

UPD

University Planned District²⁵⁵

Section 1201. Purpose and Intent.

a. The University Planned District ("UPD") is designed to promote the careful planning and orderly development of the University campus, consistent with the community development goals of the Centre Region and its member municipalities as described in the Centre Region Comprehensive Plan.

b. The UPD is designed to be sensitive to both existing and projected future conditions, to provide a mechanism for determining the University's appropriate role in community development and to assure that the ongoing growth and change of its campus environment do not adversely impact upon the community.

c. UPD is intended to provide a single zoning mechanism which can accommodate the University's missions of education, research and public service, and its expanded roles of technology transfer and support for the development of the economy of the Commonwealth.

d. The UPD is intended to provide flexibility for land development, while also providing for review and mitigation of potential community and environmental impacts associated with development.

e. The UPD is intended to provide a unique campus environment consistent with the goals and objectives of the Centre Region Comprehensive Plan, the University's development objectives, and Articles V and VI of the Municipalities Planning Code.

f. The UPD is intended to encourage innovative and sensitive design in the lay out of buildings, structures and open spaces, and to encourage development which preserves natural features.

g. The UPD is intended to encourage more efficient use of land and public services, and to provide an environment of stable character consistent with surrounding uses.

h. The UPD is intended to encourage innovative strategies for mitigating transportation impacts, promote the use of transportation demand management strategies and minimize congestion.

i. The UPD is intended to provide for development which relates to and complements the community infrastructure and services required to support the long-term growth of the University and community.

j. The UPD is intended to encourage equitable sharing in the responsibilities to provide infrastructure systems which are adequate to support the long-term growth of the University and community.

(Ordinance 1593, May 6, 1999, Section 1.)

Section 1202. Definitions. The definitions set forth below shall be applicable to this chapter.

a. **Accessory Use.** A use customarily incidental, subordinate and directly related to a general or designated use. Accessory uses in the UPD shall be limited in size by the following standards:

- For buildings of less than 20,000 square feet in size containing a permitted general or designated principal use, an individual accessory use is limited to 2000 square feet.
- For buildings of 20,000 square feet or greater in size containing a permitted general or designated principal use, an individual accessory use may not exceed 10 percent of the gross floor area.
- For permitted general or designated principal use which does not involve a building or buildings, an individual accessory use may not exceed 2500 square feet.

b. **Agriculture.** The use of land for agricultural purposes, including farming, dairying, pasturage agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary uses for packing, treating, or storing produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities.

c. **Agricultural Structures That House Animals.** Structures which are used for the keeping of cattle, horses, sheep, goats, swine or other farm animals, including feedlots, and manure management equipment and facilities.

d. **Business Incubator.** A building that offers office, light industry and manufacturing and/or laboratory space, common facilities and shared support services at below market rates to tenants.

e. **Business Office.** Any building, or portion thereof, used by any company, corporation, partnership, or sole proprietor primarily engaged in providing services to business establishments on a fee or contract basis, such as, but not limited to, an advertising agency, credit reporting agency, employment services, management and consulting services, news services, protective services, public relations, commercial research, stenographic services, and commercial research, development and testing.

f. Business Services. Any building, or portion thereof, used by any company, corporation, partnership, or sole proprietor for such uses as, advertising and mailing, building maintenance, data processing, equipment rental and leasing, quick-print and photocopying, photo finishing, messenger or courier services, and supplying stationery and other office supplies.

g. Continuous Care Retirement Community. Residential uses with assisted care facilities for retirement living, which may include detached or attached dwellings, duplexes, townhouses, apartments, and other types of residential units, community centers, dining facilities, nursing home and long term care facilities, recreational facilities, and incidental retail sales and services for the benefit of residents and patients. Signs for accessory uses shall be limited to incidental signs.

h. Corporate Office. Any building, or portion thereof, used as the place of business by an association of individuals created by law and existing as an entity with powers and liabilities independent of those of its members.

i. Designated Use Requirements. Requirements, restrictions or limitations applicable to Designated Uses, as contained in this chapter or the District Plan.

j. Essential Utility Services. Public or private utility distribution systems for gas, water, storm and sanitary sewer, telecommunications, electricity, compressed air, chilled water, steam, condensate or similar services including poles, wires, mains, drains, sewers, pipes, conduits, cable towers and antennas not exceeding the maximum permitted height in a subdistrict, and other similar equipment and accessories necessary for furnishing such service. Essential utility services shall not include electric power generating plants, substations, water tanks, gas transfer stations, water and sewage treatment plants, buildings and lift stations, and water supply wells.

k. Financial Office. Any building, or portion thereof, used by any company, corporation, partnership, or sole proprietor for such uses as banks, savings and loans and trust companies, credit agencies, investment companies, brokers and dealers of securities and commodities, security and commodity exchanges, mortgage brokers, insurance agents, broker, lessees, buyers, sellers, agents, and developers of real estate.

l. Floor Area Ratio ("FAR"). The gross floor area of all buildings in a subdistrict divided by the subdistrict area.

m. Government Office. Any building, or a portion thereof, used as the place of business by any department, commission, independent agency, or instrumentality of the United States, or of a state, county, incorporated or unincorporated municipality, township, authority, district, or other governmental entity.

n. **Medical Office.** Any building, or portion thereof, used by any company, corporation, partnership, or sole proprietor primarily engaged in furnishing medical, surgical and related services to individuals, including the offices of physicians, dentists, chiroprapodists, chiropractors, ophthamologists, psychologists, psychiatrists, medical optical, optometric, osteopathic and other health practitioners, medical and dental laboratories, out-patient care facilities, blood banks, oxygen and miscellaneous types of medical supplies and services, and veterinary offices. Hospitals, whether for profit or not-for-profit, licensed by the State of Pennsylvania are excluded from this definition. Animal hospitals are also excluded from this definition.

o. **Non-Student Housing.** Housing in the UPD other than that provided by student residence halls or other student housing units, a continuous care retirement community, or a retirement community. If permitted in a specific subdistrict by the approved District Plan, the applicable residential zoning district requirements from the Borough of State College=s Zoning Ordinance will be used to govern development of the non-student housing.

p. **Parking, Special Event.** Parking which is used infrequently to accommodate the needs of special events, and not for regular use by employees, residents, or students. Such parking would typically be provided in grass fields or unimproved lots not otherwise used for parking, as occurs with Penn State football games, community Fourth of July celebrations or other similar events.

q. **Parking, Temporary.** Parking which is established for a fixed period of time to accommodate construction projects, weather emergencies or other similar limited needs, and which will be removed upon expiration of the time period, unless extended by the municipality. Such parking would not require land development approval, but would require a zoning permit, and must be constructed at a minimum of gravel or other crushed stone. For temporary parking facilities greater than 5000 square feet in size, a storm water management plan may be required at the discretion of the municipal engineer.

r. **Perimeter Setback.** A distance extending from the boundary of the UPD district to a structure within the UPD. The size of a required perimeter setback shall be measured as the shortest distance between the structure and the boundary of the UPD district.

s. **Personal Services.** Any building, or portion thereof, used by any company, corporation, partnership, or sole proprietor primarily engaged in providing services involving the care of a person or his or her apparel. Personal services usually include the following: laundry, cleaning and garment services, garment pressing, linen supply, diaper services, coin-operated laundries, dry cleaning plants, carpet and upholstery cleaning, photographic studios, beauty shops, barber shops, hair salons, shoe repair, hat cleaning, funeral services, steam baths, reducing salons and health clubs, clothing rental, locker rental, and porter services.

t. Pilot Or Prototype Manufacturing. A facility used for the production and/or testing of materials, physical layouts, processes, equipment, and other concepts, ideas and costs at a stage between the research laboratory and full-scale production.

u. Professional Office. Any building, or portion thereof, used for the office for attorneys, accountants, architects, engineers, landscape architects, clergy, planners, surveyors and all other offices which are similar to the listed uses in function, and traffic-generation and attraction capabilities.

v. Project Area. The area for a proposed land development project as defined by the contract bid specifications of the contracting entity.

w. Retirement Community. Residential uses and ancillary facilities for retirement living which may include detached or attached single-family dwellings, duplexes, townhouses, or apartments, and other types of residential units, community centers, recreational facilities, and incidental retail sales and services for the benefit of residents.

x. Signs.

Directional Sign. A sign erected along a public road to direct vehicles or pedestrians to a stated location.

Event Signs. Event signs are a type of directional sign specifically intended to direct motorists attending an event in the UPD to the site of the event..

Ground Pole Sign. A sign supported by one or more uprights, poles, or braces, placed in or upon the ground.

Incidental Sign. A sign, generally informational or regulatory, that has a purpose secondary to the subdistrict in which it is located, such as "no parking", "entrance", "loading only", "telephone", and other similar directives.

Monument Sign. A self-supporting sign with 50 percent or more of its horizontal dimension resting on the ground.

Roof Sign. Any sign erected and maintained upon or above the roof of any building or structure.

Temporary Sign. A sign designed or intended to be displayed for no more than 60 days during the calendar year.

Wall Sign. A sign attached parallel to but within 12 inches of a wall, painted on the wall surface, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign face.

Window Sign. A sign that is attached to the exterior or interior of a window, which is intended for viewing from the exterior of the building.

y. Social, Civic or Fraternal Club. A group of people, excluding student organizations, formally organized for a common purpose or interest, usually cultural, religious or entertainment, with regular meetings, membership requirements, fees and dues, and a constitution and/or by-laws.

z. Spray Irrigation. A method of wastewater disposal and any necessary appurtenance which, following a minimum of secondary treatment of the wastewater, involves spray application of the treated effluent on land determined to have soil characteristics capable of providing the additional filtration and treatment of the effluent to meet applicable state water quality standards. A minimum perimeter setback of 200 feet is required between any area used for such purposes and an adjoining zoning district.

aa. Stadiums. Large open or enclosed places used for athletic or other major events, and partly or completely surrounded by tiers of seats for spectators.

bb. Telecommunications Structures. Structures such as transmission towers, antennas, microwave antennas, satellite dish antennas and other similar equipment exceeding 12 feet in diameter and for the maximum building height permitted in a subdistrict; and which are not designed, intended or permitted to carry service distribution lines.

cc. Test Tracks. Open or enclosed facilities utilized for the testing of motorized vehicles, vehicle components or other machinery, which may include but not be limited to a driving track, and buildings or facilities for testing engines, transmissions, and similar vehicle elements.

dd. Transportation Facilities. Public or private facilities which are necessary for the operation, maintenance, and storage of vehicles or equipment used in providing any type of transportation services. Such facilities may include a range of facilities such as fleet services, major transit or transfer terminals, and airport facilities.

ee. Transportation Services. Structures or equipment used primarily in providing community or University transportation such as transit shelters or stops, bicycle racks or lockers, and rails or other elements of fixed guideway transportation systems.

ff. UPD District Plan ("District Plan"). All documents, including maps, written narrative and studies, required to be submitted under this Chapter as part of such District Plan.

gg. Uses.

General Use. A use which is fundamental to the educational, research, public service, or technology transfer missions of a university.

Designated Use. A use which by its nature involves a substantial degree of public use, and/or a level of intensity and non-traditional relationship to a university which suggests that it should be limited in some way in a given area.

hh. Utility Uses, Facilities, and Structures. Public or private electric power generating plants, substations, water tanks, gas transfer stations, water and sewage treatment plants, buildings and lift stations, water supply wells, chilled water plants, steam plants, spray irrigation and other buildings and uses not defined as "essential utility services".

(Ordinance 1593, May 6, 1999, Section 2.)

Section 1203. Regulation of Uses. Land and structures in a University Planned District may only be used for the following as permitted or restricted in the District Plan:

a. General uses:

Agriculture
Agricultural structures that house animals
Auditoriums, gymnasiums
Classrooms, laboratories, or other facilities for basic, behavioral or applied research and instruction
Dining halls principally for students, faculty and staff
Essential utility services
Instructional food service facilities
Laboratories, and other facilities for basic and/or applied research
Libraries
Museums, art galleries
Natatoriums and swimming pools
Observatories
Parking lots
Parking structures
Passive open space
Playing fields and courts
Radio and television studios for instructional purposes
Student residence halls and other student housing units
Student unions
Studios for instruction in music and other performing arts
Transportation services
University offices

b. Designated Uses:

Airport
Business offices
Business incubators
Business services
Child care facilities
Clubhouses and community centers
Commercial laboratories
Conference facilities
Continuous care retirement community
Convocation/events centers, arenas
Financial offices
Fire training sites and facilities
Fraternity and sorority houses
Golf courses, including driving ranges with lighting
Heliport
Hospitals/medical clinics
Hotels, inns, motels and other similar public lodging facilities
Medical offices
Non-student housing
Personal services
Pilot or prototype manufacturing
Places of worship
Professional, corporate, or government offices
Radio and television studios for broadcast to the public
Restaurants open to the public
Retail sales
Retirement Community
Social or civic clubs
Stadiums with a seating capacity of 1,000 or less
Stadiums with a seating capacity of more than 1,000
Transportation facilities
Telecommunications structures
Test tracks
Utility uses, facilities and structures
Visitor Center

c. Accessory Uses: Accessory uses are permitted, as defined in Section 1202.a.

(Ordinance 1593, May 6, 1999, Section 3.)

Section 1204. Minimum District Size. A UPD shall consist of not less than 50 acres. A contiguous parcel of any size may be added to an existing UPD subject to the provisions of this Ordinance, and upon rezoning by the municipality. (Ordinance 1593, May 6, 1999, Section 4.)

Section 1205. Subdistricts. Lands within a UPD shall be apportioned into subdistricts, as designated on an approved District Plan. A subdistrict shall consist of not less than 10 acres. (Ordinance 1593, May 6, 1999, Section 5.)

Section 1206. Density, Dimensional Coverage and Open Space Requirements.

a. The following requirements for structures and improvements within a UPD shall be specified for each subdistrict in an approved UPD District Plan and Narrative, subject to the standards hereinafter set forth:

- (1) Maximum permitted density, based upon the FAR specified for the subdistrict.
- (2) Maximum impervious coverage.
- (3) Maximum building height.
- (4) Perimeter setback, where the subdistrict includes a district boundary.
- (5) Landscaping and buffering within the perimeter setback.
- (6) Open space requirements for the subdistrict.

b. Standards contained in the District Plan with respect to the requirements set forth in Section 1206.a above shall conform to the following:

(1) The perimeter setback shall not be less than the largest front yard setback of the adjoining zoning district.

(2) Surface parking areas may be located within perimeter setbacks subject to the requirements of Section 1217.d.

(3) The maximum height of all structures within 250 feet of the boundary of the UPD District shall be the maximum height permitted in the adjoining zoning district. Height in the remaining area of each subdistrict shall be established in the District Plan. Beyond 250 feet from the boundary of the UPD, the maximum height requirement shall not apply to barns, silos, penthouses, chimneys, steeples, flagpoles, masts and aerials, monuments, radio and television transmission towers, smoke stacks, utility poles and towers, ventilators, water tanks, windmills, elevator shafts and other similar structures.

(4) No less than 40 percent of the total UPD shall be maintained as open space. One or more subdistricts may contain a smaller percentage of open space, so long as the total open space throughout the District conforms to the amount specified herein, and provided that no

subdistrict shall have less than 20 percent open space. Each subdistrict narrative shall specify the minimum open space for that subdistrict. Open space may consist of the following:

- (a) all areas covered with vegetation.
- (b) plazas, fountains, recreational areas, memorials, pedestrian walkways and similar impervious areas which are open to the sky.
- (c) parking lots shall not be considered open space.

(5) Landscaping and buffering within a perimeter setback shall comply with requirements of Section 1217, A Landscaping and Buffering.

c. Compliance with Federal Aviation Regulations. All development in the UPD shall comply with all applicable dimensional and land use requirements of Federal Aviation Regulations governing objects and land use affecting navigable airspace, and runway safety zones.

(Ordinance 1593, May 6, 1999, Section 6.)

Section 1207. Allocation of Permitted Uses.

a. General and Designated Uses. General and designated uses shall be permitted subject to the requirements of this ordinance, the approved District Plan, and all designated use requirements.

b. Transitional Areas. When additional limitations on uses are deemed necessary in transitional areas adjacent to a residentially-zoned area which does not permit multi-family residential uses, such use limitations shall be as set forth in the applicable subdistrict narrative in the District Plan.

c. Areas of Special Significance. When additional limitations on uses are deemed necessary to protect areas of special significance such as historic or natural resources, or community landmarks, such use limitations shall be as set forth in the applicable subdistrict narrative in the District Plan.

(Ordinance 1593, May 6, 1999, Section 7.)

