

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.

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.”

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, and Signs Permitted in the Urban Village (UV) Zone.

Section 4. Amend the Codification of Ordinances, Chapter XIX, Section 401, by replacing the Urban Village District with the West End Traditional Neighborhood Development District.

Section 5. Amend the Codification of Ordinances, Chapter XIX, Sections 1924, 1925, 1926, 1927, 1928, 1929 and 1930, by deleting them and then insert 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. Purpose. 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 residential, commercial, civic and mixed use development while maintaining a strong emphasis on pedestrian- and neighborhood-scale development, and supporting amenities.

b. Intent. The West End TND District permits residential, commercial and mixed-use development by reuse of contributing buildings, maintaining the established front yards, the integration of parking and allowing for additional building height where it will not detract from contributing buildings.

c. Objectives. These provisions are designed to achieve the following objectives:

- (1) Range of Uses. Permit a wide range of mixed, commercial and residential uses that serve the local area and have minimal impact on surrounding residential uses and the Downtown State College businesses.;
- (2) Safety. Streets and buildings shall emphasize a lively, pedestrian-oriented character where people feel safe by day and night;
- (3) Infill. Encourage and promote revitalization of abandoned, underutilized and vacant sites.
- (4) Character. Development that maintains the existing vernacular architecture of the West End and its surrounding environment, as expressed in the West End TND District Design Guidelines;
- (5) Pedestrian Focus. Provide a pedestrian oriented development linkage between the Holmes-Foster/Highlands Neighborhood and Penn State's West Campus;
- (6) Interface. Create a well-matched transition between the West End and Penn State's Campus;
- (7) Open Space. Provide opportunities for a green or plaza as a community gathering space north of College Avenue;
- (8) Transitional Development. Provide a tiered development transition between the West Campus, the West End and the 1-family dwellings adjacent to the West End;
- (9) Bulk and Scale. Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction;
- (10) Building Form. Promote building forms that will respect and improve the integrity of traditional streetscape, open spaces and other public areas;
- (11) Preservation and Reuse of Contributing Properties. Protect, improve and adaptively reuse contributing structures that are part of the Holmes-Foster/Highlands Historic District;
- (12) Green Design. Strive for environmental innovation by following a third-party nationally accepted program for high performance green buildings.

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, alteration, or reuse of any existing building, structure or parking area prior to the enactment of this ordinance; and (3) any land development, as defined in Part J of this Chapter.

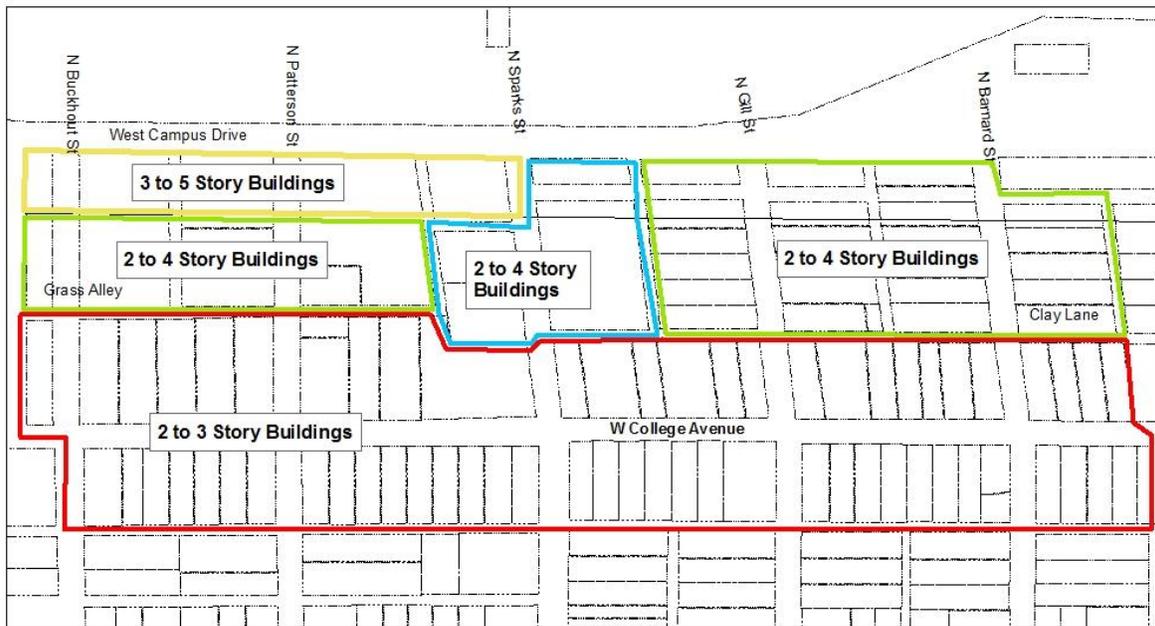
The West End TND District depicted on the State College Borough Zoning Map.

