

Chester County Association of Township Officials

Implementing the Plan

How local ordinances can help implement the county's comprehensive plan

March 7, 2019



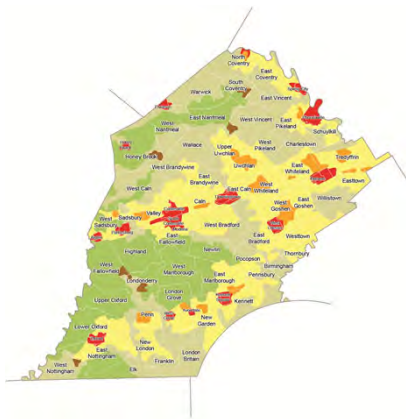
Landscapes

Chester County's Comprehensive Plan

[Click here to watch Landscapes3 – Chester County's Comprehensive Plan video](#)





Implementing the Plan

How local ordinances can help implement the county's comprehensive plan



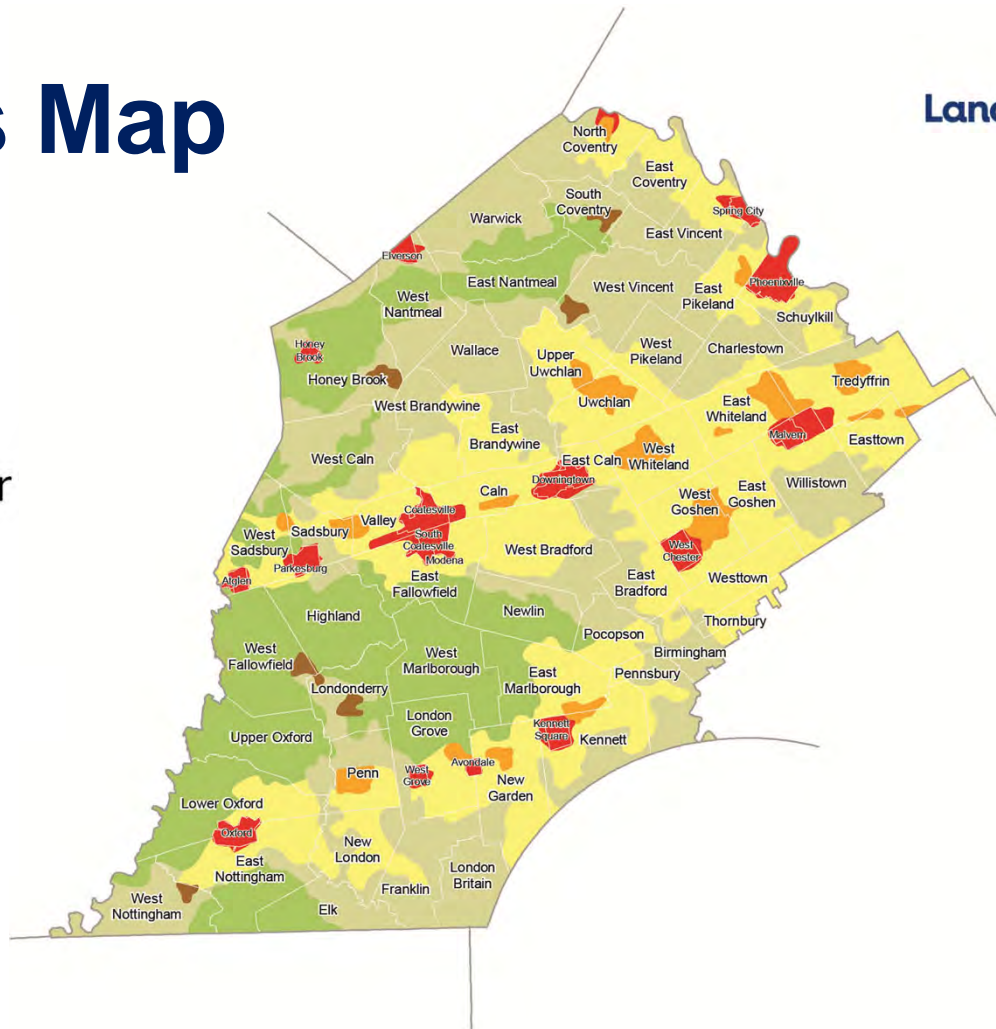
Landscapes Map

Growth Areas

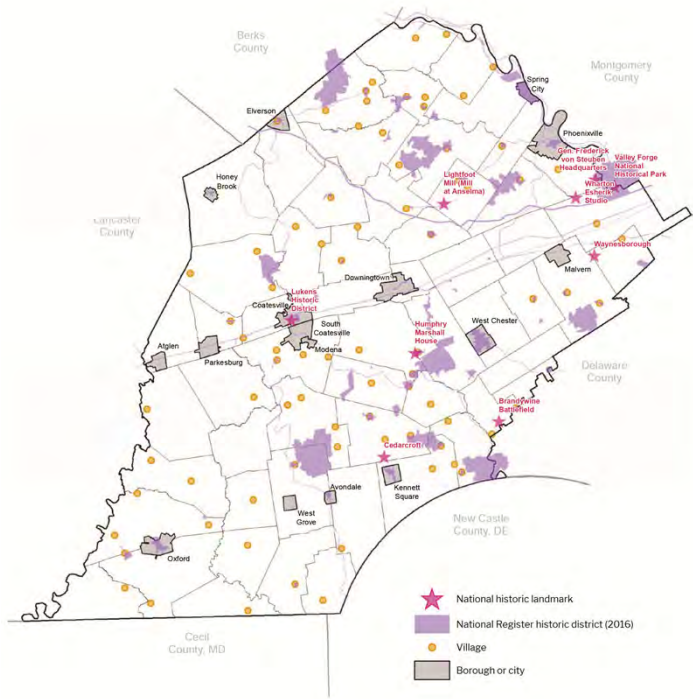
-  Urban Center
-  Suburban Center
-  Suburban
-  Rural Center

