

# **Historic Village Design and Zoning**

**Pennsylvania Chapter of APA Annual Conference  
Lancaster, PA**

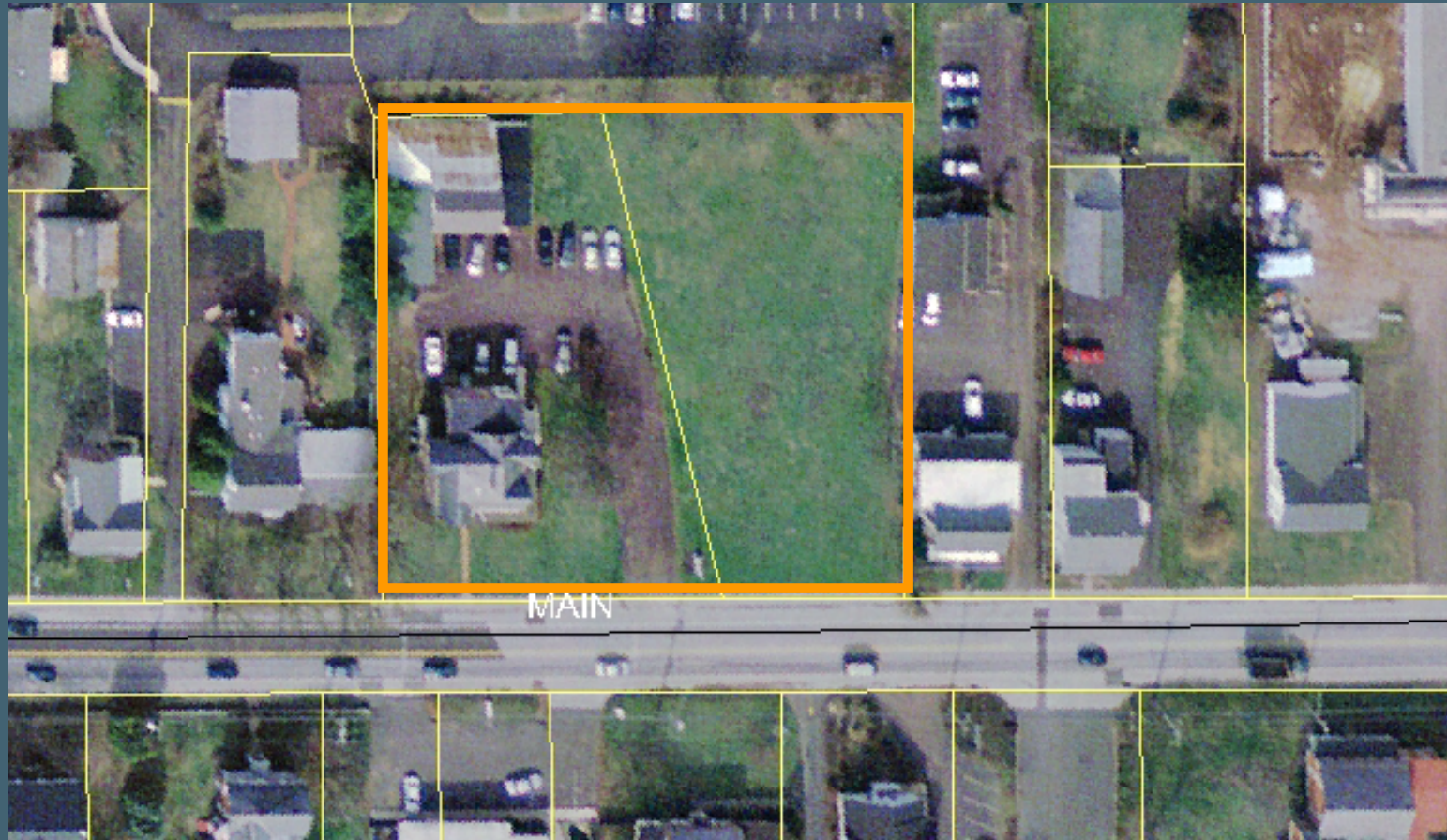
**October 5, 2010**

# **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



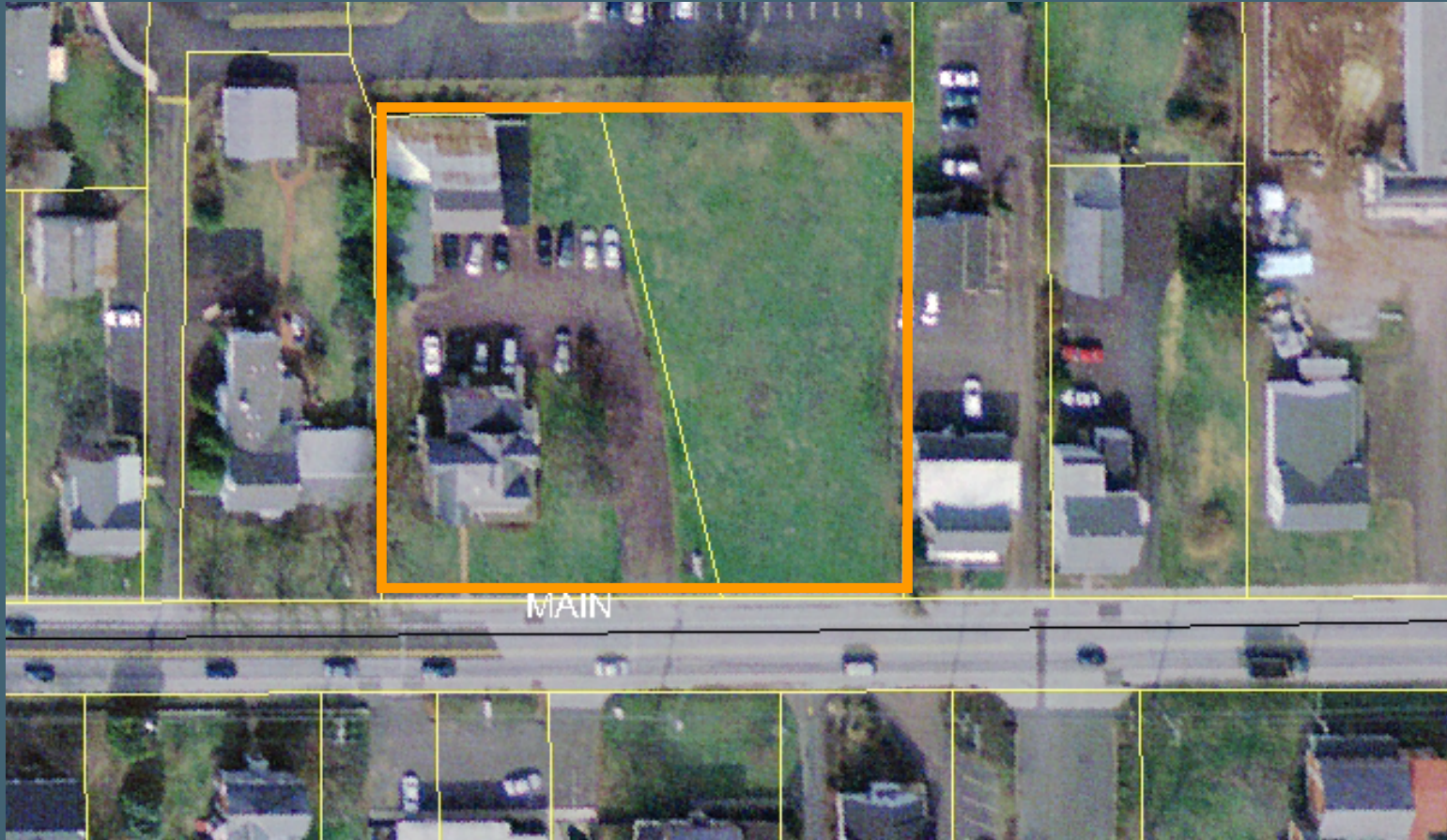