Section 1927. West End District Manual of Written and Graphic Design Guidelines. The West End TND District controls the underlying land use and building location and form. The Borough of State College has, pursuant to Section 708-A of the Pennsylvania MPC, adopted by ordinance a specific and detailed Manual of Written and Graphic Design Guidelines (herein, referred to as "West End TND

Design Guidelines") to direct applicants on how the building exterior should appear. The intent of this ordinance is to develop buildings that do not jeopardize the historic character of the contributing structures that are part of the Holmes-Foster/Highlands National Register Historic District, maintain the pedestrian-oriented scale within this district and meet the goals and objectives in the West End Neighborhood Revitalization Plan. All land developments within this district shall comply with the West End TND Design Guidelines as established in the Codification of Ordinances, Chapter XIX, Part J, Subdivision and Land Development.

Section 1928. Permitted Uses and Locations by Street.

a. **General Intent.** The West End TND District Neighborhood Revitalization master plan calls for the West End neighborhood to be redeveloped as a moderate scaled, mixed-use, pedestrian oriented district for residents who want to be near the downtown or campus. The master plan envisions a hierarchy within the district where uses within buildings are mixed and scale of development is designated by street frontage. Streets are classified into three tiers of development as shown on the map below and described as follows: 1) **primary and principal streets** envisioned to provide for infill and adaptive re-use of buildings with residential, mixed-use or commercial uses along West College Avenue and North Sparks Street, 2) **secondary street** envisioned to provide multiple dwelling residential and campus transition area with supporting mixed-use development along West Campus Drive, 3) **tertiary residential streets** envisioned to provide primarily residential infill with limited non-residential development along the remaining north-south side streets not mentioned above. The permitted uses as demarcated by street classification are listed below.



Zoning District by Street Type



b. General Rules Along Street Classification – The following rules are used across the district to determine applicability of development rules.

(1) Primary Street West College Avenue. This includes all parcels that front West College Avenue and parcels 36-011-,033-, 0000- (119 North Patterson Street) and 36-011-,111A-,0000- (110 South Barnard Street.)

(2) Principal Street North Sparks Street. This includes all parcels that front on North Sparks Street. Parcels that front on both West College Avenue and North Sparks Street shall apply the Primary Street development rules.

(3) Secondary Street West Campus Drive. This includes all parcels that front on West Campus Drive. Parcels that front on both West Campus Drive and North Sparks Street shall apply the Secondary Street development rules.

(4) Tertiary Streets North Buckhout Street, North Patterson Street, North Gill Street and North Barnard Streets. This includes all parcels that front only these streets not including parcel 36-011-,033-, 0000- and 36-011-,111A-,0000-. Parcels that front on both West Campus Drive and the Tertiary Streets shall apply the Secondary Street development rules.

c. Primary Address Streets. West College Avenue

(1) Permitted Residential Uses on Lots Fronting Primary Street.

(a) General Residential Requirements:

- i.) Exclusive residential use of a building along the College Avenue corridor is permitted, except on corner lots.

(b) Permitted Residential Uses.

i.) Duplex, 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.
- Each dwelling unit shall have one front, side, and rear yard.

ii.) Townhomes, provided:

- A maximum of 6 townhouse dwelling units shall be attached in a row.
- The primary entryway for each dwelling unit shall be accessed from the first floor frontage.
- Units shall not be stacked one above the other.
- No individual dwelling unit shall have more than 4 bedrooms.

iii.) Multiple dwelling, provided:

- No unit shall exceed 4 bedrooms.
- There shall be one or more party walls that separate each dwelling.
- The maximum occupancy shall be as follows:

- no more than 2 unrelated adult occupants per bedroom
- no more than 2 unrelated adult occupants per efficiency unit
- no more than 5 unrelated adult occupants per dwelling unit
- The minimum dwelling area shall be as follows:
 - Efficiency: 500 sq. ft.
 - 1 bedroom: 750 sq. ft.
 - 2 bedrooms: 1000 sq. ft.
 - 3 bedrooms: 1125 sq. ft.
 - 4 bedrooms: 1250 sq. ft.

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

(a) General Non-residential Requirements:

- i.) Gross building area attributed to a single non-residential use shall not exceed 7,500 square feet in size.
- ii.) Exclusive non-residential uses are limited to existing buildings and corner lots.
- iii.) Non-residential and mixed uses are allowed on corner lots provided they are multi-level structures.
- iv.) All mixed use buildings shall be multi-level structures accommodating retail or other allowable non-residential uses on the ground floor with residential and/or office uses above.

(b) Permitted Non-residential Uses:

- 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
- vi.) Convenience Food Stores are prohibited from selling gasoline and other motor fuels
- vii.) Specialty Food Stores.
- 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
- 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's parking can be accommodated on site.
- xii.) Place of worship

- xiii.) Neighborhood Parks
- xiv.) Community Playgrounds
- xv.) Civic and institutional uses are permitted:
 - Municipal buildings, fire stations, libraries, museums and post offices
 - Neighborhood/community center
- xvi.) Accessory Uses customarily incidental to any of the above uses
Permitted accessory buildings are limited to residential garages, trash enclosures, and storage sheds

d. Principal Address Street. North Sparks Street

(1) Permitted Residential Uses on Lots Fronting Principal Street.

(a) Permitted Residential Uses.