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

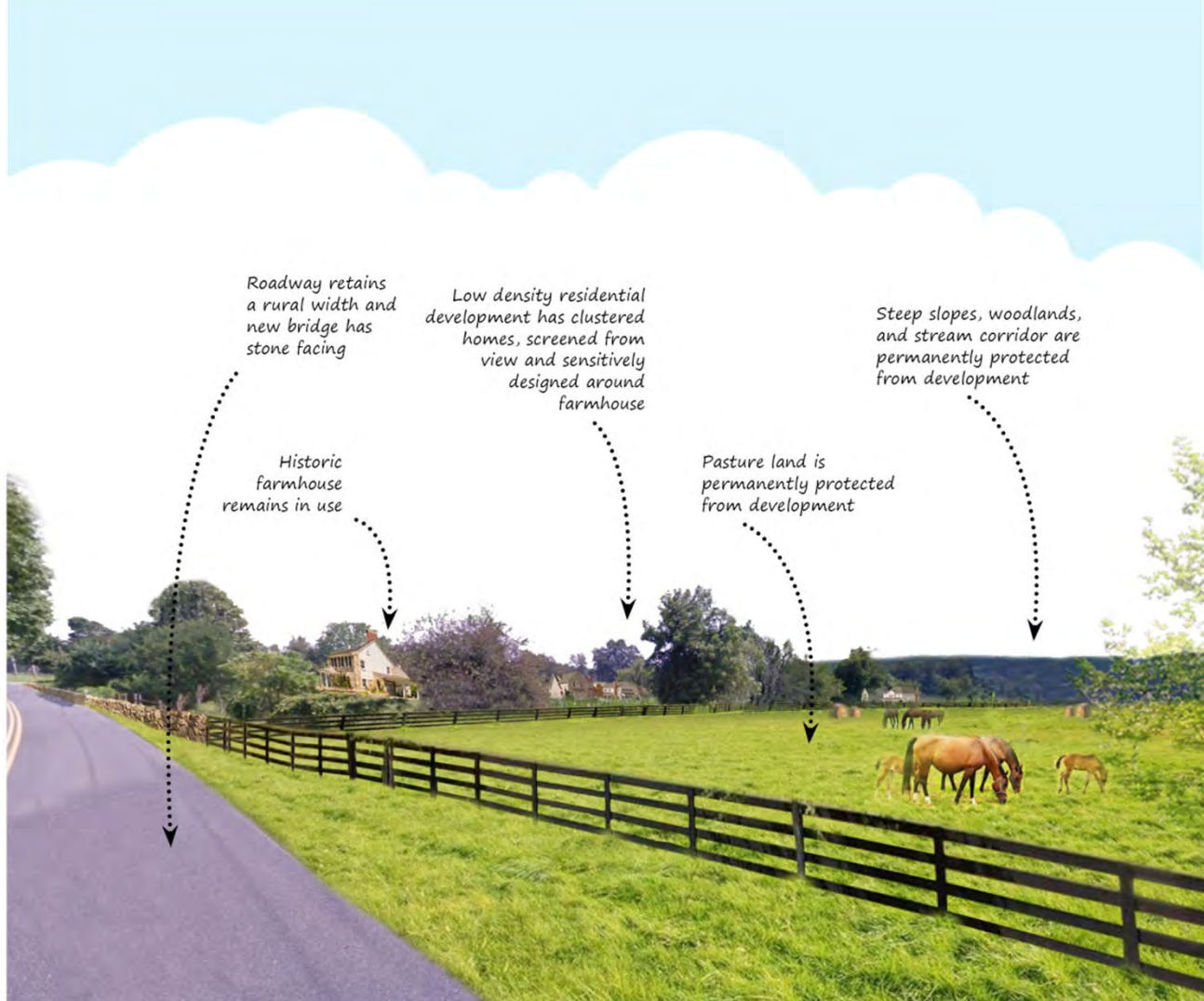




Rural Resource Area

Rural

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

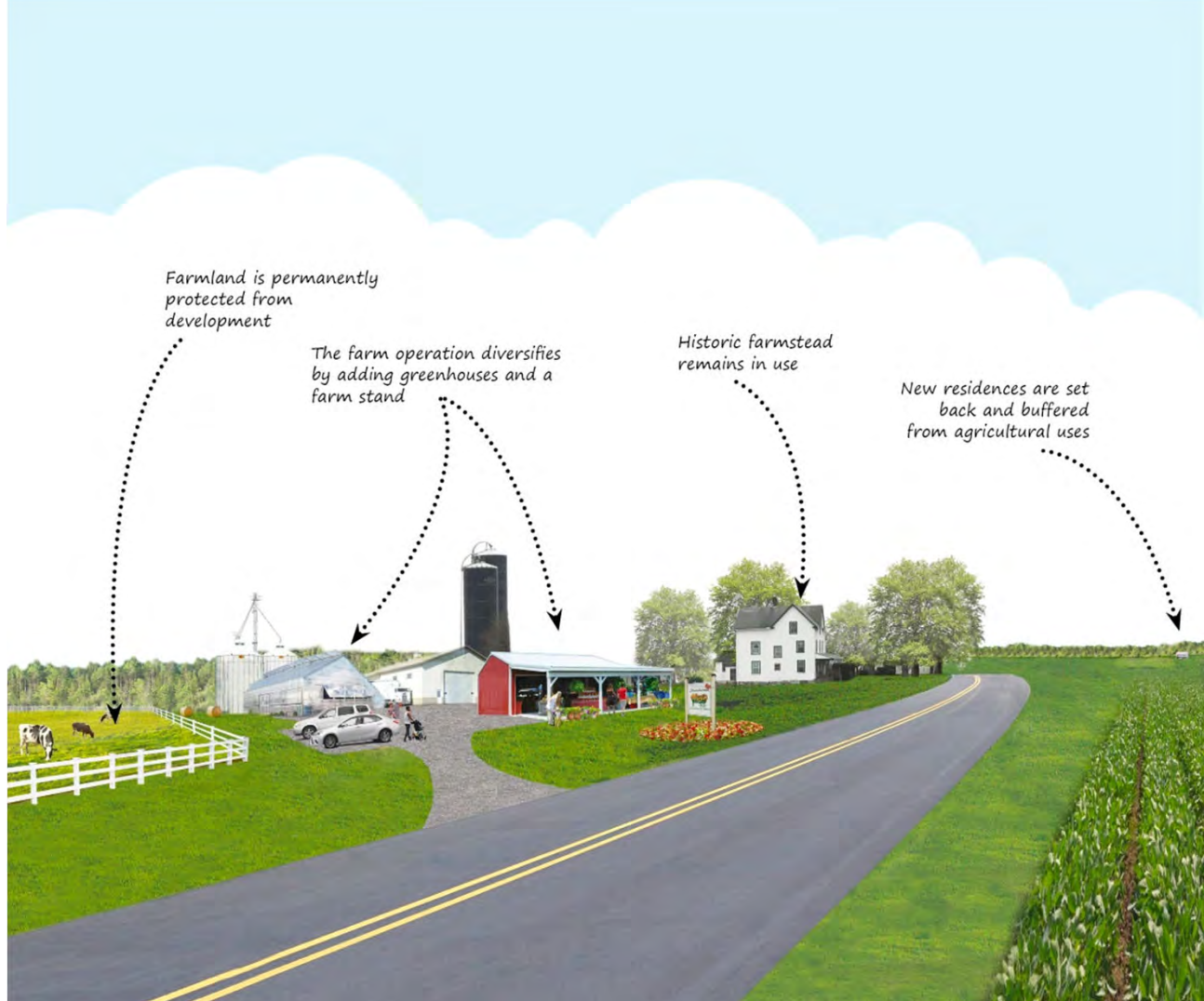




Rural Resource Area

Agricultural

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



Goal areas

How We
PRESERVE



How We
PROTECT



How We
APPRECIATE



How We
LIVE



How We
PROSPER



How We
CONNECT














Goal

Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.



