Historic Village Design and Zoning

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Presentation Structure
Historic Village Design and Zoning

1. Introduction and Design Exercise
2. Village Case Studies
   a. Sanatoga Village
   b. Harleysville Village
   c. Trappe Village
3. Model Ordinance – Village Mixed Use
4. Questions and Answers
Design Exercise

1.2 Acre Tract with Existing Building
Design Exercise

1.2 Acre Tract with Existing Building
Design Exercise

1. Decide what use should go on property
2. Decide if existing buildings should be torn down

- Car Repair
- Fast Food
- Offices
- Townhouses
Design Exercise

1. Place building and parking on the site.

1.2 Acre Tract
Design Exercise
One Possible Development Solution

- Parking Lot
- Office
A Few “Villages” in Montgomery County

King of Prussia

Montgomery Square

Penn Square
Goals for Montgomery County Villages

1. Protect Existing Historic Villages
2. Allow Compatible New Development
Village Case Studies

1. Sanatoga Village
2. Harleysville Village
3. Trappe Village
Sanatoga Village District

- Retain the village character.

- Encourage compatibility between new and existing buildings.

- Provide unifying streetscape elements such as sidewalks, lighting, landscaping, and signage.
Sanatoga Village District

- LCO - Limited Commercial/Office
- SC - Shopping Center
- R-4 - Residential
- R-3 - Residential
- PMD - Planned Mixed-Use Overlay
Sanatoga Village District
Sanatoga Village District

Key Features

- Building setbacks
- Building scale
- Parking
- Sidewalks
Sanatoga Village District

Building Setbacks

- Front yard – 20-feet
- Side yard – 15-feet
- Rear yard – 30-feet
Sanatoga Village District

Building Scale

- Building height 40-feet
- Building length 125-feet
Parking

- No parking in front yard.
- Shared and reserve parking is encouraged.
- Driveway connections between parking lots is encouraged.

Sanatoga Village District
Sanatoga Village District

Sidewalks

- Required along public and private streets.
- Provide pedestrian connections to parking and building entrances.
Sanatoga Village District
Sanatoga Village District
Sanatoga Village District
Sanatoga Village District
Sanatoga Village District

Accomplishments

- Created a village-like commercial setting.
- Improved streetscape with sidewalks and lighting.
- Reused and preserved existing buildings.
- Cohesive architecture with similar building scale and materials.
Harleysville Village

Harleysville Village
Impetus for Change

1985

1990

Harleysville Village
New Zoning

Harleysville Village

Village Zoning
Village Zoning Goals

- Preserve the village.
- Make the zoning fit the properties.
- Allow businesses to succeed.
- Have reasonable regulations that don’t regulate “paint color.”
Harleysville Village

Key Features

- Auto-oriented uses are prohibited.
- More intense commercial uses are conditional uses.
- Limits on density and amount of non-residential.
- Bonus for preserving historic buildings or having common parking.
- No parking permitted in front yards.
Other Standards

- Minimum lot size of 10,000 square feet.
- Maximum impervious coverage of 80%.
- Maximum building dimension of 100 feet when building within 150 feet of Main Street, Maple Avenue, or Route 113.
Results of New Zoning

Harleysville Village
Results of New Zoning

Harleysville Village
What works and doesn’t work?
What works and doesn’t work?
What works and doesn’t work?
What works and doesn’t work?
What works and doesn’t work?
What works and doesn’t work?
Accomplishment of Harleysville Goals

1. Most village buildings have been reused successfully
2. Property owners and businesses have had realistic development alternatives
3. Township has not had to regulate “paint color”
4. New development has not matched historic character but has been at a village scale
Trappe Village District

- Retain and enhance historic village character of Main Street.
- Preserve existing structures and promote reuse.
- Allow building conversions and multiple uses.
- Encourage shared driveways, parking, and pedestrian access.
Trappe Village District

Key Features

- Limited by-right uses.
- All other uses by conditional use.
- Existing principal buildings must be retained and reused.
- Building expansions only to side or rear of existing buildings.
Uses

- Class One Uses
- Class Two Uses
- Prohibited Uses
Trappe Village District

Regulations

- **Building Setbacks**
  - Front yard - 15 feet
  - Side yard - 10 feet
  - Rear yard - 20 feet

- **Minimum Lot Area**
  - 10,000 sq. ft.

- **Maximum Footprint**
  - 5,000 sq. ft. Class One
  - 10,000 sq. ft. Class Two

- **Impervious Coverage**
  - 35% By-right
  - 65% Class One
  - 75% Class Two

Trappe Village District
Expansions permitted only to the side and rear of principal building.

Expansions must be setback 10-feet from front façade.

