

# Schwenksville Borough



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Schwenksville Borough Council

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# Proposed Zoning Amendments

æ Main Street Economic Development Zoning Amendments

æ Map Change

æ Updates to Borough Parking Standards

# Purpose of Proposed Amendments

## æ Main Street Revitalization

### æ Meet goals in Borough's 2010 Revitalization Plan

- æ Goal 2: "To provide a broad array of commercial and retail options within the Borough's commercial districts."
- æ "Objective 2: To enhance existing entertainment and dining options to include evening activities. The Borough has very few restaurants and no bars, major elements to creating an exciting downtown area. The next step may be to encourage more dining options and businesses that cater to after-dinner activities, such as a coffee shop."

## æ Leverage Borough's location along Perkiomen Trail

### æ Lower potential barriers to those uses that will help attract pedestrians, cyclists and other users of the Perkiomen Trail to patronize the borough's commercial areas

# **Main Street Economic Development Zoning Amendments**

# Summary of Proposed Text Amendments

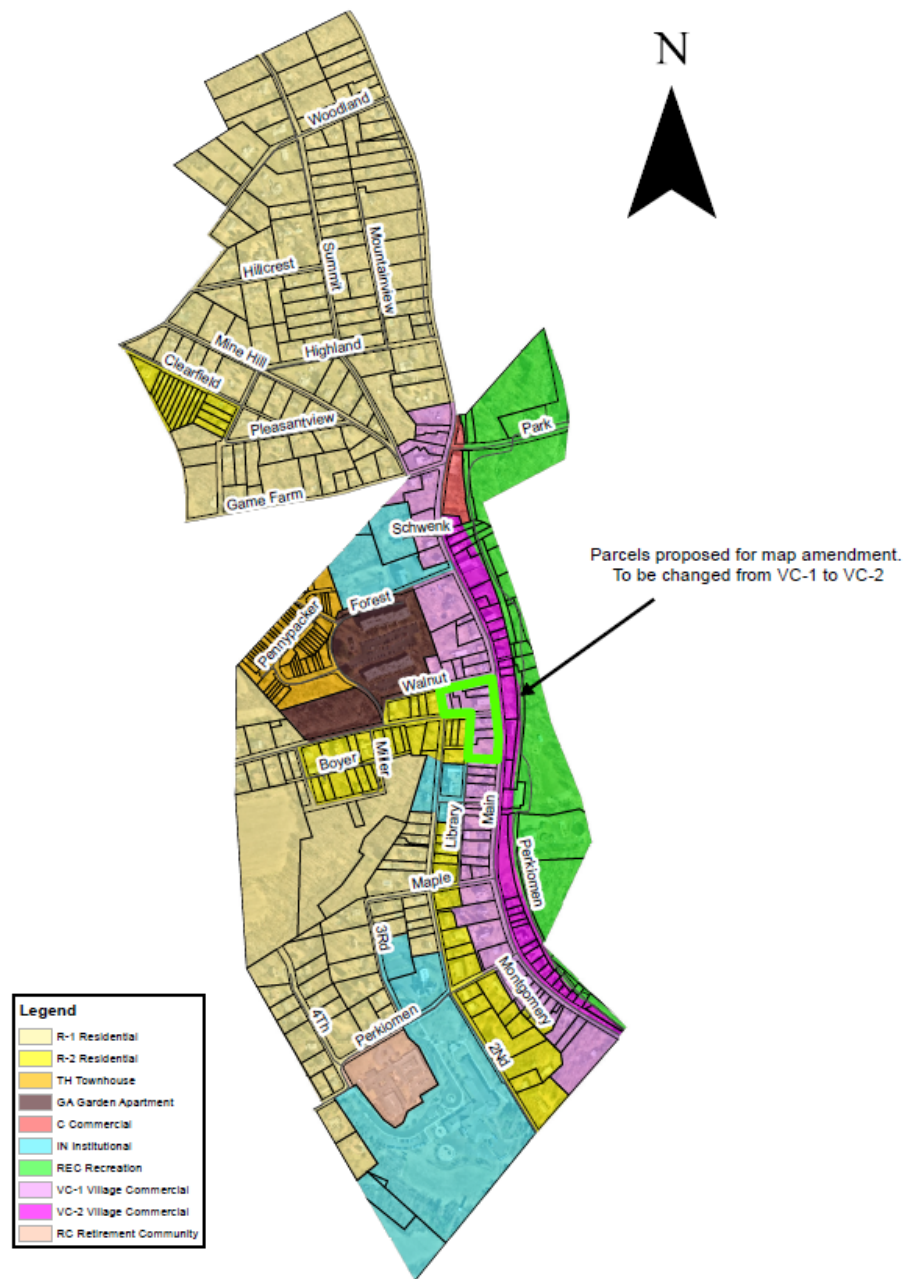
- æ Adding two new uses, B-24 Brewery/Brewpub and B-25 Artisanal Production/Retail Manufacturing.
- æ Proposed to be added to the VC-1, VC-2, and C districts. They are proposed to be added as by-right uses in all districts.
- æ In addition to the new uses, the existing use B-21 Tavern/Bar is proposed to be changed from a conditional use in the VC-2 district, to a by-right use. The conditional use criteria currently found in § 176-1204 will also be added to the specific regulations for that use.
- æ The amendments will also update Article XVII, Off Street Parking and Loading, by:
  - æ Adding minimum parking standards for the new proposed uses.
  - æ Update parking requirements for Restaurants, Retail Take Out Foods, and Taverns/Bars to prior standards under old ordinance
  - æ Proposed to add parking reductions for certain incentivized uses in the Main Street Business District that promote pedestrian and street-level activity. These uses include retail shops, restaurants, bars/taverns, brewery/brewpubs, artisanal production/retail manufacturing, and indoor recreation.