Implementation

Recommendation #8: Support open space policies and ordinances

Who & How	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
Land trusts						
CC Planning						
CCATO						
Municipalities						

How We **PRESERVE**

Agricultural zoning



Recommendation #8: Support open space policies and ordinances

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

Transfer of development rights



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

Cluster zoning



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.



Implementation

Recommendation #2: Provide natural resource policy and ordinance assistance

Who & How	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning						
CC Water Res						
Conservation orgs						
CCATO						
Land trusts						
Municipalities						

Include:

- Riparian Corridors
- Woodlands
- Steep Slopes
- Wetlands
- Floodplains
- Habitat Protection

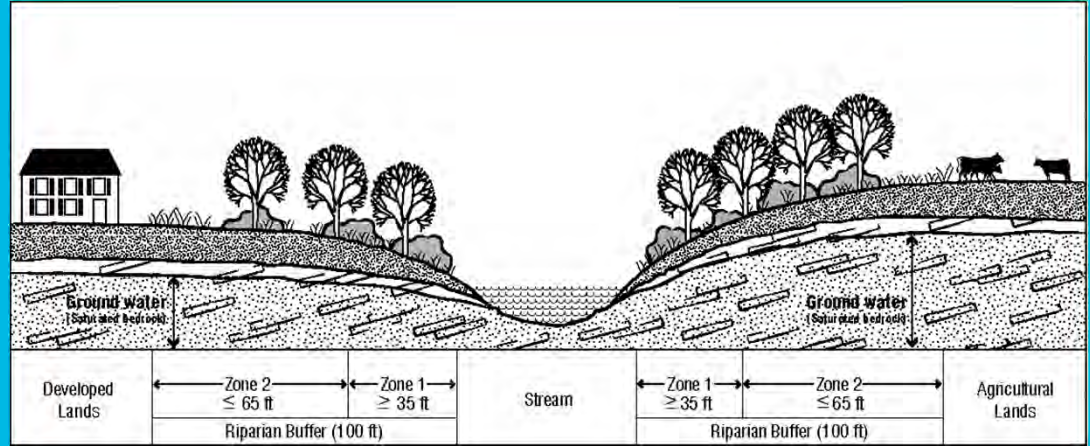


General resource protection recommendations

- 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

Riparian corridors

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



Woodland protection

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



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



Wetland protection

- Prohibit disturbance of wetlands
- Wetlands margin – 50 foot buffer
- Mitigation or replacement



Floodplains

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



Habitat protection

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



How We **APPRECIATE**







Goal

Preserve the historic resources and landscapes that define our cultural heritage to inspire the future tangible connections to our shared past.