Section 1208. Parking.

a. Location. Parking for all uses within a UPD shall be permitted at any location within the UPD. The location of parking areas shall accommodate the needs of users as specified in a Parking Projections Report and District Plan Transportation Study.

b. Parking Users. Parking shall be provided for the following categories of parking users: students residing within the District, students who commute from a residence outside the District, employees and visitors.

c. Number of Parking Spaces. Standards for the number of parking spaces to be provided shall be determined by historical demand for each category of parking users and computed utilizing a formula which specifies the number of parking spaces to be provided for the number of persons within each category.

d. Parking Projections Report. The applicant shall furnish a Parking Projections Report with the application for District Plan approval which shall show the manner in which the parking standards in this section have been derived and applied. The Parking Projections Report shall indicate the current numbers of parking spaces for each category of parking users, a 3-year projection of the number of parking spaces for each category of parking users, the methodology utilized to determine the number of spaces required (based upon demand history), and a narrative description of the assumptions and rationale upon which the methodology and current and projected number of a parking spaces are based.

e. Parking Projections Report Updates. Every year following the approval of the District Plan, the applicant shall submit an updated Parking Projections Report in accordance with this subsection for review by the Centre Regional Planning Commission (ACRPC≅). The parking standards set forth therein shall then become applicable to the District Plan and Narrative.

f. Parking for Third-Party Development. Notwithstanding Sections 1208.a through e, independent third-party land development in the UPD shall provide on-site parking in accordance with the Borough of State College's requirements.

(Ordinance 1593, May 6, 1999, Section 8.)

Section 1209. District Plan Transportation Study. A district transportation study shall be submitted with the application for approval of the District Plan, and every 10th year following approval of the District Plan. The purpose of the transportation study is to generally identify the transportation impacts likely to result from projected development and activities within the District for a 10-year period. The transportation study shall include the following:

a. Parking Area Identification and Projections. Transportation impacts within the UPD will principally arise from the location and size of parking areas within the District. The transportation study, therefore, must identify existing parking areas, and the general size and location of areas within each subdistrict which are projected for use as parking areas within a 10-year period.

b. Traffic Analysis. The study shall identify the transportation study area and the transportation systems to be studied. Existing transportation conditions for highway links and intersections serving the UPD must be described and the existing level of use analyzed. Potential transportation impacts of future parking development must be assessed for a 10-year period. Recommendations for potential system or service improvements in order to accommodate the

projected transportation impacts of UPD development shall be included. When feasible, the study shall identify specific recommendations designed to reduce or avoid impacts created by campus development on existing and future residential neighborhoods.

c. Internal Circulation and Facilities. The study shall describe existing and proposed internal roads for vehicular traffic; existing and proposed connections to the public street network; plans for street openings and closings, and possible impacts on the adjoining transportation system and adjoining zoning districts; existing and proposed facilities and accommodations for public transportation, pedestrian circulation, bicycle paths and other transportation methods.

d. Travel Demand Management. The study shall include a travel demand management analysis, addressing the manner in which various methods, such as promotion of ride sharing, pedestrian/bicycle improvements, and changes to on-campus and public transportation systems, will be utilized to reduce the number of single-occupancy vehicle trips associated with existing or future development under the District Plan.

(Ordinance 1593, May 6, 1999, Section 9.)

Section 1210. Sign Regulations.

a. Except as provided for in Sections 1210.c, 1210.e and 1210.f, the following regulations shall apply to signs located within 50 feet of the edge of the right-of-way along a public road corridor or within the perimeter setback in other areas:

(1) Types of signs permitted include monument, wall, directional, traffic regulatory and warning, and other incidental signs. Ground Pole (except when used as directional or traffic regulatory and warning signs) and roof signs are prohibited. Commercial advertising is prohibited on signs located within 50 feet of the edge of the right-of-way along a public road or within the perimeter setback in other areas.

(2) Monument Signs:

(a) shall not exceed 10 feet in height measured from grade beneath the center of the sign to the top of the sign face, supporting structure, or lights, whichever is greater;

(b) shall be limited to 30 square feet per sign face;

(c) may be internally or externally illuminated, provided that external illumination be directed upon the sign face and not be directly visible to motorists using the public road or visible over adjacent property boundaries;

(d) may be designed such that individual letters or the entire sign face may be changed to announce events occurring at the building or other facility designated on the sign.

(3) Wall Signs:

(a) no portion of any wall sign may extend above vertically or beyond horizontally the wall upon which it is affixed;

(b) may be internally or externally illuminated, provided that external illumination be directed upon the sign face and not be directly visible to motorists using the public road or visible over adjacent property boundaries;

(c) may be designed such that individual letters or the entire sign face may be changed to announce events occurring at the building or other facility designated on the sign;

(d) shall be limited to 2 square feet of sign face per foot of building frontage to a maximum of 200 square feet.

(4) Directional Signs:

(a) shall not exceed 10 feet in height measured from grade beneath the center of the sign to the top of the sign face or supporting structure, whichever is greater;

(b) shall be limited to 24 square feet per sign face;

(c) may be internally or externally illuminated, provided that external illumination be directed upon the sign face and not be directly visible to motorists using the public road or visible over adjacent property boundaries.

(5) Traffic Regulatory and Warning Signs:

(a) shall conform to the Manual on Uniform Traffic Control Devices or successor standards approved by the Pennsylvania Department of Transportation;

(b) may not be illuminated unless so required by the Uniform Traffic Control Devices or successor standards approved by the Pennsylvania Department of Transportation.

(6) Incidental Signs:

(a) shall be limited to 8 square feet per sign face;

(b) may not be internally illuminated;

(c) may be located only on the site, parking lot, structure, or other facility about which information is being provided.

(7) Event Signs:

(a) event signs containing moving copy may only operate for 3 hours prior to the event through 1 hour after the completion of the event.

(b) event signs may be located:

(i) within 50 feet of the following public rights-of-way within the UPD: US 322 and US 322 Business, PA 26, University Drive, and Park Avenue.

(ii) on structures owned by the Pennsylvania Department of Transportation located above the cartway on US 322 and US 322 Business, PA 26, and Park Avenue east of Shortledge Road used to support traffic information and directional signs.

(c) event signs are prohibited in transitional areas, areas of special significance, and on or within 50 feet of the right-of-way along all portions of College Avenue located within the Borough of State College.

(d) event signs, whether permanently affixed to the ground or portable, shall not exceed 10 feet in height measured from grade beneath the center of the sign to the top of the sign face or supporting structure, whichever is greater.

(e) event signs shall be limited to 40 square feet per sign face.

(f) event signs are limited to messages containing alpha and numeric characters and directional arrows. The content of any message on an event sign shall be limited to the name of the event, the time and location of the event, and information directing motorists to the event's location. Commercial advertising of any type, including logos, and advertising future events at any facility in the UPD is expressly prohibited.

(g) a sign permit must be obtained for an event sign prior to its placement. Portable event signs must be permitted prior to their initial placement; thereafter, no permit is required for reuse of said portable event sign if placed in the same location.

b. Exemptions. The following signs are exempt from these regulations:

- (1) Historical markers.
- (2) Construction project signs for a period not to exceed 1 month before commencement of the project to 1 month after its completion.
- (3) Banners, provided such banners are approved by the appropriate University official.

- (4) Temporary signs, except event signs as defined herein, announcing a special event or activity unless prohibited under Section 1210.e and provided such temporary signs are approved by the appropriate University official.
- (5) Scoreboards which are erected at facilities permitted under the provisions of this Ordinance.

c. Permits:

(1) A sign permit must be issued by the Sign Officer of the municipality in which the sign will be located prior to the erection of any monument, wall, event or directional sign located within 50 feet of the edge of the right-of-way along a public road or within the perimeter setback in other areas.

(2) Applications for a sign permit shall be made on a form provided by the sign officer of the municipality in which the sign will be located.

(3) Sign permits are valid until the sign is replaced, remodeled, or structurally altered, in which case a new permit shall be required.

(4) A fee shall be required for each sign permit based on the applicable municipal fee schedule.

(5) The applicant is responsible for obtaining any electrical, building, or other permit required by Centre Region Code Administration, the Pennsylvania Department of Transportation or other regulatory agency.

d. Special Exceptions and Variances:

(1) Requests for a special exception or variance to the requirements of this Section shall follow the procedures and standards set forth in the Sign Ordinance of the municipality in which the proposed sign would be located.

e. Prohibited Signs. The following signs are prohibited in the UPD:

(1) Beacons or searchlights (except when used in conjunction with operations at University Park Airport).

(2) Signs which incorporate any continuously flashing or moving illumination or message boards, or with illumination which varies in intensity or which varies in color, and signs which have any visible moving part, revolving parts, or visible mechanical movement, or other apparent visible continuous movement achieved by electrical pulsations or by actions of normal wind currents, except when not visible from motor vehicles traveling on any public roads or event signs as permitted under Section 1210.c(7).

(3) Inflatable signs or movable signs, except when not visible from motor vehicles traveling on any public road.

(4) Tethered balloons or other tethered signs, except when not visible from motor vehicles traveling on any public road and provided such tethered balloons or signs do not create any hazard for the operation of any aircraft, hot air balloon, or dirigible.

(5) Signs which, by reason of size, location, or illumination, obstruct the vision of drivers, either when leaving a public road, or when entering a public road from any other street or driveway, or obstructs or detracts from the visibility or effectiveness of any traffic sign or control device on a public road.

f. Signs for Third-Party Development.

(1) Notwithstanding Sections 1210.a through e, independent third-party land development and uses in the UPD shall comply with the requirements of the Borough of State College's sign regulations.

(Ordinance 1593, May 6, 1999, Section 10.)

Section 1211. Submission, Review and Approval of the District Plan.

a. Content of Application. An application for approval of a UPD District Plan shall consist of the following:

(1) A UPD Subdistrict Map, delineating proposed subdistricts.

(2) A written narrative, specifying the standards required by Sections 1206 and 1207 of this Chapter.

(3) The Parking Projections Report, required by Section 1208.d of this Chapter.

(4) The District Plan Transportation Study, required by Section 1209 of this Chapter.

(5) University Street and Parking Standards, as required by Sections 1214 and 1216 of this Chapter.

b. The Pre-application Phase. In order to provide an opportunity for an exchange of information and collaboration in the design and development of a UPD District Plan, proposed versions of the information specified in Section 1211.a shall be submitted to the municipality and the CRPC at least 60 days prior to the filing of an application for approval of a UPD District Plan. Documents submitted by the applicant and any comments or recommendations by the

municipality or CRPC shall be deemed advisory and shall not be binding upon the applicant, municipality or CRPC. Additions, revisions or modifications to the documents during the preapplication phase may be included in a subsequent application for approval of a UPD District Plan without further review under this Section.

c. Application for Approval of UPD District Plan.

(1) Fourteen copies of an application for approval of a UPD District Plan shall be submitted to the municipality subject to payment of any fees; if applicable. Upon receipt of the application, one copy of the application shall be submitted to the CRPC.

(2) The application shall be referred to the Planning Commission for review and recommendation.

(3) The governing body shall hold a public hearing, after public notice on the application, and shall approve, approve subject to conditions, or deny the application within 45 days of the close of the hearing on the application, unless the time for such action is extended by approval of the applicant. If the governing body approves the application subject to conditions, the governing body shall send notice of such approval with conditions to the applicant by certified mail within 15 days of action by the governing body. The applicant shall give written notice of acceptance or rejection of the conditions within 30 days of the date of such approval. If the applicant rejects the conditions, the application shall be deemed to be denied as of the date of the rejection of conditions.

(4) An application for approval of the UPD District Plan may be denied if:

- (a) it is inconsistent with the purpose and intent of this Chapter;
- (b) it does not meet the requirements of this Chapter;
- (c) it is inconsistent with the Centre Region Comprehensive Plan.

d. Effect of Approval of the UPD District Plan.

(1) An approved UPD District Plan shall govern the use and development of land within the UPD District. The terms of such approved UPD District Plan shall be deemed enforceable to the same extent as if set forth in this Chapter. The issuance of zoning permits, building permits, sign permits, temporary use permits, or any other required permits shall be governed by the requirements of the applicable municipality, except (where specific provisions of this Chapter apply).

(2) Upon approval of the UPD District Plan, a zoning permit shall be required for:

- (a) Any land development plan.

(b) The erection or construction of a new building or structure larger than 144 square feet in ground floor area, or greater than 10 feet in height, or the expansion of the gross floor area or height of an existing building or structure.

(c) Any new use or change in use that results in the establishment of a designated use or the establishment of a general use which is restricted, or located in a transitional or special zone.

(d) The expansion of a designated use.

(e) The opening of a driveway onto a public street.

(f) The installation of lighting on any play field or court or any off-street parking area located within 1,000 feet of a perimeter, unless, in the judgment of the municipal zoning official, adequate screening exists to prevent the casting of direct rays of light upon adjacent properties or public rights-of-way.

(g) Prior to any change in a nonconforming use.

(3) Upon approval of the UPD District Plan a land development plan shall be required for:

(a) The erection or construction of a new building or structure larger than 144 square feet in ground floor area or the expansion by more than 5 percent of the gross floor area or height of an existing building or structure.

(b) The construction of any off-street parking area containing 5 or more spaces.

(c) The construction or closing of any street; the construction of any transportation facilities; transportation services; utility uses, facilities or structures; storm water management structures or facilities.

(d) Any subdivision or resubdivision of land.

(Ordinance 1593, May 6, 1999, Section 11.)

Section 1212. Amendment of the UPD District Plan.

a. Landowner Amendments. A landowner may request an amendment to an approved UPD District Plan. Review and action upon a request for an amendment shall be in accordance with the provisions of Section 1211 above, except that the content of the application may consist only of those portions of the District Plan included in the application for amendment. The

landowner shall give notice of such application to any other municipality in Centre County which has approved a UPD district plan on behalf of the same landowner.

b. Municipal Amendments.

(1) The municipality may amend the District Plan upon a finding, following a public hearing with notice to the landowner and public notice, that:

(a) an amendment is consistent with the efficient development and preservation of the entire UPD District; and

(b) an amendment would not adversely affect the use and enjoyment of land abutting the UPD District.

(2) A proposed amendment to the District Plan shall be referred to the Planning Commission and the CRPC for review and recommendation. The governing body shall hold a public hearing after public notice on the proposed amendment.

c. Notice to Other Municipalities. The municipality shall give notice of any application or proposal for amendment to the District Plan to any other municipality within Centre County which has approved a UPD District Plan on behalf of the same landowner.

(Ordinance 1593, May 6, 1999, Section 12.)

Section 1213. Uniform Subdivision and Land Development Standards Applicable in the UPD. Land development or subdivision in the UPD shall be subject to the uniform subdivision and land development standards established in Sections 1214 through 1219 of this Ordinance. The standards set forth in this Ordinance, and as further specified in the approved UPD District Plan, shall serve as the basis for land development plan approval. (Ordinance 1593, May 6, 1999, Section 13.)

Section 1214. Streets, Sidewalks and Bikeways.

a. Classification of Streets.

(1) Public Streets. Public streets within the UPD, that are to be dedicated to the municipality for public use, shall be classified according to the standards in effect in the Borough of State College Subdivision and Land Development Ordinance on the date of land development plan submission.

(2) University. All streets within the UPD which are not dedicated for public use shall be university streets. Classification of types of university streets if necessary, shall be those set forth in the UPD District Plan.

b. Dedication; Public Street Standards.

(1) Dedication. Dedication of streets to the municipality for public use shall be required whenever land development results in construction of a street which, at the time of construction, provides the sole access to more than 4 lots outside the UPD boundary.

(2) Public Street Standards. All streets required or proposed to be dedicated to the municipality shall be designed and constructed to the standards for public streets as specified in the Borough of State College's Subdivision and Land Development Ordinance.

c. University Street Standards; Optional Dedication.

(1) University Street Standards. University streets shall be designed and constructed to facilitate the safe and convenient movement of traffic. Appropriate construction standards, such as the width of cartways, use of curb and gutter, radii, length of cul-de-sacs and paving specifications, shall be those standards set forth in the UPD District Plan.

(2) Optional Dedication. When a road has been designed and constructed to the standards set forth in Subsection 1214.b(2) above, it may be offered to the municipality for dedication.

d. Coordination with Surrounding Streets.

(1) Location. The streets required for any land development in the UPD, whether public or University, shall be coordinated with existing, proposed, and anticipated streets outside the UPD or portion of the UPD being developed. The location of all public streets shall conform to the Official Map or Comprehensive Plan of the Borough of State College.

(2) Safety. Street connections shall occur in safe and convenient locations.

(3) Connections to Existing Streets or Neighborhoods. Connections between public and university streets shall be consistent with the Borough of State College's Official Map, Comprehensive Plan of the Borough of State College and the approved District Plan.

e. Ingress and Egress for Land Development.

(1) Safety. All land development shall have access sufficient to afford reasonable ingress and egress for both emergency vehicles and those accessing the property in its intended use.

(2) On Arterials. Whenever land development involving the creation of one or more new streets borders on or contains an existing arterial street, as defined by municipal ordinance no direct driveway access onto the arterial street will be permitted.