Offices



Townhouses

# Design Exercise

1. Place building and parking on the site.



1.2 Acre Tract

# Design Exercise

One Possible Development Solution





# 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. Harleystown Village**
- 3. Trappe Village**



Sanatoga Village District

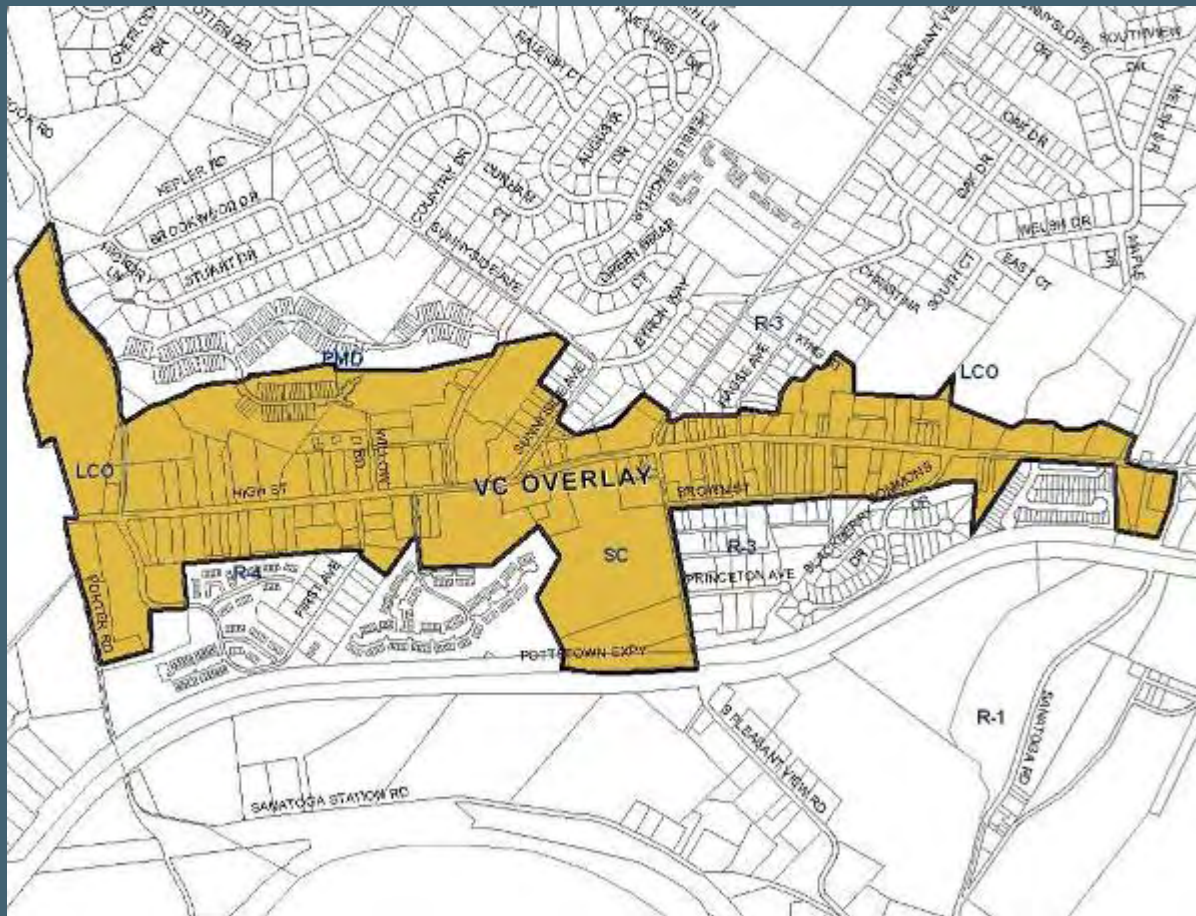




## Sanatoga Village District

- Retain the village character.
- Encourage compatibility between new and existing buildings.
- Provide unifying streetscape elements such as sidewalks, lighting, landscaping, and signage.





