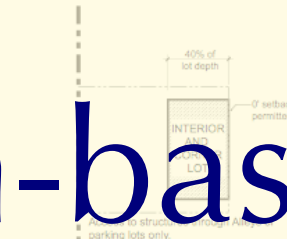
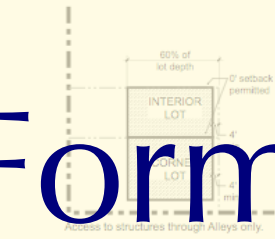
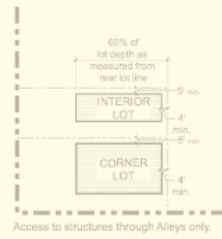
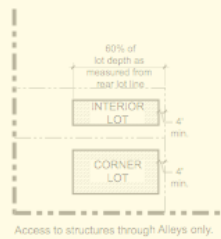
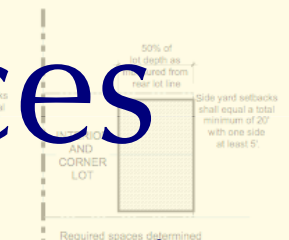
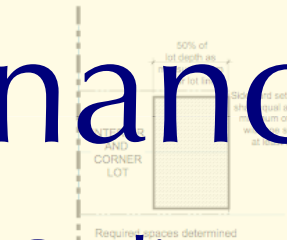
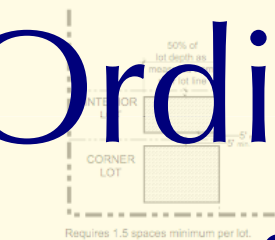
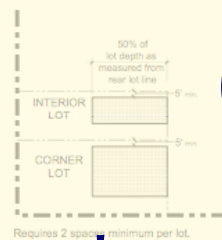
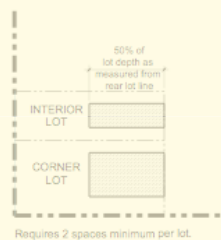


1. For a corner lot, the sideyard depth adjacent to a right-of-way shall equal the front yard depth.
2. Designated % of frontage equals minimum proportion of a building that should be located on the lot's setback line.



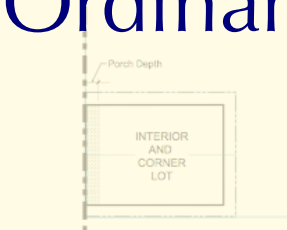
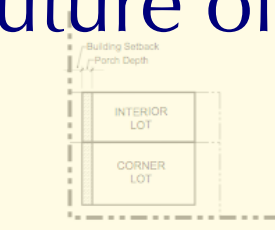
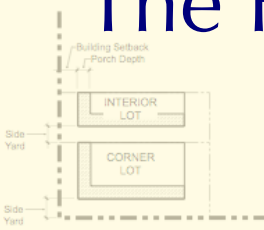
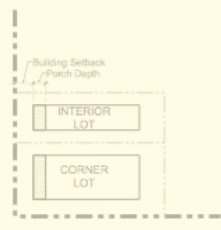
1. One accessory building maximum per lot shall be permitted.
2. Dwellings above an accessory buildings shall be permitted in type 1 & 2 developments.
3. Maximum building gross floor area of an accessory building without an accessory apartment shall be 60 SF.
4. Maximum building gross floor area with accessory apartment = 1,200 SF.

Form-based Ordinances

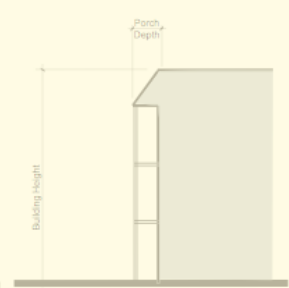
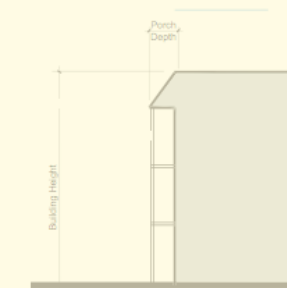
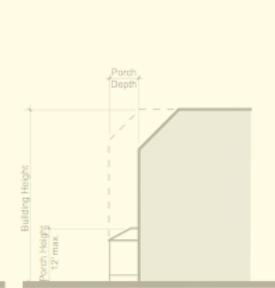
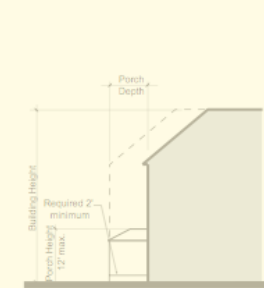


1. The specified number of parking spaces shall be provided within the area designated.
2. Minimum area for each parking space is 9' x 20'.
3. Garages shall follow the specifications for accessory buildings.

