K SF lots)**
  - **R-3 = R-20 (Single-family 20K SF lots)**
  - **R-4 = R-R (Rural Residential)**



## **Multi-Family (R-1)**

- **Uses remain unchanged:**
  - **Single-family (detached & attached)**
  - **Duplexes**
  - **Apartments**
  - **Mobile home parks**
  - **Schools, churches, libraries and parks**
- **Facilitates infill by:**
  - **Reducing minimum setbacks**
  - **Eliminating street frontage requirements**



## **Small Lot Single-Family (R-7)**

- **Encompasses most of the older neighborhoods**
- **Eliminates “attached” housing to be consistent with what is there today, allowing:**
  - **Single-family detached homes**
  - **Churches, schools, libraries & parks**
- **Relaxes design standards to encourage reinvestment:**
  - **Reduces minimum lot size from 12,000SF to 7,500SF**
  - **Reduces setbacks**
  - **Increases lot coverage**



## Medium Lot Single-Family (R-10)

- Encompasses much of the newer development in the current R-2 district and vacant residential land
- Minimum lot size is 10,000SF
- Except for lot size, it looks much like the current R-3 zoning, allowing:
  - Detached single-family housing
  - Churches, schools, libraries & parks
  - Country clubs & public/private swimming pools by special exception
  - Cemeteries by special exception



## Springettsbury Township Comprehensive Plan

### **Large Lot Single-Family (R-20)**

- Encompasses most of the current R-3 District
- Minimum lot size is 20,000SF
- Expands the “Open Space” development option
- Allows:
  - Detached single-family housing
  - Churches, schools, libraries & parks
  - Country clubs & swimming pools by special exception
  - Cemeteries by special exception



## Rural Residential (R-R)

- Encompasses most of the current R-4 District
- Attempts to preserve the rural nature of the area
- Increases minimum lot size from 1 to 2 acres for sites without sewer access
- 1 acre minimum remains for sites with sewer service
- Expands “Open Space” development option
- Non-residential uses “by right” limited to parks, nurseries and farming
- Increases standards for community uses that drive development (e.g. schools)



## Comments on Residential Recommendations

- High support for reinforcing established neighborhood character
- Resistance to multi-family development – even in the multi-family district
- Concern about “relaxing” design standards in older neighborhoods – likely because people were unclear that current standards are not consistent with current development patterns
- Support for tighter Rural Residential District standards
- Support for expanded open space option – though density bonus for R-20 was perceived as too high



## **Commercial Change Summary**

- **New commercial districts incorporating**
  - **Two mixed-use districts**
  - **Deleting the Professional Office District**
- **Outdoor sales:**
  - **4 events per year for a total of 45 days maximum**
  - **Limited to events held property occupant**



## Springettsbury Township Comprehensive Plan

### Commercial Districts

- **Neighborhood Commercial (N-C) replaces A-O**
  - Allows for limited retail development: “neighborhood-based,” limited square footage and hours
- **Mixed-Use (M-U) District**
  - Similar uses to old Commercial, but discourages “auto-oriented” development
  - Allows multi-family and mixed residential/commercial buildings
  - Limits building footprints for commercial uses
  - Requires minimum and maximum setbacks





## Commercial Highway District

- Commercial Highway district is largely unchanged
- Expanded uses to include commercial uses common in such districts today
- Expanded special exception uses to include:
  - Taverns & lounges
  - Gasoline sales, which are only allowed in the Commercial Highway District
- Increased setbacks/buffers for uses adjacent to residential



## Springettsbury Township Comprehensive Plan

# Comments on Commercial Recommendations

- Overall support for recommendations
- Moderate support for expanding commercial uses in current A-O District – though banks and retail sales were a concern
- Concern about multi-family development in proposed Mixed Use District

	YES	NO
1. The Back Mountain Area is in need of more independent and assisted living housing options for seniors.		
2. The Back Mountain Area is in need of more affordable housing options.		
3. The commercial and retail services in the Back Mountain area meet my needs. I can do all of my shopping here.		
4. I'd like to see more village-style commercial areas with sidewalks, smaller independent stores, and restaurants.		
5. It is important to improve our major commercial corridors with trees, landscaping, and banners where appropriate.		
6. The Back Mountain Area should adopt design guidelines to enhance the appearance of commercial centers.		
7. Preserving open space in the Back Mountain Area from development is a priority.		
8. Preserving the historical resources in the Back Mountain Area is a priority.		
9. Recreational trails and greenways linking the region is a priority for the Back Mountain Area to preserve our resources and attract visitors.		
10. Zoning regulations should be adopted to protect the cultural setting of historic resources.		
11. The regional system of volunteer fire departments should be evaluated to consider ways to provide assistance to the departments.		
12. Police services should be evaluated to reduce redundancy and expand service within existing resources.		