## Overlay 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





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



## 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.



## 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**





Sanatoga Village District





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



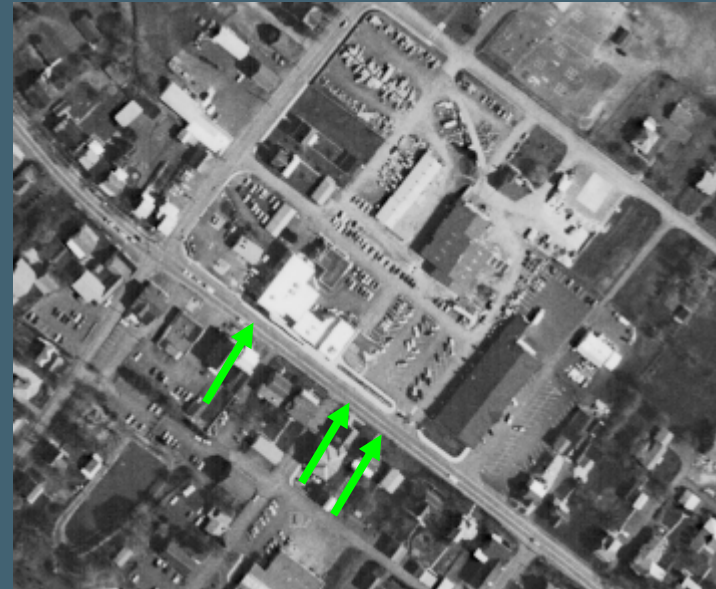
Harleysville Village



# Impetus for Change



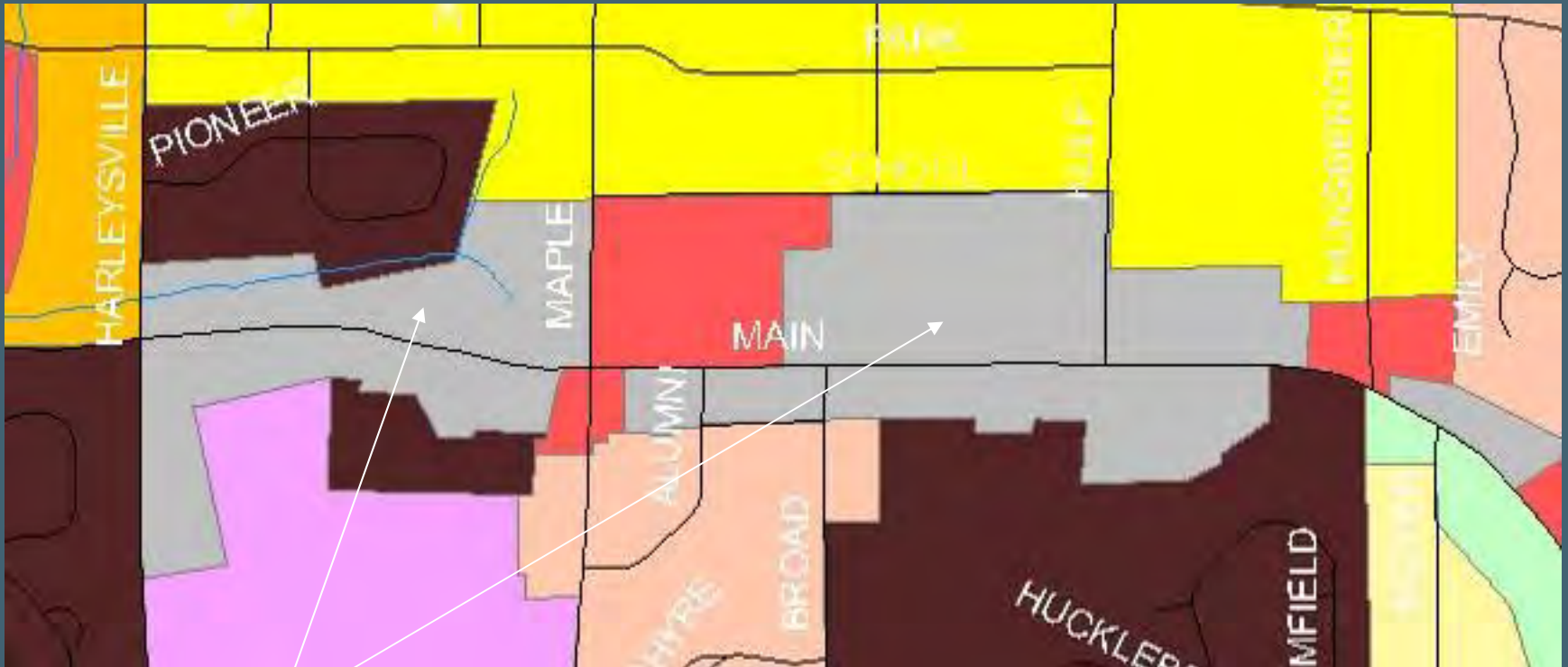
1985



1990

Harleysville Village

# New Zoning



Village Zoning

Harleysville Village





## 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

**Harleysville Village**





## 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?



Harleysville Village



# What works and doesn't work?



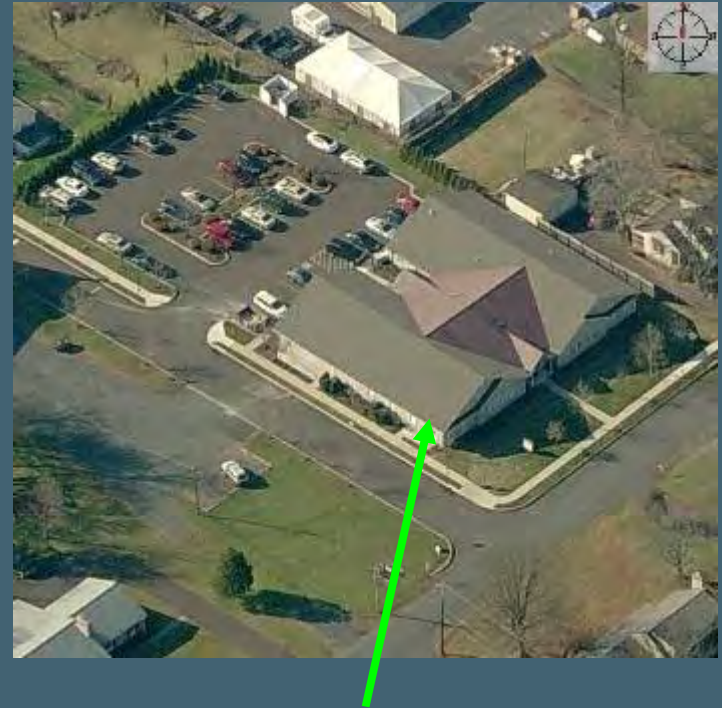
# What works and doesn't work?



Harleysville Village



# What works and doesn't work?



Harleysville Village

# 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





Trappe Village District





## 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



## 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





## Architectural Design

- 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



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.