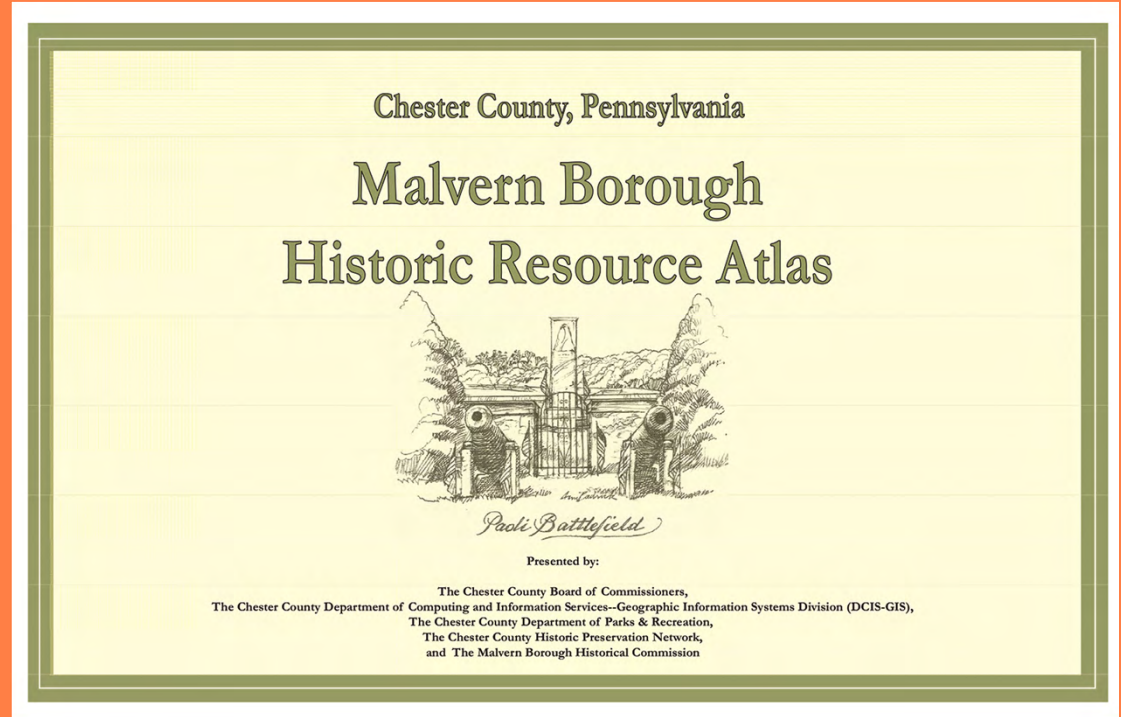


Implementation

Recommendation #3: Update historic resource inventories

Who & How	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning						
Hist Pres Network						
Municipalities						

Current and complete inventories



Implementation

Recommendation #7:
Promote adaptive reuse
and compatible
development

Who & How	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning	●	●	●	●	●	
Hist Pres Network	●		●	●		
Historic pres orgs	●		●	●		
Municipalities	●				●	●
Developers						●

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



East Marlborough Township

How We **APPRECIATE**

**Encourage
appropriate
adaptive
reuse**



Recommendation #7: Promote adaptive reuse and compatible development

Other ordinance provisions

- districts
- overlays
- design standards



Marshallton, West Bradford Township

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



accountant

\$83,760



police officer

\$70,270



truck driver

\$49,060



farmworker

\$34,200

**2017 MEDIAN
ANNUAL INCOME**

**% OF HOME SALES
AFFORDABLE
BASED ON 2017
MEDIAN INCOME**

38%

23%












8%

2%

Source: PA Workforce Development and CCPC analysis

Implementation

Recommendation #1: Provide housing policy and ordinance assistance

Who & How	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning						
CC Com Dev						
CC Housing Auth						
CCATO						
Municipalities						
Developers						

Lot sizes



Recommendation #1: Provide housing policy and ordinance assistance

Alternative housing types

Piggy Backed Twins



Images: Progressive New Homes
(www.progressivehsg.com)

Recommendation #1: Provide housing policy and ordinance assistance

Bonus density for provision of affordable housing

Affordable Senior Housing



Eagleview, Uwchlan Township

Recommendation #1: Provide housing policy and ordinance assistance

Accessory unit regulations

Apartment Over Garages



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.



Implementation

Recommendation #3: Support flexible zoning

Who & How	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning						
CCATO						
Municipalities						
Developers						