## Springettsbury Township Comprehensive Plan

### Industrial District Update

- Expanded list of uses in industrial district
- Increased setback requirements adjacent to residential development
- Added a Business Industrial Park District

### Flexible Development District Update

- Further defined uses to include most light industrial and commercial uses
- Enhanced design standards

***Strong support for all industrial and flex recommendations***





## Flexible Development Overlay

- Purpose is to encourage redevelopment of vacant, underutilized or obsolete sites
- Overlay “triggers” based in part on Pennsylvania’s definition of “blight”
- Allows a broader range of uses than allowed under base zoning
- Overlay can be applied to the following districts:
  - Neighborhood Commercial
  - Mixed Use Commercial
  - Commercial Highway
  - Business Industrial
  - General Industrial
- Uses allowed dependent on the base zoning
- Design criteria to encourage attractive development, integrated with surrounding environment



## Flexible Residential Overlay

- Purpose is to encourage redevelopment of vacant or dangerous properties
- Overlay “triggers” based in part on Pennsylvania blight definition
- Can be applied only to R-1 or R-7 base zones
- Requires a minimum site size of one acre
- Requires site control
- Generally allows uses permitted under the Neighborhood-Commercial district
- Limits commercial uses to 10% of total land area
- Provides Board of Supervisors discretion in decision



## Comments on Flexible Residential Overlay

- Strong support for the concept
- Concerns reflected for some uses:
  - Attached single-family and duplexes (3/4)
  - Multi-family (0/6)
  - Offices uses (2/4)
- Strong support for limiting any commercial to 10% of total land area



## Traditional Neighborhood Overlay

- Provide flexible development opportunities for new (primarily) residential neighborhoods
- Allows a mix of residential uses and some commercial uses
- Can be applied to:
  - Multi-family (R-1)
  - Small lot single-family (R-7)
  - Medium-lot single-family (R-10), when adjacent to a commercial district
  - Neighborhood commercial
  - Mixed-Use
- Maximum density varies with base zoning



## **Traditional Neighborhood Overlay**

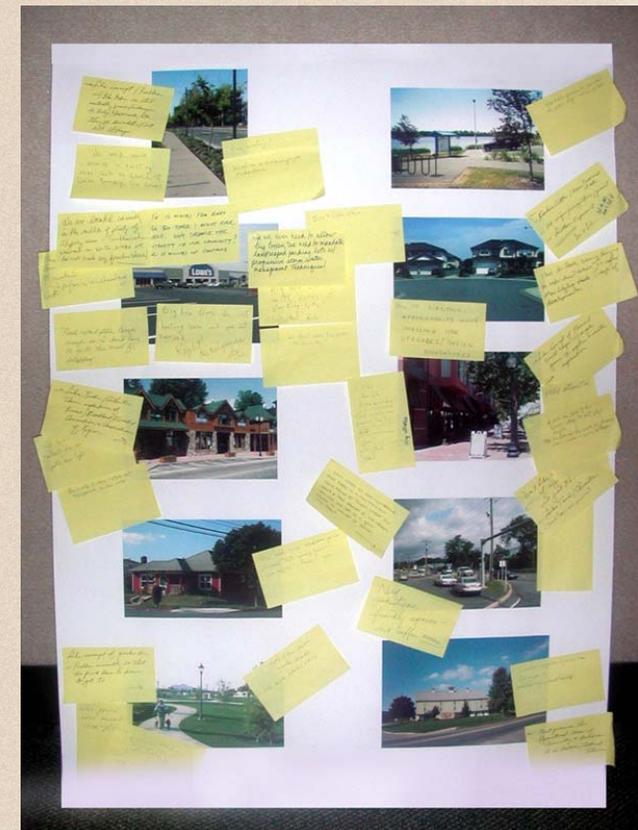
- **Encourage pedestrian-scaled neighborhoods, with access to open space**
- **Provides options for smaller lot and multi-family housing options, without limiting development to senior development**
- **Requires significant park/open space development**
- **Allowed only as a “conditional use”**
- **Application process:**
  - **Planning Commission reviews sketch plan**
  - **Applicant submits full application to the Board of Supervisors**



## Springettsbury Township Comprehensive Plan

### Comments on Traditional Neighborhood Overlay

- Support for the concept, with concerns on how it would be implemented
- Concerns about attached single-family, duplex and multi-family development – even though overall density would remain the same as that allowed under the base zoning
- Support for application in proposed Neighborhood Commercial and Mixed Use Districts





## Springettsbury Township Comprehensive Plan

### Parking

- Expands the number of uses for which parking ratios are defined
- Updates requirements to ensure that Township is not requiring parking to be overbuilt
- Adds shared parking provisions to accommodate mixed uses





## **Signs**

- **Provides much more flexibility than current ordinance in how to use permitted permanent sign area**
- **Large differences in total sign allowance between districts  
Expands & clarifies prohibited signs**
- **Updates temporary sign regulations to include a broader definition and specific regulation of inflatable signs**
- **Prohibits all signs from the public ROW, which includes the sidewalk and “parking strip”**
- **Expands “exempt” signs – which require no permit & are not included in determination of total sign area**



## Performance Standards

- Regulate noise, odor, vibration and other potential nuisances
- Updated and expanded regulations
- Expanded applicability

### *Question:*

- Should performance standards remain in the Zoning Ordinance or become a stand alone health & safety ordinance? The change would result in:
  - Increased penalties (criminal vs. civil violation)
  - Less detailed notice of violation
  - Appeals directly to district justice (instead of Zoning Hearing Board)



## **Subdivision Ordinance**

- **Site plans**
- **Environmental impact studies**
- **Design standards**
  - **Site**
  - **Transportation improvements**
  - **Infrastructure (sewer, water, stormwater)**
- **Landscaping/buffering**
- **Recreation dedication**
- **Mobile park regulations**



## Springettsbury Township Comprehensive Plan

### Next Steps/Schedule

- **Revise draft Zoning Ordinance – January-February**
- **Prepare draft SALDO – January-March**
- **Continuing outreach January-May, including:**
  - **Planning Commission public hearing target of March**
  - **Formal York County review in March**
  - **Board of Supervisors public hearing target of early May**
- **Considered for adoption in May or June**