

# planmarshall township ORDINANCE UPDATE

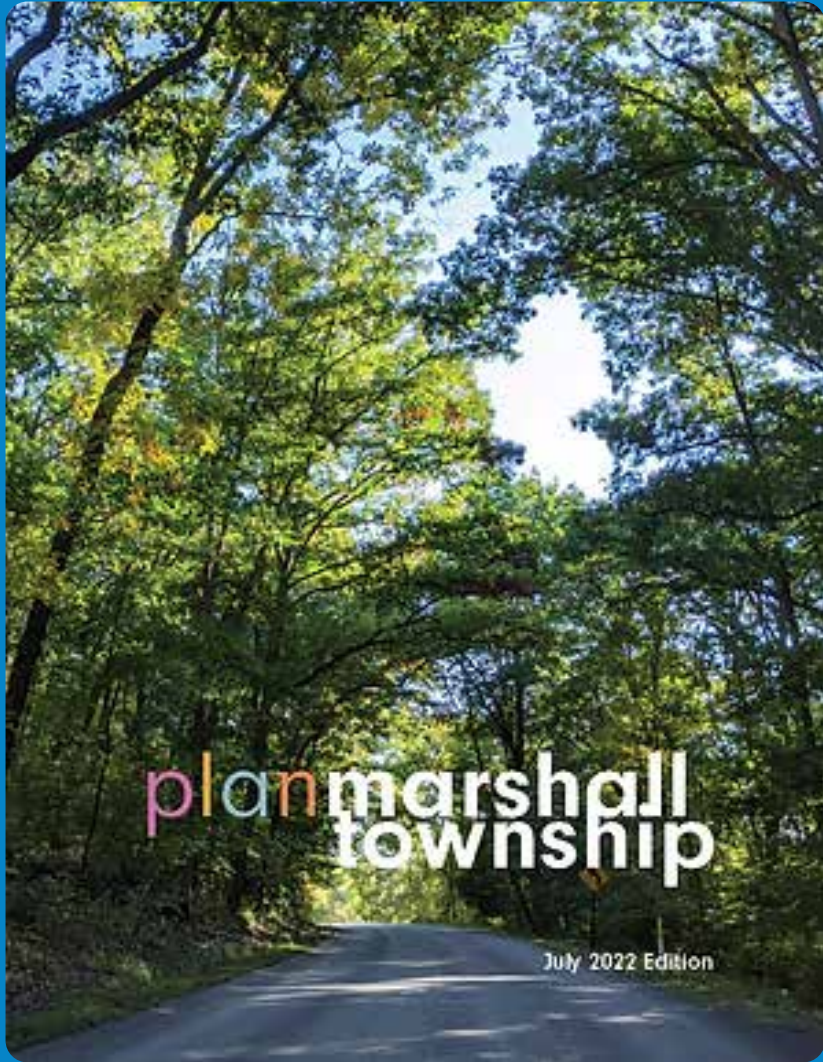
Planning Commission Meeting

2/4/2025

*Edited: 2/6/2025*

Michael Baker  
INTERNATIONAL





# ORDINANCE UPDATE PROJECT



# Process

We have held

- 6 steering committee meetings
- 2 targeted stakeholder meetings regarding Route 910
- 2 booths with public engagement activities at Community Day in 2023 and in 2024.
- 3 visual preference surveys sent to the public
- 1 Open House
- Plan Website

# 6 Steering Committee Meetings





# 2 Targeted Stakeholder Meetings



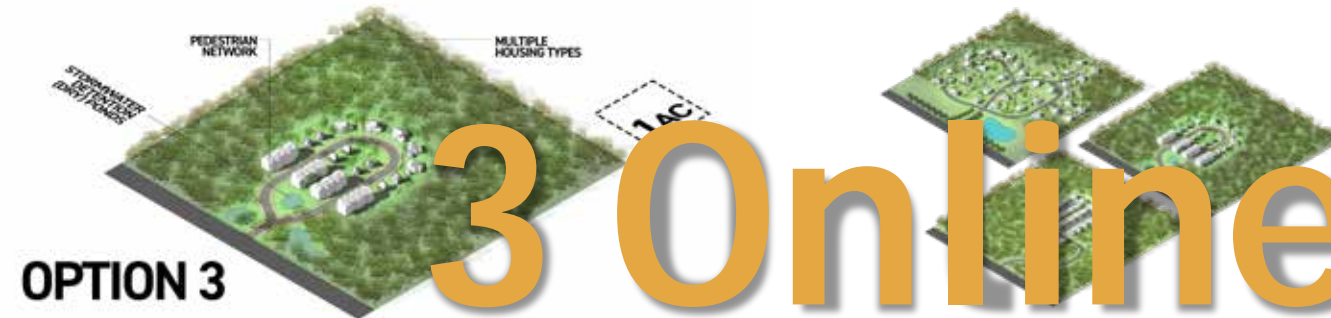
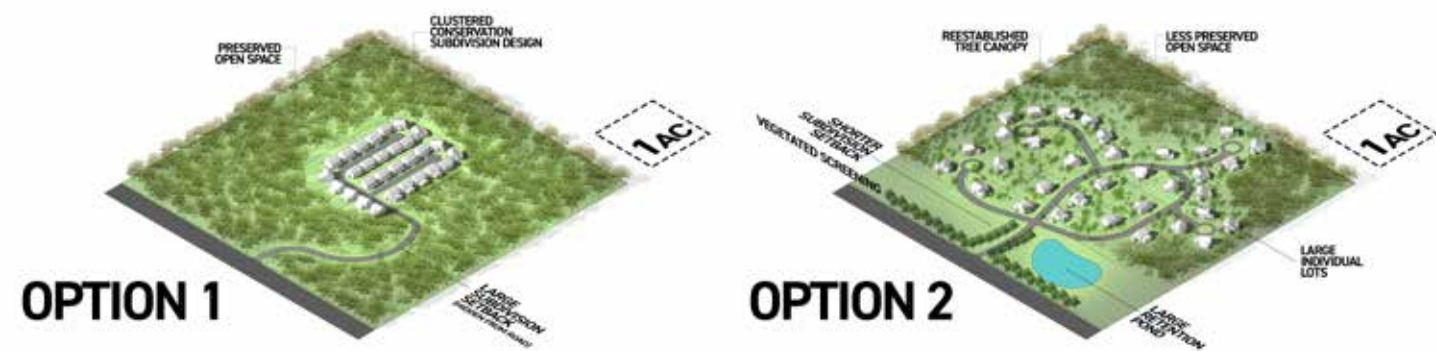




# 2 Public Outreach Booths at Community Day







# 3 Online Visual Preference Surveys





# 1 Public Open House





# planmarshall township

Defining our community priorities  
for the next 10 years

# Plan Website

## The Draft Ordinances are ready for your review!

Please review the draft Zoning and Subdivision and Land Development Ordinances. Click the button on the right to view the drafts.

We want your feedback! You can comment on the ordinance [on this page](#).