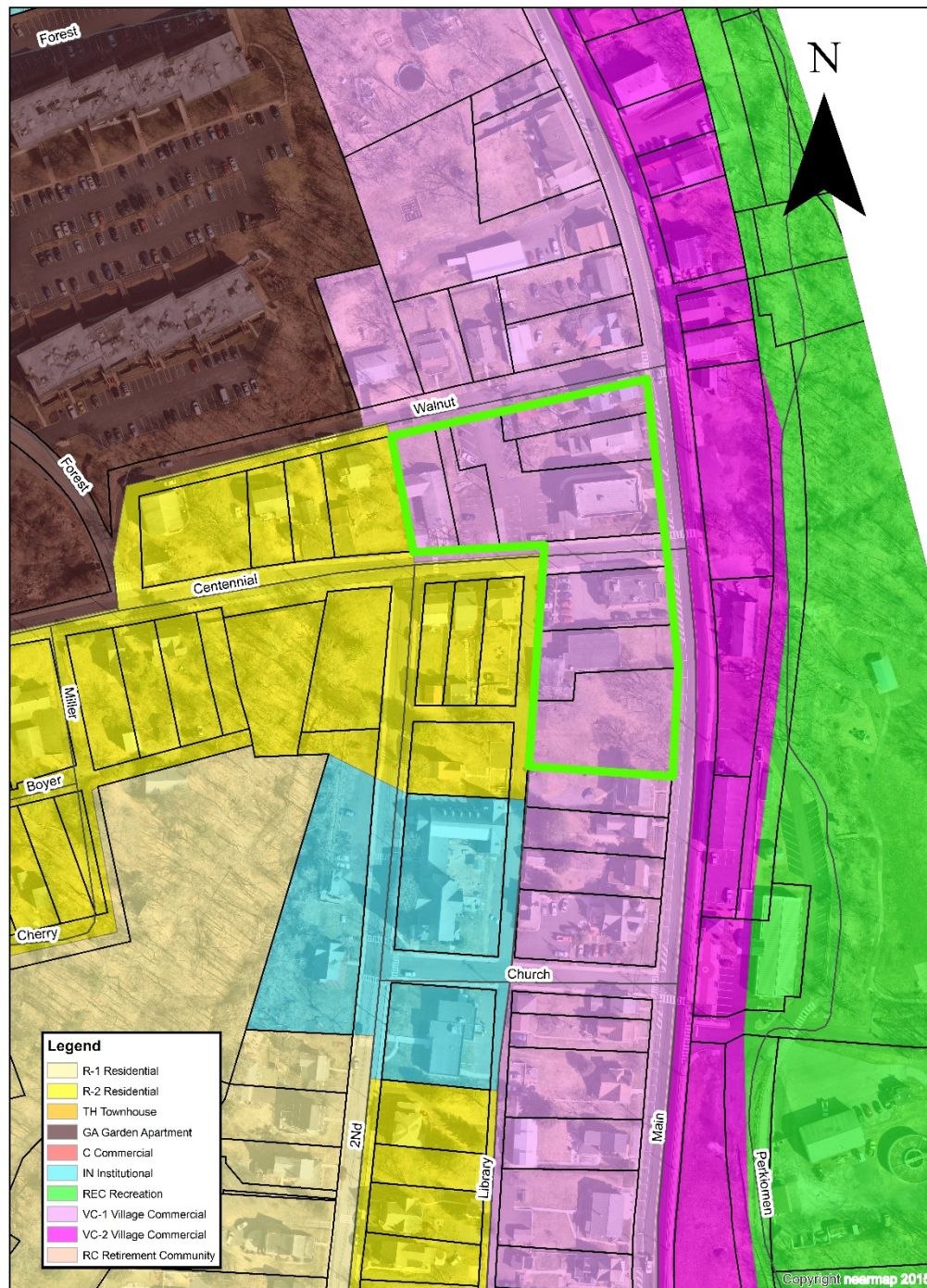
# **Zoning Map Amendment**

# Purpose of Proposed Map Changes

- æ Achieving Borough revitalization goals
- æ Create a central area of commercial activity in the section of main street near:
  - æ Existing restaurant
  - æ Borough Hall and Pedestrian Plaza
  - æ Meadow Park and Perkiomen Trail Access
- æ Take advantage of the sale of former Univest Bank as a catalyst for redevelopment in these parcels
- æ Properties with potential for redevelopment either individually or combined
- æ Contain room for parking/shared parking areas, appropriate room for buffers, and contain underutilized frontage on Main Street









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# Properties Proposed for Map Amendment

Parcel ID	Property Address
20-00-00062-00-8	153 CENTENNIAL ST
20-00-00319-00-3	379 MAIN ST
20-00-00322-00-9	379 MAIN ST
20-00-00325-00-6	395 MAIN ST
20-00-00328-00-3	415 MAIN ST
20-00-00331-00-9	451 MAIN ST
20-00-00334-00-6	487 MAIN ST
20-00-00550-00-6	151 WALNUT ST

# Differences in Use Standards

- æ Use B-3 Bank would change from conditional use to by-right use
- æ Use B-4 Club would be added as a permitted use
- æ Use B-10 Funeral Home would change from conditional use to by-right use
- æ Use B-12 Self Service Laundry would be added as a conditional use
- æ Use B-16 Repair Shop would be added as a conditional use
- æ Use B-17 Restaurant, Use B-18 Retail Shop, and Use B-19 Retail Take Out Foods would change from conditional uses to by-right uses
- æ Use B-21 Tavern/Bar change from conditional use to by-right use

*\*(As part of the proposed text amendments, use B-21 is proposed to be changed from a conditional use to a by-right use in the VC-2 district)\**

# Differences in Dimensional Standards

Dimensional Standards	VC-1	VC-2
Minimum Lot Area	<ul style="list-style-type: none"> <li>5,000 sqft. (residential uses except bed and breakfast inns)</li> <li>A-4. Bed-and-breakfast inn: 5,000 square feet plus 2,500 square feet per guest room</li> <li>7,500 Sqft. (nonresidential uses)</li> </ul>	7,500 Sqft.
Minimum Lot Width (at building line)	50 ft.	75 ft.
Minimum Front Yard	The minimum depth of the front yard shall be equal to the lesser of the setbacks of the buildings on either side of the property.	The minimum depth of the front yard shall be equal to the lesser of the setbacks of the buildings on either side of the property
