

Ordinance Assessment



ZONE STATE COLLEGE
pennsylvania

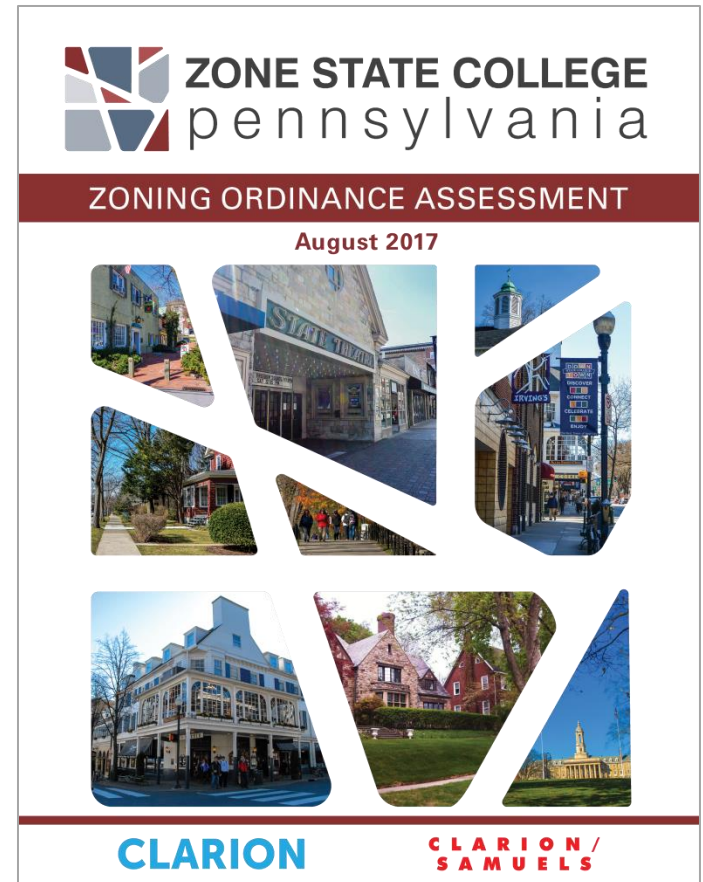
CLARION

STATE COLLEGE
P E N N S Y L V A N I A

September 2017

Presentation Summary

- Project Background and Status
- Ordinance Assessment
