

# Zoning For Affordable Housing Choices

*Missing Middle Housing & Form Based Codes*

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urban design + architecture + interiors



# BartonPartners – Architects & Planners



- Recent planning & residential architecture projects in Central PA

- City of York
- City Lancaster/ East Lampeter
- Chambersburg
- Carlisle
- Mechanicsburg
- Hamburg
- Millersville
- Bloomsburg

Zoning for Affordable Housing Choices

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# Regulatory barriers to affordable housing

- Over restrictive density & building heights
- Bulk standards incompatible with building forms
- High parking standards
- Restrictions on allowing on-street parking
- Difficulty with adaptive reuse

- **24A-6 Building Coverage** - 25%.
- **24A-8.1** Max floor area is 10,000 SF; Not less than 60% of floor area shall consist of residential uses, incl. affordable.
- **24A-8.2** Total FAR = 0.5; non-residential FAR = 0.2 and residential FAR = 0.4;
- **24A-9** Max. density for market rate DU is 20 bedrooms/acre



# 5 Zoning Strategies for Promote Affordable Housing Choices

- ✓ ☐ Modify codes to permit small scale infill housing typologies
- ✓ ☐ Modify codes to permit a mix of uses to integrate employment and housing
- ✓ ☐ Provide incentives for housing density at walkable urban centers
- ✓ ☐ Lower parking standards in walkable mixed use neighborhoods
- ✓ ☐ Allow on-street parking to fulfill parking requirements



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# Missing Middle Housing

- Housing types that have been overlooked for decades
- Important transitions between single family and commercial/ multifamily



Source: Opticos Design

## Zoning for Affordable Housing Choices

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# Which Missing Middle Housing types are permitted in your local ordinances?

## TABLE OF BUILDING TYPES

KEY

**R1** Allowed

**R1** Not Allowed

### BUILDING TYPES

### DISTRICTS



ACCESSORY DWELLING

<b>R1</b>	<b>R2</b>
R3	MX1
MX2	TC1
TC2	DT1



COTTAGE COURT

<b>R1</b>	<b>R2</b>
R3	MX1
MX2	TC1
TC2	DT1



CARRIAGE HOUSE

<b>R1</b>	<b>R2</b>
R3	MX1
MX2	TC1
TC2	DT1



TWIN

<b>R1</b>	<b>R2</b>
R3	MX1
MX2	TC1
TC2	DT1



DETACHED HOUSE: MEDIUM

<b>R1</b>	<b>R2</b>
R3	MX1
MX2	TC1
TC2	DT1



TOWNHOUSE

<b>R1</b>	<b>R2</b>
R3	MX1
MX2	TC1
TC2	DT1



DETACHED HOUSE: COMPACT

<b>R1</b>	<b>R2</b>
R3	MX1
MX2	TC1
TC2	DT1



URBAN TOWNHOUSE

<b>R1</b>	<b>R2</b>
R3	MX1
MX2	TC1
TC2	DT1

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# Which Missing Middle Housing types are permitted in your local ordinances?

## TABLE OF BUILDING TYPES

### KEY

R1 Allowed

R1 Not Allowed

### BUILDING TYPES



MULTI-PLEX: SMALL



MULTI-PLEX: LARGE



STACKED FLATS



MANOR HOUSE

### DISTRICTS

R1	R2
R3	MX1
MX2	TC1
TC2	DT1

R1	R2
R3	MX1
MX2	TC1
TC2	DT1

R1	R2
R3	MX1
MX2	TC1
TC2	DT1

R1	R2
R3	MX1
MX2	TC1
TC2	DT1



LIVE-WORK



MAIN STREET MIXED USE



FLEX



MID-RISE

R1	R2
R3	MX1
MX2	TC1
TC2	DT1

R1	R2
R3	MX1
MX2	TC1
TC2	DT1

R1	R2
R3	MX1
MX2	TC1
TC2	DT1

R1	R2
R3	MX1
MX2	TC1
TC2	DT1

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# Missing Middle Housing Types