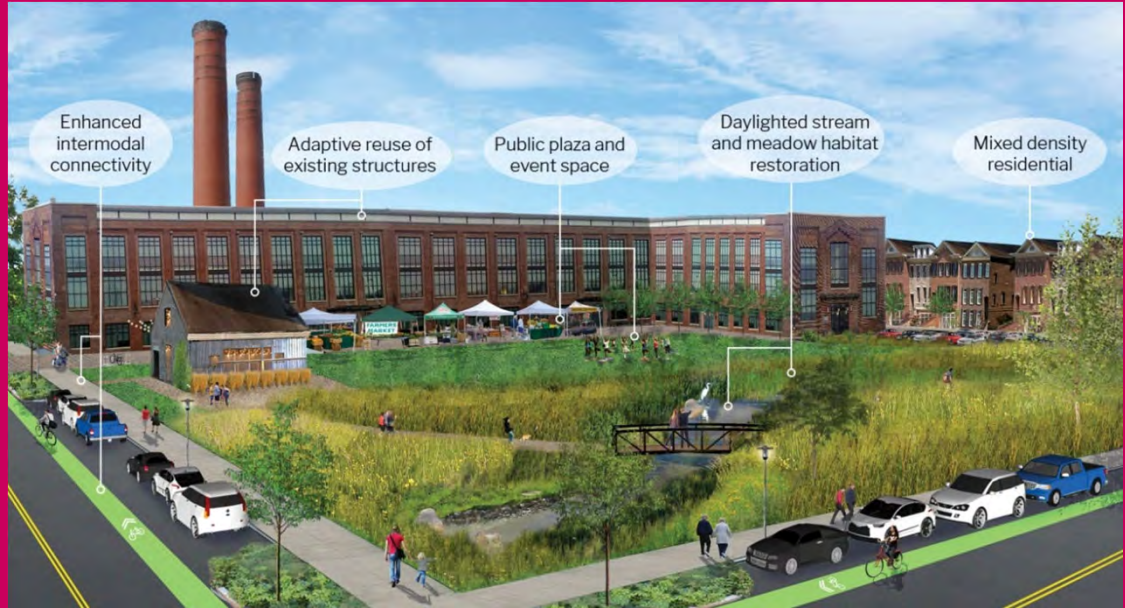
Office park reinvention

- 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



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



Greyfields development

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



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.

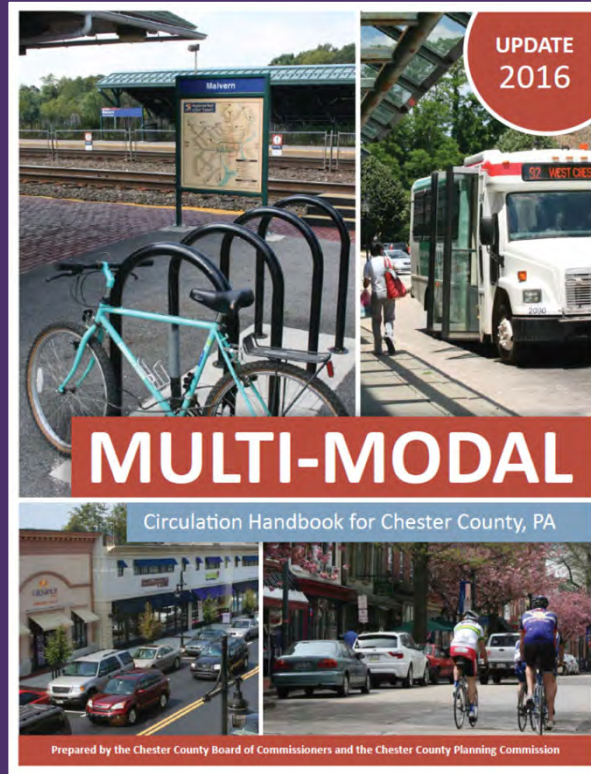


Implementation

Recommendation #2: Advance multimodal transportation

Who & How	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning	●	●	●			
PennDOT				●	●	●
SEPTA						●
DVRPC	●	●		●		
TMA	●					
Municipalities		●			●	●

Multimodal Circulation Handbook



Pedestrian Facility Standards



Bicycle Facility Standards



Trails



Active Transportation Inventory

Ordinance Review

Standard	Phoenixville	East Pikeland	West Vincent	Charlestown	Schuylkill	Upper Providence
Pedestrian Facilities—Sidewalks						
Are pedestrian facilities defined?	YES	LIMITED	LIMITED	YES	LIMITED	LIMITED
When required? (i.e., for what type of uses)	YES	YES	YES	YES	YES	YES
Where required? (location, etc.)	YES	YES	YES	YES	YES	YES
Are sidewalks required?	YES	NO	YES	YES	NO	YES
Is a minimum sidewalk width specified?	YES	YES	YES	YES	YES	YES
Reference ADA standards?	YES	YES	NO	NO	NO	YES
Are bus shelters required?	NO	YES	NO	NO	NO	NO
Are crosswalks required?	YES	YES	NO	NO	NO	YES
Multi-use Trails						
Are trail facilities defined?	YES	YES	YES	NO	LIMITED	NO
When required? (i.e., what type of uses)	LIMITED	YES	LIMITED	NO	NO	LIMITED
Where required? (i.e., location, linkages)	LIMITED	YES	NO	LIMITED	NO	YES
Are trails mandatory or optional?	LIMITED	YES	LIMITED	YES	LIMITED	NO
Ownership/ maintenance responsibilities?	YES	NO	NO	LIMITED	NO	NO
Is a minimum trail width included?	YES	YES	YES	YES	YES	YES
Is a surface treatment specified?	NO	YES	LIMITED	NO	NO	YES

How We **CONNECT**

Transportation Improvement Inventory (TII)



Questions?

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

www.chescoplanning.org