Zoning For Affordable Housing Choices
Missing Middle Housing & Form Based Codes

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Zoning for Affordable Housing Choices

Missing Middle Housing & Form Based Codes

BartonPartners – Architects & Planners

- Recent planning & residential architecture projects in Central PA
  - City of York
  - City Lancaster/ East Lampeter
  - Chambersburg
  - Carlisle
  - Mechanicsburg
  - Hamburg
  - Millersville
  - Bloomsburg
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
Missing Middle Housing

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

Source: Opticos Design
### Which Missing Middle Housing types are permitted in your local ordinances?

<table>
<thead>
<tr>
<th>Building Types</th>
<th>Districts</th>
<th>KEY</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
<th>MX1</th>
<th>TC1</th>
<th>DT1</th>
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<tbody>
<tr>
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<td>R2</td>
<td>R3</td>
<td>MX1</td>
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<td>CARRIAGE HOUSE</td>
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<td>DETACHED HOUSE, MEDIUM</td>
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<td>Urban Townhouse</td>
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TABLE OF BUILDING TYPES

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<th>BUILDING TYPES</th>
<th>DISTRICTS</th>
<th>KEY</th>
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<td>R2 MX1 TC1 DT1</td>
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<tr>
<td></td>
<td>R2 MX1 TC1 DT1</td>
<td>R2 Not Allowed</td>
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Which Missing Middle Housing types are permitted in your local ordinances?
Norristown Borough, PA

- Infill – two 6 unit buildings
Zoning for Affordable Housing Choices

Missing Middle Housing and Form Based Codes

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
Zoning for Affordable Housing Choices

Missing Middle Housing & Form Based Codes

- Millersville Downtown District
  - Form Based Code adopted 2015

Modify codes to focus on desired building forms
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
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Provide incentives for housing density at walkable urban centers

- Village Edge
- Public Realm
- Village Center
- Required Storefronts

Required Storefronts with >60% glass to promote active frontages with frequent entrances and windows.
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
Zoning for Affordable Housing Choices

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

Flexibility with Adaptive Reuse

Hamburg PA

- Adaptive reuse of Hamburg School
- 50 affordable residences for families
Flexibility with Adaptive Reuse & Mixed Use

Troy NY

- Adaptive reuse of mill building
- 151 units + 30,000 SF commercial
- Retail store & 3rd generation uniform manufacturer
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.
Qualified Opportunity Zones

- York
- Carlisle
- Harrisburg
- Lebanon
- Columbia
- Lancaster
- West Reading
- Reading
- Coatesville
- Norristown
It’s all about offering housing choices, reducing barriers and building local support.