

Narberth Borough Draft zoning ordinance

A form-based code



Where are we?

- 1. Vision
- 2. Research
- 3. Write
- 4. Revise**
- 5. Adopt**

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Narberth Borough - 1895



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Narberth Borough - Context

Narberth’s urban design is an artifact of early 20th century, pre-automobile, new suburban, rail town.

- Walkable
- Escaping urban centers enabled by intra metro rail and expanding middle class
- Cities were filthy manufacturing zones – horse power
- New rail towns soon gained critical mass in rising tide of population and affluence
- Local service businesses and institutions

American society is constantly reinventing its living pattern according to desire and circumstance.



Narberth Borough – Strategy

Planning is forward-focused

Narberth’s Zoning Code Mission

- Preserve the walkable design
- Require new development and major renovations to match existing character
- Create zones organized around a gradient of intensity
- Suggest new designs in some limited areas



Narberth Borough – Vision

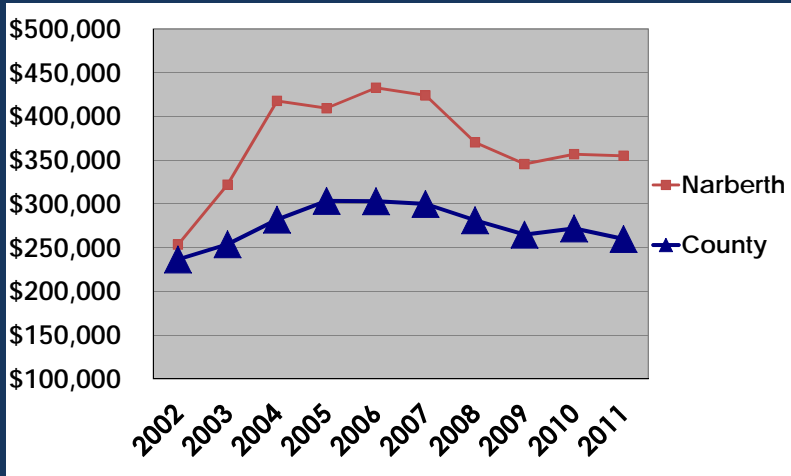
Change is incremental




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Narberth Borough – Vision

Narberth is very desirable – median sale price of all homes




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Narberth Borough – Vision

Does it fit?



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Narberth Borough – Vision

Does it fit?



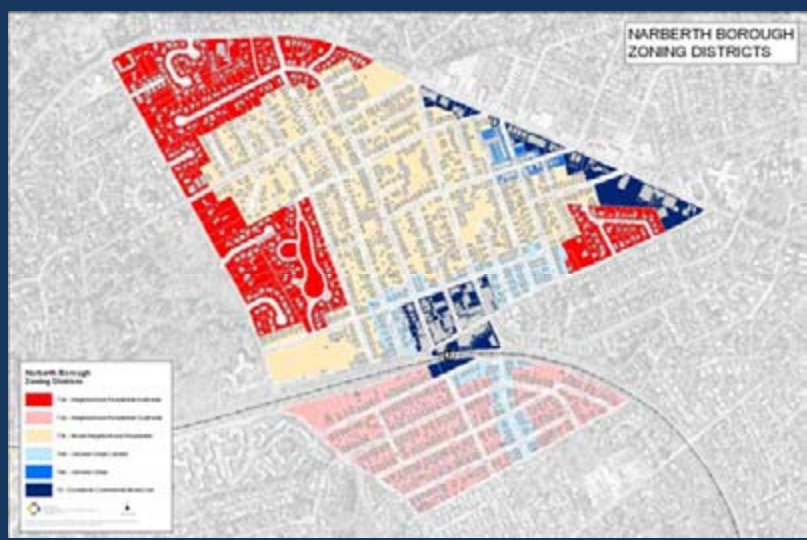
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Narberth Borough – Framework Diagram




