

**RED HILL BOROUGH  
PLANNING COMMISSION MEETING AGENDA**

Thursday February 19, 2026, 7:00PM

I. RHB\_PC

**I. Call To Order**

**II. Pledge Of Allegiance**

**III. Roll Call**

**III. Review Minutes Of January 15, 2026, For Approval**

**IV. Subdivision/Land Development: -None**

**VI. Red Hill Borough:**

Review And Recommendation Of Draft Ordinance: Off-Street Parking  
Ordinance Amending Borough Code Section 27-Zoning Part 7  
Requirements Of Off-Street Parking

Discussion Of Zoning Map And Zoning Ordinance Amendments

**VII. Adjournment**

**2026 Planning Commission Members:**

David Schiffgens  
John Lehr  
Jimmy Brooks  
Mary Chattin  
Ross Kirchgasser

Documents:

PLANNING COMMISSION MEETING MINUTES 01-15-2026 DRAFT.PDF  
OFF-STREET PARKING ORDINANCE DRAFT.PDF  
MONTCOPLANNING REVIEW LETTER\_ ORDNANCE OFF-STREET PARKING

ORDINANCE AMENDING BOROUGH CODE SECTION 27-ZONING PART 7  
REQUIREMENTS OF.PDF  
MEMO TO COUNCIL 02192026.PDF

**BOROUGH OF RED HILL  
PLANNING COMMISSION  
Thursday January 15, 2026, 7:00 PM**

Dave Schiffgens called the meeting to order at 7:00 PM followed by the pledge of allegiance.

Members present were Dave Schiffgens, John Lehr, Jimmy Brooks, Mary Chattin and Ross Kirchgasser

Also in attendance Borough Solicitor Mark Hosterman, County Planner Matt Lebitz, and Borough Manager Elizabeth DeJesus

**REORGANIZATION**

Mr. Lehr nominated Dave Schiffgens for Chairman. All in Favor.

Mr. Schiffgens nominated John Lehr for Vice Chairman. All in Favor.

**PUBLIC COMMENT**- None

Mary Chattin motioned to approve the minutes of the October 16, 2025, Planning Commission Meeting. Jimmy Brooks Seconded by. All in Favor.

**SUBDIVISION/LAND DEVELOPMENT**

No Business

**RED HILL BOROUGH**

The Commission reviewed the County Review Letter of proposed Ordinance 2025-609 Amending Chapter 27-802 Removing Occupancy Permits for Property Resale to Chapter 5 Code Enforcement. With no comments Ross Kirchgasser motioned to recommend adoption by Borough Council as drafted. Mary Chattin seconded. All in Favor.

The Commission continued discussions of Zoning Map and Zoning Use amendments. They will finalize their initial suggestions for Borough Council at the February 19<sup>th</sup> Meeting. Mr. Lebitz and Mr. Hosterman suggested after the February meeting getting feedback from the Borough Council and then at some point holding a public meeting to get community feedback.

There being no further business, Jimmy Brooks motioned to adjourn the meeting at 8:17 PM. Mary Chattin seconded. All in Favor.

Respectfully submitted,

Elizabeth DeJesus  
Borough Manager/Secretary

**RED HILL BOROUGH COUNCIL**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 20\_\_ - \_\_\_\_\_**

**“Off-Street Parking and Loading Ordinance”**

**AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE BOROUGH OF RED HILL, CHAPTER 27 (ZONING), PART 7 (OFF-STREET PARKING AND LOADING), SECTION 27-701 TO ADD A NEW SUBSECTION 27-701.1.E TO SET FORTH A MAXIMUM PARKING LIMIT; AMENDING PART 7 (OFF-STREET PARKING AND LOADING), SECTION 27-701.2 TO ALLOW REDUCTION OF OFF-STREET PARKING AREAS BY CONDITIONAL USE, RATHER THAN BY SPECIAL EXCEPTION; AMENDING CHAPTER 27 (ZONING), PART 7 (OFF-STREET PARKING AND LOADING), SECTION 27-701.2.B.(2) TO DELETE CERTAIN SPECIFIC REQUIREMENTS RELATING TO SUBMISSION OF PLANS FOR PARKING AREAS AND IMPLEMENTING A NEW GENERAL REQUIREMENT OF SUBMISSION OF PLANS SHOWING COMPLIANCE WITH APPLICABLE PARKING REQUIREMENTS; AMENDING CHAPTER 27 (ZONING), PART 7 (OFF-STREET PARKING AND LOADING), SECTION 27-701 TO CREATE A SECTION 27-701.3, SETTING FORTH AN EXEMPTION FOR THE FIRST 2,000 SQUARE FEET OF GROSS FLOOR AREA FOR USES CONTAINED IN TABLE 1.7 AND A REVISED TABLE 1.7 AS PREVIOUSLY CONTAINED IN 27-701.2 SETTING FORTH REVISED REQUIRED PARKING FOR VARIOUS USES; AMENDING CHAPTER 27 (ZONING), PART 7 (OFF-STREET PARKING AND LOADING), SECTION 27-702.5 TO SET FORTH NEW PARKING LOCATION REQUIREMENTS RELATED TO THE CONDITIONAL USE PROCESS AND APPROVAL BY BOROUGH COUNCIL; CHAPTER 27 (ZONING), PART 7 (OFF-STREET PARKING AND LOADING), SECTION 27-703 TO ADD A NEW SUBSECTION 27-703.1.E SETTING FORTH REQUIREMENTS DISCOURAGING DESIGN OF PARKING AREAS THAT REQUIRE VEHICLES TO BACK INTO A PUBLIC STREET; AND AMENDING CHAPTER 27 (ZONING), PART 7 (OFF-STREET PARKING AND LOADING), SECTION 27-703 TO ADD A NEW SUBSECTION 27-703.11 SETTING FORTH REGULATIONS RELATING TO ELECTRIC VEHICLE (EV) PARKING FACILITIES AND CHARGING FACILITIES WITHIN THE BOROUGH.**

