Housing Choices Committee

March 24, 2021

10:30 - Zoom





Welcome

- Brian O'Leary, AICP
 CCPC Executive Director
- Susan Elks, AICP
 Community Planning
 Director
- Libby Horwitz, AICP
 Senior Housing & Economic
 Planner
- Chris Patriarca, AICP
 Senior Community Planner







Agenda

- CCPC Updates
- Department of Community Development Updates
- Missing Middle Housing Discussion
- A+ Homes Video Update
- General Updates
- Adjournment





CCPC Updates – Brian O'Leary







DCD Updates – Pat Bokovitz







- Missing Middle Housing or MMH refers to housing at the scale of traditional single-family homes, with multiple units, and located in walkable neighborhoods.
- These types include:
 - Duplexes
 - Fourplexes













- In many instances barriers exist in municipal zoning ordinances that effectively prohibit the creation of MMH without first securing a zoning amendment and/or relief from a Zoning Hearing Board. Some of these barriers can include:
 - Limitations on use types
 - Density and units per acre
 - Lack of areas properly zoned for these types
 - Other considerations (parking requirements, buffering/landscaping requirements, etc.)





- One method to address MMH is through the implementation of form based zoning.
- Form based zoning focuses on the built and physical form of construction, instead of a focus on use types.
- Phoenixville has implemented this type of zoning and it allows for a variety of MMH types throughout the Borough.







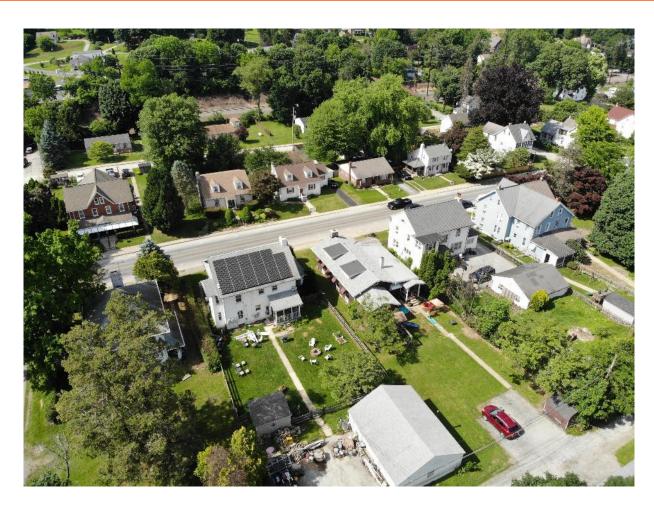
A+ Homes Video - Susan Elks







General Updates







Thank You for Attending