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Narberth Borough – Proposed Zoning Map




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Existing non conformity is legal

Narberth Borough – T3a North and South



- Least dense
- Larger lots
- Residential only
- Few housing types
- Difference N vs S

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Narberth Borough – T3b Mixed Residential



- Denser - apartments
- Standard lots (~10 du)
- Institutions
- No commercial (almost)

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Narberth Borough – T4a General Urban Limited



- Adjacent to Town Center
- Low impact commercial uses by conditional use according to age of building and size of lot in existing buildings
- Larger proportion of lots and buildings dedicated to multifamily housing
- More traffic, busier, buffer zone with commercial center.

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Narberth Borough – T4b General Urban



- Adjacent to Commercial area on Montgomery Ave
- Only rowhomes in Narberth.
- More traffic, busier, very limited parking.
- Nonresidential uses permitted by special exception on corner properties.

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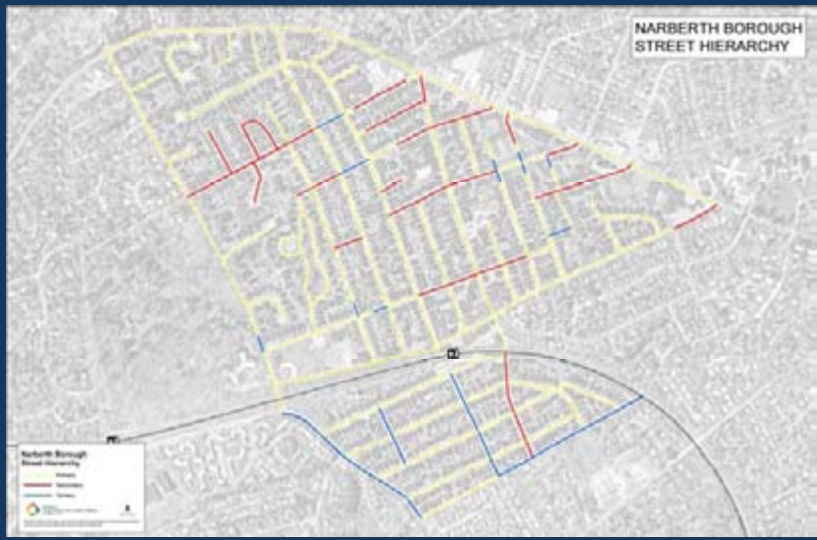
Narberth Borough – T5 Downtown Commercial Mixed Use



- Mixed use
- Walkable
- New streetscape on Montgomery Ave
- Preserve existing streetscape downtown
- Parking standards/ parking management

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Narberth Borough – Street Hierarchy



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Narberth Borough – Proposed Development Standards

Frontage Line Buildout
45% minimum
42 feet maximum


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Building Height – and Floor Height


35' or three stories
8' – 12' floor height

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Roof Standards




Minimum pitch
4:12 min or (18.5%)




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Frontages and Encroachments



Many types, 6ft - 12ft



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Frontages and Encroachments



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Frontages and Encroachments



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Frontages and Encroachments

Be flexible about standards



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Openings to Wall Ratio

Minimum 30%
Maximum 50%



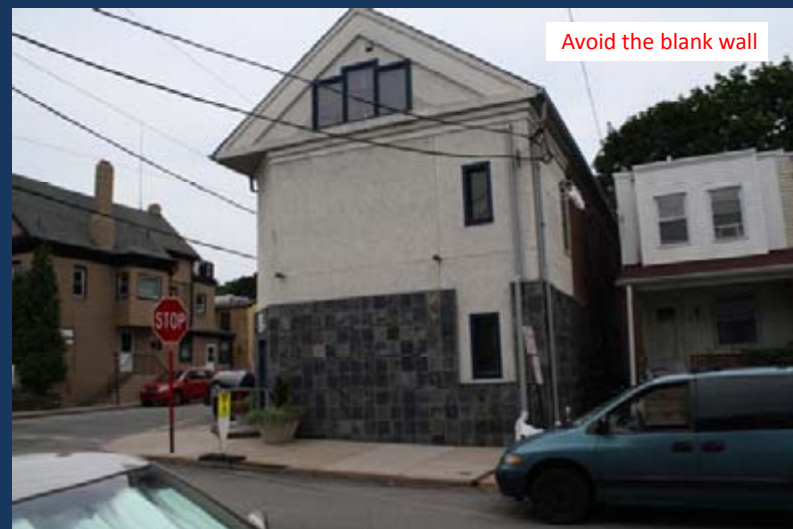
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Opening to Wall Ratio