- Next Steps



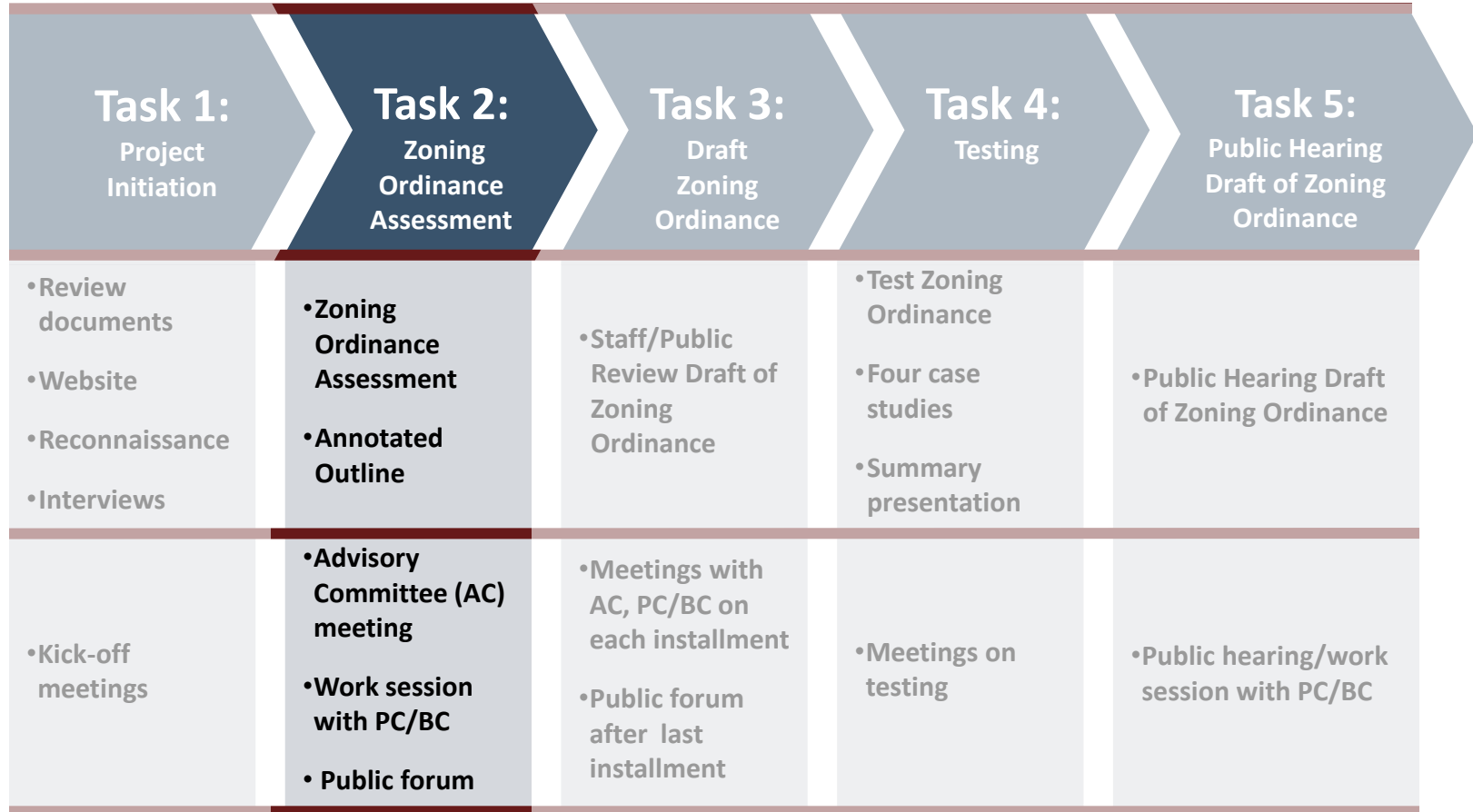
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Overview of Project and Status

Where We Are Next Steps



March– April 2017 May – Sept 2017 Nov 2017 – Sept 2018 Sept – Oct 2018 Nov -Dec 2018

