
City of Erie Planning Commission

City of Erie, Pennsylvania

AGENDA

The regular meeting of the City Planning Commission will be held **Tuesday, June 18, 2024** at 1:00 PM in City Council Chambers, 626 State Street, Erie PA. The meeting is also accessible via Zoom Webinar [instructions below]. Residents can watch the live stream and/or recordings of the meetings on the City of Erie's YouTube Page (<https://www.youtube.com/@CityofErie>).

1. ROLL CALL

Member Name	Present	Absent
Mark Kloecker, Chair		
Richard Speicher, Vice-Chair		
Toni Mazanowski		
Colin Russ		
Jason Wiczorek		

2. APPROVAL OF MAY 21, 2024 MEETING MINUTES

3. WAYNE EQUITY DISTRICT NEIGHBORHOOD PLAN

4. HISTORIC PROPERTY DESIGNATION – Erie Federal Courthouse Complex

5. ZONING ORDINANCE AMENDMENTS

6. PLANNING & NEIGHBORHOOD RESOURCES UPDATES

7. PUBLIC COMMENT

8. ADJOURNMENT

To participate via Zoom, you must pre-register for the webinar and join from a PC, Mac, iPad, iPhone or Android device using the following link:

<https://erie-pa-us.zoom.us/j/88034350376?pwd=QZTtdU81MiszQzhjVWN2NGNhMXlpUT09>

Meeting ID: 880 3435 0376

Passcode: 726893

WAYNE EQUITY DISTRICT NEIGHBORHOOD PLAN



A development district on Erie's Eastside

Wayne Health & Wealth Equity District

Founding

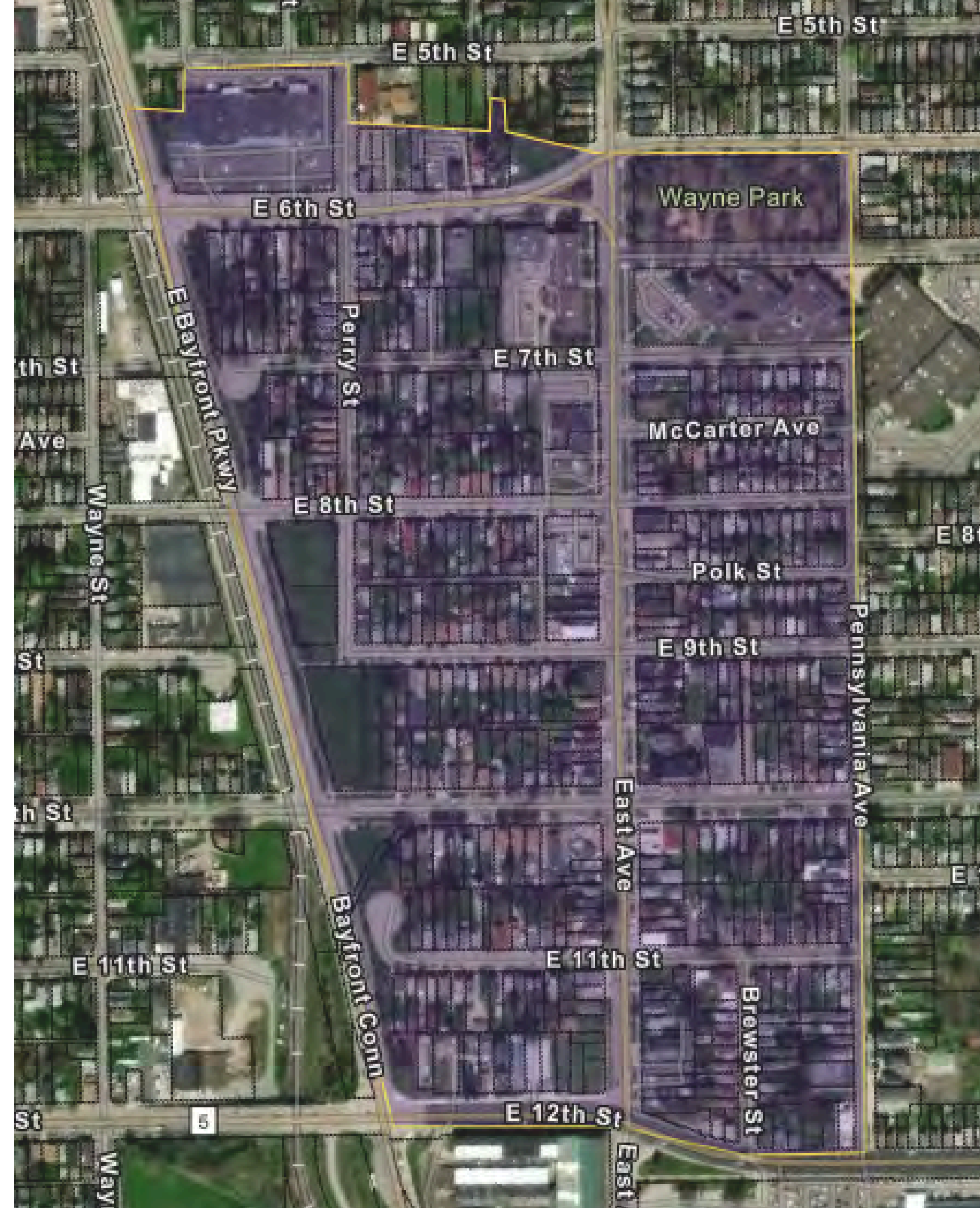
Methodology

Profile

Findings & Action

Founding

- ECAT Staff, currently BUILD staff
 - Daria Devlin
 - former ECAT Executive Director, current Director of Social Impact, Hamot Health Foundation and Executive Director, BUILD
 - Hannah Moran
 - former ECAT Marketing & Special Projects, current Project Manager, BUILD
 - Drevell Showers
 - Community Outreach Coordinator, Hamot Health Foundation, ECAT
- Steering Committee formed
 - business owners, residents, community leaders
- Stakeholder Interviews Conducted
- Boundaries Identified



Methodology

- Public Engagement
 - hosted 4 in-person events to inform our plan, went door-to-door to introduce ourselves, share information, and update on events
- Property Conditions Survey
 - The City of Erie collaborated to share previous data collected by Code Enforcement. The data was integrated into this planning process such that it can be repeated in partnership with the City for future benchmarking.
 - Steering Committee members and volunteers **surveyed over 400 parcels**
- Data Collection and Analysis to form Neighborhood Development Plan



Profile



Approximately

2,750 Residents



Approximately

1,000 Households



The Wayne District is younger than the City of Erie, signaling there is need to engage youth in programming and next steps.

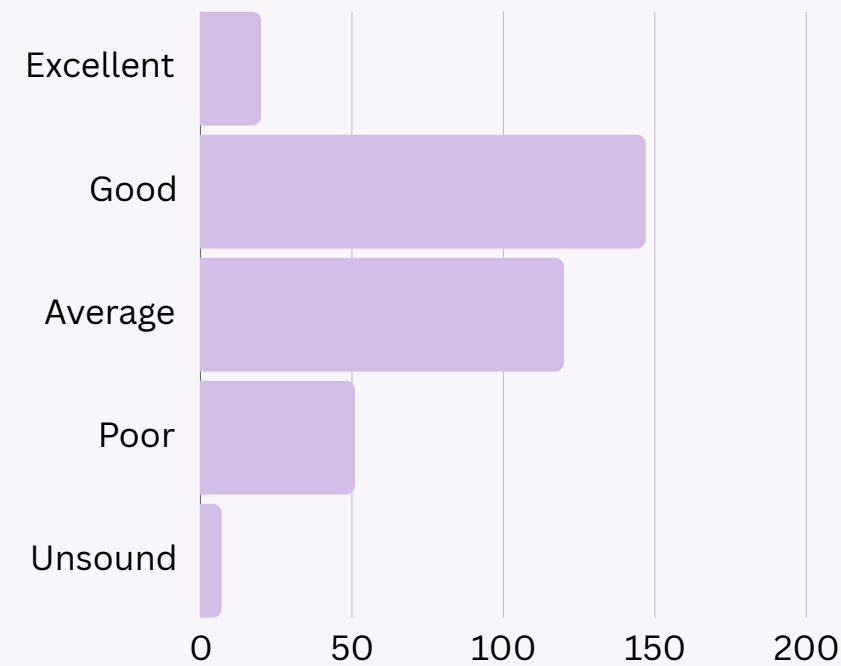


Wayne District Median Household Income is lower than Erie County average by \$20,000.