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The Borough Council of the Borough of Red Hill does hereby **ENACT** and **ORDAIN** as follows:

**SECTION I. – Amendment to Code**

The Codified Ordinances of Red Hill Borough, Chapter 27 (Zoning), Part 7 (Off-Street Parking and Loading), Section 27-701 (Required Number of Off-street Parking Spaces) is hereby amended to add a new Subsection 27-701.1.E as follows:

- E. Parking maximum. No more than 150% of the required minimum parking is permitted.

**SECTION II. – Amendment to Code**

The Codified Ordinances of Red Hill Borough, Chapter 27 (Zoning), Part 7 (Off-Street Parking and Loading), Section 27-701 (Required Number of Off-street Parking Spaces), Subsection 27-701.2 is hereby deleted in its entirety and restated as follows:

- 2. Reduction in Off-Street Parking Areas.
  - A. Purposes. The Borough recognizes:
    - (1) The importance of providing adequate, well-designed off-street parking areas.
    - (2) The need to limit the amount of paved parking areas to preserve open space and limit stormwater runoff.
    - (3) That unique circumstances associated with a land use may justify a reduction in the parking requirements of subsection (1).
    - (4) Provisions for mixed use structures allowed by right under RR Zoning shall be exempt from conditional reduction of spaces herein to the extent that reduction is provided by right.
  - B. Procedure. Borough Council may permit a reduction, through the conditional use review process of § 27-812, of the number of parking spaces as required by subsection (1); provided, each of the following conditions is satisfied:
    - (1) Reduction Warranted. The applicant shall demonstrate to Council, using existing and projected (five years) employment, customer or other relevant data, that a reduction in the off-street parking spaces as required by subsection (1) is warranted.
    - (2) Plans.
      - (a) The applicant shall submit plans to compare the parking lot(s) to show the difference in layout for the proposed reduced number of spaces versus the total number of parking spaces needed to comply with the parking requirement in subsection (1).
  - C. Joint Use. Borough Council may reduce the aggregate amount of required parking space for two or more uses in a common parking lot.

**SECTION III. – Code Amendment.**

The Codified Ordinances of Red Hill Borough, Chapter 27 (Zoning), Part 7 (Off-Street Parking and Loading), Section 27-701 (Required Number of Off-street Parking Spaces) is hereby amended to add a new Subsection 27-701.3 as follows:

3. The first 2,000 square feet of gross floor area for uses proposed for existing buildings is exempt from the Off-street Parking Requirements in Table 7.1.

**Table 7.1**

**Off-Street Parking Requirements**

<b>Agricultural Uses</b>	<b>Parking Requirements</b>
1. Agriculture	1 parking space per employee
2. Animal hospital/ veterinarian	1 parking space per employee
3. Animal husbandry	1 parking space per employee
4. Greenhouse/nursery	1 parking space for each 100 square feet of gross floor areas
5. Kennel	1 parking space for each 400 square feet of gross floor area
6. Riding Stable	1 parking space per employee
7. Seasonal roadside produce stand	1 parking space
<b>Residential Uses</b>	
1. Dwelling	2 parking spaces per dwelling unit
2. Home occupation	1 parking space for each 150 square feet of gross floor area dedicated to the home occupation
3. Housing for the elderly	1 parking space per 2 dwelling units
4. Rooming/boarding house, group home, fraternity or similar places	1 parking space for each room for rent
<b>Public or Private Recreational Uses</b>	
1. Indoor recreation (bowling alley, membership club, theater, auditorium, library, community	1 parking space per 400 square feet of gross floor area

center)

2. Outdoor recreation (golf course, ballfield, stadium) 1 parking space for every 1,000 square feet of recreation court area; plus 1 parking space for every 2,000 square feet of publicly accessible area (excluding the parking area); plus 20 parking spaces, or portion thereof, per acre of active recreation field (e.g., baseball, soccer)