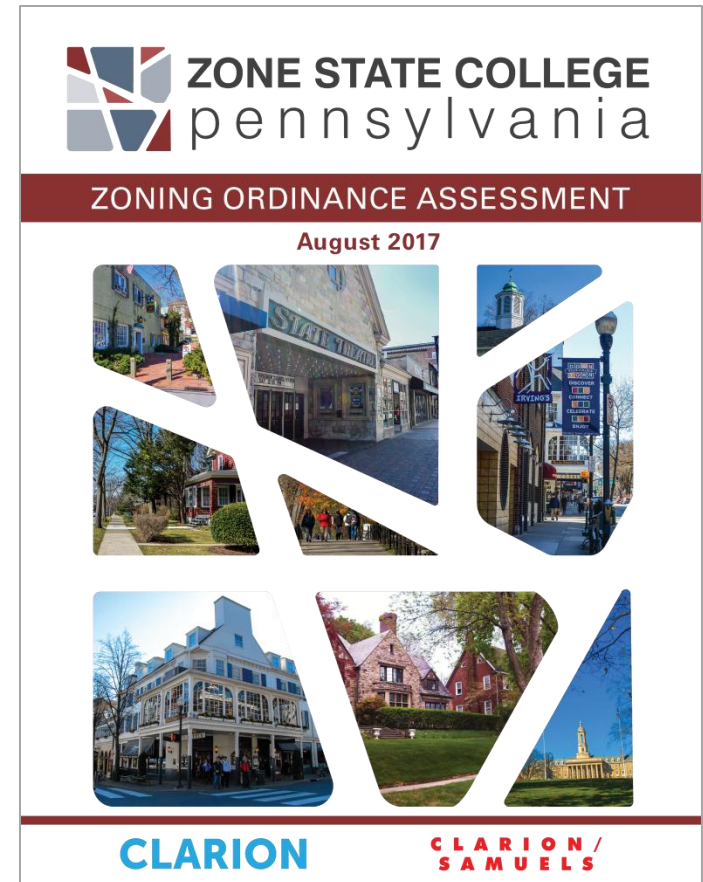
Zoning Ordinance Assessment

I. Introduction

II. Diagnosis

III. Annotated Outline

IV. Appendices



Theme 1: Create User-Friendly Ordinances

Pages
II-1 - II-15

Key recommendations

- Make the structure more logical and intuitive
- Use graphics, illustrations, flowcharts and tables
- Improve formatting and referencing
- Make the language clearer and more precise
- Modernize, refine, and update definitions
- Use a procedures manual
- Streamline review procedures

Benefits

- Logically organized ordinances that are graphically rich and easier to understand
- More precise and measureable standards and process through use and language/graphics
- Efficient and predictable process
- Flexibility options in appropriate places

Theme 1: Create User-Friendly Ordinances

Pages
II-1 - II-15

Reorganize document structure

- Logical and intuitive
- Organize around core elements

Proposed Structure

Chapter XIX: Zoning Ordinance

Part A: General Provisions

Part B: Administration

Part C: Zone Districts

Part D: Use Regulations

Part E: Zoning Standards

Part F: Nonconformities

Part G: Enforcement

Part H: Definitions and Rules of Measurement

Chapter ____: Subdivision and Land Development Ordinance

Part A: General Provisions

Part B: Administration

Part C: Subdivision and Land Development Standards

Part D: Enforcement

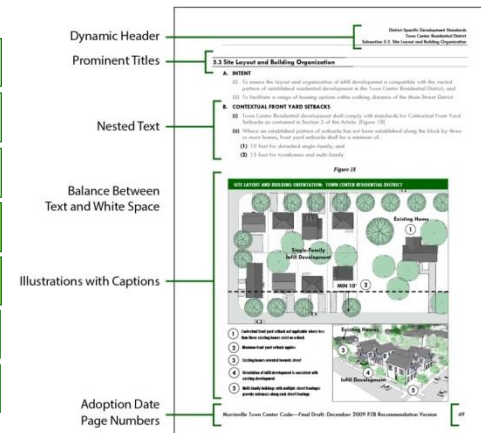
Part E: Definitions and Rules of Measurement

Pages
II-1 - II-15

- Graphics and photographs to explain zoning concepts
- 2-D and 3-D illustrations to describe spatial concepts and form
- Flowcharts to summarize processes
- Tables to more concisely summarize standards



27-3.401	Pre-Application Conference	Optional
27-3.402	Pre-Application Neighborhood Meeting	Optional
27-3.403	Application Submittal	To Planning Director
27-3.404	Determination of Completeness	Planning Director makes determination
27-3.406	Staff Review and Action	Planning Director makes decision (conditions allowed)
27-3.414	Notification	Planning Director notifies
27-3.415	Appeal	Optional (to Planning Board, then to District Council)



Proposed Layout for Zone Districts

Purpose statement

Photos and illustration

Reference to
use standards

Dimensional and intensity
standards in table form

Diagram labels linked
to the table

Reference to
other applicable
standards

Article 3: Zoning Districts
3.2 Residential Base Zoning Districts
3.2.9.7 Residential - Transitional

3.2.9. R-T: RESIDENTIAL - TRANSITIONAL

A. PURPOSE

The purpose of the Residential - Transitional (R-T) district is to provide a transition between single-family neighborhoods and more extensive commercial and mixed use development, and major road corridors. Allowed development includes detached single-family dwellings, two-family dwellings, townhomes, small-scale multi-family dwellings, and parks and recreation centers.

