

ORDINANCE _____

AMENDING THE STATE COLLEGE BOROUGH ZONING ORDINANCE AND MAP (CHAPTER XIX OF THE CODIFICATION OF ORDINANCES) BY ESTABLISHING THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT ZONING DISTRICT AS DESCRIBED HEREIN AND RESCINDING ORDINANCE 1448, WHICH ESTABLISHED THE URBAN VILLAGE ZONING DISTRICT, AND ESTABLISH THE HISTORIC RESOURCES OVERLAY DISTRICT.

It is hereby ENACTED AND ORDAINED by the Council of the Borough of State College, and it is Enacted and Ordained by authority of same, that Chapter XIX of the Codification of Ordinances is hereby amended as follows:

Section 1. Amend the Codification of Ordinances, Chapter XIX, Part D, Section 401, Classification of Districts, by rescinding the term “Urban Village District” and replacing it with “West End Traditional Neighborhood Development District,” and adding “Historic Resources Overlay District.”

Section 2. Amend the Codification of Ordinances, Chapter XIX, Zoning Map, by renaming the "Urban Village District" to "West End Traditional Neighborhood Development District."

Section 3. Amend the Codification of Ordinances, Chapter XV, Signs, by rescinding Part A, Section 127, Signs Permitted in the Urban Village (UV) Zone.

Section 4. Amend the Codification of Ordinances, Chapter XIX, Section 401, by rescinding the Urban Village District and replacing it with the West End Traditional Neighborhood Development District to read as follows:

Section 1924. Statutory Authorization. Provisions for the West End Traditional Neighborhood Development (TND) District are intended to comply with Article VII-A, Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code (MPC), Act 247, as amended, in particular, those purposes and objectives listed in Section 701-A of Article VII-A such as: encouraging mixed-use, pedestrian-oriented development; extending opportunities for housing; encouraging a more efficient use of land; allowing for integrated, mixed-use, pedestrian-oriented neighborhoods; establishing public space; minimizing traffic congestion; and fostering a sense of place and community.

Section 1925. Purpose and Intent.

a. The purpose of the West End TND District is to allow the development and redevelopment of land in the West End neighborhood to be consistent with the community development objectives specified in the West End Neighborhood Revitalization Plan. The plan encourages mixed use development and its accompanying support non-residential uses while maintaining a strong emphasis on pedestrian- and neighborhood-scale development, and supporting amenities. The West End Neighborhood Revitalization Plan further establishes a conceptual proposal for development, including concept plans and other documentation delineating information relating to use, location, and bulk of buildings, density of development,

parking arrangements, public access, common open space, public facilities, and other such information necessary to facilitate compliance with the provisions of this Ordinance.

b. The West End TND District permits mixed use development integrated into the existing pattern of historic structures by reuse of buildings as appropriate, the repetition of historic patterns as appropriate, the integration of parking, recreational facilities and other use elements in a manner that does not detract from historic elements of the Holmes-Foster/Highlands National Register Historic District, but utilizes existing topographic features, and the creation of new neighborhoods and uses which are pedestrian-oriented and create streetscapes compatible with the existing buildings.

c. The West End is a Certified Redevelopment Area pursuant to the Pennsylvania Urban Redevelopment Law (Act 385 of 1945).

d. These provisions are designed to achieve the following objectives:

(1) Permit a wide range of housing types, including mixed-use buildings, and adjacent townhouses and apartments;

(2) Streets and buildings should emphasize a lively, pedestrian-oriented character where people feel safe by day and night;

(3) Facilitate the preservation and reuse of buildings that are contributing structures to the Holmes-Foster/Highlands National Register Historic District;

(4) Undertake development that maintains the essential character of its surrounding environment, as expressed in the West End TND District Design Guidelines;

(5) Create a well-balanced mix of owner-occupied and rental housing units;

(6) Promote non-residential activities that serve the local area and have minimal impact on surrounding residential uses and existing Downtown businesses;

(7) Provide a pedestrian-focused linkage between the Holmes-Foster/Highlands Neighborhood and Penn State's West Campus;

(8) Create a seamless interface between the West End and Penn State's West Campus via West Campus Drive;

(9) Provide a central green or plaza as a community gathering space and the focal connection with Penn State's West Campus;

(10) Provide a tiered development transition between the West Campus and the West End residential environments;

(11) Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction;

(12) Promote building forms that will respect and improve the integrity of open spaces and other public areas;

(13) Promote harmony in the visual relationships and transitions between new and older buildings;

(14) Protect and improve important West End architectural resources, including those particular to the Holmes-Foster/Highlands neighborhoods;

Section 1926. Applicability. The West End TND District provides standards for the use of land and buildings including all of the following activities within the district: (1) construction of any new building, structure or parking area; (2) expansion, renovation, structural alteration, or reuse of any existing building, structure or parking area; and (3) any land development, as defined in Part J of this Chapter.

The West End TND District is bounded by the north side of West Campus Drive and Railroad Avenue, the east side of Coal Alley, the south side of Calder Way, and the Borough boundary with Ferguson Township, as delineated by the Zoning Map.

Section 1927. Sketch Plan Presentation. Pursuant to Section 707-A of the Pennsylvania Municipalities Planning Code, a landowner may present a sketch plan to the Planning Department before making formal submission of a development plan when required pursuant to Section 305 of the zoning ordinance. The sketch plan is an option and is not required. The purpose of the sketch plan is to provide feedback that will enable an applicant to better plan and prepare the formal land development plan submission. The applicant should provide as much of the following information as possible:

- a. The name, address and contact information of the applicant or contact person.
- b. A description of the proposed use or project including details of operation that may be important, type of business, anticipated volume of customer traffic, types of buildings, height, layout, etc.
- c. A diagram of the property showing the following:
 - (1) Existing buildings, parking, drive aisles, drainage ways and basins, landscaping and open spaces.
 - (2) Proposed buildings, parking, landscaping and/or open spaces.
 - (3) Property boundary lines.
- d. A list of any questions that the applicant needs answered.

Section 1928. Land Development Plan Content, Review, Approval and Recording.

All plans that constitute land development in the West End TND District shall be submitted and reviewed pursuant to the provisions contained in Part C, Section 305. In addition, any development meeting the Inclusionary Housing requirements established Section 1931 shall include:

- a. The total number of market-rate units and inclusionary housing units.
- b. The number of bedrooms in each market-rate unit and each inclusionary unit.
- c. The square footage of each market rate unit and of each inclusionary unit measured from the interior walls of the unit and including heated and unheated areas.
- d. The location in the development of each market-rate and inclusionary housing unit.
- e. If the construction of dwelling units is to be phased, a phasing plan stating the number of market-rate and inclusionary housing units in each phase.
- f. The estimated sale price or monthly rent of each market-rate unit and each inclusionary housing unit.
- g. A marketing plan the applicant proposes to implement to promote the sale or rental of the inclusionary units within the development to eligible households. Note: such marketing plans should be formulated in concert with the State College Community Land Trust and conform with the "Marketing of Inclusionary Units."

Section 1929. Permitted Land Uses and Mix.

a. West End TND District Manual of Written and Graphic Design Guidelines. While the West End TND District controls the underlying zoning and land use respectively in the West End, the Borough of State College has, pursuant to Section 708-A of the Pennsylvania Municipalities Planning Code, adopted by ordinance a specific and detailed Manual of Written and Graphic Design Guidelines (herein, referred to as "West End TND Design Guidelines") to assist applicants in the preparation of development proposals under the West End TND District and pertains to such specific proposed features as architecture, building materials, fencing, walls, landscaping, signs, streets, pedestrian circulation, parking, yards, lighting, and streetscape. The West End TND Design Guidelines provide a more detailed pattern for how the West End TND District can be revitalized to optimize private return on investment without jeopardizing the historic character of the overlying Holmes-Foster/Highlands National Register Historic District and providing the best benefit to the West End neighborhood. The West End TND Design Guidelines have been adopted by ordinance and incorporated in Chapter XIX, Part J, Subdivision and Land Development.

b. General Intent. The West End TND District has been divided into three districts sections, each with a varying goals and guidelines relating to the built environment desired. They are: 1) a higher density, mixed-used development in the "Northern-tier," 2) medium-density student housing apartments and supporting mixed use/non-residential development in the

“Central-tier,” and 3) a lower density residential development with a potential ground floor mixed-use component in the “Southern-tier” as the primary themes for the West End TND District.

c. Primary Mixed-use Streets: West College Avenue and North Sparks Street

(1) Permitted Residential Uses on Lots Fronting Primary Streets

(a) General Requirements: These standards apply to all residential uses permitted within this designated area:

- i.) All buildings shall have their fronts and primary entranceway oriented toward a public street.
- ii.) Exclusive residential use of a building along the College Avenue corridor is permitted, except on corner lots where buildings shall be mixed-use multi-level structures.
- iii.) Exclusive residential use of buildings along the Sparks Street corridor is prohibited.
- iv.) Each unit shall front onto and overlook either a front yard, rear yard or both. Units fronting side yards are not permitted except when the side yard abuts a public open space.
- v.) All resident parking shall be accessed and provided at the rear or along one interior side of the building and fully screened from view.
- vi.) All visitor/public parking shall be provided on a public street or in spaces directly accessible and perpendicular to an existing alleyway.
- vii.) All trash and utility servicing shall be to the rear of the building and fully screened from view.
- viii.) Inclusionary Housing shall apply pursuant to Section 1931 herein.
- ix.) All development shall comply with the West End TND Design Guidelines as established in the Codification of Ordinances, Chapter XIX, Part J, Subdivision and Land Development.

(b) Residential Uses Allowed. Within this designated area of the district, the land and structures may be used for the following residential uses only.

- i.) Duplexes, provided:
 - The primary entryway for each dwelling unit shall be accessed from the first floor frontage.
 - No individual dwelling unit shall have more than 4 bedrooms.

- ii.) Townhouses, provided:
 - A maximum of four (4) townhouse dwelling units shall be attached.
 - The width of end townhouse dwelling units shall be at least two feet wider than the interior units.
 - Units shall not be stacked one above the other.

- iii.) Multi-family dwellings, provided:
 - There shall be a maximum of four (4) dwelling units to a building.
 - All multi-family buildings shall have two side yards, and one front and rear yard.
 - Units may be stacked.

- iv.) Apartment over a business, provided:
 - No unit shall exceed four (4) bedrooms.
 - The minimum dwelling area shall be as follows:
 - Efficiency: 400 sq. ft.
 - 1 bedroom: 500 sq. ft.
 - 2 bedrooms: 750 sq. ft.
 - 3 bedrooms: 1,000 sq. ft.
 - 4 bedrooms: 1,250 sq. ft.

(2) Permitted Non-residential Uses on Lots Fronting Primary Streets

- (a) General Non-residential Use Requirements: These standards apply to all non-residential uses permitted within this designated area:
 - i.) Gross building area attributed to a single non-residential use shall not exceed 7,500 square feet in size.
 - ii.) Non-residential uses shall not exceed 60,000 square feet of gross floor area in the aggregate within the West End TND District.
 - iii.) Exclusive non-residential uses are limited to existing buildings.
 - iv.) Non-residential uses are allowed on corner lots, provided they are mixed use, multi-level structures.
 - v.) Civic and institutional uses are permitted:
 - Municipal buildings, fire stations, libraries, museums and post offices
 - Neighborhood/community center
 - Transit shelters and facilities
 - vi.) All new buildings shall be multi-level structures accommodating retail or other allowable non-residential uses on the ground floor with residential or office uses above.
 - vii.) All development shall comply with the West End TND Design Guidelines as established in the Codification of Ordinances, Chapter XIX, Part J, Subdivision and Land Development.