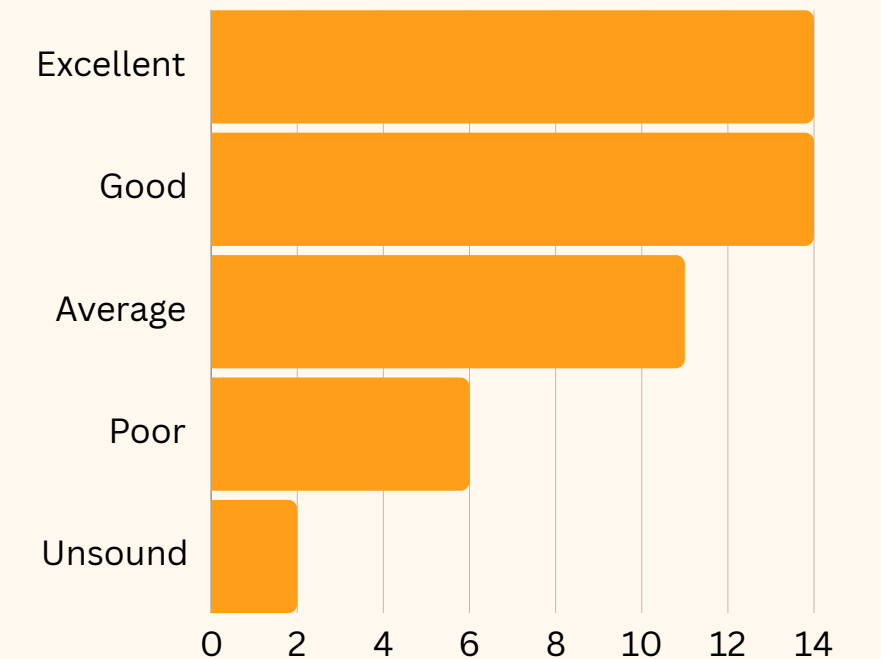


The Equity District has a higher percentage of residents living at or below the poverty line than the average within Erie County: 29.4% vs 16.5%.

Residential Property Conditions



Commercial, Industrial, Institutional, and Mixed Use Property Conditions



Data Sources: City of Erie and Wayne Health and Wealth Equity District Property Surveys 2021 - 2023

Findings & Action

Focus Area 1: Create Pathways to Whole Homes



Whole Homes is a comprehensive approach to housing where our neighbors are comfortably and safely housed regardless of their income or tenure as an owner or renter.

Focus Area 2: Support Inclusive and Creative Entrepreneurship



Focus Area 3: Reimagine Our Way on East Ave.



Whole Homes

- 1 **17%** of Residential parcels are in **poor** or **unsound** condition.
- 2 There is a concentration of poor and unsound properties in the **7th - 9th street corridors**.
- 3 Residents expressed strong demand for for **roof** and **window repair**.



Entrepreneurship and Economic Mobility

- 1 Despite other other economic barriers, residents of the Wayne Health and Wealth District are have a **comparable to higher rate of employment than the balance of Erie County**. This demonstrates **strong aptitude for skilling up**.
- 2 **25%** of Respondents indicated they do not own a business but would like to one day.



Reimagine Our Way on East Ave.

- 1 There is a strong concentration of poor and unsound properties along the **8th to 10th Street Corridor** of East Avenue.
- 2 Strong demand from residents to reactivate vacant and abandoned spaces.
- 3 There is a cluster of **vacant lots** at the corner of **12th and East Avenue** which could be idea for placemaking opportunities.
- 4 The District has a younger population than the City, and opportunities should be created to **engage the youth population**.

Findings & Action

- Neighborhood Development Plan
- Formation of new nonprofit community development corporation, BUILD, under Hamot Health Foundation
- BUILD focus areas and key initiatives

PHASE 1

Leveraging our initial investment in the ECAT Wayne building, we will expand from 6th and East Ave.



ECAT Wayne Campus expansion



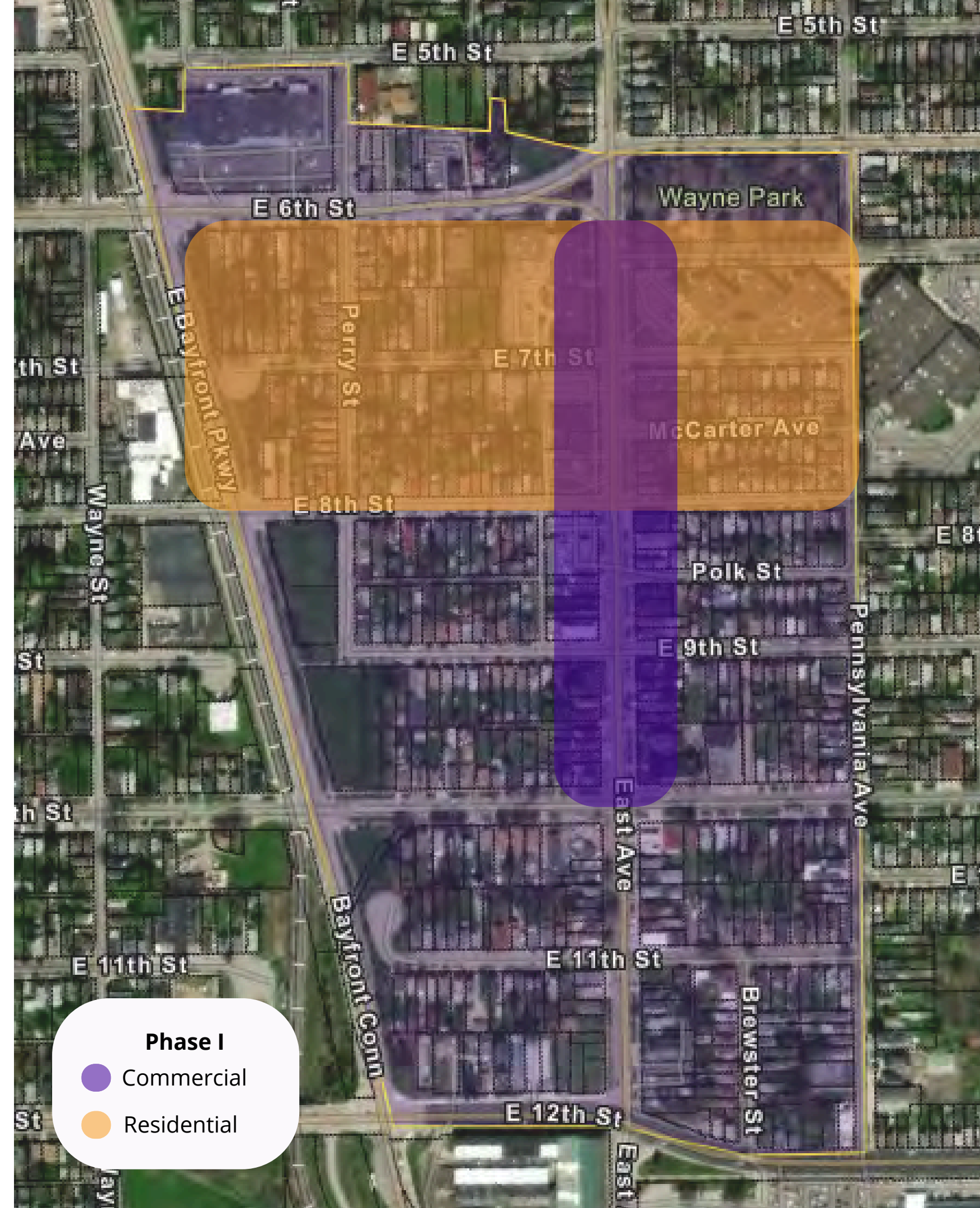
Property acquisition and rehabilitation for permanent supportive housing, workforce housing



Property acquisition and rehabilitation for commercial storefront revitalization and office space.



