



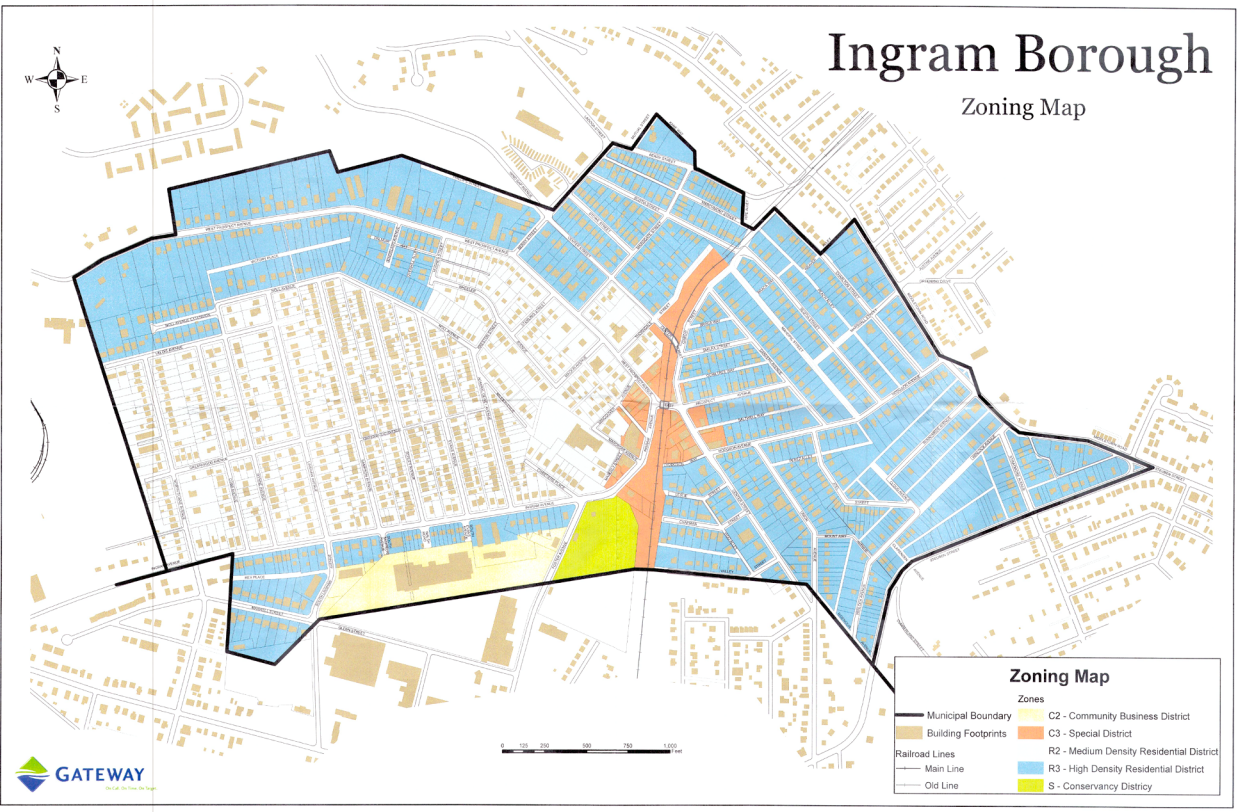
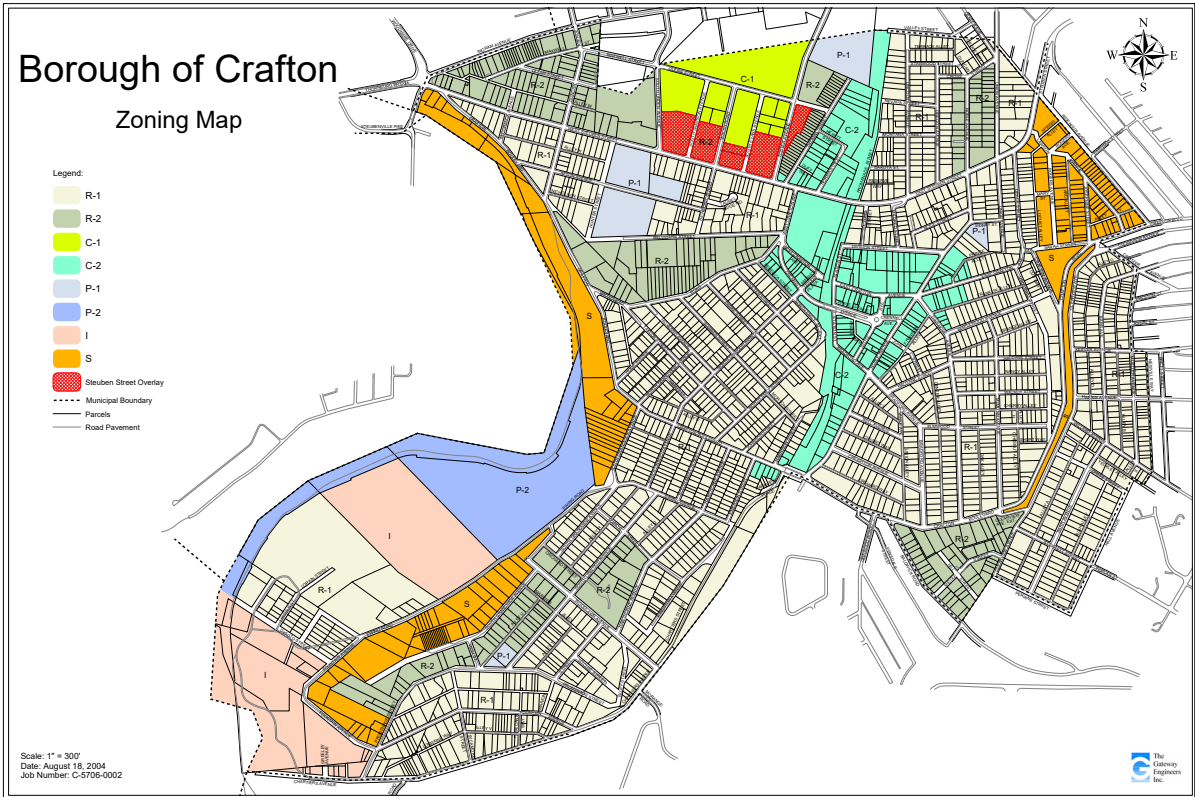
EXECUTIVE SUMMARY: Zoning Diagnostic Report

