



INNOVATION SHOWCASE

Mayor Sean Shultz
Carlisle, PA

WINTER
2025

WIFI: LIUNA-GUEST
Password:
Unionworker1903\$

Land Use Reform in Carlisle, Pennsylvania

Sean M. Shultz
Mayor

LUR concerns

1. Unrealized markets for infill
2. Active transportation and micromobility
3. Climate adaptation
4. Racial Equity
5. Neighborhood social connections and independence
6. Land use policy contradictions
7. Regulatory review as part of the planning process.



2024 Zoning Text Amendment Recommendations

Complete:

- ✓ Increased shared parking distance
 - ✓ Council adopted on March 14, 2024
- ✓ Fee in lieu of parking
 - ✓ Council adopted on July 11, 2024

\$8,973.60 per reduced parking
space approved by Borough Council



Accessory Dwelling Units (ADUs)

Complete:

- ✓ Analyzed: 35% of finished floor area or minimum 750 square foot limits for ADUs
- ✓ Mapped an urban transect zone for “carriage houses” adjacent to alleys
- ✓ Researched other municipal approaches to ADUs



Draft Text Amendments

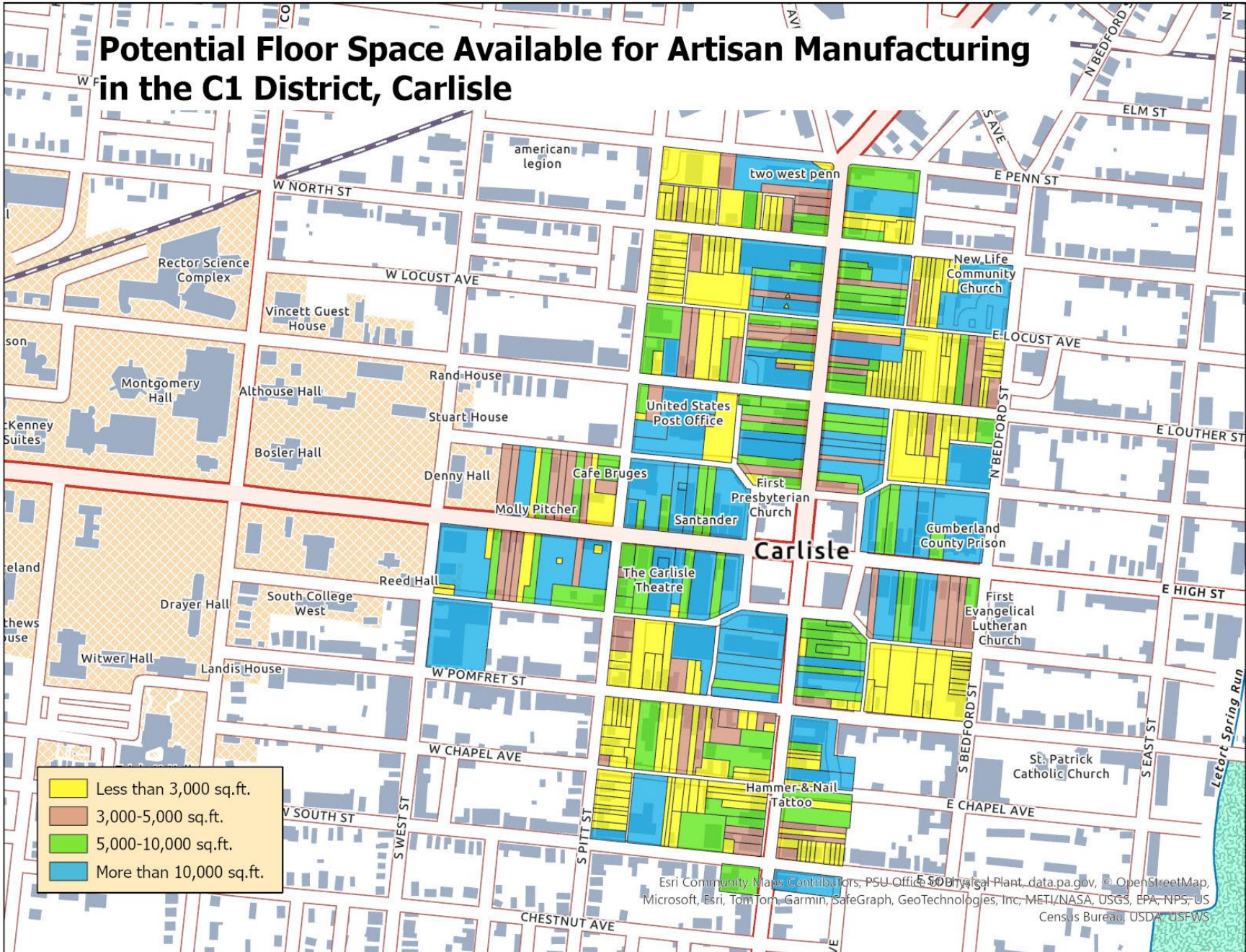
Complete:

Artisan Manufacturing

- ✓ Not more than 10,000 square feet of manufacturing space and fewer than 10 employees

Minimum Bicycle Parking

- ✓ At least 2 bicycle spaces for every 10 car parking spaces



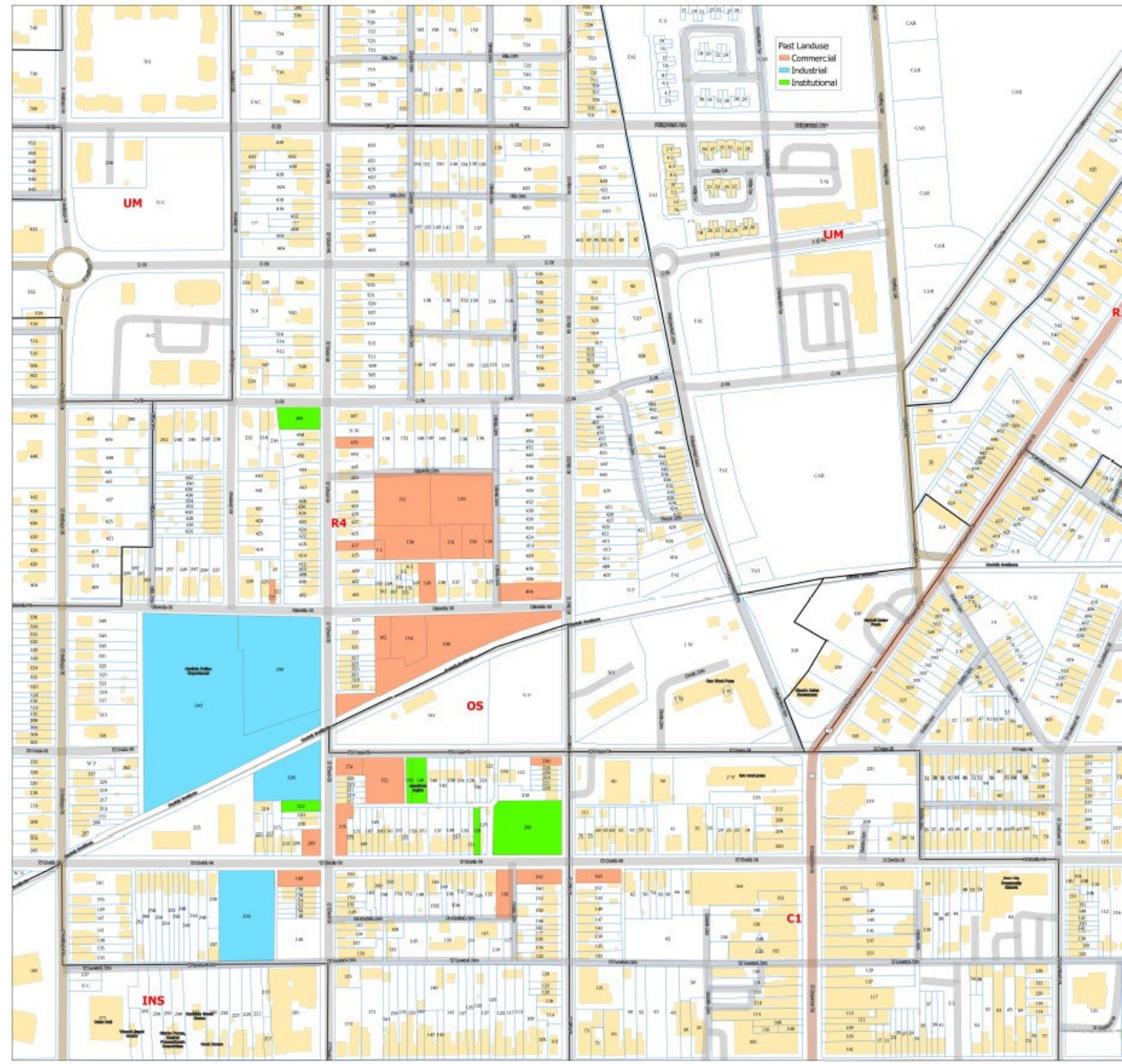
Getting the word out about LUR

Complete:

- ✓ SCEP webpage updates
- ✓ Strong Towns Interview
- ✓ Mayor's Innovation Project: Mayors Institute for Pedestrian Safety
- ✓ Department of Community & Economic Development (DCED)
 - Center for Community Enhancement
 - Governor's Center for Local Government Services
- ✓ Shippensburg University Historic Preservation Workshop Series
- ✓ Neighborhood outreach for mixed-use north of C-1 (Central Business District)

In progress:

- ## ☐ Neighborhood mixed-use review and recommendation north of C-1



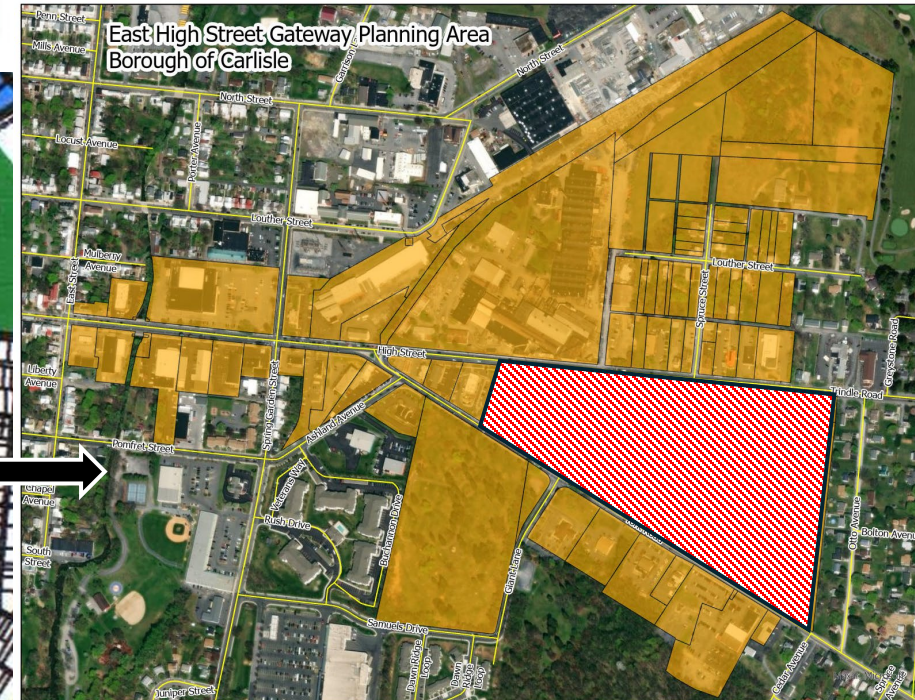
