

ZONING

280 Attachment 2

**Borough of Zelienople**

**Appendix A  
Zelienople Borough, Statement of Legislative Findings,  
November 2006**

**Intent and Introduction**

The findings enumerated herein are intended to supplement and update those demonstrated in the “Long Range Program for the Borough of Zelienople,” dated August of 1966, as well as subsequent updates. The Borough desires to examine housing and the proper provision thereof to current and future residents, employment and businesses within the Borough, land use, and the protection of natural resources within the Borough. This report utilizes data from the 1990 and 2000 U.S. Census as well as comparisons between the 1997 and 2002 U.S. Economic Census, supplemented by data from the County Business Patterns as published by the U.S. Census Bureau.

**Population and Demographics**

**Table 1  
Population**

<b>Area</b>	<b>1990</b>	<b>2000</b>	<b>Percent Increase</b>
Butler County	152,013	174,083	15%
Zelienople	4,158	4,123	-1%

**Table 2  
2009 Median Age**

Butler County	37.6
Zelienople	41.3

Overall, population within the Borough is fairly stable. However, a slightly older population and abundance of rental units and corresponding household sizes have lead to a slight population loss between 1990 and 2000 even as the number of households increased. The median age, as demonstrated in Table 2, is slightly older than the County as a whole. Twenty percent of Zelienople’s population is over 70 years old versus 11% of Butler County’s population. However, the average household size of owner-occupied units is 2.58 versus 1.58 for rentals. Butler County’s average household size was 2.6 versus 2, respectively.

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Table 3 defines the age of householder<sup>1</sup> by tenure, owner- versus renter-occupied. As may be expected, the proportions of younger householders are much greater for rentals. However, the older population percentages, rather than the younger householders, exceed the same proportions at the County level.

Therefore, the population makeup of the Borough appears to indicate a slightly older population mixed with a demand for housing by younger households brought on, in part, by the supply of rental housing. It is notable, however, that 9% of owner-occupied homes bear a householder between 25 to 34 years, commensurate with 12% for the County as a whole, showing that homeownership for younger families and households is achievable within the Borough.

**Table 3  
Age of Householder by Tenure**

	<b>Butler County</b>	<b>Percent of Tenure</b>	<b>Zelienople Borough</b>	<b>Percent of Tenure</b>
<b>Total:</b>	65,862		1,956	
<b>Owner occupied:</b>	51,245	100%	950	100%
Householder 15 to 24 years	463	1%	0	0%
Householder 25 to 34 years	6,178	12%	82	9%
Householder 35 to 44 years	13,170	26%	235	25%
Householder 45 to 54 years	11,897	23%	210	22%
Householder 55 to 59 years	4,546	9%	40	4%
Householder 60 to 64 years	3,664	7%	51	5%
Householder 65 to 74 years	6,266	12%	150	16%
Householder 75 to 84 years	4,146	8%	141	15%
Householder 85 years and over	915	2%	41	4%
<b>Renter occupied:</b>	14,617	100%	1,006	100%
Householder 15 to 24 years	1,780	12%	56	6%
Householder 25 to 34 years	3,529	24%	178	18%
Householder 35 to 44 years	2,785	19%	162	16%
Householder 45 to 54 years	1,974	14%	103	10%
Householder 55 to 59 years	604	4%	22	2%
Householder 60 to 64 years	469	3%	24	2%
Householder 65 to 74 years	1,125	8%	75	7%
Householder 75 to 84 years	1,575	11%	211	21%
Householder 85 years and over	776	5%	175	17%

### **Housing**

<sup>1</sup> Editor's Note: Householder is defined as "The person, or one of the people, in whose name the home is owned, being bought, or rented."

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**Table 4  
Households**

Area	1990	2000	Percent Increase
Butler County	55,325	65,862	19%
Zelienople	1,776	1,956	10%

Table 4 demonstrates an increase in housing (occupied households) between 1990 and 2000 at a number greater than that which may be expected of a traditional Borough. While some increase may be attributed to the construction of senior housing in the Borough as part of Lutheran Senior Life, Passavant Retirement Community, additional infill housing has occurred in the Borough, and relatively newer traditional subdivisions, mostly single-family, have occurred.