B. USE STANDARDS

See use standards and use-specific standards in Article 4: The Regulations.

C. INTENSITY AND DIMENSIONAL STANDARDS

Standard	Traditional Character District			Suburban Character District		
	Single-Family and Two-Family	Medium-Density	High-Density	Single-Family and Two-Family	Medium-Density	High-Density
Lot Area, min. (sq. ft.)	5,000	10,000	8,000	5,000	10,000	8,000
Lot Area, min. (sq. yd.)	115	227	181	115	227	181
Lot Depth, min. (ft.)	30	30	30	30	30	30
Front Yard Setback (ft.)	10	10	10	10	10	10
Side Yard Setback, min. (ft.)	5	5	5	5	5	5
Corner Side Yard Setback, min. (ft.)	5	5	5	5	5	5
Rear Yard Setback, min. (ft.)	5	5	5	5	5	5
Building Height, max. (ft.)	35	35	35	35	35	35
Maximum Open Space (sq. ft.)	10,000					

April 2016
Page 3-20

Norfolk, VA
Zoning Ordinance Public Review Draft

Article 3: Zoning Districts
3.2 Residential Base Zoning Districts
3.2.9.7 Residential - Transitional

D. REFERENCE TO OTHER STANDARDS

Sec. 5.3 Off-street Parking and Loading	Sec. 5.7 Exterior Lighting
Sec. 5.3 Landscaping	Sec. 5.8 Form Standards
Sec. 5.3 Open Space	Sec. 5.9 Incentives for Sustainable Development Practices
Sec. 5.6 Neighborhood Protection	Sec. 2.4.7 Site Plan
Sec. 5.5 Signs	Article VI Nonconformities
Sec. 5.6 Fences and Walls	Article VII Definitions and Rules of Measurement

April 2016
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Norfolk, VA
Zoning Ordinance - Public Review Draft

Theme 1: Create User-Friendly Ordinances

Pages
II-1 - II-15

Streamline and modernize procedures

- Consolidate review procedures into one part, Part B
- Establish a summary table of procedures
- Establish standard procedures
- Use of flowcharts to graphically depict procedures
- Refine to streamline review, where appropriate
 - Add administrative adjustment
 - Consolidated or streamlined: PUD, Site Plan, Design Review
 - Add tree removal permit; interpretations procedure

	A: Appeal	D: Decision	R: Recommendation	S: Staff Review	IR: Informal Review						
	<> : Public Hearing or Meeting # : Official Comment or Report Required										
	Borough Council	Planning Commission	Zoning Hearing Board	Historic Resources Commission	Design Review Board	Planning Department	Centre Region Planning Agency	Fire Chief	Borough Arborist	Borough Engineer	
Discretionary											
Comprehensive Plan Amendment	<D>	R				R	S#				
Zoning Ordinance Amendment (Text and Zoning Map)	<D>	R ²		IR ⁷	IR	S ²	S#		IR	IR	
Conditional Use	<D> ¹	R			IR	S					
Special Exceptions			D ¹			IR					
Site Development											
Development Plan											
Preliminary Review (Concept Plan) ³		R		S# ⁶	R#	D ¹		S#			
Final Review		R		S# ⁶	R	D ¹	S#	S# ⁴	S		
Subdivision and Land Development											
Subdivision and Resubdivision											
Pre-application		IR									
Preliminary Plan		D						S#			
Final Plat ⁵	<D>	R						S# ⁴			
Lot Consolidation						D ⁵				S#	
Permits											
Zoning Permit			A ¹			D					
Occupancy Permit			A ¹			D					
Temporary Use Permit			A ¹			D					
Driveway Permit			A ¹			D					
Relief											
Variance			D ¹								
Administrative Adjustment			A ¹			D					
Interpretations											
Interpretations			A ¹			D					