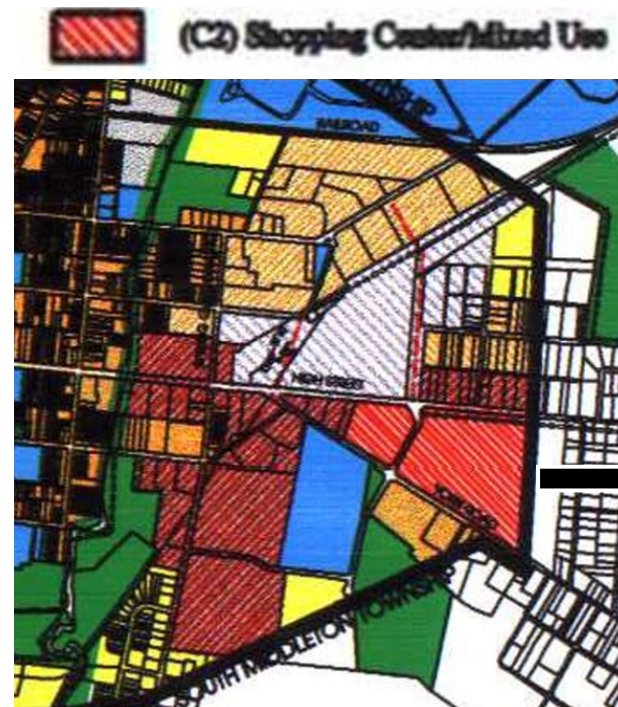
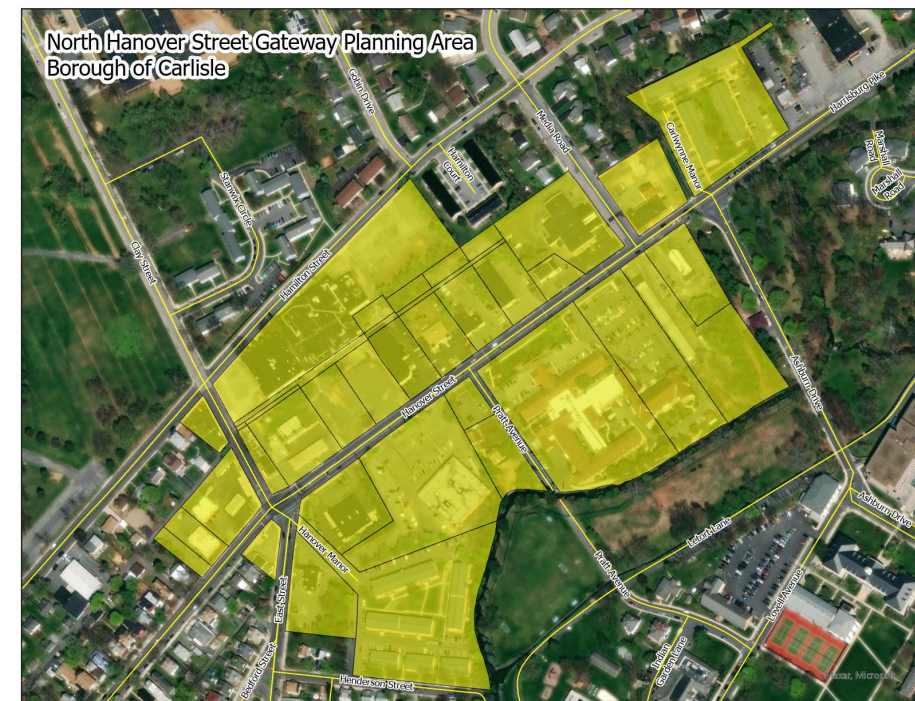
Funding Awards for Land Use Planning