Norristown Borough, PA

- Infill – two 6 unit buildings

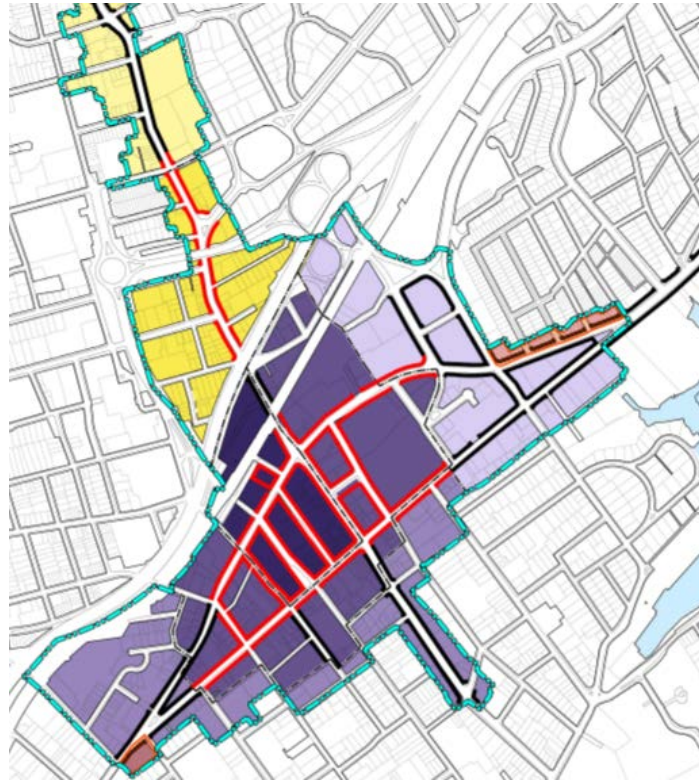


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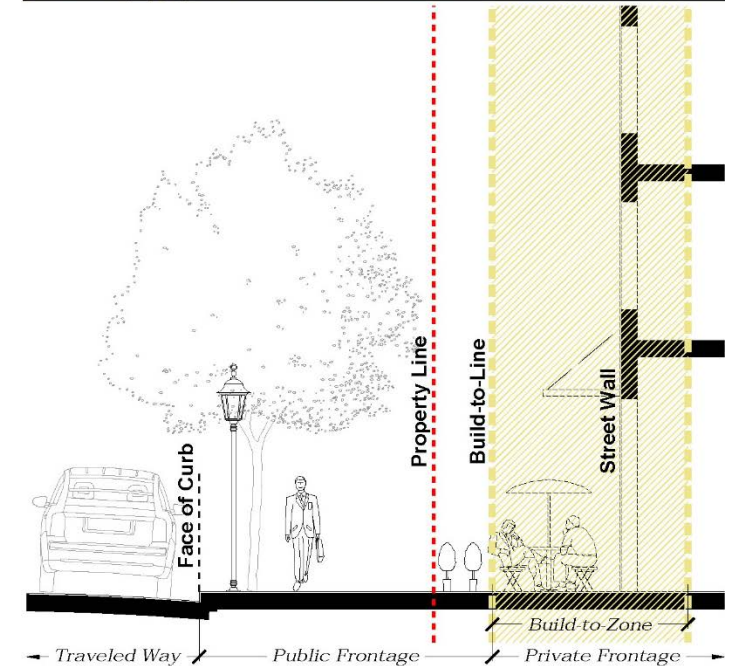


