

ZONING AND LAND DEVELOPMENT

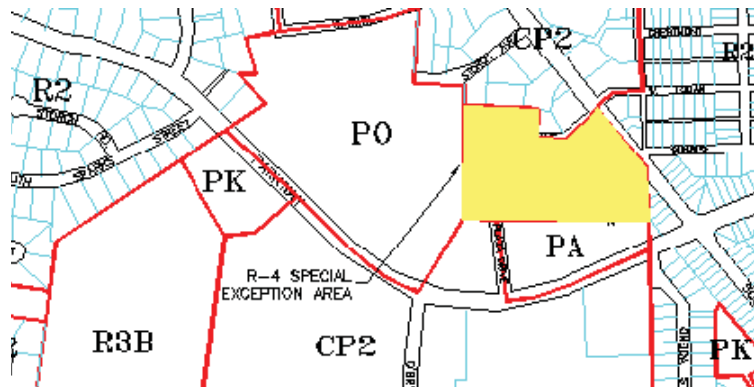
XIX Attachment EN

END NOTES: CHAPTER XIX

- {10} Parts A through I of this Chapter.
- {20} Ordinance 1840 deleted zoning Districts R-3A — Residential and M — Industrial, which were Sections 801-805 and Sections 1901-1904.
- {25} Ordinance 1448 established the UV District. The juxtaposition of this district between the developing west campus and the existing residential areas to the south presents the community with unique opportunities to create an Urban Village (UV). This village could serve as the link between Penn State’s West Campus and the residential areas of the West College Avenue area of State College. It could function in the traditional village role of providing spaces for the services necessary to support a viable community. Also in keeping with the tradition of village development, mixed use is encouraged, both in reuse of existing buildings and in new development. Moderate density, low-rise residential and business activities which balance and diversify the community, its economic base and create employment opportunities are encouraged. Traditional village development is based on a pattern of small building lots. Development in the UV that maintains this building lot pattern is encouraged. Clustering non-residential uses in locations conveniently accessible to campus and residents alike is preferred to strip commercial along the major transportation corridors which extend through the UV district. Many of the buildings in the UV district have been identified as having local historical significance. The existence of these buildings leads to placing special emphasis in the district regulations on their preservation and restoration. New construction should reflect the scale and architectural characteristics of the historic resources located in the district. By reflecting the characteristics of existing housing stock, new construction will maintain the pedestrian scale and mixed-use character of the neighborhood. To be successful in creating an urban village, the benefits provided through the flexible incentive zoning system developed in these regulations must be utilized. The central purpose of these flexible incentives is to accommodate redevelopment and infill that is in context with the existing neighborhood while retaining the neighborhood’s historic resources.
- {30} The Zoning Map has been made a part of this Ordinance; it can be found at the end of this Chapter.
- {35} Ordinance 1913 allowed for chickens in single family homes. Health regulations on the keeping of chickens can be found under Chapter II, Part C.
- {40} “Vision Requirements,” enacted under Section 1204 of Ordinance 559 was rescinded by Ordinance 1089, November 5, 1984.
- {50} For exceptions, additions and modifications, see Section 502.f of this Chapter.
- {60} For exceptions, additions and modifications, see Section 503.d of this Chapter.

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- {70} Ibid No. 4.
- {80} Ordinance 1010 eliminated Subsection 701.d(2), “Group Dwelling Units,” as a special exception.
- {90} For exceptions, additions and modifications, see Section 502.f of this Chapter.
- {100} For exceptions, additions and modifications, see Section 503.d of this Chapter.
- {110} Ibid No. 4.
- {120} Ordinance 1010 repealed Section 706.b of this Chapter, “Group Dwelling Projects.”
- {160} Ordinance 1010 eliminated Section 901.d(3), Group Dwelling Projects, as a special exception.
- {165} R-3B was established by Ordinance 753, October 13, 1969.
- {170} Ibid No. 9.
- {180} Ibid No. 10.
- {190} Ibid No. 4.
- {200} Ordinance 1010 eliminated Section 907.c, “Group Dwelling Projects,” as a special exception.
- {210} Ibid No. 9.
- {212} The area referred to in Section 1003.a(1), at the time Ordinance 1261 was enacted is:



- {230} Ibid No. 4.
- {240} Ordinance 981 repealed Section 501.1(4) of Ordinance 559, making Subsection 1007.d(3) obsolete.

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- {250} Ibid No. 9.
- {255} Ordinance 1593 established the University Planned District (UPD) and made the provisions of Ordinance 878, in so far as they relate to the AU \cong (University) District, obsolete. Ordinance 1599, August 30, 1999, Section 5, reaffirmed that action. Because of the length of the UPD, supplements, appendices, and maps associated with this District are included at the end of the enabling ordinance.
- {257} The UPD District Plan was adopted by reference in the UPD Ordinance 1593, May 6, 1999. Only those districts that pertain to the Borough are shown in this Codification. Individual subdistricts are shown on a UPD map; development parameters for each subdistrict are included; parking projections are appended; a transportation study is included; and street design standards are attached. All of the related material are included in this codification at the end of the enabling ordinance (Part D, Section UPD).
- {260} Section 1404, "Site Plan," deleted, in its entirety, by Section 10 of Ordinance 1284, July 10, 1990.
- {270} Ordinance 1159 (Subsections b and c hereof) began by stating that "the Borough of State College has adopted a Comprehensive Plan, which identifies the downtown, which is zoned General Commercial, C District, as an area with unique characteristics, requiring special development; the provision of adequate parking in the C District is a major problem to be met by the most reasonable and flexible provisions to meet the needs of the residents and businesses of the area and the public; while the requirement of on-lot parking facilities for each use meets some of the needs for parking in the district, more rationally-planned public parking in the district can help to provide better availability of parking to businesses and residents; landowners will be given greater flexibility in the planning and construction of space where parking can be permanently planned in public parking areas to which developers and landowners can contribute through payments in lieu of providing on-lot parking; a combination of on-lot parking facilities and off-lot parking facilities will provide the best solution to the parking needs of the C District."
- {280} Section 20 of Ordinance 1198 repealed Section 1806 of this Part; it was titled, "Site Plan Review."
- {290} Ordinance 1073 amended the Zoning Ordinance in regard to enforcement, compliance and limitations to occupancy of residences.
- {310} Ordinance 912 repealed Section 3 of Ordinance 559, Ordinance 767, and Sections 1 and 2 of Ordinance 794.
- {320} The "Planned Residential District" section of this Chapter was subsequently repealed.
- {330} Paragraph 2 of Ordinance 767 provided a Severability Clause.

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- {340} Ordinance 941 repealed Sections 1301, 1302 and 1303 of Ordinance 559; Article XI of Ordinance 578; Section 1 of Ordinance 659; and Ordinance 878.
- {350} Enactment of this Ordinance amends Ordinances 559, 941, 943 and 946.
- {360} Section 2003 of Ordinance 559 provided a Severability Clause. Section 2004 of Ordinance 559 repealed all subsequent ordinances regarding zoning and any ordinances in conflict with this ordinance.
- {370} Ordinance 1073 amended the Zoning Ordinance to provide for enforcement, compliance and limitations to occupancy of residences.
- {380} Section 11 of Ordinance 520 provided that these subdivision regulations become effective January 21, 1957, and remain in full force until modified, amended or rescinded by Council. Section 13 repealed all inconsistent ordinances and parts of ordinances.
- {390} Section 11 of Ordinance 520 provided a Severability Clause.