- i.) Townhomes and Stacked Townhomes, 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.
 - No unit shall exceed 4 bedrooms
 - A maximum of six (6) townhomes (or 12 stacked townhomes) dwelling units shall be attached in a row
- ii.) Multiple dwelling, provided:
 - No unit shall exceed 4 bedrooms.
 - There shall be one or more party walls that separate each dwelling.
 - The maximum occupancy shall be as follows:
 - no more than 2 unrelated adult occupants per bedroom
 - no more than 2 unrelated adult occupants per efficiency unit
 - no more than 5 unrelated adult occupants per dwelling unit
 - The minimum dwelling area shall be as follows:
 - Efficiency: 500 sq. ft.
 - 1 bedroom: 750 sq. ft.
 - 2 bedrooms: 1000 sq. ft.
 - 3 bedrooms: 1125 sq. ft.
 - 4 bedrooms: 1250 sq. ft.

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

(a) General Non-residential Requirements:

- i.) Gross building area attributed to a single non-residential use shall not exceed 7,500 square feet in size.

- ii.) Exclusive non-residential uses are limited to existing buildings and corner lots.
- iii.) Non-residential and mixed uses are allowed on corner lots provided they are multi-level structures.
- iv.) All mixed use buildings shall be multi-level structures accommodating retail or other allowable non-residential uses on the ground floor with residential and/or office uses above.

(b) Permitted Non-residential Uses:

- 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
- vi.) Convenience Food Stores are prohibited from selling gasoline and other motor fuels
- vii.) Specialty Food Stores.
- 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
- 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's parking can be accommodated on site.
- xii.) Place of worship
- xiii.) Neighborhood Parks
- xiv.) Community Playgrounds
- xv.) Civic and institutional uses are permitted:
 - Municipal buildings, fire stations, libraries, museums and post offices
 - Neighborhood/community center
- xvi.) Accessory Uses customarily incidental to any of the above uses
Permitted accessory buildings are limited to residential garages, trash enclosures, and storage sheds

e. Secondary Address Street. West Campus Drive

(1) Permitted Residential Uses on Lots Fronting Secondary Street.

(a) General Requirements:

- i.) Mixed-use buildings are permitted provided residential units are placed over a first floor non-residential use.

(b) Permitted Residential Uses.

- i.) Multiple dwelling, provided:
 - No unit shall exceed 4 bedrooms.
 - There shall be one or more party walls that separate each dwelling.
 - The maximum occupancy shall be as follows:
 - no more than 2 unrelated adult occupants per bedroom
 - no more than 2 unrelated adult occupants per efficiency unit
 - no more than 5 unrelated adult occupants per dwelling unit
 - The minimum dwelling area shall be as follows:
 - Efficiency: 500 sq. ft.
 - 1 bedroom: 750 sq. ft.
 - 2 bedrooms: 1000 sq. ft.
 - 3 bedrooms: 1125 sq. ft.
 - 4 bedrooms: 1250 sq. ft.

(2) Permitted Non-Residential Uses on Lots Fronting Secondary Street.

(a) General Non-residential Requirements:

- i.) Gross building area attributed to a single non-residential use shall not exceed 7,500 square feet in size.
- ii.) Mixed-use buildings are permitted.
- iii.) Residential uses on the ground floor of a mixed use building are prohibited.

(b) Permitted Non-Residential Uses

- 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
- vi.) Convenience Food Stores are prohibited from selling gasoline and other motor fuels
- vii.) Specialty Food Stores
- 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
- 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's parking can be accommodated onsite
- xii.) Place of worship
- xiii.) Neighborhood Parks
- xiv.) Community Playgrounds
- xv.) Civic and institutional uses are permitted:
 - Municipal buildings, fire stations, libraries, museums and post offices
 - Neighborhood/community center
- xvi.) Off-street Parking Structures only
- xvii.) Accessory Uses customarily incidental to any of the above uses:
 - Permitted accessory buildings are limited to residential garages, trash enclosures, and storage sheds

(f.) Tertiary Address Streets. North Buckhout Street, North Patterson Street, North Gill Street and North Barnard Street

(1.) Permitted Residential Uses on Lots Fronting Tertiary Streets.

(a) General Requirements:

- i.) Mixed-use buildings are permitted provided residential units are placed over a first floor non-residential use.
- ii.) Residential on the ground floor is permitted when the building is not mixed-use.

(b) Permitted Residential Uses.

- ii.) Townhomes and Stacked Townhomes, 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.
 - No unit shall exceed 4 bedrooms
 - A maximum of six (6) townhomes (or 12 stacked townhomes) dwelling units shall be attached in a row
- iii.) Multiple dwelling, provided:
 - No unit shall exceed 4 bedrooms.
 - There shall be one or more party walls that separate each dwelling.
 - The maximum occupancy shall be as follows:
 - no more than 2 unrelated adult occupants per bedroom
 - no more than 2 unrelated adult occupants per efficiency unit
 - no more than 5 unrelated adult occupants per dwelling unit

- The minimum dwelling area shall be as follows:
 - Efficiency: 500 sq. ft.
 - 1 bedroom: 750 sq. ft.
 - 2 bedrooms: 1000 sq. ft.
 - 3 bedrooms: 1125 sq. ft.
 - 4 bedrooms: 1250 sq. ft.