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Opening to Wall Ratio




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Narberth Borough – Uses

DRAFT

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TABLE (j): Specific Function and Use

	T3a	T3b	T4a	T4b	T5		T3a	T3b	T4a	T4b	T5
RESIDENTIAL						AUTOMOTIVE					
One family dwelling	■	■	■	■	■	Gasoline Station					■
Two family dwelling	■	■	■	■	■	Parking Lot, surface		■	■	■	■
Multiple family dwelling	■	■	■	■	■	Parking Lot, structured					■
OFFICE AND PROFESSIONAL SERVICE						CIVIC					
Office		◇	◇	◇	■	Fire Station		■			
Medical - outpatient care			◇		◇	Parks and Open Space	■	■	■	■	■
Financial Institution					■	Library	■	■	■	■	■
Funeral Home			◇			Police Station	■				
RETAIL AND LIGHT INDUSTRY						Municipal Administration					
Store			◇	◇	■	Municipal Administration	■				
Restaurant				◇	■	INSTITUTIONAL					
Personal Service			◇	◇	■	School		◇	◇		◇
Temporary Market		◇	◇	■	■	Child care facility		◇	◇	◇	◇
Studio			◇	◇	■	Medical - inpatient care			◇		◇
Entertainment venue			◇	◇	■	Museum or Gallery			◇	◇	■
Small Restaurant			◇	◇	■	Community Service		◇	◇	◇	■
OTHER						Religious					
Bed and Breakfast			◇			Religious		◇	■	■	■
No Impact Home Based Business	■	■	■	■	■	■ PERMITTED ◇ SPECIAL EXCEPTION ◇ CONDITIONAL USE					

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Narberth Borough – Building Types

- 12 Building types identified and sorted into districts
- Actual buildings do not have to look like drawings but do need to follow dimensional and design guidelines

BUILDING TYPE	T3a	T3b	T4a	T4b	T5
TWIN HOUSE	Yes*	Yes	Yes	Yes	Yes

** See Building Type 12*

These buildings are common throughout the T3a, T3b, T4a, T4b, and T5 districts. They are located in the historic district. They are generally two stories in height, with a gabled roof and a front porch. They are generally built with brick or stone. They are generally built with a front porch and a rear porch. They are generally built with a front porch and a rear porch.


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Specific to Twin House Building Type

- Minimum front porch depth of 10 feet. The porch depth shall be measured from the exterior face of the porch columns to the exterior face of the porch columns.
- Minimum front porch height of 6 feet. The porch height shall be measured from the exterior face of the porch columns to the exterior face of the porch roof.
- Minimum front porch width of 6 feet. The porch width shall be measured from the exterior face of the porch columns to the exterior face of the porch columns.
- Minimum front porch depth of 10 feet. The porch depth shall be measured from the exterior face of the porch columns to the exterior face of the porch columns.
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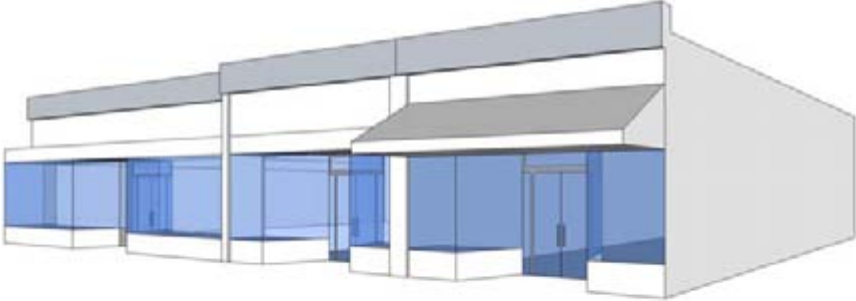
Narberth Borough – Building Type, Town house



