

Zoning and Subdivision Ordinances Rewrite



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pennsylvania

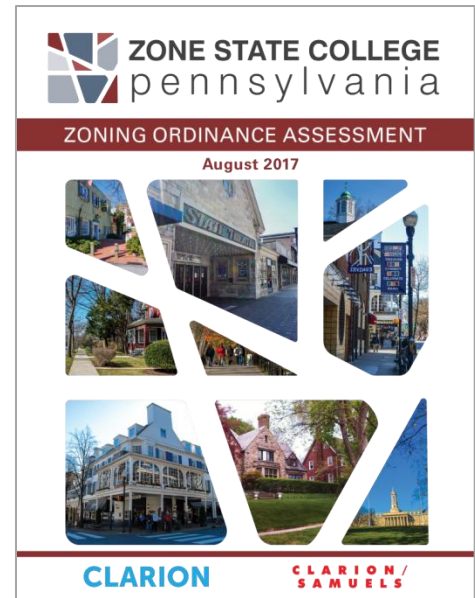
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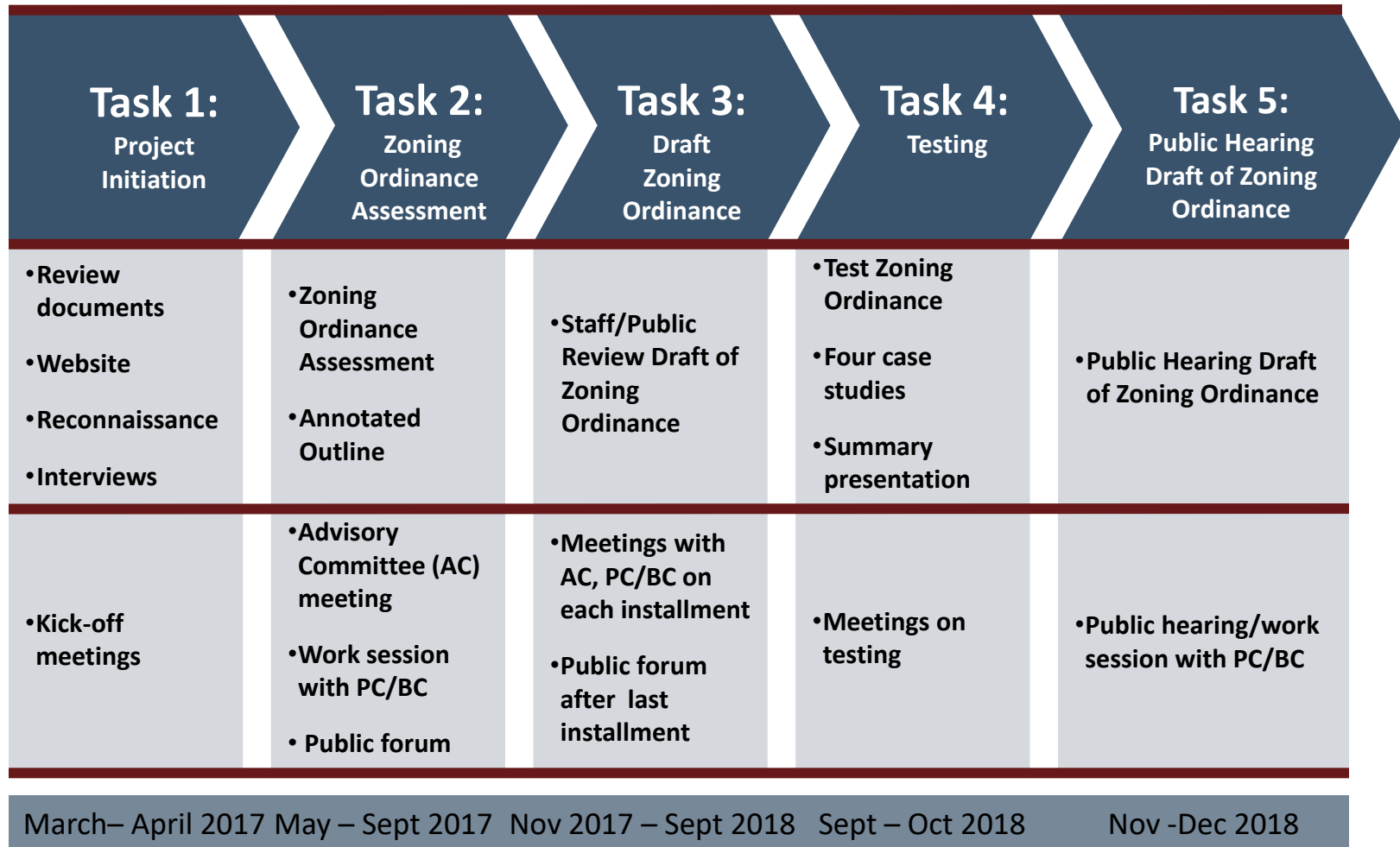
September 2017