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

- (a.) General Non-Residential Requirements:
- i.) Gross building area attributed to a single non-residential use shall not exceed 7,500 square feet in size.
 - ii.) Mixed-use buildings are permitted.

- (b.) Permitted Non-Residential Uses.
- i.) Municipal buildings, fire and/or police sub-stations, libraries, museums and post offices
 - ii.) Neighborhood/community center
 - iii.) Places of worship
 - iv.) Social Clubs
 - v.) Off-street parking.
 - vi.) Neighborhood Parks.
 - vii.) Community Playgrounds
 - viii.) Accessory Uses customarily incidental to any of the above uses:
 - Permitted accessory buildings are limited to residential garages, trash enclosures, and storage sheds

Section 1929. Development Standards – Based on Street Classification in the West End.

a. Build-to-Line, Front, Side and Rear Yard Setback Requirements

(1) Primary Street: West College Avenue (1)

	Front Build-to-Line (2)	Setback	
	<u>Min/Max Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
• Single-family res. buildings (Adaptive re-use of existing structures only)	15' min. /20' max.	7.5' min.	50' min.
• Duplexes	15' min. /20' max.	7.5' min.	50' min.
• Townhomes	15' min. /20' max.	7.5' min.	25' min.
• Multiple Dwelling buildings	15' min. /20' max.	10' min.	80' min.
• Mixed-use buildings	15' min. /20' max.	10' min.	80' min.
• Non-residential buildings	15' min. /20' max.	10' min.	80' min.

Setback

	<u>Min/Max Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
• Accessory buildings	70' min. (3)	5' min.	5' min. /20' max.
• Parking structures (4)	40' min.	15' min.	10' min. /20' max.
• Surface Parking	15' min.	5' min.	5' min.(5)
• Neighborhood Parks	15' min	7.5' min	
• Community Playgrounds	15' min	7.5' min	

(Note 1: Extended corner buildings constructed on a corner lot in a manner that establishes frontage on two intersecting streets shall be required to meet front yard and side yard setbacks only; however, the rear façade of the building may not be located greater than 80 feet from the frontage roads right-of-way lines.)

(Note 2: Front Build- to- Line: the area between two parallel lines to the street within which the front building line must be built.)

(Note3: Accessory buildings are to be located behind the rear façade of the primary structure or if placed to the side of the building 70 feet from the public right-of-way.)

(Note 4: The primary building on a lot may contain an internal parking garage provided the first 20' of the building facing the street is used for a permitted use in the building other than parking.

(Note 5: Side and rear yards may be reduced pursuant to Section 1931 e when integrated surface parking is used between lots.

(2) Principal Street: North Sparks Street (1)

	Front Build-to-Line (2) <u>Min/Max Front Yard</u>	Setback <u>Side Yard</u> <u>Rear Yard</u>	
• Single-family res. buildings (Adaptive re-use of existing structures only)	15' min. /20' max.	7.5' min.	50' min.
• Townhomes/Stacked Townhomes	15' min. /20' max.	7.5' min.	25' min
• Multiple Dwelling buildings	15' min. /20' max.	10' min.	80' min.
• Mixed-use buildings	15' min. /20' max.	10' min.	80' min.
• Non-residential buildings	15' min. /20' max.	10' min.	80' min.

Setback

	<u>Min/Max Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
• Accessory buildings	70' min. (3)	5' min.	5' min. /20' max.
• Parking structures (4)	40' min.	15' min.	10' min. /20' max.
• Surface Parking	15' min.	5' min.	5' min.(5)
• Neighborhood Parks	15' min	7.5' min	
• Community Playgrounds	15' min	7.5' min	

(Note 1: *Extended corner buildings constructed on a corner lot in a manner that establishes frontage on two intersecting streets shall be required to meet front yard and side yard setbacks only; however, the rear façade of the building may not be located greater than 80 feet from the frontage roads right-of-way lines.*)

(Note 2: *Front Build- to- Line: the area between two parallel lines to the street within which the front building line must be built.*)

(Note 3: *Accessory buildings are to be located behind the rear façade of the primary structure or if placed to the side of the building 70 feet from the public right-of-way.*)

(Note 4: *The primary building on a lot may contain an internal parking garage provided the first 20' of the building facing the street is used for a permitted use in the building other than parking.*)

(Note 5: *Side and rear yards may be reduced pursuant to Section 1931 e when integrated surface parking is used between lots.*)

(3) Secondary Address Street: West Campus Drive. (1)

	Front Build-to-Line (2)	Setback	
	<u>Min/Max Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
• Single-family res. buildings (Adaptive re-use of existing structures only)	10' min. /15' max.	7.5' min.	50' min.
• Multiple Dwelling buildings	10' min. /15' max.	10' min.	80' min.
• Mixed-use buildings	10' min. /15' max.	10' min.	80' min.
• Non-residential	10' min. /15' max.	10' min.	80' min.

	Setback		
	<u>Min/Max Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
• Accessory buildings	70' min. (3)	5' min.	5' min. /20' max.

- Parking structures (4) 40' min. 10' min. 10' min. /20' max.
- Surface parking lot 10' min. /15' max. 5' min. 5' min.(5)
- Neighborhood Parks 15' 7.5'
- Community Playgrounds 15' 7.5'

(Note 1: Extended corner buildings constructed on a corner lot in a manner that establishes frontage on two intersecting streets shall be required to meet front yard and side yard setbacks only; however, the rear façade of the building may not be located greater than 80 feet from the frontage roads right-of-way lines.)

