

PLANNING COMMISSION AGENDA FOR 7/10/ 2017

MEMBERS

William Kutz – Chairman
Dr. Ed Richards - Vice Chairman
Seth Kerr
Bob Radaker
Rick Park

STAFF

Dana Shick – Borough Manager
Emerson Turnbull – Code Enforcement Officer
Christine Gunning – Administrative Asst./Recorder
James Dennison, Esq. - Solicitor
G D and F Engineering

I. CALL TO ORDER

II. ROLL CALL

III. CORRECTIONS/APPROVAL OF MINUTES

IV. CHAIR REPORT

V. PUBLIC COMMENT (5 minutes per speaker)

The purpose of this part of the meeting is for the public to 'comment' on issues germane to the business of the Planning Commission regarding items not on the current agenda. It is not a question and answer period. Commissioners may or may not choose to respond to your comments. Personal attacks and/or comments that the commission deems to be personal attacks against any individual or organization, whether related to the Borough or not, or the use of vulgarities, obscenities, or similar acts will not be tolerated. Although each speaker is generally given 5 minutes to comment, the Commission reserves the right to further limit or expand the time allotted to each speaker, or to defer the time for comments to the next regular or special meeting of the Planning Commission should they determine that there is insufficient time for comments at this meeting.

VI. DEVELOPMENT PLANS

VII. COMMUNITY PLANNING

VIII. NEIGHBORHOOD PLANNING

Demolition building in historic overlay district

IX. OFFICIAL REPORTS & CORRESPONDENCE

X. UPCOMING MEETINGS 08/14/2017

XI. ADJOURNMENT

Borough of Brookville, PA
Friday, July 7, 2017

Chapter 230. Zoning

Article III. Zoning Districts and Use Regulations

§ 230-11. Zoning districts.

The Borough is divided into 10 zoning districts including a Historic Overlay District. The districts are reflected on a color-coded Zoning Map depicting their boundaries. Public utility services are required in all zoning districts. Zoning districts are described as follows.

- A. Low Density Residential (LDR) District. This land use classification is designed to provide areas that preserve and promote the existing characteristics of single-family detached dwelling units and their neighborhoods. Lot size in these areas is expected to be 7,500 square feet or more in size. These districts are illustrated in yellow on the Brookville Borough Zoning Map.
- B. Medium Density Residential (MDR) District. This district attempts to provide for more densely populated residential neighborhoods while creating an integrated community. Medium Density Residential (MDR) District lot sizes in these areas vary from between 2,500 square feet and 5,000 square feet in size but have a higher density of dwelling units per acre than that of the Low Density Residential District (LRD). These districts are illustrated in orange on the Brookville Borough Zoning Map.
- C. Special Residential (SR) District. This land use category is designed to allow the accommodation of expected new mobile home housing as a different dwelling type and at appropriate densities to be affordable for households of all income levels. This zoning district requires full public utility service and is a cohesive neighborhood. This district is illustrated in brown on the Brookville Borough Zoning Map.
- D. Recreation Conservation (RC) District. This zoning district has been established for several purposes. The primary purpose is for the preservation of environmental and natural features along the watercourses of North Fork Creek, Sandy Lick Creek, and Redbank Creek. The preservation and environmental quality of these watercourses is promoted by the requirements of this zoning district. This district allows for a linear type of park system linking the various neighborhoods in the Borough. The principal permitted uses in the district are commercial recreational, recreational facilities, and certain residential developments that meet Army Corp of Engineer standards and FEMA requirements. These districts are illustrated in green on the Brookville Borough Zoning Map.
- E. Downtown Commercial (DC) District. This land classification will provide an area that allows for commercial activities that are traditional downtown uses and serve the needs of the Borough's residents, such as but not limited to retail and office activities. This district is designed to preserve the quality and vibrant downtown of Brookville through the benefits of having a unique and historic appearance and a residential population in the second and third stories of buildings. This district is illustrated in red on the Brookville Borough Zoning Map.
- F. Transitional Zone (TZ) District.

- (1) This land classification will provide an area that allows for a transition area of mixed residential and small-scale commercial and mixed-use districts that would be between the Downtown Commercial (DC) District and the lower-density residential (LDR) neighborhoods.
- (2) This district provides a transition from residential areas to the downtown. The uses in this district are a mix of residential, no-impact home businesses and less intense mixed commercial uses, such as professional offices or bed-and-breakfasts. Adaptive reuse of existing properties is encouraged, as is infill development on vacant lots.