[Download the Zoning Draft Here!](#)

[Download the SALDO Draft Here!](#)



**2023**

WINTER

SPRING

SUMMER

FALL

**2024**

WINTER

SPRING

SUMMER

FALL

**2025**

WINTER

SPRING

**MILESTONE #1****Appoint Steering Committee/Project Kickoff**

- Steering Committee Appointed
- Project Kickoff Meetings
- Township Tour

**MILESTONE #2****Ordinance Initial Review/Grading Ord. Adoption**

- Ordinance Due Diligence Review
- Project Team provides general recommendations for new ordinance organization
- Grading Ordinance Updated and Adopted

**MILESTONE #3****Tailoring Policies Based upon Feedback**

- 4 Steering Committee meetings
  - Discussions on Tree Protection, Buffers, Route 910 Overlay, Greenspace, Landscaping
- Community Day
- Route 910 Meeting #1
- Board of Supervisors Presentation
- Working Sessions Between Project Team and Township

**MILESTONE #4****Draft Preparation and Public Review**

- First Draft of Zoning Ordinance Complete
- Reviewed by Solicitors
- 5<sup>th</sup> and 6<sup>th</sup> Steering Committee Meeting Held
- Second Meeting Regarding Route 910 Overlay
- Community Day 2024
- Edits made to Zoning Ordinance and SALDO

**MILESTONE #5****45-Day Official Review/Adoption Process**

- Open House (January)
- Adoption Process
  - Planning Commission
  - Submit for 45-Day Review end of February
  - Public Hearing April



# Ordinance Update Objectives

- **Update** to industry best practices
- **Simplify** and **organize** the structure of the ordinances
- **Update** the grading ordinance
- **Explore** if the Zoning Ordinance **could address dangerous traffic conditions and land use incompatibilities** along Route 910
- **Explore** if the Zoning Ordinance **could better preserve** the natural resources and landscape in the Township
  - Specifically, regarding the **Conservation Subdivision Design**
- **Landscaping** and **Buffering** Updates to the SALDO

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# LANDSCAPING & BUFFERS

# Landscaping & Buffers

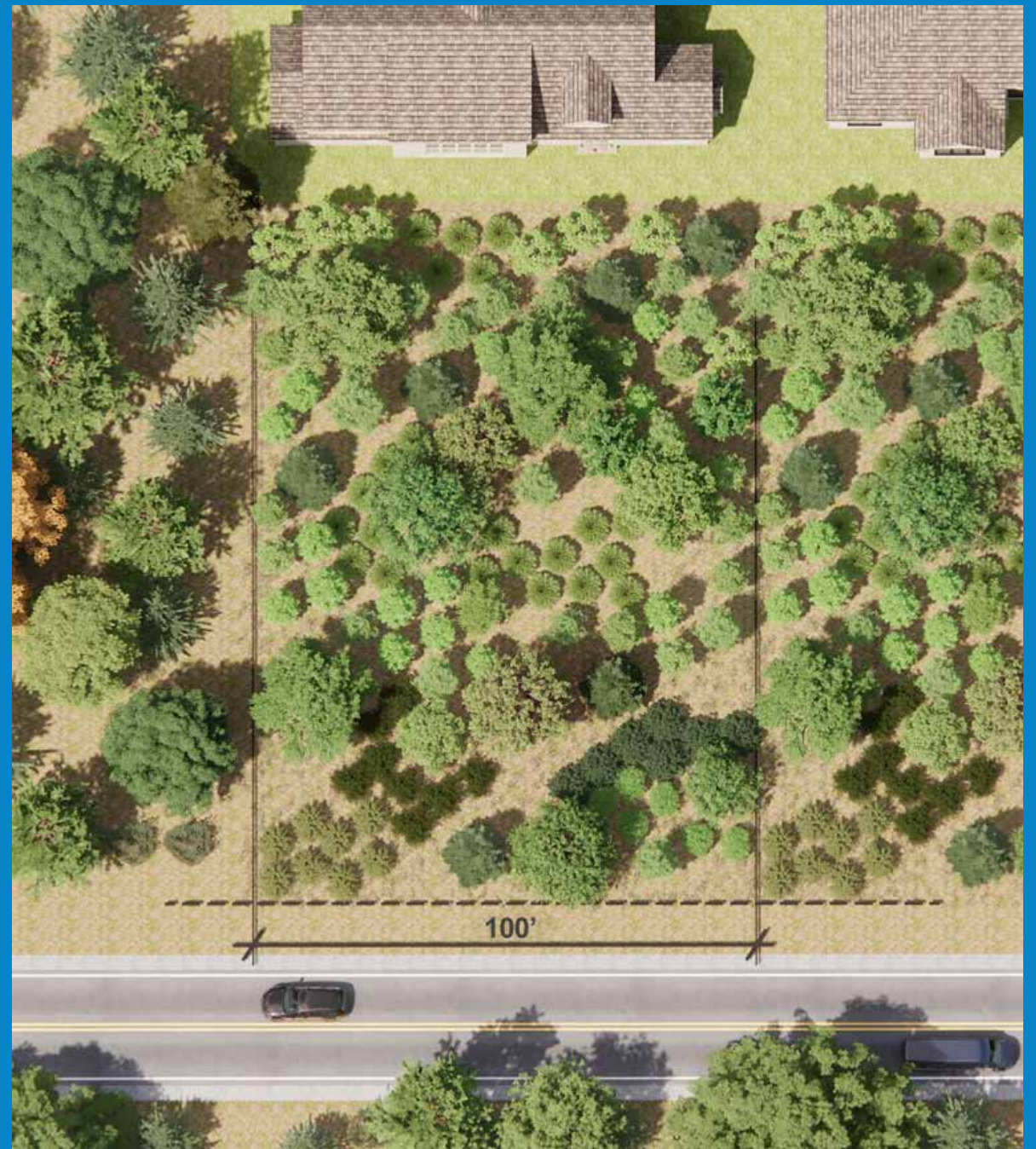
- Sustainable Landscaping Section Added to the SALDO
  - Developed by Landscape Architects
  - Designed to
    - Enhance the Scenic Environmental Quality of the Township
    - Regrow forests, meadows
    - To screen between land uses
    - Improve Water Quality, Wildlife Habitat, Soil, Aesthetics
  - Includes Simplified Buffer Strip Types
    - Buffer Strips A-D (least dense -> densest/most opaque)
    - Diverse Plant Palette of native trees, shrubs, perennials, meadow/slope stability seed mixes
    - Special Conservation Residential District Buffer
- Updated Planting List Edited and Approved by the EAC
  - Removed all invasive species
  - Replaced with natives that are regionally appropriate for this area



# Special Conservation Residential Buffer

- Only applies to major subdivisions/land development in CR District
- Changes the Depth and Orientation of Buffers
  - 150' Buffer from external roads
  - 50' Buffer along other tract boundaries
- Planting Palette Designed for Successional Forest/Meadow Regrowth
- To preserve scenic views and natural feel of the Township















