

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JOSHUA D. SHAPIRO, CHAIR
LESLIE S. RICHARDS, VICE CHAIR
BRUCE L. CASTOR, JR.



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

STEVEN L. NELSON, AICP
ACTING DIRECTOR

**FEBRUARY 6, 2012
NARBERTH BOROUGH COMPREHENSIVE ZONING PROJECT**

Good evening!

Tonight we will be taking the first steps towards a zoning code that balances the need for preservation with thoughtful redevelopment of the borough's urban fabric. To begin, we will confront the reality of existing land use and ownership in the borough to understand not only what activities are occurring where, but what sort of character these areas are known for. We are working to create the first level of organization to the code – the big picture if you will.

In this exercise you will be creating the rough draft of the regulating map. The regulating map will enforce the different types of building forms and uses permitted in the neighborhoods you designate. While traditional zoning tends to focus too narrowly on what is going on inside a building rather than what the building looks like, Narberth's form-based code will create prescriptive standards for the way structures and public spaces look. What the design standards will be is a topic for future meetings. That is not to say that uses don't matter. Indeed, part of tonight's task is figuring out the extent to which the new code will segregate uses in the borough and what those uses are.

For tonight I have created a map of the borough with building footprints and parcel lines. The buildings are color coded for their land use. We will be working in small groups tonight to come up with a preliminary regulating map for the standards we have yet to draft. Tonight's meeting focuses on drawing generalized boundaries and transition areas between different neighborhoods in Narberth. Your regulating maps needn't be precise. I am counting on your knowledge to fill in the gap of understanding that a 2D map lacks. Your zones should be as much about the types of uses you see or would like to see as what the neighborhood looks and feels like. Your task in tonight's meeting is to make decisions about where neighborhoods of certain types will be and what it is about those neighborhoods you like. In March and April, we will refine these visions and start deconstructing them into enforceable standards.

After a satisfactory amount of time, each group will present their regulating map and answers. Please make sure you write your answers down on the questionnaire as it will help me come up with a consensus plan to move forward. Don't feel like you have to write everything out either since I'll be taking notes.

Other meeting items

- Preliminary date for first public meeting workshop
- Contact list suggestions brainstorming more ways to reach out- web of information
- Immediate defects in the code question
- Additional plans studies, etc. I don't know about

Project Manager Contact Information

SEAN METRICK, AICP
SENIOR DESIGN PLANNER
MONTGOMERY COUNTY PLANNING COMMISSION
610.292.4917
SMETRICK@MONTCOPA.ORG