(Note 2: Front Build- to- Line: the area between two parallel lines to the street within which the front building line must be built.)

(Note 3: Accessory buildings are to be located behind the rear façade of the primary structure or if placed to the side of the building 70 feet from the public right-of-way.)

(Note 4: The primary building on a lot may contain an internal parking garage provided the first 20' of the building facing the street is used for a permitted use in the building other than parking.

(Note 5: Side and rear yards may be reduced pursuant to Section 1931e when integrated surface parking is used between lots.

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

	Front Build-to- Line (1)	Setback	
	<u>Min/Max Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
• Single-family res. buildings (Adaptive re-use of existing structures only)	10' min. /20' max.	7.5' min.	50' min.
• Townhomes/Stacked Townhomes	10' min. /15' max	7.5' min.	25' min.
• Multiple Dwelling buildings	10' min. /15' max.	7.5' min.	80' min.
• Mixed-use buildings	10' min. /15' max.	10' min.	80' min.
• Non-residential	10' min. /15' max.	10' min.	80' min.

	Setback		
	<u>Min/Max Front Yard</u>	<u>Side Yard</u>	<u>Rear Yard</u>
• Accessory building	70' min. (2)	5' min.	5' min. /20' max.

- Parking structures (3) 40' min. 10' min. 10' min. /20' max.
- Surface Parking 10' min. /15' max. 5' min. 5' min.(4)
- Neighborhood Parks 15' 7.5'
- Community Playgrounds 15' 7.5'

(Note 1: Front Build- to- Line: the area between two parallel lines to the street within which the front building line must be built.)

(Note 2: Accessory buildings are to be located behind the rear façade of the primary structure or if placed to the side of the building 70 feet from the public right-of-way.)

(Note 3: The primary building on a lot may contain an internal parking garage provided the first 20' of the building facing the street is used for a permitted use in the building other than parking.)

(Note 4: Side and rear yards may be reduced pursuant to Section 1931 e when integrated surface parking is used between lots.)

(5) Exception to Setback Requirements.

Any main building in existence at the effective date of this ordinance which does not conform to minimum setback 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 unless the setbacks are met. 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.

b. Primary Street First floor level and Basement Exposure.

The first floor level facing the street for all residential buildings shall not be unaligned by more than 50 percent from the average first floor levels and basement exposures of adjacent buildings (two on each side) along the street. See illustration below.

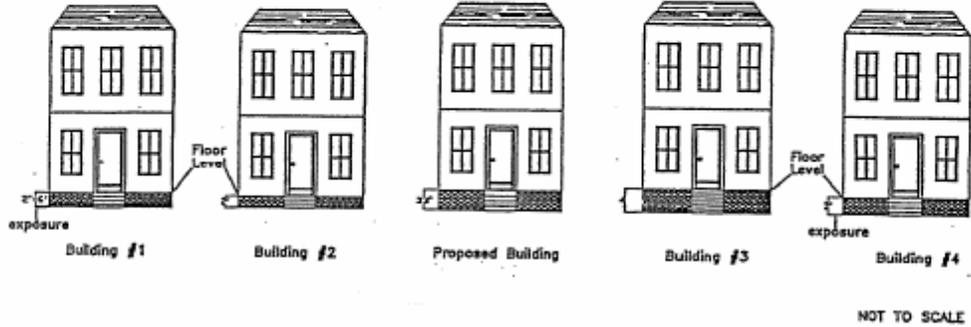
CALCULATION METHOD

* Exposure Below First Floor Level = 2'6" (Building #1)
 2'0" (Building #2)
 4'0" (Building #3)
 3'0" (Building #4)
 11'6" TOTAL

* Average Exposure Level = 11'6" / 4 = 2'10"

* Variation in Exposure Level = 50% or 1'5"

* Range of Exposure = 1'5" to 4'3"



c. Height Requirements.

(1.) Intent. In the West End TND District buildings must be built to the minimum height and cannot exceed the maximum height to maintain the integrity of the West End streetscape.

(2.) Primary Street. West College Avenue.

(a.) Height Standards.

	<u>Min. Height</u>	<u>Max. Height</u>
• Freestanding Public Market Structures and Specialty Retail Pavilions	1 story (15' minimum)	2 stories (25' maximum)
• Accessory Buildings	1 story (15' minimum)	2 stories (25' maximum)
• Buildings for all other Uses	2 story (25' minimum)	3 stories (35' maximum)
• All Other Structures	none	3 stories (35' maximum)

(3) Principal Street. North Sparks Street

(a.) Height Standards.

	<u>Min. Height</u>	<u>Max. Height</u>
• Single-family Residential Buildings (Adaptive re-use of existing structures only)	2 stories (25' minimum)	3 stories (35' maximum)
• Townhome/ Stacked Townhome	2 stories (25' minimum)	4 stories (45' maximum)

• Freestanding Public Market Structures and Specialty Retail Pavilions	1 story (15' minimum)	2 stories (25' maximum)
• Accessory Buildings	1 story (15' minimum)	2 stories (25' maximum)
• Buildings for all other Uses	2 story (25' minimum)	4 stories (45' maximum)
• All Other Structures	none	4 stories (45' maximum)

(4) Secondary Street. West Campus Drive

(a.) Height Standards.