Facilitate placemaking and foster community belonging activities.



BUILD FOCUS AREAS & KEY INITIATIVES



TRUSTED ACCESS TO HEALTH CARE

UPMC Health Plan
Neighborhood Center

Remote Area Medical
Clinic

- Free medical, dental, and vision care at ECAT
Wayne: Sept. 7 & 8
-

Annual Wayne
Community Health Fair



SAFE & AFFORDABLE HOUSING

Housing First Erie:

- Backbone for scattered site: 100 additive permanent supportive housing units for the chronically homeless
-

Health-focused Home
Repairs



CAREER & WORKFORCE DEVELOPMENT

ECAT Workforce
Training Programs

- Construction Trades On-The-Job Training to Renovate Homes
-

UPMC Jameson at Hamot
School of Nursing



THRIVING NEIGHBORHOODS

Wayne Campus Expansion

East Ave Pay-What-You-Can Market and Food Security Projects

Community Events

Wayne Health & Wealth
Equity District Neighborhood
Development Plan

Thank you

BUILD Community Development Corporation

builderie.org



HISTORIC PROPERTY DESIGNATION



THE CITY OF ERIE

JOSEPH V. SCHEMBER, MAYOR

May 17, 2024

Mr. Mark Kloecker, Chair, City Planning Commission
Mr. Jason Wieczorek, Member, City Planning Commission & Historic Review Commission Liaison
Erie City Planning Commission

RE: Erie Federal Complex, Historic Designation Nomination

Dear Commission Members,

I am writing on behalf of the City of Erie Historic Review Commission regarding the Commission's recent review of the historic designation nomination for the Erie Federal Courthouse Complex. At the April 1, 2024, regular meeting, the HRC (Historic Review Commission) voted to recommend this nomination for local designation as a "**Local Landmark**". On this date, prior to our meeting, the HRC also toured the federal complex of buildings. As the buildings are interconnected, the nomination was formulated as a Local Landmark of the City of Erie.

The Erie Federal Courthouse Complex, located at 17 South Park Row in the City of Erie, includes the following buildings:

- **Erie Public Library (also known as 'Main Library')**
 - Built in 1896/1897 and designed by Alden & Harlow in Second Renaissance Revival & Beaux-Arts style. Listed on the National Historic Register (1979).
- **Federal Building and US Courthouse**
 - Built in 1938/1939 through President Roosevelt's New Deal funding, it was constructed by contractor, Henry Dattner and designed by Cleveland-based architect, Rudolph Stanley-Brown in Art Moderne style. Listed on the National Historic Register (1993).
- **Baker Building**
 - Built in 1945/1947 and designed by Walter T. Monahan & George Mayer in Art Deco style was a thriving retail business for over five decades. Deemed eligible for the National Historic Register (*'It was built in 1946 and became eligible for listing on the National Register of Historic Places during the design phase of the [Erie Federal Courthouse Complex] project'* courtesy of <https://www.gsd.harvard.edu/wp-content/uploads/2016/06/pollalis-case-Erie-Nov05-public.pdf>)
- **Courthouse Annex/Connector**
 - Built in 2004 as the interior connector between the historic buildings.

(Above source: <http://www.eriebuildings.info/buildings.php?buildingID=14010001020400>)

Criteria for historic designation is outlined in Article 7: Historic Resource Protection of the City of Erie Zoning Ordinance. The HRC has determined that the building(s) qualify for designation as a historic resource under the following 4 criteria:

1. *The resource is representative of broad patterns of development, heritage, or culture of the municipality, commonwealth, or nation.*

2. *The resource is associated with persons of significance to the history of the municipality, commonwealth, or nation.*
3. *The resource embodies distinctive characteristics of style, type, period, or method of construction of architecture.*
4. *The resource is the work of a notable architect, artist, craftsman, or builder.*

Located within the downtown business district and planning area, the Erie Federal Courthouse Complex was constructed over a span of time-representing the buildings and their uses of their time. The HRC application and nomination packet is included for further information on the buildings and their unique past and present applications within the complex.

Per Article 7, with this letter, the Historic Review Commission is detailing its recommendations to approve the Erie Federal Courthouse Complex as a Historic Landmark and amend the Zoning Ordinance and Map to reflect this designation to the Planning Commission. We are required to notify the Planning Commission of the HRC's recommendation within 30 days of its initial vote. Due to transition and training of new staff and to formally meet this, the HRC will re-vote and re-nominate this application at the next regular HRC meeting to be held Monday, June 3, 2024. This is needed to meet the 30-day regulatory timeframe as articulated in Article 7.

After the June 3 re-nomination and submission of this recommendation, the planning commission must consider the HRC's recommendation at a regular or special meeting within 30 days of receipt of this letter. The Planning Commission is to weigh whether the designation is consistent with the city's comprehensive plan, historic preservation plan, and other development plans and policies-and transmit a report detailing its recommendations to City Council within 30 days of its meeting and vote. The Planning Commission should transmit its recommendation to City Council according to the process used for other similar amendments to the Zoning Ordinance of the City of Erie as outlined in Section 405: Amendments.

Should you have any questions regarding this nomination of the Erie Federal Courthouse Complex for Historic Landmark designation, please contact the Historic Review Commission (HRC) via the City of Erie Historic Preservation Planner, Heather Olson, at 814-870-1580 or holson@erie.pa.us. Thank you.

Sincerely,



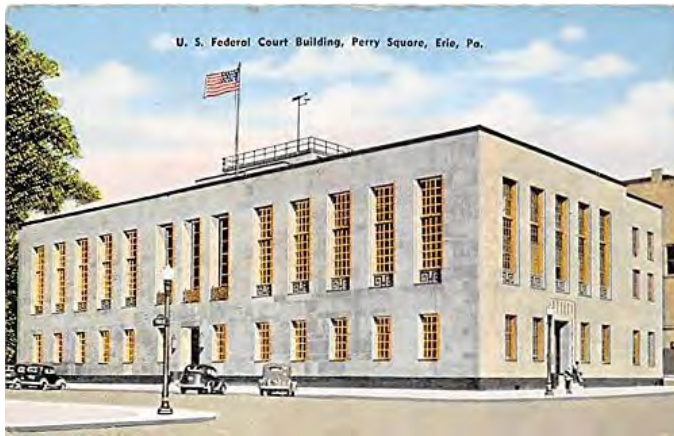
David A. Brennan

Chair, City of Erie - Historic Review Commission

CC: Jake Welsh, Heather Olson, Jacqueline Spry

Attachments:

- 1) HRC Application and Nomination-prepared by Matthew Falcone (March 2024)
- 2) Erie Federal Courthouse Complex Project Overview by Professor Spiro N. Pollalis (2005)
[Link: https://www.gsd.harvard.edu/wp-content/uploads/2016/06/pollalis-case-Erie-Nov05-public.pdf](https://www.gsd.harvard.edu/wp-content/uploads/2016/06/pollalis-case-Erie-Nov05-public.pdf)
- 3) Federal Courthouse Complex-on Erie County's Historic Resources Survey/website (2014)
[Link: http://www.eriebuildings.info/buildings.php?buildingID=14010001020400](http://www.eriebuildings.info/buildings.php?buildingID=14010001020400)



U.S. Federal Courthouse Complex (U.S. Courthouse, Main Library, Baker Building)

City of Erie Historic Landmark Nomination

Prepared by Matthew Falcone

February, 2024

Descriptions – Federal Courthouse Complex



Photo. 1. U.S. Federal Courthouse, North (primary) Façade. Feb. 2024. M. Falcone.