(3) Driveways - General:

(a) All driveway entrances or other openings onto streets shall be designed so that:

- (i) Vehicles entering and exiting the site pose no substantial danger to themselves, pedestrians, or other vehicles; and
- (ii) Interference with the free flow of traffic on abutting or surrounding streets is minimized.

(b) Driveways shall be set back a minimum of 5 feet from any non-University lands.

(4) Connections to Public Streets. Standards for the design and construction of university street or driveway connections to public streets shall be those specified in the Borough of State College's Subdivision and Land Development Ordinance.

f. Sidewalk and Bikeway Standards.

(1) Public. Where required as part of the public street standards of the Borough of State College's Subdivision and Land Development Ordinance sidewalks and bikeways shall be provided according to the municipal standards.

(2) University. Where proposed in conjunction with land development, sidewalks and bikeways shall be designed and constructed to meet the requirements of the intended use. Bikeways shall be designed and constructed in accordance with the American Association of State Highway Transportation Officials (AASHTO) standards.

(Ordinance 1593, May 6, 1999, Section 14.)

Section 1215. Utilities.

a. Wastewater Disposal and Treatment. An application for land development plan approval shall describe the proposed method for providing wastewater disposal and treatment. Sewage facilities planning, as required by state law shall be completed, and upon approval by the municipality and the appropriate state agency deemed to satisfy the need to provide evidence that the method of wastewater treatment and disposal is feasible and sufficient.

b. Water Supply. An application for land development shall describe the manner in which potable water shall be supplied to the project and provide evidence that the appropriate arrangements with the applicable water provider have been secured.

c. Fire Hydrants and Fire Apparatus Access. The location and design specifications of fire hydrants or fire apparatus access shall conform to local fire protection standards as prescribed by the Borough of State College's Subdivision and Land Development Ordinance, or as required by the Fire Chief, whichever is most restrictive.

d. Additional Requirements:

(1) Utility Installation:

(a) Installed By or On Behalf of a University:

(i) If required by the applicable subdistrict regulations, new utility installations shall be underground.

(ii) When a university proposes to install new above-ground utilities at the perimeter of the UPD, such utilities and the required buildings and structures shall meet the perimeter setback requirements of Section 1206, "Density, Dimensional, Coverage and Open Space Requirements."

(3) When above-ground utility installations exist at the perimeter of the UPD or along streets, the installation of additional utilities of the same type or service on these facilities by the University shall be permitted.

(4) All utility installations by a university within a public street right-of-way shall be underground in those locations where existing utilities are also underground.

e. Installation by Others. When a public utility proposes to install utilities across the UPD for non-University purposes, installation shall be governed by all applicable laws and regulations governing such installation.

(1) As-Built Plans. As-built plans shall be provided to the municipality for underground, university-installed utilities installed by or at the direction of the owner within the public right-of-way. The as-built plans shall be prepared according to the standards in this Ordinance.

(2) Relationship of Utilities to External Development. The development and installation of public utilities for land development in the UPD shall be consistent with all applicable, adopted municipal plans for such utilities. In addition, such public utilities shall be compatible with, and provide for the reasonable extension of such utilities for adjacent land development in a manner consistent with municipal plans.

(Ordinance 1593, May 6, 1999, Section 15.)

Section 1216. Environmental Preservation.

a. Soil Erosion and Sedimentation Control. An application for land development plan approval in the UPD shall comply with all applicable Federal and State requirements governing soil erosion and sedimentation control, and earth disturbance. Plans required to satisfy such requirements shall be submitted with the land development plan.

b. Storm Water Management. An application for land development plan approval in the UPD shall include a storm water plan which meets the requirements of the Borough of State College's Storm Water Management Ordinance.

c. Wetlands. Areas of a site, constituting wetlands, as defined by applicable federal and state regulation, shall be shown on the land development plan. Development in and adjacent to such wetlands shall be subject to the restrictions, if any, set forth in federal and state regulations.

(Ordinance 1593, May 6, 1999, Section 16.)

Section 1217. Design Standards.

a. Parking Design. Unless otherwise provided in a subdistrict narrative, the parking area design standards shall be those specified in the UPD District Plan.

b. Parking Construction Standards and Specifications.

(1) All parking in the UPD, except special event or temporary parking, shall be constructed according to the standards and specifications contained in the adopted UPD District Plan.

(2) Special event and temporary parking shall not be required to meet the standards in Section 1217.b(1) above, provided the parking meets the definition of special event or temporary parking in the UPD Ordinance. Such parking will be permitted in those areas specified in the UPD District Plan for such use, and may be improved to the specified standard at the discretion of the university, subject to land development plan approval by the Borough of State College.

c. Service Access. Service access or a loading area shall be provided for all proposed buildings greater than 10,000 square feet in size, unless otherwise exempted by the municipality. Design of service access should be well integrated with the overall building design.

d. Parking Area Landscaping and Buffering.

(1) Surface parking areas may be located within perimeter setbacks unless prohibited by the District Plan provided that a buffer yard measuring at least 15 feet in width and meeting the requirements of Section 1218.b of this Ordinance is provided.

(2) The UPD subdistrict narratives may provide for the required interior landscaping of surface parking areas. When such landscaping is proposed, the land development plan shall provide the information necessary to determine compliance with subdistrict requirements.

e. Dumpster Screening. Dumpsters shall be completely screened from view from any public right-of-way, or residential district by a sight-obscuring 6-foot fence, wall, or evergreen planting that shall reach 6 feet in height within 3 years of planting. Landscape plant material installed to satisfy the requirements of this section shall be guaranteed to survive for a period of at least 1 year. Any landscape plant material which does not survive the guarantee period shall be replaced.

f. Lighting of Parking Areas. Lighting of parking areas shall be designed to enhance safety and to minimize glare on public streets, adjacent neighborhoods, adjoining non-university properties and to the night sky. When lighting of parking areas is proposed as part of a land development plan, sufficient information such as type of fixtures, height of light standards, intensity of illumination, and area to be illuminated shall be provided to allow a determination of impact on adjoining non-university properties consistent with municipal lighting ordinances, as applicable.

g. Building Facades and Roof Lines. Design of roof areas that are visible should be well integrated into overall building design so as to obscure any view of mechanical and electrical equipment and other appurtenances. In addition, building facades and roof lines should receive the same treatment on all sides, particularly in locations where one or more building facades abut adjoining areas in the community.

h. Historic Buildings, Structures and Places. Preservation of historic buildings, structures and places should be given strong consideration in the design, location, construction and use of new buildings and structures within the UPD. In addition, land development under the UPD should give strong consideration to the preservation and enhancement of the national Register Historic Districts within the UPD.

(Ordinance 1593, May 6, 1999, Section 17.)

Section 1218. Landscaping and Buffering.

a. Landscaping Plans. A landscaping plan is required as a component of land development plan submission if landscaping, including plantings for screening purposes, is required to buffer perimeter parking or other areas as required by the District Plan.

b. Buffering Standards and Requirements. When a landscaped buffer is required by sub-district or municipal zoning regulations, the flexible options standards and requirements of this subsection shall apply. The sub-district narratives shall indicate when these standards and requirements are specified. The land development plan shall include a landscaping plan showing compliance with this subsection. Berms, mounds, and fences may be used in combination with landscape plant material to satisfy buffering standards and requirements.

The flexible option standards and requirements, titled “Table 1 - Buffer Yards A through E,” are:

TABLE 1
Plant Unit Multiplier

Required Plant Units
Per 100 Feet

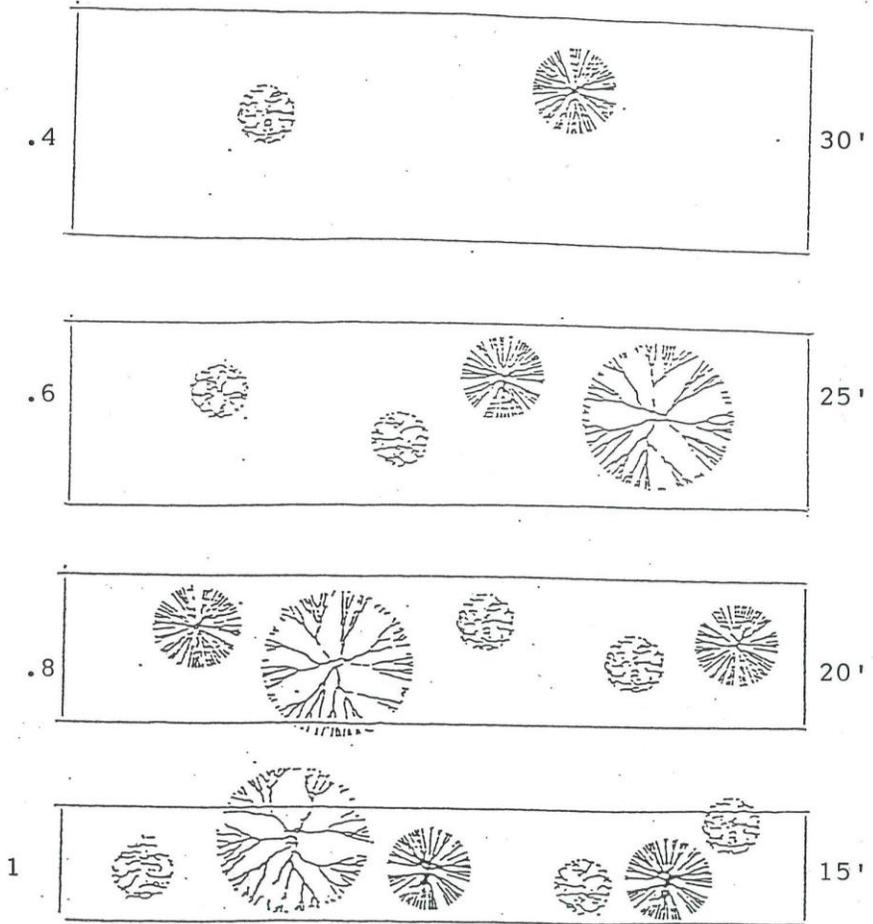
canopy trees 1 

understory trees 2 

shrubs 3 

evergreens

fence



BUFFERYARD "A"

TABLE 1
Plant Unit Multiplier

Required Plant Units
Per 100 Feet

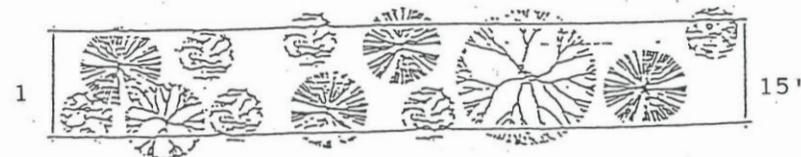
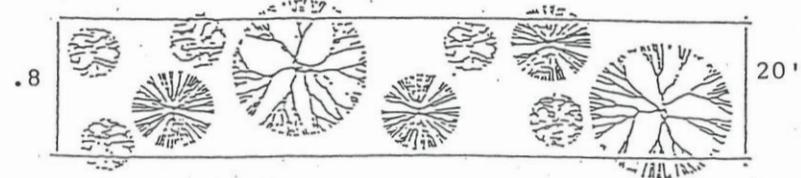
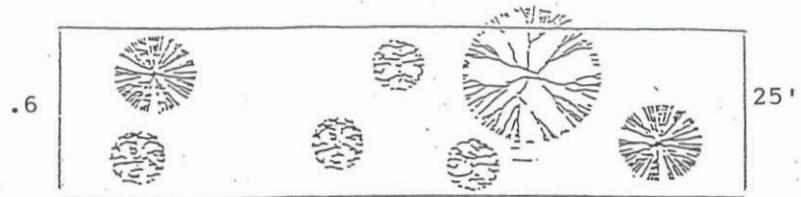
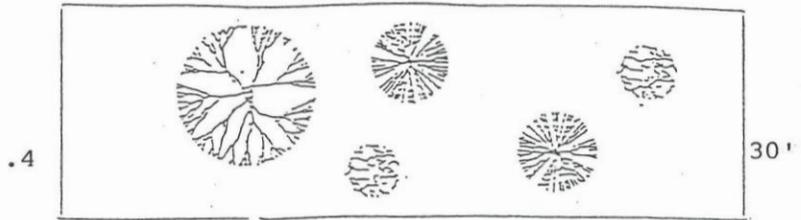
canopy trees 2 

understory trees 4 

shrubs 6 

evergreens

fence



BUFFERYARD "B"

TABLE 1
Plant Unit Multiplier

Required Plant Units
Per 100 Feet

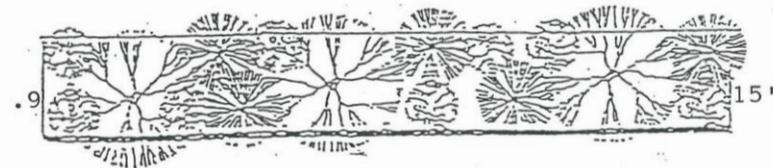
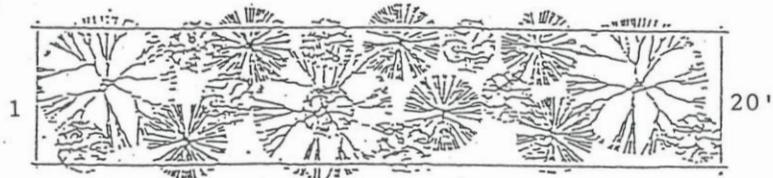
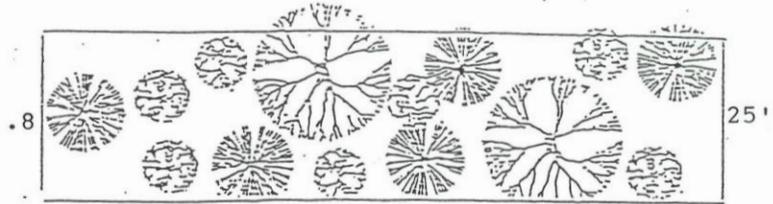
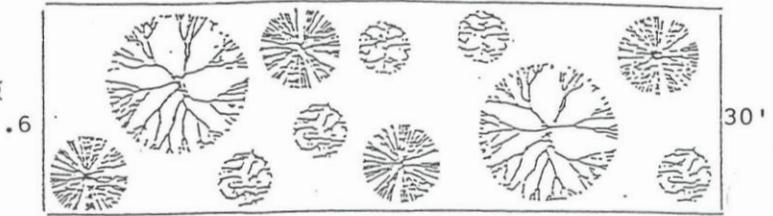
canopy trees 3 

understory trees 6 

shrubs 9 

evergreens

fence 



BUFFERYARD "C"

TABLE 1
Plant Unit Multiplier

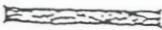
Required Plant Units
Per 100 Feet

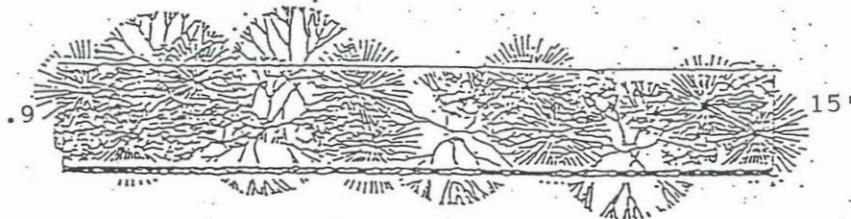
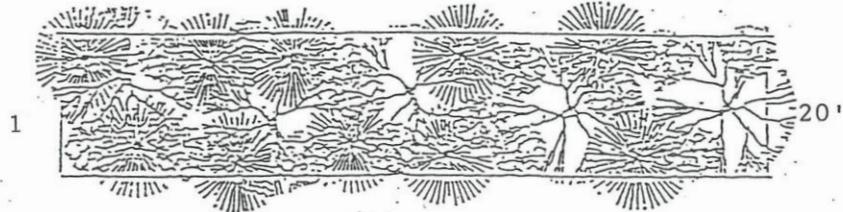
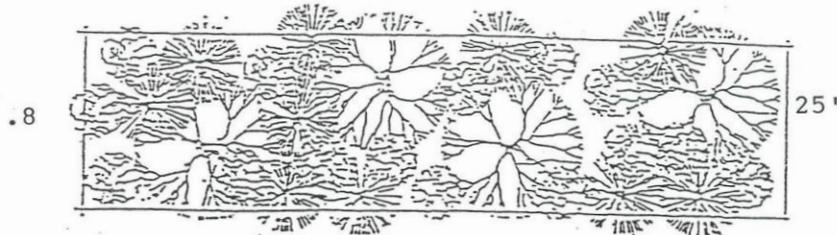
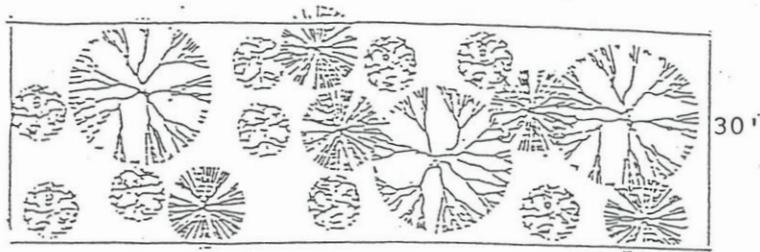
canopy trees 5 

understory trees 10 

shrubs 15 

evergreens

fence .6 



BUFFERYARD "D"

