

ZONING, SUBDIVISION & LAND DEVELOPMENT

FEBRUARY 3, 2020

**DOUGLAS SMITH, AICP
CHIEF PLANNER**

MUNICIPALITIES PLANNING CODE

MPC is the uniform planning and land use enabling law that sets for the process to accomplish coordinated development that also “protects and promotes safety, health and morals.”

■ WHAT'S IN THE MPC

- Comprehensive Planning
- Official Map
- Zoning
- SALDO
- Planned Development
- Joint Planning
- Legal Appeals
- And more...

ZONING DEFINITION

*The regulation of land according to use
and the bulk, height, and density of buildings.*



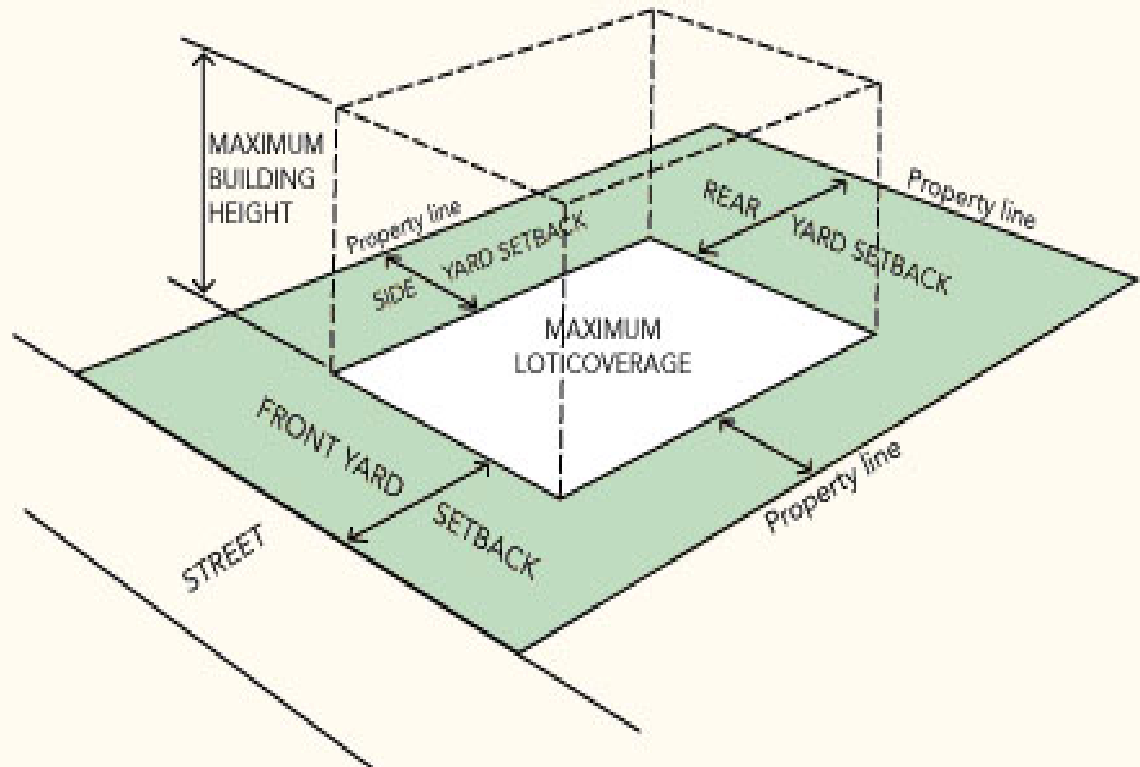
KEY PLAYERS IN ZONING

- CITY COUNCIL – Creates legislation
- ZONING OFFICER – Enforces legislation
- ZONING HEARING BOARD – Provides exception to legislation
- PLANNING COMMISSION – Recommends legislative changes.