### **Institutional and Educational Uses**

1. Churches and other places of worship 1 parking space per 100 square feet of gross floor space.
2. Hospital/nursing home 1 parking space per 4 beds
3. Medical or dental office; clinic 1 parking space per consultation or exam room
4. Nursery/day care center 1 parking space per 300 square feet of interior floor area dedicated to child care
5. School The greater of 1 parking space per 5 fixed seats or 1 parking space per 200 square feet gross floor area, for the largest place of public assembly
6. Utility substation 1 parking space per 1,000 square feet, excluding office space, plus 1 parking space per 500 square feet of office

### **Retail and Commercial Service Uses**

1. Auto, gas/service/repair 1 parking space per service bay and 1 parking space per 4 fuel pumps
2. Auto, recreational vehicle or boat sales 1 parking space per 500 square feet of indoor gross floor area, plus 1 parking space per 5,000 square feet of outdoor sales area
3. Banks, savings and loan, other financial institution 1 parking space per 500 square feet of gross floor area
4. Fast food restaurant 1 parking space per 400 square feet of gross floor area

- |     |   |   |
|-----|---|---|
| 5.  | Funeral home  | 1 parking space per 500 square feet of gross floor area |
| 6.  | Hotel/Motel   | 1 parking space per rental unit                         |
| 7.  | Laundromat  | 1 parking space per 500 square feet of gross floor area |
| 8.  | Office  | 1 parking space per 500 square feet of gross floor area |
| 9.  | Personal service business (barber shops, photo shops, appliance repair) | 1 parking space per 500 square feet of gross floor area |
| 10. | Restaurant, tavern  | 1 parking space per 300 square feet of gross floor area |
| 11. | Retail store, general merchandise store                                 | 1 parking space per 500 square feet of gross floor area |

**Industrial and Wholesale Trade Uses**

- |   |   |
|---|---|
| Industrial, wholesale trade, warehouse uses | 1 parking space per 2,000 square feet, excluding office space, plus 1 parking space per 500 square feet of office space |
|---|---|

**SECTION IV. – Code Amendment.**

The Codified Ordinances of Red Hill Borough, Chapter 27 (Zoning), Part 7 (Off-Street Parking and Loading), Section 27-702 (General Regulations Applying to Off-street Parking Facilities), Subsection 27-702.5 is hereby deleted and restated in its entirety as follows:

5. Location of Parking Spaces.

- A. Required off-street parking spaces shall be on the same lot or premises with the principal use served. If the parking cannot be provided on the lot with the principal use, it shall be provided within 200 feet of the principal use.
- B. Borough Council approval via the conditional use process shall be required for off-street parking space(s) proposed between the street curb and the primary face of a building constructed after the adoption date of this Chapter if such spaces would be at least partially within 30 feet of the curb. Borough Council may approve such parking only upon sufficient demonstration by the applicant that:

- (1) There is no feasible alternative to placing parking in this location, such as placing parking to the rear or side of the building; and
- (2) The parking and any related driveway will be designed to minimize interference with pedestrian movements.

**SECTION V. – Code Amendment.**

The Codified Ordinances of Red Hill Borough, Chapter 27 (Zoning), Part 7 (Off-Street Parking and Loading), Section 27-703 (Design Standards for Off-street Parking Facilities), Subsection 27-703.1 is hereby amended to add a new Subsection 27-703.1.E as follows:

- E. No parking area shall be designed to require or encourage vehicles to back into a public street in order to leave a parking space, except for a single-family or two-family dwelling with access onto a local street or parking court. Parking spaces may back onto an alley.

**SECTION VI. – Code Amendment.**

The Codified Ordinances of Red Hill Borough, Chapter 27 (Zoning), Part 7 (Off-Street Parking and Loading), Section 27-703 (Design Standards for Off-street Parking Facilities) is hereby amended to add a new Subsection 27-703.11 as follows:

11. Electric Vehicle Parking Stations. The Borough of Red Hill requires the installation of electric vehicle (EV) charging stations within all new, expanded or reconstructed parking areas.
  - A. Size. The size of a parking space used for EV charging stations shall be as required under subsection 2.
  - B. Location. Placement of EV charging stations is preferred at the beginning or end of a series of parking stalls.
  - C. Design. The following requirements apply with respect to the design of EV charging stations:
    - (1) Electric vehicle supply/service equipment (EVSE) mounted on pedestals, bollards or other devices shall be installed 24 inches from the face of the curb.
    - (2) Charging station outlets shall be installed no lower than 24 inches and no higher than 48 inches from the top of the surface where mounted, and shall contain a retraction device and/or place to hang permanent cords and connectors sufficiently far above the ground or pavement surface.
  - D. Maintenance. EVSE shall be maintained in all respects, including the functioning of charging equipment. A phone number or contact information

shall be provided on the charging station equipment for reporting when the equipment is not functioning properly or other issues with such equipment.

