

# Reforming Land Use Regulations in Carlisle

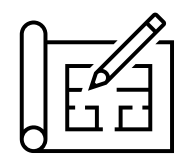
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# Land Use Plans

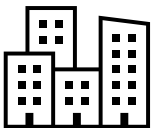
- Comprehensive Plan/Master Plan
  - *Small Area Plan*
- Urban Design Plan
- Regional Plan
- Neighborhood Plan
- Transportation Plan
- Housing Plan
- Economic Development Plan
- Parks and Open-Space Plan
- Natural Resource Plan



Why adopt land use plans? To manage land use activities and physical conditions.

# Adopted Policies with Land Use Components

- Comprehensive Plan & Future Land Use Map
- Strategic Plan
- Climate Action Plan
- Urban Redevelopment Plan
- Brownfields Area-Wide Plan
- Vision Zero Resolution
- Truth and Reconciliation Recommendations



# Land Use Regulations

- Zoning Ordinance
  - Zoning Districts (Residential, Commercial, Industrial, Mixed Use)
  - Overlay Zoning (Historic Preservation, Airports, Water Supply, Habitat)
  - Form Based Code (Primary physical, Secondary land use)
- Subdivision & Land Development Ordinance
- Floodplain Ordinance



Why adopt land use laws? To regulate unacceptable externalities from land use activities.

# Discretionary Review vs. By Right Permit

## Borough Council

- Conditional Use Permit
- Subdivision & Land Development
- Certificate of Appropriateness

## Zoning Hearing Board

- Special Exception
- Variance
- Appeal

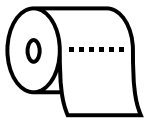
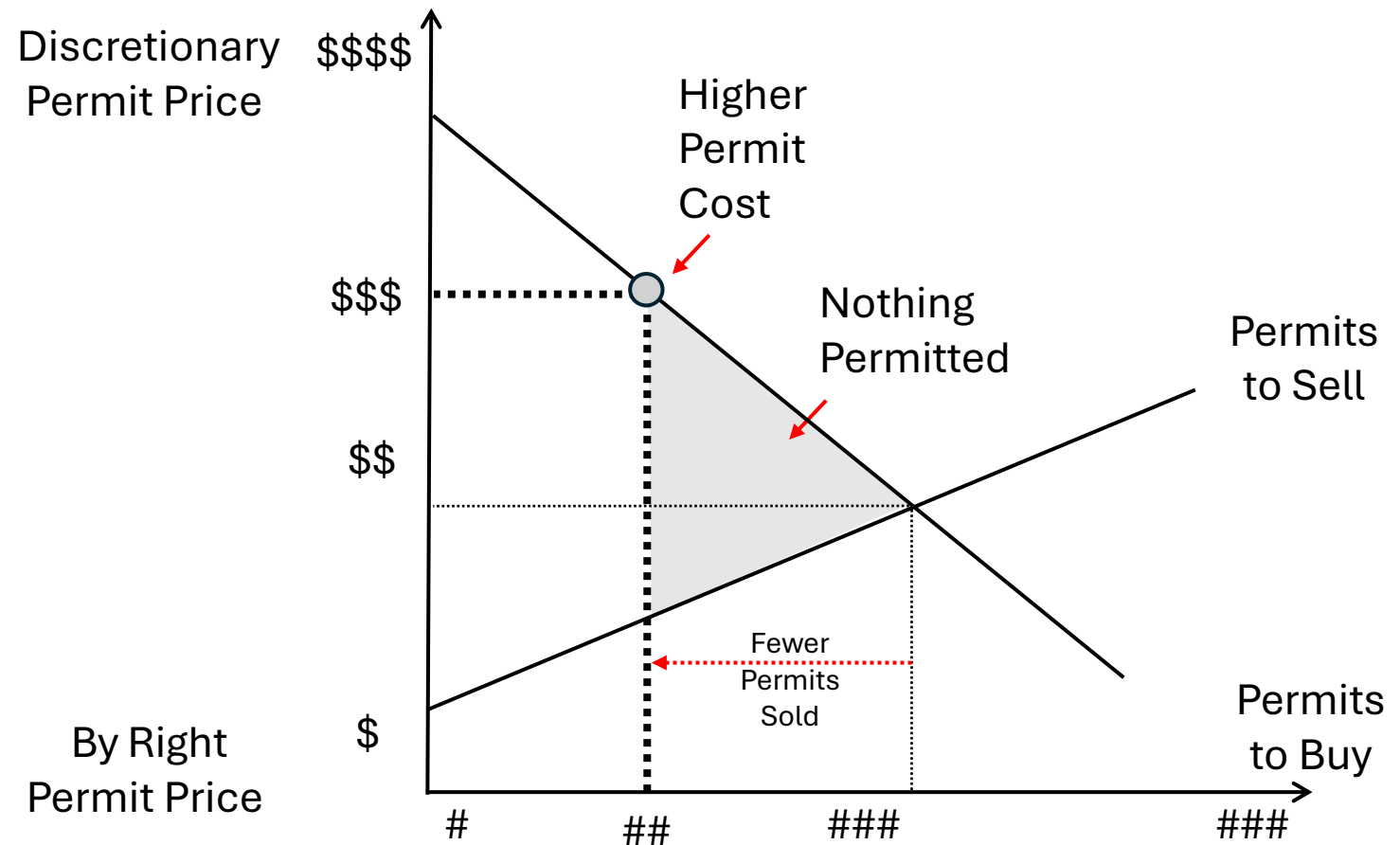
## Zoning Officer