Conform to general appearance, scale, and building materials of front façade.
Trappe Village District
Trappe Village District
Trappe Village District
Trappe Village District
Trappe Village District
Trappe Village District

Accomplishments

- Retains buildings and preserves village character.
- Preserves front façades.
- Building footprint limits larger retail/chain stores.
Trappe Village District

Issues

- Limited permitted uses
- Conditional use process
- Signage
- Setbacks for additions
- Additional architectural standards for additions
- Limit parking in front yard
Model Ordinance
Village Mixed Use District
Creating a Small Town Character

Village Mixed Use District
Key Elements of the Village Mixed Use District

- A Mix of Uses
- Walkable Streetscape
- Central Open Space
- Interconnected Street and Sidewalk System
Benefits of Village Mixed Use Zoning

- Ability to walk to destinations
- Fewer vehicles on external roads
- Positive fiscal impact
- Greater sense of community
- Positive impact on residential property values
Benefits of Village Mixed Use Zoning

• Greater street security
• More attractive non-residential development
• Less impact on existing residences
• Protection from housing fair share challenges
• More recreational opportunities
• Better public transit access
Pennsylvania Examples

Woodmont
Montgomery County

Sunnybrook Village
Montgomery County

Lantern Hill
Bucks County

Weatherstone
Chester County
Pennsylvania Examples

Eagleview
Chester County

Kissel Hill
Lancaster County

Brighton
Lancaster County

Richmond Square
Lancaster County
planning for small-scale mixed use development
Alternative Development Scenarios

Existing village

Normal zoning

Village Mixed Use zoning
Suitable Location 1
- Within existing mixed use villages and towns

EXISTING TOWN/VILLAGE AREA

DEVELOPABLE INFILL LAND IN VILLAGE
Suitable Location 2
- On the outskirts of existing villages and towns -
Suitable Location 3
- In transition areas -

[Map showing residential areas, shopping centers, vacant land in transition, and major roads]
Suitable Location 4
- As a new town -
Preserving Historic Character

- Preserved inn now used as offices in Audubon
- Historic home converted to offices in Lansdale
- Gift shop in Gilbertsville
- Convenience store in Chestnut Hill
Village Mixed Use is most appropriate in Village Centers, although some parts of Community Mixed Use and Services or Suburban Residential Areas might be appropriate.
### Pennsylvania Municipalities Planning Code

#### Summary of Traditional Neighborhood Development Article

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design elements
Permitted Uses

- Single-family detached home
- Library
- Multifamily (apartments)
- Retail store
Mixed Use Buildings

Mixed use street scene at Richmond Square

Mixed use building at Richmond Square

Live/work units in Eagleview
Tract Size and Use

TRACTS 30 ACRES OR GREATER
(must have full mix of uses)

TRACTS UNDER 5 ACRES
(variety of uses is permitted)

TRACTS 5 TO 30 ACRES
(must have full mix of residential uses)
Overall Mix Requirements

NON-RESIDENTIAL LOTS

RESIDENTIAL LOTS

Mixed Use Development on Example Property
Residential Mix Requirements

APARTMENTS (multifamily)

TWINS (single-family semi-detached)

VILLAGE HOMES

Mixed Use Development on Example Property
Residential Density

Overall Density of 6 Dwelling Units Per Acre (includes apartments, townhouses, and singles)
Dimensional Standards

Historic village buildings are close to the street

Half or more of front yards should be green area
General Layout

- Village green in center
- Variety of uses along street
- Commercial next to village
- Walkable streetscape
- Interconnected streets
- Mixture of housing types
- Village green in center
- Variety of uses along street
Street Layout

BUILD STREETS LIKE THIS

INSTEAD OF THIS
Non-Residential Building Design Standards

**PITCHED ROOF**
(dormers, steeple, and gable provide variation)

**FRONT DOORS**
(front doors are easy to see and enter)

**FRONT FACADE CLOSE TO STREET**
(building is 18 feet from curbline)

**LARGE WINDOWS**
(40% to 75% window area along façade)

**SMALL BUILDING FOOTPRINT**
(approximately 7,000 square foot footprint with four stores)
Residential Building Design Standards

Apartments at Wetherburn Commons

Village house in Lantern Hill

Roof Pitch

- 6 to 12 pitch
- 8 to 12 pitch
- 4 to 12 pitch
Parking Standards

Non-Residential Parking

Interconnected Parking Lots

Common Driveway

Parking to Side and Rear

Commercial with on-street and rear parking

Apartments with on-street and rear parking
Parking Standards

Instead of this ...

... require this.
Parking Standards

Alternative garage locations for single homes

Alley and garages for single homes

Alternative townhouse parking arrangements

Townhouses with parking in rear
Open Space

Village Green

Village Green at Brighton
Open Space

Landscaped Median

Landscaped Median in Kissel Hill
Open Space

Eyebrow

Eyebrow in Woodmont
Primary Park

- Arbor and fountain in Sunnybrook Village
- Gazebo at Weatherstone
- Pond at Eagleview
- Fountain in Brighton
Signage
Village Mixed Use District

- Provides appropriate zoning for village areas.

- Preserves village historic character.

- Allows new mixed use villages to be developed.

- Provides a good transition to residential areas.
Questions and Answers

All Model Ordinance Publications are available online at:

planning.montcopa.org

Click on “Publications”

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