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This architectural rendering depicts a three-story townhouse. The building features a light-colored exterior, a dark roof with three gabled dormer windows, and a front porch with a railing. Each of the three units has its own entrance with a small set of steps. The drawing is presented in a clean, line-art style.


Narberth Borough – Building Type, Commercial



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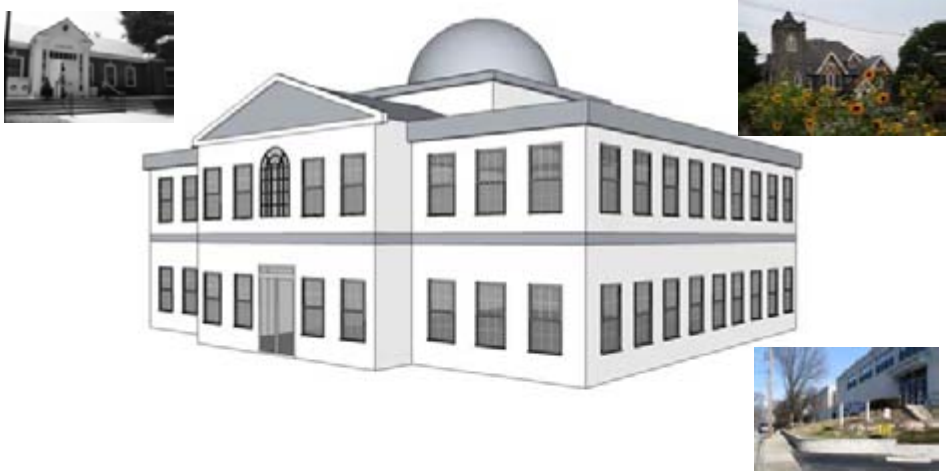
This architectural rendering shows a single-story commercial building. It has a long, low profile with a flat roof and large glass windows along the front facade. A small awning is visible over one of the entrances. The drawing uses a simple line-art style with light gray and blue tones.

Narberth Borough – Building Types, Mixed Use



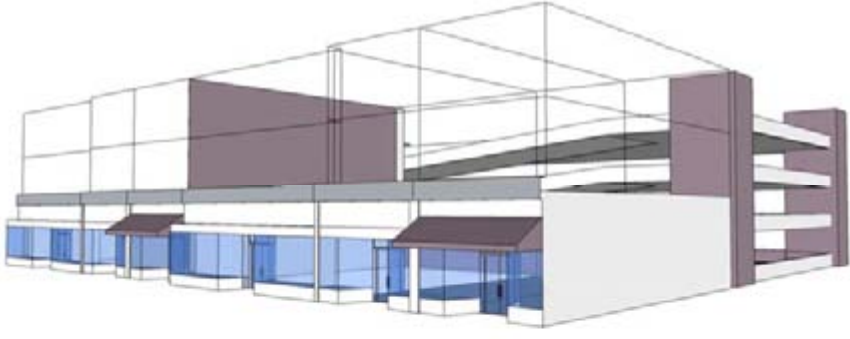
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Narberth Borough – Building Types, Civic/Institutional