TABLE 1
Plant Unit Multiplier

Required Plant Units
Per 100 Feet

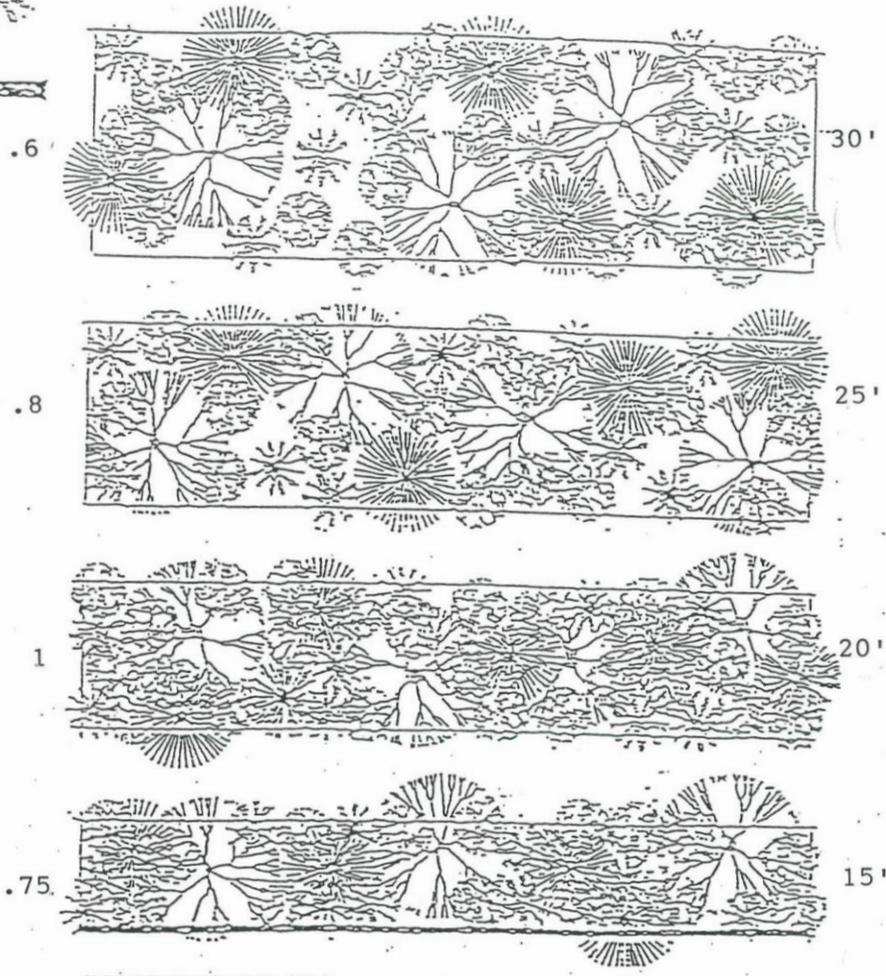
canopy trees 4 

understory trees 6 

shrubs 24 

evergreens 12 

fence 



BUFFERYARD "E"

c. **Street Trees**. If required by the Borough of State College's Subdivision and Land Development Ordinance in conjunction with dedication of a public street, street trees shall be provided. The land development plan shall indicate compliance with this requirement for locations, types and guarantees. Street trees are encouraged, where appropriate, on University streets.

d. **Site Lighting**:

(1) Whenever lighting is proposed as part of a university land development plan, it shall be designed to enhance safety, minimize glare on adjoining non-university properties, adjacent neighborhoods, public streets and to the night sky; consistent with municipal lighting ordinances, where applicable. The land development plan shall show locations and heights of light standards, intensity of illumination, and area to be illuminated to provide for a determination of compliance with this subsection.

(2) Notwithstanding any other provision of this Ordinance, independent third-party development in the UPD shall comply with the Borough of State College's regulations on outdoor illumination.

(Ordinance 1593, May 6, 1999, Section 18.)

Section 1219. Land Development Plan Requirements.

a. **Plan Submission and Review Procedures**:

(1) **General Requirements**. Proposed subdivision and land development plans, all or part of which are situated in the municipality, shall be reviewed by the municipal Planning Commission and the CRPC and shall be acted upon by the municipality in accordance with the procedures specified in the Borough of State College's Subdivision and Land Development Ordinance.

b. **Required Plan Contents**:

(1) **Sketch Plan**. A sketch plan for a proposed subdivision or land development should contain sufficient information to identify the site location in relationship to the surrounding area, and a conceptual design plan. The conceptual design plan for land development should show the type and location of uses proposed and their relationship to natural and man-made features in and around the site; and for subdivision, should show a conceptual configuration of lots and streets, if any. Since the submission of a sketch plan is optional, no other requirements apply. However, any additional information which can be provided will enhance the response of the reviewing agencies.

(2) **Contents of Preliminary Plan**. All preliminary plans submitted for review shall be drawn to a scale of 1 inch equals 60 feet or larger [e.g. 1 inch equals 20 feet].

Plans shall be submitted on the following sheet sizes: 18 x 24 inches, 24 x 36 inches, or 36 x 42 inches. All lettering shall be drawn to a size to be legible if the plans are reduced to half size. All sheets comprising a submission shall be the same size and shall contain the following information:

(a) General Notes and Data:

- project area for the proposed land development.
- name of the proposed development.
- date of filing of preliminary plan.
- the name and address of the owner, along with the deed book and page numbers of the deeds conveying the property to the owner. Also, the name of the developer and billing address, if different.
- zoning district/subdistrict.
- required setbacks (front, side and rear):
 - by ordinance.
 - by deed (if different).
- maximum height allowed (in zoning district).
- proposed use of property, whether general and/or designated uses, and accessory uses, if any.
- base or benchmark for topography on plan.
- list of source(s) for required utilities, including where applicable, a list of Act 172/38 utility companies.
- the name and address of the individual or firm preparing the plan.
- density calculation: A table shall be included on the plan describing each phase or section with quantitative data, including the following:

>the total area of the development and approximate area of each phase.

>the total area devoted to general and designated uses, the approximate number of dwelling units, the percentage of each type of use and the total floor area in the development and in each phase.

>floor area information consisting of the following:

maximum permitted floor area ratio (FAR) for the subdistrict in which the land development is proposed.

amount and percentage of permitted building floor area existing in the subdistrict before the proposed land development.

total gross floor area of the buildings to be constructed in the land development proposed.

the total building floor area and the resultant floor area ratio for the subdistrict after the land development.

>floor area information for designated uses consisting of the following:

maximum permitted designated use FAR for the subdistrict in which the land development is proposed.

amount and percentage of permitted designated use building floor area existing in the subdistrict before the proposed land development.

total gross floor area of designated use buildings, by use, to be constructed in the land development proposed.

the total designated use building floor area, by use, and the resultant floor area ratio for the subdistrict after the land development.

the area of streets, parking, sidewalks and walkways and the total area paved and percent of area paved or covered by structures, in the development and each phase or section.

the total acreage and percent of acreage in open space for the district as a whole, and each subdistrict, if any.

the calculation of impervious surface in the development and in each phase.

▪ a written narrative which includes the following (as applicable):

- > a description of the ownership of all of the land included within the subdivision or land development.
- > an explanation of the purpose of the subdivision or land development.
- > details regarding covenants, grants of easements or other proposed restrictions to be imposed on the use of land, building and structures, including proposed easements or grants for public use or utilities.
- > a statement describing the landscape design concept for the subdivision or land development.
- > a description of proposals to preserve natural features and existing amenities.
- > a statement describing the storm water management methods to be employed in the design of the subdivision or land development.
- > a reference to the narrative statement shall be made on the proposed subdivision or land development plan.
- > description of the effect of the proposed land development on the parking plan as described in both the District Plan Transportation Study and the Parking Projections Report.

- calculation showing the impact of the proposed land development on the open space percentage and impervious surface limits of the UPD and the applicable subdistrict.
- all exterior features and improvements which are being provided to satisfy accessibility requirements for disabled individuals under the American with Disabilities Act, or any other applicable laws and regulations.
- when a development is proposed to be submitted for final plan approval in phases over a period of years, a description of the proposed phasing plan shall be included with the application for preliminary plan approval. The description shall address:
 - > the phases in which the development will be submitted for final plan approval and the approximate date when each phase will be submitted for final plan approval.
 - > the approximate date when the development and each phase will be completed.

(b) Graphic Information and Plan Content. The following information shall be provided:

- north point, graphic scale and legend describing all symbols shown on the plan.
- project area boundaries with dimensions.
- a key map showing the location of the proposed development, within the UPD and the applicable subdistrict, roads and all major developments within 2,500 feet thereof at a scale of 1 inch equals 400 feet.
- the day, month and year that the plan was prepared, the date on which revisions to the plan occur after initial submission, a description of those revisions and the date of the zoning permit application.
- for any land development area which abuts the perimeter of the UPD, the names of abutting property owners, their mailing addresses, tax parcel numbers, and deed book and page numbers where their property listings may be found.
- all utility and drainage easements for public utilities or easements to be dedicated to the public.
- natural features:
 - > sinkholes, watercourses and depressions.
 - > floodplain of the 100-year flood elevation. (Also show any floodplain soils.)
 - > steep slopes, as defined by municipal ordinance.
 - > topographic contour lines at vertical intervals of 2 feet for land with average undisturbed slopes of 4 percent or less and at intervals of 5 feet for land with average slopes exceeding 4 percent. The source of topographic data shall be specified.
 - > planting areas/beds and landscape features, including tree masses.

- man-made features on or within 150 feet of the land development area:
 - > sewer lines (including laterals).
 - > water mains and fire hydrants (including laterals).
 - > electrical lines and poles (surface and subsurface).
 - > culverts and bridges (type, size and appropriate slope).
 - > railroads.
 - > buildings (including parking lots and plantings).
 - > streets, including rights-of-way, cartway widths, approximate grades and bike paths.
 - > all other utilities (including service entrances).
 - > street addressing for private third-party development.

- proposed development:
 - > Street information including:
 - location and width of rights-of-way and cartways.
 - proposed street names.
 - a typical cross section, showing materials for base and surfacing, and method of construction.
 - profiles along the center line of each proposed street, finished grade at a scale of 1 inch equals 50 feet horizontal and 1 inch equals 5 feet vertical.
 - radius of horizontal curves.
 - length of tangents between reverse curves.
 - curb radii at intersections.
 - vegetation to be planted between curb or shoulder and the right-of-way line.
 - curb and gutter locations and typical designs.
 - topographic contour lines for proposed finished grades within rights-of-way at intervals specified above.
 - typical cross section of proposed roads.
 - > sidewalks, walkways and bike paths, including location, width, grades, surfacing materials, and locations of ramps for the handicapped.
 - > yard setback lines, as required by the UPD.

- > location of street lights, including required entrance lights.
 - > utility and drainage easements.
 - > location and species of shade trees.
 - > location and size of utilities.
 - > location of fire hydrants.
 - > location, total ground floor area, total floor area, height and use of the buildings and other structures. (All area dimensions shall be indicated in square feet.)
 - > location, size and height of all proposed signage.
- all fire apparatus access lanes as required by the Borough of State College=s Zoning or Subdivision and Land Development Ordinance or the Fire Chief.
 - all outdoor storage facilities such as bulk trash containers and raw material storage, and any screening, if required.
 - motor vehicle access to site:
 - > all setbacks required for driveways or property access.
 - > driveway throat widths, including radii (show vehicle turning path of largest trucks servicing the site).
- off-street parking:
 - > location, including required setbacks.
 - > all required handicapped spaces.
 - > all curbing and raised islands.
 - > storm drainage systems.
 - > all perimeter plantings, such as shrubs, deciduous and coniferous trees. Include size and quality of plants used for headlight screening, and proposed methods of installation.
 - > location of all required loading spaces.
 - > information concerning the installation of landscaping in the parking lots, including section elevations, plans and details of all landscaping elements.
- planting beds and landscape features.
 - a general grading plan showing any major alterations to the topography of the site.
 - a storm water management plan must be prepared in accordance with the Borough of State College=s Storm Water Management Ordinance.
 - traffic impact study :
 - > a Traffic Impact Study shall be submitted to the municipality as part of an application for a land development plan if:
 - the land development plan includes parking facilities which would generate 100 new vehicle trips (inbound or outbound) during the peak hour of vehicular traffic use of the parking facilities; or

the land development plan includes the addition, removal or relocation of a street; or

the proposed development alters the transportation patterns on a public street providing vehicular access to the development; or

for non-university development defined as a "designated" use, 100 new vehicle trips (inbound or outbound) are generated during the peak hour based on trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (most recent edition). Trip rates may also be determined based on research from existing nearby generators of a similar size and nature, with documentation of the following factors:

- development size;
- proposed uses in the development and the development and the development being observed;
- times, dates and locations of traffic counts (3 days of data should be averaged).

the Traffic Impact Study shall be prepared by a qualified professional and include the following:

- a narrative description of existing conditions and traffic volumes for the external road network servicing the development.
- existing and future level of service analyses, which shall be based on the most recent edition of the Highway Capacity Manual, Special Report 209 (published by the Transportation Research Board, National Research Council), and will include the following:

Existing Conditions. Analysis of current conditions to allow comparison of actual conditions with conditions modeled in the District Plan Transportation Study (DPTS).

Future Conditions. Analysis of future conditions without the proposed development traffic, if the site is not developed, and if only previously-scheduled improvements are completed.

Future Conditions with Site Developed. Analysis of the incremental impact of the development on traffic conditions, and identification of improvements needed to mitigate the impacts.

Future Conditions with Site Developed and Mitigation in Place. Analysis of conditions if the proposed development is built, and improvements are implemented to mitigate the impacts.

The study must detail the methods used to arrive at future traffic projections and must project traffic impacts at least to the first full year of operation of the development. If the proposed development is phased over time, traffic projections must be prepared for each phase.

Level of Service "D" shall be the minimum acceptable LOS for an intersection approach in the post-development condition.

the Traffic Impact Study shall include a narrative discussion of the need for improvements or facilities to mitigate impacts which have been produced by development of the site.

the external road network and intersections to be analyzed, the peak hours to be included in the analysis for both general and designated uses, and all other assumptions shall be determined at a scoping meeting attended by representatives of the applicant, the Pennsylvania Department of Transportation (PADOT), affected municipalities, and the CRPC.

In order to select the external road network and intersections to be analyzed, the intersections analyzed in the District Plan Transportation Study (DPTS) will be reviewed to determine which intersections are projected to operate at Level of Service (LOS) D, E, or F. DPTS intersections which exhibit LOS E or F will be candidates for inclusion in the Traffic Impact Study to undergo a more detailed analysis. DPTS intersections which exhibit LOS D will also be candidates for additional analysis, if the delays projected at the intersection are near the midpoint between LOS D and E.

▪ signatures:

- > signature(s) and seal(s) of a licensed engineer, or architect who prepared and/or supervised the preparation of the plan.
- > signed, notarized statement by the landowner or landowner's representative certifying ownership of the property.
- > space for approval signatures by the appropriate municipal representatives, including the date of such approval.
- > as applicable, a signed, notarized statement by the owner certifying and acknowledging all offers of dedication of land or facilities to the municipality and acknowledging that the owner will be responsible for maintenance of lands or facilities until they are completed and accepted for dedication by the municipality.
- > Fire Chief's signature.
- > add the following note for the appropriate plan:

subdivision plans - Approval of this preliminary plan and the final storm water management plan grants the developer the right to construct the public improvements for this development. Only after final plan approval can the developer construct, offer for sale, transfer, agree or enter into an agreement to sell any lot or unit.

land development plans - Preliminary approval shall not authorize construction or the issuance of any building or zoning permit.

(3) Contents of Final Plan:

(a) Final plans submitted for review shall include all information required by submission of a preliminary plan, plus the following:

(i) Location and elevation of installed monuments and markers, if any.

(ii) Final dimension and bearings of right-of-way lines and easements, including radii of curves and acres and delta angles of all curves.

(iii) A final storm water management plan if required by the Borough of State College's Storm Water Management Ordinance.

c. Plan Approval and Recording. Plan approval and recording shall occur according to the procedures specified in the Borough of State College Subdivision and Land Development Ordinance.

(Ordinance 1593, May 6, 1999, Section 19.)

Section 1220. Development Standards for Separate Lots Within the UPD

There are several smaller lots within the UPD that are separate and distinct from the larger parent tracts that comprise the main campus. These lots are primarily improved with fraternity buildings that could be expanded or redeveloped for other uses. In the future, additional separate lots could be formed through subdivision of the parent tracts to accommodate third-party development. The UPD regulations, which treat the entire main campus as one large singular lot, do not provide useful setback and other development standards that can be applied individually to these smaller existing lots or to future lots that are separate from the larger parent tracts.