- Zoning Permit



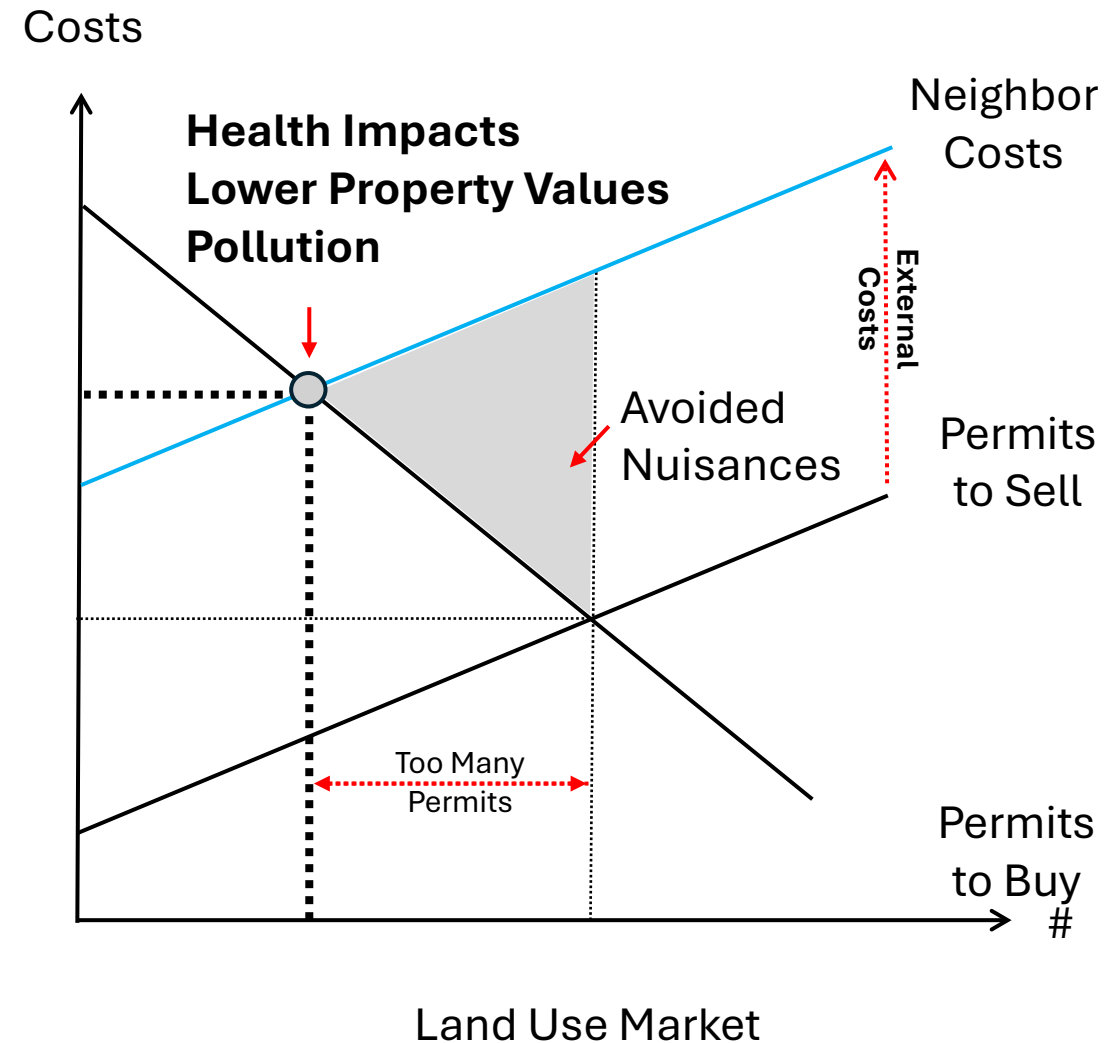
# Land Use Policy & Economics: Permit Market