Crafton / Ingram Boroughs

OCTOBER 2022



Crafton & Ingram Zoning Maps



WHAT IS A ZONING DIAGNOSTIC REPORT?

This Zoning Diagnostic Report evaluates the zoning provisions of the Boroughs of Ingram and Crafton in their promotion or interference with the community objectives identified in the Crafton Ingram Thrive plan (the “Plan”), with additional planning goals articulated through a community visioning session held on August 18th, 2022, and through interviews with staff from both Boroughs. The Plan can be viewed on the Crafton/Ingram public websites. To create this report, unbiased zoning consultants performed a careful review of the Plan and the existing zoning codes for each Borough (“Codes”), the zoning maps, and connections between zoning regulations and real-world outcomes.

WHY IS THIS ZONING DIAGNOSTIC REPORT IMPORTANT?

Zoning regulations impact many aspects of a community, including the natural environment, housing availability, the feel of a neighborhood, access to greenspace, health and walkability, entrepreneurial opportunities, and economic stability. Therefore, an effective and efficient zoning code is paramount to achieving a community’s desired outcomes.

WHAT DID THE ZONING DIAGNOSTIC UNCOVER IN THE INGRAM AND CRAFTON CODES?

The analysis of both Codes was thorough, and each code was reviewed individually. The findings below are categorized as either related to organization or content.

ORGANIZATION

Section Organization. The main chapters of each code are organized in a relatively intuitive manner. However, within some of the chapters of the Codes, there was disorganization - some topics were lumped together incongruously, which can make information difficult to locate.

Tables and Charts. Development standards that are dimensional in nature are currently located within long passages of text. They should be located in tables and charts. When they are located within dense text, they can be difficult to locate.

Graphics. The inclusion of illustrative graphics would aid in communicating standards that have complicated spatial explanations.

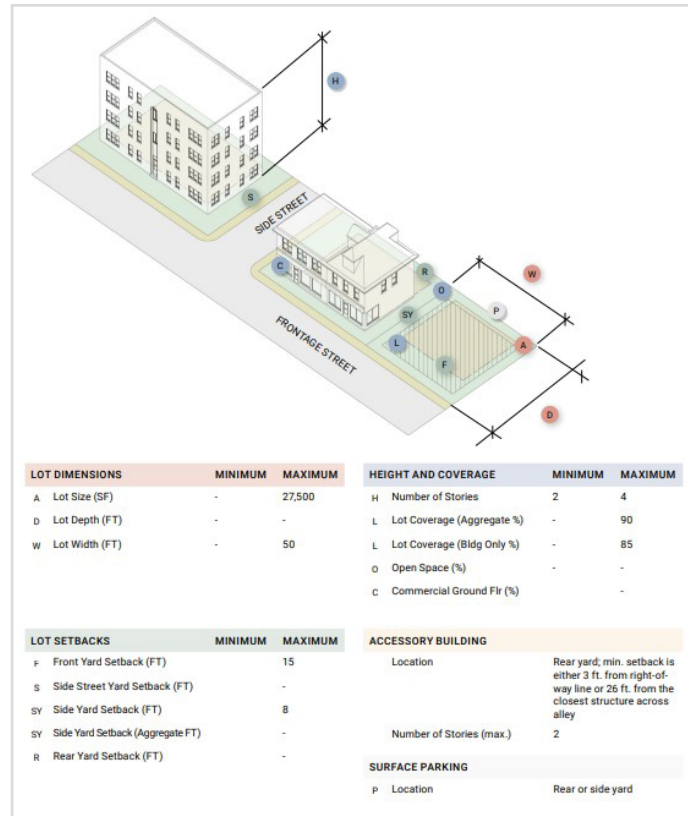
Language. Language is occasionally verbose, confusing, and sometimes the intent is hard to discern. It appears to be occasionally contradicting. Clarity of language is a goal for the code updates.