# Promote zoning that focuses on form not use - Form Based Codes

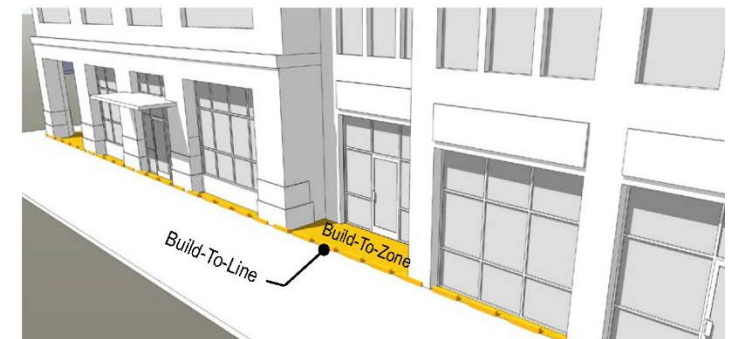


- Focus on building forms, storefronts, scale, streets and civic spaces
- Creates a predictable environment for private investment

## 186.21G(1)(a) STOREFRONT FRONTAGE



## 186.21G(1)(b) STOREFRONT FRONTAGE & BTZ



## Zoning for Affordable Housing Choices

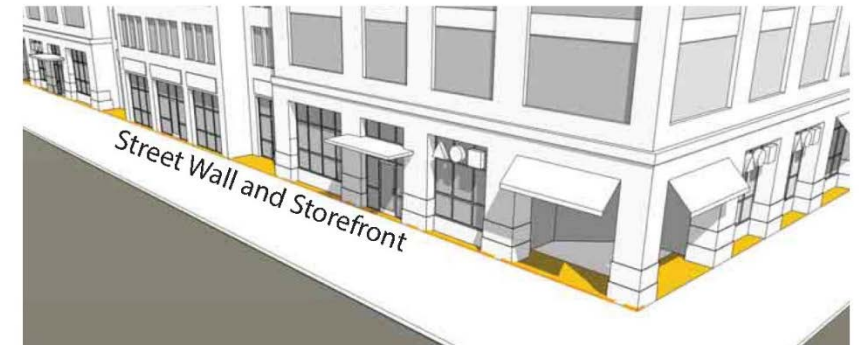
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# Modify codes to focus on desired building forms

## Millersville Downtown District

- Form Based Code adopted 2015



STREET WALL AND STOREFRONT



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# Provide incentives for housing density at walkable urban centers

## Village of Saugatuck CT

- ❑ 6 units per AC bonus for >20% affordable
- ❑ Remove max. 20 bedrooms per AC
- ❑ Remove Floor Area Ratio in favor of Form Based Code standards





# Provide incentives for housing density at walkable urban centers

## Village of Saugatuck CT

- ❑ 6 units per AC bonus for >20% affordable
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# Provide incentives for housing density at walkable urban centers