Accordingly, any lot within the UPD that has a total lot area of 2 acres or less and is a separate lot of record from the parent tracts (all parent tracts include within their uniform tax identifier number the prefix 36-006-,008 and which may be followed by a letter suffix) shall be subject to the following development standards:

a. **Permitted Uses.** Uses permitted and prohibited on the subject lot shall be the same as those permitted and prohibited in the UPD subdistrict in which the subject lot is located.

b. **Yard Depth and Setbacks.** Yard depth and setbacks shall be measured from the subject property's lot lines, rather than from the UPD's perimeter.

c. **Yard Conventions and Modifications.** Applicable yard conventions and modifications shall be the same standards as provided in Section 502.f. (4), (5), (6) and (8) of the Zoning Ordinance.

d. **Minimum Yard Depth.** Minimum yard depth for all uses shall be 40 feet front, 10 feet side, and 20 feet rear.

e. **Minimum Open Space.** A minimum of 30% of the lot's area shall be maintained as open space.

f. **Maximum Building Height.** Building height shall be the same as allowed in the UPD subdistrict where the lot is located.

g. **Parking Requirements.** Applicable parking regulations for all uses shall be as specified in Part H of the Zoning Ordinance. All required parking shall be on the lot where the use it serves is located.

h. **Sign Regulations.** Applicable sign regulations shall be the same standards provided in the Sign Ordinance, Chapter XV, Borough Codification of Ordinances.

i. **Lighting Regulations.** Applicable outdoor lighting regulations shall be as provided in Part K of the Zoning Ordinance.

j. **Accessory Uses.** All accessory uses and structures shall be located on the same lot as the primary use.

k. **Zoning Permits and Land Development.** Zoning permits and land development plans shall be required as provided for respectively in Sections 304 and 305 of the Zoning Ordinance.

1. Lot Consolidation. Whenever a separate smaller lot as described herein and zoned UPD is consolidated with the larger parent UPD holding, all UPD regulations shall become applicable. Such consolidation must be done in compliance with the Borough's lot consolidation regulations (Section 2609 of the Zoning Ordinance). Land that is not zoned UPD, but is legally consolidated with UPD holdings shall maintain its zoning designation prior to consolidation and shall be subject to all rules and regulations applicable to that zoning designation. Such land may subsequently be rezoned pursuant to the normal procedures available for rezoning requests.

(Ordinance 1953, July 19, 2010)

UPD DISTRICT PLAN²⁵⁷

Section 1230. Subdistrict 2.

a. Description.

(1) Location. This Subdistrict is located in the western part of the University Park campus. The eastern portion of the Subdistrict is in the Borough of State College while the western portion is in Ferguson Township.

(2) Size. The Subdistrict encompasses within its boundaries approximately 290 acres.

(3) Boundaries. Using Corl Road as the north-south direction, this Subdistrict is bounded on the north by non-University property in Ferguson Township and by West Park Avenue; on the south by Subdistricts 3 and 4; on the east by Atherton Street and on the west by Subdistricts 1 and 3 and non-University property in Ferguson Township. (This is also the location of the proposed Western Inner Loop that when constructed will constitute the entire western boundary of the Subdistrict.)

(4) General. This Subdistrict encompasses the University's golf courses. It will retain a substantially open space character with particular attention given to its relationship to the adjacent residential areas.

(5) Special and Transitional Zones. This Subdistrict has a transitional zone along its entire north edge within Ferguson Township. This zone has a depth of 250 feet.

There is one special zone that encompasses the entire eastern portion of the Subdistrict located within the Borough of State College. Specifically, the special zone lies within that area bounded by North Atherton Street, West Park Avenue, the Borough boundary line with Ferguson Township, and Subdistrict 4. The majority of the area consists of the present White Golf Course.

The White Golf Course and adjacent open areas are a place of special beauty that affords an unimpeded view of Tussey Mountain. It is the only substantial open space near the central or west campus or the central part of the Borough. Both the University's Master Plan and the Borough's Comprehensive Plan recognize the importance of protecting and preserving remaining open land surrounding the core campus. Accordingly, to preserve this open space, a special no-build zone is declared. Permanent structures, such as buildings (except for small ancillary structures), parking lots, lights to illuminate playing fields or driving ranges, bleachers, fences, or paved playing areas are prohibited.

(Ordinance 1593, May 6, 1999, as amended by Ordinance 1602, September 15, 1999, Section 1.)

b. Physical Requirements.

(1) Maximum permitted density based upon the FAR for the Subdistrict. This Subdistrict shall have a maximum FAR of 0.02.

(2) Maximum Impervious Surface Coverage. This Subdistrict shall have a maximum impervious surface coverage of 5 percent.

(3) Minimum Open Space. The open space area of the Subdistrict shall not be less than 95 percent.

(4) Setbacks. The following minimum setbacks shall apply to new buildings and structures along the boundaries of the Subdistrict. These setbacks shall be applied from the right-of-way line in case of a street frontage or from the property line where no street exists, unless otherwise specifically noted:

Along the northern boundary of the Subdistrict the following minimum setbacks shall apply:

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "PRD," Planned Residential Development, the minimum setback shall be 50 feet.

Where the Subdistrict adjoins Park Avenue across non-University property in the Borough of State College zoned "R-2," Residence, the minimum setback shall be 40 feet.

Along the southern boundary of the Subdistrict, where it adjoins Subdistricts 3 and 4, no minimum setback shall be required.

Along the eastern boundary of the Subdistrict where it adjoins Atherton Street across from Subdistrict 5, the minimum setback shall be 40 feet, measured from the face of the curb of Atherton Street.

Along the western boundary of the Subdistrict, the following minimum setbacks shall apply:

Where the Subdistrict adjoins Subdistricts 1 and 3 no minimum setback shall be required.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "I," General Industrial, the minimum setback shall be 50 feet.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "IRD," Light Industry, Research & Development, the minimum setback shall be 50 feet.

When the Western Inner Loop is constructed, the minimum setback at that location will be 50 feet.

Any revision or alteration implemented by a municipality to the setback regulations of a zoning district adjacent to this Subdistrict, will automatically apply to this Subdistrict where it adjoins that zoning district.

(5) Maximum Building Height. In all portions of the subdistrict located within the special zone, no structure or buildings shall exceed 15 feet in height.

Beyond the special zone, the following maximum height limitations shall apply to buildings and structures within 250 feet of the District boundary. The maximum height in areas of the Subdistrict located more than 250 feet from a District boundary shall be 45 feet.

Along the northern boundary of the Subdistrict the maximum height shall be as follows:

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-1", Single Family Residential the maximum height shall be 40 feet.

Along the southern boundary of the Subdistrict, where it adjoins Subdistricts 3 and 4 the maximum height shall be 45 feet.

Along the western boundary of the Subdistrict the maximum height shall be as follows:

Where the Subdistrict adjoins Subdistricts 1 and 3, the maximum height shall be 45 feet.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "I", General Industrial the maximum height shall be 45 feet.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "IRD", Light Industry, Research & Development the maximum height shall be 45 feet.

When the Western Inner Loop is constructed, the maximum height shall be 45 feet.

Any revision or alteration implemented by a municipality to the height regulations of a zoning district adjacent to this Subdistrict, will automatically apply to this Subdistrict within 250 feet of where it adjoins that zoning district.

(6) Buffering. The following buffering requirements shall apply to all surface parking areas located within required setbacks at the perimeter of the District and within the transitional zone:

Along the northern boundary of the Subdistrict the following buffer yards shall apply:

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-1," Single Family Residential, Buffer Yard D, Table 1 shall be required.

Where the Subdistrict adjoins Park Avenue across non-University property in the Borough of State College zoned "R-2," Residence, Buffer Yard D, Table 1 shall be required.

Along the southern boundary of the Subdistrict, where it adjoins Subdistricts 3 and 4, no buffer yard shall be required.

Along the eastern boundary of the Subdistrict where it adjoins Atherton Street across Subdistrict 5, Buffer Yard B, Table 1 shall be required.

Along the western boundary of the Subdistrict the following buffer yards shall apply:

Where the Subdistrict adjoins Subdistricts 1 and 3, no buffer yard shall be required.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "I," General Industrial, Buffer Yard A, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "IRD," Light Industry, Research & Development, Buffer Yard A, Table 1 shall be required.

When the Western Inner Loop is constructed, Buffer Yard B, Table 1 shall be required where it adjoins this Subdistrict.

(7) Special Conditions. In this Subdistrict the following general uses will not be allowed:

Auditoriums, gymnasiums
Dining halls principally for students, faculty and staff
Instructional food service facilities
Laboratories and other facilities for basic and/or applied research
Libraries
Museums, art galleries
Natatoriums and swimming pools
Observatories
Parking structures
Radio and television studios for instructional services
Student unions
Student residence halls and other student housing units
Studios for instruction in music and other performing arts

Within the transitional zone the following general uses will not be allowed:

Agricultural structures that house animals
Classrooms
Playing fields and courts
University offices

West Park Avenue and the Western Inner Loop will not be used as vehicular access points to future facilities in this Subdistrict.

Within the special zone, no new parking lots shall be permitted and no new structures or buildings, except for small ancillary structures or buildings, as noted below, shall be permitted. General Uses and Designated Uses are expressly limited to those listed below:

Passive open space
Golf courses and small ancillary structures or buildings necessary for a golf course, such as public toilets, storm shelters, and water fountains (no individual building shall exceed 600 square feet in gross floor area)
Multi-use paths for golfers, hikers, bikers, or golf carts
Low-impact recreational uses which do not require permanent apparatus or structures
Transportation services (such as bus stop enclosures), as defined in the UPD definitions
Essential utility services

(8) Utility Installation Requirements. Electric, telecommunications, and cable television lines in this Subdistrict shall be installed underground.

(Ordinance 1593, May 6, 1999, as amended by Ordinance 1602, September 15, 1999, Sections 2 and 3, and by Ordinance 1665, May 30, 2001, Section 1.)

c. Designated Use Requirements.

(1) Total Designated Use FAR. The total aggregate amount of designated uses in this Subdistrict shall not exceed an FAR of 0.02.

(2) Specific Designated Use FAR. The following permitted designated uses shall not exceed FAR criteria as specified herein:

Restaurants open to the public shall not exceed 2 percent of the total allowable designated use FAR and will be allowed only as accessory to another permitted use.

Any other permitted designated uses not specifically included in this list are allowed to the extent that the aggregate FAR of all permitted designated uses does not exceed the FAR specified in Section 1 above.

(3) Designated Uses Permitted in This Subdistrict.

Child care facilities
Clubhouses and community centers (only as accessory to another permitted use)
Golf courses, including driving ranges with lighting
Non-student housing subject to R-1 or PRD zoning criteria
Restaurants open to the public (only as accessory to another permitted use)
Retail sales (only as accessory to another permitted use)
Stadiums with a seating capacity of 1,000 or less
Telecommunications structures
Utility uses, facilities and structures

(4) Designated Uses Not Permitted in This Subdistrict.

Airport
Business offices
Business incubators
Business services
Commercial laboratories
Conference facilities
Convocation/events centers, arenas
Financial offices
Fire training sites and facilities
Heliport
Hospitals/medical clinics
Hotels, inns, motels and other similar public lodging facilities
Medical offices

Personal services
Pilot or prototype manufacturing
Places of worship
Professional, corporate, or government offices
Radio and television studios for broadcast to the public
Stadiums with a seating capacity of more than 1,000
Test tracks
Transportation facilities
Visitor centers

(Ordinance 1593, May 6, 1999.)

Section 1235. Subdistrict 4.

a. Description.

(1) Location. This Subdistrict is located in the western part of the University Park campus. The eastern portion of the Subdistrict is in the Borough of State College while the western portion is in Ferguson Township.

(2) Size. This Subdistrict encompasses within its boundaries approximately 91 acres.

(3) Boundaries. Using Atherton Street between College and Park Avenues as the north-south direction, this Subdistrict is bounded on the north by Subdistrict 2; on the south by non-University property in the Borough of State College and Ferguson Township; on the east by North Atherton Street; and on the west by Subdistricts 2 and 3.

(4) General. This Subdistrict will be developed as an integral part of the academic core of the campus. Its character will replicate that of the more successful areas of the existing core campus. This Subdistrict is viewed as an important access point to the campus and ,as such, particular attention will be given to pedestrian connections and interface with the adjacent neighborhoods.

(5) Special and Transitional Zones. A special zone is established along Atherton Street starting where an imaginary line representing the extension of the northern building face of the Thomas Water Tunnel building intersects the western curb of Atherton Street. The zone extends north from the starting point 300 feet along the western curb of Atherton Street and is 40 feet wide measured from the curb in a westerly direction. Within this zone, there shall be no setback applicable to any building or other structure bridging Atherton Street. All other buildings and structures are subject to the subdistrict's minimum setback requirement, 40 feet measured from the curb.

(Ordinance 1593, May 6, 1999, as amended by Ordinance 1652, January 11, 2001, Section 1, and by Ordinance 1665, May 30, 2001, Section 3.)

b. Physical Requirements.

(1) Maximum Permitted Density Based Upon the FAR for the Subdistrict. This Subdistrict shall have a maximum FAR of 0.5.

(2) Maximum Impervious Surface Coverage. This Subdistrict shall have a maximum impervious surface coverage of 55 percent.

(3) Minimum Open Space. The open space area of the Subdistrict shall not be less than 45 percent.

(4) Setbacks. The following minimum setbacks shall apply to new buildings and structures along the boundaries of the Subdistrict. These setbacks shall be applied from the right-of-way line in case of a street frontage or from the property line where no street exists, unless otherwise specifically noted:

Along the northern boundary of the Subdistrict, where it adjoins Subdistrict 2, no minimum setback shall be required.

Along the southern boundary of the Subdistrict the following minimum setbacks shall apply:

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "C", General Commercial, the minimum setback shall be 15 feet measured from the curb in case of a public street frontage or from the property line if no public street exists at that location.

Where the Subdistrict adjoins non-University property in the Borough of State College zoned Urban Village, the minimum setback shall be 15 feet.

Where the Subdistrict adjoins property in Ferguson Township zoned AC≅, General Commercial, the minimum setback shall be 50 feet.

Along the eastern boundary of the Subdistrict where it adjoins Atherton Street across from Subdistrict 5, the minimum setback shall be 40 feet measured from the face of the curb on Atherton Street, except as provided for in Section 1235.a(5) of this Chapter.

Along the western boundary of the Subdistrict, where it adjoins Subdistricts 2 and 3, no minimum setback shall be required.

Any revision or alteration implemented by a municipality to the setback regulations of a zoning district adjacent to this Subdistrict, will automatically apply to this Subdistrict where it adjoins that zoning district.

(Ordinance 1593, May 6, 1999, as amended by Ordinance 1665, May 30, 2001, Section 2.)

(5) Maximum Building Height. For the portion of this Subdistrict located in Ferguson Township, the maximum height shall be 60 feet.

For the portion of this Subdistrict located in the Borough of State College, the following maximum height limitations shall apply to buildings and structures:

For that portion of the subdistrict east of the imaginary north/south line that corresponds to the northern extension of the center line of Thorn Alley through the district, no portion of a building or structure shall exceed a height above elevation 1,264 feet, mean sea level (MSL). This height limitation shall not apply to chimneys, elevator towers, stair towers, mechanical rooms, or other necessary mechanical or electrical equipment mounted on or above the building's roof, provided that such features cumulatively do not occupy more than 1/10th of the linear length of the roof along its east/west axis.

For that portion of the subdistrict west of the line, no part of a structure or a building, including all roof elements when a roof is a design other than gable, hip, or gambrel, shall exceed a height above elevation 1,225 feet MSL. Exemption: On buildings with a gable, hip, or gambrel roof, the roof, including dormers and other elements thereon, may extend above elevation 1,225 MSL, provided that all of the following are met:

- (1) The top of the main ridge shall not exceed a height above 1,235 feet MSL;
- (2) The pitch of the main roof shall be that formed by a 4-foot rise or higher over a 12-foot run; and
- (3) That all other roof elements shall be lower than the main ridge.

(Ordinance 1593, May 6, 1999, as amended by Ordinance 1620, April 3, 2000, Section 1.)

(6) Buffering. The following buffering requirements shall apply to all surface parking areas located within required setbacks at the perimeter of the District:

Along the northern boundary of the Subdistrict, where it adjoins Subdistrict 2, no buffer yard shall be required.

Along the southern boundary of the Subdistrict, the following buffer yards shall apply:

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "C", General Commercial, Buffer Yard B, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in the Borough of State College zoned Urban Village, Buffer Yard C, Table 1, shall be required.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "C," General Commercial Buffer Yard B, Table 1 shall be required.

Along the eastern boundary of the Subdistrict where it adjoins Atherton Street across Subdistrict 5 Buffer Yard B, Table 1 shall be required.