(b) Non-residential Uses Allowed. Within this designated area of the district, the land and structures may be used for the following non-residential uses only:

- i.) Child or Adult Day Care Facilities
- ii.) Restaurants and Cafes, provided no individual restaurant or cafe contain a drive-in window or other facility where patrons are served while remaining in their vehicle.
- iii.) Personal and Business Services (e.g. beautician, quick-print shop, dry cleaner with pick-up/drop-off)
- iv.) Freestanding public market structures and specialty retail pavilions
- v.) Neighborhood Convenience Food Store, provided Structures used for this use category may not exceed 5,000 square feet in the aggregate in this district.
- vi.) Convenience Food Stores are prohibited from selling gasoline and other motor fuels.
- vii.) Specialty Food Stores, provided structures used for this use category may not exceed 5,000 square feet in the aggregate ground floor space in this district.
- viii.) Retail Shops, provided structures used for this use category may not include sale of the following items; adult entertainment, automotive supplies.
- ix.) Professional offices provided the aggregate ground floor area within the district shall not exceed 5,000 square feet.
- x.) Artist Studios, Art Galleries, Schools or Studios for music and dance instruction, and other similar uses.
- xi.) Bed and Breakfast Establishments, provided:
 - They do not exceed 10 guest rooms.
 - All guest parking can be accommodated on site.
- xii.) Off-Street Parking Areas, Public Parking Areas and Services Areas directly serving uses within this zoning district boundary only.
- xiii.) Accessory Uses customarily incidental to any of the above uses.
- xiv.) Permitted accessory buildings are limited to residential garages, trash enclosures, and storage sheds.
- xv.) Visitor/patron surface parking along adjacent interior public or private streets and alleyways.

d. Secondary and Tertiary Address Streets:

Secondary Street: West Campus Drive

Tertiary Streets: Buckhout Street, Patterson Street, Gill Street and Barnard Street

(1) Permitted Residential Uses on Lots Fronting Secondary & Tertiary Streets

(a) General Requirements: These standards apply to all residential uses permitted within the secondary and tertiary designated areas:

- i.) All structures shall have their fronts and primary entranceway oriented toward a public street.
- ii.) Each unit shall front onto and overlook either a front yard, rear yard or both. Units fronting side yard are not permitted except when the side yard abuts a public open space.
- iii.) All resident parking shall be accessed and provided at the rear or along one interior side of the building and fully screened from view.
- iv.) All visitor/public parking shall be provided on a public street or in spaces directly accessible and perpendicular to an existing alleyway.
- v.) All trash and utility servicing shall be to the rear of the building and fully screened from view.
- vi.) Inclusionary Housing shall apply pursuant to Section 1931 herein.
- vii.) All development shall comply with the West End TND Design Guidelines as established in the Codification of Ordinances, Chapter XIX, Part J, Subdivision and Land Development.
- viii.) Mixed uses are prohibited except in the case where residential is over a non-residential use.

(a) Residential Uses Allowed. Within these two designated areas of the district, the land and structures may be used for the following residential uses only.

- i.) Duplexes, provided:
 - The primary entryway for each dwelling unit shall be accessed from the first floor frontage.
 - Each dwelling unit shall have one front, side, and rear yard.
 - No individual dwelling unit shall have more than 4 bedrooms.
- ii.) Townhouses and Stacked Townhouses, provided:
 - There shall be one or two party wall(s) that separates each dwelling from basement to roof.

- All dwellings units shall have one front and one rear yard. All dwelling units with only one party wall shall also have one side yard.
 - A maximum of six (6) townhouse dwelling units shall be attached.
 - The width of townhouse dwelling shall vary as follows:
 - 3 – 4 attached units: One width is required.
 - Six (6) attached units: minimum of two varying widths.
- iii.) Multi-family dwelling, provided:
- There shall be a maximum of four (4) dwelling units to a building.
 - There shall be one or more party walls that separate each dwelling.
 - All multi-family buildings shall have two side yards, and one front and rear yard.
- iv.) Multi-family apartments, provided:
- No unit shall exceed 4 bedrooms.
 - The minimum dwelling area shall be as follows:
 - Efficiency: 400 sq. ft.
 - 1 bedroom: 500 sq. ft.
 - 2 bedrooms: 750 sq. ft.
 - 3 bedrooms: 1,000 sq. ft.
 - 4 bedrooms: 1,250 sq. ft.

(2) Permitted Non-residential Uses on Lots Fronting Secondary and Tertiary

Streets.

- (a) General Non-residential Use Requirements: These standards apply to all non-residential uses permitted within the secondary and tertiary designated areas:
- i.) Non-residential uses are limited to the following civic and institutional uses:
 - Municipal buildings, fire and/or police sub-stations, libraries, museums and post offices
 - Neighborhood/community center
 - Transit shelters and facilities
 - ii.) Gross building area attributed to a single non-residential use shall not exceed 7,500 square feet in size.
 - iii.) All new buildings shall be mixed-use, multi-level structures accommodating civic or institutional uses on the ground floor with residential or office uses above.
 - iv.) All development shall comply with the West End TND Design Guidelines as established in the Codification of Ordinances, Chapter XIX, Part J, Subdivision and Land Development.

e. Service/Access Alleys: Coal Alley, Thorn Alley, Grass Alley, Orange Alley, Railroad Avenue, Calder Way, Clay Lane and All Other Un-named Alleyway Parcel Frontage Permitted Uses

(1) Residential accessory uses provided all development complies with the West End TND Design Guidelines as established in the Codification of Ordinances, Chapter XIX, Part J, Subdivision and Land Development.

(2) Non-residential accessory uses provided all development complies with the West End TND Design Guidelines as established in the Codification of Ordinances, Chapter XIX, Part J, Subdivision and Land Development.

(3) Short-term visitor/patron surface parking along interior alleyways directly associated with the residential and non-residential, and mixed-uses located within the West End TND District and permitted under this section.

(4) Resident parking directly associated with the residential and non-residential, and mixed-uses located within the West End TND District and permitted under this section.

(5) Resident and patron structured parking directly associated with the residential and non-residential, and mixed-uses located within the West End TND District and permitted under this section.

(6) Trash enclosures and facilities associated with the residential and non-residential, and mixed-uses located within the West End TND District and permitted under this section.

f. Permitted Open Space Uses.

(1) Passive neighborhood parks

(2) Community playgrounds

g. Permitted Accessory Uses.

(1) Home Occupation

(2) Accessory uses that are clearly incidental to the uses permitted by right, such as: parking, residential accessory structures, or non-residential accessory structures and further provided that all accessory structures meet all setback requirements.

Section 1930. Development Standards – All Areas.

a. Density/Intensity. The number of residential dwelling units and the amount of nonresidential development shall be determined as follows; given that a gross acre of land is an acre of land including all on-site open space, parking, buffers and stormwater detention

requirements required for the proposed site development program. To calculate the number/range of residential dwelling units required/permitted on a given parcel, take the gross parcel acreage and multiply by the minimum and maximum allowable units listed under items 1 - 3 below.

(1) The density for duplex dwelling units shall be a minimum of eight (8) dwelling units per gross acre (5,400 SF minimum lot size) and a maximum of (twelve) 12 dwelling units per gross acre (3,600 SF minimum lot size), calculated over the entire parcel.

(2) The density for townhouse dwelling units shall be a minimum of (twelve) 12 units per gross acre (3,600 SF minimum lot size) and a maximum of (eighteen) 18 dwelling units per gross acre (2,400 SF minimum lot size), calculated over the entire parcel.

(3) The density for stacked townhouse dwelling units shall not exceed (thirty-six) 36 dwelling units per gross acre, calculated over the entire parcel.

b. If the proposed development program for a site includes a mix of lower and higher density units (listed above), the overall development density shall not exceed that permitted for the higher use. The attributable parcel area dedicated to each residential use shall be divided and calculated proportionally, i.e., a 40,000 SF parcel dedicated half to duplexes and half to townhomes must accommodate between four (4) and six (6) duplexes and six (6) to nine (9) townhomes for a total of ten (10) to fifteen (15) total dwelling units on the parcel

c. In the case of a mixed-use building, the density shall be calculated by multiplying the gross parcel acreage of the site by the permitted maximum Floor Area Ratio (FAR) listed under items 4 - 9 below. For example, a 1.0 FAR on a nominal 43,560 SF (1 acre) parcel will permit 43,560 SF of use to be built on site.

(4) The density for multi-family dwelling units, supported by an attached rear garage and/or surface parking, or both, shall not exceed a 1.0 floor area ratio (FAR) with a maximum of 40 units (80 bedrooms) per acre, calculated over the entire parcel.

(5) The density for multi-family dwelling units, supported entirely by structured parking, shall not exceed a 2.0 floor area ratio (FAR) with a maximum of 80 units (160 bedrooms) per gross acre, calculated over the entire parcel.

(6) The density for a structure defined by ground floor retail with upper floor residential, supported entirely by surface parking shall not exceed a .60 floor area ratio (FAR) per gross acre calculated over the entire parcel.

(7) The density for a structure defined by ground floor retail with upper floor residential, supported entirely by structured parking shall not exceed a 1.20 floor area ratio (FAR) per gross acre calculated over the entire parcel.

(8) The density for a structure defined by ground floor retail with second floor office above, supported entirely by surface parking, shall not exceed a .45 floor area ratio (FAR) per gross acre calculated over the entire parcel.

(9) The density for a structure defined by ground floor retail with second floor office above, supported entirely by structured parking, shall not exceed a .90 floor are ratio (FAR) per gross acre calculated over the entire parcel.

d. For each inclusionary housing unit provided under Section J herein, one additional dwelling unit shall be permitted, up to a maximum 15 percent increase in dwelling units.

e. Lot Coverage for All Areas.

(1) The lot coverage for single-family residential detached dwelling units shall be between 25 and 30% for the primary structure, calculated over the entire tract acreage.

(2) The lot coverage for duplex, townhouse and stacked townhouse dwelling units shall be between 20 and 25% for the primary structure, calculated over the entire tract acreage.

(3) The lot coverage for multi-family dwelling units shall be between 25 and 30% for the primary structure, calculated over the entire tract acreage.

(4) The lot coverage for mixed-use development shall be between 20 and 25% for the primary structure, calculated over the entire tract acreage.

f. Open Space – All Areas. The minimum open space required on a lot for a given use shall be the percentage of the lot’s area as listed below. When a lot has more than one use, the minimum open space required shall be that listed for the higher use. When a change in use is proposed, the open space for the new use shall equal or exceed that listed on the table below for the new use.

(1) Multi-family dwelling, including townhomes	20%
(2) Single family dwellings and duplexes	30%
(3) Non-residential uses	15%
(4) Mixed use	15%

g. Orientation, Siting & Setback Standards.

