

Housing Choices Committee

March 24, 2021

10:30 – Zoom



Welcome

- **Brian O’Leary, AICP**
CCPC Executive Director
- **Susan Elks, AICP**
Community Planning Director
- **Libby Horwitz, AICP**
Senior Housing & Economic Planner
- **Chris Patriarca, AICP**
Senior Community Planner



Agenda

- **CCPC Updates**
- **Department of Community Development Updates**
- **Missing Middle Housing Discussion**
- **A+ Homes Video Update**
- **General Updates**
- **Adjournment**

CCPC Updates – Brian O’Leary



DCD Updates – Pat Bokovitz



Missing Middle Housing

- Missing Middle Housing or MMH refers to housing at the scale of traditional single-family homes, with multiple units, and located in walkable neighborhoods.
- These types include:
 - Duplexes
 - Fourplexes
 - Cottage courts
 - Courtyard buildings
 - Stacked duplexes/townhouses
 - ADUs
 - Townhouses



Missing Middle Housing



Missing Middle Housing

- In many instances barriers exist in municipal zoning ordinances that effectively prohibit the creation of MMH without first securing a zoning amendment and/or relief from a Zoning Hearing Board. Some of these barriers can include:
 - Limitations on use types
 - Density and units per acre
 - Lack of areas properly zoned for these types
 - Other considerations (parking requirements, buffering/landscaping requirements, etc.)

Missing Middle Housing

- One method to address MMH is through the implementation of form based zoning.
- Form based zoning focuses on the built and physical form of construction, instead of a focus on use types.
- Phoenixville has implemented this type of zoning and it allows for a variety of MMH types throughout the Borough.

§27-302. RI - RESIDENTIAL INFILL DISTRICT

The Residential Infill District includes areas that are essentially built out and the primary development objective is to maintain the existing neighborhood qualities and streetscape characteristics. New development will generally consist of the development of a single vacant lot. Existing development patterns and densities shall be used to guide/regulate new development.

Note: Some of these Dimensional Standards are modified by the Infill Development Standards in §27-301.1 for projects with Tract Areas or Lot Areas less than one (1) acre.

Uses
Refer to §27-301 for complete list of By-Right, Conditional and Special Exception uses.



