

Appendix C: Development Area Capacity Analysis

The *East Rockhill Township Comprehensive Plan* (1987) analyzed and determined that the existing Development Area would be large enough to accommodate the projected population and housing growth through the year 2000. As part of this comprehensive plan update, it is time once again to determine if the Development Area is sufficient to accommodate that 10-year projected population and housing growth. In the previous comprehensive plan, the Development Area consists of the R-1, Residential District. Since there is very limited area remaining in the R-1 for development (as discussed below under “Current Dwelling Unit Capacity”), there was a decision to include the S, Suburban District as part of the Development Area in this comprehensive plan update. As a result, the S district would be converted from a Rural Holding Area to a Development Area as originally intended by the comprehensive plan and zoning ordinance. In order to determine the current capacity of these zoning districts, the potentially developable land remaining in the Development Area must be analyzed. Potentially developable lands consist of vacant, agricultural, or rural residential properties.¹ The following assumptions were incorporated in the Development Area capacity analysis:

- The highest density development was used to calculate potential yield of a tract. The tract had to meet the minimum site area for Use B3 (Performance Standard Subdivision) which is 5 and 10 acres in the R-1 Residential and S, Suburban districts, respectively. Otherwise, the potential yield is based upon Use B1 (Detached Dwelling). However, if the parcel that is under the minimum site area is contiguous to a rural residential, vacant, or agricultural parcel and collectively, both lots would exceed the minimum site area for Use B3, then Use B3 regulations were used, accordingly.
- In the R-1 and S districts, the maximum density for Use B3 is 3 and 2 dwelling units per acre, respectively. For Use B1, the maximum density is 2 dwelling units per acre (based upon the minimum lot area of 22,000 square feet required in both zoning districts).
- To provide consistency with the site capacity calculations found in the zoning ordinance, the maximum permitted density for Use B3 is gross density (not net density) and is based upon the base site area, not the net buildable site area. Consequently, depending on the housing unit type and mix provided on a given site, the resulting yield shown below may or may not be obtainable.
- Use B1 (Detached Dwelling) assumes that 20 percent of the gross buildable site will be set aside for natural resource protection and the provision of roadways and utilities.
- For properties containing a 100-year floodplain, the approximate floodplain land area was subtracted from the base site area, since the zoning ordinance requires 100 percent protection of this resource. For properties that were entirely wooded, 40 percent of the lot was subtracted from the base site area (per zoning ordinance).

¹ A rural residential property contains a dwelling unit and is 5 acres or over, which may result in future subdivision.

- Tracts covenanted under Act 319 were included as potentially developable land.

Current Dwelling Unit Capacity

As of November 2004, there were approximately 234 acres of land available for new development in the R-1 and Suburban districts. The dwelling unit capacity was determined by multiplying the available land in the R-1 and Suburban districts by the maximum density permitted for each zoning district. The current capacity of potentially developable lands zoned for residential development is 491 units.

In East Rockhill Township, the number of additional dwelling units projected for 2015 is as follows: 774 (low projection), 1,085 (middle projection), and 1,293 (high projection).² The low projection of 774 dwelling units has been selected as the number of additional housing unit needed through the year 2015. This is a conservative estimate since it is comparable to, and slightly higher than, the 2000 to 2004 trend of dwelling units constructed in East Rockhill.

Historic trends also indicate that about 14 percent of the dwelling units will be constructed outside the Development Area.³ Recognizing this trend, 14 percent of the 774 projection results in 665 units. Consequently, the difference between the projected housing need (665) and the current capacity of the Development Area (491 units) results in an initial dwelling unit deficit of 174 units.

Lastly, the number of dwelling units that have been constructed since the 2000 Census should be deducted from the projected dwelling unit needs. Since October 2004, 181 dwelling units were constructed.⁴ Subtracting 181 additional units from the initial dwelling unit deficits (174 units) results in a final surplus of 7 dwelling units. However, a 20 percent safety factor has been established above the projected housing unit needs for East Rockhill as described below.

Projected Dwelling Unit Capacity

To satisfy the projected dwelling unit described above, township officials would have to consider rezoning selected sites including the area adjacent to the East Rockhill Sewage Facility from Suburban district to Suburban-1 district and the area along Old Bethlehem Pike from Suburban district to Suburban-1 district (See Figure 13.) The Suburban-1 district would be similar to the existing Suburban District, but Performance Standard Development (Use B3) would permit multifamily dwelling units (not currently permitted in the Suburban District) and a maximum density of 3 dwelling units per acre (versus 2 dwelling units per acre currently permitted in the Suburban district). The performance standards such as the minimum site area, maximum density, minimum open space, and

² According to the 2000 U.S. Census, the number of housing units in East Rockhill Township was 1,883. The projected low, middle, and high housing projections for 2015 are 2,657, 2,968, and 3,176, respectively. The number of additional dwelling units is the difference between 2000 U.S. Census figure and the projected low, middle, and high projections.

³ Based upon a review of building permit records between 1990 and 2000.

⁴ According to township administrators, between May 1, 2000 (the cut-off date of the 2000 Census) and October 31, 2004, there were a total of 181 dwelling units constructed in the township. These dwelling units are primarily located outside the Development Area and consist of the following: 179 single-family detached units (includes Country Hunt and Woodbridge developments), 4 in-law suite units, 5 apartment units (one building), and 2 group home units.

maximum impervious surface would need to be examined in more detail to ensure that the district regulations are consistent with the district's purpose.

