

CHAPTER 8 HOUSING PLAN

This chapter will present the issues related to housing needs and the diversity of dwelling types in East Pikeland Township. Chapter 6, Population and Housing, outlined population history, projections, and housing issues. All of the projections were based on the 2000 Census, as the basic data was made available near the end of the process of developing this Comprehensive Plan. Analysis of the data and projections based upon it have yet to be released by the regional planning agencies

Housing Needs

The 2000 population of East Pikeland Township was 6551 and an increase to 8613 is projected to occur by the year 2020. The housing needs of a community are based on the number of persons per household. In Chester County the number of persons per household has steadily decreased over the past several decades. This trend is due to couples having fewer children, adults postponing marriage, divorced or separated persons living alone and an increased number of senior persons living alone. This decreasing trend is not only regional but national as well.

A major result of this trend is that a greater number of dwelling units are required to house the same number of people. The population of East Pikeland Township increased by 49.4% between 1970 and 2000, to 6551 persons. Based upon this population and a total of 2530 dwelling units existing at the same time, the average household size in 2000 was 2.58. Assuming that the trend downward in this statistic will continue but probably at a reduced rate, a figure of 2.8 persons per household should be used to calculate the number of dwelling units needed to accommodate the population forecasted for the planning period.

Table 8.1 illustrates the relationship between the projected population and the number of dwelling units needed to accommodate them. The largest variable in this analysis is the volume of units to be created in the future that will provide housing along with those units that are currently approved.

Table 8.1

Table of Housing Needs

	1990	2000	2010	2020
Population	5825	6551	7381	8313
Household Size	2.89	2.59	2.59	2.59
Housing Needs ¹	2016	2529	2850	3210
Current Housing Available ²	2014	2604	2604	2604
Excess or Deficit ³	-2	-75	-246	-606
Inventory of Lots ⁴		100	100	100
Total Housing Units Needed ⁵		2576	2750	3110

¹ Population Divided by Household Size.

² US Census Reported Housing Units in 2000.

³ Number of Housing Units Required over the 2000 Base of 2604 Existing Units.

⁴ Number of Available Dwelling Units in Approved Developments, or those Pending Approval.

⁵ Current Housing Available +/- Excess or Deficit - Inventory of Lots.

The above Table of Housing Needs summarizes the relationship between the forecasted population projections and the status of housing to accommodate that growth. It illustrates the number of dwelling units that will be necessary in the upcoming decades to house the expected population. The actual number of needed units will fluctuate over time as new residential development projects are approved and built. The current inventory of 100 dwelling lots reflects the number of units approved or pending approval in 2000 to date. The table serves as a reminder that growth pressures will continue and that space to house it will have to be found. Where the growth occurs is crucial to the successful implementation of this Comprehensive Plan. The Land Use Plan (Chapter 7) identifies areas that meet the criteria for growth, that being the availability of infrastructure and the context of existing patterns of development. As data on housing becomes available from the 2000 Census, adjustments to this table can be made. Specifically, the Current Housing Available statistic should be updated and factored into the calculations.

Mix of Dwelling Unit Types and Densities

East Pikeland Township Zoning Ordinance allows for a wide range of dwelling unit types and densities, including single family, two family (twins and duplex), multifamily (townhouse), and apartment, as shown in Table 8.2. Specifically, these uses are permitted in the following residential zoning districts, subject to the area requirements and densities noted:

Table 8.2

Zoning Districts

<u>Residential Zoning District</u>	<u>Dwelling Unit Type</u>	<u>Min. Lot Size</u>
R-1, Farm Residential	Single Family Detached	85,000 sf.
R-2, Community Residential	Single Family Detached	1 ac. 25,000 sf.
R-3, Mixed Residential	Single Family Detached	1 ac. 20,000 sf.
KR, Kimberton Retail	Single Family Detached	20,000 sf.
	Mixed Use Dwellings	20,000 sf.

Note: Smaller minimum lot sizes refer to conditions where community or public sewer systems are present.

Greater density may be achieved by the development of mobile home parks, multifamily (townhouse), or mixed single family – multifamily developments, all of which are permitted by Conditional Use in the R-3, Mixed Residential District. These uses would be subject to the approval of the Township Board of Supervisors.

Zoning District Amendments

There are several examples of areas within the Township that would have to be rezoned in order to accommodate the projected growth of residential areas, The Kimberton Village district, for instance, would have to be expanded to approximate the boundaries shown on the Future Land Use Map. The expansion should include areas that are suitable for future growth, as well as

those areas that logically are part of the Village Center. The R-3 district encompasses most of the areas that have been projected for high density development in the future. In fact, the area already contains a mix a dwelling unit types. The Mixed Use Area shown on the Future Land Use Plan along the western portion of Route. 724 may require the amendment of the Commercial and R-2 Residential districts in order to allow the combination of unit types envisioned in that area. The process for accomplishing this should involve the identification of areas available for future growth and the development of a pattern of zoning lines that acknowledges the existing land uses as well as the proposed.