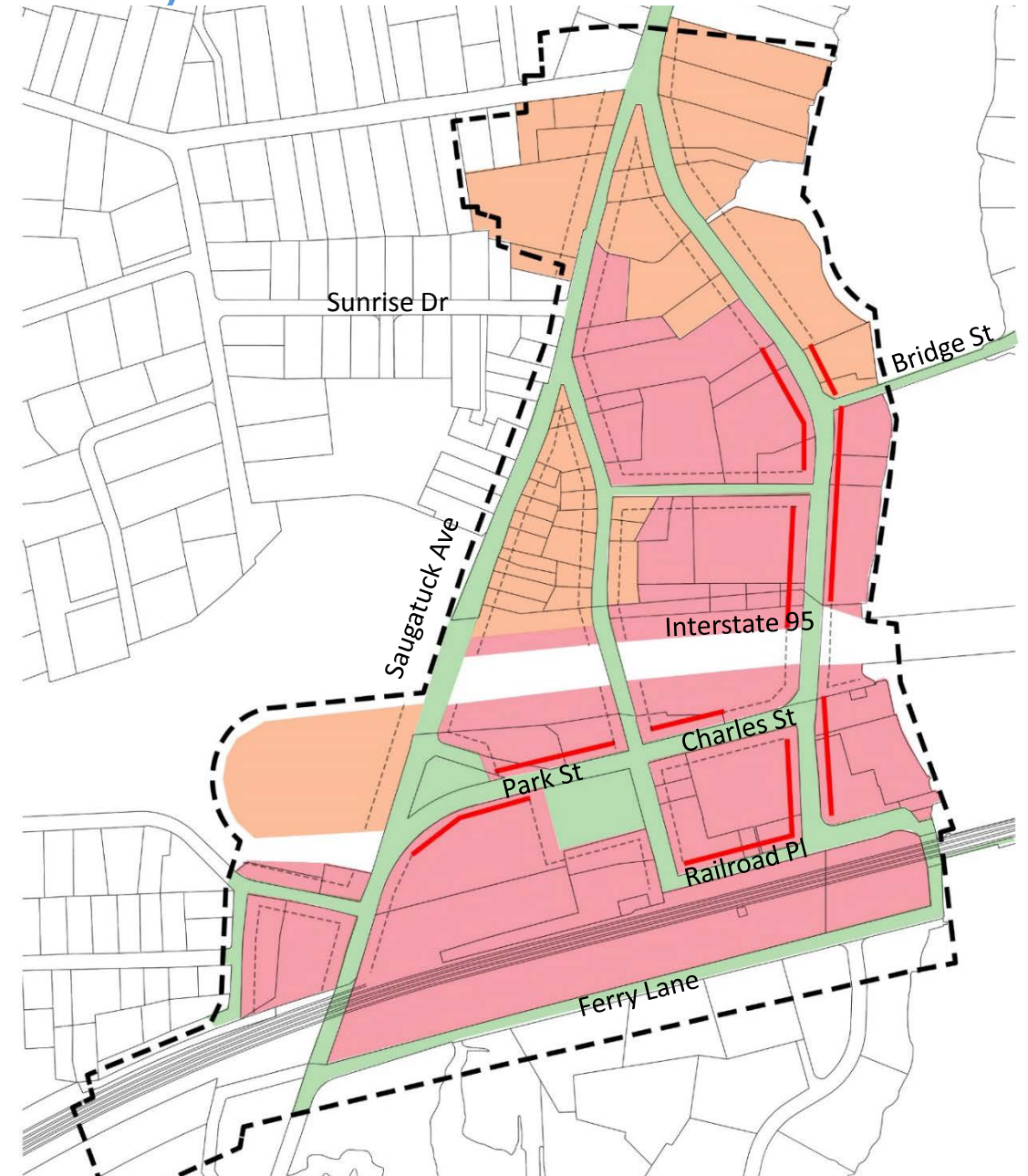


Required Storefronts with >60% glass to promote active frontages with frequent entrances and windows

- Public Realm
- Village Edge
- Village Center
- Storefront Required

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# Allow on-street parking to fulfill parking requirements

## Beech Street Factory – Pottstown PA

- ❑ Allowed 30% on-street parking to meet parking standards
- ❑ 43 affordable residences
- ❑ 4,000 SF commrc'l + artist studio



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# Flexibility with Adaptive Reuse

## Hamburg PA

- ❑ Adaptive reuse of Hamburg School
- ❑ 50 affordable residences for families



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# Flexibility with Adaptive Reuse & Mixed Use

## Troy NY

- ❑ Adaptive reuse of mill building
- ❑ 151 units + 30,000 SF commercial
- ❑ Retail store & 3<sup>rd</sup> generation uniform manufacturer