# ROUTE 910 TRANSITIONAL OVERLAY (RTO) DISTRICT

# Why an overlay?

## Use overlay districting

- An overlay district is applied *over one or more base districts* to establish *additional or stricter standards* and criteria
- Here, it's a way to add development options **ONLY** in conformance with a specific higher set of standards
- Base zoning doesn't change – existing uses may continue



# Route 910 Transitional Overlay (RTO)

- Intent: **address changing interplay of traffic and land use**, especially given impending interchange redesign
- Development limited within the overlay to conditional approval for **townhomes only**
- Standards for scale and orientation of buildings, setbacks/buffers, screening, lighting and landscaping limit the impact on existing residences
- Requires 1) at least **five acres**, and 2) **access management** to eliminate curb cuts along Route 910

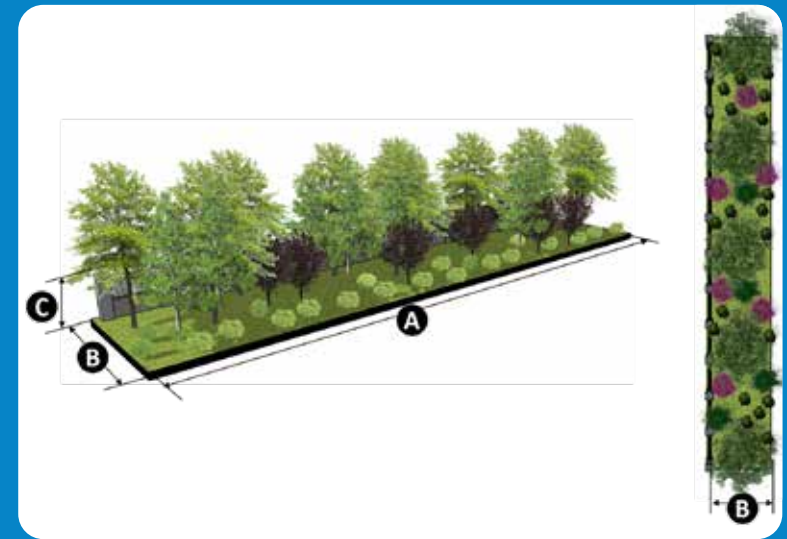
# Design and performance standards

- Pedestrian Network (interconnected sidewalks)
- Common Open Space Requirement
- Enhance Quality of Architectural Character
  - brick, natural or synthetic stone, high-quality fiber cement (hardie plank), marble, glass or wood
- Mitigate externalities
  - Glare: Lighting 20ft from property line, not visible from surrounding residences
- Landscaping/environmental features
  - Buffer Strip D for screening and noise reduction



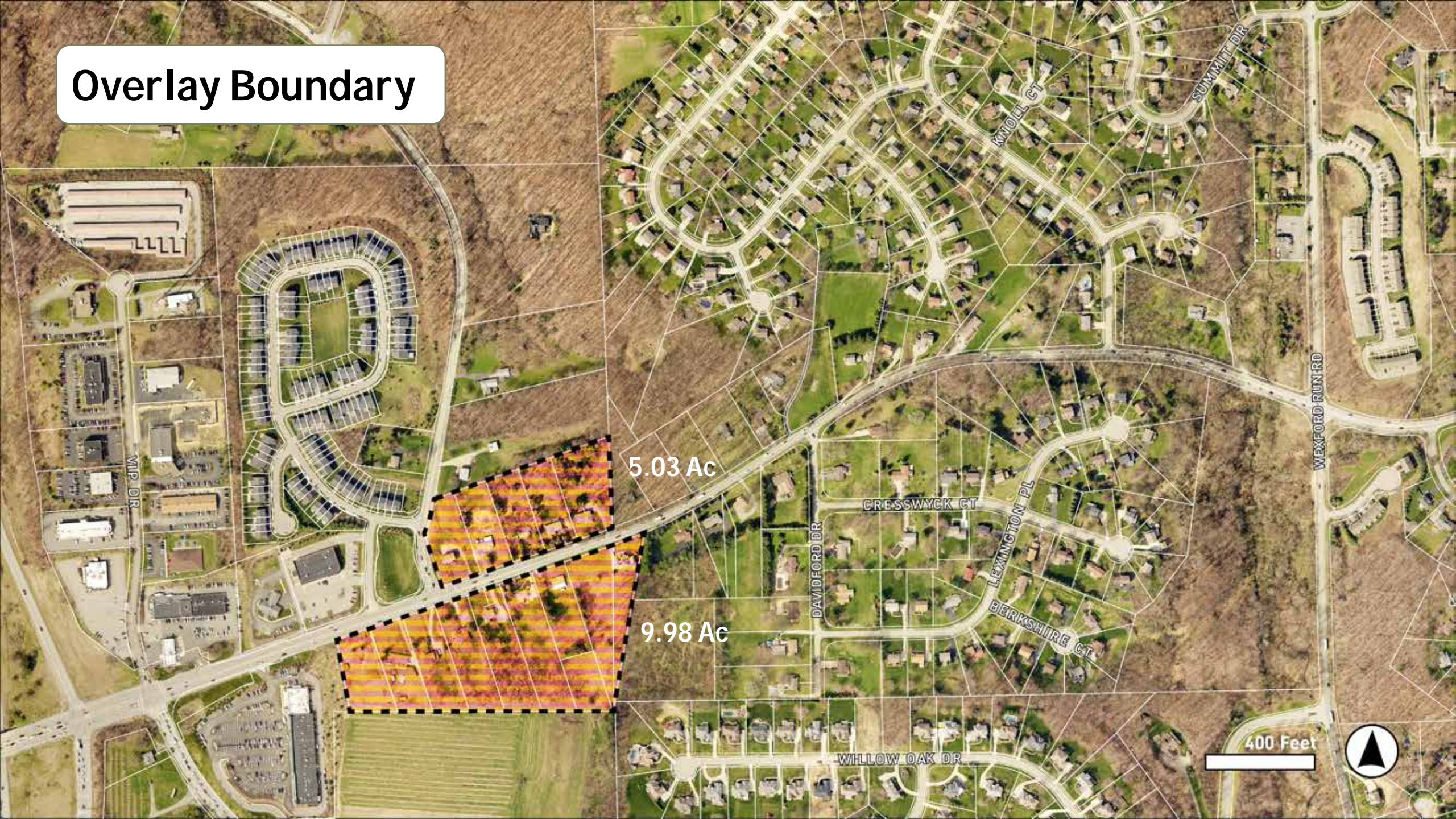
# Buffer and Screening

- **Buffer Planting Strip D**
  - Must screen adjacent residential neighborhoods
  - Designed to block 100% of the view at six-foot height.
    - Fence or masonry wall AND 20' deep dense vegetation.
  - Plants located to produce **greatest reduction** of light, noise, and views.
  - Buffer must contain per 20' deep, 100' wide, at least:
    - 2 shade trees
    - 8 evergreen trees
    - 24 shrubs