Along the western boundary of the Subdistrict, where it adjoins Subdistrict 3, no buffer yard shall be required.

(7) Special Conditions. In this Subdistrict the following general use will not be allowed:

Agricultural structures that house animals.

(8) Utility Installation Requirements. Electric, telecommunications, and cable television lines in this Subdistrict shall be installed underground.

(Ordinance 1593, May 6, 1999.)

c. Designated Use Requirements.

(1) Total Designated Use FAR. The total aggregate amount of designated uses in this Subdistrict shall not exceed an FAR of 0.03.

(2) Specific Designated Use FAR. The following designated uses shall not exceed FAR criteria as specified herein:

Restaurants open to the public shall not exceed 7 percent of the total allowable designated use FAR.

Retail sales, business and personal services, as a whole, shall not exceed 9 percent of the total allowable designated use FAR.

Any other permitted designated uses not specifically included in this list are allowed to the extent that the aggregate FAR of all permitted designated uses does not exceed the FAR specified in Section 1 above.

(3) Designated Uses Permitted in This Subdistrict.

Business services
Child care facilities
Conference facilities
Golf courses, including driving ranges with lighting
Personal services
Pilot or prototype manufacturing.
Professional, corporate, or government offices
Radio and television studios for broadcast to the public

Restaurants open to the public
Retail sales
Transportation facilities
Utility uses, facilities and structures

(4) Designated Uses Not Permitted in This Subdistrict:

Airports
Business offices
Business incubators
Clubhouses and community centers
Commercial laboratories
Continuous care retirement community
Convocation/events centers
Financial offices
Fire training sites and facilities
Fraternity and sorority houses
Heliports
Hospitals/medical clinics
Hotels, public lodging facilities
Medical offices
Non-student housing
Places of worship
Retirement community
Social or civic clubs
Stadiums with a seating capacity of 1,000 or less
Stadiums with a seating capacity of more than 1,000.
Telecommunication structures
Test tracks
Visitor centers

(Ordinance 1593, May 6, 1999, as amended by Ordinance 1620, April 3, 2000, Section 2.)

Section 1240. Subdistrict 5.

a. Description.

(1) Location. This Subdistrict is located in the central and southeastern parts of the University Park campus. The majority of this Subdistrict is located in the Borough of State College with some areas along the eastern edge of the Subdistrict protruding into College Township.

(2) Size. This Subdistrict encompasses within its boundaries approximately 456 acres.

(3) Boundaries. Using College Avenue as the east-west direction, this Subdistrict is bounded on the north by Park Avenue; on the south by College Avenue, Subdistrict 6, and non-University property in the Borough of State College and College Township; on the east by an irregular line separating it from Subdistricts 9 and 12 and non-University property in College Township; and on the west by North Atherton Street.

(4) General. This Subdistrict constitutes the core of the University Park campus and has a heavy concentration of teaching and research facilities as well as student services and housing. It is one of the most densely developed Subdistricts.

(5) Special and Transitional Zones. This Subdistrict has a transitional zone along its north edge where it adjoins the Borough of State College's College Heights neighborhood. This zone has a depth of 250 feet. This Subdistrict has four special zones:

The first one is located along Park Avenue, between the Business Administration Building on the northwest corner of Park and North Allen and the Mateer Building. The building setback line from Park Avenue is 40 feet, measured from the southern edge of the Park Avenue right-of-way. Between the building setback line and a line 120 feet from and parallel to southern edge of the Park Avenue right-of-way, the maximum building height shall be 30 feet south of this line, the maximum building height shall be 90 feet. The building setback from North Allen Road shall be 40 feet, measured from the curb on the west side of North Allen Road.

The area from the eastern edge of the façade of the Mateer Building to an imaginary, north-south line that is either a continuation of the westernmost edge of the Moore Building or at a point 100 feet from and parallel to the façade of the Mateer Building, whichever is greater, shall be maintained as open space as defined in Section VI.B.4 of the UPD ordinance. Service access shall not be permitted on the western or northern sides of the building unless screened from view from all public rights of way following the buffer standards and

requirements of Section XVIII.B of the UPD ordinance. Any service access shall be the minimum size necessary to provide access. No direct vehicular access will be permitted from this special zone to Park Avenue.

All building facades, service access areas, sound attenuation barriers, and roof lines shall receive equal consideration in design, architectural detailing, landscaping, and materials, particularly in locations where one or more building facades face adjoining areas in the community.

All roof areas that are visible from any public street shall be well integrated into the overall building design so as to obscure any view of mechanical and electrical equipment and other appurtenances. All heating, ventilation and air conditioning systems (HVAC) and other mechanical systems shall be:

Shielded from view from any public right-of-way by an architectural element(s), if mounted on the roof or other portion of the building.

Shielded from view from any public right-of-way by the building itself, if mounted on the ground.

All HVAC or other mechanical systems not fully enclosed within a building or which are enclosed within a building but exhaust directly to the exterior shall be equipped with sound attenuation barriers.

Operation of any HVAC or other mechanical system so as to produce a sound level pressure of 62 dBA at the nearest property line shall constitute a violation of this ordinance. Upon receipt of a notice of violation, the property owner shall have 60 days to modify the system or sound attenuation barrier, or take other action to bring the system into compliance.

Building facades facing any public right-of-way shall be landscaped following the buffer standards and requirements of Buffer Yard C in Section XVIII. B. of the UPD ordinance, unless the State College Design Review Board approves a less extensive landscape plan.

Any landscape material shown on the approved land development plan that dies shall be replaced in like kind or alternative approved by the Borough.

The second special zone is located along College Avenue, between Burrowes Road and Subdistrict 6, and has a depth of 250 feet from the District boundary. Within this zone the maximum height shall be 75 feet.

The third special zone is located in the area of the Centre Furnace near the intersection of College Avenue and Porter Road. The purpose of this zone is to preserve and enhance what remains of the Centre Furnace complex. Development in this zone will be limited to improvements directly related to the enhancement, protection or improved accessibility to the Centre Furnace complex.

A fourth special zone is established along Atherton Street starting where an imaginary line representing the extension of the southern building face of the Noll Laboratory intersects the eastern curb of Atherton Street. The zone extends south from the starting point 300 feet along the eastern curb of Atherton Street and is 40 feet wide measured from the curb in an easterly direction.

Within this zone, there shall be no setback applicable to any building or other structure bridging Atherton Street. All other buildings and structures are subject to the subdistrict's minimum setback requirement, 40 feet measured from the curb.

(Ordinance 1593, May 6, 1999, as amended by Ordinance 1604, October 22, 1999, Ordinance 1652, January 11, 2001, Section 2, and by Ordinance 1665, May 30, 2001, Section 5.)

b. Physical Requirements.

(1) Maximum Permitted Density Based Upon the FAR for the Subdistrict. This Subdistrict shall have a maximum FAR of 1.0.

(2) Maximum Impervious Surface Coverage. This Subdistrict shall have a maximum impervious surface coverage of 55 percent.

(3) Minimum Open Space. The open space area of the Subdistrict shall not be less than 45 percent.

(4) Setbacks. The following minimum setbacks shall apply to new buildings and structures along the boundaries of the Subdistrict. These setbacks shall be applied from the right-of-way line in case of a street frontage or from the property line where no street exists, unless otherwise specifically noted:

Along the northern boundary of the Subdistrict the following minimum setbacks shall apply:

Where the Subdistrict adjoins Park Avenue across non-University property in the Borough of State College, zoned "R-2," Residential, the minimum setback shall be 40 feet.

Where the Subdistrict adjoins Park Avenue across Subdistricts 7 and 9, the minimum setback shall be 40 feet.

Along the southern boundary of the Subdistrict the following minimum setbacks shall apply:

Where the Subdistrict adjoins non-University property in the Borough of State College, no minimum setback shall apply.

Where the Subdistrict adjoins College Avenue across non-University property in the Borough of State College zoned "C," General Commercial, the minimum setback shall be 18 feet measured from the curb.

Where the Subdistrict adjoins Subdistrict 6 no minimum setback shall apply.

Where the Subdistrict adjoins College Avenue across Subdistrict 10, the minimum setback shall be 15 feet.

Along the eastern boundary of the Subdistrict the following minimum setbacks shall apply:

Where the Subdistrict adjoins Subdistricts 9 and 12 no minimum setback shall apply.

Where the Subdistrict adjoins or is bisected by University Drive, the minimum setback shall be 50 feet.

Where the Subdistrict adjoins non-University property in College Township zoned "RO", Residential Office, the minimum setback shall be 50 feet.

Where the Subdistrict adjoins non-University property in College Township zoned "C-1", General Commercial, the minimum setback shall be 50 feet.

Along the western boundary of the Subdistrict the following minimum setbacks shall apply:

From College Avenue to the northern tip of the Applied Research Laboratory, the minimum setback shall be 15 feet measured from the face of the curb on Atherton Street or from any common property line with non-University property.

From the northern tip of the Applied Research Laboratory to the southern edge of the special zone created for the Information Science and Technology Building, as

described in Section 1240.a(5), the minimum setback shall be 40 feet measured from the face of the curb on Atherton Street.

From the northern edge of the special zone created for the Information Science and Technology Building, as described in Section 1240.a(5), to the southeast corner of the intersection of North Atherton Street and West Park Avenue, the minimum setback shall be 40 feet measured from the face of the curb on Atherton Street.

Surface parking lots are not permitted in the setback area.

Any revision or alteration implemented by a municipality to the setback regulations of a zoning district adjacent to this Subdistrict, will automatically apply to this Subdistrict where it adjoins that zoning district.

(5) Maximum Building Height. The following maximum height limitations shall apply to buildings and structures within 250 feet of the District boundary. The maximum height in areas of the Subdistrict located more than 250 feet from a District boundary shall be 90 feet.

Along the northern boundary of the Subdistrict the maximum height shall be as follows:

Where the Subdistrict adjoins Park Avenue across non-University property in the Borough of State College zoned "R-2," Residential, the maximum height shall be 40 feet.

Where the Subdistrict adjoins Park Avenue across Subdistricts 7 and 9, the maximum height shall be 90 feet.

Along the southern boundary of the Subdistrict the maximum height shall be as follows:

Where the Subdistrict adjoins non-University property in the Borough of State College, the maximum height shall be 75 feet. Non-habitable sculptured roof areas designed to enclose mechanical equipment or to provide other design features shall not be considered when calculating building height provided overall building height does not exceed 85 feet.

Where the Subdistrict adjoins College Avenue across non-University property zoned "C," General Commercial, the maximum height shall be 45 feet, or 4 stories at the setback line and then to 75 feet at a point 18 feet behind the setback line, provided that no part of the building area above 45 feet will encroach into the plane created by a line drawn from the setback line at an elevation 45 feet above

grade at the mid-point of the building to a point 75 feet above grade 18 feet behind the setback line at the mid-point of the building. Non-habitable sculptured roof areas designed to enclose mechanical equipment or to provide other design features shall not be considered when calculating building height provided overall building height does not exceed 85 feet.

Where the Subdistrict adjoins Subdistrict 6 the maximum height shall be 90 feet.

Where the Subdistrict adjoins College Avenue across Subdistrict 10, the maximum height shall be 65 feet at the setback line and then to 75 feet at a point 6 feet behind the setback line provided that no part of the building area above 65 feet will encroach into the plane created by a line drawn from the setback line at an elevation 65 feet above grade at the midpoint of the building to a point 75 feet above grade 6 feet behind the setback line at the midpoint of the building. Non-habitable sculptured roof areas designed to enclose mechanical equipment or to provide other design features shall not be considered when calculating building height provided overall building height does not exceed 85 feet.

Along the eastern boundary of the Subdistrict the maximum height shall be as follows:

Where the Subdistrict adjoins Subdistricts 9 and 12 the maximum height shall be 90 feet.

Where the Subdistrict adjoins or is bisected by University Drive, the maximum height shall be 90 feet.

Where the Subdistrict adjoins non-University property in College Township zoned "C-1," General Commercial, the maximum height shall be 45 feet.

Where the Subdistrict adjoins non-University property in College Township zoned "RO," Residential Office, the maximum height shall be 35 feet.

Along the western boundary of the Subdistrict the maximum height shall be as follows:

Where the Subdistrict adjoins Atherton Street across non-University property zoned "C," General Commercial, the maximum height shall be 65 feet at the setback line and then to 75 feet at a point 6 feet behind the setback line, provided that no part of the building area above 65 feet will encroach into the plane created by a line drawn from the setback line at an elevation 65 feet above grade at the mid-point of the building to a point 75 feet above grade 6 feet behind the setback line at the mid-point of the building. Non-habitable sculptured roof areas

designed to enclose mechanical equipment or to provide other design features shall not be considered when calculating building height provided overall building height does not exceed 85 feet.

Where the Subdistrict adjoins Atherton Street across Subdistricts 2 and 4, the maximum height shall be 65 feet at the setback line and then to 75 feet at a point 6 feet behind the setback line, provided that no part of the building area above 65 feet will encroach into the plane created by a line drawn from the setback line at an elevation 65 feet above grade at the mid-point of the building to a point 75 feet above grade 6 feet behind the setback line at the mid-point of the building. Non-habitable sculptured roof areas designed to enclose mechanical equipment or to provide other design features shall not be considered when calculating building height provided overall building height does not exceed 85 feet.

Any revision or alteration implemented by a municipality to the height regulations of a zoning district adjacent to this Subdistrict will automatically apply to this Subdistrict within 250 feet of where it adjoins that zoning district.

(6) Buffering. The following buffering requirements shall apply to all surface parking areas located within required setbacks at the perimeter of the District:

Along the northern boundary of the Subdistrict the following buffer yards shall apply:

Where the Subdistrict adjoins Park Avenue across non-University property in the Borough of State College zoned "R-2," Residence, Buffer Yard D, Table 1 shall be required.

Where the Subdistrict adjoins Park Avenue across Subdistricts 7 and 9, Buffer Yard B, Table 1 shall be required.

Along the southern boundary of the Subdistrict the following buffer yards shall apply:

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "C," General Commercial, Buffer Yard C, Table 1 shall be required.

Where the Subdistrict adjoins College Avenue across the Borough of State College property zoned "C," General Commercial, Buffer Yard C, Table 1 shall be required.

Where the Subdistrict adjoins Subdistrict 6 no buffer yard shall be required.

Where the Subdistrict adjoins College Avenue across Subdistrict 10, Buffer Yard B, Table 1 shall be required.

Along the eastern boundary of the Subdistrict the following buffer yards shall apply:

Where the Subdistrict adjoins Subdistricts 9 and 12 no buffer yard shall be required.

Where the Subdistrict adjoins or is bisected by University Drive, Buffer Yard B, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in College Township zoned "C-1," General Commercial, Buffer Yard C, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in College Township zoned "RO," Residential Office, Buffer Yard C, Table 1 shall be required.

Along the western boundary of the Subdistrict the following buffer yards shall apply:

Where the Subdistrict adjoins Atherton Street across the Borough of State College property zoned "C," General Commercial, Buffer Yard C, Table 1 shall be required.

Where the Subdistrict adjoins Atherton Street across Subdistricts 2 and 4, Buffer Yard "B" shall be required.

(7) Special Conditions. Within the transitional zone the following general uses will not be allowed:

- Agricultural structures that house animals
- Natatoriums and swimming pools
- Playing fields and courts
- Student residence halls and other student housing units (other than those already existing)
- Student unions

(8) Utility Installation Requirements. Electric, telecommunications, and cable television lines in this Subdistrict shall be installed underground.

(Ordinance 1593, May 6, 1999, as amended by Ordinance 1665, May 30, 2001, Section 4.)

c. Designated Use Requirements.

(1) Total Designated Use FAR. The total aggregate amount of designated uses in this Subdistrict shall not exceed an FAR of 0.05.

(2) Specific Designated Use FAR. The following designated uses shall not exceed FAR criteria as specified herein:

Hotels, public lodging facilities shall not exceed 40 percent of the total allowable designated use FAR.

Restaurants open to the public shall not exceed 10 percent of the total allowable designated use FAR.

Retail sales and business or personal services shall not exceed 10 percent of the total allowable designated use FAR.

Any other permitted designated uses not specifically included in this list are allowed to the extent that the aggregate FAR of all permitted designated uses does not exceed the FAR specified in Section 1 above.

(3) Designated Uses Permitted in This Subdistrict.

Business services
Child care facilities
Clubhouses and community centers
Conference facilities
Financial offices
Fraternity and sorority houses
Hospitals/medical clinics
Hotels, inns, motels and other similar public lodging facilities
Personal services
Pilot or prototype manufacturing
Places of worship
Professional, corporate, or government offices
Radio and television studios for broadcast to the public
Restaurants open to the public
Retail sales
Social or civic clubs
Telecommunications structures
Transportation facilities
Utility uses, facilities and structures

(4) Designated Uses Not Permitted in This Subdistrict.