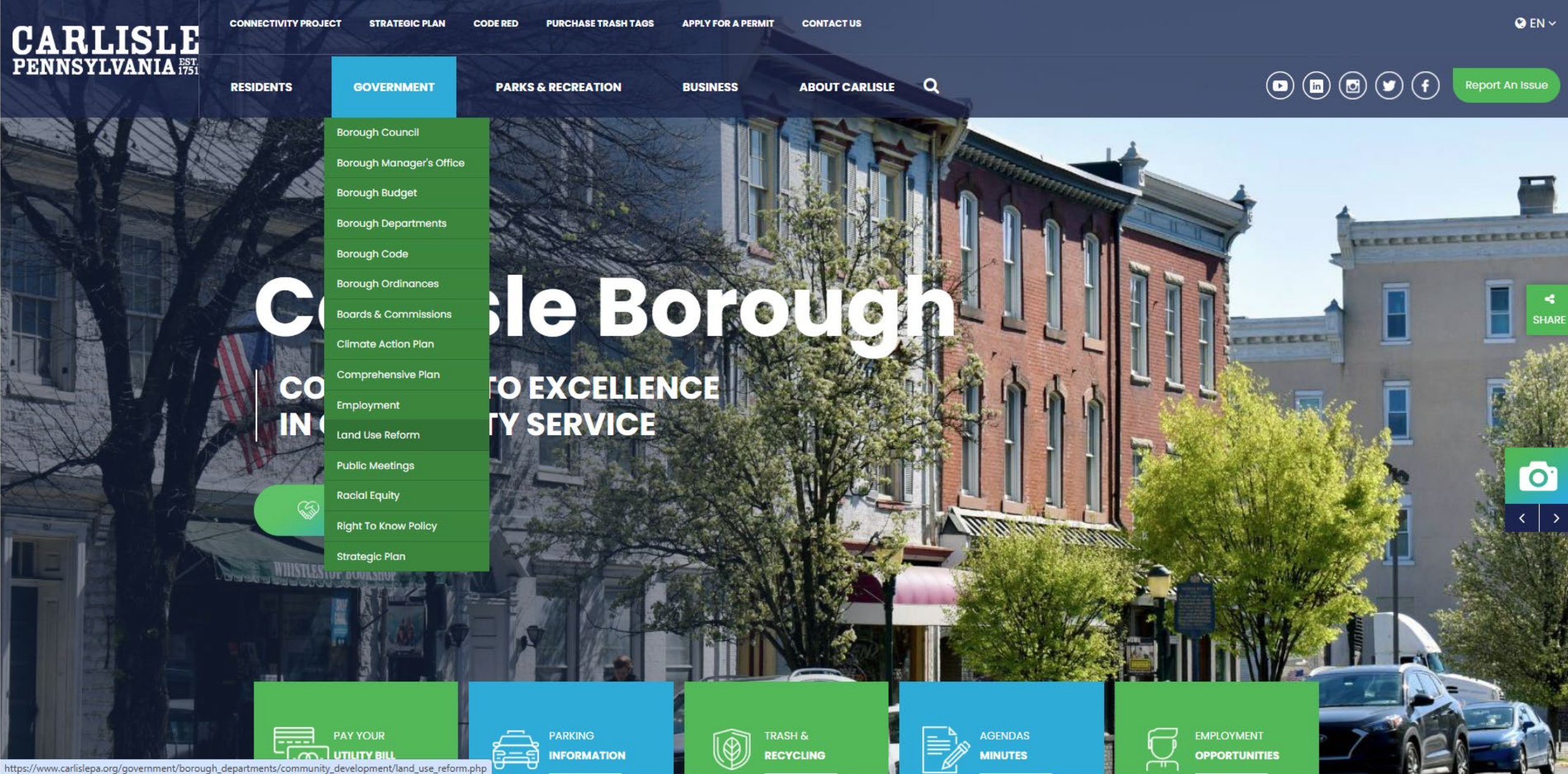
Complete:

- ✓ Research assistantship funding from Dickinson College
 - Supported three (3) interns in SCEP
- ✓ Main Street Matters grant award \$50,000 *pending*
- ✓ Municipal Assistance Program (MAP) grant award \$99,400 *pending*

To do:

- ❑ Initiate small area planning process at North Hanover and East High Streets
 - ❑ Continue to evaluate Urban Mixed Use (UM) Zoning at the C-2 Shopping Center/Mixed Use District on East High Street





https://www.carlislepa.org/government/borough_departments/community_development/land_use_reform.php