**Table 5  
Units in Structure**

	Total	1, detached	1, attached	2	3 or 4	5 to 9	10 to 19	20 to 49	50 or More	Mobile Home	Boat, RV, Van, etc.
<b>2000</b>											
Butler County	69,868	48,393	2,710	2,522	2,083	1,625	1,604	634	1,497	8,760	40
Zelienople	2,113	1,085	199	209	182	80	0	41	308	9	0
<b>1990</b>											
Butler County	59,061	40,696	1,601	2,433	1,669	1,179	1,291	532	930	8,181	549
Zelienople	1,838	1,028	97	183	147	95	23	15	182	30	38
Butler County percent change	18%	19%	69%	4%	25%	38%	24%	19%	61%	7%	93%
Zelienople percent change	15%	6%	105%	14%	24%	16%	100%	128%	69%	70%	100%

Several trends are apparent in the above table. The marked increase in attached units and units in buildings with 20 to 49 units may be attributable to the construction at Lutheran Senior Life. A slight increase in single-family homes has also occurred. However, the above tables represent occupied housing units, not necessarily the total number. For example, the Census indicates that 178 detached and attached units were built between 1980 and 1989. Some may have been built, but not occupied by 1990.

The increase in two-unit buildings of 14% versus the County's 4% is notable. The 2000 U.S. Census indicates that 78 units within the Borough, housed within structures containing two to four apartments, are within structures built prior to 1939. This is indicative of a conversion of single-family homes into apartments and duplexes.

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Table 6 indicates an increase in rental units within the Borough, running counter to the trend in the County as a whole. However, the number of rental units attributable to Lutheran Senior Life may skew the overall numbers as 258 units were housed within structures containing 50 or more units. This is also evidenced by the relatively recent median year built for rental housing (Table 8).

**Table 6  
Tenure**

	<b>Owner Occupied</b>	<b>Renter Occupied</b>	<b>Percent Rented</b>
<b>1990</b>			
Butler County	42,379	12,946	23%
Zelienople	956	820	46%
<b>2000</b>			
Butler County	51,285	14,577	22%
Zelienople	951	1,005	51%

While 26% of the County's single-family detached units were rented in 2000, only 11% of such homes in Zelienople were rentals. Of the Borough's 1,006 occupied rental units, only 119 were housed in single-family detached structures. This versus 925 out of 950 owner-occupied units.

**Table 7  
Tenure by Units in Structure**

<b>Owner Occupied</b>	<b>Units</b>	<b>Renter Occupied</b>	<b>Units</b>
1, detached	925	1, detached	119
1, attached	0	1, attached	151
2	8	2	183
3 or 4	0	3 or 4	182
5 to 9	0	5 to 9	72
10 to 19	0	10 to 19	0
20 to 49	0	20 to 49	41
50 or more	8	50 or more	258
Mobile home	9	Mobile home	0
Boat, RV, van, etc.	0	Boat, RV, van, etc.	0
<b>Total</b>	<b>950</b>		<b>1,006</b>

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In conclusion, rental units provide for the housing needs for younger and senior citizens. Outside of the Lutheran Senior Life developments, the rental market, however, seems to bear converted single-family dwellings. The increases in rental units recently appear to relate as much to the community as a whole as it does the senior care development.

**Table 8  
Median Year Structure Built**

	<b>Total</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>
Butler County	1971	1972	1966
Zelienople	1964	1951	1973

Vacancy. The number of homes listed in the 2000 Census as vacant for a reason other than for sale or rent dropped by 44% from 25 in 1990 to 14 in 2000. A review of residential single-family sales in the West Penn Multi List data for sales in 2006 closing through October shows 27 homes listed for an average of 84 days on the market, a relatively low average, and an average sales price of \$145,816. This average is commensurate with the 2000 Census median value of specified owner-occupied units listed at \$121,100 versus \$114,100 for the County as a whole.<sup>2</sup>

### **Economy**

Nineteen percent of those residents over the age of 16 employed and living within the Borough also work within the Borough.

**Table 9**

Sector	Zelienople				Butler County			
	1997		2002		1997		2002	
	Establishments	Employees	Establishments	Employees	Establishments	Employees	Establishments	Employees
Retail	26	259	35	292	709	9,317	715	10,087
Accommodation and food service	12	161	13	190	317	5,439	327	6,217
Health and social service	18	84	17	750	311	2,751	433	8,958
Manufacturing	19	686	17	576	276	14,891	302	13,697

Table 9 shows employment and number of establishments by “two digit” sector as shown in the 1997 and 2002 U.S. Economic Census, Geographic Area Series. The table shows increases in employment greater than similar increases in the County as a whole. Retail employment increased at a rate much greater than the County at an increase of 13% versus the County’s 8%

<sup>2</sup> Editor’s Note: Specified Owner-Occupied Housing Units: Total number of owner-occupied housing units described as either a one-family home detached from any other house or a one-family house attached to one or more houses on less than 10 acres with no business on the property.