- E. Number of spaces. Parking spaces providing EV charging stations are to be included in the minimum number of parking spaces required. The required number of EV charging stations is based on the total number of spaces required as part of land development plan or applicable permit plan approval.
  - (1) One out of every ten parking spaces provided shall be an EV charging station.
  - (2) The total number of off-street parking spaces may be reduced by 1 for lots of 20 or fewer parking spaces by conditional use for every Level 3 EVSE proposed.
- F. Fees. The property owner is not restricted from collecting a reasonable service fee for the use of EV charging stations made available to residents, employees and visitors to the property on which the EV charging station is located.
- G. Signage. The following information shall be provided on every EVSE:
  - (1) Contact information, such as phone number/TTY or text message support number, for the appropriate party to be notified if the EVSE is inoperable, inaccessible, or unsafe that is available 24/7;
  - (2) Address of the EVSE for emergency response purposes;
  - (3) Installation date, model number, and voltage and amperage levels of the EVSE;
  - (4) Hours of operation and/or time limitations or restrictions;
  - (5) Parking and charging fees/rates;
  - (6) Enforcement warnings (e.g. monetary fine, towing provisions); and
  - (7) A statement reading: “In case of emergency, dial 911).

## **SECTION VII. – Severability**

The provisions of this Ordinance are severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Council that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

## **SECTION VIII. – Failure to Enforce not a Waiver**

The failure of the Borough to enforce any provision of this Ordinance shall not constitute a waiver by the Borough of its rights of future enforcement hereunder.

**SECTION IX. – Effective Date**

This Ordinance shall take effect and be in force from and after its approval as required by the law.

**SECTION X. – Repealer**

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

**ORDAINED** and **ENACTED** by the Borough Council of Red Hill Borough, Montgomery County, Pennsylvania, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

**RED HILL BOROUGH COUNCIL**

By: \_\_\_\_\_  
**Donna Paul**, President

Attest: \_\_\_\_\_  
**Elizabeth DeJesus**, Secretary

**APPROVED** the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
**David Schiffgens**, Mayor

## NOTICE

NOTICE is hereby given that the Red Hill Borough Council, at its public meeting on December 10, 2025 at 7:00 PM at the Red Hill Borough Hall, 56 West Fourth Street, Red Hill, Pennsylvania 18076, will consider adoption of an ordinance entitled “Fire Code Official Duties Ordinance” amending the Codified Ordinances of the Borough of Red Hill, Chapter 27 (Zoning), Part 7 (Off-Street Parking and Loading), Section 27-701 to add a new Subsection 27-701.1.E to set forth a maximum parking limit; amending Chapter 27 (Zoning), Part 7 (Off-Street Parking and Loading), Section 27-701.2 to allow reduction of off-street parking areas by conditional use, rather than by special exception; amending Section 27-701.2.B.(2) to delete certain specific requirements relating to submission of plans for parking areas and implementing a new general requirement of submission of plans showing compliance with applicable parking requirements; amending Chapter 27 (Zoning), Part 7 (Off-Street Parking and Loading), to create a Section 27-701.3, setting forth an exemption for the first 2,000 square feet of gross floor area for uses contained in Table 1.7 and a revised Table 1.7 as previously contained in 27-701.2 setting forth revised required parking for various uses; amending Chapter 27 (Zoning), Part 7 (Off-Street Parking and Loading), Section 27-702.5 to set forth new parking location requirements related to the conditional use process and approval by Borough Council; amending Chapter 27 (Zoning), Part 7 (Off-Street Parking and Loading), Section 27-703 to add a new subsection 27-703.1.E setting forth requirements discouraging design of parking areas that require vehicles to back into a public street; and amending Chapter 27 (Zoning), Part 7 (Off-Street Parking and Loading), Section 27-703 to add a new Subsection 27-703.11 setting forth regulations relating to electric vehicle (EV) parking facilities and charging facilities within the Borough.

Copies of the proposed Ordinance are available for public inspection at the Borough Offices, 56 West Fourth Street, Red Hill, Pennsylvania 18076 where a copy of the proposed ordinance may be obtained at a charge not greater than the cost thereof, the offices of *The Town & Country*, 2508 Kutztown Road, Pennsburg, PA 18073 and the Montgomery County Law Library, Court House, Norristown, Pennsylvania, during normal business hours.

**MARK A. HOSTERMAN, ESQUIRE**  
**WISLER PEARLSTINE, LLP**

Solicitor for the Borough of Red Hill

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Thomas DiBello, Commissioner

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**Montgomery County  
Planning Commission**

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Scott France, AICP  
Executive Director

February 13, 2026

Ms. Liz DeJesus, Borough Manager  
Borough of Red Hill  
56 West Fourth Street  
Red Hill, Pennsylvania 18076

Re: MCPC #26-0019-001  
Plan Name: Off-Street Parking Ordinance  
Red Hill Borough

Dear Ms. DeJesus:

We have reviewed the above-referenced zoning ordinance text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 27, 2026. We forward this letter as a report of our review.