The Future of Ordinances in PA



1. Also applies to bay window, dooryard and covered walkways.
2. Depth shall be defined by Table 1.



1. Minimum and maximum building heights shall be defined by Table 1.

Why Form-based Ordinances?

1. Focuses more on physical character, less on land uses
2. Encourages desired relationship between buildings with streets and sidewalks
3. Can promote smoother review/approval process
4. Flexibility . . . Flexibility . . . Flexibility

Outcomes of Today's Session

1. Highlight components of Oakmont Borough's Mixed Use District
2. Identify lessons learned
3. Discuss other local opportunities and challenges

Identified District Objectives

1. Provide opportunity for developing a vibrant mix of residential uses, commerce, civic activities and open space areas
2. Encourage concepts of traditional neighborhood development to support an outgrowth or extension of existing development which respects the integrity of existing elements as well as the architectural character, scale, street patterns and civic design features of the Borough

Identified District Objectives

3. Link new riverfront-oriented development to the Borough's Central Business District and adjoining residential neighborhoods
4. Reinforce the integrity of the Borough's hierarchy of thoroughfares
5. Support the activities of public transit as well as minimize infrastructure demands and infrastructure costs

Identified District Objectives

6. Promote pedestrian activity through well-designed and varied streetscapes and open space areas
7. Promote public health, safety and welfare through the provision of adequate air, light and open space
8. Conform to regulations as permitted by the Pennsylvania Municipalities Planning Code, Act of 1968, No. 247, as enacted and amended.

Community Master Plan Concept



Proactively shaping private sector opportunities

- As Pennsylvania is Dillon Rule, form-based provisions are not expressly authorized by the MPC
- To ensure compliancy with the MPC, Oakmont recognized the opportunity to develop a “hybrid” of traditional and form-based provisions

Oakmont Mixed Use District

1. Adopted in 2005 - one of Pennsylvania's first enacted form-based provisions
2. 50+acre former Edgewater Steel site with Allegheny River frontage
3. Desire to provide flexibility for a range of land uses while capturing the character of established surrounding neighborhoods and commercial development

Primary Ordinance Components

- Thoroughfare Typologies
- Building Typologies
- Blocks and Lots
- Open Space
- Design Enhancements

TABLE 1: THOROUGHFARE TYPOLOGY



LEGEND

- A Right of Way
- B Cartway
- C Sidewalk and Planting Strip
- D Median Strip
- E Building Setback
- F Porches/Stoops/Balconies/Entrance Treatment
- G On-Street Parking
- ROW Line
- - - Minimum Setback from ROW
- Maximum Setback from ROW

Thoroughfare Typology

CHARACTERISTICS	TYPES OF THOROUGHFARES			
	Boulevard	Urban Streets	Neighborhood Streets	Alleys
1 Right-of-way Width	85'	65'	55'	24'
2 Cartway Width	20' both directions	12' both directions	10' both directions	20'
3 Minimum Sidewalk Width	8'	6'	5'	NA
4 Minimum Building Setback (principal building)	8'	0'	15'	Varies
5 Maximum Building Setback (principal building)	16'	5'	25'	NA
6 Maximum Balcony/Portico Stoops Depth	8'*	5'*	10'	NA
7 Minimum Building Height	35'	25'	25'	NA
8 Maximum Building Height	55'	45'	35'	See §79.1.C
9 On-street Parking	Not Permitted	Permitted	Permitted	Not Permitted
10 Street Trees	Required	Required	Required	Not Required
11 Landscaping Location Relative to Right-of-way	Median Strip and Edges	Edges	Edges	Not Required
12 Street Lights	Required	Required	Required	Not Required
13 Driveway Curb-cuts	Not Permitted	Permitted for off-street parking >10 vehicles	Permitted	Permitted