- Permit Fees
- Consulting Costs
- Time



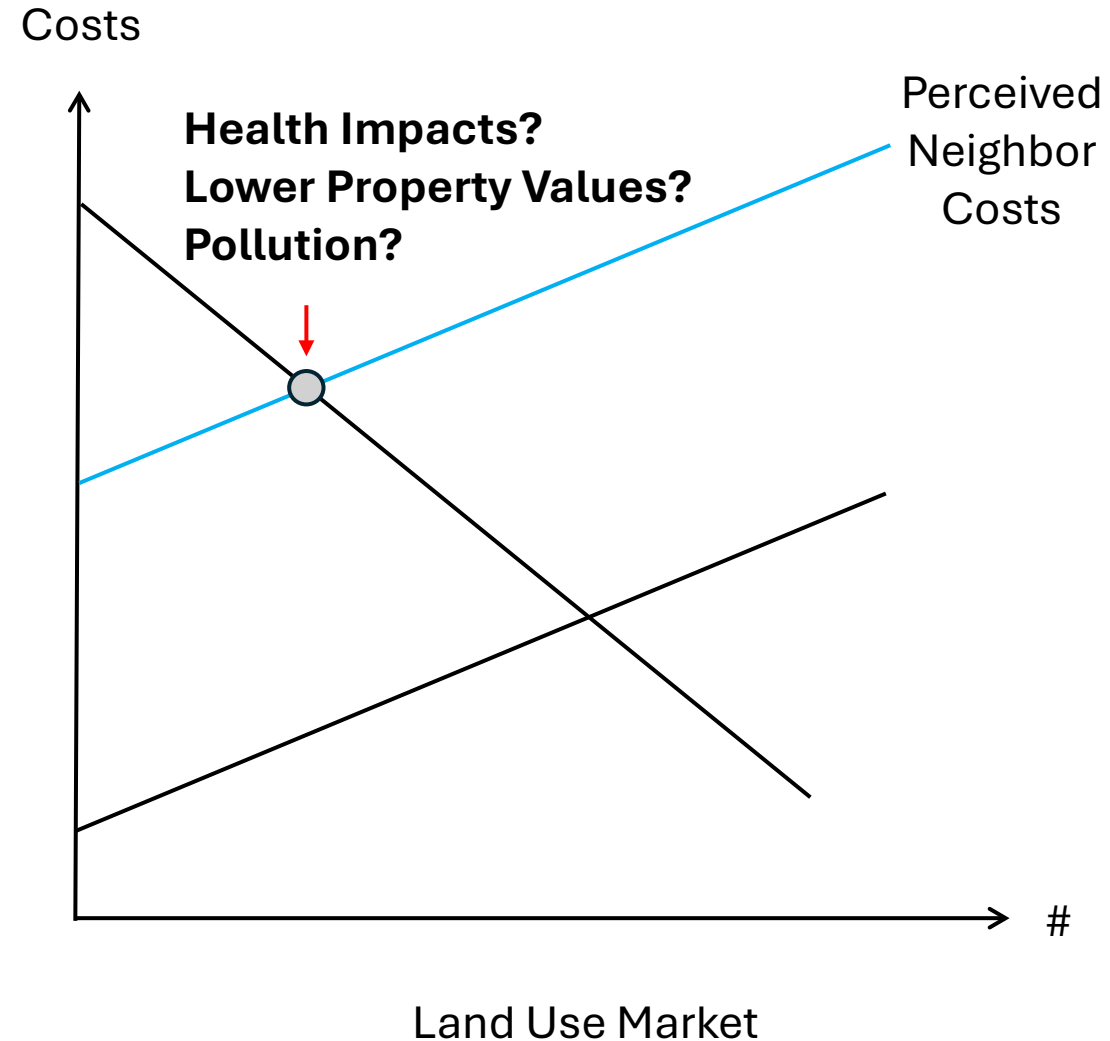
# Land Use Policy & Economics: Nuisances