Federal Courthouse

The Federal Courthouse is a three-story building clad in limestone and granite that faces onto Perry Square. It employs a subdued Modern style throughout with classical influences typical of many Federal buildings of this period. The building is rectangular, symmetrical, and five window bays are recessed into each wing of the building, with the windows second and third floors presented in a singular recessed opening. The three bays at the center of the façade include a set of stairs and double doors serving as the historic primary entrance to the building flanked by double hung windows. The three bays of the second and third floors above recess from the façade to create a loggia accessible only from inside the building.

The rear elevations are obscured by a modern addition that united the Baker Building with the rear of this building. To a large extent, the exterior elevations reflect the plan of the building. The double-loaded corridors align with the north and west entrances to form a "cross" plan (albeit modified at the eastern arm). The multi-story window bays on the North and West elevations express the grand courtroom spaces; while the loggia fronts the courtroom lobby.

On the first floor, the vestibules are fitted with blue, matte glazed terracotta wainscotting to a point approximately 4' high. This wainscotting continues into the corridors and lobbies and is complemented in these areas by ceramic tile floors that are bordered with a Greek fret pattern similar to the motif used on the exterior soapstone panels. These spaces are largely intact with the exception of modern lighting and "lay-in" ceilings that mask retrofitted HVAC equipment. The main stairwell of the building is relatively simple, and is placed in close proximity to the elevator core. The stair balusters are of iron with slate treads and risers, and oak handrails. A secondary stairwell, of similar detailing, is located adjacent to the State Street entrance.



Photo. 2. U.S. Federal Courthouse, Western Façade. Feb. 2024. M. Falcone

The main postal lobby is the most interesting space on the first floor. It is rectangular in plan and follows the vocabulary and style of the exterior throughout the vestibule and corridors with ceramic tile floor halls. Additional features worth noting are the plaster ceiling-shallow cornice, decorative grilles which feature the familia' (tern of the floors, and original bronze post office boxes. Behind this principal public space are the functional spaces such as the sorting room and the loading bays. The remainder of the first floor contains various federal offices.



Photo. 3. Erie Main Library, Northern (primary) Entrance. Feb., 2024. M. Falcone.

Erie Main Library

The Main Library of the Erie City and County Library system is a two-story rectangular structure with projecting side and front pieces, measuring 86 feet by 144 feet. The first story is sheathed in granite to the first-floor windowsills. The remainder of the building is a light brown vitrified Pompeiian brick. The flat roof is surrounded by balustrade and wide, heavy dentiled cornice. The roof balustrade, Corinthian pilaster capitals and window trims are white terracotta.

The structure is five bays by eight bays. First story windows are rectangular in shape with modern casement windows and a rectangular transom. Windows in the side pieces are in sets of two's and three. Brick vertical pilasters topped by Corinthian capitals separate the wall space into panels one bay, two bays, or three bays wide. Windows on the second story have rounded arches and fanlights.



Photo. 4. Erie Main Library, Eastern Entrance. Feb., 2024. M. Falcone.

The front facade has a shallow frontpiece. A one-story portico of Georgian marble is supported by two sets of three Ionic columns and shelters the round arched front entrance. A terracotta balustrade lines the top of the portico. A Palladian type window with decorative terracotta medallions and drapes.

From this portico, the main entrance opens into a vestibule and corridor wainscoted with Verde Campan marble; the entire floor into and including the rotunda area is tiled in marble. The rotunda occupies the center of the building and extends to the roof skylight. It has an arched gallery on the second floor, finished in mahogany.

A wide frieze is covered with canvas and inscribed with the names of American authors and designs in oil. The cove in the rotunda area is also covered in canvas and four large allegorical paintings representing Literature, Poetry, Science and Art have been painted on them.



Photo. 5. U.S. Federal Courthouse Complex, Western & Southern Facades with Baker Building featured in foreground. Feb. 2024. M. Falcone.

Baker Building

Measuring approximately 44 feet by 55 feet, the Baker Building is located on the northeastern corner of Seventh Street and State Street. It occupies a small portion of the city block that contains the Erie Federal Courthouse Complex which also includes the former Erie Public Library, Erie County Courthouse, a modern courthouse annex, and a modern atrium that connects all four structures. The Baker Building is bounded by East Seventh Street on the south, State Street on the west, a small, enclosed courtyard and the modern atrium on the north, and the courthouse annex on the east. The concrete sidewalk along State Street includes a brick boulevard along the curb with tree plantings and streetlights. The curved sidewalk corner includes three metal posts that act as barricades to the entrance.

The former Baker Building currently houses a branch post office of the United States Postal Service on the first floor, but is vacant on the second floor. All interior spaces were remodeled in 2004, but some historic fabric and spatial features remain from the building's historic period. The Baker Building was a men's retail clothing store with two basement levels and two above-ground levels that featured a department store and offices for the Isaac Baker and Son Clothiers-Haberdashers. In 1969, a 20-foot by 50-foot penthouse structure was constructed on the roof to the east and a three-story frame addition was constructed on the east elevation (rear) of the building for additional storage and stairwells. The building otherwise remained unaltered until 2002-2004 when a major renovation unified the Baker Building, former Erie Public Library, and Erie County Courthouse with a modern glass atrium and five-story brick courthouse annex addition. As part of that renovation, the rear half of the original Baker Building was demolished, as well as the 1969 third floor and rear additions, and the interior was altered to accommodate the post office.



Photo. 6. U.S. Federal Courthouse Complex, Baker Building Southern Facade. Feb. 2024. M. Falcone.

The significant exterior features of the Baker Building were left intact. The plate glass, storefront windows on the first floor were replaced in addition to the entrance. On the interior, the basement levels have been filled in and no longer remain. The main entrance lobby was enclosed from the second-floor balcony and converted to a post office. The storefront windows were retained, but the space behind them has been enclosed into a narrow display area. The remainder of the first floor has been partitioned and all spaces have been refinished with modern materials including vinyl floors, drywall, dropped acoustical tile ceilings, and fluorescent lighting. The second floor was separated from the modern annex with concrete block and brick partition walls, and the balcony enclosed with drywall. A new concrete floor was built and HVAC equipment added along the ceiling. The second floor retains the most historic fabric and spatial room features of the Baker Building.