Theme 2: Refine and Modernize the Zone Districts to Implement Local Plans

Pages
II-15 - II-39

TABLE II-2.2.2: PROPOSED ZONE DISTRICT STRUCTURE,
BOROUGH OF STATE COLLEGE

Current Zone District	Proposed Zone District
P: Public District	I: Institutional District
PA: Public Activities District	
PARK: Park District	PARK: Park District
Residential	
R-1: Residence District	R-1: Residence District
R-2: Residence District	R-2: Residence District
R-3: Residence District	R-3: Residence District
R-3A: Residence District	DELETED
R-3B: Residence District	R-3B: Residence District ¹
R-3H: Historic District	R-3H: Residence District ²
R-4: Residence District	R-4: Residence District
Commercial and Mixed Use	
R-O: Residential-Office District	R-O: Residential-Office (CONSOLIDATED)
R-0A: Residential-Office District	
C: General Commercial District	DELETED³
CID: Commercial Incentive District	
	D: Downtown District (NEW)
	Downtown subdistricts:
	- College and Allen - Downtown

TABLE II-2.2.2: PROPOSED ZONE DISTRICT STRUCTURE,
BOROUGH OF STATE COLLEGE

Current Zone District	Proposed Zone District
CP-1: Planned Commercial District	DELETED
CP-2: Planned Commercial District	
CP-3: Planned Commercial District	
P-O: Planned Office District	
	GC: General Commercial District (NEW)
	NC: Neighborhood Commercial District (NEW)
	MU: Mixed Use District (NEW)
UV: Urban Village District	WE: West End District
UPD: University Planned District	UPD: University Planned District
MP: Planned Industrial District	LI: Light Industrial District (CONSOLIDATED)
M: Industrial District	
Overlay Districts	
Mixed Use Overlay (Section 609 in R-2)	MUO: Mixed Use Overlay (CONSOLIDATED)
Mixed Use Overlay (Section 965 in R-3H)	
Flood Plain Conservation District	FP: Flood Plain Conservation District
R-OO Residential-Office Overlay	DELETED
CH: Collegiate Housing Overlay	DELETED
SD: Signature Development Projects	DELETED
	NCO: Neighborhood Conservation Overlay District (NEW)

Theme 2: Refine and Modernize the Zone Districts to Implement Local Plans

Pages
II-15 - II-39

Residential Districts

- R-1 Residence
- R-2 Residence
- R-3 Residence
- R-3H Residence
- R-3B Residence
- R-4 Residence

Residential districts will be carried forward

- Minor adjustments to dimensional standards to reflect existing neighborhood contexts



Theme 2: Refine and Modernize the Zone Districts to Implement Local Plans

Pages
II-15 - II-39

New Zoning Districts

- General Commercial
- Neighborhood Commercial
- Mixed use
- Downtown
 - **Downtown subdistrict**
 - **College and Allen**
- Neighborhood Conservation Overlay

Consolidated Zoning Districts

- Institutional
- Residential Office
- Light Industrial
- Mixed Use Overlay

Downtown subdistrict

- Applies to most of the State College downtown
- Mixed-use, walkable, strong emphasis on form and design
- Buildings up to six stories by-right
- High density student housing approved as signature dev't CUP

College and Allen subdistrict

- Main street scale
- Two to three story height
- Form and design standards to limit scale and support pedestrian-friendliness
- Support redevelopment



Theme 2: Refine and Modernize the Zone Districts to Implement Local Plans

Pages
II-15 - II-39

New Zoning Districts

- **General Commercial**
- **Neighborhood Commercial**
 - Mixed use
 - Downtown
 - Downtown
 - College and Allen
 - Neighborhood Conservation Overlay