CONTENT

District Recommendations

- Name districts logically, eliminating alpha-numeric coding and develop naming conventions that create the sense of place that the community desires.
- Re-zone the C-1 in Crafton and the C-2 in Ingram to function identically to work in tandem to foster the desired walkability, community amenities, and possible redevelopment. Explore outlot standards that utilize expansive parking lots more effectively.
- Maintain Ingram's residential districts as they are, and continue to permit property owners to abide by either the prescribed height and lot standards, or utilize setback and height averaging.
- Create a transit-oriented district tracking a walking radius around the west busway station, which should include considerations for design and pedestrian amenities.
- Consider combining the P-1 and P-2 in Crafton for ease of administration.
- Consider adding a parks-only district in Ingram to protect existing parkland.

Figure 1: Sample Code, Graphics Development Standard Tables



Use Recommendations

- Eliminate ultra-specific or irrelevant use listings, such as "telephone central exchange" or "sanitarium", and replace with generalized listings, such as "personal services" which may increase the flexibility of the code in a changing environment for commerce.
- Update uses to account for modern uses like live-work spaces, maker spaces, and pop-up shops (a temporary use).
- Continue to allow the flexibility of uses found in Ingram and Crafton by permitting mixed-use buildings by right in the commercial districts.

- Within the C-2 in Ingram, ensure that all intensive commercial uses and light industrial uses are conditionally permitted, instead of permitted by-right to ensure compatibility and appropriate buffering.
- Consider zoning for uses that are temporary or mobile, like mobile food trucks or street vendors.

Building Standards Recommendations

- Consider requiring geotechnical or soil reports based on the grade of the property in every district, which may allay any future runoff or hillside slippage issues. Crafton permits more development within the Conservancy District - ensure that the hillside is protected to the greatest degree possible within all districts that have a substantial grade.
- Allow heights of up to 60 feet for all structures in the C3 in Ingram, and where a “high-rise structure” is appropriate, permit up to 100 feet in exchange for a desired public good or amenities.

Walkability Recommendations

- Require sidewalks of at least 4 feet in width along all streets, regardless of the street’s length and the lots’ widths. This would increase the walkability of Crafton and Ingram’s neighborhoods.
- Ensure uneven sidewalk surfaces are replaced or repaired in a timely

manner.

- Develop an overarching pedestrian map for the walkable area around the West Busway Station and require new development to provide pathways as part of development approvals.
- Remove minimum driveway widths to reduce the proportion of sidewalks occupied by vehicle-use areas and encourage a more walkable environment.

Environmental Recommendations

- Require the planting of native species anywhere the landscaping or planting is required. Furthermore, prohibit the planting of more than 20% of any single species in order to promote plant diversification.
- Require or incentivize development, new streets, and new parking lots direct stormwater runoff to vegetated swales, detention ponds, or rain gardens as opposed to conventional storm sewer systems.

Housing Recommendations

- Consider legalizing accessory dwelling units (ADU) where lots have sufficient area to accommodate one - ADU’s would have a maximum square footage, a maximum height, and could not take up more than a specific percentage of the rear yard.
- In both Crafton and Ingram,

remove the minimum lot area per dwelling unit requirements for multi-family dwellings, an action which may reduce the costs of multi-family units and increase the accessibility of housing for Crafton Ingram's seniors and younger residents.

- Continue to require open space as part of multi-unit projects; for projects in the central core, where projects are near a public park, consider reducing the open space requirement in exchange for payment into a park fund.

Parking Recommendations

- Reduce off-street parking for both Boroughs, an action which may result in more walkable neighborhoods and the ability to create a better multi-modal environment, especially close to the west busway. Many peer cities have or are considering the elimination of off-street parking requirements.
- Continue to provide relief from parking requirements for historic or small structures.
- Consider whether the provision of bicycle facilities could be swapped for parking space provision, up to a specific portion of the required minimum spaces.

Legal Recommendations

- Conduct a legal review of the nonconforming section in Ingram to ensure that there is no conflicting information.
- Ensure that regulations pertaining to holiday homes are consistent with state regulations applicable to short-term rentals.

Signage

- Consider permitting only building signs within the C-3 in Ingram and the C-2 in Crafton, consider also whether the code should promote specific materials that match the historic character in those districts.
- Assess the appropriateness of current sign area allowances, especially in Ingram where in some cases there are no maximum sign area standards.
- Consider decreasing the maximum pole sign height from 20 feet in Crafton.