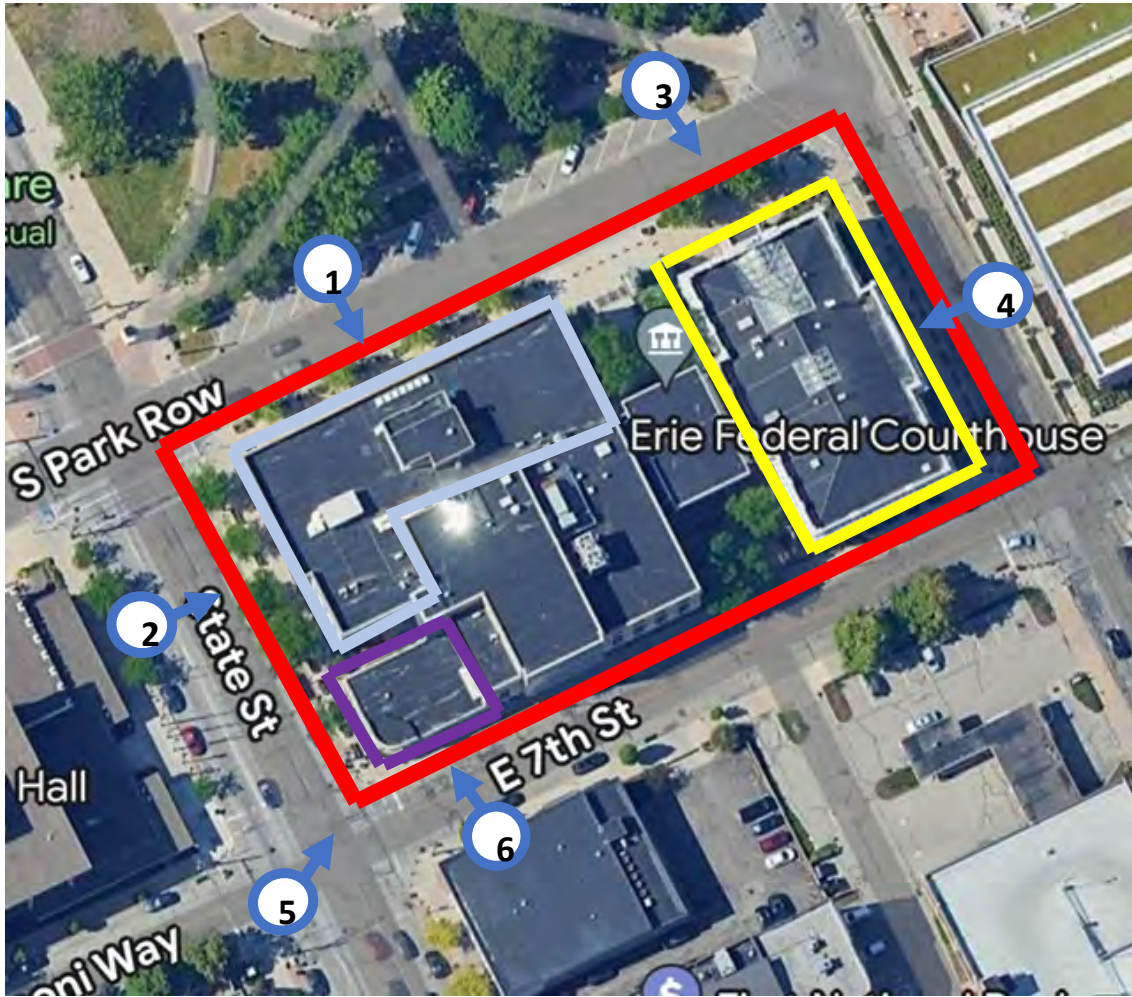
Distinctive with its clean and simple lines, the two primary elevations of the Baker Building clearly illustrate the characteristic features of the Streamline Moderne style in commercial building. The features of this style are concentrated in the form and materials of the building rather than in its ornamentation. Although once much longer along Seventh Street, the horizontal lines of the rectangular plan are still evident. The main entrance is located at the corner of Seventh Street and State Street and is emphasized by the building's round form and raised

parapet. The brick, limestone, and glass block details of the second level contrast with the plate glass, aluminum, and black marble of the first level. The minimalist architectural details highlight the form of the building through long, limestone belt courses running above and beneath the windows and along the raised parapet. The rectangular glass block windows on the second level are framed with a brick soldier-course lintel and a smooth limestone sill. The large replacement plate glass windows are set within a polished black marble storefront and are highlighted by the fluted, aluminum canopy that curves around the building following the lines of the brick parapet above.

The State Street (west) elevation is narrow and includes three, square glass block windows all evenly spaced on the second level, and large, storefront windows, separated by aluminum muntins, on the first level. The Seventh Street (south) elevation is wide and includes two, rectangular glass block windows on the second level, and larger, rectangular storefront windows separated by marble panels. There is a modern private entrance at the far east of this elevation on the first floor. The east elevation abuts the modern courthouse annex, and the north elevation is a solid, two-story brick wall devoid of any detail and partially obscured by the modern glass atrium.

The main entrance is located on the curved, southwestern corner of the building. The first level features a recessed entrance consisting of modern, glass double doors topped with a rectangular glass transom. From the doors, the glass and black marble storefront curves out to meet the west and south elevations. The rounded aluminum canopy projects from the wall plane and is supported by two, round black marble columns. The second level features a very large, square opening filled with glass block and curved with the wall plane. The opening is surrounded by a fluted band of limestone complete with rounded corners. The limestone belt courses and the parapet follow the curved lines of this feature. The glass block window is backlit from the interior with fluorescent bulbs.

Photo Key



Red lines indicate the parcel boundary of the U.S. Federal Courthouse Complex. The U.S. Courthouse is outlined in grey, the Baker Building outlined in purple, and the Erie Main Public Library is outlined in yellow.

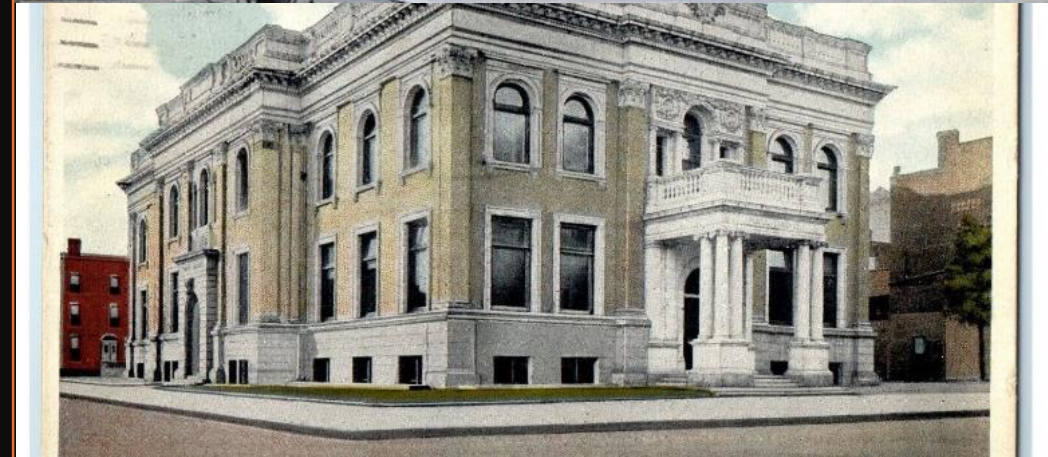
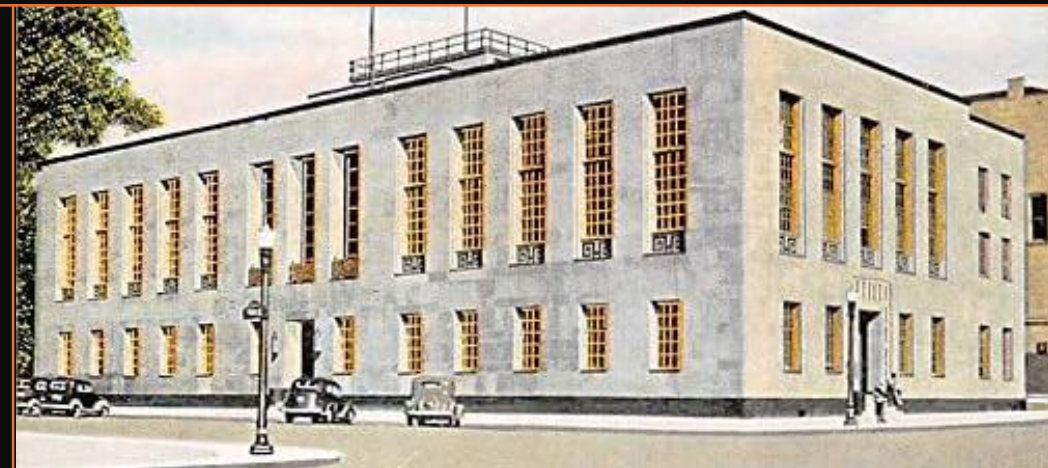


