

Springfield Township Residential Districts:

This is meant to be a brainstorm document and will coincide with a presentation.

What is said about housing from the Comprehensive Plan

1. Mentions workforce housing, aimed at middle- and moderate-income households making 80-100% of the AMI.
2. Preserve the character and integrity of neighborhoods that give the Township its distinctive character.
3. Ensure older residents can age in place ex. adapting existing housing units with universal design features. Housing that is located near shopping, medical and other professional services, and convenience and affordable transportation will make it easier for older populations to remain in community.

Topics for Discussion

- 4. Consider adjusting or eliminating the AAA Residence District into a different format:** It is described as an overlay in the Comprehensive Plan, but in the code is organized like a base zoning district (although it mentions it is an overlay in the last sentence of text saying “the provisions of an overlay district shall serve” making it unclear if this is defined as an overlay or this is just a general note. All of the other overlay districts are labeled as such
 - a. Remove AAA Residence District as it is currently confusing and could be addressed another way. The goal of this district appears to be to target large tracts and require open space and clustering residential.
 - b. In the base residential district consider that “Any tract of ___ (maybe 10) acres or greater shall be designed using a conservation subdivision approach”. This would ensure it is applied more clearly, consistently and effectively.
 - c. Consider a Conservation/Resource Protection Overlay District to target large tracts, campus-style properties, environmentally sensitive land and regulated maximum disturbance, open-space percentages, and environmental constraints *which aligns with how the Comp plan describes AAA currently.*

5. Residence C + D:

- a. C: Min lot size 4500 / D: 5000
- b. Townhouses allowed in D, everything else is the same.
- c. C permits Multiple dwelling allowed as SE (5000 min per family)
 - i. In discussions months ago, that is out of Mark's draft. Discuss. Is goal to promote more types of housing, allow garden apartments, small-scale apartments in other places? Would you want lower intensity apartment in C versus D?
 - 1. C: Consider by conditional use, small-scale multifamily?
 - 2. D: Multifamily permitted (with standards, townhouses permitted)?
 - 3. Or merge? Discuss

6. Eliminate Age – Targeted / Age – Qualified Overlay Districts. We have added use categories for senior housing within the updated Use Regulations. Ex. allow small-scale within districts and consider requiring PRD for larger projects.

- a. Add a transition clause for the properties within the Age-Targeted and Age-Qualified Overlay
- b. The age-restricted and age-targeted overlays were created to allow certain types of housing in specific locations. Instead of limiting those uses to mapped areas, we're proposing to allow them under clear standards across the Township, using the PRD process for larger sites to ensure compatibility and good design.
 - i. PRD in Kennett Township, Hampden, Upper Gwynedd
 - ii. Consider trigger of 25 acres or more.

7. Context-Sensitive Infill Requirements: Consider within Article II, new section for Infill Requirements or entirely new article.

- a. Applicability:
 - i. Standards to apply to development on vacant or redeveloped lots within established residential blocks; and
 - ii. Subdivision creating new lots within an existing developed neighborhood;
 - iii. Replacement construction
 - iv. Consider applying within AA, A, B, and C, and maybe D for edges/transitions
- b. Standards:

- i. Built-to range or contextual setbacks, height and limits tied to adjacent houses, garage placement, large-home replacement controls
 - ii. New developed shall be designed to be compatible with the prevailing pattern of development on the block, including:
 - 1. Setbacks, building orientation, height, massing
- 8. **Consider eliminating cluster as a mapped district**, and integrate cluster/conservation design into residential districts, as a required method for large tracts or a by-right option with incentives. The Cluster Residential District is mapped in only one location and was seemingly used as a project-specific zoning tool rather than a general district. As part of the ordinance update, consider a standardized conservation design requirements and a Planned Residential Development framework that can be applied consistently across all large parcels.
- 9. **Consider eliminating the Multiple-Use Residence District.** In the future land use map this area is Low-Density Residential, with a little medium-density, and a significant amount of open space and natural resource protection.
 - a. Consider re-zoning as a low-density residential or see if Open Space/Conservation District is possible
 - b. Existing land use is mostly open space and low density residential.
 - c. Talk about the initial intention of this.
- 10. **Discuss Multifamily Apartment District.** Only on one lot, for one development.

