APAPA Annual Conference, 2009

- Educational Sessions
- Subject: Outlawing Sprawl
- With Multimunicipal Planning and Zoning.

Outlawing Sprawl

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Outlawing Sprawl

- The Newtown Area Jointure not only Plans mutually but has a single, common Zoning Ordinance.

Newtown Area Jointure

- Articles of Agreement signed in 1983 after 7 years of planning, the Jointure consisted of three Townships, Newtown, Upper Makefield and Wrightstown and Newtown Borough.

- Newtown Borough left the Jointure in 1987.
Newtown Area Jointure

- Joint Planning Goals.
- Newtown Borough is the hub.
- The three Townships would retain a rural like setting.

Newtown Area Jointure

- Smart growth would be targeted outward from the Borough.
- Borough and Newtown Township had existing public water and sewer systems.
- Upper Makefield and Wrightstown would use on-lot systems.

Newtown Area Jointure

- Designated villages/hamlets and areas served with water and sewer system would have the highest density.
- The Joint Zoning Ordinance is based on Performance Zoning concept pioneered by the Bucks County Planning Commission.

Newtown Area Jointure

- Growth:
  - Population in the three municipalities increased from 11,311 in 1980 to 30,575 in 2006.
  - Jointure grew by 21% compared to Bucks County's growth rate of only 10.4%.
Newtown Area Jointure

- Protect critical natural resources:
  - Floodplains and floodplain soils
  - Wetlands
  - Lakes and Ponds
  - Watercourses and streams
  - Steep slopes
  - Woodlands
  - Prime agricultural sites

Newtown Area Jointure

- Provision for mobility and transportation
- Preservation of open space
- Protection of agriculture use and soils
- Provide for parks and recreation
- Provide a commercial base
- Protect historic resources
- Preserve villages and hamlets

Newtown Area Jointure

- Lower density areas would play a vital role serving as the watershed for the entire area.

- Wells provide water for the entire area. Sewage goes to Philadelphia for treatment and discharge to the Delaware River.

Newtown Area Jointure

- Quarries limited to Wrightstown's four.

- Enhance village settings and historic places and use these for modest growth.

- Aquifer protection (Entire area including Borough are 100% dependent on wells).

- Stormwater management.
**Newtown Area Jointure**

- Minimize need for new or expanded roads and associated stormwater requirements outside the core area.

**Newtown Area Jointure**

- Proper zoning is the key.
- Except for villages/hamlets and pre-existing built-up areas, the bulk of the land in the Jointure is zoned CM or Conservation Management.
- Minimum lot size - 3 acres.
- Lots can be divided into 3 acre or larger parcels in a sprawl like configuration.

**Newtown Area Jointure**

- Lots can also be one acre, clustered with two acres set aside for a contiguous open space with buffering.
- The open space can be used for agricultural purposes or open space.
- A 10% bonus provision allows a lot size of ¾ acre, requiring clustering and additional buffering.

**Newtown Area Jointure**

- The success of the 26 year history of the Newtown Area Jointure can be summarized by examination of the following maps.
Upper Makefield Open Space

- Nearly 40% of the land in Upper Makefield is now protected from further development.
- Township taxppayers have voted for three separate bond issues along with state and county funds to purchase the development rights on these properties.

Jointure

- Newtown and Wrightstown townships are also embarked on open space planning and acquisition.

Map - Upper Makefield Open Space

Newtown Area Jointure
Acknowledgements

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