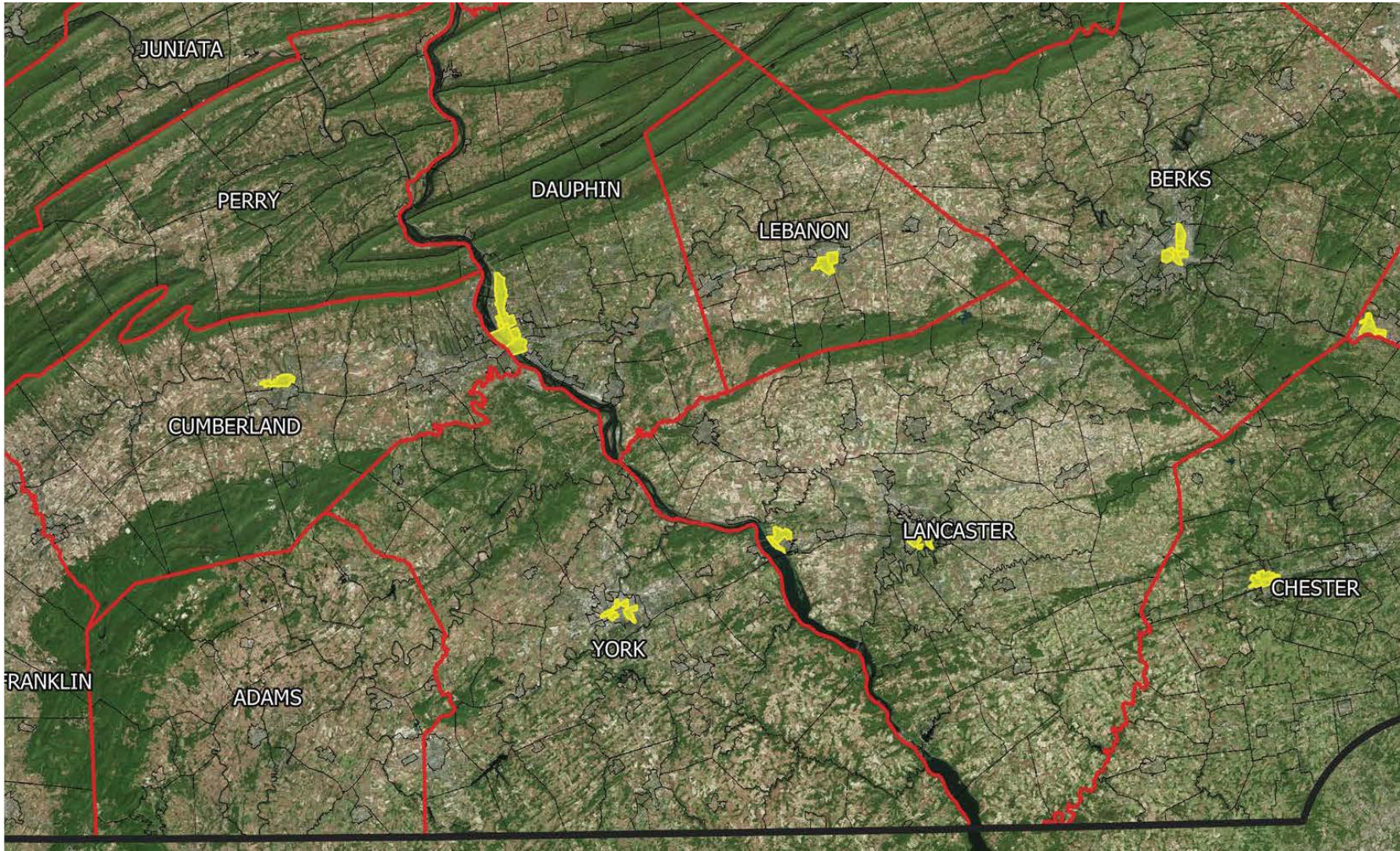


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# Potential funding from Qualified Opportunity Funds