G. Office Commercial (O/C) District.

- (1) This district is designed to allow for professional office centers and commercial activities that are ancillary to the permitted uses within this district. It is designed to take advantage of the regional transportation arteries.
- (2) The district encourages office buildings to be built on "green" commons with commercial activities geared toward daily services and those associated with the primary use of the structure. These activities include cafes, day-care centers, bakeries, restaurants, and food courts on lower levels with office space on the ground and other floors.
- (3) All commercial activities may be located on any floor in the building. Parking shall be in the form of underground parking or shall be in the form of shared parking areas for offices; stormwater controls may require underground storage. All new utility services shall be underground and certain ones, such as gas and electric, shall be on opposite sides of one another due to the potential for gas explosions. These districts are illustrated in light blue on the Brookville Borough Zoning Map.

H. Light Industrial 1 (LI-1) District. This land use classification provides areas that allow for light manufacturing activities. Economic development is one of the primary objectives of this zoning district. These areas are designated to limit the larger scale, heavier commuter and truck traffic, stabilize Borough tax base, and preserve other neighborhoods that adjoin these uses. Design standards for odor, noise, dust, point- and non-point-source pollution, and lighting are limited and/or prohibited in the areas where they abut environmentally sensitive areas, watercourses, and adjacent residential neighborhoods. The foregoing zoning districts are depicted on the Official Zoning Map and the permitted uses, conditional uses, yard and area requirements for each district are set forth on **Table III-B**.^[1] These districts are shown in purple on the Brookville Borough Zoning Map.

[1] *Editor's Note: Table III-B is included at the end of this chapter.*

I. Light Industrial 2 (LI-2) District. This land use classification provides areas that allow for heavier manufacturing activities such as assembly and finishing. Economic development is one of the primary objectives of this zoning district. These areas are designated to limit the larger scale, heavier commuter and truck traffic, stabilize Borough tax base, and preserve other neighborhoods that adjoin these uses. Design standards for odor, noise, dust, point- and non-point-source pollution, and lighting are limited and/or prohibited in the areas where they abut environmentally sensitive areas, watercourses, and adjacent residential neighborhoods. The foregoing zoning districts are depicted on the Official Zoning Map and the permitted uses, conditional uses, yard and area requirements for each district are set forth on **Table III-B**.^[2] These districts are shown in pink on the Brookville Borough Zoning Map.

[2] *Editor's Note: Table III-B is included at the end of this chapter.*

J. Historic Overlay District (HOD).

- (1)

This zoning district is defined as the Brookville Historic District as listed in the National Register of Historic Places. Additional historic overlay districts may be designated as additional National Register districts are created.

- (2) The Historic Overlay District is established to provide for the overall enhancement of the district by.
 - (a) Protecting and stabilizing property values and thereby providing for the economic vitality of the district.
 - (b) Protecting the desirable and unique physical features of the district by discouraging intensive development, renovation and redevelopment.
 - (c) Providing for the ongoing economic revitalization of the district and its surrounding areas.
 - (d) Demolition of buildings in this district will require approval from the Brookville Borough Planning Commission. The Borough Building Inspector is required to copy the Planning Commission on any demolition permits.



- (3) The foregoing zoning districts are depicted on the Official Zoning Map and the permitted uses, conditional uses, and special exceptions for all districts are found in **Table III-A**. Yard and area requirements for each district are set forth on **Table III-B**.^[3]

[3] Editor's Note: Table III-A and Table III-B are both included at the end of this chapter.

- K. Height regulations. Except for communications facilities and water towers, no structure shall exceed a maximum height above the average ground level. This is recommended by the Brookville Borough Planning Commission and approved by Brookville Borough Council.
 - (1) Maximum height. The maximum height for a structure for any permitted, conditional or special exception uses in any district may be increased up to a total height of 35 feet if: a) every required yard is increased by one foot for each additional foot of height; and b) the permit for such structure has been reviewed and authorized. This is recommended by the Brookville Borough Planning Commission and approved by Brookville Borough Council.
 - (2) Maximum-height exceptions. Church spires, belfries, monuments, ornamental towers, chimneys, elevator bulkheads, windmills, smokestacks, silos and flagpoles may exceed the maximum height of the principal structure. This is recommended by the Brookville Borough Planning Commission and approved by Brookville Borough Council.