

Narberth Borough Form Based Code July 2, 2012

Residential Neighborhoods



317 acres total (about 1/2 square mile)
73 acres of streets

1,657 buildings

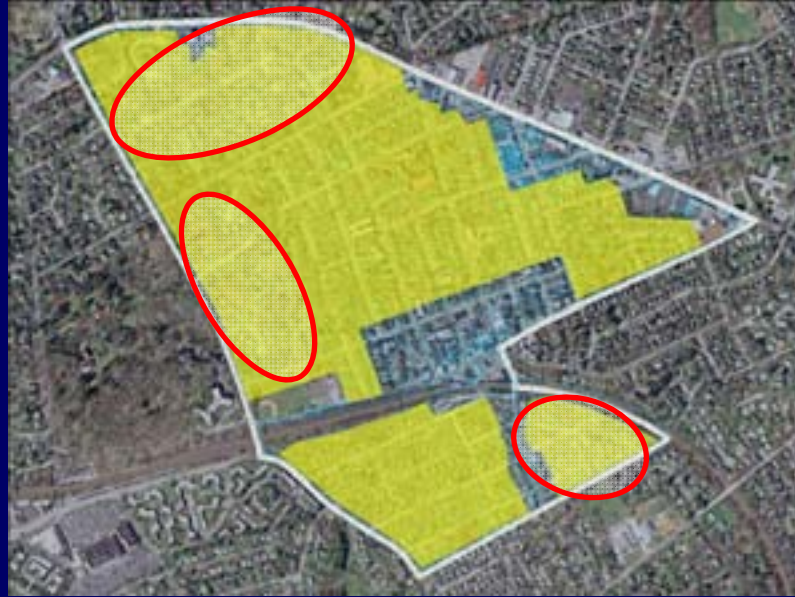
1,514 parcels of land

4,309 people (2011 Census estimate)

total assessed value of \$315,000,000
approximate real value of \$541,000,000



Residential survey territory



Residential survey process



Unit of measurement = the block

200 Block N Harborth

1) Front on picture with camera zoom of each structure - note camera image number begin and go in order
 2) Measure parking and setbacks - one place is enough unless big changes
 3) Always identify completion of corner structures on map below
 4) AS in sunny street

30' x 60'

2nd 2,3 = 1-3
100 100

100 100
100 100
100 100

All compliant - vehicle
width

Unit of measurement = the block

30' x 60' 10' setbacks

200 Block North Harborth

picture number	Address number	parking type	height		front setback	frontage	carway	setback	width	depth	planting	sidewalk	building type	Other
			1st floor	total										
200	200	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse and shed
202	202	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	
204	204	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	2.5' concrete apron
206	206	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
208	208	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
210	210	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
212	212	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
214	214	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
216	216	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
218	218	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
220	220	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
222	222	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
224	224	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
226	226	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
228	228	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
230	230	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
232	232	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
234	234	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
236	236	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
238	238	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
240	240	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
242	242	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
244	244	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
246	246	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
248	248	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
250	250	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
252	252	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
254	254	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse
256	256	g	10'	10'	0'	30'	0'	30'	60'	10'	0'	0'	duplex	greenhouse

Acronyms list
 parking type (r=offstreet parking, n=garage, f=front, r=rear, s=shared drive, a=alley, d=driveway only, e=enclosed, b=boxed)
 frontage type (p=porch, y=yard, s=sidewalk, o=covered porch, t=half porch, p=part porch)
 building type (w=west, d=dutch colonial, b=burglar, a=american vernacular, s=1,2,3, s=sideways dutch colonial, l=tudor, q=queen anne, v=victorian, c=colonial, h=historic)

* 1 day more enclosed entry (1/2 of front), also 1/2 shed

Unit of measurement = the block



Existing Zoning = the district



200 block Essex looking East



200 block Essex looking West



200 block Essex = 3 zoning districts



Form Based Code Essentials

Narberth FBC will more accurately describe existing conditions in residential neighborhoods

Comprehensive rezoning offers an opportunity to simplify code and evaluate density

Considerations as we move forward...