- Odors
- Noise
- Traffic



# Land Use Policy & Economics: NIMBY

- **Not In My Backyard**
- Single use zoning
- Longer trips to destinations
- Traffic pollution & injuries
- Fewer neighborhood businesses
- Consolidated lots & demolition
- Historic property values decline
  - Small
  - Dense
  - No Parking



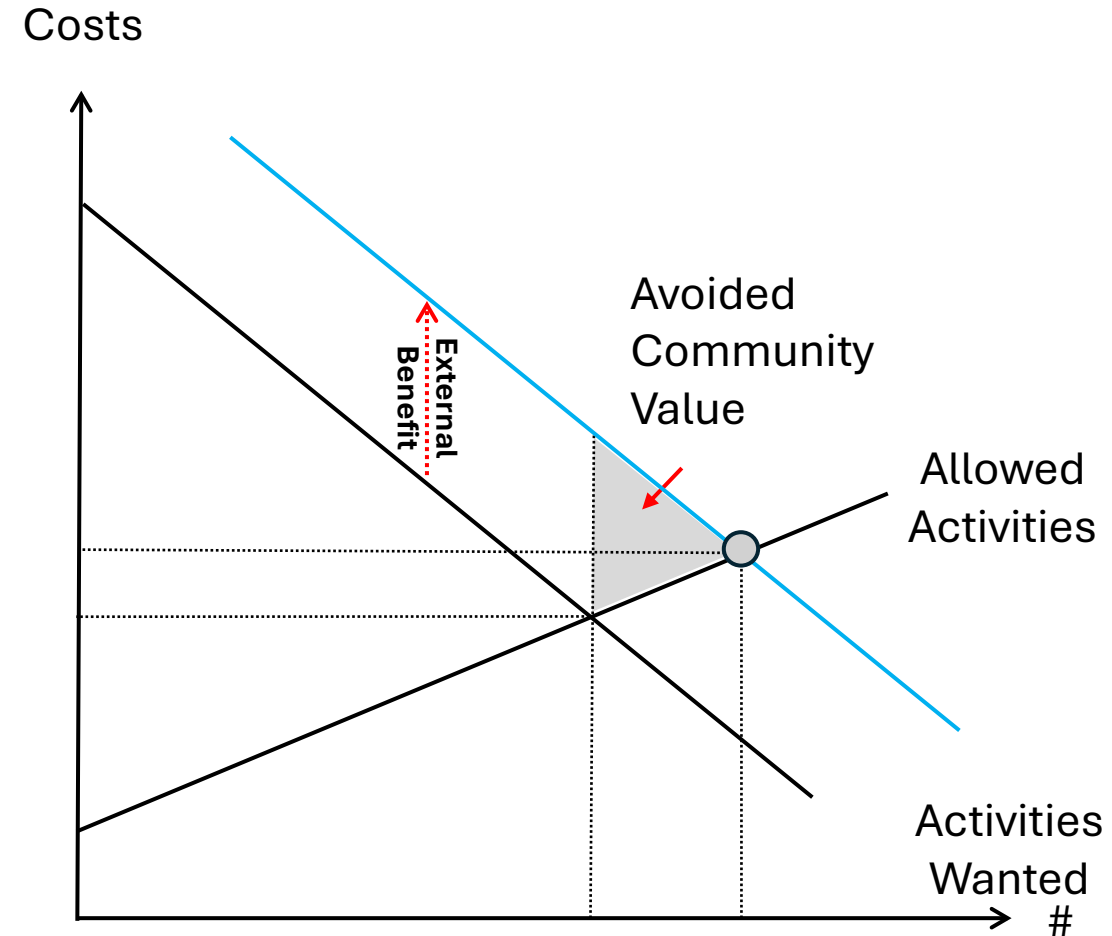


# Land Use Policy & Economics: Community

- **Committed**
- **Accountable**
- **Resilient**
- **Ethical**



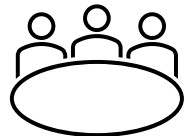
**Caring & Professional  
Vibrant & Thriving  
Dynamic & Responsible  
Healthy & Sustainable  
Welcoming & Livable  
Accessible & Connected**



Are strict laws needed to avoid ruining peoples lives, or can land use regulations be reformed to enable activities the community wants?

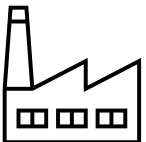
# Land Use Reform Subcommittee

- Borough Council established in January '23 (Discussed December '22)
- Meets every 2 weeks
  - Mayor
  - Deputy Mayor
  - Borough Councilor
  - Zoning Hearing Board Chair
  - Former Planning Commission Chair (Citizen)
  - Planning Commissioner
  - Borough Manager
  - Policy & GIS Analyst
  - Students (East High Street Analysis & Discretionary Review Analysis)
  - SCEP Director



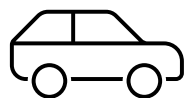
# Recommended Reforms (1 of 3)

- Urban Mixed-Use Zoning (Brownfields, Mixed-Use Shopping)
  - Frog Switch Zoning Map Amendment (December 2023)
  - Urban Mixed Use Comprehensive Plan Amendment (December 2023)