ZONING CONTENT - DESIGN

- **Setbacks**
 - Front, rear, side
 - Minimums
- **Building coverage**
 - All structures
 - Maximums
- **Lot coverage**
 - Sidewalks, patios, gravel
 - Pools, parking, etc.
 - Maximums
- **Height (min or max)**
 - Some exemptions

Building Envelope



ZONING CONTENTS - DESIGN

- Setbacks
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 - All structures
 - Maximums
- Lot coverage
 - Sidewalks, patios, gravel
 - Pools, parking, etc.
 - Maximums
- Height (min or max)
 - Some exemptions
- Zoning Districts
- Dwelling Unit Sizes
- Parking
- Landscaping
- Nonconforming Use/Structure
- Planned Residential Develop.
- Rezoning process
- Floodplain Regulation
- Etc.

ZONING CONTENTS - USE

The regulation of land according to use and the bulk, height, and density of buildings.

ZONING DISTRICTS

Residential:

-  R1 Detached
-  R2 Semi-Detached
-  R3 Medium Density
-  R4 High Density
-  RO High Density / Office / Institutional
-  MU Mixed Use



Commercial:

-  C1 Neighborhood
-  C2 Urban
-  C3 Regional
-  CB Central Business
-  CB1 Central Business Core


Manufacturing:


-  CM Central Manufacturing
-  SM Suburban Manufacturing

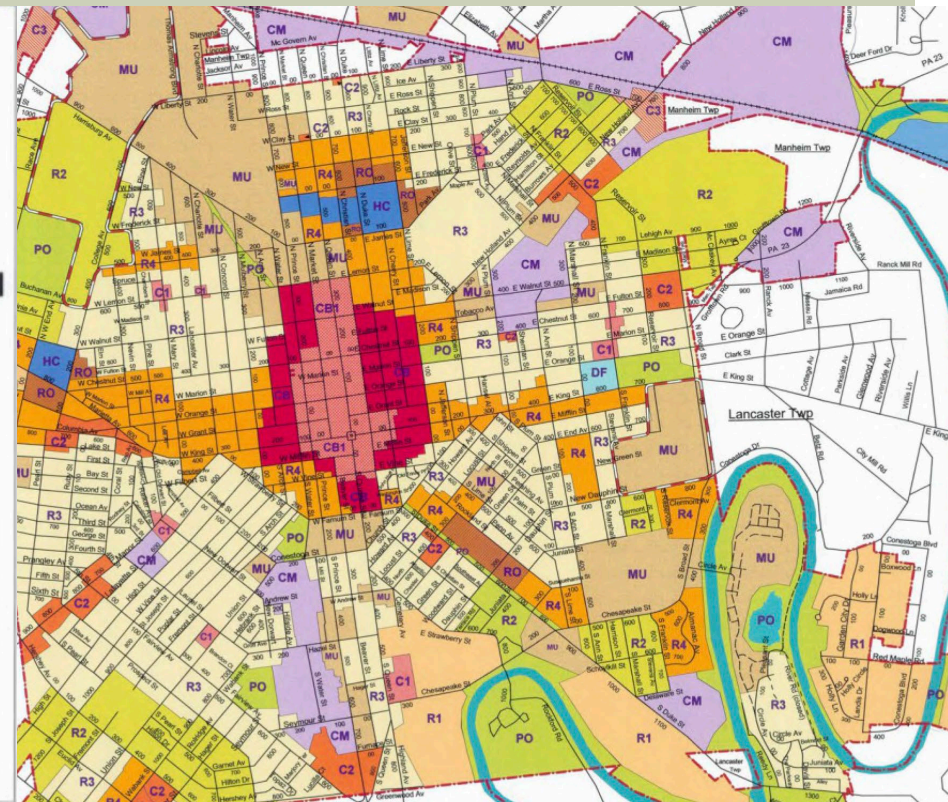
Institutional:

-  HC Hospital Complex
-  DF Criminal Detention

Conservation:

-  PO Park / Openspace

 Campus Overlay District



ZONING APPROVALS

- By Right – Zoning Officer
- Special Exceptions – Zoning Hearing Board
- Variances – Zoning Hearing Board
- Conditional – City Council

SPECIAL EXCEPTIONS BY ZHB

■ Special Exceptions

- Uses that may require additional scrutiny
- Allows for public input from neighbors
- Typically, subject to certain conditions

■ Examples

- Conversion of single family to multifamily
- Home occupations
- Eating drinking establishments
- Community gardens

VARIANCES BY ZHB

- **DIMENSIONAL VARIANCE – setbacks, height, density**
 - Putting a shed, sidewalk, etc. close to a neighbor's property line
 - Fence heights (typically above 6 ft.)
 - Lot coverage or building coverage

- **USE VARIANCE**
 - Farming or selling produce where you aren't allowed
 - Conducting a certain kind of business where you aren't allowed
 - Hours of operation

CONDITIONAL USE BY CITY COUNCIL

A permitted use that could have significant impact on the community and can be approved exclusively by City Council, respective to certain safeguards.