Airport

Business offices

Business incubators

Commercial laboratories

Continuous care retirement community

Convocation/events centers, arenas

Fire training sites and facilities

Golf courses, including driving ranges with lighting

Heliport

Medical offices

Non-student housing

Retirement community

Stadiums with a seating capacity of 1,000 or less

Stadiums with a seating capacity of more than 1,000

Test tracks

Visitor centers

(Ordinance 1593, May 6, 1999.)

Section 1245. Subdistrict 6.

a. Description.

(1) Location. This Subdistrict is located in the central part of the University Park campus and is located in the Borough of State College.

(2) Size. This Subdistrict encompasses approximately 21 acres.

(3) Boundaries. Using College Avenue as the east-west direction, this Subdistrict is bounded on the north, east and west by Subdistrict 5 and on the south by College Avenue.

(4) General. This Subdistrict comprises the very center of the University Park campus and includes the areas around Old Main with its lawn, Schwab Auditorium and the Mall. The character of this Subdistrict will be preserved by strictly limiting any future development and keeping its park-like quality.

(5) Special and Transitional Zones. This Subdistrict has a special zone which includes the Mall and Old Main lawn. This zone includes an area that starts at the southeast corner of Sackett Building and follows the eastern facades of all buildings located on the west side of the Mall to the front of Pattee Library. From Pattee Library it continues to the northwest corner of Burrowes Building and follows the western facade of Burrowes, Old Botany and Schwab Auditorium. From there it connects with the northwest corner of Old Main and follows this building's perimeter to the southeast corner. From there it connects to the northwest corner of Henderson Building and follows the western facade to College Avenue. It then follows the north side of College Avenue to the starting point.

Within this zone, no new buildings or parking lots will be developed.

(Ordinance 1593, May 6, 1999.)

b. Physical Requirements.

(1) Maximum Permitted Density Based Upon the FAR for the Subdistrict. This Subdistrict shall have a maximum FAR of 0.3.

(2) Maximum Impervious Surface Coverage. This Subdistrict shall have a maximum impervious surface coverage of 25 percent.

(3) Minimum Open Space. The open space area of the Subdistrict shall not be less than 85 percent.

(4) Setbacks. The following minimum setbacks shall apply to new buildings and structures along the boundaries of the Subdistrict. These setbacks shall be applied from the right-of-way line in case of a street frontage or from the property line where no street exists, unless otherwise specifically noted:

Along the northern boundary of the Subdistrict, where it adjoins Subdistrict 5, no minimum setback shall apply.

Along the southern boundary of the Subdistrict, where it adjoins College Avenue, no setbacks are required since this boundary is within the special “no build” zone.

Along the eastern boundary of the Subdistrict, where it adjoins Subdistrict 5, no minimum setback shall apply.

Along the western boundary of the Subdistrict, where it adjoins Subdistrict 5, no setbacks are required since this boundary is within the special “no build” zone.

(5) Maximum Building Height. The following maximum height limitations shall apply to buildings and structures within 250 feet of the District boundary. The maximum height in areas of the Subdistrict located more than 250 feet from a District boundary shall be 90 feet.

Along the northern boundary of the Subdistrict, where it adjoins Subdistrict 5, the maximum height shall be 90 feet.

Along the southern boundary of the Subdistrict, where it adjoins College Avenue, no height limitation is required since this boundary is within the special “no build” zone.

Along the eastern boundary of the Subdistrict, where it adjoins Subdistrict 5 the maximum height shall be 90 feet.

Along the western boundary of the Subdistrict, where it adjoins Subdistrict 5, no height limitation is required since this boundary is within the special “no build” zone.

(6) Buffering. No additional surface parking will be permitted to be built in this Subdistrict within 250 feet from the District boundary; therefore, no buffering standards are required.

(7) Special Conditions. In this Subdistrict the following general uses will not be allowed:

Agricultural structures that house animals.
Dining Halls
Natatoriums and swimming pools

Parking structures
Playing fields and courts
Student residence halls and other student housing units

(8) Utility Installation Requirements. Electric, telecommunications, and cable television lines in this Subdistrict shall be installed underground.

(Ordinance 1593, May 6, 1999.)

c. Designated Use Requirements. No designated uses shall be permitted in this Subdistrict. (Ordinance 1593, May 6, 1999.)

Section 1250. Subdistrict 7.

a. Description.

(1) Location. This Subdistrict is located in the north-central part of the University Park campus. Parts of it are located in the Borough of State College, College, Ferguson and Patton Townships.

(2) Size. This Subdistrict encompasses within its boundaries approximately 395 acres.

(3) Boundaries. Using Park Avenue as the east-west direction, this Subdistrict is bounded on the north by non-University property in Ferguson and Patton Townships and the Mount Nittany Expressway; on the south by Park Avenue; on the east by Subdistricts 8, 9, and 11; and on the west by non-University property in the Borough of State College and Ferguson Township.

(4) General. This Subdistrict is envisioned as the site of a proposed arboretum with the southern section being more intensely developed while maintaining the majority of the rest mostly open.

Particular attention will be given to the interface with the residential neighborhoods and Sunset Park to the west and integration of the Schreyer House within this Subdistrict.

(5) Special and Transitional Zones. This Subdistrict has a transitional zone along its entire western edge and one along its northern edge where it adjoins Patton Township. These zones have a depth of 250 feet. This Subdistrict has two special zones:

The first one surrounding the Schreyer House. This zone starts at the intersection of the western property line of the Subdistrict with the north side of Ferguson Avenue and encompasses an area 400 feet to the east and 600 feet to the south. This zone allows the President's residence as a non-student housing use.

The second one encompasses an area delineated by the topographic elevation line 1150 ft and the boundaries of the Subdistrict where they intersect said line. It contains the low lying parts of the Big Hollow and within it development will be carefully controlled in regard to its potential impact on the ecology of the area.

(Ordinance 1593, May 6, 1999.)

b. Physical Requirements.

(1) Maximum Permitted Density Based Upon the FAR for the Subdistrict. This Subdistrict shall have a maximum FAR of 0.02.

(2) Maximum Impervious Surface Coverage. This Subdistrict shall have a maximum impervious surface coverage of 10 percent.

(3) Minimum Open Space. The open space area of the Subdistrict shall not be less than 90 percent.

(4) Setbacks. The following minimum setbacks shall apply to new buildings and structures along the boundaries of the Subdistrict. These setbacks shall be applied from the right-of-way line in case of a street frontage or from the property line where no street exists, unless otherwise specifically noted:

Along the northern boundary of the Subdistrict the following minimum setbacks shall apply:

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-1", Single Family Residential, the minimum setback shall be 50 feet.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-4", Multi-Family Residential, the minimum setback shall be 50 feet.

Where the Subdistrict adjoins non-University property in Patton Township zoned "PC," Planned Community, the minimum setback shall be 75 feet.

Where the Subdistrict adjoins the Mount Nittany Expressway, the minimum setback shall be 100 feet.

Along the southern boundary of the Subdistrict, where it adjoins Park Avenue across Subdistrict 5, the minimum setback shall be 40 feet.

Along the eastern boundary of the Subdistrict, where it adjoins Subdistricts 8, 9, and 11, no minimum setback shall be required.

Along the western boundary of the Subdistrict the following minimum setbacks shall apply:

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-1", Single Family Residential, the minimum setback shall be 50 feet.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "C," General Commercial, the minimum setback shall be 50 feet.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-2", Two Family Residential, the minimum setback shall be 50 feet.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-R", Rural Residential, the minimum setback shall be 50 feet.

Where the Subdistrict adjoins non-University property in State College Borough the minimum setback shall be 40 feet.

Any revision or alteration implemented by a municipality to the setback regulations of a zoning district adjacent to this Subdistrict, will automatically apply to this Subdistrict where it adjoins that zoning district.

(5) Maximum Building Height. The following maximum height limitations shall apply to buildings and structures within 250 feet of the District boundary. The maximum height in areas of the Subdistrict located more than 250 feet from a District boundary shall be 45 feet.

Along the northern boundary of the Subdistrict the maximum height shall be as follows:

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-1", Single Family Residential, the maximum height shall be 40 feet.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-4", Multi-Family Residential, the maximum height shall be 40 feet.

Where the Subdistrict adjoins non-University property in Patton Township zoned "PC," Planned Community, the maximum height shall be 60 feet.

Where the Subdistrict adjoins the Mount Nittany Expressway, the maximum height shall be 45 feet.

Along the southern boundary of the Subdistrict where it adjoins Park Avenue across Subdistrict 5, the maximum height shall be 45 feet.

Along the eastern boundary of the Subdistrict, where it adjoins Subdistricts 8, 9, and 11, the maximum height shall be 45 feet.

Along the western boundary of the Subdistrict, the maximum height shall be as follows:

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-1", Single Family Residential, the maximum height shall be 40 feet.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "C," General Commercial, the maximum height shall be 45 feet.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-2", 2-Family Residential, the maximum height shall be 40 feet.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-R", Rural Residential, the maximum height shall be 40 feet.

Where the Subdistrict adjoins non-University property in the Borough of State College, the maximum height shall be 40 feet.

Any revision or alteration implemented by a municipality to the height regulations of a zoning district adjacent to this Subdistrict, will automatically apply to this Subdistrict within 250 feet of where it adjoins that zoning district.

(6) Buffering. The following buffering requirements shall apply to all surface parking areas located within required setbacks at the perimeter of the District:

Along the northern boundary of the Subdistrict the following buffer yards shall apply:

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-1", Single Family Residential, Buffer Yard D, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-4", Multi-Family Residential, Buffer Yard D, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in Patton Township zoned "PC," Planned Community, Buffer Yard D, Table 1 shall be required.

Where the Subdistrict adjoins the Mount Nittany Expressway, Buffer Yard B, Table 1 shall be required.

Along the southern boundary of the Subdistrict, where it adjoins Park Avenue across Subdistrict 5, Buffer Yard B, Table 1 shall be required.

Along the eastern boundary of the Subdistrict, where it adjoins Subdistricts 11, 8 and 9, no buffer yard shall be required.

Along the western boundary of the Subdistrict the following buffer yards shall apply:

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-1", Single Family Residential, Buffer Yard D, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "C," General Commercial, Buffer Yard B, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-2", Two Family Residential, Buffer Yard D, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in Ferguson Township zoned "R-R", Rural Residential, Buffer Yard D, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "R-2," Residential, Buffer Yard D, Table 1 shall be required.

(7) Special Conditions. In this Subdistrict the following general uses will not be allowed:

Dining halls principally for students, faculty and staff
Student residence halls and other student housing units
Student unions

Within the transitional zones the following general uses will not be allowed:

Agricultural structures that house animals.
Auditoriums, gymnasiums
Classrooms
Instructional food services
Laboratories and other facilities for basic and/or applied research
Libraries
Museums, art galleries
Natatoriums and swimming pools
Observatories
Parking lots
Parking structures
Playing fields and courts
Radio and television studios for instructional purposes
Studios for instruction in music and other performing arts
University offices

Road: Vehicular access to the following facilities in this Subdistrict will be limited to Bigler

Auditoriums, gymnasiums
Parking structures

(8) Utility Installation Requirements. Electric, telecommunications, and television lines in this Subdistrict shall be installed underground.

(Ordinance 1593, May 6, 1999.)

c. Designated Use Requirements.

(1) Total Designated Use FAR. The total aggregate amount of designated uses in this Subdistrict shall not exceed an FAR of 0.01.

(2) Designated Uses Permitted in This Subdistrict:

Conference facilities (vehicular access is restricted to Bigler Road)
Non-student housing (limited to President's residence)
Restaurants open to the public (only as accessory to another permitted use)
Retail sales (only as accessory to another permitted use)

(3) Designated Uses Not Permitted in This Subdistrict:

Airport
Business offices
Business incubators
Business services
Child care facilities
Clubhouses and community centers
Commercial laboratories
Continuous care retirement community
Convocation/events centers, arenas
Financial offices
Fire training sites and facilities
Fraternity and sorority houses
Golf courses, including driving ranges with lighting
Heliport
Hospitals/medical clinics
Hotels, inns, motels and other similar public lodging facilities
Medical offices
Personal services
Pilot or prototype manufacturing
Places of worship

Professional, corporate, or government offices
Radio and television studios for broadcast to the public
Retirement community
Social or civic clubs
Stadiums with a seating capacity of 1,000 or less
Stadiums with a seating capacity of more than 1,000
Telecommunications structures
Test tracks
Transportation facilities
Utility uses, facilities and structures
Visitor centers

(Ordinance 1593, May 6, 1999.)

Section 1255. Subdistrict 8.

a. Description.

(1) Location. This Subdistrict is located in the north-central part of the University Park campus within the boundaries of College Township.

(2) Size. This Subdistrict encompasses within its boundaries approximately 112 acres.

(3) Boundaries. This Subdistrict is completely surrounded by University property. Using Park Avenue as the east-west direction, this Subdistrict is bounded on the north by Big Hollow Road and Subdistricts 7 and 11; on the south by Services Road and Subdistrict 11; on the east by Subdistrict 11; and on the west by Subdistrict 7.

(4) General. This Subdistrict houses a concentration of university support activities. It is expected that it will continue to grow as a service area and will become one of the most densely developed areas on campus.

(5) Special and Transitional Zones. There are no special or transitional zones in this Subdistrict.

(Ordinance 1593, May 6, 1999.)

b. Physical Requirements.

(1) Maximum Permitted Density Based Upon the FAR for the Subdistrict. This Subdistrict shall have a maximum FAR of 0.5.

(2) Maximum Impervious Surface Coverage. This Subdistrict shall have a maximum impervious surface coverage of 60 percent.

(3) Minimum Open Space. The open space area of the Subdistrict shall not be less than 40 percent.

(4) Setbacks. This Subdistrict has no minimum setbacks.

(5) Maximum Building Height. The maximum height in this Subdistrict shall be 90 feet.

(6) Buffering. No buffer yard requirements apply in this Subdistrict.

(7) Special Conditions. There are no special conditions in this Subdistrict.

(8) Utility Installation Requirements. Electric, telecommunications, and cable television lines in this Subdistrict shall be installed underground.

(Ordinance 1593, May 6, 1999.)

c. Designated Use Requirements.

(1) Total Designated Use FAR. The total aggregate amount of designated uses in this Subdistrict shall not exceed an FAR of 0.5.

(2) Designated Uses Permitted in This Subdistrict:

Child care facilities
Restaurants open to the public (not to exceed 10,000 square feet)
Telecommunications structures
Transportation facilities
Utility uses, facilities and structures

(3) Designated Uses Not Permitted in This Subdistrict:

Airport
Business offices
Business incubators
Business services
Clubhouses and community centers
Commercial laboratories
Conference facilities
Continuous care retirement community
Convocation/events centers, arenas
Financial offices
Fire training sites and facilities
Fraternity and sorority houses
Golf courses, including driving ranges with lighting
Heliport
Hospitals/medical clinics
Hotels, inns, motels and other similar public lodging facilities
Medical offices
Non-student housing
Personal services
Pilot or prototype manufacturing

Places of worship
Professional, corporate, or government offices
Radio and television studios for broadcast to the public
Retail sales
Retirement community
Social or civic clubs
Stadiums with a seating capacity of 1,000 or less
Stadiums with a seating capacity of more than 1,000
Test tracks
Visitor centers

(Ordinance 1593, May 6, 1999.)

Section 1260. Subdistrict 9.

a. Description.

(1) Location. This Subdistrict is located on the eastern edge of the University Park campus core and it straddles the boundary between the Borough of State College and College Township.

(2) Size. This Subdistrict encompasses within its boundaries approximately 420 acres.

(3) Boundaries. Using Park Avenue as the east-west direction, this Subdistrict is bounded on the north by Services Road, University Drive, and Park Avenue; on the south by an irregular line separating it from Subdistrict 5; on the east by Orchard Road and non-University land in College Township; and on the west by an irregular line separating it from Subdistricts 5 and 7.

(4) General. This Subdistrict contains the majority of the indoor and outdoor athletic and recreational facilities of the University.

(5) Special and Transitional Zones. This Subdistrict has a transitional zone along its eastern boundary where it adjoins residential property in College Township. This zone has a depth of 250 feet.

(Ordinance 1593, May 6, 1999.)

b. Physical Requirements.

(1) Maximum Permitted Density Based Upon the FAR for the Subdistrict. This Subdistrict shall have a maximum FAR of 0.17.

(2) Maximum Impervious Surface Coverage. This Subdistrict shall have a maximum impervious surface coverage of 50 percent.

(3) Minimum Open Space. The open space area of the Subdistrict shall not be less than 50 percent.

(4) Setbacks. The following minimum setbacks shall apply to new buildings and structures along the boundaries of the Subdistrict. These setbacks shall be applied from the right-of-way line in case of a street frontage or from the property line where no street exists, unless otherwise specifically noted:

Along the northern boundary of the Subdistrict the following minimum setbacks shall apply:

Where the Subdistrict adjoins Services Road no minimum setback shall apply.