## BACKGROUND

The borough proposes an amendment to the off-street parking section of their zoning ordinance to update several standards and requirements. These include: establishing a parking maximum, simplifying the required plans to submit for a reduction in parking requirements, a reduction in parking requirements for the reuse of an existing building, requiring conditional use approval to build a parking lot between the street curb and the primary face of a building, prohibiting parking that requires parked vehicles to back into a public street, establishing electric vehicle parking standards, and revamping the minimum required off-street parking spaces per use to primarily utilize ratios based on gross floor area.

## COMPREHENSIVE PLAN COMPLIANCE

### UPPER PERKIOMEN VALLEY REGIONAL COMPREHENSIVE PLAN

There are several goals and discussions of parking in the *Upper Perkiomen Valley Regional Comprehensive Plan*. The Cultural Resources chapter recommends waiving some or all parking requirements in certain areas if the context allows for it. The plan notes that municipalities should prepare electric vehicle parking standards as the market may soon demand that charging stations be provided at retail stores and many other locations to keep the customer happy. Lessening parking requirements can be an incentive to promote adaptive reuse "a municipality can encourage the redevelopment of existing buildings along their Main Street by crafting zoning regulations that make adaptive reuse more attractive than starting new" like reducing parking requirements

## MONTCO 2040: A SHARED VISION

Red Hill Borough is primarily within the Suburban Residential Area of the future land use map of Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, with parts within the Community Mixed Use and Village Center areas. The Village Center area specifically calls for parking to be located to the rear of buildings.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the proposed ordinance; however, in the course of our review we have identified the following comments the borough may wish to consider prior to zoning amendment adoption. Our comments are as follows:

## REVIEW COMMENTS

### REDUCTION IN OFF-STREET PARKING AREAS

The proposed ordinance provides for an opportunity to reduce the parking requirement for uses proposed in an existing building. The borough should consider limiting this reduction to non-residential uses with no proposed increase to the footprint or gross floor area. This will help make sure that sufficient parking is provided for new residential dwellings and for expansions of businesses.

### PARKING MAXIMUM

The ordinance amendment proposes to limit the maximum amount of parking spaces that can be built to 150 percent of the minimum requirement in the ordinance. This can result in many superfluous spaces being built and a lot of extra impervious surfaces added. Standard parking lots can contribute to issues relating to water quality, stormwater management, the heat island affect, community character, and more. The borough may consider amending the proposed ordinance to encourage less parking, such as reducing the parking maximum to 125 percent. In the alternative, the borough should consider adding parking lot greening requirements for lots providing a greater amount of spaces than a specific threshold. Some potential standards may include naturalized bioentention islands, additional trees and greening, pervious paving, and sustainable lighting and energy practices.

### PARKING REQUIREMENTS

As written, the off-street parking requirements do not consider employee parking as a part of the calculation for the minimum number for certain uses, such as veterinary or hotel. The borough should be cognizant of these standards when working with applicants during the land development process.

### ELECTRIC VEHICLE PARKING STANDARDS

- A. Model Ordinance. Within the last year, MCPC published "*Electric Vehicle Supply Equipment And Charging Stations Ordinance*," a model for municipalities looking to add standards to their ordinances for the safe installation of electric vehicle charging stations (EVCS). The borough may consider reviewing the model to ultimately add a comprehensive version of the county's recommendations for EVCS.

- B. Accessibility. The borough may wish to add language addressing the accessibility of electric vehicle charging stations. Aspects of accessibility that can be addressed include the size and physical design of the parking spaces, when or how many accessible spaces served by a EVCS are required, the “use last” principle (an accessible EVCS may be used when all other are occupied but is otherwise an accessible parking space), and location.

## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal but we believe that our suggested revisions will better achieve Red Hill Borough’s planning objectives for commercial and residential development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt this proposed zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



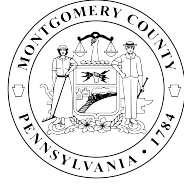
Matt Lubitz, Senior Planner  
[matt.lubitz@montgomerycountypa.gov](mailto:matt.lubitz@montgomerycountypa.gov) – (610) 278-3738

- c: Donna Paul, Borough Council President  
David Schiffgens, Borough Planning Commission Chairperson  
Mark A. Hosterman, Esq., Borough Solicitor  
Joshua Seeherman, P.E., Borough Engineer

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Scott France, AICP  
Executive Director

Date: February 19, 2026  
SUBJECT: Proposed Amendments to Zoning Ordinance and Map  
TO: Red Hill Borough Council  
FROM: Matt Lubitz, Senior Planner, Montgomery County Planning Commission

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The Planning Commission has discussed potential amendments to the borough's zoning ordinance and map to more appropriately account for current and potential land uses, and to guide development and redevelopment in applicable areas. The following are summaries of these potential changes with accompanying visuals. Borough Council may wish to provide direction to the Planning Commission as to which of the following if any to pursue.

**Map: Open Space/Park Zoning District**

A zoning district for passive and/or active open space will allow for the borough to more strongly dictate the permitted uses and thus limit their development. This includes control over accessory uses and features. Parcels identified for this district include the county-owned parcel in the Mobile Home zoning district, Red Hill Park, Centennial Park, and potentially anything in the Agricultural or Limited Industrial zoning districts that may be better served as open space.

