

## APAPA Annual Conference, 2009

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- Educational Sessions
- Subject: Outlawing Sprawl
- With Multimunicipal Planning *and Zoning*.

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## Outlawing Sprawl



Walter Wydro  
Newtown Area Joint Planning Commission  
Upper Makefield Planning Commission  
Bucks County Planning Commission  
October 6, 2009

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## Outlawing Sprawl

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- The Newtown Area Jointure not only Plans mutually but has a *single, common Zoning Ordinance*.

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## Newtown Area Jointure

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- Articles of Agreement signed in 1983 after 7 years of planning, the Jointure consisted of three Townships, Newtown, Upper Makefield and Wrightstown and Newtown Borough.
- Newtown Borough left the Jointure in 1987.

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### **Newtown Area Jointure**

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- Joint Planning Goals.
- Newtown Borough is the hub.
- The three Townships would retain a rural like setting.

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### **Newtown Area Jointure**

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- Smart growth would be targeted outward from the Borough.
- Borough and Newtown Township had existing public water and sewer systems.
- Upper Makefield and Wrightstown would use on-lot systems.

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### **Newtown Area Jointure**

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- Designated villages/hamlets and areas served with water and sewer system would have the highest density.
- The Joint Zoning Ordinance is based on Performance Zoning concept pioneered by the Bucks County Planning Commission.

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### **Newtown Area Jointure**

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- Growth:
  - Population in the three municipalities increased from 11,311 in 1980 to 30,575 in 2006.
  - Jointure grew by 21% compared to Bucks County's growth rate of only 10.4%.

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### **Newtown Area Jointure**

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- **Protect critical natural resources:**
  - Floodplains and floodplain soils
  - Wetlands
  - Lakes and Ponds
  - Watercourses and streams
  - Steep slopes
  - Woodlands
  - Prime agricultural sites

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### **Newtown Area Jointure**

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- Provision for mobility and transportation
- Preservation of open space
- Protection of agriculture use and soils
- Provide for parks and recreation
- Provide a commercial base
- Protect historic resources
- Preserve villages and hamlets

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### **Newtown Area Jointure**

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- Lower density areas would play a vital role serving as the watershed for the entire area.
- Wells provide water for the entire area. Sewage goes to Philadelphia for treatment and discharge to the Delaware River.

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### **Newtown Area Jointure**

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- Quarries limited to Wrightstown's four.
- Enhance village settings and historic places and use these for modest growth.
- Aquifer protection (Entire area including Borough are 100% dependent on wells).
- Stormwater management.

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### Newtown Area Jointure

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- Minimize need for new or expanded roads and associated stormwater requirements outside the core area.

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### Newtown Area Jointure

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- Proper zoning is the key.
- Except for villages/hamlets and pre-existing built-up areas, the bulk of the land in the Jointure is zoned CM or Conservation Management.
- Minimum lot size - 3 acres.
- Lots can be divided into 3 acre or larger parcels in a sprawl like configuration.

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### Newtown Area Jointure

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- Lots can also be one acre, clustered with two acres set aside for a contiguous open space with buffering.
- The open space can be used for agricultural purposes or open space.
- A 10% bonus provision allows a lot size of  $\frac{3}{4}$  acre, requiring clustering and additional buffering.

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### Newtown Area Jointure

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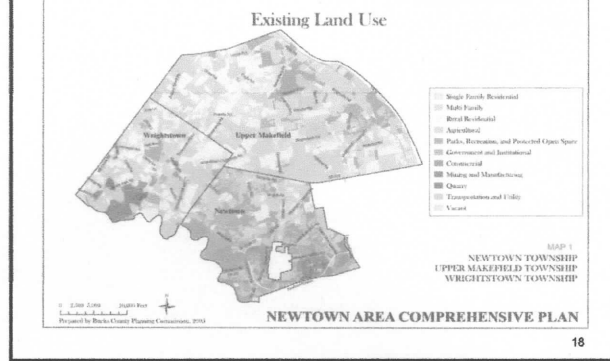
- The success of the 26 year history of the Newtown Area Jointure can be summarized by examination of the following maps.

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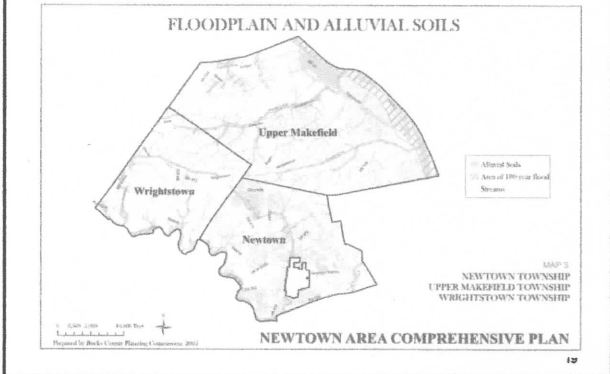
## Map – Joint Municipal Zoning Map