(1) Building Orientation. How a structure orients itself to the street helps establish the overall feeling of the street. If buildings align their entrances to the public street, it is an invitation and a cue to the visitor of where to enter. If the entrances are aligned to the side or rear yards, it promotes confusion and hesitation on whether he or she should enter the premise. Buildings should be oriented so as to engage and maintain pedestrian interest.

(2) Setback Uniformity. The densest developed areas of central cities typically have uniform setbacks, with building edges very near to or abutting the lot line, and thus the

right-of-way or sidewalk edge. This development pattern conveys a strong urban feeling by creating a sense of containment along the street edge, which, in turn, adds to a feeling of pedestrian security and comfort. Over time, portions of the West End District have lost this structure to a wide variety of different building and parking setback and siting conditions. With new development these variations in setbacks should become more uniform to enhance the legibility for the spaces within the corridor. Buildings within the West End TND District should be developed to reinforce the street environment with building facades that more uniformly follow parallel to the edges of the right-of-way.

(3) Orientation Standards. The orientation, siting and setback standards for the West End TND District are established to encourage development that reinforces the urban grid of the neighborhood street and sidewalk system by maintaining a consistent building edge behind the right-of-way/parcel lines with parking and servicing to the side and rear out of view. The orientation and siting requirements for all areas shall be:

- Pedestrian entrances and storefronts shall be designed to orient to the block's street frontage. While side or rear entries may be needed, the predominant building entry shall be oriented toward the major street.
- The front building façade should be oriented parallel to the street or toward a major plaza or park.
- All buildings shall face onto either a roadway or internal public open space. Buildings are not permitted to side or back onto West End TND District streets, with the exception of corner lots on side streets and alleys.
- On-site surface parking bays running parallel with public streets shall be setback a minimum of 6'-0" and maximum of 8'-0" from the public right-of-way to accommodate adequate screening for the parking lot.
- On-site, mid-block parking bays running perpendicular to a public street shall be setback a minimum of 10'-0" and maximum of 15'-0" to accommodate a parking island.
- All structures shall be setback in accordance with both the plans illustrated in Exhibits 3 through 6f and the sections illustrated in Exhibits 7a through 10h2 of the West End TND Design Guidelines, Part J, Subdivision and Land Development.
- There shall be a 10'-0' minimum separation between both non-residential and mixed-use buildings.
- There shall be a 15-foot minimum separation between single family detached residential buildings, as well as groupings of duplexes and townhouse structures.
- There shall be a 20-foot minimum separation between duplexes and townhouse structures.

(4) Required Setbacks. Outlined below are the relative setback standards by use and location:

Front, side and Rear Yard Setback Requirements by Street Frontage

Primary Mixed-use Streets: West College Ave. and North Sparks St. Parcel Frontage

	<u>Min/Max Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
• Non-residential buildings	10' Min. /15' Max.	15' Min.	80' Min.
• Mixed-use buildings	10' Min. /15' Max.	15' Min.	80' Min.
• Multi-family res. buildings	10' Min. /15' Max.	7.5' Min.	80' Min.
• Duplexes	15' Min. /20' Max	7.5' Min.	50' Min.
• Single-family res. buildings	15' Min. /20' Max.	7.5' Min.	50' Min.
(adaptive re-use of existing structures only)			
• Accessory structures	75' Min.*	5' Min.	5' Min. /20' Max.
• Parking structures	20' Min.	15' Min.	10' Min. /20' Max.
• Buildings on corners and on public open spaces shall include; 1) first floor, floor to ceiling storefront design features for 100 percent of the ground floor wall area from building corner to building corner on the frontage street or park elevation ; and 2) first floor, floor to ceiling storefront design features for at least 75 percent of the ground floor wall area from building corner to building corner on the side street elevation.			
• Non-residential and mixed-use buildings having a publicly accessible arcade or porch structure, measuring between 8'-0" and 10'-0" in width, on the ground floor of the front façade, may be built within 5' behind the public right-of-way line on a Primary Street (College Avenue and Sparks Street), and their related side street corners.			

Secondary Address Street: West Campus Dr. Parcel Frontage

	<u>Min/Max Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
• Multi-family res. buildings	10' Min. /15' Max.	7.5' Min.	80' Min.
• Single-family res. buildings	10' Min. /15' Max.	7.5' Min.	50' Min.
(adaptive re-use of existing structures only)			
• Mixed-use buildings	10' Min. /15' Max.	15' Min.	80' Min.
• Accessory structures	70' Min.*	5' Min.	5' Min. /20' Max.
• Parking structures	10' Min. /15' Max.	10' Min.	10' Min. /20' Max.

Tertiary Residential Streets: Buckhout St., Patterson St., Gill St. & Barnard St. Parcel Frontage

	<u>Min/Max Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
• Multi-family res. buildings	10' Min. /15' Max.	7.5' Min.	80' Min.

- Single-family res. buildings 10' Min. /20' Max. 7.5' Min. 50' Min.
(adaptive re-use of existing structures only)
- Mixed-use buildings 10' Min. /15' Max. 15' Min. 80' Min.
- Accessory structures 70' Min.* 5' Min. 5' Min. /20' Max.
- Parking structures 10' Min. 10' Min. 10' Min. /20' Max.

(Note: Ancillary structures are to be located behind the rear façade of the primary structure or 70' from the public right-of-way whichever is less.)*

(5) Exceptions to Setback and Buffer Yard Requirements. Any primary structure in existence at the effective date of this ordinance which does not conform to minimum setback or buffer yard requirements may be used for any use permitted in the West End TND District provided all other requirements are met. However, new or relocated exterior doorways or other means of building egress shall not be permitted along building walls adjacent to streets, alleys, driveways, or off-street parking areas unless the doorway or other means of egress itself is set back 10 feet or more from the edge of the street or alley right-of-way line or 15' from the edge of the driveway or off-street parking area. When a change in use is proposed, any existing exterior doorway or other means of egress that does not meet the minimum setback as described above shall be relocated to achieve setback compliance before the change in use occurs.

h. Scale and Height Standards.

(1) Scale. Scale is the ratio of the size of one object as compared to the size of another. Important scale relationships in architecture include: 1) the size of the parts of a building related to that of the whole building, 2) the size of the parts of a building compared to that of a person, and 3) the building's size in relation to its setting. Through the use of scale, a group of buildings may be understood as a unified whole, while the hierarchy of its parts is made visually clear. The perceived scale of a building, as seen from a specific focal point, may be controlled through careful siting and architectural treatment. The scale and visual impact of a building may also be controlled by creating fenestration in blank, solid walls with vertical and horizontal banding, reveals and offsets.

(2) Intent. The general intent of the height and scale standards for the West End TND District is to encourage development that is a minimum of two stories and a maximum of four-stories, with accompanying roof structures that are no more than one additional story in height allowing for rooftop utilities and potential dormered loft spaces. Scale and height standards shall be in accordance with the plans and sections illustrated in Exhibits 3 - 10 of the West End TND Design Guidelines, Part J, Subdivision and Land Development.

(3) Height standards by street corridors.

Primary Mixed-use Streets: West College Ave. and North Sparks St. Parcel Frontage

	<u>Minimum Height</u>	<u>Maximum Height</u>
• Duplex residential buildings	2 stories (25' TPH*)	3 stories (35' TPH)
• Townhome residential buildings	2 stories (25' TPH)	3 stories (35' TPH)
• Multi-family residential buildings	2 stories (25' TPH)	3 stories (35' TPH)
• Mixed-use buildings	2 stories (30' TPH)	4 stories (50' TPH)**

Note - TPH refers to the minimum and maximum top plate height. Roof styles and heights are in addition to the base heights listed herein. See Design Guidelines Section 2624.D of the West End TND Design Guidelines, Part J, Subdivision and Land Development for roof styles and heights.)*

*Note** - New mixed-use buildings along College Avenue frontage are limited to 3 Stories (40' TPH) in Height. Only buildings on fronting Sparks Street are permitted to be 4 stories (50' TPH)*

*Note*** - An optional loft space may also be incorporated within a gable, hip or mansard roof structure in accordance with the sections illustrated in Exhibits 3 - 10 of the West End TND Design Guidelines, Part J, Subdivision and Land Development.*

Secondary Address Street: West Campus Dr. Parcel Frontage

	<u>Minimum Height</u>	<u>Maximum Height</u>
• Townhome or stacked townhome buildings	3 stories (35' TPH)	4 stories (45' TPH)
• Multi-family residential buildings	3 stories (35' TPH)	5 stories (55' TPH)

Tertiary Residential Streets: Buckhout St., Patterson St., Gill St. & Barnard St. Parcel Frontage Heights

	<u>Minimum Height</u>	<u>Maximum Height</u>
• Duplex residential buildings	2 stories (25' TPH*)	3 stories (35' TPH)
• Townhome residential buildings	2 stories (25' TPH)	3 stories (35' TPH)
• Multi-family residential buildings	2 stories (25' TPH)	3 stories (35' TPH)
• Mixed-use buildings	2 stories (30' TPH)	3 stories (40' TPH)

Note - TPH refers to the minimum and maximum top plate height. Roof styles and heights are in addition to the base heights listed herein. See Section 2624.D of the West End TND Design Guidelines, Part J, Subdivision and Land Development for roof styles and heights.*

*Note*** - An optional loft space may also be incorporated within a gable, hip or mansard roof structure in accordance with the sections illustrated in Exhibits 3 - 10 of the West End TND Design Guidelines, Part J, Subdivision and Land Development*

Service/Access Alleys: Coal Alley, Thorn Alley, Grass Alley, Orange Alley, Railroad Avenue, Calder Way, Clay Lane and All Other Un-named Alleyway Parcel Frontage Permitted Uses

	<u>Minimum Height</u>	<u>Maximum Height</u>
<ul style="list-style-type: none"> • Ancillary structures <i>(Note: Provided that single story structures shall be employed only as supporting elements that are integral to larger building masses on site.)</i> 	1 story (10' TPH)	2 stories (20' TPH)
<ul style="list-style-type: none"> • Parking Structures <i>(Note: *Provided that the ground level counts as one parking level and the third level is a green roof structure dedicated for active or passive recreation for residents within the West End TND District.)</i> 	2 levels (15' TPH)	3 levels (30' TPH*)

f. General Height Requirements for All Areas. The first floor finished floor height of residential structures should be a minimum of 1.5' to 2'-0" above grade to encourage the use of stoops and porches. The height limit for each building and parking structure shall be in conformance with the West End TND District Design Guidelines, Part J, Subdivision and Land Development.

Height Requirements by Street Frontage

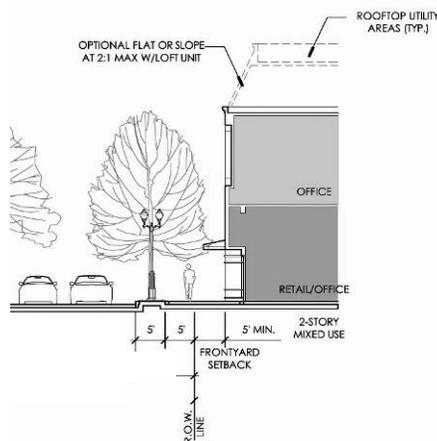
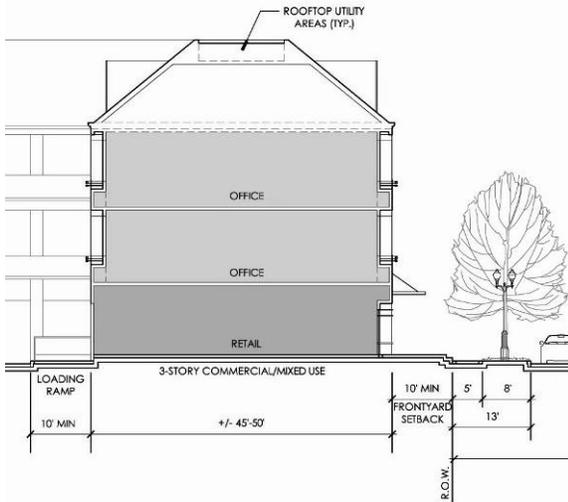
(1) Primary Mixed-use Streets: West College Avenue and North Sparks Street



Examples of existing residential over ground floor non-residential uses along West College Avenue.