**Map: Expand R-3 Zoning District and Residential Office Preservation Overlay District (ROP) on east side of Main Street (Attachment A)**

This includes the rezoning of the following properties:

- The townhouses at the southeast corner of Main and E 8<sup>th</sup> Streets add ROP (underlying district remains R-3).
- 800 Main Street (vacant commercial, formerly Hardcore Cycles), 808 Main Street (Garden Apartments, 8 units) and 812 Main Street (Garden Apartments) change from Limited Industrial (LI) to R-3 and add ROP.

The goal of this rezoning is to permit uses that more appropriately reflect the state of the subject properties. The apartments can be protected from industrial redevelopment but still changed to an office use within the context of the district's standards designed to limit adverse impact to neighboring properties. This also directs redevelopment of 800 Main Street to a use more amenable to the borough's goals for the corridor.

**Map: Rezone Stauffer Properties to R-3 and expand Village Residential Overlay District (VR) (Attachment B)**

Should the Stauffer properties be subject to redevelopment, there is an opportunity to guide what is next for this approximately six acre plot of land. In lieu of a warehouse or industrial business, discussion centered around residential development at the density provided for in the R-3 district, which contributes to the regional growth goals for the boroughs. This will match the residential development directly to the south and west.

**Map: Rezone Select Properties Between 8<sup>th</sup> and 9<sup>th</sup> Streets as R-3 (Attachment C)**

This includes rezoning the CWI Holdings properties from LI and 834 Bitting Alley (Sands Collision Center) from R-4 to R-3. Similar to above proposals, this will create a large undeveloped area that can be subject to residential growth at appropriate density levels for regional goals. This also protects the surrounding residential uses from industrial development.

**Text: Permit Mixed-Use in the Retail Residential Zoning District (RR)**

The RR currently permits what it describes as “mixed uses,” which is described as a mix of institutional, retail, office, personal or professional services, government, religious or community service organizations. This district does not permit the more common definition of mixed-use: commercial and residential uses in the same building. Mixed-use redevelopment is already proposed for properties in this zoning district and can provide an affordable and walkable housing option in the area of the borough densest with business. If this is a listed use in the ordinance, the borough can apply conditions to control the style or form of the use, such as requiring the commercial be on the first floor with residential units on the second floor and above or setting a limit on density or height.

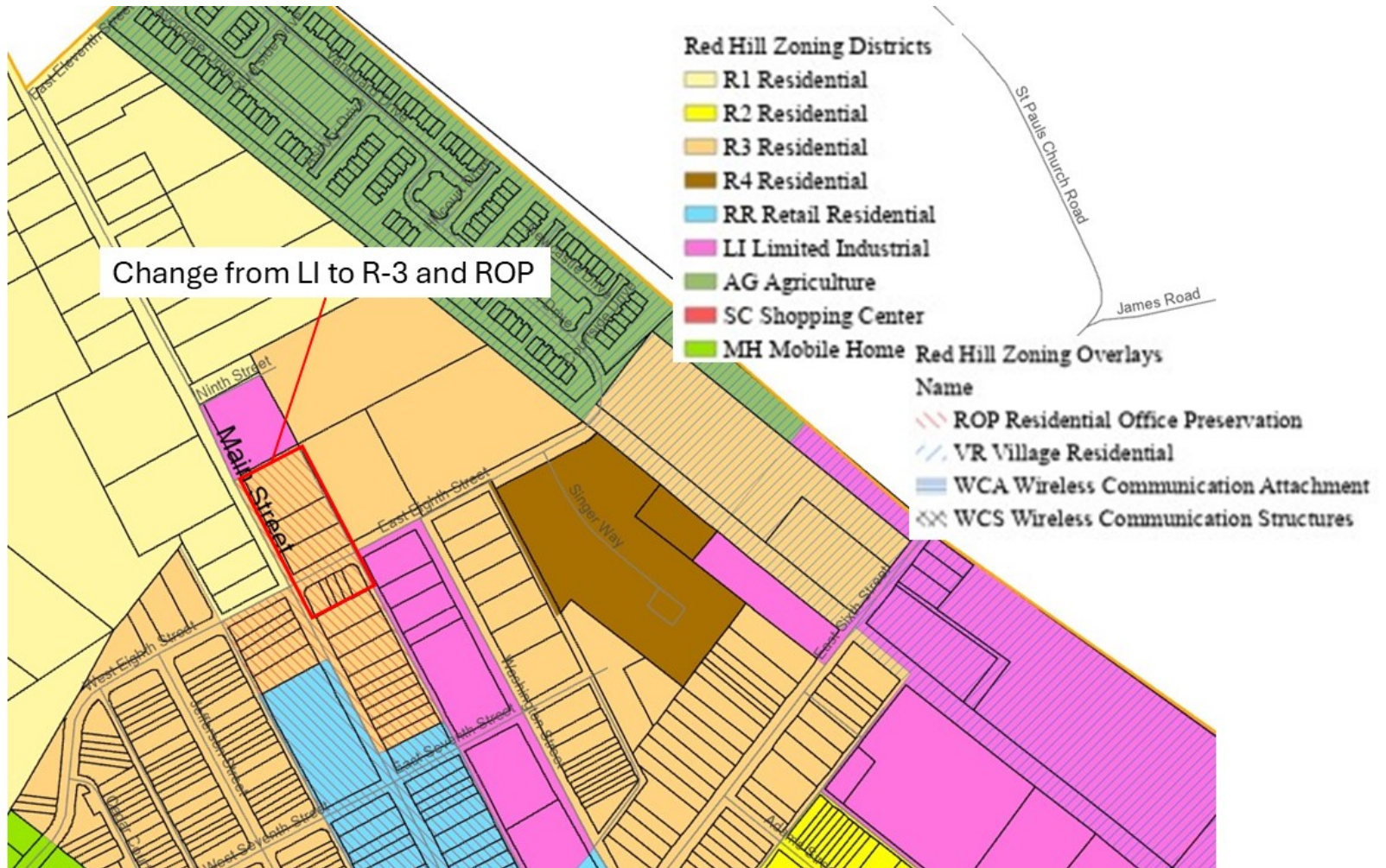
**Map: Expand the RR North to 7<sup>th</sup> Street (Attachment D)**