## Benefits

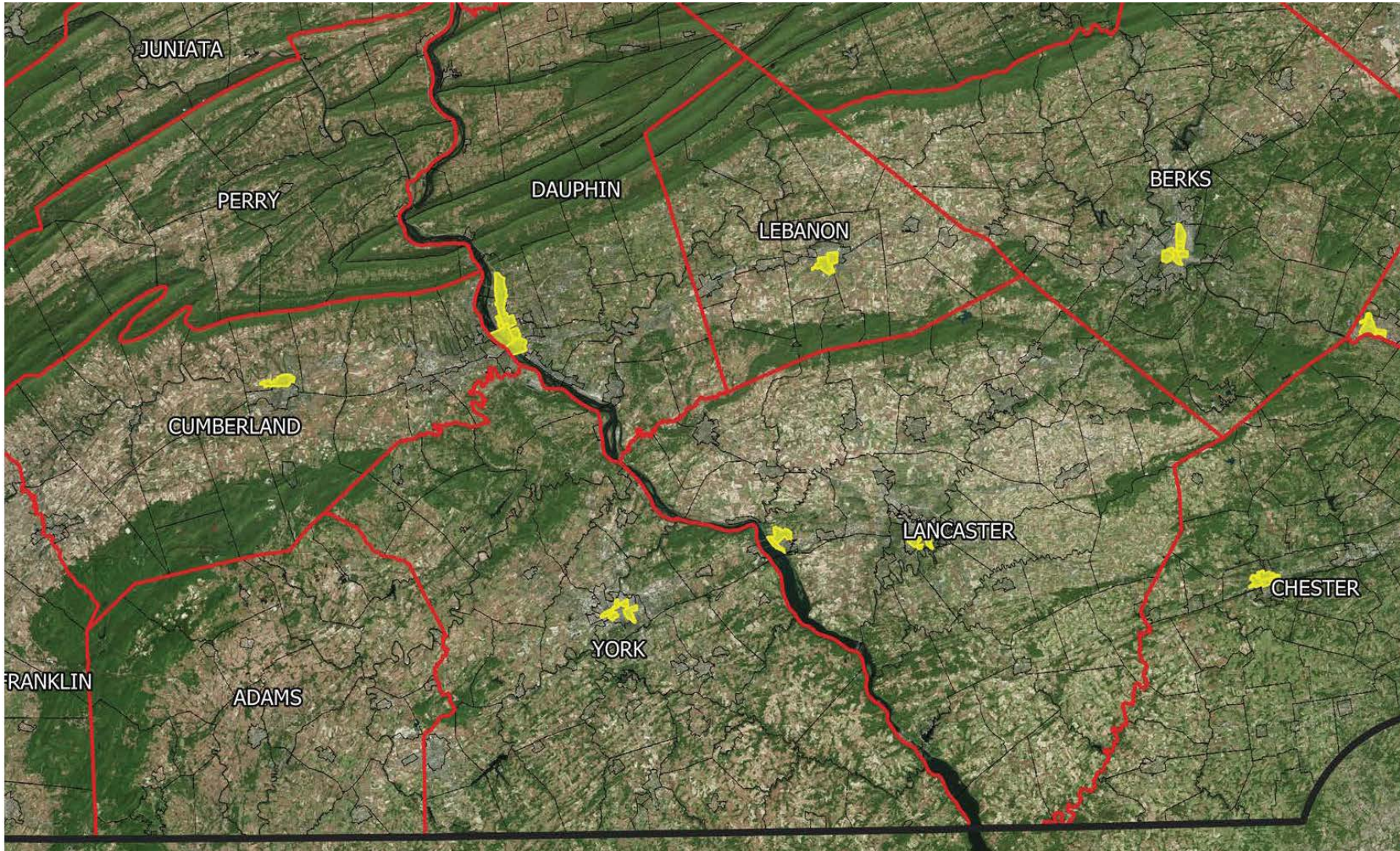
- The temporary deferral of taxation on unrealized capital gains reinvested into an Opportunity Fund
- Capital gains invested in an Opportunity Fund for a holding period of 5, 7, or 10 years will receive up to a 15% basis increase, i.e. if you invest \$1,000 of capital gains, in ten years you will only be taxed on \$850.
- The permanent exclusion of taxation on capital gains from the sale or exchange of investment in an Opportunity Fund after ten years.

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# Qualified Opportunity Zones



- York
- Carlisle
- Harrisburg
- Lebanon
- Columbia
- Lancaster
- West Reading
- Reading
- Coatesville
- Norristown

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It's all about offering housing choices, reducing barriers  
and building local support



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