Consolidated Zoning Districts

- Institutional
- Residential Office
- Light Industrial
- Mixed Use Overlay

Small-scale neighborhood-serving uses

- Walkable, context-sensitive and low-intensity nodes
- Form standards, floorplate limits, includes personal services and retail uses



Stand-alone commercial and office uses

- Generally accommodates automobile-oriented office and commercial uses
- Includes some form standards to ensure quality development



Theme 2: Refine and Modernize the Zone Districts to Implement Local Plans

Pages
II-15 - II-39

New Zoning Districts

- General Commercial
- Neighborhood Commercial
- **Mixed use**
- Downtown
 - Downtown
 - College and Allen

Neighborhood Conservation Overlay

Consolidated Zoning Districts

- Institutional
- Residential Office
- Light Industrial
- Mixed Use Overlay

Mixed use development

- Supports mixed-use, and compact development in appropriate locations, some auto-orientation, but pedestrian-friendly
- For areas outside of the downtown

Assist individual neighborhoods protect character

- Standards can be tailored to neighborhood
- Different standards in different neighborhoods
- Compliance reviewed administratively



Theme 2: Refine and Modernize the Zone Districts to Implement Local Plans

Pages
II-15 - II-39

West End District

Create new opportunities in West End District

- Redevelopment and new development on empty lots using high quality design
- Accommodate a variety of uses and housing types
- Enhance pedestrian-oriented environment



Theme 2: Refine and Modernize the Zone Districts to Implement Local Plans

Pages
II-15 - II-39

New Zoning Districts

- General Commercial
- Neighborhood Commercial
- Mixed use
- Downtown
 - Downtown subdistrict
 - College and Allen
- Neighborhood Conservation Overlay

Consolidated Zoning Districts

- **Institutional**
- **Residential Office**
- **Light Industrial**
- **Mixed Use Overlay**

Institutional

- Government uses and utility facilities

Residential Office

- Transition district between higher density areas and single-family neighborhoods

Light Industrial

- Variety of light industrial, assembly, flex space, tech, and other employment-type uses, some which might warrant separation from other types of uses

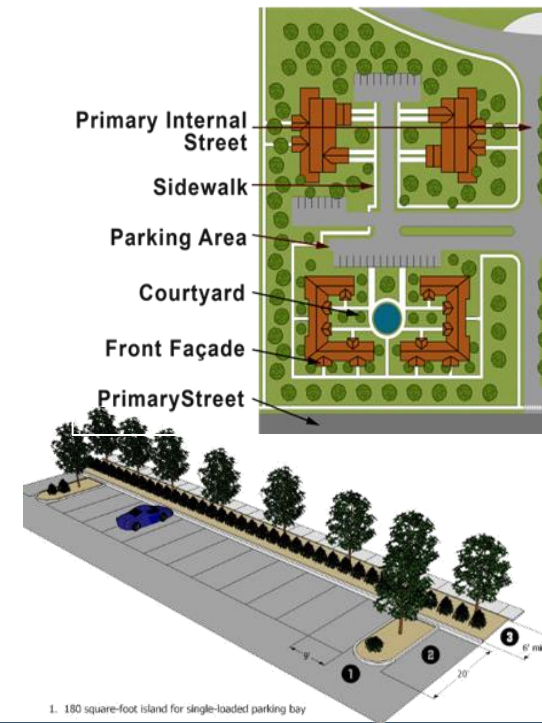
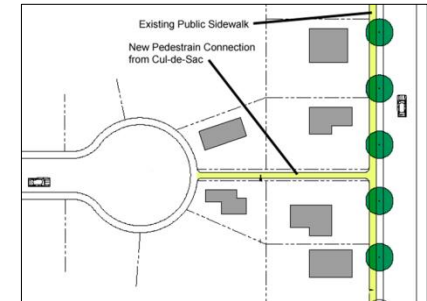
Mixed Use Overlay

- Consolidates and simplifies existing mixed use overlay districts.
- Allows some office uses and applies design standards