Where the Subdistrict adjoins University Drive Extended across Subdistrict 11 no minimum setback shall apply.

Where the Subdistrict adjoins Park Avenue across Subdistrict 11, the minimum setback shall be 50 feet.

Along the southern boundary of the Subdistrict the following minimum setbacks shall apply:

Where the Subdistrict adjoins Subdistrict 5 no minimum setback shall apply.

Where the Subdistrict adjoins University Drive across Subdistrict 5, the minimum setback shall be 50 feet.

Along the eastern boundary of the Subdistrict the following minimum setbacks shall apply:

Where the Subdistrict adjoins Orchard Road no minimum setback shall apply.

Where the Subdistrict adjoins non-University property in College Township zoned "R-1", Single Family Residential, the minimum setback shall be 50 feet.

Along the western boundary of the Subdistrict the following minimum setbacks shall apply:

Where the Subdistrict adjoins Subdistrict 7 no minimum setback shall apply.

Where the Subdistrict adjoins Park Avenue across Subdistrict 5, the minimum setback shall be 40 feet.

Where the Subdistrict adjoins Subdistrict 5 other than along Park Avenue, no minimum setback shall apply.

Where the Subdistrict is bisected by University Drive the minimum setback shall be 50 feet.

Where the Subdistrict is bisected by Park Avenue the minimum setback shall be 50 feet.

Any revision or alteration implemented by a municipality to the setback regulations of a zoning district adjacent to this Subdistrict, will automatically apply to this Subdistrict where it adjoins that zoning district.

(5) Maximum Building Height. The following maximum height limitations shall apply to buildings and structures within 250 feet of the District boundary. The maximum height in areas of the Subdistrict located more than 250 feet from a District boundary shall be 90 feet. (The existing Beaver Stadium and any future additions or renovations to it are exempted from any height restriction.)

Along the northern boundary of the Subdistrict the maximum height shall be as follows:

Where the Subdistrict adjoins Services Road the maximum height shall be 90 feet.

Where the Subdistrict adjoins University Drive the maximum height shall be 90 feet.

Where the Subdistrict adjoins Park Avenue across Subdistrict 11, the maximum height shall be 90 feet.

Along the southern boundary of the Subdistrict the maximum height shall be as follows:

Where the Subdistrict adjoins Subdistrict 5 the maximum height shall be 90 feet.

Where the Subdistrict adjoins University Drive across Subdistrict 5, the maximum height shall be 90 feet.

Along the eastern boundary of the Subdistrict the maximum height shall be as follows.

Where the Subdistrict adjoins Orchard Road the maximum height shall be 90 feet.

Where the Subdistrict adjoins non-University property in College Township zoned "R-1," Single Family Residential, the maximum height shall be 35 feet.

Where the Subdistrict adjoins Subdistrict 12 the maximum height shall be 90 feet.

Along the western boundary of the Subdistrict the maximum height shall be as follows:

Where the Subdistrict adjoins Subdistrict 7 the maximum height shall be 90 feet.

Where the Subdistrict adjoins Park Avenue across Subdistrict 5, the maximum height shall be 90 feet.

Where the Subdistrict adjoins University Drive across Subdistrict 5 the maximum height shall be 90 feet.

Where the Subdistrict is bisected by Park Avenue the maximum height shall be 90 feet.

Where the Subdistrict is bisected by University Drive the maximum height shall be 90 feet.

Any revision or alteration implemented by a municipality to the height regulations of a zoning district adjacent to this Subdistrict, will automatically apply to this Subdistrict within 250 feet of where it adjoins that zoning district.

(6) Buffering. The following buffering requirements shall apply to all surface parking areas located within required setbacks at the perimeter of the District:

Along the northern boundary of the Subdistrict the following buffer yards shall apply:

Where the Subdistrict adjoins Services Road no buffer yard shall be required.

Where the Subdistrict adjoins University Drive across Subdistrict 11, no buffer yard shall be required.

Where the Subdistrict adjoins Park Avenue Buffer Yard B, Table 1 shall be required.

Along the southern boundary of the Subdistrict the following buffer yards shall apply:

Where the Subdistrict adjoins Subdistrict 5 no buffer yard shall be required.

Where the Subdistrict adjoins University Drive across Subdistrict 5, Buffer Yard B, Table 1 shall be required.

Along the eastern boundary of the Subdistrict the following buffer yards shall apply.

Where the Subdistrict adjoins Orchard Road no buffer yard shall be required.

Where the Subdistrict adjoins non-University property in College Township zoned “R-1,” Single Family Residential, Buffer Yard D, Table 1 shall be required.

Where the Subdistrict adjoins Subdistrict 12 no buffer yard shall be required.

Along the western boundary of the Subdistrict the following buffer yards shall apply:

Where the Subdistrict adjoins Subdistrict 7 no buffer yard shall be required.

Where the Subdistrict adjoins Park Avenue across Subdistrict 5 Buffer Yard B, Table 1 shall be required.

Where the Subdistrict adjoins Subdistrict 5 other than along Park Avenue no buffer yard shall be required.

Where the Subdistrict adjoins University Drive across Subdistrict 5 Buffer Yard B, Table 1 shall be required.

Where the Subdistrict is bisected by Park Avenue Buffer Yard B, Table 1 shall be required.

Where the Subdistrict is bisected by University Drive Buffer Yard B, Table 1 shall be required.

(7) Special Conditions. Within the transitional zone the following uses will not be allowed:

- Agricultural structures that house animals.
- Auditoriums, gymnasiums
- Dining Halls
- Instructional food services
- Natatoriums and swimming pools
- Parking structures
- Playing fields and courts
- Student residence halls and other student housing units
- Student unions
- Studios for instruction in music and other performing arts

(8) Utility Installation Requirements. Electric, telecommunications, and cable television lines in this Subdistrict shall be installed underground.

(Ordinance 1593, May 6, 1999.)

c. Designated Use Requirements.

(1) Total Designated Use FAR. The total aggregate amount of designated uses in this Subdistrict shall not exceed an FAR of 0.17.

(2) Designated Uses Permitted in This Subdistrict:

Childcare facilities
Convocation/events centers, arenas
Radio and television studios for broadcast to the public
Stadiums with a seating capacity of 1,000 or less
Stadiums with a seating capacity of more than 1,000
Telecommunications structures
Transportation facilities
Utility uses, facilities and structures
Visitor centers

(3) Designated Uses Not Permitted in This Subdistrict:

Airport
Business incubators
Business offices
Business services
Clubhouses and community centers
Commercial laboratories
Continuous care retirement community
Conference facilities
Fire training sites and facilities
Fraternity and sorority houses
Golf courses, including driving ranges with lighting
Heliport
Hospitals/medical clinics
Hotels, inns, motels and other similar public lodging facilities
Non-student housing
Pilot or prototype manufacturing
Places of worship
Professional, corporate, or government offices
Restaurants open to the public
Retail sales

Retirement community
Social or civic clubs
Test tracks
(Ordinance 1593, May 6, 1999.)

Section 1265. Subdistrict 10.

a. Description.

(1) Location. This Subdistrict is located in the southeastern part of the University Park campus. The majority of this Subdistrict is located in the Borough of State College with a small section on the eastern end of the Subdistrict located in College Township.

(2) Size. This Subdistrict encompasses within its boundaries approximately 37 acres.

(3) Boundaries. Using College Avenue as the east-west direction, this Subdistrict is bounded on the north by College Avenue; on the south by non-University property in the Borough of State College and College Township; on the east by non-University property in College Township; and on the west by University Drive.

(4) General. This Subdistrict contains the University's sewage treatment plant. Part of this area will be developed as an integral section of the Spring Creek Corridor and as such will remain very open.

(5) Special and Transitional Zones. This Subdistrict has a transitional zone on the higher elevation area at the end of Bellaire Avenue adjoining the R-1 District in College Township and the R2 District in the Borough of State College. This zone has a depth of 250 feet.

There is a special zone surrounding Thompson Run and the Duck Pond. Development in this zone will be restricted to facilities that have a functional connection with the Spring Creek Corridor and/or the Centre Furnace Historic area.

(Ordinance 1593, May 6, 1999.)

b. Physical Requirements.

(1) Maximum Permitted Density Based Upon the FAR for the Subdistrict. This Subdistrict shall have a maximum FAR of 0.15.

(2) Maximum Impervious Surface Coverage. This Subdistrict shall have a maximum impervious surface coverage of 25 percent.

(3) Minimum Open Space. The open space area of the Subdistrict shall not be less than 75 percent.

(4) Setbacks. The following minimum setbacks shall apply to new buildings and structures along the boundaries of the Subdistrict. These setbacks shall be applied from the right-of-way line in case of a street frontage or from the property line where no street exists, unless otherwise specifically noted:

Along the northern boundary of the Subdistrict the following minimum setbacks shall apply:

Where the Subdistrict adjoins College Avenue across Subdistrict 5 the minimum setback shall be 15 feet measured from the curb.

Where the Subdistrict adjoins non-University property located in College Township zoned "UR," University Residential, the minimum setback shall be 50 feet.

Where the Subdistrict adjoins College Avenue across non-University property in College Township zoned "C-1," General Commercial, the minimum setback shall be 50 feet.

Along the southern boundary of the Subdistrict the following minimum setbacks shall apply:

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "R-3", Residence, the minimum setback shall be 30 feet.

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "R-2", Residence, the minimum setback shall be 40 feet.

Where the Subdistrict adjoins non-University property in College Township zoned "R-1", Single Family Residential, the minimum setback shall be 50 feet.

Along the eastern boundary of the Subdistrict where it adjoins non-University property in College Township zoned "C-1," General Commercial, the minimum setback shall be 50 feet.

Along the western boundary of the Subdistrict the following minimum setbacks shall apply:

Where the Subdistrict adjoins University Drive across non-University property in the Borough of State College zoned "C", General Commercial, the minimum setback shall be 15 feet measured from the curb.

Where the Subdistrict adjoins University Drive across non-University property in the Borough of State College zoned "PA", Public Activities, the minimum setback shall be 20 feet.

Where the Subdistrict adjoins University Drive across non-University property in the Borough of State College zoned "R-2", Residence, the minimum setback shall be 40 feet.

Where the Subdistrict adjoins University Drive across non-University property in the Borough of State College zoned "R-4", Residence, the minimum setback shall be 20 feet.

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "PA", Public Activities, the minimum setback shall be 20 feet.

Any revision or alteration implemented by a municipality to the setback regulations of a zoning district adjacent to this Subdistrict, will automatically apply to this Subdistrict where it adjoins that zoning district.

(5) Maximum Building Height. The following maximum height limitations shall apply to buildings and structures within 250 feet of the District boundary. The maximum height in areas of the Subdistrict located more than 250 feet from a District boundary shall be 90 feet.

Along the northern boundary of the Subdistrict the maximum height shall be as follows:

Where the Subdistrict adjoins College Avenue across Subdistrict 5 the maximum height shall be 65 feet at the setback line and then to 75 feet at a point 6 feet behind the setback line provided that no part of the building area above 65 feet will encroach into the plane created by a line drawn from the setback line at an elevation 65 feet above grade at the midpoint of the building to a point 75 feet above grade 6 feet behind the setback line at the midpoint of the building. Non-habitable sculptured roof areas designed to enclose mechanical equipment or to provide other design features shall not be considered when calculating building height provided overall building height does not exceed 85 feet.

Where the Subdistrict adjoins non-University property in College Township zoned "UR," University Residential, the maximum height shall be 45 feet.

Where the Subdistrict adjoins College Avenue across non-University property in College Township zoned "C-1," General Commercial, the maximum height shall be 45 feet.

Along the southern boundary of the Subdistrict the maximum height shall be as follows:

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "R-3", Residence, the maximum height shall be 40 feet.

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "R-2", Residence, the maximum height shall be 40 feet.

Where the Subdistrict adjoins non-University property in College Township zoned "R-1," Single Family Residential, the maximum height shall be 35 feet.

Along the eastern boundary of the Subdistrict where it adjoins non-University property in College Township zoned "C-1," General Commercial, the maximum height shall be 45 feet.

Along the western boundary of the Subdistrict the maximum height shall be as follows:

Where the Subdistrict adjoins University Drive across non-University property in the Borough of State College zoned "C", General Commercial, the maximum height shall be 65 feet at the setback line and then to 75 feet at a point 6 feet behind the setback line provided that no part of the building area above 65 feet will encroach into the plane created by a line drawn from the setback line at an elevation 65 feet above grade at the midpoint of the building to a point 75 feet above grade 6 feet behind the setback line at the midpoint of the building. Non-habitable sculptured roof areas designed to enclose mechanical equipment or to provide other design features shall not be considered when calculating building height provided overall building height does not exceed 85 feet.

Where the Subdistrict adjoins University Drive across non-University property in the Borough of State College zoned "PA", Public Activities, the maximum height shall be 40 feet and shall be limited to a maximum of 2 stories.

Where the Subdistrict adjoins University Drive across non-University property in the Borough of State College zoned "R-2", Residence, the maximum height shall be 40 feet.

Where the Subdistrict adjoins University Drive across non-University property in the Borough of State College zoned "R-4", Residence, the maximum height shall be 35 feet and shall be limited to a maximum of 3 stories.

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "PA", Public Activities, the maximum height shall be 40 feet and shall be limited to a maximum of 2 stories.

Any revision or alteration implemented by a municipality to the height regulations of a zoning district adjacent to this Subdistrict, will automatically apply to this Subdistrict within 250 feet of where it adjoins that zoning district.

(6) Buffering. The following buffering requirements shall apply to all surface parking areas located within required setbacks at the perimeter of the District:

Along the northern boundary of the Subdistrict the following buffer yards shall apply:

Where the Subdistrict adjoins College Avenue across Subdistrict 5 Buffer Yard B, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in College Township zoned "UR," University Residential, Buffer Yard C, Table 1 shall be required.

Where the Subdistrict adjoins College Avenue across non-University property in College Township zoned "C-1," General Commercial, Buffer Yard B, Table 1 shall be required.

Along the southern boundary of the Subdistrict the following buffer yards shall apply:

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "R-3", Residence, Buffer Yard D, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "R-2", Residence, Buffer Yard D, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in College Township zoned "R-1," Single Family Residential, Buffer Yard D, Table 1 shall be required.

Along the eastern boundary of the Subdistrict where it adjoins non-University property in College Township zoned "C," General Commercial, Buffer Yard B, Table 1 shall be required.

Along the western boundary of the Subdistrict the following buffer yards shall apply:

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "C", General Commercial, Buffer Yard B, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "R-2", Residence, Buffer Yard B, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "R-4", Residence, Buffer Yard B, Table 1 shall be required.

Where the Subdistrict adjoins non-University property in the Borough of State College zoned "P", Public, Buffer Yard B, Table 1 shall be required.

(7) Special Conditions. Within the transitional zone the following uses will not be allowed:

- Agricultural structures that house animals
- Auditoriums, gymnasiums
- Dining halls
- Instructional food services
- Natatoriums and swimming pools
- Parking structure
- Playing fields
- Student residence halls and other student housing units
- Student unions
- Studios for instruction in music and other performing arts

(8) Utility Installation Requirements. Electric, telecommunications, and cable television lines in this Subdistrict may be installed above ground.

(Ordinance 1593, May 6, 1999.)

c. Designated Use Requirements.

(1) Total Designated Use FAR. The total aggregate amount of designated uses in this Subdistrict shall not exceed an FAR of 0.15.

(2) Specific Designated Use FAR. The following designated uses shall not exceed FAR criteria as specified herein:

- Business and personal services shall not exceed 5 percent of the total allowable designated use FAR.
- Restaurants open to the public shall not exceed 5 percent of the total allowable designated use FAR.
- Retail sales shall not exceed 5 percent of the total allowable designated use FAR.

Any other designated uses not specifically included in this list are permitted as long as the aggregate FAR of all designated uses does not exceed the FAR specified in paragraph 1 above.

(3) Designated Uses Permitted in This Subdistrict.

Business offices
Business services
Child care facilities
Clubhouses and community centers
Financial offices
Medical offices
Personal services
Professional, corporate, or government offices
Radio and television studios for broadcast to the public
Restaurants open to the public
Retail sales
Telecommunications structures
Transportation facilities
Utility uses, facilities and structures

(4) Designated Uses Not Permitted in This Subdistrict:

Airport
Business incubators
Commercial laboratories
Conference facilities
Continuous care retirement community
Convocation/events centers, arenas
Fire training sites and facilities
Fraternity and sorority houses
Golf courses, including driving ranges with lighting
Heliport
Hospitals/medical clinics
Hotels, inns, motels and other similar public lodging facilities
Non-student housing
Pilot or prototype manufacturing
Places of worship
Retirement community
Social or civic clubs
Stadiums with a seating capacity of 1,000 or less
Stadiums with a seating capacity of more than 1,000
Test tracks
Visitor centers

(Ordinance 1593, May 6, 1999.)