*

TABLE 2: BUILDING TYPOLOGY

	TYPE 1 SUCH AS SINGLE FAMILY DETACHED	TYPE 2 SUCH AS SINGLE FAMILY DETACHED ZERO LOT LINE	TYPE 3 SUCH AS SINGLE FAMILY ATTACHED	TYPE 4 SUCH AS MULTI FAMILY AND MULTI USE	TYPE 5 SUCH AS COMMERCE	GENERAL SPECIFICATIONS
PRINCIPAL BUILDING						<ol style="list-style-type: none"> For a corner lot, the sideyard depth adjacent to a right-of-way shall equal the front yard depth. Designated % of frontage equals minimum proportion of a building that should be located on the lot's setback line.
ACCESSORY BUILDING						<ol style="list-style-type: none"> One accessory building maximum per lot shall be permitted. Dwellings above an accessory buildings shall be permitted in type 1 & 2 developments. Maximum building gross floor area of an accessory building without an accessory apartment shall be 600 SF. Maximum building gross floor area with accessory apartment = 1,200 SF.
OPEN AIR PARKING						<ol style="list-style-type: none"> The specified number of parking spaces shall be provided within the area designated. Minimum area for each parking space is 9' x 20'. Garages shall follow the specifications for accessory buildings.
PORCH/BALCONY/STOOP						<ol style="list-style-type: none"> Also applies to bay window, dooryard and covered walkways. Depth shall be defined by Table 1.
BUILDING FACADE						<ol style="list-style-type: none"> Minimum and maximum building heights shall be defined by Table 1.

LEGEND

- Area of Attention
- Right-of-way Line
- Lot Line
- Building

Building Typology

Characteristic	BUILDING TYPOLOGY				
	TYPE 1 such as Single-family Detached	TYPE 2 such as Single-family Detached (Zero Lot Line)	TYPE 3 such as Single-family Attached and Multi-family	TYPE 4 such as Multi-family or Multi-use	TYPE 5 such as Commerce
Minimum Gross Floor Area (square feet per dwelling unit)	1,000	1,000	900	900	NA
Maximum Gross Floor Area (square feet per dwelling unit and/or non-residential structure)	5,500	5,500	4,000	30,000	60,000
Maximum Lot Coverage	40%	40%	40%	60%	60%

Building Typology (con't.)

THOROUGHFARE TYPOLOGY	BUILDING TYPOLOGY				
	TYPE 1 such as Single-family Detached	TYPE 2 such as Single-family Detached (Zero Lot Line)	TYPE 3 such as Single-family Attached and Multi-family	TYPE 4 such as Multi-family or Multi-use	TYPE 5 such as Commerce
Boulevard Streets			✓	✓	✓
Urban Streets		✓	✓	✓	✓
Neighborhood Streets	✓	✓	✓		

Blocks and Lots

- Defined minimum and maximum block and lot dimensions
- Lot dimensions defined for interior and corner lots
- Minimum dimensions become additive “increments”
- Points of access are shaped by block and lot configurations as well as thoroughfare typologies.

Open Space

- Percentage of acreage for use as Active/
Passive Open Space
- Riverfront Access is Critical Component
- Subdivision Provisions recognize Fee-in-
Lieu Opportunities

Design Enhancements

- Maximize infrastructure investments and the use of developable land
- Continue to provide residents quality development comparable to that which has previously been constructed within the community and in the spirit of traditional neighborhood development

Design Enhancements

- Submission of Architectural Palette addressing:
 - Compatibility
 - Human Scale Design
 - Integration of Uses
 - Encouragement of pedestrian activity
 - Buildings that contain special architectural features to signify entrances to development and important street intersections:
 - Facade and roof treatment
 - Ground floor transparency
 - Doorways/entrances
 - Lighting

Where Does Land Use Come into Play?

- Primary Control =
Thoroughfare and Building Typologies
- Permitted by Right and Conditional Uses

What is HAPPENING now?

- Development community is responding positively because provisions provide flexibility and it is saving them time - traditional lengthy number of variances do not exist.
- Two developments underway in District - including one designated LEED-ND.

Lessons Learned

- Conceptualizing a range of potential Master Plan Concepts prior to developing code evolved into a series of flexible provisions.
- Design of ordinance was incorporated into existing structure; other modifications have emerged needed.
- Concepts of form-based provisions have not been challenged but Open Space standards (similar to many other communities) have been scrutinized.
- A community's established character can be a primary driver in shaping land use patterns.
- People really “get” GRAPHICS.

Q & A

Local Opportunities
and Challenges