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increase. Accommodation and Food Service (all food service within the Borough) increased by 18% versus 14% at the County). The huge increase in Health Care is attributable to Glade Run and Passavant. Manufacturing decreased, however, by 16% versus 8% in the County.

Location quotients were calculated for the above industries. For purposes of this cursory analysis, the location quotients were calculated as follows:

$$\text{Location Quotient} = \frac{\text{Borough Employment in Industry I in 2002}}{\text{Total Borough Employment in Year 2002}} / \frac{\text{County Employment in Industry I in Year 2002}}{\text{Total County Employment in Year 2002}}$$

Location quotients help offer some insight into those industries in which an area specializes and whether or not local needs have been met by certain sectors. A quotient of one, on par with the region or the County in this case, shows that local demands are met but that no exporting of the goods occurs. A number less than one shows that local demands are not necessarily met. This may signal room for expansion of businesses, especially in cases where expansion is occurring. Lastly, numbers greater than one demonstrate an export or specialization in a particular sector.

Data was obtained from the Geographic Area Series of the 2002 Economic Census. Where ranges were used, this analysis utilized the midpoint of the employment ranges for purposes of total employment calculation and sector-specific calculations.

Retail and food service demonstrate the availability for expansion in light of recent employment increases. The presence of Glade Run and Passavant obviously indicate health care as a base industry.

**Table 10**

<b>Sector</b>	<b>LQ</b>
Retail	0.85
Accommodation and food service	0.90
Health and social service	2.47
Manufacturing	1.24

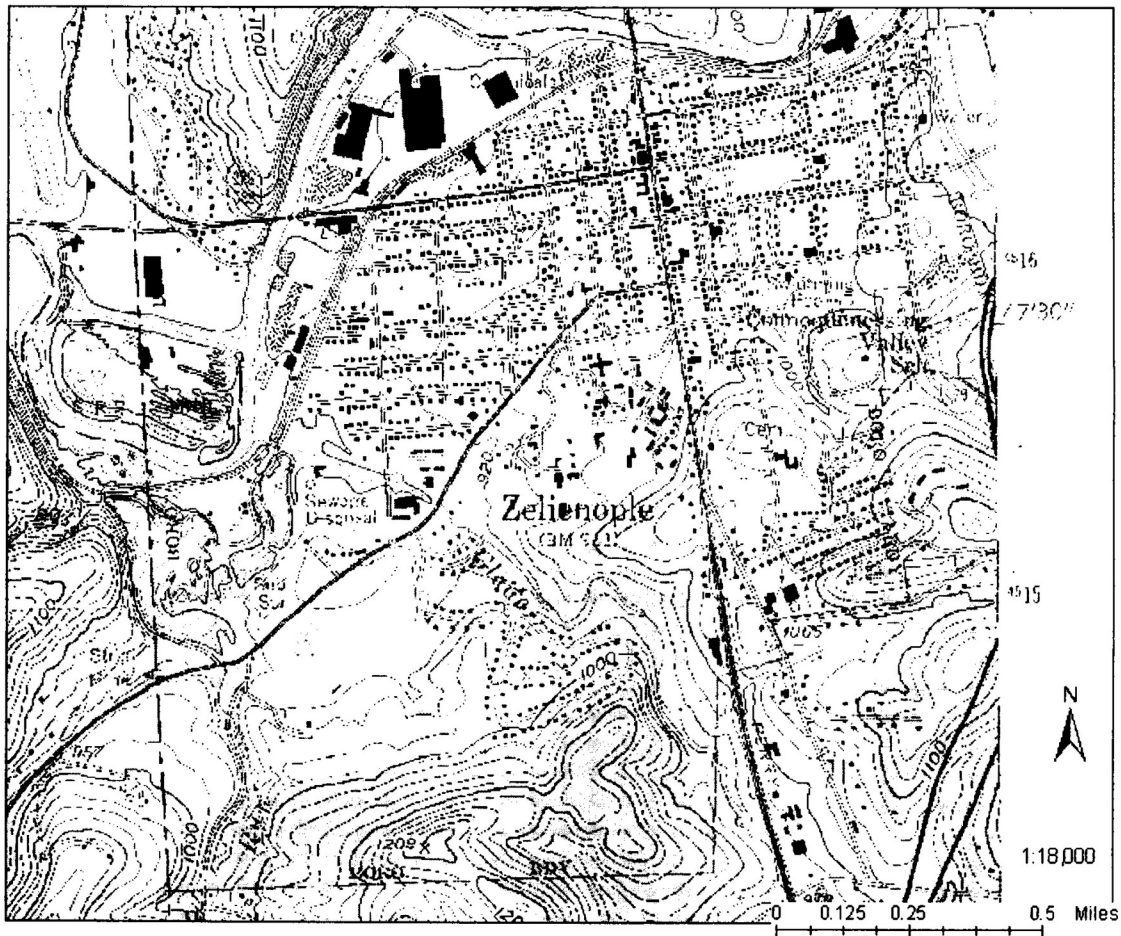
Manufacturing, while decreasing in overall employment, still represents a base industry where 1/5 of the jobs are classified as nonbasic or jobs that export. Manufacturing and the large-scale health care noted, in general accordance with economic base theory, may provide for secondary job growth in the retail and food service sectors.

