



Land Use

- **Current zoning is not consistent with current land uses, making many homes and some businesses “nonconforming”**
- **These can continue in their current form, but are at risks if they become vacant or the owner wants to rebuild**
- **GHZD Recommendations:**
 - **Permit residential uses in all districts**
 - **Preserve most C-1 uses and provide for some C-3 uses on Conestoga Road – preserving full service auto repair**
 - **Limit density and intensity of development to current levels**
 - **Continue Township home-based business regulations for residences throughout the GHZD**

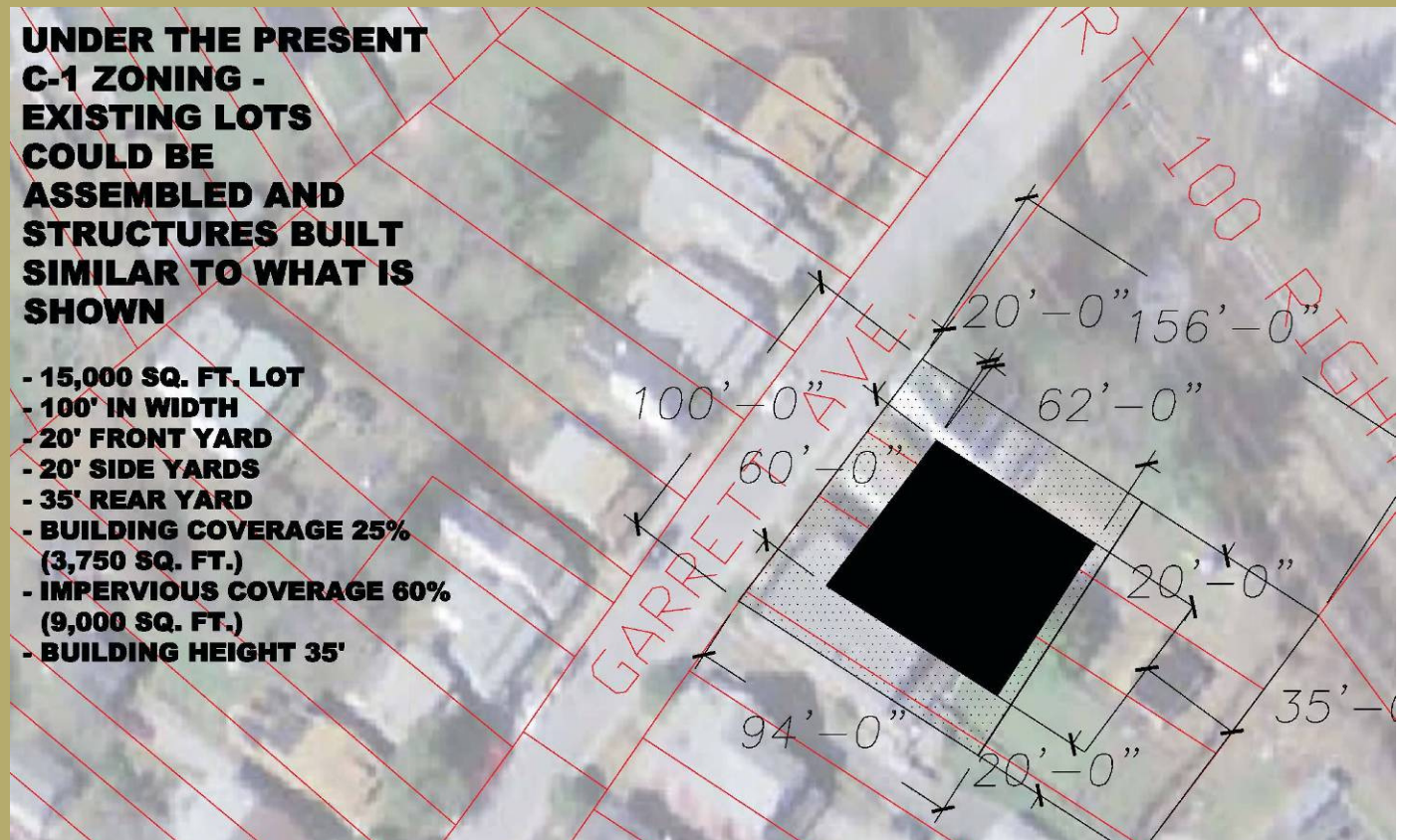


Development Standards

- Design can be as important as use
- Development standards in current zoning are geared toward “green field” suburban development
- If we are to support new investment, we need to change standards to reflect the current built environment

UNDER THE PRESENT C-1 ZONING - EXISTING LOTS COULD BE ASSEMBLED AND STRUCTURES BUILT SIMILAR TO WHAT IS SHOWN

- 15,000 SQ. FT. LOT
- 100' IN WIDTH
- 20' FRONT YARD
- 20' SIDE YARDS
- 35' REAR YARD
- BUILDING COVERAGE 25% (3,750 SQ. FT.)
- IMPERVIOUS COVERAGE 60% (9,000 SQ. FT.)
- BUILDING HEIGHT 35'





Minimum Lot Area

- **Current zoning standard: 15,000 SF**
- **Average lot size on Garrett is about 5,000 SF**
 - Typically 3,500–4,000 SF for residential lots
 - Larger lots for commercial uses (6,000-16,000 SF)
- **Average lot size on Conestoga is about 6,100 SF**
 - Most are in the 3,000 to 9,000 range
- **GHZD new minimums reflect existing environment**
 - 3,000 SF on Garrett Ave.
 - 4,000 SF on Conestoga Rd.