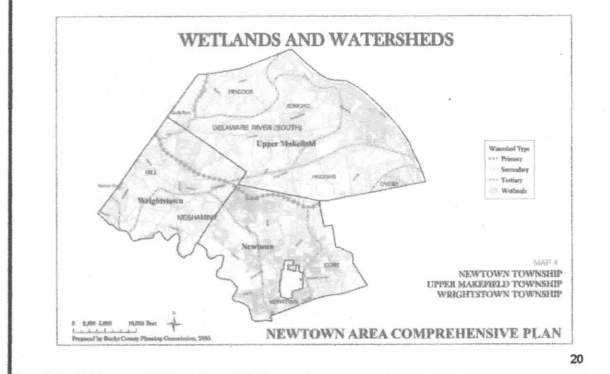
## Map – Existing Land Use



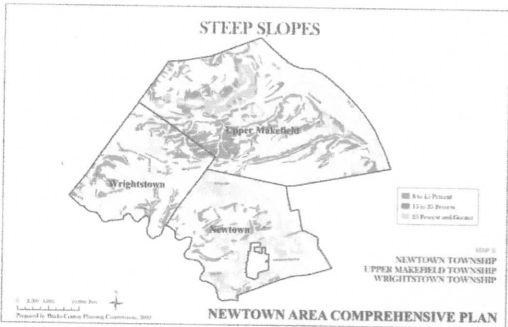
## Floodplain & Alluvial Soils



## Wetlands & Watersheds

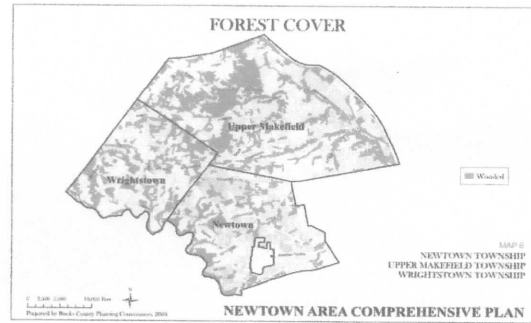


## Steep Slopes



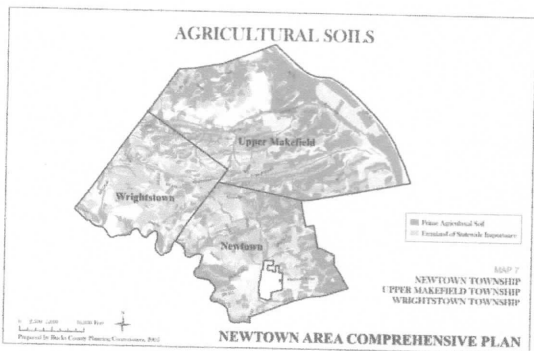
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## Forest Cover



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## Agricultural Soils



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## Historic & Cultural Resources



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## Upper Makefield Open Space

- Nearly 40% of the land in Upper Makefield is now protected from further development.
- Township taxpayers have voted for three separate bond issues along with state and county funds to purchase the development rights on these properties.

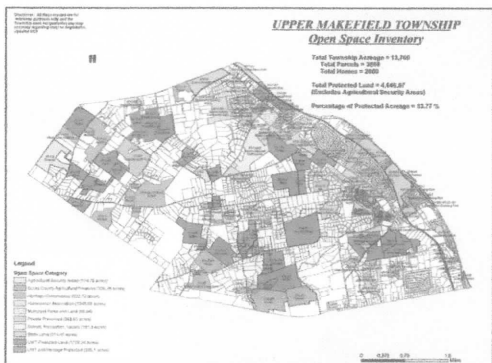
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## Jointure

- Newtown and Wrightstown townships are also embarked on open space planning and acquisition.

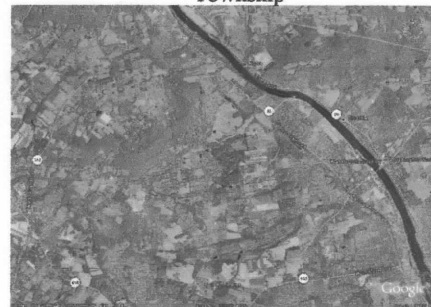
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## Map - Upper Makefield Open Space



## Newtown Area Jointure

### Upper Makefield Township





## Newtown Area Jointure

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### Newtown Township



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## Newtown Area Jointure

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### Wrightstown Township



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## Acknowledgements

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- Much thanks and appreciation go to the Staff and Director Lynn Bush of the Bucks County Planning Commission for their continuous efforts from the very beginning to today on behalf of the Jointure.
- Thanks must be given to the many different Boards of Supervisors, Planning Commissions, EAC's, Zoning Officers, Township Managers and Solicitors who have served over the 26 years of the Jointures' existence.
- Thanks also to Mike Frank and Jeffery Marshall of the Heritage Conservancy for their assistance over the years.

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