# Overlay Boundary







Marshall Heights Dr

Miringo Rd

Route 910

Leidecker Ln

Davidford Dr

Cresswyck Ct

Lexington Pl



# CONSERVATION SUBDIVISION DESIGN



# Conservation Subdivision Design

- What is Conservation Subdivision Design?
- Tool used across Pennsylvania to permit development while conserving large amounts of open space and natural resources.
- Required in Marshall Township in CR or SR if 40% or more of the parcel being subdivided has slopes greater than 15%.
- Encouraged for all major subdivisions



# Conservation Subdivision Design

## How it works

- Start with **gross site area** and **remove constrained lands** (wetlands, floodway, percent of steep slopes, land in an existing right-of-way or in an easement)
- This yields the **Adjusted Tract Area**
- Then, the **density factor** is multiplied to the ATA to determine number of homes
- **Three options: Single Family Cluster, Mixed Cluster and Housing Variety**



# Adjusted Tract Area

**ATA** = **Gross Site Area** – **Constrained Lands**

**ATA** x **Density Factor** = Total number of houses permitted in a subdivision

**ATA** x Greenway Preservation Percentage(40%, 55%, or 70%) = **Greenway land**

**ATA** - **Greenway** = Amount of land set aside *development*.

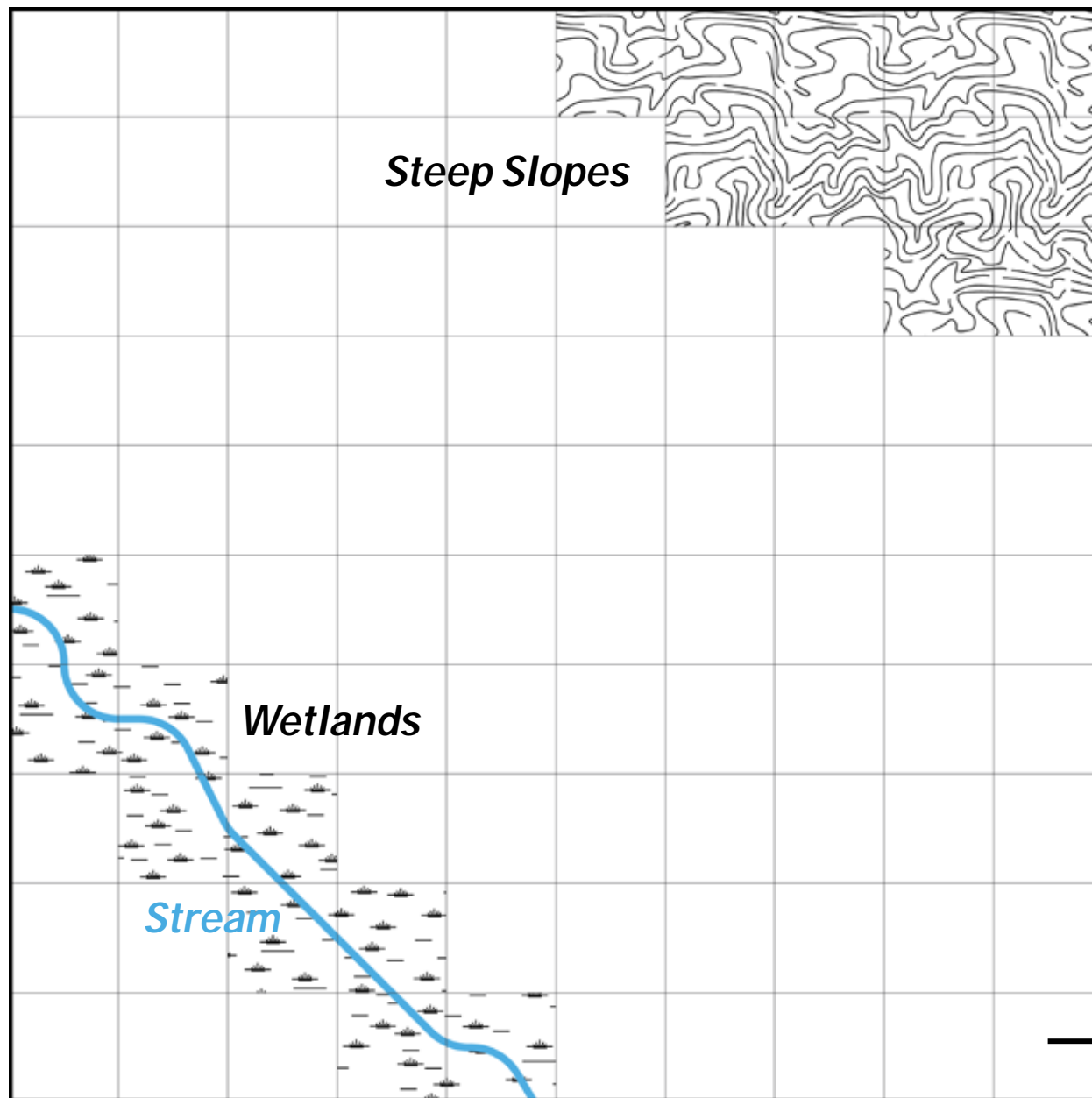
**Greenway** + **Constrained Land** = Total area of preserved land in a development

# What is Greenway Land?

(as it relates to the ordinance)

- **Greenway Land** is a term defined in the ordinance
  - “The portion of a TRACT that is set aside for the protection of sensitive natural features, farmland, scenic views, and other unique features. Greenway land may be accessible to the residents of the DEVELOPMENT and/or the TOWNSHIP.”
- Greenway land can often be conflated with other terms like open space and greenspace. These terms essentially mean the same thing.
- In the ordinance **open space** is defined:
  - Land used for recreation, resource protection, amenity and/or buffers, not including any area of a LOT constituting the LOT AREAS, any part of an existing or future STREET RIGHT-OF-WAY, easement of access, or area set aside for public or private utilities, stormwater facilities and EASEMENTS.