The power of Zoning.....

taking vs. windfall

R1 District



R1 District

single family detached
accessory uses
10,500 square ft min lot
7,500 square ft lot (existing)



R1 District – nonconforming use



R2 District

twins, detached, conversion to 2 family dwellings

6,000 sqft
per family

4,500 sqft
existing



R2 District

more nonconformity 348 of 763



R3 District

twins, detached, conversion to 2 family dwellings, duplex
(as a single or twin), triplex

3,500 sqft
per family

4,500 sqft
existing

backwards?



R3 District

twins, detached, conversion to 2 family dwellings, duplex
(as a single or twin), triplex

105 out of 285
nonconforming



R4 and R5 Districts

twins, detached, conversion to 2 family dwellings, duplex, triplex, apartments, (R5 offices)

R4 

R5 



Form Based Code Essentials

Narberth FBC will more accurately describe existing conditions in residential neighborhoods

Comprehensive rezoning offers an opportunity to simplify code and evaluate density

Form Based Code Essentials

- Will the new code stimulate additional density beyond what the present code does?
- The new code should more accurately describe Narberth's residential areas to limit nonconformance.
- Additions and new construction should be designed in a way that supports, rather than detracts from Narberth's urbanism.

Form Based Code – design of buildings

MPC Amendments in 2000 for Traditional
Neighborhood Development

Article VII-A Section 706, a - g

reads like a manual for form based code

You can regulate design , you shouldn't regulate

STYLE... There is a difference....

Form Based Code – housing design



Form Based Code – housing design



Form Based Code – housing design



Form Based Code – Elements

- Build to line
- Maximum widths and footprints in addition to minimums
- Building height – additions should step back
- Types of buildings
- Placement of building on property
- Location of parking, off street requirements and driveways

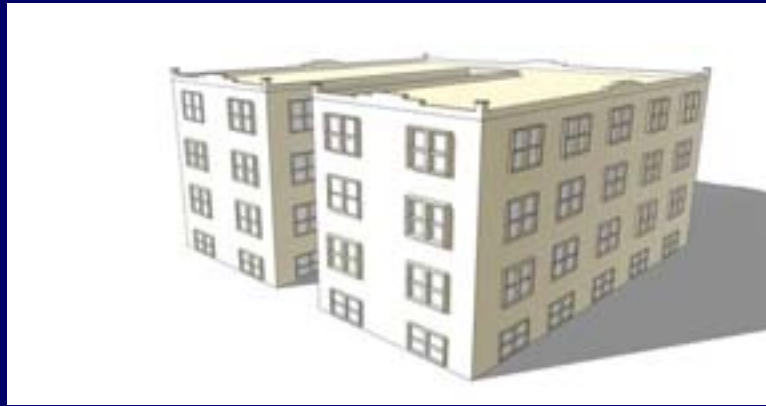
Form Based Code – Building types



Form Based Code – Building types



Form Based Code – Building types



Form Based Code – Building types



Form Based Code – Building types



Form Based Code – Building frontages



Form Based Code – Building frontages



Form Based Code – Building frontages



Form Based Code – Building frontages



Form Based Code – Building frontages

Options for builders

- raised front yard
- side porch and door entrance
- fence or wall at or just beyond ROW line no higher than 3'
- raised first floor
- porch or portico
- porch enclosures
- layering of public to private space

things that detract

- garages, driveways
- make them smaller and setback from front façade

Form Based Code – avoiding cookie cutter



Questions for Today

Where will the lines of density be drawn?
no final decisions tonight, you will get additional
data to help with the discussion

Understanding the difference between style, and the design
principles that reinforce Narberth's small scale urbanism.

Sean Metrick
610.292.4917
smetrick@montcopa.org