Agenda

- Introduction
- Mission of Focus Group
- Ground Rules
- Introduction to Zoning and Subdivision Ordinance Rewrite
 - Goals and Schedule
 - Introduction to Zoning Ordinance Assessment
- Comments and Questions
- Next Steps



Introduction to Zoning and Subdivision Ordinances Rewrite Status



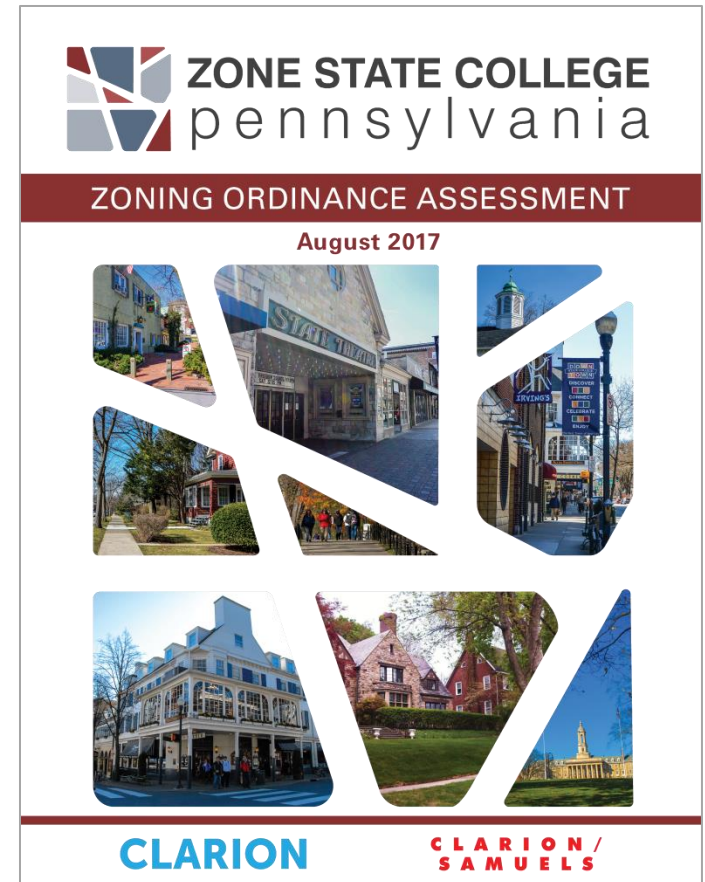
Zoning Ordinance Assessment

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 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:
	<ul style="list-style-type: none"> College and Allen Downtown

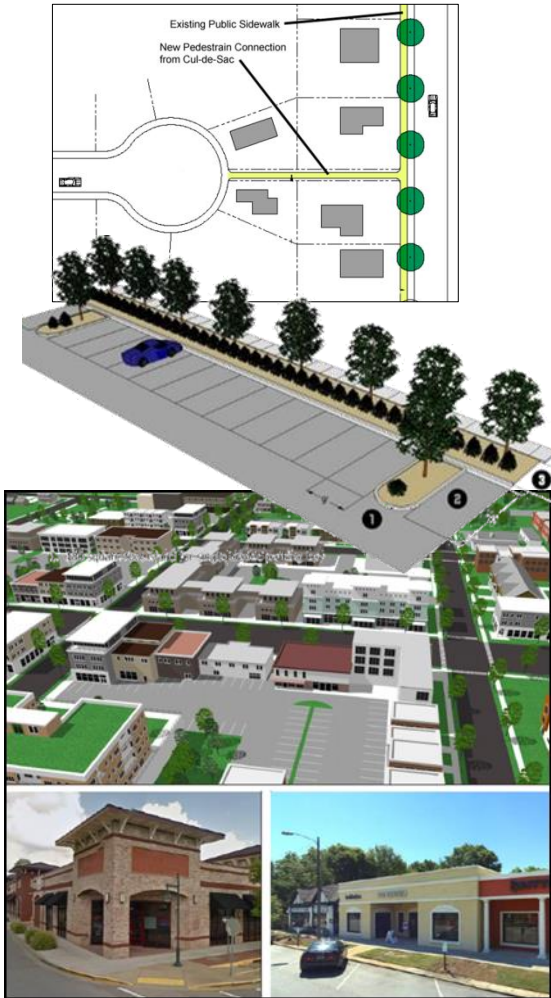
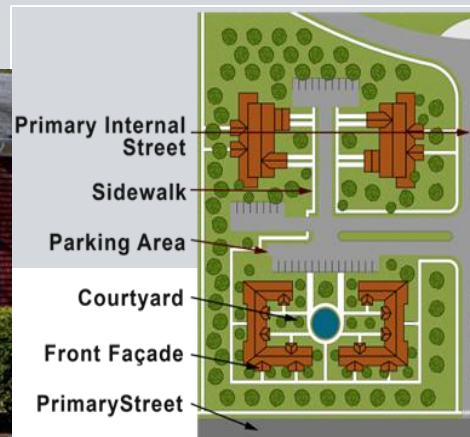
TABLE II-2.2.2: PROPOSED ZONE DISTRICT STRUCTURE,
BOROUGH OF STATE COLLEGE