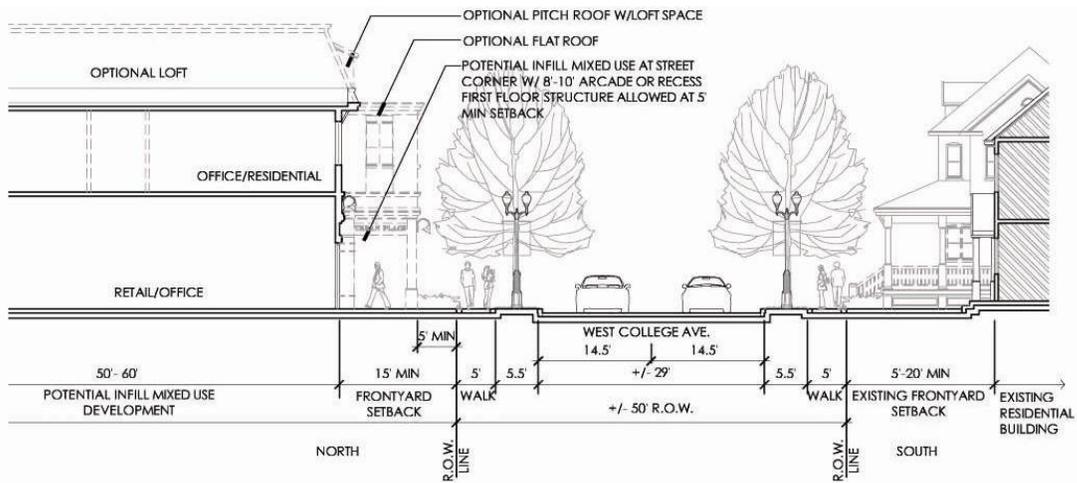


Sample non-residential use within existing residential structure along West College Avenue



Mixed use retail/office buildings shall be a **maximum** of three stories on College Avenue and four stories on Sparks Street – sample ground floor retail with two floors office above.

Mixed use retail/office buildings on Primary Streets shall be a **minimum** of two stories – sample ground floor retail with one floor of office above.



Mixed use retail/office buildings shall be a **minimum** of two stories where adjacent to existing residential – sample ground floor retail with one floor office or residential above with optional loft space (see notes in height listings).



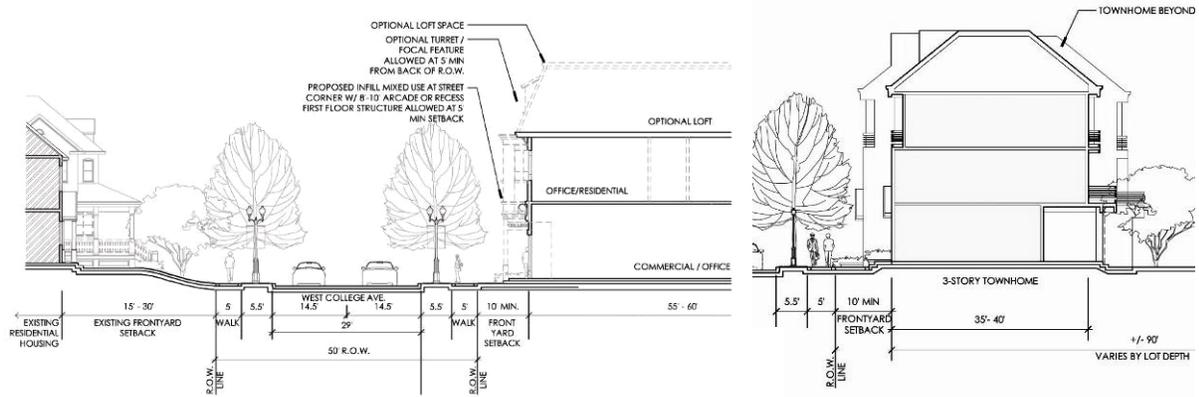
Sample second level office balcony over retail with residential above.



Sample two-story retail/office structure envisioned for College Avenue.



Sample small scale first floor retail with residential/office above compatible with existing buildings scale and context.



Moderate scaled mixed-use with residential over ground level retail is permitted to be two to three stories in height along College Avenue.

Single-family attached/townhome/loft units shall be a maximum of three stories.



Sample three to four story mixed-use building – residential over retail.



Sample two- to three-story infill commercial/mixed-use residential character envisioned for the West College Avenue corridor.

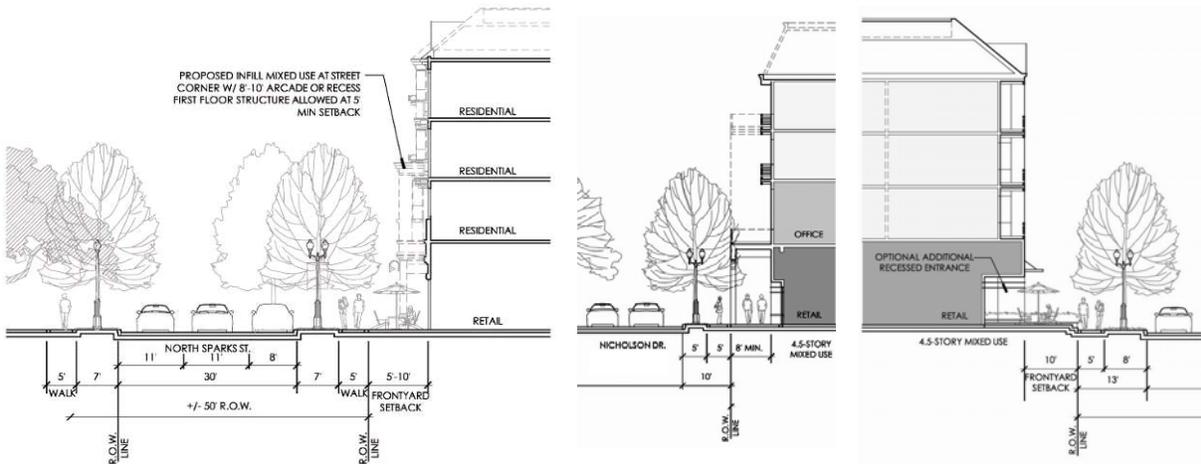


Corner buildings should emphasize their prominent location and receive people at the corner.



Developments in the West End TND District shall be required to create an outdoor public space or amenity feature that will contribute to the public realm of the district.

(2) Primary Mixed-use Streets, continued. North Sparks Street



Moderate-scaled, multi-family residential with retail on the ground level is permitted to be four stories in height along Sparks Street.

Mixed use structures in the West End TND District may vary from two to four stories based on mix of uses and parcel/structure locations (see Section 1931.e for permitted heights).



Sample three- to four-story infill mixed-use/loft development and parks/ plazas envisioned for North Sparks Street.



Sample mixed-use building envisioned for North Sparks Street ground retail and residential above with balconies.



Sample mix of 4 to 5 story residential development envisioned for North Sparks Street and West Campus Drive.



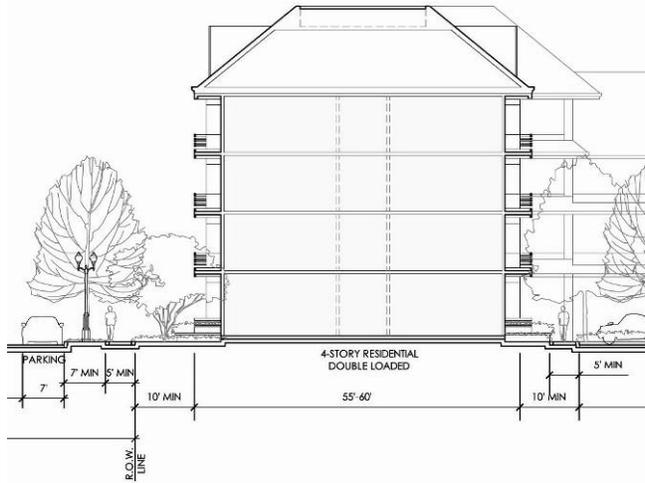
The Sparks Street Park will be a site for community-based events and a focal point for the West End.



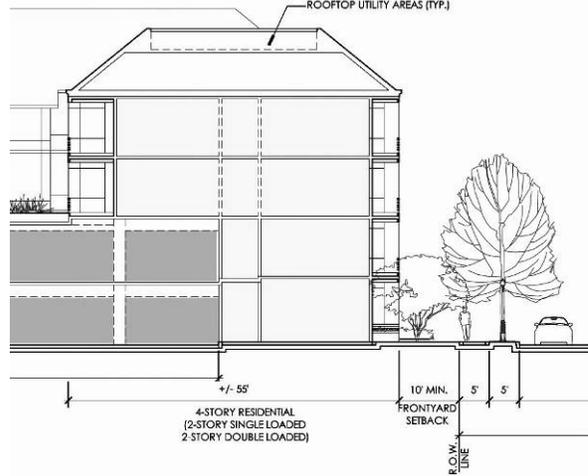
A combination of park and plaza spaces in the West End TND District will add value to the overall site redevelopment.



(3) Secondary Address Streets: West Campus Drive



Double-loaded, multi-family residential structures with internal surface parking shall be a maximum of five stories in height.



Multi-family residential buildings on West Campus Drive are permitted to be five stories with a maximum 55' TPH



Proposed buildings should be built to front onto the neighborhood streets with parking to the rear.

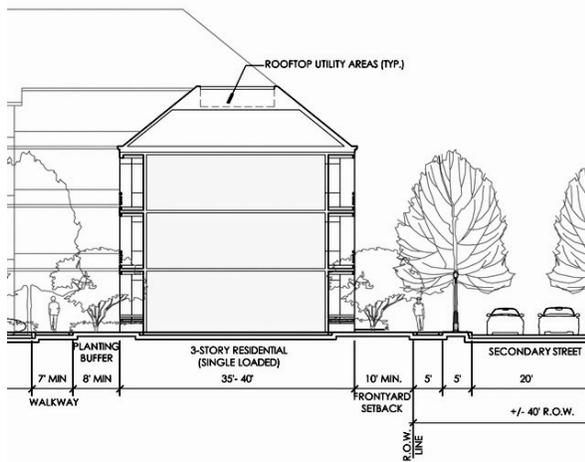


Arcades and Porches with balconies above of required width can be built five feet behind the public R.O.W.