- Retail > 150,000 sq. ft.
- Convention Center

AMENDMENT TO ZONING ORDINANCE – (TEXT)

■ TYPICAL PROCESS

- Amendment proposed by governing body OR private interest
- City Council recommends to Planning Commission, LCPC, LIMC
- City Planning Commission recommends and offers comments
- LCPC reviews for consistency w/ Places 2040 & LIMC plan
- City Council Committee Review
- City Council, 1st Reading (Public Hearing)
- City Council, 2nd Reading (vote)

AMENDMENT TO ZONING ORDINANCE – (MAP)

■ TYPICAL PROCESS

- Amendment proposed by governing body OR private interest
- City Council recommends to Planning Commission, LCPC, LIMC
- City Planning Commission recommends and offers comments
- LCPC reviews for consistency w/ Places 2040 & LIMC plan
- City Council Committee Review
 - Notice to landowner of record by 1st Class Mail announcing public hearing
 - Post notices on affected tract of land announcing public hearing
- City Council, 1st Reading (Public Hearing)
- City Council, 2nd Reading (vote)



SUBDIVISION & LAND DEVELOPMENT

Maintain reasonable and acceptable design standards, and coordinate public improvements with private development interests.

SALDO OBJECTIVES

- Contain City costs by requiring payment for improvements
- Protect municipality from problems and costs it may inherit
- Ensure decent quality of life for citizens
- Help attract investment in homes and businesses through quality built and natural environments.
- Coordinate reviews among many entities (local and state)



KEY PLAYERS IN SALDO

- **CITY COUNCIL** – Creates legislation
- **PLANNING BUREAU & PUBLIC WORKS** – Enforces legislation
 - Water, Sewer, SW, Zoning, Waste, Engineering, Planning, Housing
- **PLANNING COMMISSION** – Provides exception to legislation and provides final approval of subdivisions and land developments.
 - Also recommends changes to the ordinance.
- **LCPC** – Provides advisory comments

SALDO CONTENTS

- Process for plan approvals (sketch, minor, prelim, final)
 - 45 – 90 days
- Administration & fees
 - Variety of reports and approvals required
- Design standards & Required Improvements
 - More later
- Parks & open space requirements
 - Dedication of park land or private recreational space
- Transportation impacts
 - Required improvements, traffic study, expanding facilities
- Financial guarantee & Inspection
 - The City holds money/credit until completed to City standards.

DESIGN STANDARDS & IMPROVEMENTS

- Public right of way improvements
 - Roads, curb, sidewalk, street trees, rights of way
- Safe ingress and egress for all users
 - Driveways, traffic volumes, offsite traffic improvements, bike & ped
- Proper utility planning
 - Water & sewer capacity, connection to public utilities, easements
- Lot design
 - Orientation, shape, deeds, access, easements



EXAMPLE PROJECTS

SALDO

- Adaptive reuse of an existing structure (Press Building)
- An addition to a nonresidential structure (Rhodes Energy)
- A new multi family structure (Stadium Row)
- A new commercial building, large or small (Marriot Tower 2)
- Subdividing a lot or adjusting lot lines

NOT SALDO

- Interior renovations that don't create new leaseholds
- Addition to a single family home
- Building a single family home
- Adding residential accessory structures (e.g., shed, garage)