## 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

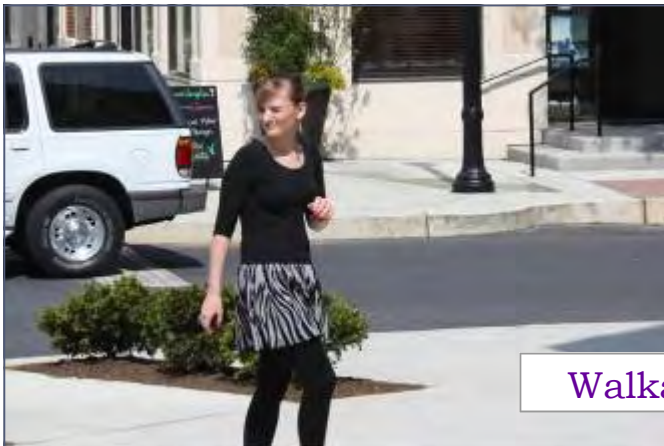
- A Mix of Uses
- Walkable Streetscape
- Central Open Space
- Interconnected Street and Sidewalk System



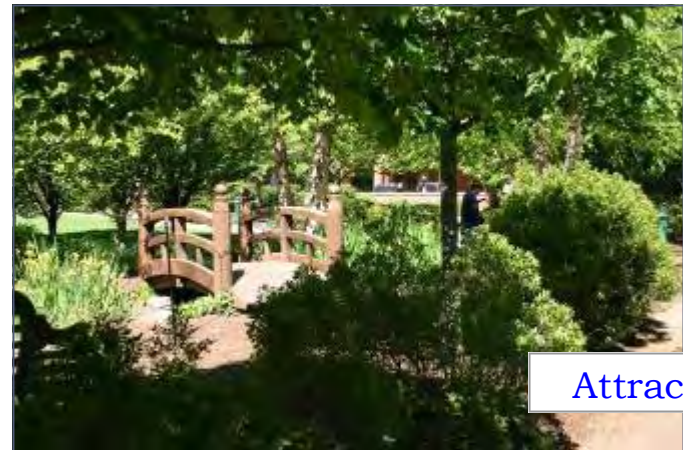


## Benefits of Village Mixed Use Zoning

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



Walkable



Attractive

## 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



Social



Prudent



## Pennsylvania Examples





## Pennsylvania Examples



Eagleview  
Chester County



Kissel Hill  
Lancaster County



Brighton  
Lancaster County



Richmond Square  
Lancaster County



*planning for  
small-scale  
mixed use development*



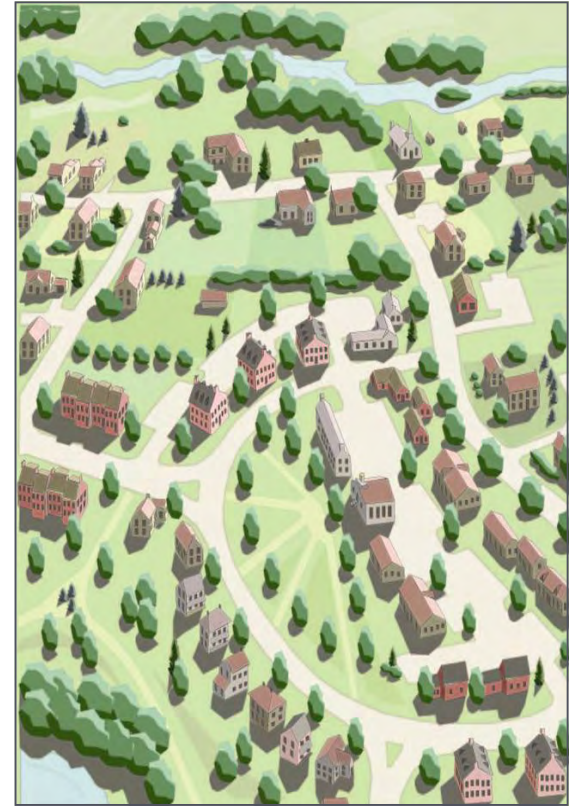
# Alternative Development Scenarios



*Existing village*



*Normal zoning*



*Village Mixed Use zoning*



# Suitable Location 1

- Within existing mixed use villages and towns

*DEVELOPABLE INFILL LAND IN  
VILLAGE*



*EXISTING  
TOWN/VILLAGE AREA*

## Suitable Location 2

- On the outskirts of existing villages and towns -





# Suitable Location 3

## - In transition areas -



# 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*

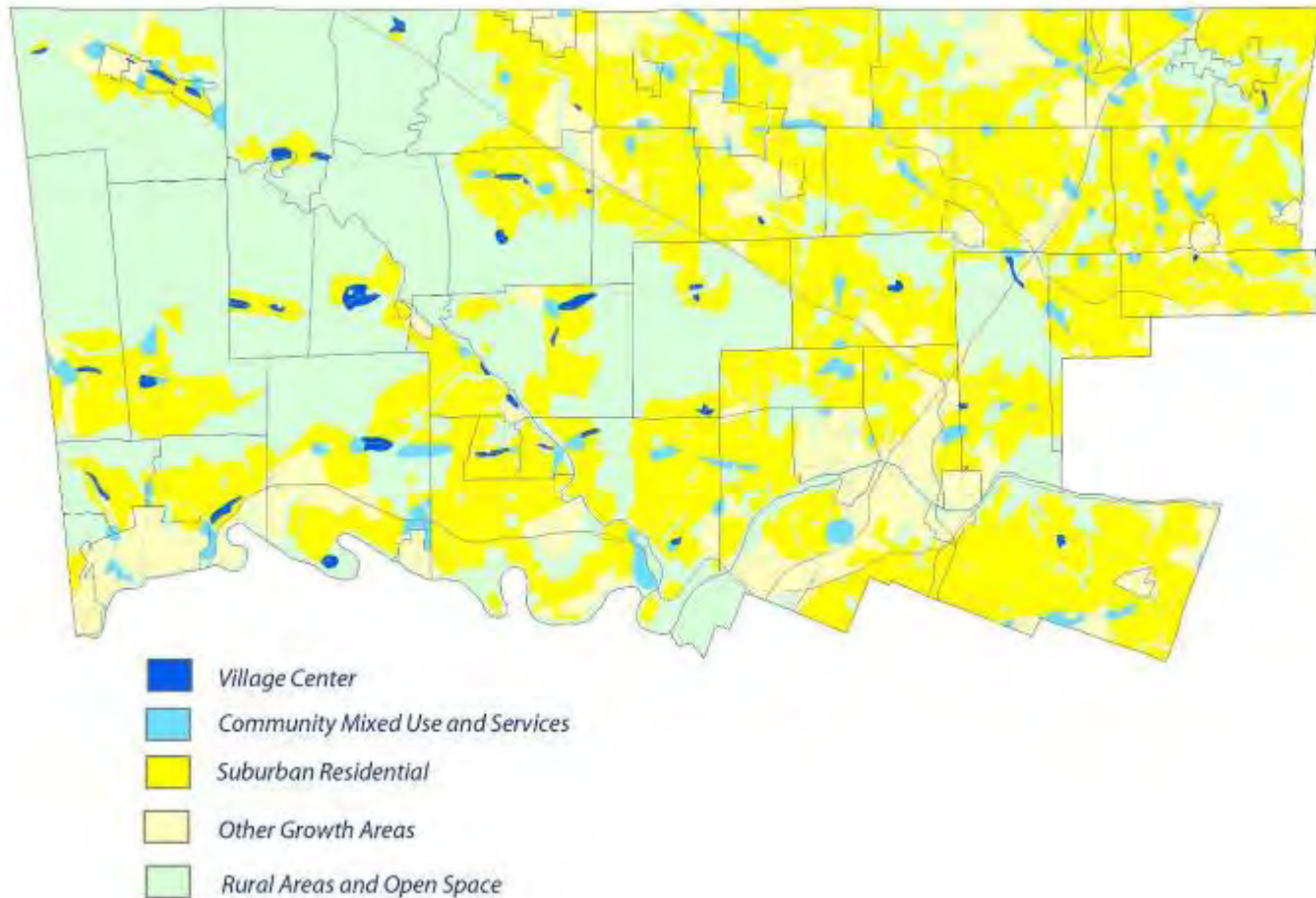


*Gift shop in Gilbertsville*