Theme 3: Modernize the Development Standards

Pages
II-40 - II-54

- Add Mobility, Circulation, and Connectivity Standards
 - Multimodal access and circulation, sidewalks, street trees
 - Connected access and circulation systems
- Modernize Off-Street Parking, Loading, and Add Bicycle Standards
 - Develop unified parking table
 - Modernize parking standards, where appropriate
 - Move away from “one size fits all” standards
 - Consider parking “cap” for certain uses
 - Consider broadening parking flexibility provisions
 - Require bicycle parking in most districts
- Review and Refine Landscaping Standards
 - Evaluate current parking lot landscaping and identify refinements to incorporate best practices
 - Incorporate standards into new Ordinance framework



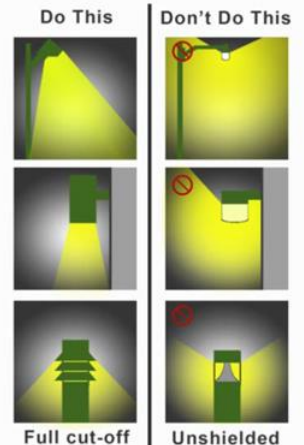
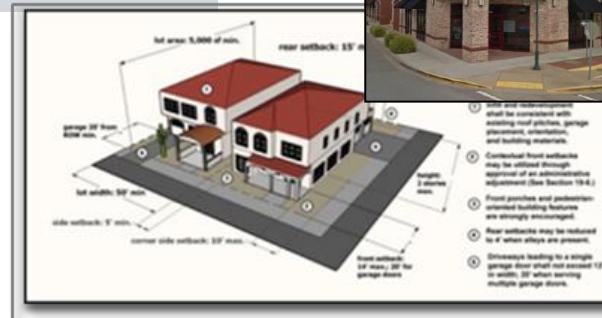
Theme 3: Modernize the Development Standards

Pages
II-40 - II-54

- Refine Fence and Wall Standards
- Refine Exterior Lighting Standards
- Add Form and Design Standards
 - Multifamily development
 - Nonresidential/mixed-use development
- Evaluate and refine sign ordinance

Table II-3.6.1: Potential Multifamily Form and Design Standards

Standard	Potential Requirements
Building Orientation and Configuration	Orient primary building entrance to a street or open space area (e.g., courtyard) rather than a parking area, where practicable
Building Size	Limit through requirements the length and footprint area of individual buildings
Building Facades	Require wall offsets and other articulation features (recessed entrance, covered porch, pillars and columns, bay windows, eaves, integrated planters) along long building facades
Roofs	Regulate the pitch of sloped roofs
	Conceal flat roofs with parapets
Materials	Locate and configure roof-based mechanical equipment to minimize view from street
	Provide changes in building material where building forms meet
	Locate heavier façade materials below lighter materials
	Limit or prohibit parking areas between buildings and the streets they face (e.g., require parking areas to the side or rear of buildings)



Theme 3: Modernize the Development Standards

Pages
II-40 - II-54

- Add Provisions to Protect the Character of Existing Neighborhoods
 - Carry forward student housing provision
 - Add Neighborhood Compatibility Sts. that address:
 - Site layout
 - Parking and driveway location
 - Location of drive-thrus and outdoor dining
 - Building façade standards (roof pitch, architectural features)
 - Building dimensions (height, scale, bulk, articulations)
 - Location of open space
 - Location of refuse areas
 - Buffering and fences
 - Lighting
 - Add Neighborhood Conservation Overlay District