The 600 block of Main Street currently is zoned R-3 with the ROP overlay. Many lots within and both immediately north and south of this block are commercial. The RR permits a variety of residential uses so the single-family and other dwellings will remain compliant with the zoning, but the RR can provide the opportunity for infill development at a scale and scope appropriate for this block of the borough.

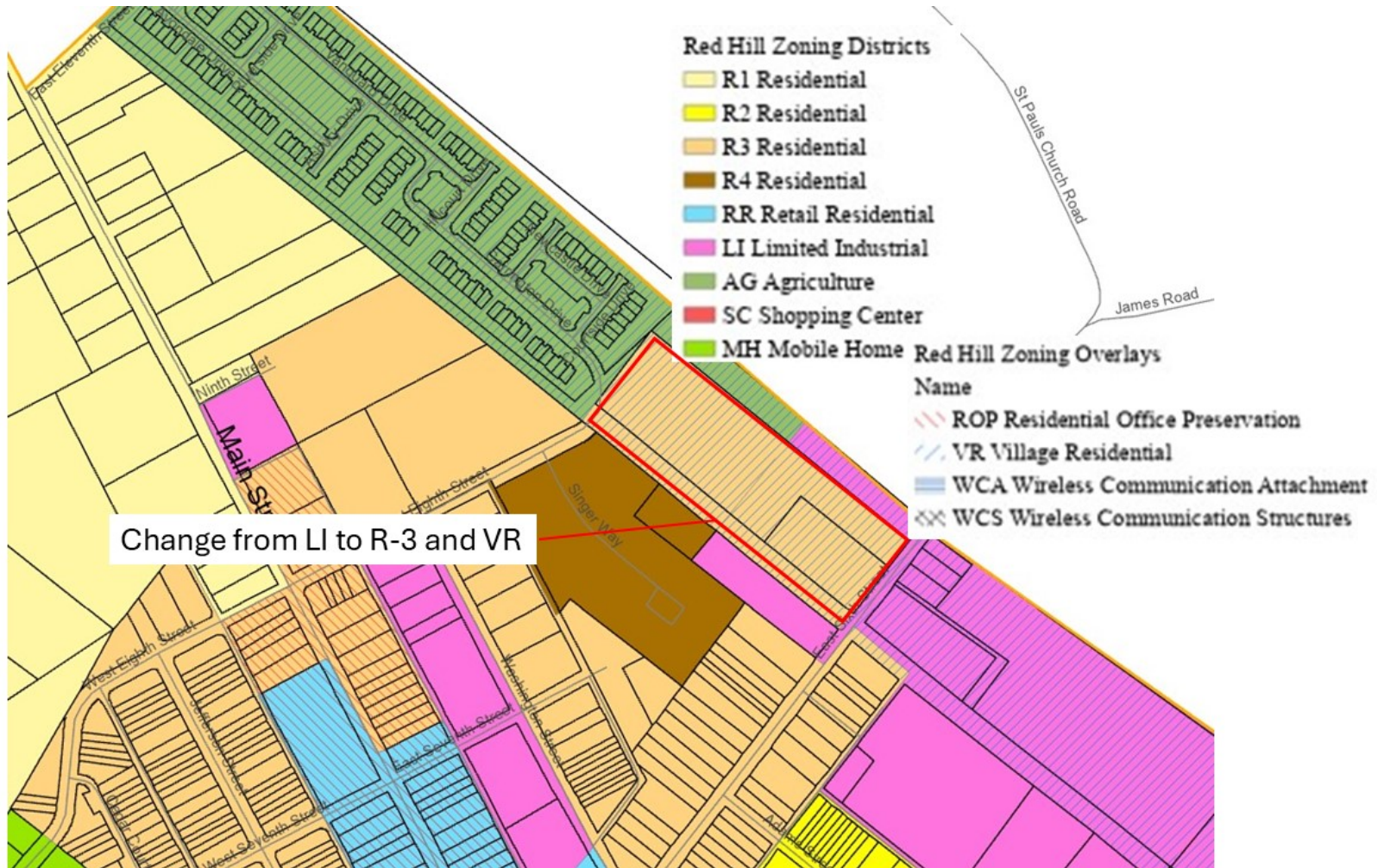
**Text: Amend the RR or ROP to Assist Existing B businesses Function s**