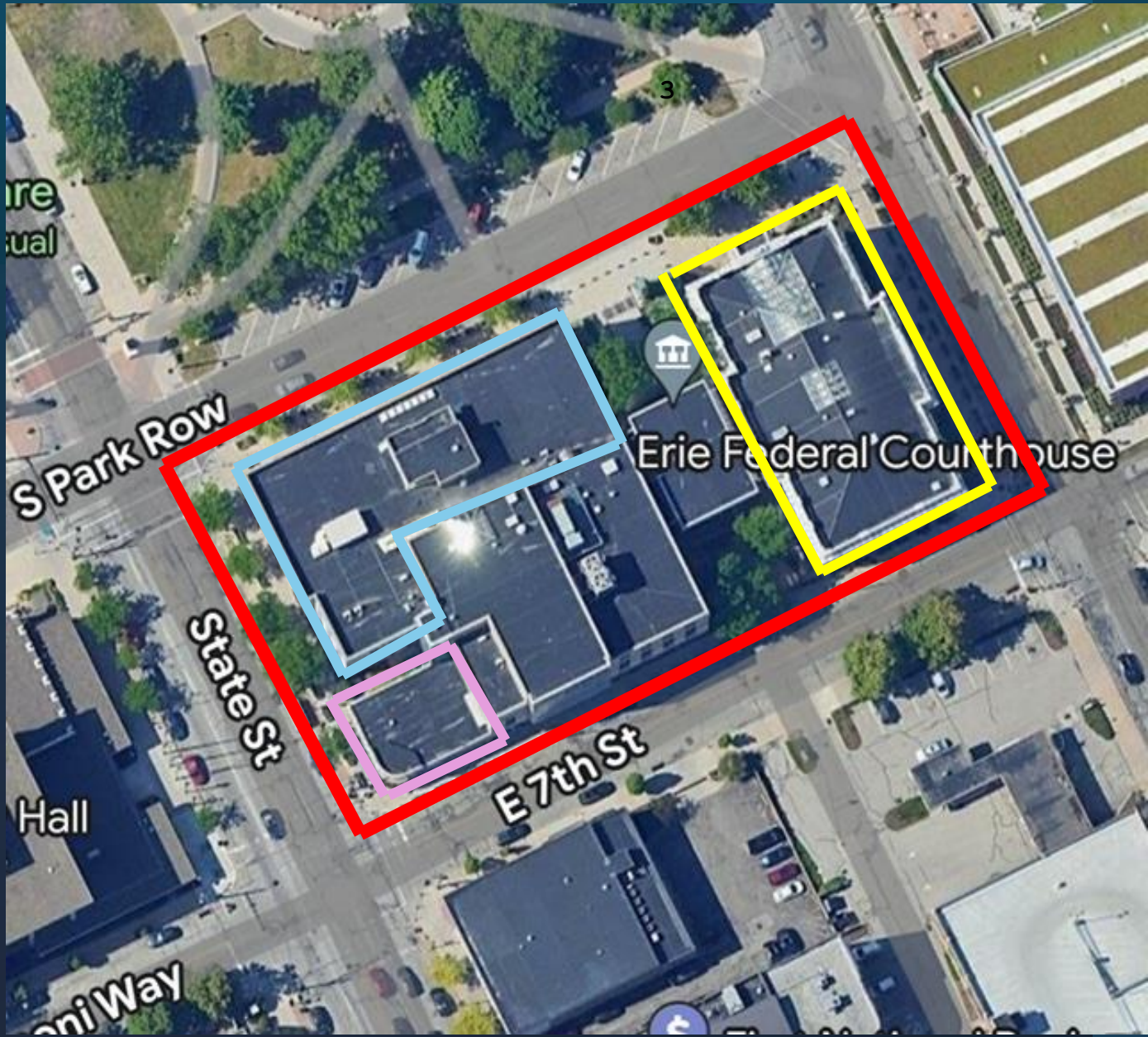
U.S. Federal Courthouse Complex

Individual Historic Landmark Application

One Building – Three Landmarks

- U.S. Federal Courthouse Complex:
 - U.S. Federal Courthouse
 - Baker Building
 - Erie Main Library





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3

S Park Row

Erie Federal Courthouse

State St

E 7th St

Hall

oni Way

History

U.S. Courthouse

Constructed: 1937

Architect: Rudolph Stanley-Brown

Notable: 2nd Building on the site, major WPA investment during the Great Depression

Baker Building

Constructed: 1947

Architect: Walter T. Monahan & George Mayer

Notable: 2nd Building on the site & only commissioned by the Baker Family

Erie Main Library

Constructed: 1880

Architect: Alden & Harlow

Notable: Architects, architects, and significant role in Erie's educational and cultural history.



Significance

- Baker Building

- *It is representative of broad patterns of development, heritage, and culture of the municipality, commonwealth or nation.*
 - Commerce in Erie
- *It is associated with persons of significance to the history of the municipality, commonwealth, or nation*
 - The Baker Family
- *It embodies distinctive characteristics of style, type, period or method of construction of architecture.*
 - Streamline Moderne

- Erie Main Library

- *It is the work of a notable architect, artist, craftsman, or builder*
 - Alden & Harlow
- *It embodies distinctive characteristics of style, type, period or method of construction of architecture.*
 - Renaissance Revival