	<u>Min. Height</u>	<u>Max. Height</u>
• Single-family Residential Buildings (Adaptive re-use of existing structures only)	2 stories (25' maximum)	3 stories (35' maximum)
• Freestanding Public Market Structures	1 story (15' minimum)	2 stories (25' maximum)
• Freestanding Specialty Retail Pavilions	1 story (15' minimum)	2 stories (25' maximum)
• Accessory Buildings	1 story (15' minimum)	2 stories (25' maximum)
• Buildings for all other Uses	3 story (35' minimum)	5 stories (55' maximum)
• All Other Structures	none	5 stories (55' maximum)

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

(a.) Height Standards.

	<u>Minimum Height</u>	<u>Maximum Height</u>
• Single-family (Adaptive re-use of existing structures only)	2 stories (25' maximum)	3 stories (35' maximum)
• Townhome/ Stacked Townhome	2 stories (25' minimum)	4 stories (45' maximum)
• Accessory Buildings	1 story (15' minimum)	2 stories (25' maximum)

- i.) Main buildings shall have their fronts and primary entranceway oriented toward a public street and/or a dedicated public open space that is open to a public street.
- ii.) Each single-family, duplex, townhome and first floor units for stacked townhome shall front onto and overlook either a front yard, rear yard or both. Units fronting on a side yard are not permitted except when the side yard abuts a public open space. In such a case, the at grade end residential units must be designed to have their primary entryway face the public open space.
- iii.) The front of the building (façade) shall face the street. If a public plaza or park is present, a similar façade shall be provided for that side of the building.
- iv.) Buildings on corner lots shall have a front façade facing each street.

(2) Building Separation Requirements.

- i.) There shall be a 20-foot minimum space separation between non-residential buildings, mixed-use buildings, combinations of both and in combination with residential buildings.
- ii.) There shall be a 15-foot minimum space separation between residential buildings.

(3) Dumpster and Utility Location Requirements

- i.) All dumpster/trash and utility servicing shall be to the rear of the building.

Section 1931. Parking.

a. Applicability. All off-street parking in the West End District shall comply with Part H of the Zoning Ordinance, except as otherwise provided herein.

b. Location of Required Parking. Required parking for uses in the WE District may be provided on site, off site or through a combination of on and off site. When a change in use is proposed, the parking for the new use shall equal or exceed the amount of parking required for that use as listed in Section 2403.c. Any prior deficiency existing in the number of parking spaces provided for the former use shall not be credited or applied toward meeting the required parking for the new use.

c. Design and Access of Parking Areas.

- (1.) In addition to surfacing materials listed in Section 2404.f, driveways and off-street parking areas in the West End may be surfaced with brick, paver blocks, cobblestones, wood blocks or other similar material spaced not more than 1 inch apart. This provision is intended to increase permeability for storm water infiltration.
- (2.) Driveway and parking access from an arterial street is prohibited unless there is no other way to access the lot.
- (3.) Detached garages and detached parking decks shall be located behind or to the side of the main building on a lot.
- (4.) When a garage or other parking facility is integrated into the main building, its doors or entranceways shall not face the street.

(5.) All resident parking shall be accessed and provided at the rear or along one interior side of the building.

d. Off-Site Parking.

(1.) Off-site parking is permitted, provided the lot used for off-site parking is located within 400 feet of a non-residential use served or 900 feet of a residential use served. All distances shall be measured from the closest points of the lot used for the off-site parking and the lot containing the use or uses which the off-site parking serves.

(2.) The total number of parking spaces provided for a use in both on-and off-site parking areas shall not be less than the sum of spaces required for said use in Part H of this Chapter. Off-site parking may not be located on any public right-of-way.

(3.) All lots used for off-site parking shall be located in the West End, CID, or C Districts.

(4.) All lots used for off-site parking shall comply with applicable design standards of this section and Part H of this Chapter.

(5.) All off-site parking shall be and shall remain under the control of the owner or operator of the use which the off-site parking is intended to serve. On approval of a land development plan which relies on off-site parking to provide all or a portion of the required parking, the owner or operator of the said use shall execute and, where appropriate, record, in the Office of the Recorder of Deeds of Centre County, an appropriate covenant, deed, lease or other binding agreement that guarantees the availability of the off-site parking for the use or uses it is intended to serve. Said covenant, deed, lease or other binding agreement shall be approved by the Planning Department and noted on the land development plan prior to the recording of said land development plan.

e. Integrated Surface Parking Areas.