Mark's Residential Districts: A-D

A-Residential District:

Purpose: To provide for a variety of low-density dwelling types within this district to meet the present and future demand for quality residential opportunities in the Township. To preserve the character of the existing neighborhoods and minimize any adverse impacts from new and infill development. To provide development standards which are necessary to ensure the compatibility of new development with the surrounding environment.

Minimum Lot Area	12,500 square feet
Allowable Building Coverage	20%
Allowable Impervious Coverage	35%
Front Yard Setback	40 Feet
Side Yard Setbacks	Minimum of 12 feet/ Aggregate of 55 Feet
Rear Yard Setback	25 feet
Maximum Building Height	35 feet
Minimum Frontage Required	75 feet
Minimum Lot Depth	100 feet

Permitted Uses:

H- Single Family Dwelling

C – Conservation/Recreational Preserve

C – Federal, State or Locally Owned Parks

Uses Permitted by Special Exception:

C- Places of Worship

C- Family Daycare

C-Community Parks

E- Municipal Complex

E – Emergency Services

E – Utility Facilities

Special Development Regulations:

1. Corner properties may have two front yards and two side yards. One front yard may be reduced in depth to 25 feet. The front yards will be determined by the owner or developer. The two side yards are required to adhere to the minimum side yard requirements listed in the dimensional chart for this district.
2. Through lots *{Lot that have frontage on two streets but are not corner lots}* are required to have two front yards and two side yards. One front yard may be reduced in depth to 25 feet.
3. A front porch, either open or enclosed, may encroach into the front yard setback up to 8 feet. This is not permitted on a reduced front yard setback for either a corner property or a through lot.
4. Recreation vehicles greater than 30 feet in length are not permitted to be stored overnight within a residential district, unless stored within a permitted accessory building. The storage of a recreational vehicle may not reduce the required on-site parking for the principal use of the property.

B-Residential District:

Purpose: To provide for a variety of medium density dwelling types within this district to meet the present and future demand for quality residential opportunities in the Township. To preserve the character of the existing neighborhoods and minimize any adverse impacts from new and infill development. To provide development standards which are necessary to ensure the compatibility of new development with the surrounding environment.

Minimum Lot Area	8,000 square feet
Allowable Building Coverage	30%
Allowable Impervious Coverage	40%
Front Yard Setback	30 Feet
Side Yard Setbacks	Minimum of 10 feet/ Aggregate of 25 Feet
Rear Yard Setback	25 feet
Maximum Building Height	35 feet
Minimum Frontage Required	60 feet
Minimum Lot Depth	100 feet

Permitted Uses:

- H- Single Family Dwelling
- H -Twin Dwelling Unit
- H -Duplex Dwelling Unit
- C – Conservation/Recreational Preserve
- C – Federal, State or Locally Owned Parks

Uses Permitted by Special Exception:

- C- Places of Worship
- C- Family Daycare
- E- Municipal Complex
- E – Emergency Services
- E – Utility Facilities

Special Development Regulations:

1. Corner properties may have two front yards and two side yards. One front yard may be reduced in depth to 25 feet. The front yards will be determined by the owner or developer. The two side yards are required to adhere to the minimum side yard requirements listed in the dimensional chart for this district.
2. Through lots *{Lot that have frontage on two streets but are not corner lots}* are required to have two front yards and two side yards. One front yard may be reduced in depth to 25 feet.
3. A front porch, either open or enclosed, may encroach into the front yard setback up to 8 feet. This is not permitted on a reduced front yard setback for either a corner property or a through lot.
4. Recreation vehicles greater than 30 feet in length are not permitted to be stored overnight within a residential district, unless stored within a permitted accessory building. The storage of a recreational vehicle may not reduce the required on-site parking for the principal use of the property.
5. A minimum lot area of 5,000 square feet is required for each family dwelling unit.