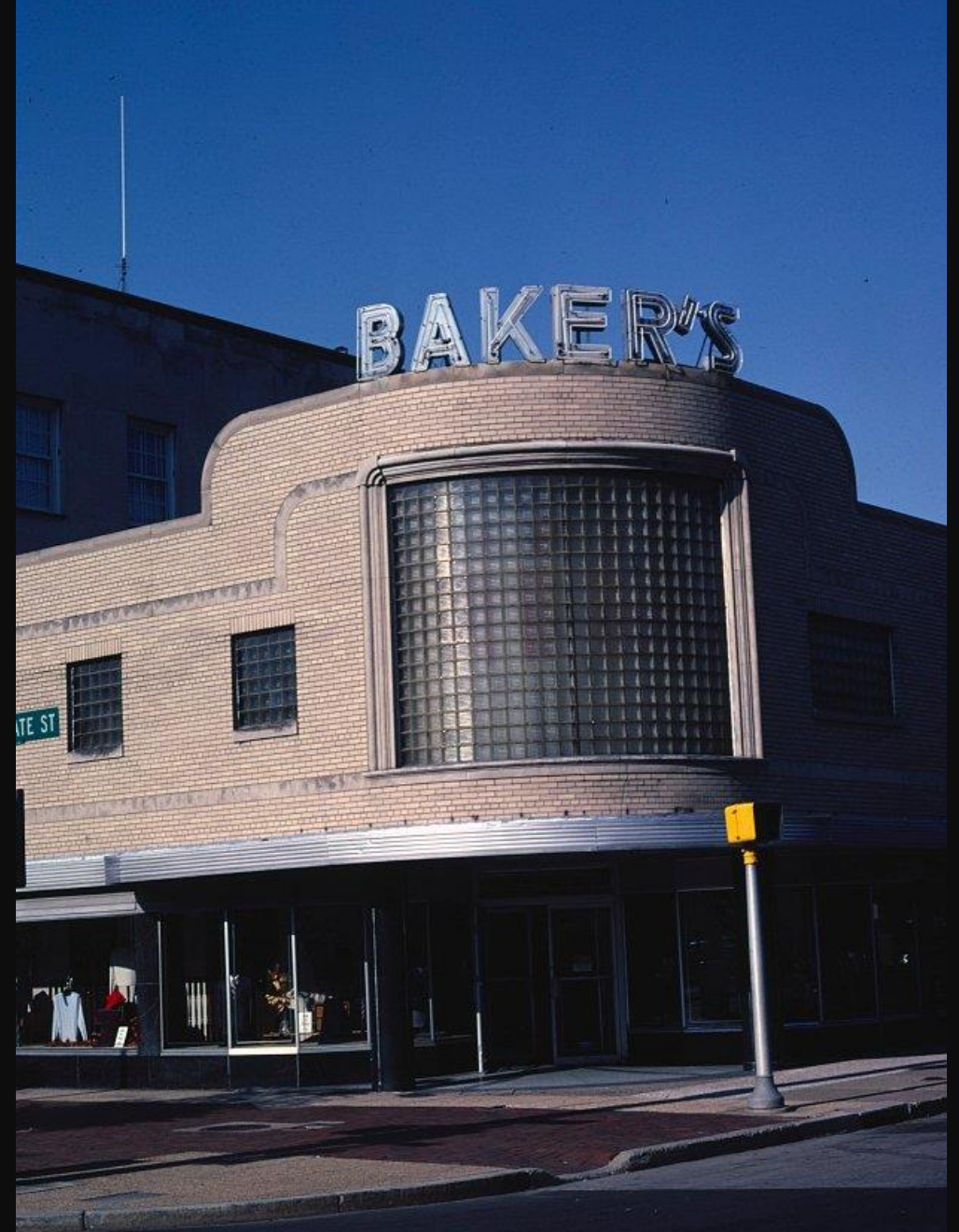
- U.S. Federal Courthouse

- *It embodies distinctive characteristics of style, type, period or method of construction of architecture.*
 - Moderne



Staff Recommendations to Commission

- Move to formally accept the nomination, with these areas of significance:
 - *It is representative of broad patterns of development, heritage, or culture of the municipality, commonwealth or nation.*
 - *It is associated with persons of significance to the history of the municipality, commonwealth, or nation*
 - *It embodies distinctive characteristics of style, type, period or method of construction of architecture.*
 - *It is the work of a notable architect, artist, craftsperson, or builder.*
-



ZONING ORDINANCE AMENDMENTS

**RECOMMENDED ZONING ORDINANCE AMENDMENTS
JUNE 2024**

The City of Erie Zoning Ordinance currently has several use categories / definitions for different types of group housing arrangements and other residential uses. Amendments are suggested to allow more specificity and flexibility in providing for these uses. Additional zoning ordinance amendments have also been under review and discussion; including review of permitted uses in the commercial, industrial and waterfront districts; district lot, yard and height requirements; off-street parking requirements; short term rental provisions; and clarification of screening requirements between uses.

Permitted uses in all residential districts were reviewed in detail and recommendations are made as follows:

- a. The permitted uses for the "R-1" zoning designation shall be amended to include Accessory Dwelling Unit (ADU), Community Garage, Group Child Care Home, Group Homes, Neighborhood Center, Planned Residential Development, Short Term Rental.
- b. The special exceptions for the "R-1" zoning district shall be amended to remove Group Homes, Neighborhood Center, Planned Residential Development, Short Term Rental.
- c. The permitted uses for the "R-1A" zoning district shall be amended to include Accessory Dwelling Unit (ADU), Group Child Care Home, Group Homes, Neighborhood Center, Planned Residential Development, Short Term Rental.
- d. The special exceptions for the "R-1A" zoning district shall be amended to remove Group Homes, Neighborhood Center, Planned Residential Development, Short Term Rental.
- e. The permitted uses for the "R-2" zoning district shall be amended to include Accessory Dwelling Unit (ADU), Adult day care, Funeral homes, Group Child Care Home, Group homes, Market garden, Personal care boarding homes for adults, Planned residential developments, Rooming/boarding homes.
- f. The special exceptions for the "R-2" zoning district shall be amended to remove Group Homes, Market Garden, Planned Residential Development.
- g. The permitted uses for the "R-3" zoning district shall be amended to include Accessory Dwelling Unit (ADU), Child Day Care Centers, Dormitories, Fraternity/sorority, Group Child Care Home, Group Care Facility, Hospitals, Market garden, Nursing/convalescent homes, Planned residential developments, Retirement community, Rooming/boarding homes.
- h. The special exceptions for the "R-3" zoning district shall be amended to remove Day Care Centers, Dormitories, Fraternity/sorority, Hospitals, Market garden, Nursing/convalescent homes, Planned residential developments, Retirement community, Rooming/boarding homes.
- i. The permitted uses for the "RLB" zoning district shall be amended to include Accessory Dwelling Unit (ADU), Dormitories, Family Child Care Home, Fraternity/Sorority, Group Child Care Home, Market garden, Nursing/Convalescent homes.
- j. The special exceptions for the "RLB" zoning district shall be amended to remove Dormitories, Fraternity/sorority, Market garden, Nursing/convalescent homes.

- k. Permitted uses for the "W-R" zoning district shall be established and amended to include Accessory Dwelling Unit (ADU), Accessory Uses, One-Family Dwellings, Two-Family Dwellings, Family Child Care Home, Group Child Care Home, Home Occupations, Off-Street Parking Lots, Short Term Rental.
- l. The conditional uses for the "W-R" zoning district shall be amended to remove Accessory Uses, One-Family Dwellings, Two-Family Dwellings, Family Day Care Home, Home Child Care, Home Occupations, Off-Street Parking Lots, Short Term Rental.
- m. Home Child Care shall be deleted from all zoning districts.
- n. [AMEND] 305.23 Day Care Centers: Day Care Centers (see Article 6) shall be allowed ~~as a~~ ~~Special Exception~~ providing the following criteria are met...

Recommended amendments/additions to related definitions in the ordinance are made as follows:

[ADD] Accessory Dwelling Unit (ADU) – A single dwelling unit with provisions for sleeping, cooking, and sanitation whose use is secondary to that of the principal dwelling or building on the same lot. ADU is further defined as follows:

- (a) An interior ADU utilizes existing space within the primary dwelling through the conversion of an interior room such as an attic or basement.
- (b) An attached ADU is added to the front, side or rear of the primary structure, or constructed above an attached garage.
- (c) A detached ADU is structurally separate from the primary dwelling. It can be built as a stand-alone unit or added to an existing structure such as a detached garage.

[AMEND] CHILD CARE - Care given to children under the age of 16 for a given part of a twenty-four-hour day, on a regular basis. Child care does not include care furnished in churches during religious services, schools or care given by relatives. Child care is further defined below:

- (a) Child Day Care Center – An establishment which provides supervised care at any one time for seven or more children unrelated to the operator. [A Child Day Care Center must have a certificate of compliance license from PA DHS in order to operate.]
- (b) [ADD] Group Child Care Home – A home in which care is provided at any one time for more than 6 but fewer than 13 children who are unrelated to the operator. [A Group Child Care Home must have a certificate of compliance from PA DHS in order to operate.]
- (c) Family Child Care Home – A home other than the child's own home, operated for profit, or not for profit, in which child day care is provided at any one time to four, five or six children who are unrelated to the operator. [A Family Child Care Home must have a certificate of compliance from PA DHS in order to operate.].
- (d) [DELETE] HOME CHILD CARE - Within a dwelling unit, the conduct of providing supervised care of not more than three children who are not residents of the unit.

[AMEND] FAMILY - A family is:

- (a) A single person occupying a dwelling unit and maintaining a household; or
- (b) Two or more relatives, occupying a dwelling unit, living together and maintaining a common household, including not more than two boarders or roomers.

- (c) Not more than ~~three [3]~~ **four [4]** unrelated persons occupying a dwelling unit, living together and maintaining a common household.
- (d) Permanent group homes for the handicapped or family-like living arrangements for handicapped persons. Groups of more than three unrelated persons may be treated as a "family" if they are defined as "handicapped" under the Fair Housing Act Amendments to the Federal Civil Rights Act, and meet the criteria of a group home special exception. Please note: Handicapped persons shall be those who are so designated under the Fair Housing Amendment (1988) to the Federal Civil Rights Act of 1968.