*Convenience store in Chestnut Hill*

# Relationship to the County Comprehensive Plan



*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

	Provision
Power granted ...	To allow fully integrated, mixed-use pedestrian-oriented neighborhoods
Objectives are ...	To create community focal points, like parks and plazas
	To minimize traffic congestion and encourage walking
	To make public transit viable
	To provide good communities for the elderly and children
	To create a sense of place
Mapping alternatives are ...	Overlay for new development
	Overlay or mapped for infill or extension
Ordinances can regulate ...	Open space and public plazas
	Overall design
	Location of structures, including close to the street
	Street pattern, including a requirement for grids
	The location of parking, preferably to the side or behind buildings

# *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





# Residential Mix Requirements

*APARTMENTS (multifamily)*

*TWINS (single-family semi-detached)*



*Mixed Use Development  
on Example Property*

*VILLAGE HOMES*

# Residential Density

*NON-RESIDENTIAL LOTS (these are not included in the density calculation)*



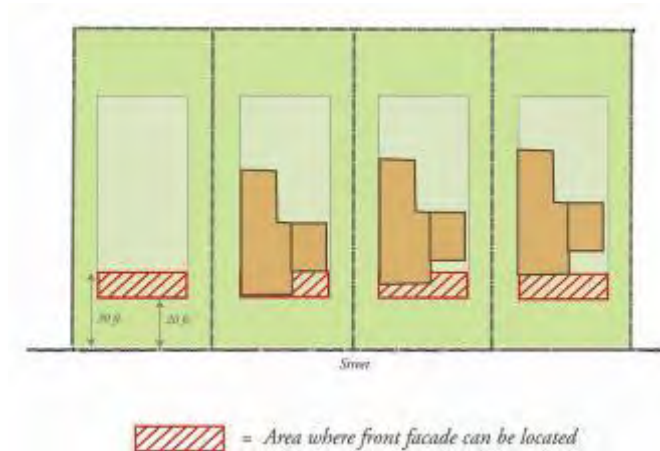
*Mixed Use  
Development  
on Example Property*