Maximum Building Dimensions

- Current zoning sets a maximum building length or width of 160 feet
- This is equal to the approximate lot depth on Garrett and greater than the total lot depth on Conestoga
- GHZD proposes:
 - 30' wide and 50' deep in GH-N
 - 50' wide and 80' deep in GH-MU
 - 75' (length & width) in GH-CR
- Also permits attached structures in all but GH-N



Maximum Lot Width

- No maximums in current zoning
- GHZD proposes maximums to maintain the small-scale of development
- GHZD proposes:
 - 50' in GH-N
 - 100' in GH-MU
 - 150' in GH-CR



Maximum Lot Coverage

- Current zoning standard allows up to 60% impervious surface coverage
- On Garrett:
 - Most residential parcels are within the 60% limit
 - Nearly all commercial parcels exceed the 60% limit
- On Conestoga nearly all parcels exceed the 60% limit and many are approaching 100% coverage
- GHZD proposes increased impermeability in commercial areas:
- GHZD standards:
 - 40% in GH-N
 - 85% in GH-MU
 - 95% in GH-CR



Current Setbacks

- **C-1 setbacks:**
 - 20' front
 - 20' side
 - 35' rear
- **C-3 setbacks:**
 - 65' front – half the depth of C-3 zoned lots
 - 20' side
 - 25' rear
- **Very few GHZD properties meet these setback requirements**



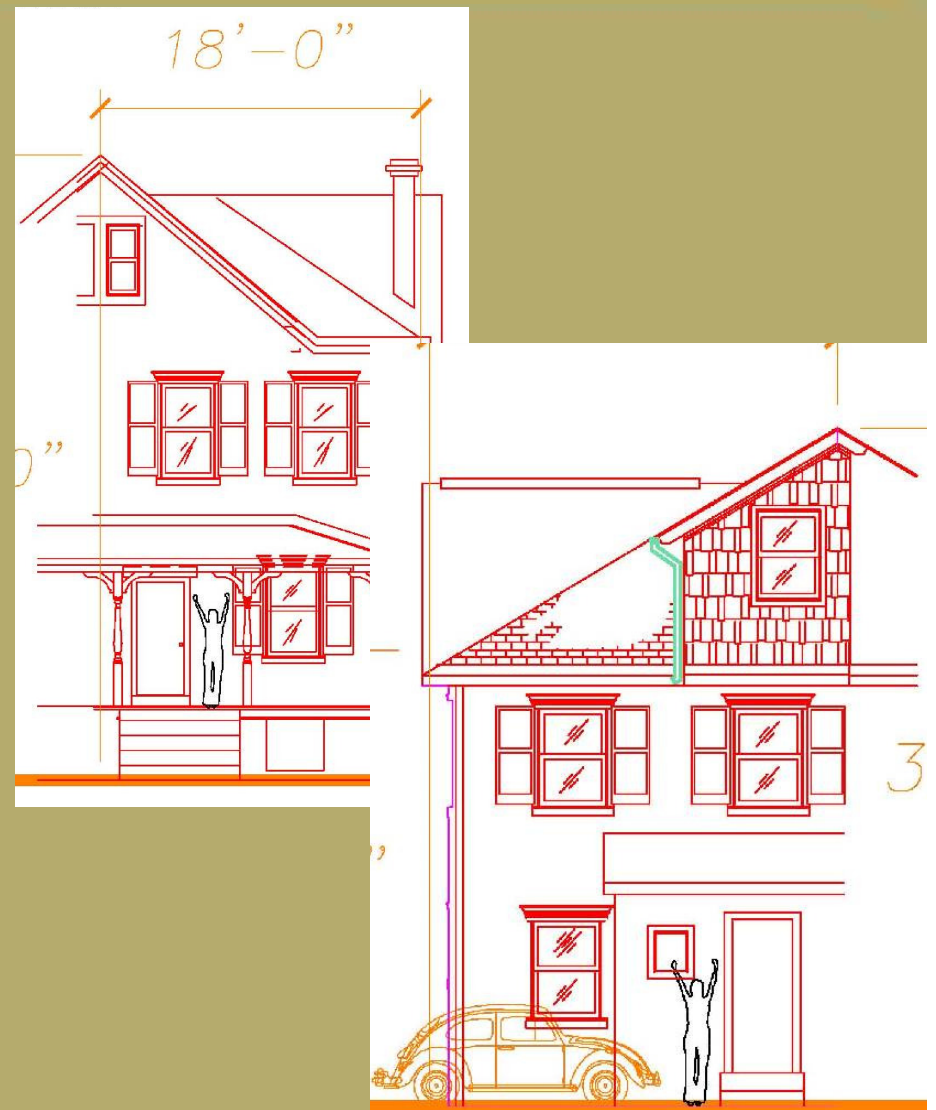
GHZD Proposed Setbacks

- **GH-N**
 - Front: 10' from existing curb
 - Side: 3'-10', depending on parking access
 - Rear: 20'
- **GH-MU**
 - Front: 10' from existing curb
 - Side: 5'-12', depending on parking access
 - Rear: 20'
 - Permits attached structures
- **GH-CR**
 - Front: 4' from sidewalk without front yard parking
 - Side: 5'-12', depending on parking access
 - Rear: 5'-15', depending on adjacent use
 - Permits attached structures



Height

- Discussion throughout the process of lowering height limit from existing 35 feet
- GHSC ultimately recommended 3 stories & 35 feet
- Delaware County comments recommended 2 stories
- Discussion with Planning Commission resulted in 2.5 stories & 30-35 feet





Business Campus

- Late changes to “clean up” use and development standards created confusion & unintended consequences
- Recommend replacing standards into GHZD rather than referencing CO-Commercial Office standards
- Would require reducing parking standards for medical office uses from 1 per 150 SF to 1 per 200 SF