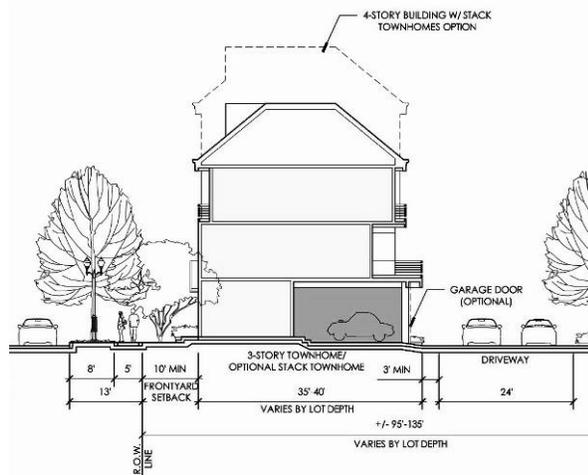


Sample three- to four-story townhome/flat development with rear-loaded parking envisioned for the West End TND.

(4). Tertiary Residential Streets: North Buckhout Street, Patterson Street, Gill Street, North Barnard Street



Multi-family residential on designated north-south "Residential Streets" are permitted to be three stories in height with a maximum 35' total height



Single-family attached/townhome units shall be three stories (35' TPH) in height; however, four-story stacked townhomes (45' TPH) shown in distance permitted on West Campus Drive



Additional building setbacks will allow for more open & comfortable walks.



10' to 15' residential setbacks will allow for front door gardens.



Potential future infill workforce housing lofts and /or apartments envisioned for the West End TND



Parking setbacks from the rear of buildings must be 5' to 10' to allow for maneuverability.



Samples of an adequate and inadequate rear parking garage setback from alley for access.

i. Parking and Access Accommodations.

(1) The parking regulations, controls and provisions set forth in these design guidelines are made in accordance with an overall plan and program for the public safety, area development, preservation of property values and the general welfare of the Borough and West End TND District, and are intended to further support the parking regulations specified in the Borough's Codification of Ordinances, Chapter XIX, Part H Off-Street Parking. The parking design guidelines specified herein shall be administered and enforced in accordance with Chapter XIX, Part H. Any conflicts between the parking design guidelines outlined below and the parking regulations specified in Chapter XIX Part H shall be resolved by the Borough.

(2) Service/Access Alleys. Railroad Avenue, Coal Alley, Calder Way and Clay Lane

(3) Location and Alignment. Parking lots and structures, if properly designed and screened, can contribute to the urban character and provide for attractive pedestrian environment. A low evergreen hedge or masonry wall will screen autos and paving, thereby eliminating the harshest visual aspects of the parking lot, while also providing for adequate surveillance and security. Site access and exits need to be carefully examined for potential conflict between vehicular and pedestrian movement on streetscapes. Multiple curb cuts on a street interrupt the continuity of the streetscape environment and the pedestrians walking experience. Ideally, the desirable solution for site access would use internal streets and alleys to access centrally located, shared parking lots/structures with the option of one entry/exit per block face. These curb cuts

would be aligned across the street from one another, where feasible, for increased visibility of merging traffic.

(4) Intent. The general intent of the parking and access siting standards for the West End TND is to encourage both surface and structured parking design and layout that minimizes the visual impact on surrounding developments and the public realm. Outlined below are some general standards which should be followed for all new or revised parking and site access:

Setbacks and Orientation

- There shall be a 15' optimum setback from the parking lot landscape screen to the curb to provide for adequate streetscape treatment.
- All surface parking shall be located at the rear of the buildings they serve.
- Mid-block and corner parking oriented to the side of the building it serves is permitted provided that such parking is designed and implemented per the parking templates illustrated in Exhibits 4A to 6F.
- Required parking may be accommodated under the rear of residential structures if it is screened from the public right-of-way.
- Surface parking lots shall be setback a minimum of 7'-0" and a maximum of 10'-0" from the rear façade of non-residential or mixed-use structures (unless the parking is incorporated into the ground floor of the structure).
- Free-standing parking lots shall be setback a minimum of 15'-0" and a maximum of 20'-0" from the rear façade of multi-family residential structures (unless the parking is incorporated into the ground floor of the structure).
- Private resident parking shall be located and accessed with an alley to the rear of residential buildings and consist of a garage integral to the residence, a free-standing garage or a parking pad.
- Free-standing residential garages shall be placed a minimum of 5'-0" and maximum of 10'-0" from the alley right-of-way to allow for proper turning movements from the alley cartway.
- All structured parking shall be located at the rear or within the buildings they serve.
- Parking structures must be centrally located within a development block and shall not be visible from surrounding streets.
- Parking structures may include a green roof deck for density bonus consideration by the Borough. (See Green Building Principles and LEED Certification Building Incentives below)
- Underground parking structures are optional.

Curb Cuts and Access

- Minimize curb cuts along block faces. Parking lots should be limited to one curb cut per block face.
- One shared parking access point per block face shall be permitted along College Avenue, West Campus Drive and all adjoining side streets.
- One parking structure access point per block face shall be permitted along College Avenue, West Campus Drive and all adjoining side streets.
- No curb cuts should be allowed on College Avenue when parking can be accessed from intersecting side streets.
- Attempt to align vehicular access points across the street from one another or across from an existing street intersection; use dedicated right-in/right-out access when this is not possible.
- Keep new curb cut access at an adequate distance from intersections to avoid vehicular conflicts.
- All parking lot entrances shall be marked with painted pedestrian cross walks.
- Surface parking shall be configured to allow adequate service truck access to trash, recycling and utility services areas of a building.
- Public and private streets and alleys shall be configured to allow adequate service truck access to trash, recycling and utility services areas of a building.
- Shared surface parking across adjoining interior parcel lines shall be permitted.

Landscape

- All surface parking shall have adequate landscape screening.
- The landscape bed for the parking lot screening should be a minimum of 8'-0" wide and contain a continuous evergreen hedge or masonry wall with a maximum height of 3'-0".
- Semi-transparent fences are allowed, but are limited to 3 feet in height (e.g., wood picket and decorative metal fences).
- 6-foot high privacy fences are permitted in rear and side yards. Privacy fencing is not permitted to extend forward from the back of the structure toward the front of the house and/or street.

(5) Parking and Access Accommodation Guideline Examples:



On-street parallel parking must be provided for visitor spaces.



Integrated garages must be built into the side or rear façade of residences.



Integrated residential garages may also be incorporated into the side of buildings accessed from alleyways.



Adequate space must be provided between rear yards for a pleasant & functional alleyscape environment.



Garages must be set back from alleys to allow for proper turning movements.



Rear driveways and garages must be adequately screened by hedges/ walls.



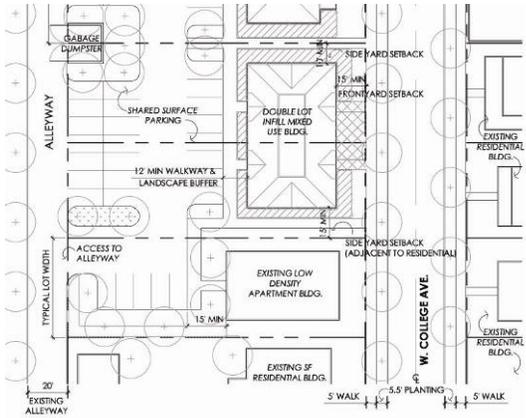
Free-standing garages interspersed with parking pads create a pleasant alleyscape.



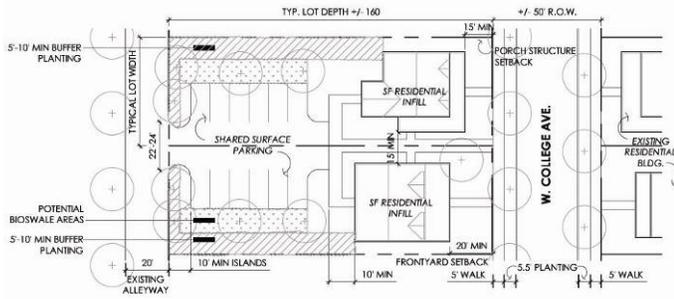
Attached garages along an alleyscape are functional, but less appealing.



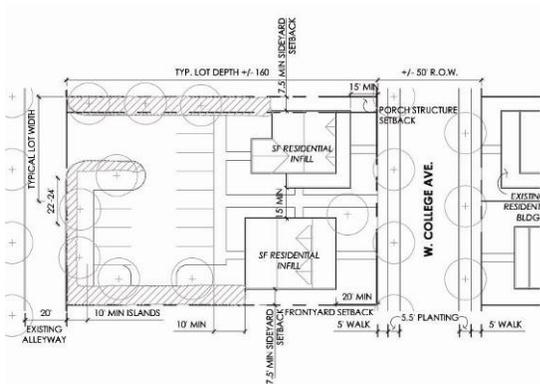
Alleyscape mix of single and double garages and parking pads with adequate space for turning and alleyscape plantings.



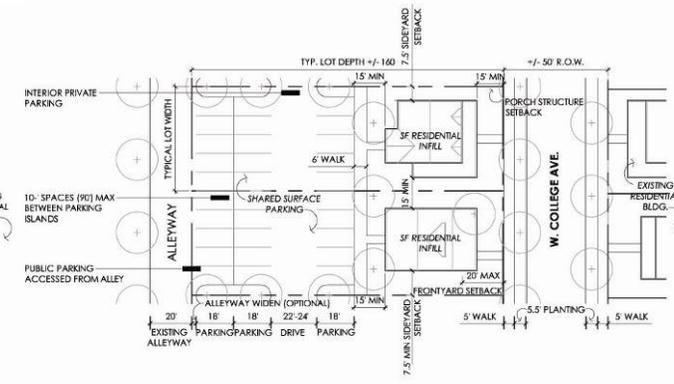
Shared surface parking for infill mixed use and existing apartment located at the rear of the buildings.



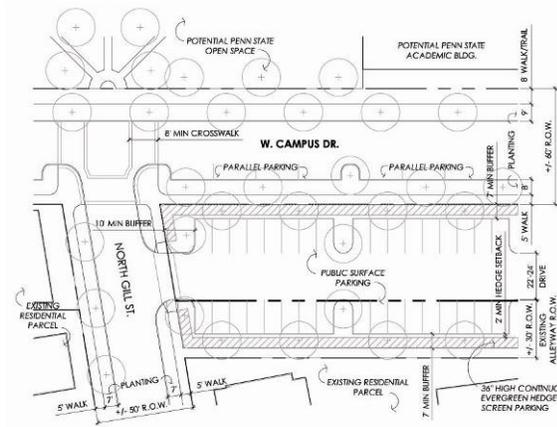
Surface parking at the rear of the existing apartment and residential building with a shared driveway and landscape buffer to adjacent lots.



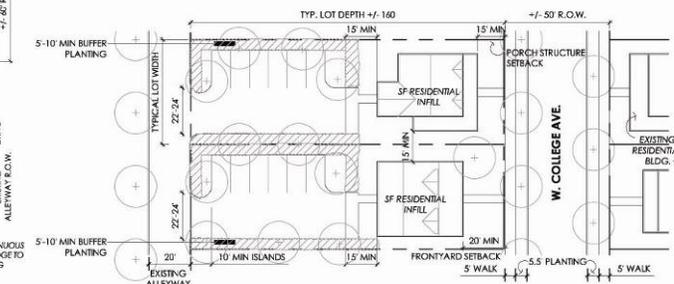
Shared surface parking at the rear of the existing apartment and residential building.