The other proposed rezoning would include two parcels located adjacent to the village of Hagersville that would be rezoned to Village Residential. This expansion of the Village Residential district would provide additional multifamily residential housing opportunities while possibly providing the remediation of failing on-site septic systems in the Hagersville area. The intension is to provide village-style development adjacent to Hagersville that will enhance the overall village character while providing multifamily housing opportunities. The two sites (i.e., TMP#s 12-14-45-3 and a portion of 12-14-39) would be rezoned from Agricultural Preservation district to Village Residential district. They provide a limited area for development on both sides of Dublin Pike while helping to strengthen and unify the village context (See Figure 13.)

The potential yield for the aforementioned sites is based upon the maximum density permitted in the respective zoning district. However, the site has to satisfy the minimum site area required by the Performance Standard Development (Use B3). If a lot did not satisfy the minimum site area, then the capacity of the lot is determined by utilizing the Detached Dwelling (Use B1). Although no changes are proposed in the R-1 district, there is limited area that is potentially developable and have been included in the potential unit capacity. The proposed rezoning provides the following dwelling unit capacity:

A. R-1 Residential District (Total Acreage = 36.45)

(Use B3—Performance Standard Development)

$$\begin{array}{r} 29.28 \\ \times 3.00 \\ \hline = 87.84 \end{array} \begin{array}{l} \text{Acreage of potentially developable land} \\ \text{Maximum permitted density} \\ \text{Maximum number of potential dwelling units} \end{array}$$

(Use B1—Detached Dwelling)

$$\begin{array}{r} 7.17 \\ \times 0.80 \\ \hline = 5.73 \\ \times 2.00 \\ \hline = 11.46 \end{array} \begin{array}{l} \text{Acreage of potentially developable land} \\ \text{Infrastructure and resource protection area (20\%)} \\ \text{Net buildable area} \\ \text{Maximum permitted density (Min. lot area = 22,000 square feet)} \\ \text{Maximum number of potential dwelling units} \end{array}$$

B. Suburban District (Total Acreage = 199.72)

Suburban District Lands Rezoned to S-1 District (Total Acreage = 122.19)

(Site Along Old Bethlehem Pike)

(Use B3—Performance Standard Development)

$$\begin{array}{r} 59.19 \\ \times 3.00 \\ \hline = 177.57 \end{array} \begin{array}{l} \text{Acreage of potentially developable land} \\ \text{Maximum permitted density} \\ \text{Maximum number of potential dwelling units} \end{array}$$

(Site Adjacent to Township's Sewage Treatment Facility)

(Use B3—Performance Standard Development)

$$\begin{array}{r} 63.00 \\ \times 3.00 \\ \hline \end{array} \begin{array}{l} \text{Acreage of potentially developable land} \\ \text{Maximum permitted density} \end{array}$$

= 189.00 (**189**) Maximum number of potential dwelling units

Remaining Lands in Suburban District (Total Acreage = 77.53)

(Use B1—Detached Dwelling)

21.05	Acreage of potentially developable land (Use B1)
<u>x 0.80</u>	Infrastructure and resource protection area (20%)
= 16.84	Net buildable area
<u>x 2.00</u>	Maximum permitted density (min. lot area = 22,000 square feet)
= 33.68 (34)	Maximum number of potential dwelling units

(Use B3—Performance Standard Development)

56.48	Total acreage remaining in S Dist.
<u>x 2.00</u>	Maximum permitted density (Ex. S Dist. Regs.)
= 112.96 (113)	Maximum number of potential dwelling units

C. Agricultural Preservation District

Agricultural Preservation District Lands Rezoned to VR and VC Districts

(Total Acreage = 23.25)

(Use B1—Detached Dwelling)

15.71	Acreage of potentially developable land
<u>x 4.35</u>	Maximum permitted density (10,000 SF lot area)
= 68.33 (68)	Maximum number of potential dwelling units

Summary of Projected Dwelling Unit Capacity:

(Ex. R-1 Dist. = 100 units)

(Rezoning Suburban District Lands to S-1 District = 366 units)

(Remaining Lands in Suburban District = 147 units)

(Rezoning Agricultural Preservation District Lands to VR District = 68 units)

[Total Projected Dwelling Unit Capacity = 681]

As a result of the proposed rezoning, the total dwelling unit capacity is 681 units. Consequently, the difference between the projected housing unit need (665 units) and the projected capacity of 681 units results in an initial dwelling unit surplus of 16 units. Subtracting the 181 additional units that were constructed since the 2000 Census results in an overall dwelling unit capacity **surplus of 197 units** or a safety factor of about **30 percent** above the projected housing unit needs for East Rockhill through 2015. Therefore, this analysis proves that the township's existing and proposed zoning would provide adequate zoning capacity to its development areas to provide for its fair share of housing. However, township officials should perform a Development Area capacity analysis about every 5 years to ensure that the current and projected level of development does not exceed the potential capacity of the Development Area. If so, additional rezoning may be necessary at this time. Furthermore, complementary tools/techniques and modifications to the zoning ordinance must be implemented to carry out the township's land use vision.