Theme 4: Encourage and Support Green Building Standards and Incentives

Pages
II-55 - II-58

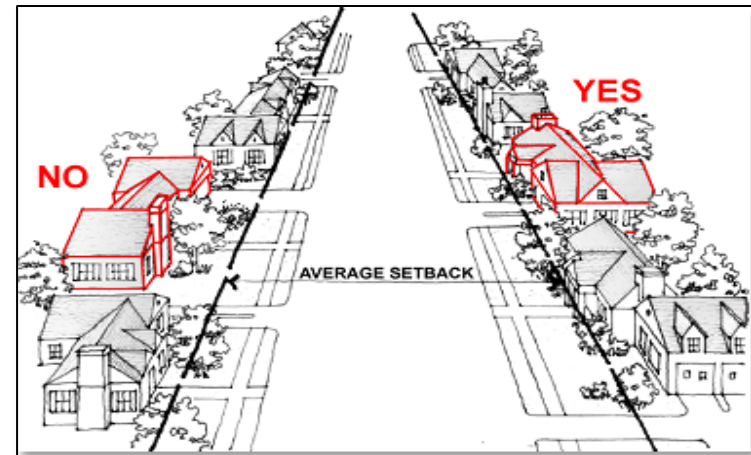
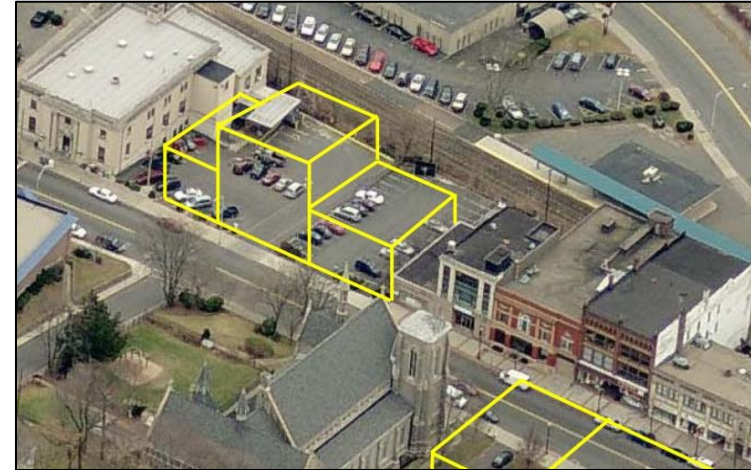
- Alternative energy systems (wind, geothermal, solar, EV charging)
- Energy conservation techniques (green roofs, cool roofs, green walls, etc.)
- Water conservation
- Low impact development techniques
- Opportunities for urban agriculture
- Housing diversity and universal design
- Walkable urbanism



Theme 5: Modernize the Regulations to Encourage and Support Redevelopment

Pages
II-59 - II-62

- Revise Off-Street parking to Recognize Different Development Contexts
- Evaluate and Modify Zone Districts to Address Nonconformities, as Appropriate
- Include Contextual Compatibility Standards in Selected Zone Districts
- Add Administrative Adjustment Procedure
- Add Alternative Compliance Provisions and Consider a Broad Application



Annotated Outline

Zoning
III-1 - III-27

Subdivision
IV-1 - IV-14

Why is this important?

- Shows how the new regulations will be organized
- Includes major sections and subsections
- Each section includes a summary of what will be included
- Notes existing regulations that will be carried forward, and new and modified regulations



Chapter XIX: Zoning Ordinance

Part A: General Provisions

Part B: Administration

Part C: Zone Districts

Part D: Use Regulations

Part E: Zoning Standards

Part F: Nonconformities

Part G: Enforcement

Part H: Definitions and Rules of Measurement

Annotated Outline

Zoning
III-1 - III-27

Subdivision
IV-1 - IV-14

Why is this important?

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Chapter ____: Subdivision and Land Development Ordinance

Part A: General Provisions

Part B: Administration

Part C: Subdivision and Land Development Standards

Part D: Enforcement

Part E: Definitions and Rules of Measurement

Questions and Discussion



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Next Steps

October 20

- Deadline for written comments on Assessment

November 13

- Staff report to Council on recommended revisions to annotated outline

November 20

- Solicit Council direction on annotated outline

Early December (Tentative)

- Drafting of Module 1 of ordinance begins



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