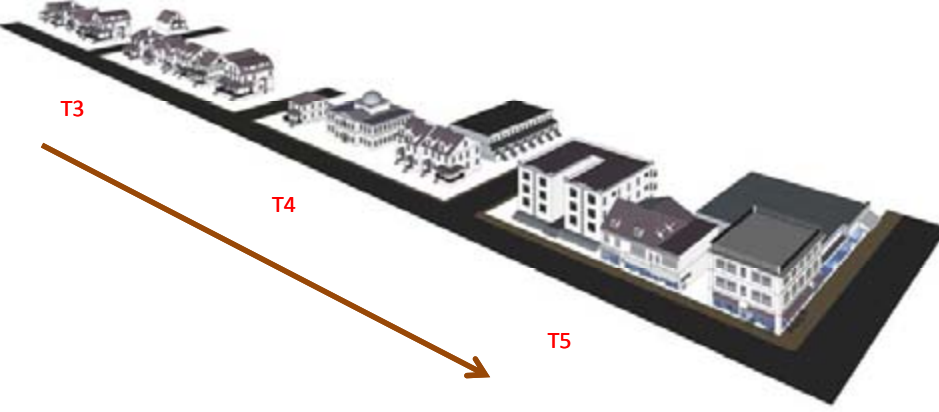
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Narberth Borough – Building Types, Liner Building



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Narberth Borough – Build Types and the Transect



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Narberth Borough – Parking

- Large reduction of Off street Parking requirements
- Credit for on street spaces
- Limited exemption of off street requirements in downtown
- Design requirements of parking- usually in the rear of the property
- Residential hierarchy of parking design requirement – preference for parking in the rear of the lot.

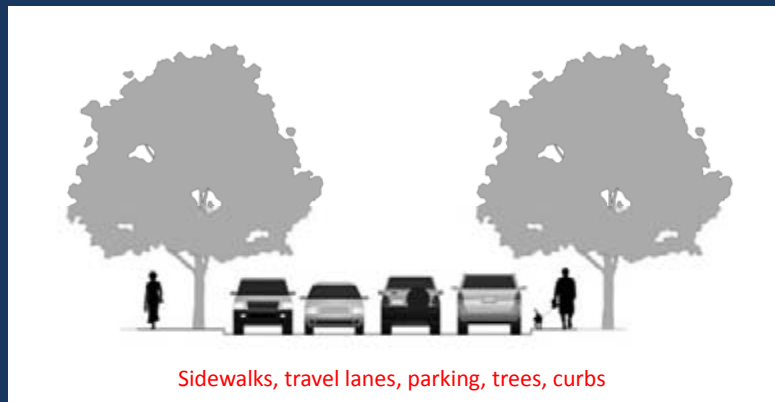
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Narberth Borough – Public Area Standards



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Narberth Borough – Public Area Standards



4 foot minimum width sidewalks, wider in T5


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Narberth Borough – Public Area Standards

- Safety
- Mobility
- Accessibility
- Added Function
- Aesthetics



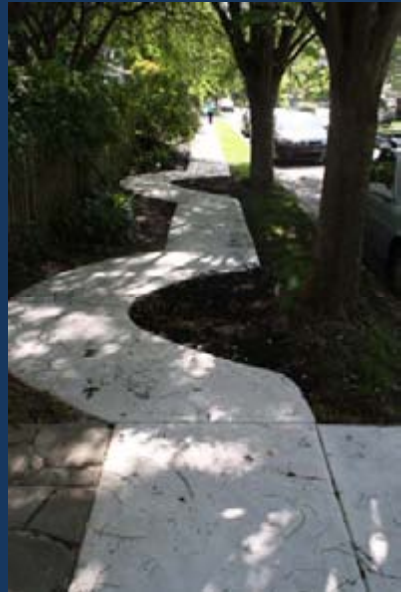

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Narberth Borough – Public Area Standards



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Narberth Borough – Public Area Standards



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Narberth Borough – Concluding Remarks



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Narberth Borough – Next Phase

- Review, meet, revise, repeat (March - ?)
- Subdivision and Land Development Ordinance
- Questions via email or phone
- Narberth Office hours, schedule TBD and posted

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Contact Information

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