EXAMPLE PROJECTS

QUALIFIES AS SUBDIVISION &/OR LAND DEVELOPMENT

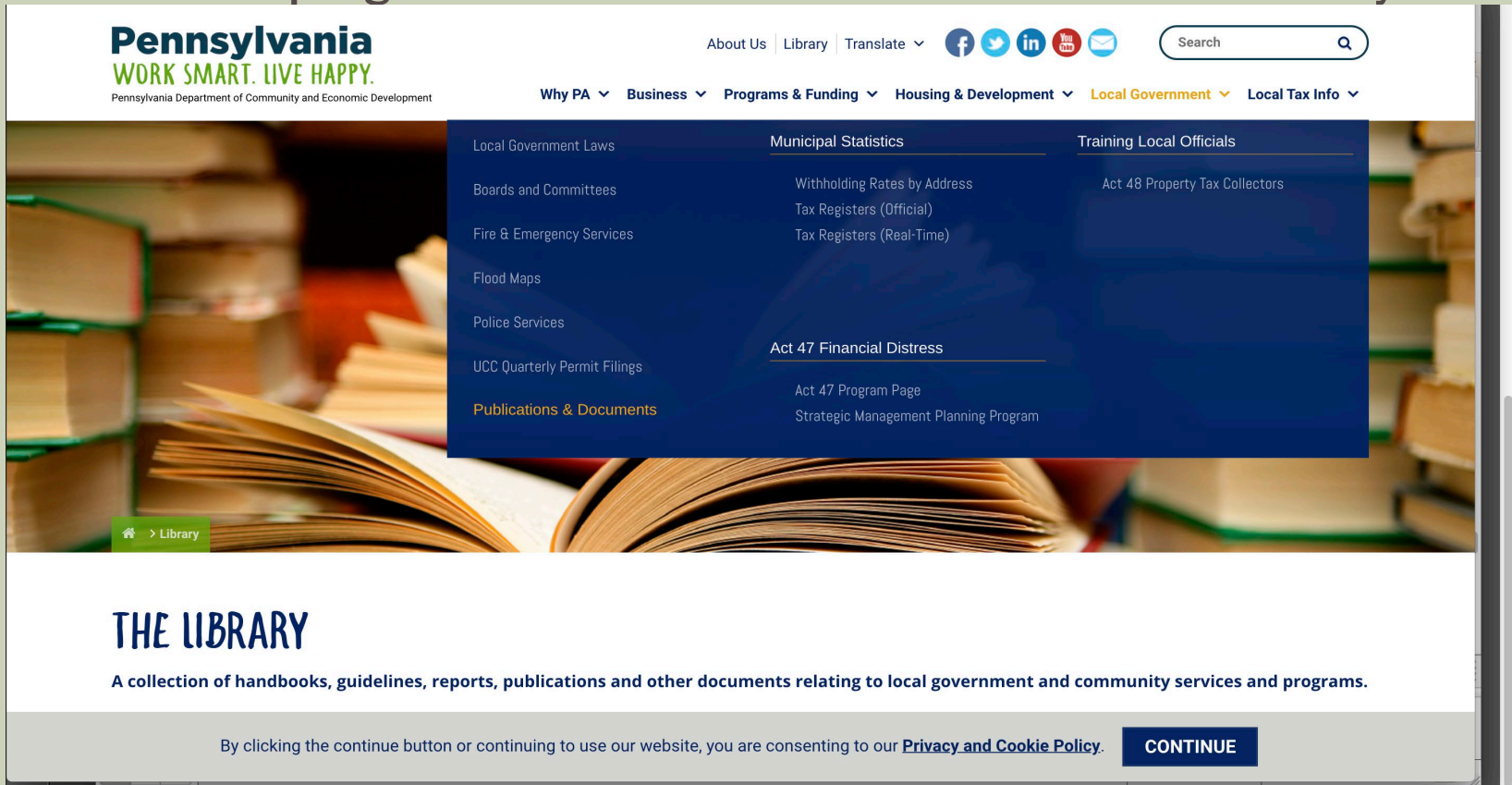
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DOES NOT QUALIFY AS SUBDIVISION &/OR LAND DEVELOPMENT

- Interior renovations that don't create new leaseholds
- Addition to a single family home
- Building a single family home
- Adding residential accessory structures (e.g., shed, garage)

RESOURCES

- See the State's "Planning Series" publication for more info.
- www.dced.pa.gov > Publications & Documents > Library



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Pennsylvania Department of Community and Economic Development

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