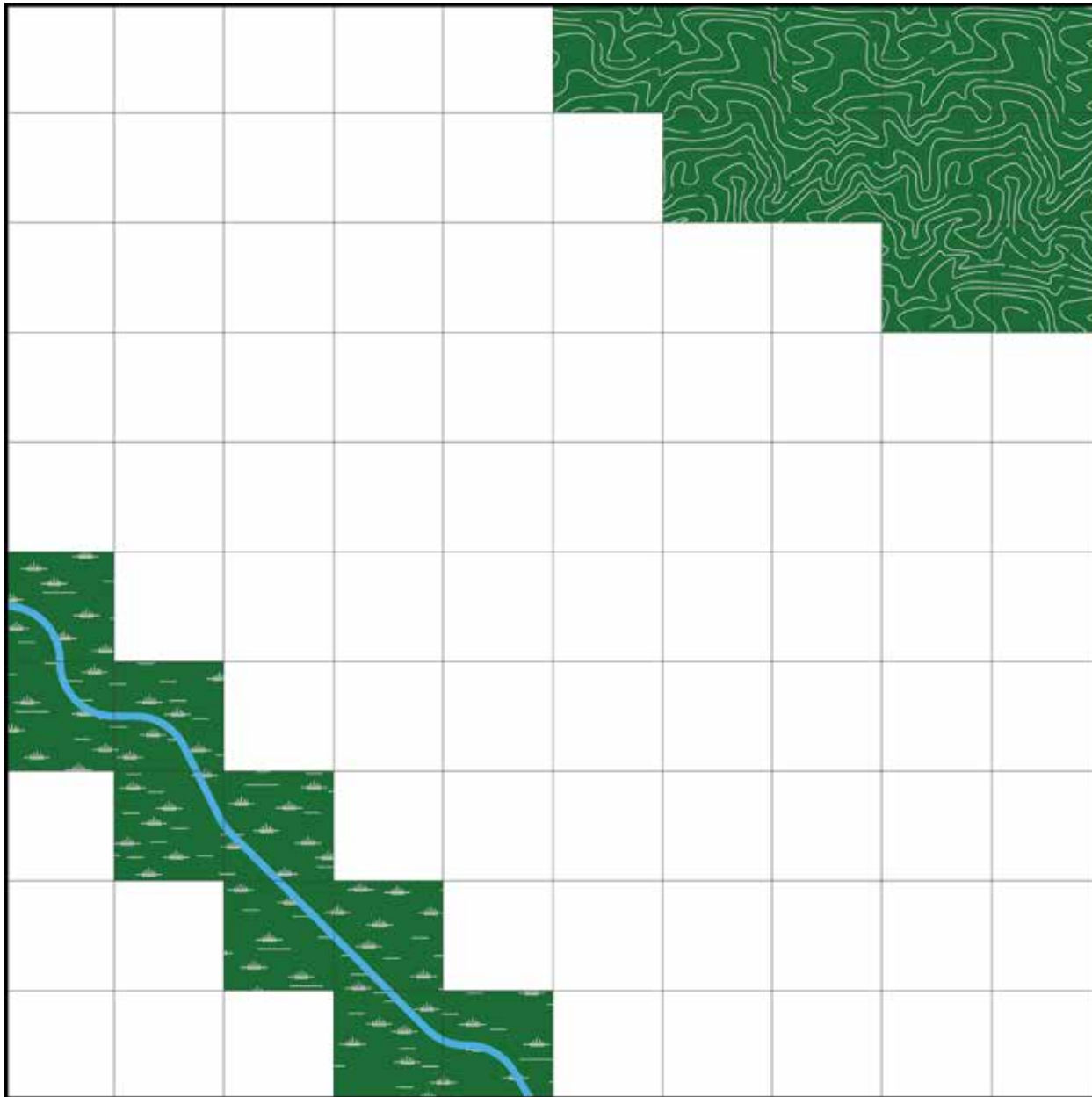




*The total area is 10 acres*

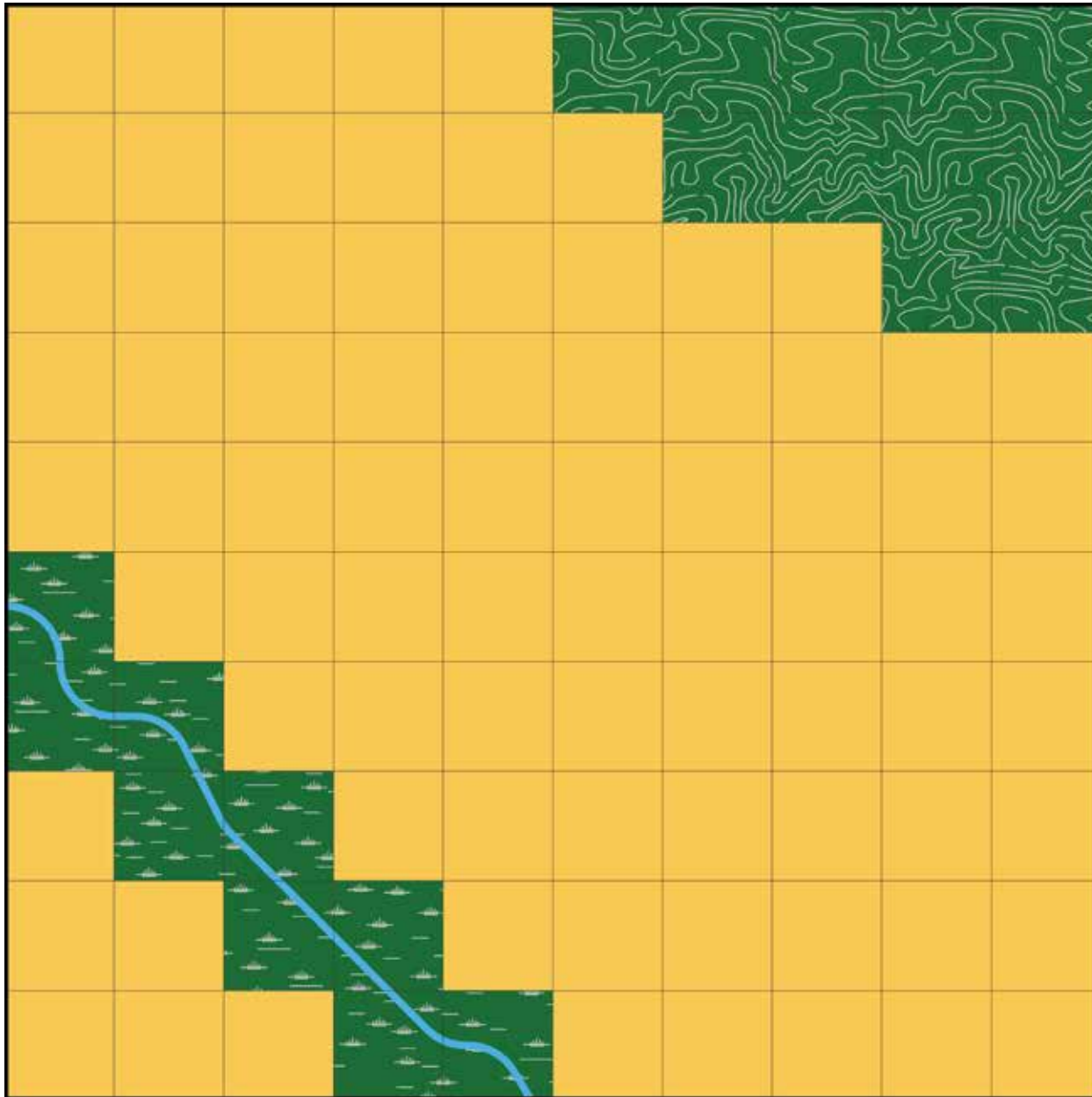
# Gross Site Area

*Each cell is a tenth of an acre*

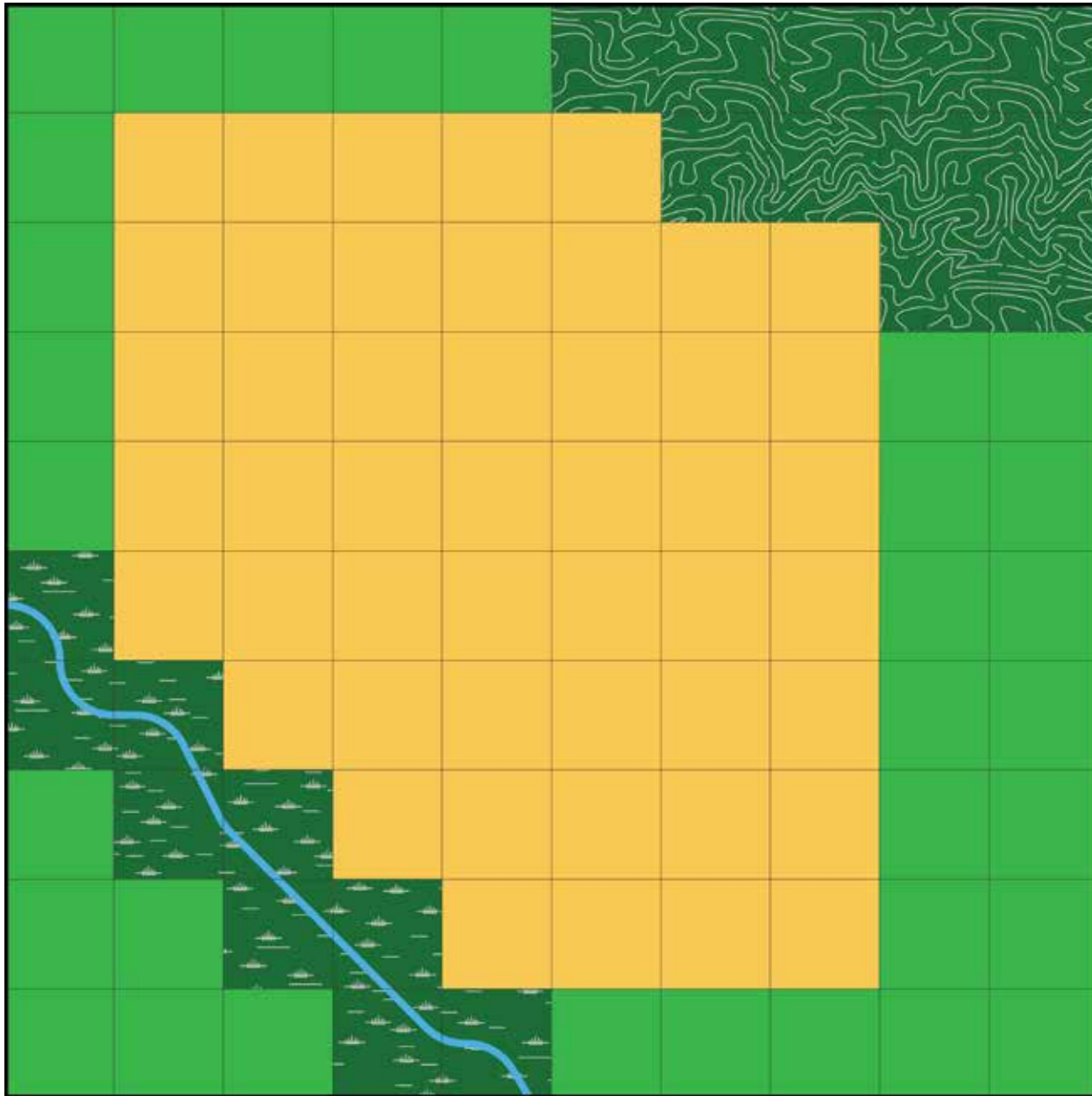


**Constrained  
Land**



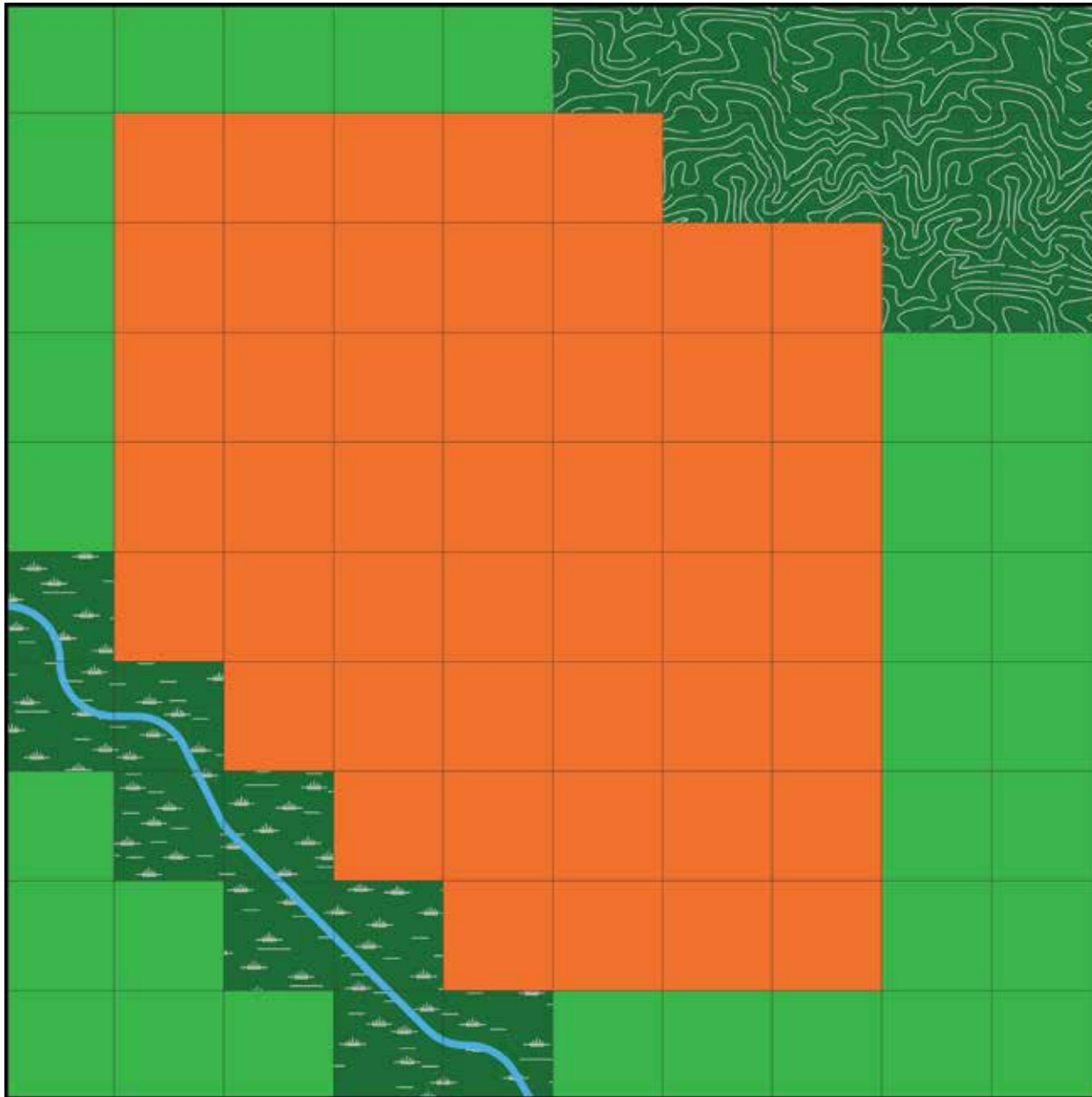


**Adjusted  
Tract Area**

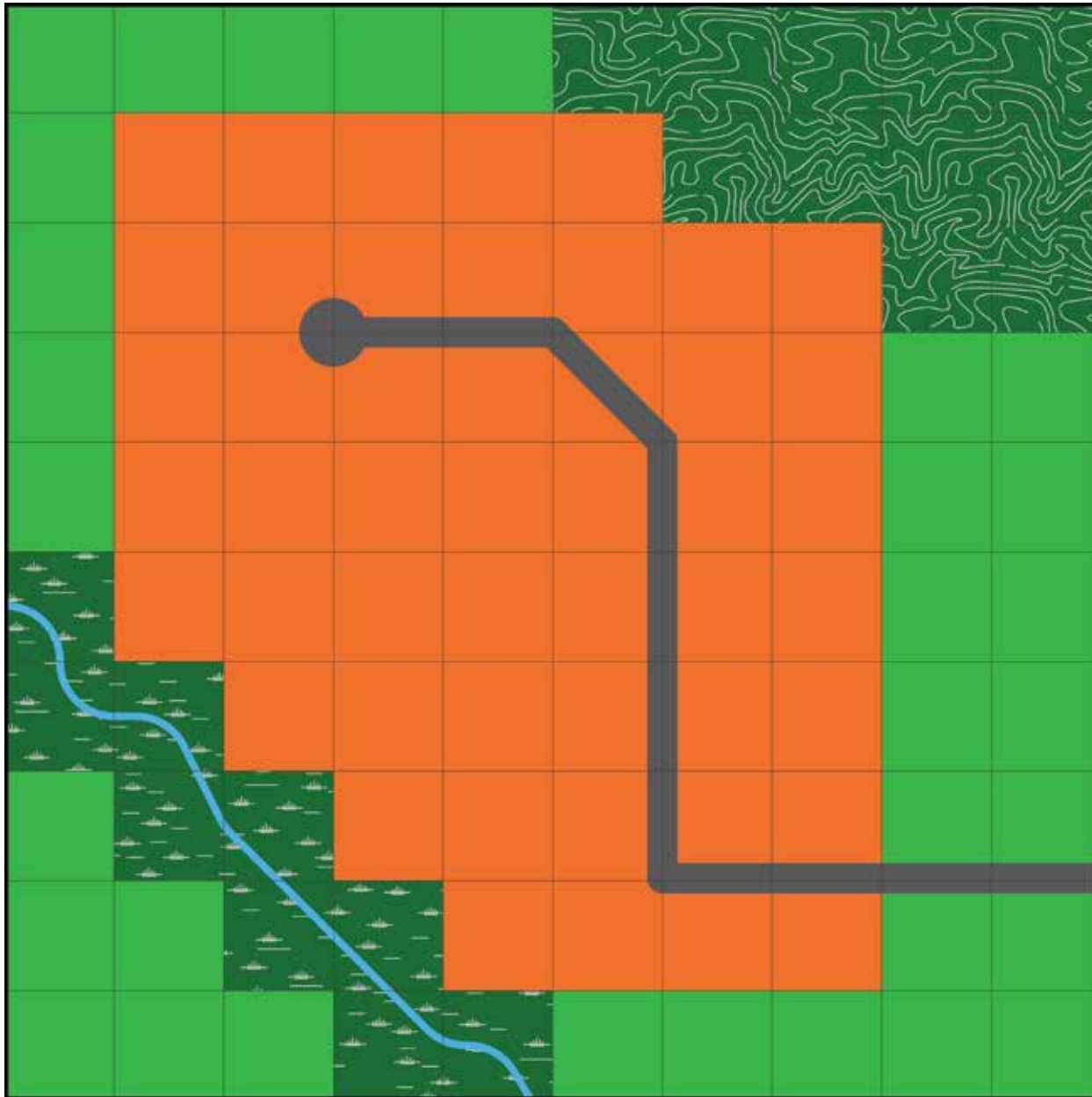


Greenway



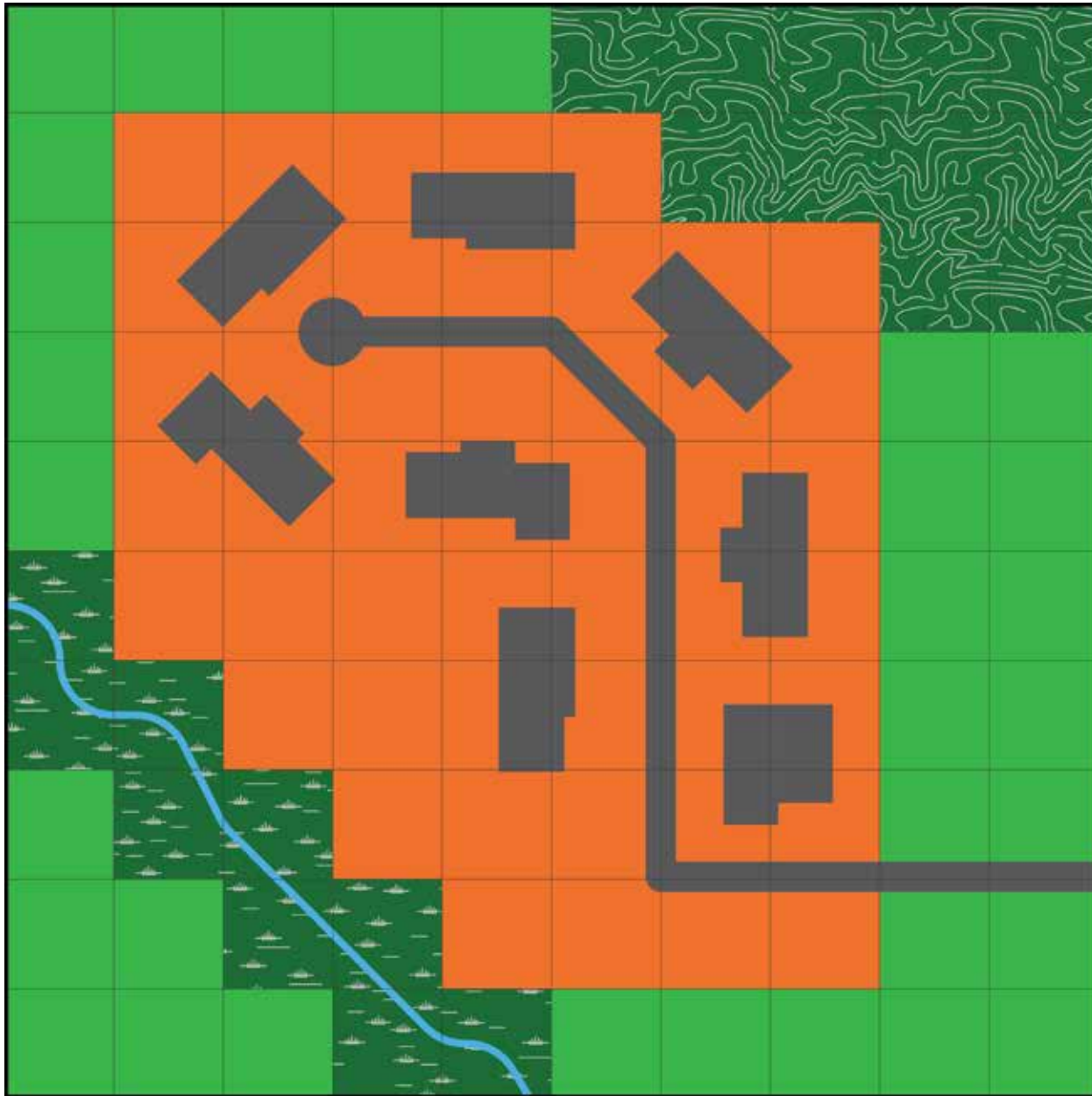


**Developable  
Area**



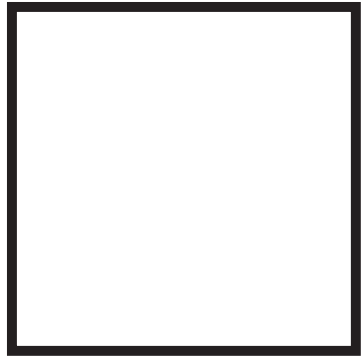
**Road  
Infrastructure**



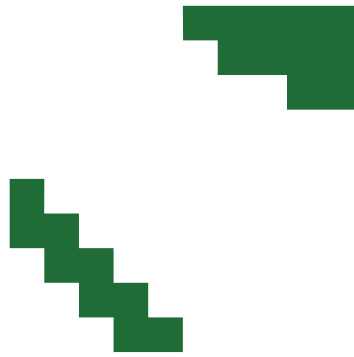


Homes

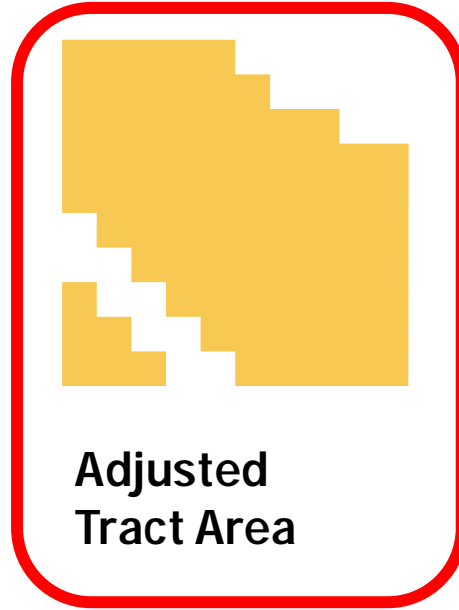
# Conservation Subdivision Design



Gross Site Area



Constrained  
Land



Adjusted  
Tract Area

*Density Factor Applied  
to This Acreage*



Greenway  
Land



Developable  
Area



# Conservation Subdivision Design

- The proposed changes are in response to the **desire for more greenspace**.
