

# 2017 END-OF-YEAR ZONING REVISION UPDATE

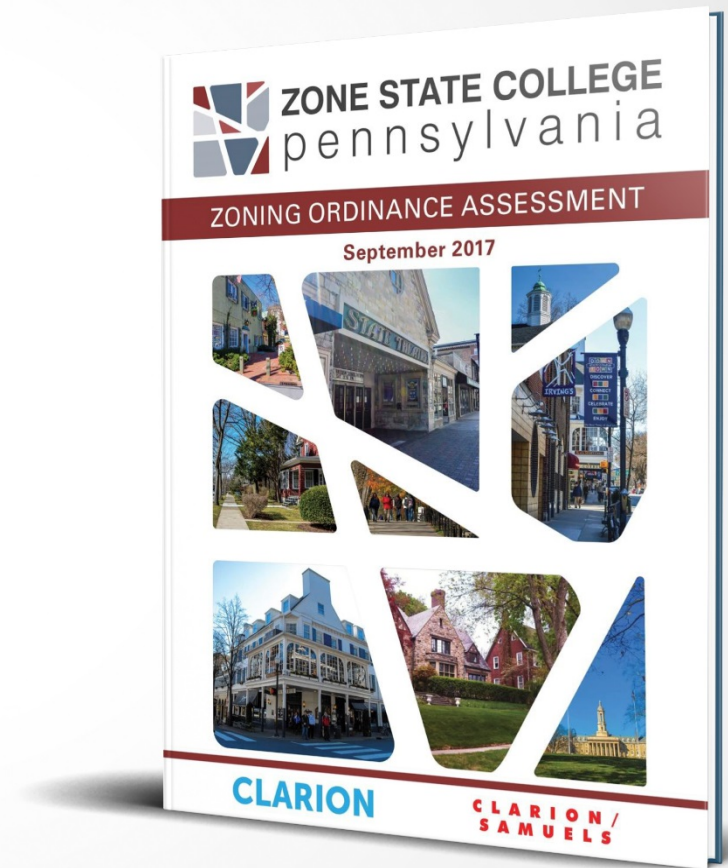
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*December 11, 2017*

# PROGRESS TO DATE

## PHASE ONE

- Drafted Zoning Assessment using input from Spring 2017 meetings and survey.
- Reviewed Assessment priorities with Council, Planning Commission, Zoning Revision Advisory Committee and Fraternity Focus Group.
- Additional public input provided throughout Fall 2017.
- All comments included on project website.



# 2018 WORK PLAN

## PHASE TWO

- Clarion developing first draft of the first half of the ordinance for delivery Spring 2018. Primary sections will include Procedures, District Standards, and Uses.
- Outreach (joint Council/PC, ZRAC/FFG, community workshops) will be held in April 2018 for review.
- 2<sup>nd</sup> half of ordinance delivered in early Fall 2018 with similar outreach in September/October.
- Public Hearing Draft targeted for delivery at end of 2018.

# ZONING ASSESSMENT INPUT

- **Procedures**

- Require a Neighborhood Meeting prior to submittal of Preliminary Land Development Plan for Conditional Uses.
- Include ability for limited Administrative Adjustments (however, narrowly proscribe allowable adjustments in the ordinance).

- **Zoning Districts**

- Allow first floor commercial in the Neighborhood Commercial district, but focus on ensuring form is compatible to the neighborhood.
- CP2/CP3 standards will be carried forward into the new General Commercial District (GC). GC is will be a low-density suburban style district.

# ZONING ASSESSMENT INPUT (cont.)

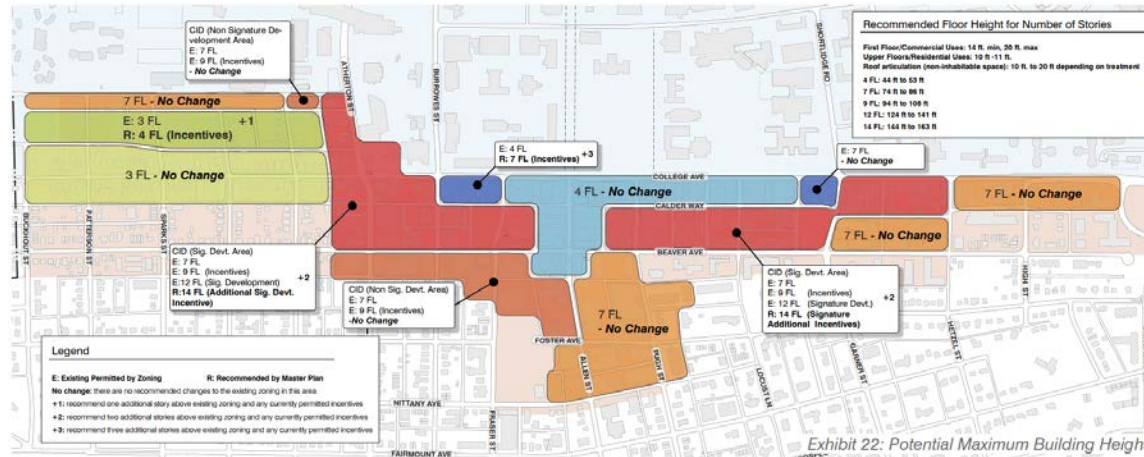
- **Zoning Districts Continued**

- University Planned District (UPD) should be reviewed comprehensively, with all necessary partners, and revised to give Borough additional influence.
- In order to incorporate this input, staff seeks Council direction on the following options:
  - **OPTION ONE** – Begin the multi-jurisdictional planning process to review comprehensive changes with CRPC/Townships/Penn State. Alter scope and delay zoning revision process to align with UPD revision timeline. Likely adds at least one year to the overall project.
  - **OPTION TWO** – Continue current zoning revision scope and timeline while decoupling UPD. Begin educational process and revise UPD after overall revision draft is completed.

# ZONING ASSESSMENT INPUT (cont.)

## • Zoning Districts Continued

- By-Right development in the downtown should be consistent with the Downtown Master Plan (seven stories in the Downtown District and four stories in the Allen/College District).
- Explore additional incentives for non-student housing.
- Modernize Tourist Home regulations through zoning.



# ZONING ASSESSMENT INPUT (cont.)

- **Design and Form Standards**
  - Refine garage location/size.
  - Restrict balconies.
  
- **Affordable Housing**
  - Revise requirements to ensure housing under the program is only for members of the workforce and their families.
  - Review income/rent structure requirements and fine tune incentives and other requirements as lessons are learned from new buildings.

# ZONING ASSESSMENT INPUT (cont.)

## • Fraternities

- Revise standards related to Fraternity use to allow an expanded list of uses (either for permanent or temporary conversion). Such uses may include:
  - Chapterhouse by another non-social fraternity/sorority (clubs, etc...)
  - Residential condominiums, with restrictions to exclude students
  - Educational facilities
  - Professional offices, maker spaces/light production
  - Day care center
  - Private/charter school
  - Housing cooperatives with strict regulations to ensure they are not rooming houses (may not be possible)
  - Community center/facility
  - DO NOT ALLOW conversion permanently to multi-family/rooming house use



# ZONING ASSESSMENT INPUT (cont.)

- **Fraternities**

- Overall objective: limit Fraternity use to only those properties that are currently/historically Fraternity uses but allow for conversion back and forth. Will likely require addressing “non-conforming status”.
- Revise the Temporary Rooming House provision to allow for the use for up to four years, and revise conditions based on lessons learned.

