Implementing the Plan
How local ordinances can help implement the county’s comprehensive plan

March 7, 2019
Implementing the Plan
How local ordinances can help implement the county’s comprehensive plan
Landscapes Map

Growth Areas
- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas
- Rural
- Agricultural
Landscapes Map overlays

Significant Historic Landscapes

Significant Natural Landscapes
Growth Area

Urban Center

- Mixed use and infill development
- Transit oriented development
- Multi-story buildings
- Bicycle and pedestrian environment
Growth Area

Suburban Center

- Medium to high intensity development
- Transit oriented development
- Variations in building facades
- Multimodal safety and circulation
Growth Area

Suburban

- Low to medium intensity development
- Brownfield, greyfield, and business park revitalization
- Residential character
- Interconnected open space
Growth Area

**Rural Center**

- Reuse of historic buildings
- Village type building forms
- Parking to the side or rear of buildings

New development has village character, with smaller buildings along streets
Rural Resource Area

Rural

- Reuse of historic buildings
- Significant preserved open space
- Clustered residential development

- Roadway retains a rural width and new bridge has stone facing
- Low density residential development has clustered homes, screened from view and sensitively designed around farmhouse
- Steep slopes, woodlands, and stream corridor are permanently protected from development

- Historic farmhouse remains in use
- Pasture land is permanently protected from development
Rural Resource Area

Agricultural

- Protection of agricultural land
- Supplemental farm businesses
- Building forms with agricultural character
Goal

Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.
Recommendation #8: Support open space policies and ordinances

<table>
<thead>
<tr>
<th>Who &amp; How</th>
<th>Education/Advocacy</th>
<th>Planning</th>
<th>Technical Assistance</th>
<th>Programs</th>
<th>Regulation</th>
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How We PRESERVE

Agricultural zoning

Recommendation #8: Support open space policies and ordinances
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Agricultural zoning

- Allows agricultural uses - strictly limits non-farm uses.
- Only appropriate in strong agricultural areas
- Minimum “parent tract” typically 10 to 50 acres
- Limited number of non-farm “spin-off” lots per year – up to set maximum
- Allows secondary farm uses
- As of 2017, 11 municipalities in Chester County
How We **PRESERVE**

**Transfer of development rights**

Recommendation #8: Support open space policies and ordinances
How We **PRESERVE**

**Transfer of development rights**

- Landowners in “sending area” sell development rights to developers in “receiving area”
- Established through zoning but depends on real estate market
- Townships can also purchase and retire development rights.
- As of 2017 – 13 Chester County municipalities allow use of TDR

**Recommendation #8: Support open space policies and ordinances**
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**Cluster zoning**

- Concentrates development in one portion of tract while preserving remainder as open space.
- Recommend minimum 50% open space requirement.
- Higher density required in developed area to achieve greater open space – up to 75%.
- Open space – recreation, natural resource protection, possibly agriculture.
- Identify what you want to protect first.
- “Conservation by Design” – 4 step design process.
Goal

Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.
**Recommendation #2:** Provide natural resource policy and ordinance assistance

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How We **PROTECT**

**Include:**
- Riparian Corridors
- Woodlands
- Steep Slopes
- Wetlands
- Floodplains
- Habitat Protection

**Recommendation #2:** Provide natural resource policy and ordinance assistance
How We PROTECT

General resource protection recommendations

• Put all resource protection standards in one ordinance location
• Include specific protection criteria
• When resources overlap, stricter standard applies
• Don’t overcomplicate the standards
• Implement regionally if possible

Recommendation #2: Provide natural resource policy and ordinance assistance
How We PROTECT

Riparian corridors

• At least 75 feet wide, ideally 100 feet
• Two-tier buffer – disturbance limitation on inner buffer
• Revegetation of non-forested buffers

Recommendation #2: Provide natural resource policy and ordinance assistance
Woodland protection

- Maximum disturbance limit of 50%
- Protect trees to remain on site
- Does not apply to timber harvesting

Recommendation #2: Provide natural resource policy and ordinance assistance
Steep slope protection

- Two levels of protection for steep slopes (15% to 25%) and very steep slopes (>25%)
- Stricter standard when adjacent to streams or on wooded slopes

Recommendation #2: Provide natural resource policy and ordinance assistance
Recommendation #2: Provide natural resource policy and ordinance assistance

Wetland protection

• Prohibit disturbance of wetlands
• Wetlands margin – 50 foot buffer
• Mitigation or replacement
How We PROTECT

