



# LYTLE FARM PATTERN BOOK

## Dauphin County, Pennsylvania

Lytle Farm is a new town of 1,730 residences located in Dauphin County, Pennsylvania, near the Susquehanna River. The town's founder sought a pattern book to ensure that the community followed the form of a traditional Pennsylvania town. Just as such towns often focus on a crossroads, the Lytle Farm commercial village surrounds a four-way intersection. The variety of buildings and lot types provide diversity with civic buildings, commercial buildings, mixed-use buildings, townhouses, condominiums, apartments, a continuing care retirement community, and a variety of single-family lot types. The diverse uses will create a community that revives a town-scale urbanism that has not been built in central Pennsylvania in more than a generation.

**Client:**  
The Charlan Group

**Project Status:**  
Completed in 2010

- Project Overview:**
- Provides guidelines for implementing Lytle Farm master plan
  - Addresses building, architectural, circulation, and landscape patterns

The pattern book addresses building, architectural, circulation, and landscape patterns. It is based on the transect and illustrates the overall form of the community with a regulating plan. The building patterns section includes a regulating plan, building and lot type plans, lot standards, and graphics. The architectural patterns are based on the rich diversity of styles in the towns and small communities of Dauphin and Lancaster Counties. The circulation patterns define and create tree-lined streets with sidewalks and pedestrian-oriented buildings that lead to paths and greenways running through the neighborhood. Landscape patterns address open spaces and define treatments. In addition, landscape guidelines for fences, walls, plant materials, bioswales, water bodies, pavement, lighting, site furniture, and signs are included to create a distinct place that recalls an earlier time.

### THE RURAL-URBAN TRANSECT

The concept of the transect originated in biology as a way of understanding the transitions in ecological habitat that occur, for example, between open areas along the coast and more biologically diverse and densely vegetated areas of interior woodlands.

The rural-urban transect applies the same way of thinking to the human habitat. The transect runs from natural areas—such as forests, wetlands, and wilderness with minimal human influence—to urban areas like large cities where buildings and man-made spaces dominate.

Conventional ordering of human impacts on the land divides areas by use, separating commercial and industrial areas from residences. This way of thinking, supported by antiquated zoning regulations, ignores the broader context of the relationships between human settlement and the natural environment. It also results in the monotonous suburban development patterns which have destroyed the rural and town landscapes that many Americans cherish.

Applying the transect to the Lytle Farm community allows it to grow according to traditional patterns. The existing farm is preserved as T2, primarily for agricultural use, with a minimal number of buildings.

T3 areas form a transition to rural land with homes on larger lots.

T4 land is characterized as general urban and is the appropriate place for a mix of parks with attached and detached single-family homes, as is common in residential neighborhoods throughout Pennsylvania.

Areas near Harrisburg Pike are designated as T5 or urban center. They allow compact building patterns and a mix of residential and commercial activities, as is common in traditional small town centers.

T1	NATURAL	
T2	RURAL	
T3	SUB-URBAN	
T4	GENERAL URBAN	
T5	URBAN CENTER	
T6	URBAN CORE	

**BUILDING PATTERNS**

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### SINGLE-FAMILY LOTS: REAR LOADED

Lot Standards by T-Zone

Dimension	T2	T3	T4
Front Yard Setback	40'	30'	25'
Front Street Front Setback	40'	30'	25'
Side Yard Setback	10'	5'	5'
Alleyway Rear Yard Setback*	10'	5'	5'
Side Street Front Yard Setback	10'	5'	5'
Side Street Front Yard Setback	10'	5'	5'

\*Minimum 10' setback from alleyway.

**BUILDING PATTERNS**

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### WALKWAY

Existing Measurements: Plan: PE-00-044.1

**CIRCULATION PATTERNS**

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