Springettsbury Township Comprehensive Plan

Draft Zoning Ordinance Public Forum

December 5, 2006

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Agenda

- Introductions
- Review Draft Zoning Ordinance Recommendations
- Public Forum
- Questions and Answers
- Next Steps

What is Zoning?

The public regulation of land and building use to:

- **Protect health and welfare**
- **Provide certainty**
- **Manage character**

Typical Zoning Features

- Categorizes land by use:
  - Residential
  - Commercial
  - Industrial
- Regulates intensity of development through lot size, setbacks, lot coverage, height, etc.
- Includes “support elements” such as parking and signs
- Supports community goals and objectives – as described by policy makers and planning documents
- Must fit into statewide legal framework

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

- Make residential zoning consistent with the character of established neighborhoods
- Encourage investment in older housing stock
- Expand senior housing options
- Encourage a diversity of development types, including multi-family

Commercial

- Ensure zoning encourages new business development while providing an attractive environment
- Encourage the redevelopment of underutilized property
- Reinforce retail, encouraging “village-style” development for local goods

Community Character

- Strengthen protections for existing residential neighborhoods
- Buffer residential development from adjacent commercial uses
- Limit development on steep slopes and environmentally sensitive areas
- Protect open space & rural development patterns in Druck Valley

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)
  - R-2 = R-7 (Single-family, 7,500 square foot lot minimum)
  - R-3 = R-10 and R-20 (Single-family, 10K or 20K lots)
  - R-4 = R-R (Rural Residential)
  - Rezoned newer development in R-2 to R-10

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 coverages

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

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)

Commercial & Industrial Change Summary

- Two industrial districts, reflecting current industrial use types
  - General Industrial
  - Business Park Industrial
- New commercial districts incorporating
  - Two mixed-use districts
  - Deleting the Professional Office District

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

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

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

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

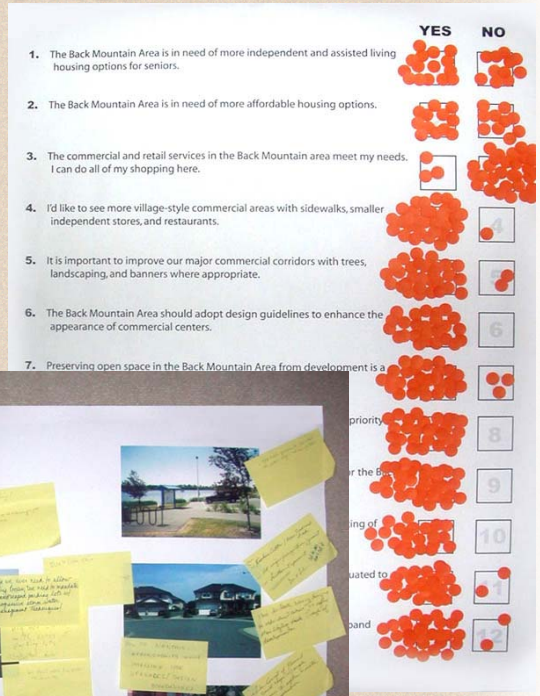
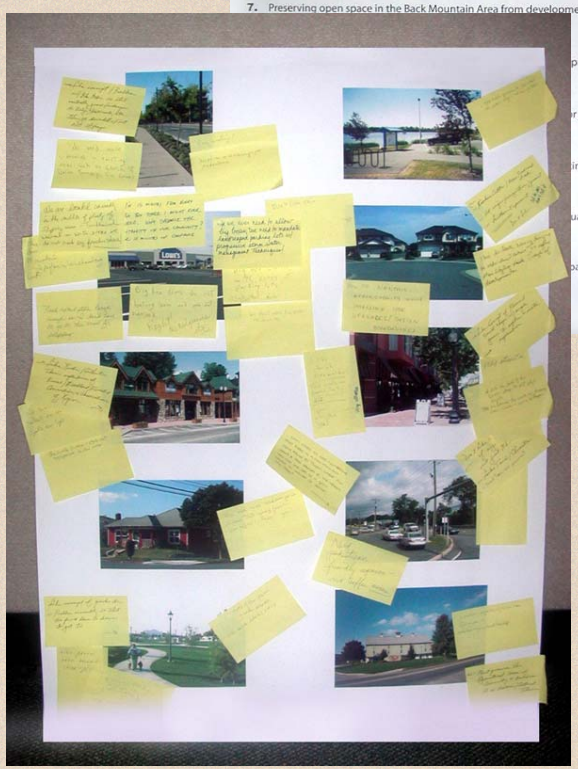
Parking

- 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

Public Forum

- Please visit maps and information boards and give your comments
- Comment box for additional thoughts
- Review copies of draft ordinance available tonight and on Township website
- Meeting with Planning Commission & Supervisors in January to review
- Additional outreach January-April
- Considered for adoption in May
- We will get back together at 7:30 for questions and answers

THANK YOU FOR ATTENDING.