    - Online & Neighborhood Survey (2023)
  - Carlisle Plaza (Pending Zoning Map Amendment)
  - Small Area Plan (Pending Planning Process)



# Recommended Reforms (2 of 3)

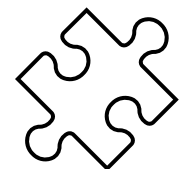
- Reduced off-street parking for dwellings (2023)
- Increased shared distance to parking lots in urban contexts (2024)
- Fee in lieu of parking (2024)



# Recommended Reforms (3 of 3)

## DRAFT

- Artisan Industry (small scale manufacturing & retail)
- Consolidating and updating land uses by scale
- Doors facing streets in urban contexts
- Minimum Bicycle Parking Standards
- Accessory Dwelling Units (ADU)
  - Rental Property Maintenance Code (Adopted December 1, 2021)



# Urban Neighborhood(s) Review (2024-25)

- Grandfathered or lost small-scale commercial uses
- Existing physical conditions (building size, orientation, location)
- Historical Society & Sanborn Fire Insurance Maps
- Discretionary Review Mapping & Analysis
- Interviewing elders and current neighbors





# Front Yards & The Public Realm

- Mixed Suburban and Urban (Physical) Form
- Car-oriented vs. pedestrian-oriented
  - Front Doors
  - Parking Lots





# Overlapping LUR: Vision Zero, Shade Tree, Climate Action

- Private Parking Lots
  - EV Charging Stations (convenience, new markets, air quality)
  - Maximum Vehicle Parking (infill opportunities)
- Co-locating curbs, sidewalks, and street trees
  - Sidewalk maintenance cost reduction
  - Environmental & public safety benefits







Questions?