The ROP as currently written primarily permits office and personal service uses in a select area along Main Street. It does not provide any different dimensional or other zoning standards to allow commercial uses flexibility to make minor changes. Borough staff has reported the necessity of multiple zoning variances when a business proposes minor changes to their operations, such as number of tables at a restaurant. This proposed ordinance amendment will take collaboration to determine the best

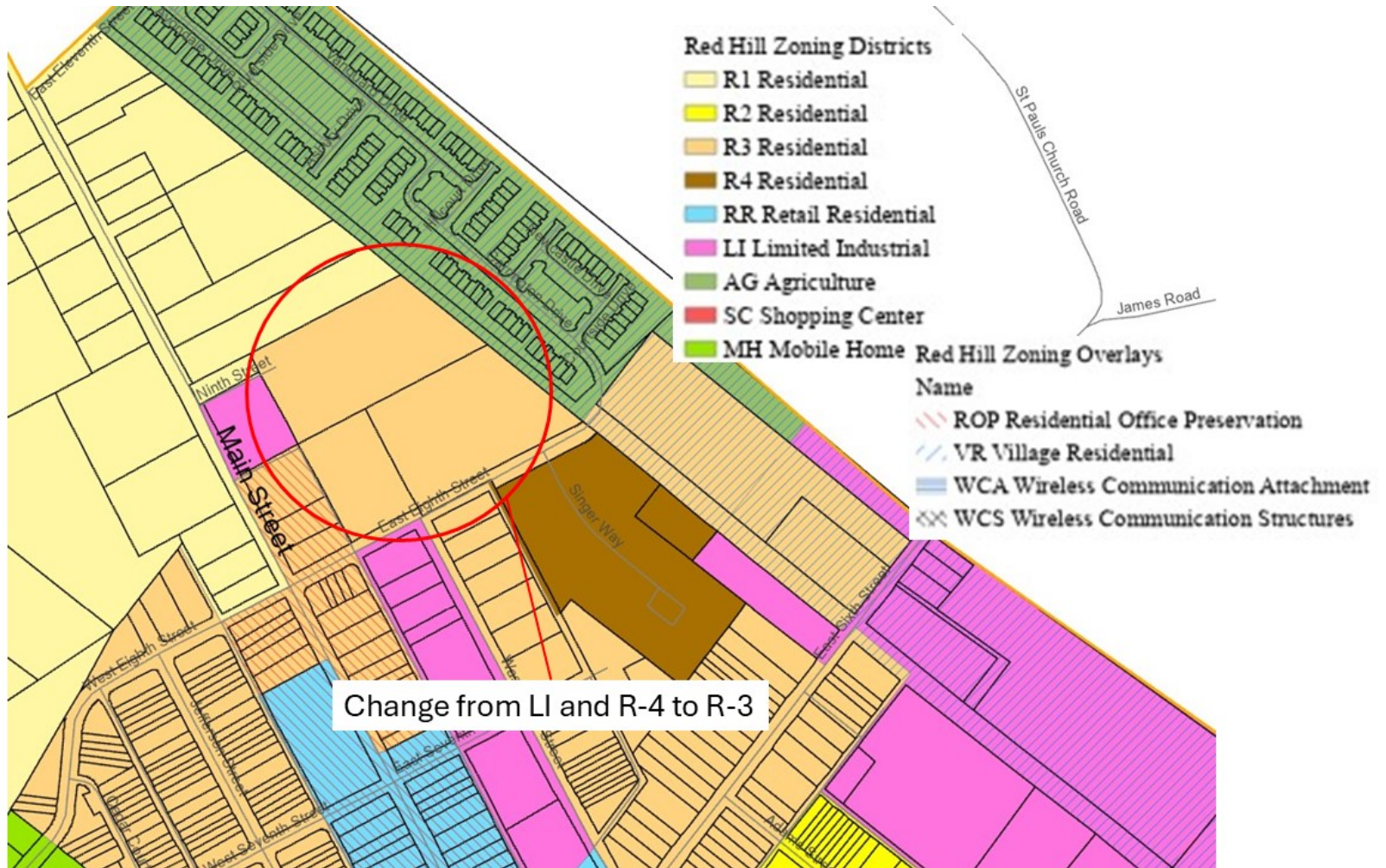
Attachment A



Attachment B



Attachment C



Attachment D