Shared surface parking at the rear of an existing apartment building with head-end parking along alleyway to maximize parking spaces.



Corner surface parking shall be designed with landscape buffer at all side.



Surface parking for individual lot with landscape buffer to the adjacent lot.

i. Park and Open Space Accommodations.

(1) Intent. The general intent of the park and open space standards for the West End TND District is to: 1) encourage the preservation of mature vegetation in the area and re-establish the tree-lined character that has been lost along many neighborhood streets; 2) establish a greenway along the northern portion of the west Campus Drive corridor as private, Borough and PSU parcels are redeveloped; and 3) establish a designated portion of North Sparks Street area as a large public gathering and event space for the West End neighborhood. The larger structures, yard spaces, mature trees and heritage of the area are what make this portion of College Avenue unique and thus development in this area must be held to a higher standard.

(2) Park and Open Space Standards. Outlined below are the relevant park and open space standards by location:

- A 15'-0" minimum building and parking setback on the north side of West Campus Drive from Atherton Street to Buckhout Street must be respected and all existing mature, healthy vegetation must be preserved and documented within this zone.
- A dedicated one- to two-acre public park and plaza venue must be created within the parcels defined by West Campus Drive, North Sparks Street and West College Avenue.
- A 15'-0" building setback on the north and south sides of College Avenue from Coal Alley to Buckhout Street must be respected and all existing mature, healthy vegetation must be preserved and documented within this zone.
- All proposed development sites along College Avenue between Coal Alley and Buckhout Street must have a detailed tree survey prepared for the site indicating the species and health of any mature tree over 6" in diameter at breast height (DBH).
- Locations with trees greater than 12" in diameter must be identified and set aside as open space parks and mews within the proposed development plan.
- A minimum of 15% of any development site must be kept in dedicated open space, preferably located around existing mature trees.

(3) Park and Open Space Guideline Examples:



A mix of street side and park side residences in the Sparks Street and West Campus Drive area would preserve existing trees and make for instant impact.



Comparable images of the pocket park amenities envisioned for the West End TND district. A combination of simpler open spaces to accommodate play with more formal spaces for passive use are needed for a balanced approach.



Section 1931. Inclusionary Housing Standards and Density Bonus.

a. Purpose and Intent: The intent of these regulations is:

(1) To mitigate the impact of market rate housing construction on the limited supply of available land suitable for housing, thus preventing the exclusion of housing that meets the needs of all economic groups within the Borough of State College; and

(2) To prevent overcrowding and deterioration of the limited supply of inclusionary housing, and thereby promote the public health, safety and general welfare.

(3) To support the Centre County Comprehensive Plan's goal for housing in Centre County to ensure decent, safe, sanitary and affordable housing which is in suitable living surroundings and compatible with the natural environment, for every individual, regardless of age, sex, income, religious or ethnic background.

b. Authority.

(1) These regulations are enacted under the authority of the Pennsylvania Human Relations Act (Act of October 27, 1995, P.L. 744, as amended), which guarantees fair housing practices.

(2) Posting of the Fair Housing Practices Notice provided in Attachment A is required pursuant to the Pennsylvania Human Relations Act.

c. Applicability. All of the following developments that result in or contain six (6) or more residential dwelling units shall include sufficient numbers of inclusionary housing units as determined by the calculation in paragraph c.(7) below:

(1) New residential construction, regardless of the type of dwelling unit.

(2) New mixed-use development with a residential component.

(3) Renovation of a multiple-family residential structure that increases the number of residential units from the number of units in the original structure.

(4) Conversion of an existing single-family residential structure to a multiple-family residential structure

(5) Development that will change the use of an existing building from non-residential to residential.

(6) Development that includes the conversion of rental residential property to condominium property.

(7) To calculate the minimum number of inclusionary housing units required in any development listed in paragraph c., Applicability, above, the total number of proposed units shall be multiplied by 20 percent. If the product includes a fraction, a fraction of 0.5 or more shall be rounded up to the next whole number, and a fraction of less than 0.5 shall be rounded down to the next whole number.

d. Density Bonus. Any development providing inclusionary housing pursuant to paragraph c, Applicability, above shall receive a density bonus of one market-rate unit for each inclusionary housing unit provided. All market-rate units shall be provided on site, except that, in a development undertaken in phases, stages, or otherwise developed in distinct sections, such units may be located in other phases, stages, or sections, subject to the terms of the applicant's approved land development plan.

e. Fee-in-Lieu of Inclusionary Housing.

(1) An applicant may make a fee-in-lieu of constructing some of all of the required minimum number of inclusionary housing units required in any development listed in paragraph c, Applicability, above. In the case of a fee-in-lieu payment, the applicant shall not be entitled to a density bonus as defined in paragraph d., Density Bonus, above.

(2) Borough Council shall establish the fee-in-lieu per-unit payment on written recommendation by either the Borough Manager or Borough Planning Director, and adopt it as part of the Borough's schedule of fees. The per unit amount shall be based on an estimate of the actual cost of providing an inclusionary housing unit using actual construction cost data from current developments within the Centre County region. At least once every three years, Borough Council shall, with the written recommendation by either the Borough Manager or Borough Planning Department, review the per-unit payment and amend the schedule of fees.

(3) All fee-in-lieu payments received pursuant to this ordinance shall be deposited directly into the State College Community Land Trust fund and be used to further the Trust's mission of providing housing opportunities by purchasing, rehabilitating and selling homes in the Borough to income qualified buyers.

(4) To determine the total fee-in-lieu of payment, the per-unit amount established by the Borough shall be multiplied by 20 percent of the number of units proposed in the development pursuant to paragraph c, Applicability, above. For the purposes of such calculation,

if 20 percent of the number of proposed units results in a fraction, the fraction shall not be round up or down. If the fee-in-lieu of payment is made to substitute providing one or more of the required units, the calculation shall be prorated as appropriate.

f. Inclusionary Housing Development Agreement. Prior to the issuance of a building permit for any development in which inclusionary housing units are required, the applicant shall have entered into with the Borough an Inclusionary Housing Development Agreement, as defined in the Codification of Ordinances, Chapter XIX, Section 201, Definitions.

g. Ineligibility of Students. Notwithstanding applicable laws and regulations, persons enrolled as full time students in a college or university shall not be eligible to rent or purchase an inclusionary unit unless the annual income of their parent or guardian would qualify under the eligibility standards established by the Borough of State College.

h. General Requirements for Inclusionary Units. All covered projects must comply with the following requirements:

(1) Inclusionary units shall be mixed with, and not clustered together or segregated in any way from, market-rate units.

(2) If the development plan, for which inclusionary housing is required, contains a phasing plan, the phasing plan shall provide for the development of inclusionary housing units concurrently with the market-rate units. No phasing plan shall provide that the inclusionary units built are the last units constructed.

(3) In order to assure an adequate distribution of inclusionary units by household size, the bedroom mix of inclusionary units in any project shall be in the same ratio as the bedroom mix of the non-inclusionary units of the project, unless waived by the Borough.

(4) Inclusionary units may differ from the market-rate units in a covered project with regard to interior amenities and gross floor area, provided that:

- These differences, excluding differences related to size differentials, are not apparent in the general exterior appearance of the project's units; and
- These differences do not include insulation, windows, heating systems, and other improvements related to the energy efficiency of the project's units; and
- The gross floor area of the inclusionary units is not less than the following minimum requirements, unless waived by the Borough:
 - One bedroom: 750 sq. ft.
 - Two bedrooms: 1,000 sq. ft.
 - Three bedrooms: 1,100 sq. ft.
 - Four bedrooms: 1,250 sq. ft.

(5) Priority in the sale or lease of inclusionary units will be given to households earning less than eighty percent (80%) of median income, adjusted for household size and to households residing in the Borough at the time that these units are offered for sale or lease.

(6) Except for student and household income limitations as set forth herein, occupancy of any inclusionary unit shall not be limited by any conditions that are not otherwise applicable to all units within the covered project.

(7) The final calculations for the number of inclusionary units and the rental or sales price for these units shall be made prior to the issuance of building permits for the covered project.

i. Calculating Rents and Selling Prices. The following provision shall apply to the calculation of rents, selling prices and/or carrying charges of inclusionary units:

(1) Inclusionary rental units shall be rented at a price which, on average, is inclusionary for a household with an annual income that is 65% of median income adjusted for household size.

(2) Inclusionary units for sale shall be sold at a price which is inclusionary for a household with an annual income that is 75% median income adjusted for household size.

(3) In calculating the rents or carrying charges of inclusionary units, the following relationship between unit size and household size shall apply:

- Efficiency units: 1 person household
- One bedroom units: 1.5 person household (avg. of one and two person household incomes)
- Two-bedroom units: 3 person household
- Three-bedroom units: 4.5 person household (avg. of four and five-person household incomes)
- Four-bedroom units: 6 person household

(4) With respect to inclusionary units offered for sale, prices will be calculated on the basis of:

- An available fixed-rate, thirty-year mortgage, consistent with the average rate published from time to time by Freddie Mac;
- A down payment of no more than five (5) percent of the purchase price;
- A calculation of property taxes;
- A calculation of homeowner insurance; and
- A calculation of condominium or homeowner association fees.

(5) With respect to inclusionary units offered for rent, rental prices will be calculated on the basis of thirty percent (30%) of gross monthly income, adjusted for household size, minus a utility allowance.

j. Marketing of Inclusionary Units. Any applicant developing a covered project shall adhere to the following provisions with respect to the initial offering of inclusionary units for sale or rent:

(1) Notification. The developer shall notify the Borough and the State College Community Land Trust of the prospective availability of any inclusionary units at the time that the building permit is issued for such units in a covered project.

(2) Option. The State College Community Land Trust shall then have an exclusive option for one hundred twenty (120) days to purchase each inclusionary unit offered for sale from the developer unless waived or assigned.

(3) Waiver. If the State College Community Land Trust fails to exercise its option by failing to negotiate and sign a purchase and sale agreement for the inclusionary units, or if the Trust declares its intent not to exercise its option, the developer shall offer the units for purchase or rent to households earning less than median income, adjusted for household size. If requested by the developer, the Trust shall execute documents that may be recorded with the Centre County Recorder of Deeds to evidence said waiver of the option.

(4) Time of Closing. Closing on inclusionary units purchased by the State College Community Land Trust shall occur on or after the time of issuance of the certificate of occupancy. If the Trust fails to close on these inclusionary units, the developer shall offer the unit for purchase or rent to households earning less than median income, adjusted for household size.

(5) Transfer of Option. The State College Community Land Trust may assign its options under this section to the State College Borough Redevelopment Authority or the Housing Authority of Centre County, in which event it shall notify the developer of the agency to which it has assigned the option, which agency shall deal directly with the developer, and shall have all of the authority of the State College Community Land Trust as provided under this section.

k. Continued Affordability Requirements. All covered projects shall comply with the following provisions to ensure continued affordability of inclusionary units provided under this article and units required to be continually inclusionary hereunder.

(1) 99-Year Requirement. All inclusionary units shall remain inclusionary for a period of no less than ninety-nine (99) years commencing from the date of initial occupancy of the units. Where a developer can establish that regulatory or other considerations make it impossible to provide the required inclusionary units if subject to the full extent of this requirement, the Borough may modify the duration of the period of continued affordability only to the extent necessary to render the development feasible.