[ADD] Group Home – An establishment that provides room and board to persons who are residents by virtue of receiving supervised specialized services limited to health, social, rehabilitative or housing services provided by a governmental agency, their licensed/certified agents, or other responsible nonprofit social service corporation. These services shall be provided in a residential dwelling unit in a family-like living arrangement and only to persons who are physically or mentally handicapped, not including facilities for the care or treatment of persons released from or under the jurisdiction of a government bureau of corrections or similar institution. The residents of the facility need not be related to each other. (Please also see "family")

[DELETE] Group Residence Facility

[AMEND] Rooming/Boarding Home – Any dwelling or part of any dwelling containing one or more rooming units, in which space is let by the owner or operator to ~~four~~ **five [5]** or more unrelated persons.

Additional zoning ordinance amendment recommendations are as follows:

Permitted uses by zoning district:

- a. The permitted uses for the "C-1" zoning district shall be amended to include Accessory Dwelling Unit (ADU).
- b. The permitted uses for the "C-4" zoning district shall be amended to include Accessory Dwelling Unit (ADU), Pet Grooming.
- c. Permitted uses for the "M-1" zoning district shall be amended to include Accessory Dwelling Unit (ADU), Animal Care, Pet Grooming.
- d. Permitted uses for the "M-2" zoning district shall be amended to include Animal Care, Pet Grooming.
- e. Special exception uses for the "M-2" zoning district shall be amended to include Bottle Club.
- f. Permitted uses for the "W-C" zoning district shall be established and amended to include Accessory Uses, Essential services, Home Occupations, Off-Street Parking Lots, Short Term Rental.
- g. The conditional uses for the "W-C" zoning district shall be amended to remove Accessory Uses, Essential services, Home Child Care, Off-Street Parking Lots, Short Term Rental.

- h. Permitted uses for the "W-C2" zoning district shall be established and amended to include Accessory Uses, Essential services, Home Occupations, Off-Street Parking Lots, Short Term Rental.
- i. The conditional uses for the "W-C2" zoning district shall be amended to remove Accessory Uses, Essential services, Home Child Care, Off-Street Parking Lots, Short Term Rental.
- j. Permitted uses for the "W-C3" zoning district shall be established and amended to include Accessory Uses, Essential services, Home Occupations, Off-Street Parking Lots, Short Term Rental.
- k. The conditional uses for the "W-C3" zoning district shall be amended to remove Accessory Uses, Essential services, Home Child Care, Off-Street Parking Lots, Short Term Rental.
- l. Permitted uses for the "W-M" zoning district shall be established and amended to include Accessory Uses, Essential services, Off-Street Parking Lots.
- m. The conditional uses for the "W-M" zoning district shall be amended to remove Accessory Uses, Essential services, Off-Street Parking Lots.
- n. [AMEND] NOTE: ALL **CONDITIONAL** USES IN W-C, W-M AND W-R DISTRICTS ARE ~~CONDITIONAL USES AND~~ SUBJECT TO PROVISIONS OF SECTION 306 HEREIN

Lot, Yard and Height requirements:

- a. "Minimum Lot Area Per Family" for the "R-2" zoning district shall be amended from three thousand (3,000) square feet to two thousand (2,000) square feet.
- b. [DELETE] 305.24 (a) In R-2 Districts, 3 and 4 family dwellings are permitted provided each dwelling has at least two thousand (2,000) square feet of lot area per family.
- c. "Minimum Lot Area Per Family" for the "RLB" zoning district shall be amended from fifteen-hundred (1,500) square feet to one thousand (1,000) square feet.
- d. "Minimum Lot Area Per Family" for the "C-1" zoning district shall be amended from fifteen-hundred (1,500) square feet to one thousand (1,000) square feet.
- e. "Maximum Lot Coverage by Buildings" for the "C-1" zoning district shall be amended from thirty-five (35) percent to fifty (50) percent.
- f. "Maximum Lot Coverage by Buildings" for the "M-1" zoning district shall be amended from seventy [70] percent to seventy-five [75] percent.
- g. "Maximum Height of Structure" for the "R-2" zoning district is to be modified from thirty-five (35) feet to forty-five (45) feet.
- h. "Maximum Height of Structure" for the "RLB" zoning district is to be modified from forty-five (45) feet to sixty (60) feet.
- i. "Maximum Height of Structure" for the "C-4" zoning district is to be modified from forty-five (45) feet to sixty (60) feet.
- j. [AMEND] 305.34 Neighborhood Centers: These facilities are designed to provide a variety of services to residents within their area. They shall meet the following additional standards: a. Side yards shall be at least ~~twenty (20)~~ **five [5]** feet in width. ~~b. The parking area shall be calculated by combining the requirements for each use/service to be offered by the center. However, in no event shall it be less than one (1) per each three hundred fifty (350) square feet of floor area.~~

Off-street Parking Requirements:

- a. Parking Spaces Required shall be amended as follows: Bowling Alley – ~~5~~ 3 per bowling lane, Laundromat – 1 per ~~6~~ 8 washing machines, Neighborhood Center, Personal Services – 1 per ~~350~~ 500 square feet of floor area, ~~Tourist Home~~ Short Term Rental – 1 per rentable unit.
- b. [AMEND] Properties in the C-3 zoning district shall not be required to provide off street parking places. Properties in the W-C2, W-C3, RLB, C-1 and C-4 zoning district shall be required to provide fifty percent (50%) of the off street parking places required above.
- c. [AMEND] Mixed Uses: In the case of mixed use buildings, the required parking shall be the sum of the requirements for the various individual uses, computed separately in accordance with the parking requirements of this Article. Shared parking areas will be permitted if adjacent land uses have different peak hours of parking demand.

Short Term Rental requirements:

- a. [AMEND] Section 305.57 (B) - Short Term Rentals shall be allowed in the R-1 and R-1A Districts ~~as Special Exceptions~~ in accordance with these additional regulations: ~~in reviewing an application, the Zoning Hearing Board shall consider the following:~~
 1. Occupancy of a rentable unit shall be limited to one Family, as defined.
 2. A minimum of one off-street parking space per rentable unit must be provided.
 3. Screening of rear and side yard outdoor living areas not including driveways shall be provided to abutting properties in "R" Districts.
 4. Any outdoor lighting shall be designed to prevent glare to adjacent properties.
 5. No outdoor loudspeakers or sound systems shall be allowed.
 6. ~~The Board may attach any reasonable conditions necessary to address public health, safety and welfare concerns.~~
- b. [AMEND] ARTICLE 6 – DEFINITIONS - DWELLING - Any building or portion thereof which is designed for or used for residential purposes. The word "Dwelling" ~~shall include Short Term Rentals but~~ shall not include Hotels, Motels, Short Term Rentals or other structures used for transient residence.

Screening requirements:

- a. All references to 'screen plantings' or 'screen planting strip' shall be replaced with 'Screening'.
- b. All references to screening being placed 'adjacent to' shall be replaced with 'to abutting' properties.
- c. [AMEND] Section 205.14 - The side yard and rear yard of any "C," "W-C," "M" or "W-M" District ~~adjoining~~ abutting any "RLB" or any "R" or "W-R" District shall be at least one (1) foot for each one (1) foot of building height and shall have ~~a~~ screening to abutting

~~properties in planting strip adjoining~~ [JW1] ~~the~~ "R" Districts which shall be protected from automobiles by wheel barriers or guard rails.

- d. [AMEND] Section 305.11 - Off-Street Parking Lots and Accessory Parking: Screening shall be provided to abutting~~if located adjacent to~~ properties in "R" Districts not served by subject lot, ~~a screen planting strip~~and shall be installed and suitably protected from automobiles by wheel barriers or guard rails. Screening a minimum of three (3) feet high ~~Plantings~~ shall also be provided along any road frontage in all districts with the exception of "C-3", "C-4" and "M" Districts.