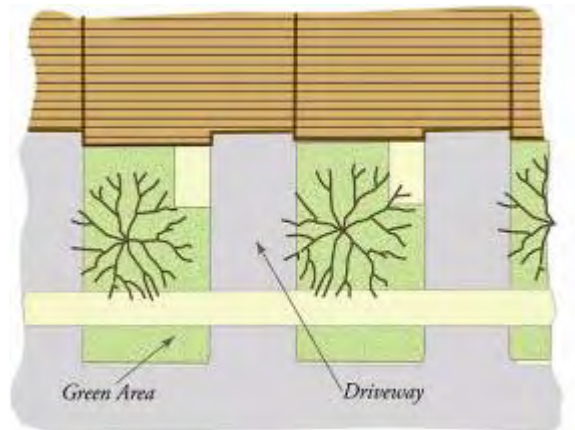
*Overall Density of 6 Dwelling Units Per Acre (includes apartments, townhouses, and singles)*



# Dimensional Standards



*Historic village buildings are close to the street*



*Half or more of front yards should be green area*

# General Layout



*Commercial next to village*



*Variety of uses along street*



*Village green in center*



*Walkable streetscape*



*Interconnected streets*

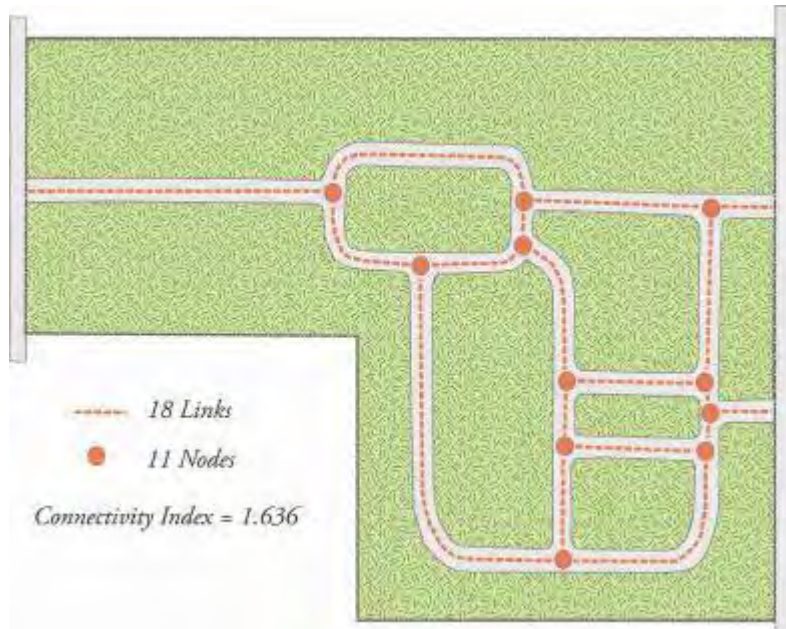


*Mixture of housing types*

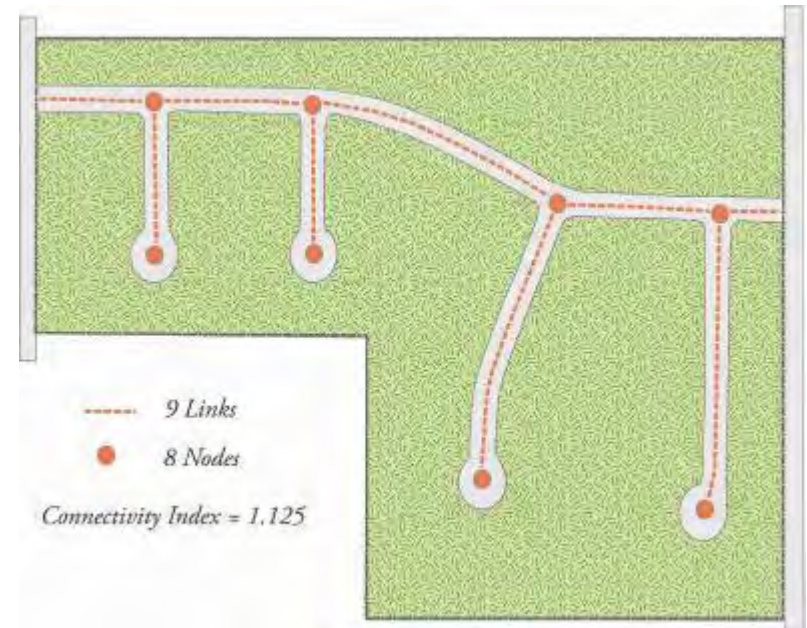


# Street Layout

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 FAÇADE CLOSE TO STREET*

*(building is 18 feet from curbline)*

## *LARGE WINDOWS*

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

## *SMALL BUILDING FOOTPRINT*

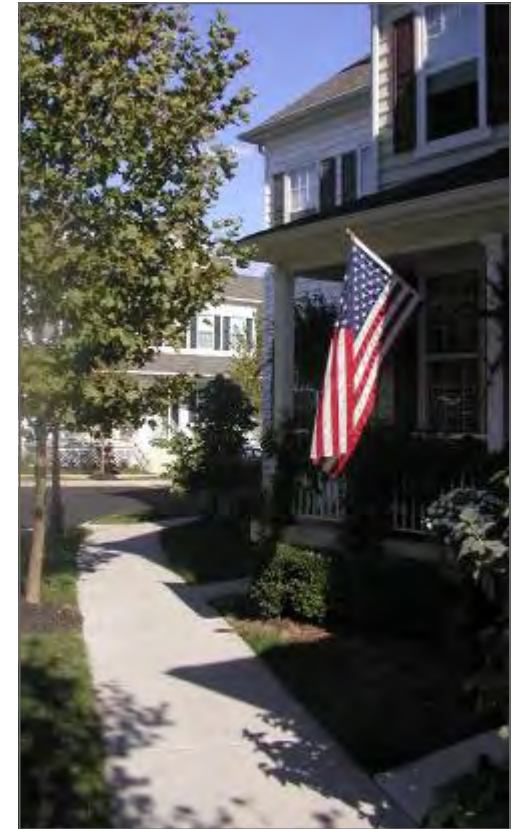
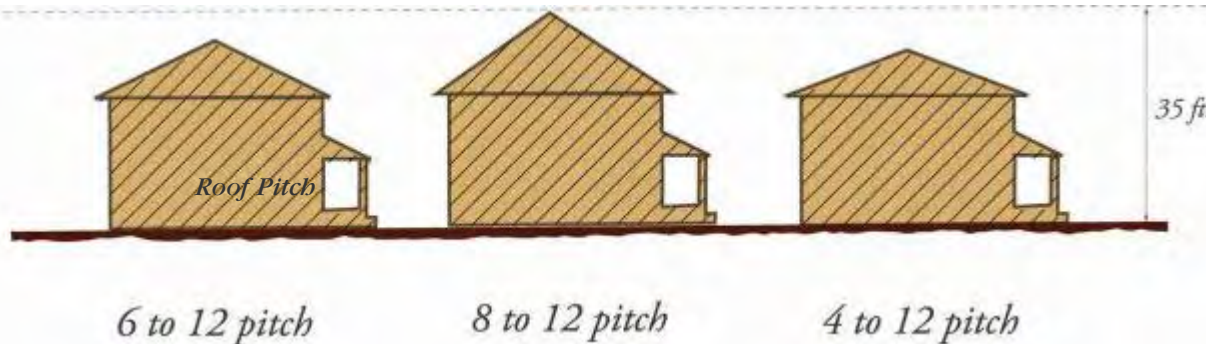