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 3: Modernize the Development Standards

Pages
II-40 - II-54

- Add Mobility, Circulation, and Connectivity Standards
- Modernize Off-Street Parking, Loading, and Add Bicycle Standards
- Review and Refine Landscaping Standards
- Refine Fence and Wall Standards
- Refine Exterior Lighting Standards
- Add Form and Design Standards
- Evaluate and refine sign ordinance
- Add Provisions to Protect the Character of Existing Neighborhoods



Theme 4: Encourage and Support Green Building Standards and Incentives

Pages
II-55 - II-58

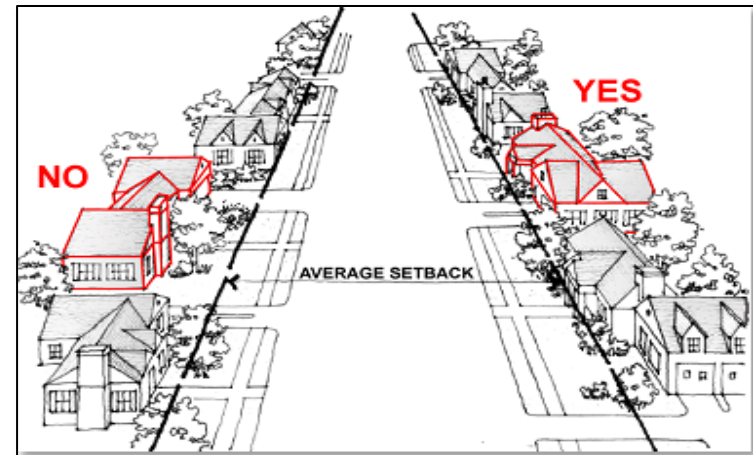
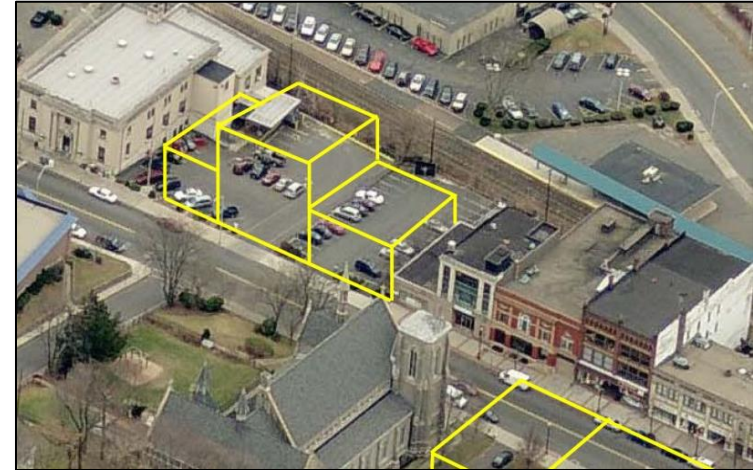
- Alternative energy systems (wind, geothermal, solar, EV charging)
- Energy conservation techniques (green roofs, cool roofs, green walls, etc.)
- Water conservation
- Low impact development techniques
- Opportunities for urban agriculture
- Housing diversity and universal design
- Walkable urbanism



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
- Explore adaptive reuse of fraternity houses



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

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 2

- Discussion and dialogue on fraternity uses and adaptive reuse issues

November 3

- Report to ZRAC (at ZRAC meeting) on fraternity issues discussed by Focus Group

December (Tentative)

- Drafting of Module 1 of ordinance begins



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