TYPE	PHOTO	LOT DIAGRAM	DIMENSIONAL STANDARDS																				
SF DETACHED			<table border="1"> <tr> <td>Min. Lot Width (ft.)</td> <td>Min. Lot Area (sq. ft.)</td> <td>Max Impervious Coverage (%)</td> <td>Build To (ft.)</td> <td>Min. Side Yard (ft.)</td> </tr> <tr> <td>40</td> <td>5,000</td> <td>80%</td> <td>existing</td> <td>10</td> </tr> <tr> <td>Max. Yard - Min. (ft.)</td> <td>Lot Depth - Min. (ft.)</td> <td>Height - Max. (ft.)</td> <td colspan="2">Accessory Building - max. size (sq. ft.)</td> </tr> <tr> <td>25</td> <td>120</td> <td>25</td> <td colspan="2">8, 5 or attached</td> </tr> </table>	Min. Lot Width (ft.)	Min. Lot Area (sq. ft.)	Max Impervious Coverage (%)	Build To (ft.)	Min. Side Yard (ft.)	40	5,000	80%	existing	10	Max. Yard - Min. (ft.)	Lot Depth - Min. (ft.)	Height - Max. (ft.)	Accessory Building - max. size (sq. ft.)		25	120	25	8, 5 or attached	
	Min. Lot Width (ft.)	Min. Lot Area (sq. ft.)	Max Impervious Coverage (%)	Build To (ft.)	Min. Side Yard (ft.)																		
40	5,000	80%	existing	10																			
Max. Yard - Min. (ft.)	Lot Depth - Min. (ft.)	Height - Max. (ft.)	Accessory Building - max. size (sq. ft.)																				
25	120	25	8, 5 or attached																				
TWIN			<table border="1"> <tr> <td>Min. Lot Width (ft.)</td> <td>Min. Lot Area (sq. ft.)</td> <td>Max Impervious Coverage (%)</td> <td>Build To (ft.)</td> <td>Min. Side Yard (ft.)</td> </tr> <tr> <td>30</td> <td>3,000</td> <td>85%</td> <td>existing</td> <td>10</td> </tr> <tr> <td>Max. Yard - Min. (ft.)</td> <td>Lot Depth - Min. (ft.)</td> <td>Height - Max. (ft.)</td> <td colspan="2">Accessory Building - max. size (sq. ft.)</td> </tr> <tr> <td>20</td> <td>120</td> <td>35</td> <td colspan="2">8, 5 or attached</td> </tr> </table>	Min. Lot Width (ft.)	Min. Lot Area (sq. ft.)	Max Impervious Coverage (%)	Build To (ft.)	Min. Side Yard (ft.)	30	3,000	85%	existing	10	Max. Yard - Min. (ft.)	Lot Depth - Min. (ft.)	Height - Max. (ft.)	Accessory Building - max. size (sq. ft.)		20	120	35	8, 5 or attached	
	Min. Lot Width (ft.)	Min. Lot Area (sq. ft.)	Max Impervious Coverage (%)	Build To (ft.)	Min. Side Yard (ft.)																		
30	3,000	85%	existing	10																			
Max. Yard - Min. (ft.)	Lot Depth - Min. (ft.)	Height - Max. (ft.)	Accessory Building - max. size (sq. ft.)																				
20	120	35	8, 5 or attached																				
TOWNHOUSE			<table border="1"> <tr> <td>Min. Lot Width (ft.)</td> <td>Min. Lot Area (sq. ft.)</td> <td>Max Impervious Coverage (%)</td> <td>Build To (ft.)</td> <td>Min. Side Yard (ft.)</td> </tr> <tr> <td>20</td> <td>2,000</td> <td>90%</td> <td>existing</td> <td>10</td> </tr> <tr> <td>Max. Yard - Min. (ft.)</td> <td>Lot Depth - Min. (ft.)</td> <td>Height - Max. (ft.)</td> <td colspan="2">Accessory Building - max. size (sq. ft.)</td> </tr> <tr> <td>20</td> <td>120</td> <td>35</td> <td colspan="2">8, 5 or attached</td> </tr> </table>	Min. Lot Width (ft.)	Min. Lot Area (sq. ft.)	Max Impervious Coverage (%)	Build To (ft.)	Min. Side Yard (ft.)	20	2,000	90%	existing	10	Max. Yard - Min. (ft.)	Lot Depth - Min. (ft.)	Height - Max. (ft.)	Accessory Building - max. size (sq. ft.)		20	120	35	8, 5 or attached	
	Min. Lot Width (ft.)	Min. Lot Area (sq. ft.)	Max Impervious Coverage (%)	Build To (ft.)	Min. Side Yard (ft.)																		
20	2,000	90%	existing	10																			
Max. Yard - Min. (ft.)	Lot Depth - Min. (ft.)	Height - Max. (ft.)	Accessory Building - max. size (sq. ft.)																				
20	120	35	8, 5 or attached																				
MULTI-FAMILY			<table border="1"> <tr> <td>Min. Lot Width (ft.)</td> <td>Min. Lot Area (sq. ft.)</td> <td>Max Impervious Coverage (%)</td> <td>Build To (ft.)</td> <td>Min. Side Yard (ft.)</td> </tr> <tr> <td>40</td> <td>4,000</td> <td>1,000</td> <td>85%</td> <td>existing</td> </tr> <tr> <td>Max. Yard - Min. (ft.)</td> <td>Lot Depth - Min. (ft.)</td> <td>Height - Max. (ft.)</td> <td colspan="2">Accessory Building - max. size (sq. ft.)</td> </tr> <tr> <td>20</td> <td>20</td> <td>120</td> <td colspan="2">35, 8, 5 or attached</td> </tr> </table>	Min. Lot Width (ft.)	Min. Lot Area (sq. ft.)	Max Impervious Coverage (%)	Build To (ft.)	Min. Side Yard (ft.)	40	4,000	1,000	85%	existing	Max. Yard - Min. (ft.)	Lot Depth - Min. (ft.)	Height - Max. (ft.)	Accessory Building - max. size (sq. ft.)		20	20	120	35, 8, 5 or attached	
	Min. Lot Width (ft.)	Min. Lot Area (sq. ft.)	Max Impervious Coverage (%)	Build To (ft.)	Min. Side Yard (ft.)																		
40	4,000	1,000	85%	existing																			
Max. Yard - Min. (ft.)	Lot Depth - Min. (ft.)	Height - Max. (ft.)	Accessory Building - max. size (sq. ft.)																				
20	20	120	35, 8, 5 or attached																				
INSTITUTIONAL			<table border="1"> <tr> <td>Min. Lot Width (ft.)</td> <td>Min. Lot Area (sq. ft.)</td> <td>Max Impervious Coverage (%)</td> <td>Build To (ft.)</td> <td>Min. Side Yard (ft.)</td> </tr> <tr> <td>60</td> <td>8,000</td> <td>70%</td> <td>existing</td> <td>20</td> </tr> <tr> <td>Max. Yard - Min. (ft.)</td> <td>Lot Depth - Min. (ft.)</td> <td>Height - Max. (ft.)</td> <td colspan="2">Accessory Building - max. size (sq. ft.)</td> </tr> <tr> <td>25</td> <td>120</td> <td>35</td> <td colspan="2">6, 5 or attached</td> </tr> </table>	Min. Lot Width (ft.)	Min. Lot Area (sq. ft.)	Max Impervious Coverage (%)	Build To (ft.)	Min. Side Yard (ft.)	60	8,000	70%	existing	20	Max. Yard - Min. (ft.)	Lot Depth - Min. (ft.)	Height - Max. (ft.)	Accessory Building - max. size (sq. ft.)		25	120	35	6, 5 or attached	
	Min. Lot Width (ft.)	Min. Lot Area (sq. ft.)	Max Impervious Coverage (%)	Build To (ft.)	Min. Side Yard (ft.)																		
60	8,000	70%	existing	20																			
Max. Yard - Min. (ft.)	Lot Depth - Min. (ft.)	Height - Max. (ft.)	Accessory Building - max. size (sq. ft.)																				
25	120	35	6, 5 or attached																				

Adopted 12/10/13, Amended 5/14/2019 by Ordinance Number 2019-2303

*The Building Code shall apply to the range of uses to be regulated by this zoning ordinance. The scope of the zoning ordinance shall be limited to the uses to be regulated by the zoning ordinance. The zoning ordinance shall not be applied to a vacant lot or building. A vacant lot or building shall be subject to the zoning ordinance only if it is used for a use that is regulated by the zoning ordinance. The zoning ordinance shall not be applied to a vacant lot or building. A vacant lot or building shall be subject to the zoning ordinance only if it is used for a use that is regulated by the zoning ordinance. The zoning ordinance shall not be applied to a vacant lot or building. A vacant lot or building shall be subject to the zoning ordinance only if it is used for a use that is regulated by the zoning ordinance.



A+ Homes Video – Susan Elks



General Updates



Thank You for Attending



Attractive
Affordably-priced
Adaptable
Aging-friendly
Accessible