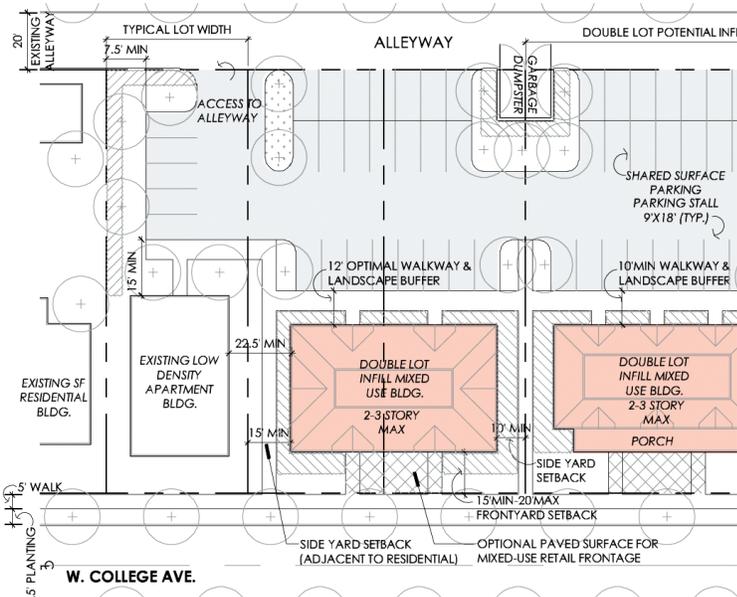
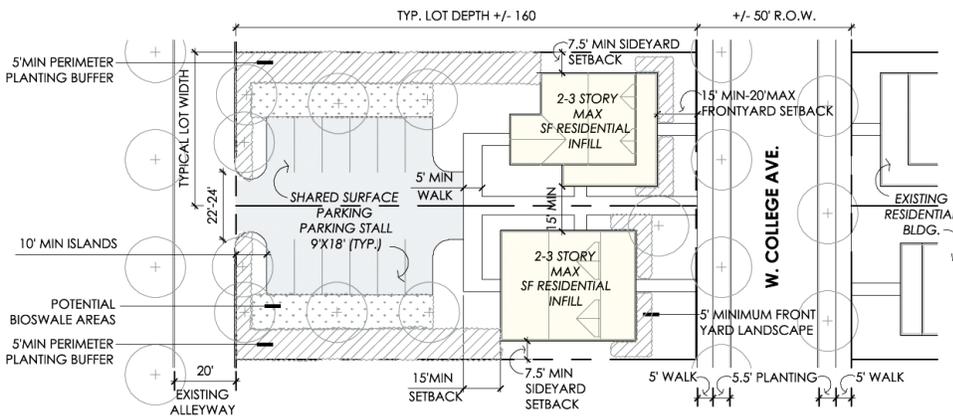
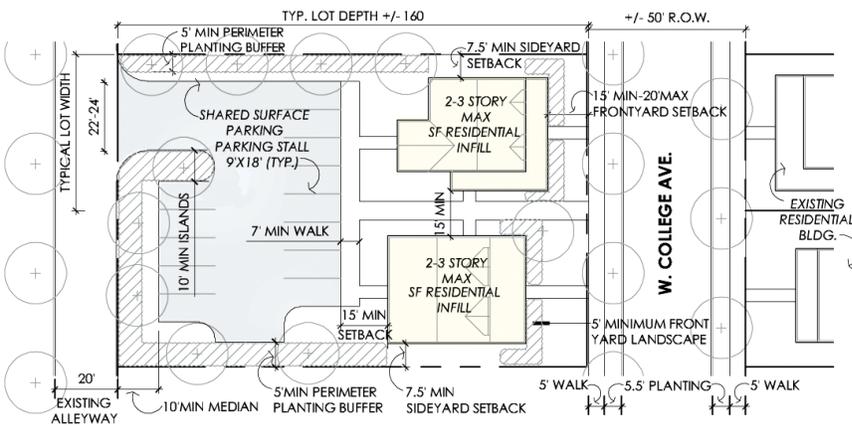
(1.) Off-street parking areas may be integrated across two or more contiguous lots by mutual agreement of the landowners.

(2.) The agreement shall be in writing in a form acceptable to the parties and Borough and recorded with the Recorder of Deeds.

(3.) Such parking areas may be designed without providing any setback between parking spaces or aisle ways and side or rear property lines.

(4.) The intent is to allow off-street parking areas to extend across property lines through mutual agreement in an uninterrupted fashion for shared use and access between lots.

(5.) See sample layout for integrated surface parking areas.



f. Parking Garages and Parking Decks

- (1.) Freestanding parking structures as a primary use may be located on lots with frontage along Secondary and Tertiary Streets subject to the setback regulations applicable to parking structures and height regulations applicable to buildings within the designated area of the district.
- (2.) The main building on a lot may contain an internal parking garage provided the first 20' of the building facing the street is used for a permitted use in the building other than parking.
- (3.) External parking structures may be attached to a main building, but shall be located behind the building or to its side and shall be subject to the setback regulations applicable to parking structures and height regulations applicable to buildings within the designated area of the district.
- (4.) Underground parking structures are permitted.
- (5.) Rooftop parking is permitted with an opaque 3-foot high architectural parapet screening wall to hide vehicles from view.
- (6.) Sample parking structure and open space treatments appropriate for the West end are illustrated below:



Sample green roof parking deck envisioned for larger and denser West End mixed-use/residential blocks.



Sample parking structure with parapet and column details compliments to adjoining structure.