(2) Deed Restrictions. Provisions to ensure continued affordability of inclusionary units shall be embodied in legally binding agreements and/or deed restrictions, which shall be prepared by the developer, but which shall not be recorded or filed until reviewed and approved by the Borough with such modifications as it may deem necessary to carry out the purpose of these inclusionary housing provisions. Such review and approval shall be completed within forty-five (45) days following date of submission of such documents to the Borough. Failure of

the Borough to respond within the forty-five (45) day period as set forth herein shall constitute approval of the documents.

(3) **Resale Restrictions.** Provisions to ensure continued affordability of inclusionary units offered for sale shall include a formula for limiting equity appreciation to an amount not to exceed twenty-five percent (25%) of the increase in the inclusionary unit's value, as determined by the difference between fair market appraisal at the time of purchase of the property and a fair market appraisal at the time of resale, with such adjustments for improvements made by the seller and necessary costs of sale as may be approved by the Borough.

(4) **Rent Increases.** Provisions for continued affordability of inclusionary rental units shall limit annual rent increases to the percentage increase in the median household income within the State College Metropolitan Statistical Area (MSA), except to the extent that further increases are made necessary by hardship or other unusual conditions, and shall provide that no rent increase may take effect until it has received approval from the Borough in writing.

(5) **Purchase Option.** Provisions for continued affordability of inclusionary units shall provide that the Borough shall have an exclusive option to purchase any inclusionary unit when it is offered for resale for a period of ninety (90) days from the date on which the Borough is notified of the availability of the unit.

(6) **Sublet Restrictions.** Provisions for continued affordability of inclusionary units shall prohibit subletting for a price exceeding that which is inclusionary for a household with an annual income that is 75% of median, consistent with the relationship between unit size and household size set forth in paragraph h, Calculating Rents and Selling Prices, above.

l. Phasing of Inclusionary Units. Inclusionary units shall be made available for occupancy on approximately the same schedule as a covered project's market units, except that certificates of occupancy for the last 10% of the market units shall be withheld until certificates of occupancy have been issued for all of the inclusionary units. A schedule setting forth the phasing of the total number of units in a covered project, along with a schedule setting forth the phasing of the required inclusionary units, shall be established prior to the issuance of a building permit for any development subject to the provisions of this article.

m. Administrative Relief. The Borough may waive all or part of the inclusionary requirements of this article in the case of any covered project where the applicant can establish by clear and convincing financial data and other evidence relating to the character of the development or surroundings that the imposition of the requirements set forth in this article shall render the project unfeasible. A waiver under this section shall only be granted to the extent necessary to relieve the hardship or difficulty that serves as the basis for the requested waiver.

n. Certificate of Occupancy. No certificate of occupancy shall be issued for a covered project unless all inclusionary units within the covered project are eligible for a certificate of occupancy; except that with respect to covered projects to be constructed in phases, certificates of occupancy may be issued on a phased basis consistent with the provisions of paragraph k, Phasing of Inclusionary Units, above.

o. Enforcement. Violations of this article shall be punishable as provided by Part I: Remedies, Penalties and Validity, of Chapter XIX, Zoning.

p. Administration. The State College Borough Planning Department shall monitor activity under this article and shall provide a report no less than every two (2) years to the legislative body, setting forth its findings, conclusions and recommendations for changes that will render the program more effective. The report described above shall be presented to the legislative body at a public hearing legally warned.

ATTACHMENT A

http://sites.state.pa.us/PA_Exec/PHRC/publications/posters/Housing.pdf



COMMONWEALTH OF PENNSYLVANIA
HUMAN RELATIONS COMMISSION

FAIR HOUSING PRACTICES

**ARE GUARANTEED BY
THE PENNSYLVANIA HUMAN RELATIONS ACT**

According to this Act it is unlawful, because of any person's

RACE	RELIGION	ANCESTRY	DISABILITY	AGE
COLOR	SEX	NATIONAL ORIGIN	FAMILIAL STATUS	

TO:

Refuse to sell, lease, finance or otherwise withhold housing or commercial property, or
Discriminate in the terms or conditions of selling, leasing, financing, or in providing facilities, services or privileges in connection with the ownership, occupancy or use of any housing or commercial property, or
Print or otherwise circulate any statement indicating a preference or limitation, or make any inquiry or record in connection with the sale, lease or financing of any housing or commercial property

OR, BECAUSE OF:

Any person's use of a guide or support animal due to blindness, deafness or physical disability or because the user is a handler or trainer of such animals, or the disability of an individual with whom the person is known to have a relationship or association.

TO:

Refuse to lease or finance, or
Discriminate in the terms of selling or leasing, or in providing facilities, services or privileges in connection with the ownership, occupancy or use of any housing or commercial property, or
Print or otherwise circulate any statement indicating a preference or limitation, or make any inquiry or record in connection with the lease of any housing or commercial property
Engage in practices which attempt to induce the listing, sale or other transaction, or discourage the purchase or lease of housing or commercial property by making direct or indirect references to the present or future composition of the neighborhood in which such a facility is located with respect to race, color, religion, sex, ancestry, national origin, disability or guide or support animal dependency, age or familial status.

IT IS ALSO UNLAWFUL FOR:

Any person to retaliate against an individual because the individual has filed a complaint with the Commission, or has otherwise participated in any Commission proceeding, or for any person to aid or abet any unlawful discriminatory practice under the Human Relations Act.

Complaints must be filed within 180 days of the alleged act of discrimination.

Prominent posting of this notice in a well-lighted, easily accessible place in the office, model home, sample apartment or other places of business where negotiations or agreements are customarily made for the renting or purchasing of housing accommodations is required under the Pennsylvania Human Relations Act (Act of October 27, 1995, P.L. 744, as amended).

WARNING: Removing, defacing, covering up or destroying this notice is a violation of the Pennsylvania Crimes Code and may subject you to fine or imprisonment.

For further information, write, phone or visit the Pennsylvania Human Relations Commission:
Central Office: 301 Chestnut Street, Suite 300 · P.O. Box 3145 · Harrisburg, PA 17105-3145
(717) 787-4410 (VOICE) · (717) 787-4087 (TT) or visit us at www.phrc.state.pa.us

To file a complaint contact the Regional Office nearest you:

Pittsburgh

11th Floor
State Office Building
300 Liberty Avenue
Pittsburgh, PA 15222-1210
(412) 565-5395 (VOICE)
(412) 565-5711 (TT)

Harrisburg

Riverfront Office Center
1101-1125 S Front Street
5th Floor
Harrisburg, PA 17104-2515
(717) 787-9784 (VOICE)
(717) 787-7279 (TT)

Philadelphia

711 State Office Building
Broad and Spring Garden Streets
Philadelphia, PA 19130-4088
(215) 560-2496 (VOICE)
(215) 560-3599 (TT)

Section 5. Amend the Codification of Ordinances, Chapter XIX, Part C, Section 302. Enforcement to read as follows:

Section 302. Enforcement. The Borough Council shall appoint a Zoning Officer or officers to enforce the provisions of the ordinance and the penal provisions of the Pennsylvania Municipalities Planning Code. The Zoning Officer shall administer the zoning ordinance in accordance with its literal terms and shall not have the power to permit any construction or any use or change of use, which does not conform to the zoning ordinance. In case any building, structure or land is or is proposed to be erected, constructed, ***demolished***, reconstructed, altered, converted, maintained or used in violation of this zoning ordinance, the Zoning Officer is authorized to issue compliance orders to landowners or order landowners to cease and desist, or may institute civil enforcement proceedings before the District Magistrate, in order to prevent, restrain, correct or abate such building, structure or land or to prevent, in or about such premises, any act, conduct, business or use constituting a violation. Actions in the Court of Common Pleas shall be instituted only with approval of the governing body, except for appeals, which the Solicitor may file to preserve appeal rights pending authorization or confirmation by the governing body. (Ordinance 559, June 20, 1959, Section 1901, as amended by Ordinance 834, December 4, 1973, Section 3, Ordinance 1073, April 11, 1984, Section 2, and by Ordinance 1284, July 10, 1990, Section 1.)

Section 6. Amend the Codification of Ordinances, Chapter XIX, Part C, Section 304, Permits, a. Zoning Permits, (3) to read as follows: Prior to the demolition of any building, or portion thereof, designated as a contributing structure within a National Register Historic District or listed in the Historic Resources of the Centre Region, prepared by the Centre Regional Planning Commission. ***If the proposed demolition is located within the West End Traditional Neighborhood Development District as defined in Part D of this Chapter, the additional provisions and requirements defined in Part L, Historic Resources, also apply.***

Section 7. Amend the Codification of Ordinances, Chapter XIX, to create Part L, Historic Resources Overlay District, to read as follows:

Section 2801. Statutory Authorization. Provisions for the Historic Resources Overlay District are intended to comply with Article VI Zoning of the Pennsylvania Municipalities Planning Code (MPC), Act 247, as amended, in particular, those purposes and objectives listed in Section 603 (b) (2) and (5), Section 603 (c) (5) and (7), Section 603 (g) (2), Section 604 (1), and Section 605 (2) (vi) such as: regulating the razing and removal of structures; protecting and preserving historic resources; promoting and preserving areas of historic significance; protecting historic features and resources; preserving the historic values in the environment; and regulating, restricting, or prohibiting structures at, along or near places having unique historical, architectural or patriotic interests or values.

Section 2802. Purpose and Intent.

a. The purpose of the Historic Resources Overlay District is to protect the historic resources within the West End Traditional Neighborhood Development (TND) District. The West End TND District contains historic resources that reflect the historic development patterns of the District.

b. To protect these existing structures and buildings and the architectural and historic resources, the Borough of State College has enacted the following regulations. These regulations establish a clear process by which proposed demolition affecting historic resources within the West End TND District are reviewed and approved by the Borough of State College.

c. The purpose of these regulations is to effectuate the following objectives:

(1) Facilitate the preservation and reuse of historic resources that are identified as contributing structures within the West End TND District as identified and inventoried by the Borough Planning Department in the Holmes-Foster/Highlands National Historic District map.

(2) Protect and improve important architectural resources, including those particular to the West End TND District.

(3) Encouragement of the preservation of historic resources.

(4) Mitigation of the negative effects of proposed demolition of historic resources.

(5) Encouragement of the continued use of historic resources.

(6) Discouragement of the unnecessary demolition of historic resources.

Section 2803. Historic Overlay District. The Historic Resources Inventory and Map shall be deemed an overlay district on the West End TND District as defined within Part D of this Chapter. For any historic resources located within this District, the requirements of Part L of this Chapter shall be in addition to the otherwise applicable requirements of the underlying Zoning District. Should the requirements of Part L or the Historic Resources Inventory and Map be revised, reversed or rescinded as a result of legislative or administrative action on the part of the Commonwealth of Pennsylvania or judicial decision, the zoning requirements and other regulatory measures applicable to the properties in question shall be those of the underlying zoning district without consideration of Part L of this Chapter.

Section 2804. Applicability. The Historic Resources Overlay District provides standards and provisions for the demolition of historic resources located in the West End TND District as defined in Part D of this chapter, within, the West End Neighborhood bounded by the north side of West Campus Drive and Railroad Avenue, the east side of Coal Alley, the south side of Calder Way, and the Borough boundary with Ferguson Township, as delineated by the Zoning Map.