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### General Land Use and Natural Features

The Borough maintains a downtown surrounded by stable single-family neighborhoods of a traditional nature. Corridors such as Grandview Avenue represent areas of transition, where the intense use of such corridors discourages further single-family development while encouraging the development of small-scale office or retail spaces.

Relatively recent development has occurred in single-family subdivisions and some limited townhomes at Rosedale. Also, intensive multifamily and townhouse development has occurred on the Glade Run campus.



The USGS Quad Map Section, revised in 1990, shows the current modes of development within the Borough. Much of the land remaining for development lies on or near wooded hillsides bearing steep slopes. Such areas tend to provide character to the Borough while protecting hillsides and steeply sloped areas from short- and long-term erosion. Therefore, while developable land exists, certain constraints that also act as natural resources should be protected and integrated into future development.

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Secondly, the Zelienville Municipal Airport necessitates some form of airport zoning that would restrict heights of structures within the Airport Hazard Area. The Pennsylvania "Airport Zoning Act" of 1984 requires municipalities to adopt zoning that limits the height of structures within areas defined by Federal Airport Regulations, Part 77, as Airport Hazard Areas. The model ordinance published by Pennsylvania Department of Transportation, Bureau of Aviation, contains provisions for de minimis heights, thus permitting some form of development, typically residential homes, within such areas. The Borough should further review its Airport Hazard Area and take further steps to come into compliance with State and Federal requirements.

The following properties are listed as eligible for inclusion on the National Register of Historical Places (the Passavant House is currently listed).

Muntz, Henry, House	323 S. Main Street
Cooper Apartments	120 S. High Street
Allen, Joseph, House	Madison Drive, north side
Ifft, Robert, House	120 S. High Street
Strand Theater	119 N. Main Street

Source: Pennsylvania Historical and Museum Commission.

The preceding represent only those structures expressly studied, as similar structures of historical value may exist throughout the Borough.

**Findings and Conclusions**

Based on the foregoing, the Borough finds the following:

1. Existing single-family neighborhoods are threatened by the conversion of homes into multiunit structures and should be preserved as a means of maintaining property values, providing housing for younger families, and encouraging affordable home ownership. Such preservation should occur through proper permitted uses within these neighborhoods and structures relative to the scale of such neighborhoods, particularly along Clay and High Streets adjacent to the commercial center of the Borough.
2. Multifamily and senior housing should be provided through new construction in areas of the Borough integrated into the traditional corridors and businesses through traditional neighborhood development and planned residential development.
3. Land use tools such as planned residential development, coupled with density commensurate with comparatively rural areas, should be employed as a means of protecting the Borough's wooded hillsides and accompanying steep slopes as natural resources.
4. Retail and food service should be encouraged within the Borough, namely within Main Street, through the preservation of a pedestrian environment and allowance of office space, small-scale retail, and mixed uses on additional corridors such as Grandview Avenue.

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5. Historic structures should be preserved through zoning which encourages the continuance and stability of historic and traditional structures on Main Street. Such structures should be preserved through future consideration of historic overlays or a Historic District provided through Pennsylvania's Historic Preservation Act.