- Added minimum gross site area for cluster option - **10 acres**
- Minor dimensional adjustments

## Three options:

- **Single Family Cluster (existing):**
  - § Only Single Family Detached
  - § Density factor of 1
  - § 40% greenway land
- **Mixed Cluster (proposed):**
  - § 50% to 75% single family detached, up to 25% Single family semi attached (duplex) up to 40% townhomes
  - § Density factor of 1.15
  - § 55% greenway land
- **Housing Variety (proposed):**
  - § Up to 30% single family detached, up to 30% single family semi attached, and up to 70% townhomes
  - § Density factor of 1.3
  - § 70% greenway land

# EXAMPLE

- 10-Acre Site
- With 2 acres of constrained land
- Adjusted Tract Area of 8 acres



# Single Family Cluster (10-ac example)

- Density Factor of 1 = 8 homes
- 40% of 8 acre ATA = 3.2 acres + 2 acres constrained land = 5.2 acres preserved open space.
- 1.25 acres per house
- Actual Dwelling Unit Per Acre: 0.8

# Mixed Cluster (10-ac example)

- Density Factor of 1.15 = 9 homes
- 55% of 8 acre ATA = 4.4 acres + 2 acres constrained land = 6.4 acres preserved open space
- 1.1 acre per house
- Actual Dwelling Unit Per Acre: 0.9

# Housing Variety (10-ac example)

- Density Factor of 1.3 – 10 homes
- 70% of 8 acre ATA = 5.6 acres + 2 acres constrained land = 7.6 acres preserved open space
- 1 acre per unit
- Actual Dwelling Unit Per Acre: 1



# 100-AC EXAMPLE

- 100-Acre Site
- With 20 acres of constrained land
- Adjusted Tract Area of 80 acres

# Single Family Cluster (100-ac example)

- Density Factor of 1 = 80 homes
- 40% of 80 acre ATA = 32 acres + 20 acres constrained land = 52 acres preserved open space.
- 1.25 acres per unit
- Actual Dwelling Unit per Acre: 0.8 du/ac

# Mixed Cluster (100-ac example)

- Density Factor of 1.15 = 92 homes
- 55% of 80 acre ATA = 44 acres + 20 acres constrained land = 64 acres preserved open space
- 1.08 acre per unit
- Actual Dwelling Unit per Acre: 0.92 du/ac



# Housing Variety (100-ac example)

- Density Factor of 1.3 – 104 homes
- 70% of 80-acre ATA = 5.6 acres + 2 acres constrained land = 76 acres preserved open space
- 0.96 acres per unit
- Actual Dwelling Unit per Acre: 1.04 du/ac

# Approved Conservation Subdivisions

- Mallard Pond: 82.39 Acres, 58 homes = 1.4 acres per home; 0.7 du/ac
- Allman Acres: 27.90 Acres, 24 homes = 1.2 acres per home; 0.86 du/ac
- Sonoma Heights: 50 acres, 31 homes = 1.6 acres per home; 0.62 du/ac
- Spring Way: 43.2 acres, 38 homes = 1.1 acres per home; 0.88 du/ac
- Golden Grove: 20.12 acres, 19 homes = 1.1 acres per home; 0.94 du/ac
- The Reserve at Marshall: 159.64 acres, 120 homes = 1.3 acres per home; 0.75 du/ac

Questions?