Section 2805. Classification and General Provisions.

a. Historic Resources include:

- 1) All buildings and structures listed on the National Register of Historic Places or designated National Historic Landmarks;
- 2) Contributing resources, i.e. buildings, structures and sites filed as such with the National Register of Historic Places; and
- 3) Buildings, structures and sites which have been determined to be eligible for the National Register of Historic Places.

Section 2806. Permit, Application and Review Procedures.

a. No historic resource within the West End TND District as defined in Part D of this Chapter shall be demolished, in whole or in part, including the indiscriminate removal or stripping of any significant exterior architectural features, unless a zoning permit is obtained from the Zoning Officer pursuant to Part C, Administration and Enforcement, Section 304, Permits, of this Chapter and the procedures and requirements of this Section.

b. Application and Review Procedures. In addition to the provisions and requirements apply to a zoning permit being issued within the West End TND District as defined in Part D of this Chapter for the proposed demolition of a Class I or II Historic Resource:

(1) The applicant must demonstrate that the historic resource proposed to be demolished cannot be adapted and used for the use intended.

(2) For Class I Historic Resources only, the applicant must provide a certified engineering report regarding structural stability of the historic resources that shows it is a threat to public safety. Such a report shall be verified by an inspection of the historic resource by the Borough's historic resources professional consultant.

(3) The applicant shall provide a site plan and file a written application stating the following regarding the proposed demolition:

- Name of the owner of Record;
- Site Plan showing the historic resource and all buildings, structures, foundations, walls, and any other features;

- Recent interior and exterior photographs of the historic resource proposed for demolition;
- Explanation of the reason for demolition; and
- Future proposed use(s) of the site and the material(s) from the demolished historic resource.

(4) The Zoning Officer shall consider an application for demolition of a historic resource. The applicant shall provide all evidence supporting the application for demolition to the Zoning Officer along with the application. In reviewing the application, the Zoning Officer shall take into account:

- The effect of demolition on the historical significance and architectural integrity of neighboring historic resources.
- Feasibility of adaptively reusing the historic resource proposed for demolition.
- All conceivable alternatives to demolition of the historic resources, including relocation of the structure.
- Any expert testimony and/or opinions.

(5) The Zoning Officer may forward the application to the Historic Resource Commission, for review and comment.

(6) The Zoning Officer shall render a decision in writing within forty-five (45) days of the date of receiving a properly completed and paid for application for demolition. This period may be extended by mutual consent. The decision shall be either to deny or approve the application for demolition. The Zoning Officer may, however, delay denial or approval of the permit up to ninety (90) days from the date of the application to document the historic resource; prepare a financial analysis; or explore alternatives to demolition with the applicant.

(7) Prior to approval and issuance of a demolition permit, the Zoning Officer may require the applicant to provide documentation of the historic resource proposed for demolition. Such documentation may include photographs, floor plans, measured drawings, archeological survey, and any other comparable form of documentation stipulated by the Zoning Officer.

(8) Any reasonable costs incurred by the Borough to review an application for demolition and related plans or studies, including fees for Borough professional consultants, shall be reimbursed to the Borough by the applicant.

Section 2807. Compliance.

a. Any demolition, as defined and listed in this Section of or to a historic resource shall fully comply with the terms of this Section and all other components of this Chapter.

b. This Section does not intend to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. Where this Section imposes greater restrictions, however, the provisions of this Section shall prevail.

Section 8. Amend the Codification of Ordinances, Chapter XIX, Zoning, Section 201, by amending the Definitions to include the following:

Apartment. A residential dwelling unit located in a multi-family building or a mixed use building.

Demolition. The act of demolition, removal and/or razing of a structure and/or building including the indiscriminate removal or stripping of any significant exterior architectural features.

Development Plan. The provisions for development, including a planned residential development, *traditional neighborhood development*, development, a plat of subdivision, division, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open space and public facilities.

Historic Resources. Any building or structure designated as a contributing structure within a National Register Historic District or listed in the Historic Resources of the Centre Region, prepared by the Centre Regional Planning Commission. Where there are outbuildings and/or other structures associated with the primary structure, these associated outbuildings and structures are afforded the same protections as the primary structure on the lot unless it is clearly stated the associated outbuilding and/or structure are not considered a historic resource.

Historic Resources Inventory and Map. an official list of the historic resources prepared by the Borough of State College entitled the Borough of State College Historic Resources Inventory (referred throughout this ordinance as Historic Resources Inventory or Inventory) and an official Map of the historic resources on that list. The Historic Resources Inventory and Map shall be approved by the Borough Council and may be revised from time to time by legislative action of the Borough Council.

Housing (Affordable). See “Housing (Inclusionary).”

Housing (Inclusionary). Housing with a sales price or rental amount with the means of a household that may occupy moderate- and low-income housing. In the case of dwelling units for sale, inclusionary housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, in any, constitute no more than 30

percent of such gross annual household income for a household of the size that may occupy the unit in question. In the case of dwelling units for rent, inclusionary means housing for which the rent and utilities constitute no more than 30 percent of such gross annual household income for a household of the size that may occupy the unit in question.

Inclusionary Housing Development Agreement. A written agreement between an applicant for a development and the Borough of State College containing specific requirements to ensure the continuing affordability of housing included in a development. The inclusionary housing agreement shall contain the following information:

- a. Location, zoning designation and ownership of the residential project;
- b. The number of affordable dwelling units that the applicant is responsible to provide at each income level;
- c. The exact location of the affordable dwelling units (i.e., identify specific lots for affordable for-sale units and site or parcel for multifamily rental projects);
- d. The dwelling unit mix and square footage of the affordable dwelling units as compared to dwelling unit mix and square footage of the market-rate units;
- e. Term of affordability for the affordable dwelling units;
- f. Scheduling and phasing of construction of affordable dwelling units;
- g. Identification of applicant-funded subsidy or financial assistance, if any, for affordable for-sale units;
- h. Affirmative marketing plan that ensures outreach to income-eligible households regarding the availability of affordable dwelling units;
- i. Specify if any or all of the affordable dwelling units will be special needs housing for seniors, disabled, homeless persons or other special needs population and, if so, the unique features or services that are appropriate for that special needs population. The Borough will participate in securing funding for those projects that provide special needs housing units. The Borough's special needs housing demand will be addressed as guided by the housing element, and based on any new information regarding increased need or demand for special needs housing as it becomes available from the census or other sources;
- j. Detailed description of for-sale affordable units, if different than market-rate units, including floor plan and list of amenities and features of the unit.

In addition, the inclusionary housing development agreement shall include the following terms:

a. Assurances, to the extent feasible, that the affordable dwelling units will be constructed concurrently with, or prior to, market-rate units in the residential project. In phased developments, inclusionary units may be constructed and occupied in proportion to the number of units in each phase of the residential project. If, as approved by the Borough, the affordable housing obligation is proposed to be satisfied by a fee-in-lieu of payment or by a separate third party development agreement (such as a non-profit housing developer) and it is not feasible to develop the affordable units prior to or concurrently with the market-rate units, the agreement must identify the specific residential lots on which the affordable units will be developed;

b. Affordable rental dwelling units shall be dispersed throughout the residential project and shall be indistinguishable from market-rate units within any project, including identical quality and amenities as the market-rate units;

c. Inclusionary housing agreements for rental residential projects shall include the requirement that the project will be subject to a periodic inspection by the Borough to ensure ongoing compliance with the affordable housing obligations set forth in this chapter and the inclusionary housing agreement;

d. Mechanisms for reservation, protection and disclosure of affordable lots for projects, including the posting of the Pennsylvania Fair Housing Practices Notice, and description of language in disclosure documents for use by real estate agents, and visible and prominent signage at residential projects advertising the availability of affordable dwelling units.

LEED. Leadership in Energy and Environmental Design initiative lead by the United States Green Building Council.

Low-Income Housing. Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that does not exceed 50 percent of the median gross household income for households of the same size within Centre County in which the housing is located.

Manual of Written and Graphic Design Guidelines. A specific and detailed manual of written and graphic design guidelines adopted by ordinance by the Borough of State College pursuant to Section 708-A of the Pennsylvania Municipalities Planning Code.

Median Gross Household Income. The median income level for Centre County, as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, adjusted for household size.

Moderate-Income Housing. Housing that is affordable, according to the U.S. Department of Housing and Urban Development, for either home ownership or rental, and that is occupied, reserved, or marketed for occupancy by households with a gross household income that is greater than 50 percent, but does not exceed 80 percent of the median gross household income for households of the same size within Centre County in which the housing is located.

Open Space, Public. Public open space may be (1) owned by a national or local government body, (2) owned by 'public' body (e.g., a not-for-profit organization) and held in trust for the public; or (3) owned by a private individual or organization but made available for public use.

Primary Intersection. The intersection of two roadways which serves the highest role for vehicular side street access and pedestrian connectivity in the West End TND District.

Primary Mixed-Use Street. Street condition hierarchy description given to existing or proposed mixed-use/non-residential streets in the West End TND District; specifically referring to the West College Avenue and North Sparks Street corridors.

Professional Consultant. Persons who provide expert or professional advice, including, but not limited to, architects, attorneys, certified accountants, engineers, geologists, land surveyors, landscape architects or planners.

Secondary Address Street. Street condition hierarchy description given to newly proposed or created image streets in the West End TND District specifically referring to the West Campus Drive corridor.

Secondary Intersection. The intersection of two roadways which serves a secondary role for vehicular side street access and pedestrian connectivity in the West End TND District.

Service/ Access Alleys and Lanes. Street condition hierarchy description given to existing or proposed service cartways used for parking, trash, utilities or service access in the West End TND District; specifically referring to the Clay Lane, Railroad Avenue, Coal Alley, Calder Way, etc.

Site Access Point. A predetermined location for vehicle access to a given parcel of land.

State College Community Land Trust. A private non-profit organization whose goal is to ensure decent, affordable housing for all through expanding home ownership opportunities.

Tertiary Residential Street. Street condition hierarchy description given to existing residential scaled streets in the West End TND District specifically; referring to North Buckhout Street, North Patterson Street, North Gill Street and North Barnard Street.

Top Plate Height (TPH). The height of a structure when measured between the lowest grade at the structure's foundation and the building's cornice or soffit.

Townhouse. A building containing three or more dwelling units where each dwelling unit has its own outside access.

Traditional Neighborhood Development. A form of land development pursuant to Article VII-A of the Pennsylvania Municipalities Planning Code, as adopted and amended, wherein Traditional Neighborhood Development is defined as: An area of land developed for a compatible mixture of residential units for various income levels and nonresidential non-residential and workplace uses, including some structures that provide for a mix of uses within the same building. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional neighborhood development is relatively compact, limited in size and oriented toward pedestrian activity. It has an identifiable center and a discernible edge. The center of the neighborhood is in the form of a public park, commons, plaza, square or prominent intersection of two or more major streets. Generally, there is a hierarchy of streets laid out in a rectilinear or grid pattern of interconnecting streets and blocks that provides multiple routes from origins to destinations and are appropriately designed to serve the needs of pedestrians and vehicles equally.

USGBC. United States Green Building Council.