*(approximately 7,000 square foot footprint with four stores)*



# Residential Building Design Standards



*Apartments at Wetherburn Commons*



*Village house in Lantern Hill*

# Parking Standards

## Non-Residential Parking

*Interconnected  
Parking Lots*



*Common Driveway*

*Parking to Side and Rear*



*Commercial with on-street and rear parking*



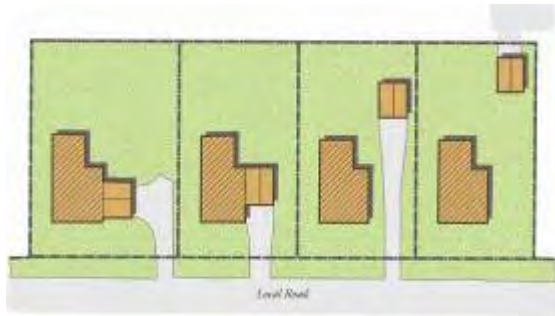
*Apartments with on-street and rear parking*



# Parking Standards



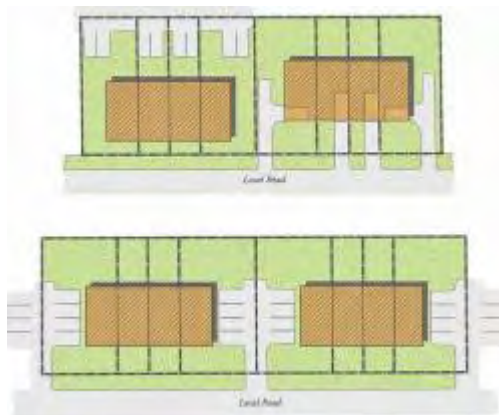
# Parking Standards



*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](http://planning.montcopa.org)*

Click on “Publications”

Contact Staff for More Info:

Holly Mager – hmager [@montcopa.org](mailto:hmager@montcopa.org) – 610-278-3972

Brian O’Leary, AICP – boleary [@montcopa.org](mailto:boleary@montcopa.org) – 610-278-3728