6. Twin dwelling unit is required to have a side yard that are a minimum of 15 feet in width.

C-Residential District:

Purpose: To provide for a variety of medium density dwelling types within this district to meet the present and future demand for quality residential opportunities in the Township. To preserve the character of the existing neighborhoods and minimize any adverse impacts from new and infill development. To provide development standards which are necessary to ensure the compatibility of new development with the surrounding environment.

Minimum Lot Area	5,000 square feet
Allowable Building Coverage	30%
Allowable Impervious Coverage	45%
Front Yard Setback	30 Feet
Side Yard Setbacks	Minimum of 8 feet/ Aggregate of 20 Feet
Rear Yard Setback	25 feet
Maximum Building Height	35 feet
Minimum Frontage Required	50 feet
Minimum Lot Depth	100 feet

Permitted Uses:

- H- Single Family Dwelling
- H -Twin Dwelling Unit
- H -Duplex Dwelling Unit
- C – Conservation/Recreational Preserve
- C – Federal, State or Locally Owned Parks

Uses Permitted by Special Exception:

- C- Places of Worship
- C- Family Daycare
- E- Municipal Complex
- E – Emergency Services
- E – Utility Facilities

Special Development Regulations:

1. Corner properties may have two front yards and two side yards. One front yard may be reduced in depth to 25 feet. The front yards will be determined by the owner or developer. The two side yards are required to adhere to the minimum side yard requirements listed in the dimensional chart for this district.

2. Through lots {Lot that have frontage on two streets but are not corner lots} are required to have two front yards and two side yards. One front yard may be reduced in depth to 25 feet.
3. A front porch, either open or enclosed, may encroach into the front yard setback up to 8 feet. This is not permitted on a reduced front yard setback for either a corner property or a through lot.
4. Recreation vehicles greater than 30 feet in length are not permitted to be stored overnight within a residential district, unless stored within a permitted accessory building. The storage of a recreational vehicle may not reduce the required on-site parking for the principal use of the property.
5. A minimum lot area of 4,000 square feet is required for each family dwelling unit.
6. Twin dwelling units are required to have a side yard that are a minimum of 15 feet in width.

Notes: Reduce the side yard to 12 feet in width
 Reduce the required lot area for a twin to 4,00 or 4,500 square feet per unit
 Reduce the frontage on a twin to 40 feet in width.

D-Residential District

Purpose: To provide for a variety of high-density dwelling types within this district to meet the present and future demand for quality residential opportunities in the Township. To preserve the character of the existing neighborhoods and minimize any adverse impacts from new and infill development. To provide development standards which are necessary to ensure the compatibility of new development with the surrounding environment.

Minimum Lot Area	4,500 square feet
Allowable Building Coverage	35%
Allowable Impervious Coverage	50%
Front Yard Setback	30 Feet
Side Yard Setbacks	Minimum of 8 feet/ Aggregate of 20 Feet
Rear Yard Setback	25 feet
Maximum Building Height	35 feet
Minimum Frontage Required	50 feet
Minimum Lot Depth	100 feet

Permitted Uses:

- H- Single Family Dwelling
- H -Twin Dwelling Unit
- H -Duplex Dwelling Unit

H -Townhouse Dwelling Units
C – Conservation/Recreational Preserve
C – Federal, State or Locally Owned Parks

Uses Permitted by Special Exception:

C- Places of Worship
C- Family Daycare
E- Municipal Complex
E – Emergency Services
E – Utility Facilities

Special Development Regulations:

1. Corner properties may have two front yards and two side yards. One front yard may be reduced in depth to 25 feet. The front yards will be determined by the owner or developer. The two side yards are required to adhere to the minimum side yard requirements listed in the dimensional chart for this district.
2. Through lots *{Lot that have frontage on two streets but are not corner lots}* are required to have two front yards and two side yards. One front yard may be reduced in depth to 25 feet.
3. A front porch, either open or enclosed, may encroach into the front yard setback up to 8 feet. This is not permitted on a reduced front yard setback for either a corner property or a thorough lot.
4. Recreation vehicles greater than 30 feet in length are not permitted to be stored overnight within a residential district, unless stored within a permitted accessory building. The storage of a recreational vehicle may not reduce the required on-site parking for the principal use of the property.
5. A minimum lot area of 4,000 square feet is required for each family dwelling unit.
6. Twin dwellings are required to have a minimum of 40 feet of lot width per dwelling unit.
7. Twin dwelling units are required to have a side yard that are a minimum of 15 feet each.
8. End units for a townhome development require a side yard of not less than 20 feet.

Care Facilities and Similar Establishments:

D-12: Residential Care Facility. A facility in which residents that are elderly, ailing, or recovering from illness/injury reside within rentable rooms or dwelling units and where they have access to skilled medical care and are provided supervision or assistance with activities of daily living. The following additional standards shall be satisfied:

(a) Leasable dwelling units may contain kitchen facilities and any other facility that a traditional dwelling unit may contain.

(b)(a) Accessory uses. Any accessory use on the same lot with and that is determined to be customarily incidental to this use by the Zoning Officer is permitted. Such accessory use(s) may include but is not limited to any administrative offices, laundry facilities, refuse collection facilities, or recreation facilities that are used exclusively by residents, their visitors, or employees.

Age-Restricted Independent Living (lowest land-use impact; zoning-centric): A residential development comprised of dwelling units restricted to occupancy by persons meeting a minimum age requirement, where residents live independently and where no licensed personal care, assisted living, or skilled nursing services are provided on site.

- Min. lot area: 3 acres
- Dwelling units are restricted to those aged 55 and over.
- No on-site medical or personal care services are permitted.
- 15-20 du per acre.
- May include clubhouse, dining or recreation

D-15: Assisted Living Facility. A residential facility licensed by the Commonwealth of Pennsylvania that provides housing, meals, and personal care services for individuals who do not require skilled nursing care.

A housing facility in which elderly residents have access to skilled nursing care, providing occasional supervision or assistance with activities of daily living, but who do not require twenty-four-hour medical care or supervision, and live more independently than those residing in Use C-10: Nursing Home.

(a) The minimum lot area in all districts shall be five acres.

(b)(a) The maximum residential density permitted shall be 15 beds per acre.

(b) Dwelling areas containing beds may include kitchenettes or limited cooking facilities within individual resident units, provided that:

Commented [MP1]: Is this different from 502?

Commented [MP1R2]: Board and Care Homes - private facilities, or group homes, usually 20 or fewer residents. Rooms may be private or shared. Residents receive personal care and meals and staff are available around the clock. Nursing and medical care usually are not provided at the home.

IN most cases you must pay the costs of living at a board and care home, medicare doesn't cover costs. Medicaid may provide partial coverage, depending on the state and whether the person is eligible.

Commented [MP1R3]: STRIKE THIS - Look to basing off of intensity and updated definition below.

Commented [MP2]: Can be allowed R-MD by conditional use or special exception, NR by conditional use,

Commented [MP3]: Assisted living is for people who need help with daily care, but not as much help as a nursing home provides. Assisted living facilities range in size from as few as 25 residents to 100 or more. Typically, a few levels of care are offered, and residents pay more if they need extra services or special care. Residents usually live in their own apartments or rooms and share common areas. They have access to many services, including up to three meals a day; assistance with personal care; help with medications, housekeeping, and laundry; 24-hour supervision, security, and on-site staff; and social and recreational activities

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