Minimum Side Yards	The minimum side yard setback shall be five feet each. Only one side yard is required for Use G-4: Single-Family-Semi-detached dwellings.	The minimum side yard setback shall be five feet. There shall be no side yard setback for buildings that share a party wall. Only one side yard is required for Use G-4: Single-Family Semi-detached dwellings.
Minimum Rear Yard	20 Ft.	20 ft.
Max Impervious Coverage	50%	80%
Max Height	The height of any building shall not exceed that of the greater height of the buildings on either side of the property. In no case shall the maximum height exceed 35 feet.	The height of any building shall not exceed that of the greater height of the buildings on either side of the property. In no case shall the maximum building height exceed 35 feet.
Setback for accessory uses and buildings	No accessory use shall be permitted within the front yard. Setback from side and rear property lines shall be five feet.	No accessory use shall be permitted within the front yard. Setback from side and rear property lines shall be five feet.
	No single use shall exceed 50,000 square feet. The total square footage of any site with more than one use shall not exceed 100,000 square feet.	No single use shall exceed 50,000 square feet. The total square footage of any site with more than one use shall not exceed 100,000 square feet.
	Minimum spacing between buildings on the same lot, provided they are not attached: 25 feet.	N/A

# Note on Use B-21 Tavern/Bar Use

æ Use B-21 Tavern/Bar cannot be within 250 feet of a church

æ Three of the proposed parcels to be rezoned would be impacted (shown in green)





# Verizon Parcels

- æ Underutilized parcels on Main Street
- æ Parcels have room for parking with vehicle access/egress from a lower classification street
- æ Long area of frontage on Main Street





# Recommended Revisions to Parking Standards

- æ Update standards based on review of parking requirements from Planning Commission and research of other municipalities.
- æ Improve language consistency across requirements
  - æ Term “gross leasable floor area” is now used in many of the parking requirements to create consistency between standards that previously used a mix of “floor area” and “gross floor area”
  - æ Gross leasable floor area is a defined term in the zoning ordinance

**Questions?**