Floodplains

- All floodplain ordinances updated in 2017
- No disturbance or building in floodplains is preferred
- 100 year floodplain – based on past occurrences

Recommendation #2: Provide natural resource policy and ordinance assistance
How We **PROTECT**

**Habitat protection**

- Protecting individual resources discussed above will protect habitat
- Identify special protection areas through CC Natural Heritage Inventory Map

Recommendation #2: Provide natural resource policy and ordinance assistance
Goal

Preserve the historic resources and landscapes that define our cultural heritage to inspire the future tangible connections to our shared past.
Recommendation #3: Update historic resource inventories

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Recommendation #3: Update historic resource inventories
Recommendation #7: Promote adaptive reuse and compatible development

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How We APPRECIATE

Comprehensive and clear historic resource article in zoning

Recommendation #7: Promote adaptive reuse and compatible development
Protection of existing resources through uses and bonuses

Recommendation #7: Promote adaptive reuse and compatible development
How We **APPRECIATE**

**Encourage appropriate adaptive reuse**

Recommendation #7: Promote adaptive reuse and compatible development
How We APPRECIATE

Other ordinance provisions

• districts
• overlays
• design standards

Recommendation #7: Promote adaptive reuse and compatible development
Goal

Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.
### Affordability

#### 2017 Chester County Median Sale Price: $337,000

<table>
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<th>Occupation</th>
<th>2017 Median Annual Income</th>
<th>% of Home Sales Affordable Based on 2017 Median Income</th>
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<tr>
<td>accountant</td>
<td>$83,760</td>
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<td>police officer</td>
<td>$70,270</td>
<td>23%</td>
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<tr>
<td>truck driver</td>
<td>$49,060</td>
<td>8%</td>
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<tr>
<td>farmworker</td>
<td>$34,200</td>
<td>2%</td>
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Source: PA Workforce Development and CCPC analysis
Recommendation #1: Provide housing policy and ordinance assistance
Lot sizes

Recommendation #1: Provide housing policy and ordinance assistance
How We LIVE

Alternative housing types

Piggy Backed Twins

Recommendation #1: Provide housing policy and ordinance assistance

Images: Progressive New Homes (www.progressivehsg.com)
How We LIVE

Bonus density for provision of affordable housing

Affordable Senior Housing

Recommendation #1: Provide housing policy and ordinance assistance
Recommendation #1: Provide housing policy and ordinance assistance
Goal

Grow our economic strength through developing and sustaining a skilled workforce, adaptable work areas, supportive infrastructure, a culture of innovation, and engaged communities.
**Recommendation #3:** Support flexible zoning

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Recommendation #3: Support flexible zoning

- Add amenities and uses – stores, restaurants, apartments, trails, parks, entertainment, day care
- Consider more height, smaller setbacks, and more impervious coverage
- Improve connections to public transit and off-site amenities
How We **PROSPER**

**Brownfields development**

- Take advantage of grants and consider tax relief, like LERTA
- Simplify zoning process and add incentives, land uses, and flexibility
- Protect community character
- Allow pop-up uses
- Make sites greener

*Recommendation #3: Support flexible zoning*
Greyfields development

- Conduct market analysis – experience based retail important
- Allow alternative uses
- Greening, buffering, transportation, and signing are key physical improvements

Recommendation #3: Support flexible zoning
Recommendation #3: Support flexible zoning

Transit Oriented Development (TOD)

- Vision and master plan for area are important – walkability is key
- Allow higher density and new uses by right
- Design standards needed for parking location, building placement, and building design
- Physical improvements should include sidewalks, streetscapes, and greening
Goal

Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.
**Recommendation #2:** Advance multimodal transportation

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Recommendation #2: Advance multimodal transportation
How We CONNECT

Pedestrian Facility Standards

Recommendation #2: Advance multimodal transportation
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**Recommendation #2: Advance multimodal transportation**

### Active Transportation Inventory

**Ordinance Review**

<table>
<thead>
<tr>
<th>Pedestrian Facilities—Sidewalks</th>
<th>Standard</th>
<th>Phoenixville</th>
<th>East Pikeland</th>
<th>West Vincent</th>
<th>Charlestown</th>
<th>Schuylkill</th>
<th>Upper Providence</th>
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<tr>
<td>When required? (i.e., for what type of uses)</td>
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How We CONNECT

Transportation Improvement Inventory (TII)
Questions?

For more information and to follow the implementation of the plan:

www.chescoplanning.org