Section 1932. Signs

a. Applicability

All signs erected or displayed in the West End TND shall comply with the provisions of the Borough's Sign Ordinance, Chapter XV of the State College Codification of Ordinances, except as otherwise provided herein.

b. Signs Prohibited

- (1) Billboards and off-premise advertising signs
- (2) Roof signs

c. General Requirements for Signs Mounted on Buildings

- (1) Location. On multi-storied commercial buildings, signs fit most naturally on the horizontal band or frieze that is formed between the top of the ground floor windows and the bottom of the windows on the next floor above. In this location, sign placement helps to define the boundary between the ground floor and the floor above. Signs within this horizontal band or frieze between floors should be placed at approximately the same height to create a unified look.
- (2) Color. No more than three colors shall be used on any single sign.

d. Projecting Signs

- (1) Projecting signs are permitted pursuant to Section 110 of the Borough's Sign Ordinance.
- (2) Suggested Treatments. Samples of projecting sign treatments appropriate in the West End District are illustrated below.



Good example of perpendicular mounted, hanging wood and banner signs.



Good example of perpendicular mounted, hanging wood sign



Good example of contemporary perpendicular cut metal sign.



e. Wall Signs

- (1) Wall signs are permitted pursuant to Section 111 of the Borough’s Sign Ordinance.
- (2) On front facades of buildings with multiple ground floor tenants, the suggested location for wall signs is in the horizontal band or frieze formed between the top of the ground floor windows and the bottom of the windows on the next floor above.
- (3) Suggested Treatments. Samples of wall sign treatments appropriate in the West End District are illustrated below.



Single tenant’s facade sign within the horizontal band.



Single tenant – a slight variation that adds interest



Projecting sign and wall signs within the frieze



Multiple tenant signs displayed within the frieze are shown left and center.



Creative fonts and elements add interest along streetscape.



f. Ground Pole Signs

- (1.) Ground pole signs are permitted pursuant to Section 112 of the Borough's Sign Ordinance, except that Size and Height are modified as provided below.
- (2.) Size shall not exceed 15 square feet per face.
- (3.) Height shall not exceed 10 feet above grade to the top of the sign.
- (4.) Suggested Treatments. Samples of ground pole sign treatments appropriate in the West End District are illustrated below.



g. Tenant Directory Signs

- (1.) Number. Two tenant directory signs are permitted per building. The signs may be mounted on the building's wall or may be a ground pole sign or a combination.
- (2.) Size and Height. No directory sign mounted on a wall shall exceed 15 square feet in area and no ground pole directory sign shall exceed 15 square feet per sign face. No directory sign shall be higher than 10 feet above grade as measured to the top of the sign.
- (3.) Content. Directory signs are limited to identifying the name and address of the building and the names of individual enterprises located therein. In addition to the name, trademarks and identifying symbols may be displayed.
- (4.) Calculation of Sign Area. Directory signs shall not count towards calculating the sign area or number of signs that any individual business or enterprise within the building is allowed to display.
- (5.) Suggested Treatments. Samples of tenant directory sign treatments appropriate in the West End District are illustrated below.



h. A-frame or Sandwich Board Signs. Temporary signs displaying changeable information that are commonly called A-frame or sandwich boards are permitted pursuant to the following rules:

- (1.) Each premise or enterprise may display one sign only.
- (2.) The sign may be placed in front of the business along the public sidewalk provided it is not located on or within the public-rights-of-way.
- (3.) No sign shall exceed 6 square feet in area on a single face or 12 square feet in area for a double face.
- (4.) The signs may only be displayed during business hours and must be removed when the business is not open.

i. Signs on Awnings and Canopies

- (1.) Signs on awnings and canopies are permitted pursuant to Sections 201 through 210 and Section 111.d & e. of the Borough's Sign Ordinance, except that the size of lettering and the number of signs per awning are limited as provided below:
- (2.) There shall be no more than one sign message displayed per awning or canopy.
- (3.) The lettering or other symbols used in the message such as a logo shall not exceed 6 inches in height.
- (4.) The message shall be displayed only on the front of the awning and shall be centered on the flap or the sloped surface.
- (5.) Suggested Treatments. Samples of signs on awnings appropriate in the West End District are illustrated below:



j. Window Signs

- (1.) Signs placed on store windows and all "Externally-Visible" signs, as defined in Section 102.m. of the Sign Ordinance, are permitted subject to the general provisions of the Sign Ordinance and the two additional regulations provided below:
- (2.) Only one window sign or externally-visible sign is permitted per exterior facing wall of a premise.
- (3.) No window sign or externally-visible sign shall exceed 8 square feet in area and the vertical dimension of such sign shall not exceed 2 feet.

Section 6. Amend the Codification of Ordinances, Chapter XIX, Zoning, Section 201, by amending the Definitions to include the following:

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.

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.

Primary 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 corridor.

Principal Street. Street condition hierarchy description given to existing or proposed mixed-use/non-residential streets in the West End TND District; specifically referring to North Sparks Street corridor.

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.

Tertiary 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.

Townhouse. A building containing three or more dwelling units where each dwelling unit has its own outside access. A stacked town home is one unit over a ground floor unit with a common 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 non-residential commercial 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 is appropriately designed to serve the needs of pedestrians and vehicles equally.