

Narberth Borough zoning code project timeline 2012-2013

winter

spring

summer

fall

winter

visioning

develop commercial, residential, mixed use archetypes
discuss, understand, and plan geography of new code
discuss, understand, and plan intensity of uses and impacts

visioning

refine from input

visioning

refine from input

public meeting

working meeting to develop architectural visions
and opinion on geography of code
open to public by reservation

how can
the meeting be improved
and what results were
valuable?

public meeting

working meeting to develop architectural visions
and opinion on geography of code
open to public by reservation

physical inventory and analysis

photographs of representative building forms
measures of streetscape
tax parcel and land use analysis
build out scenarios

investigation

verify that zoning and land use information is accurate
research building permit activity and land development proposals
determine whether any immediate action is needed to "cure" existing code prior to beginning the overhaul
read all recent plans and studies produced by the borough or consultants

form based code working group

minimum 3 members, maximum 9 that meets monthly at Borough Hall, meetings are open to the public
communication with Borough Council and Borough Manager

incorporate input from focused outreach

administrative details of the code including plan submission requirements and review and approval process

focus and guide vision

public meeting, advertising, participation, debriefing

final decisions about content and geography of code

review draft code and design manual

focused outreach

interviews or focus groups for business owners, church, other institutions, commercial land owners and tenants, experts in planning, architecture, and landscape architecture

focused outreach

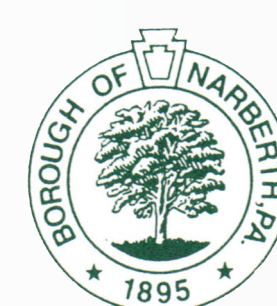
interviews or focus groups for business owners, church, other institutions, commercial land owners and tenants, experts in planning, architecture, and landscape architecture

collaborate

communicate proposals and solicit input from Lower Merion Township on areas that share municipal boundaries
Montgomery Ave, Narberth Ave, Haverford Ave, Rockland Ave, Wynnewood Ave

The zoning code project is a collaborative effort between Narberth Borough and the Montgomery County Planning Commission. Funding is provided by Montgomery County and Narberth Borough. For more information contact -

Sean Metrick, AICP
Senior Design Planner
Montgomery County Planning Commission
610.292.4917
smetrick@montcopa.org



deliverables

draft zoning and subdivision text and zoning map with regulatory zones
draft design manual
implementation assistance