

CITY OF WILLIAMSPORT, PA

FILE OF CITY COUNCIL

BILL No. 1768-21

SESSION OF 2021

Approved on first reading

This day 21st of Jan 2021

Members of City Council:

ALLISON, MIELE, KATZ, YODER
MACKAY, PULIZZI, BANKS

Approved on final reading

This day 4th of Feb 2021

AN ORDINANCE

6402

AN AMENDMENT TO THE CITY OF WILLIAMSPORT ZONING ORDINANCE TEXT TO REVISE CERTAIN REQUIREMENTS WITHIN PRIMARILY BUSINESS ZONING DISTRICTS REGARDING ALLOWED USES, TO REVISE CERTAIN DIMENSIONAL REQUIREMENTS WITHIN ALL OF THE ZONING DISTRICTS, TO ADD TREE PLANTING REQUIREMENTS, TO ADD A DEFINITION OF A FLEX SPACE BUILDING, AND TO ADD DESIGN STANDARDS IN A PORTION OF THE CS DISTRICT.

Under the authority and procedures of the Pennsylvania Municipalities Planning Code, as amended, the City Council of the City of Williamsport hereby enacts the following amendment to the City of Williamsport Zoning Ordinance, which is within Part Thirteen entitled "Planning and Zoning Code" of the Consolidated Ordinances of Williamsport.

Part One. The following revisions are made to the Use Regulations in Section 1333.05:

Rename the heading of subsection (a) as "Primarily Residential and Institutional Uses."

In subsection (a) (3), change "multi-family dwellings" to "multi-family dwellings that are not in a building with at least one street-level commercial use". In (a)(3)(a) and (b) change the "C" for conditional uses within the columns for the CBD and CS districts to being not permitted in those two districts. Add the following: "See also multi-family dwellings in combination with a commercial use in row (a) (5) below."

In subsection (a)(5)(b), change "Dwelling in combination with a commercial use..." involving "(b) Multi-family units and other dwellings" from "C" for conditional use to "X", to allow the use as a permitted by right use, within columns for the CBD and the CC zoning districts. Change the words "Dwelling in a building also used for commercial purposes" to "Dwellings in a building that also includes at least one street-level commercial or office use".

In subsection (a) (7) pertaining to "Conversion of an existing principal building into multi-family dwellings...", remove the "S" for the CBD and CC districts, and add the following as a note: "Such a conversion of building space into multi-family dwellings shall be regulated in the same manner as new construction under the requirements of subsection (a) (5) above, within the CBD and CC districts."

In subsection (a) (10) pertaining to "Colleges and universities", add an "X" for permitted by right use to the columns for the INST and CBD districts.

In subsection (a) (11) pertaining to "Business colleges, trade schools...." add an "X" for permitted by right use to the columns for the CBD and CS districts.

In subsection (a) (13) pertaining to Auditoriums, coliseums," delete the text for "a." and "b." and add an "X" for permitted by right use in the INST, CC and CBD districts.

In subsection (a)(15) pertaining to nursing homes or personal care centers, for "(a) five or more bed capacity", change the "C" to "X" for permitted by right use in the INST, CC, CBD and CS districts.

In subsection (c) (27) pertaining to retail sales, in row "b.", add an X in the column for the CC district. Add the following "A pharmacy may include accessory customer drive-through facilities."

In subsection (c)(28) pertaining to retail sales, add the following "A pharmacy may include accessory customer drive-through facilities, provided that the applicant shall provide evidence to the Zoning Officer that the drive-through facilities have been designed to the maximum extent feasible to: 1) minimize noise conflicts with any adjacent dwellings 2) minimize conflicts with pedestrians on sidewalks and within the lot, and 3) include adequate waiting areas for vehicles that avoid back-ups of traffic onto a street."

In subsection (c)(29) pertaining to personal and consumer service establishments, in row "b.", add a "X" for permitted by right use in the column for the CS district.

In subsection (c) (33) pertaining to drive-through restaurants, add the following:

"a. The applicant shall provide evidence to the Zoning Officer that the drive-through facilities have been designed to the maximum extent feasible to: 1) minimize noise conflicts with any adjacent dwellings 2) minimize conflicts with pedestrians on sidewalks and within the lot, and 3) include adequate waiting areas for vehicles that avoid back-ups of traffic onto a street."

In subsection (c) (34) pertaining to "Banking", add the following: "This use may include accessory customer drive-through facilities provided that the applicant shall provide evidence to the Zoning Officer that the drive-through facilities have been designed to the maximum extent feasible to: 1) minimize noise conflicts with any adjacent dwellings 2) minimize conflicts with pedestrians on sidewalks and within the lot, and 3) include adequate waiting areas for vehicles that avoid back-ups of

traffic onto a street."

In subsection (c) (37) pertaining to funeral homes, add an "X" for permitted by right use in the column for the CS district.

In subsection (c) (41) pertaining to veterinary offices, add an "X" for permitted by right use in the column for the CC district.

Add the following as (d) (43): "Flex Space Building - With a "X" for permitted by right use in the column for the CS, ML and MH districts, and with the following note: "Provided that if a specific use within the building needs conditional or special exception use approval under this Ordinance, it shall continue to need such approval, and provided that only uses listed as allowed by this table shall be allowed in the building."

In subsection (d) (55) pertaining to food processing for an on-premises retail sales use, add an "X" for permitted by right use in the CC, CBD and CS districts.

In subsection (e) (65) pertaining to automotive service station, add the following:

- "c. Any areas or buildings that primarily serve tractor-trailer trucks shall be setback a minimum of 200 feet from any CBD district and residential district.
- d. If the automotive service station is located within 300 feet from a CBD district boundary, an architectural masonry wall with the appearance of brick or stone and with a minimum height of 3 feet shall be placed along any public street. Such wall is not required at vehicle or pedestrian entrance points or where it cannot be placed without obstructing safe sight distances or a storm water swale. Shrubbery or similar plantings shall be placed between the wall and the sidewalk."

Replace the text in row (f) (71) with the following: "(71) Any use classified to be within the "High Hazard Use Group" (or its successor terminology), as categorized by the Construction Codes that are currently in effect within the City."

Part Two. The following revisions are made to Section 1343.02 "Table of Height, Area and Bulk Regulations":

The first table of dimensional requirements, which includes minimum lot areas, shall remain in effect. The second table of dimensional requirements shall be replaced with the following new table:

Zoning District	Min. Front Yard (feet)	Min. Rear Yard (feet)	Min. Each Side Yard (feet)	Max. Building Height in Stories (g)	Max. Building Height in Feet (g)	Max. Percent of the Lot Area that can be Covered by Buildings G)
RIA	25	50	20	2.5	35	20%
RIB	25	30	10	2.5	35	25%
R2	25	30	6 (a)	2.5	35	50%
R3 1) For uses other than multi-family dwellings 2) For multi-family dwellings	1) 15 2) 15	1) 25 2) 30	1) 6 (a) 2) 30	1) 2.5 2) 4	1) 35 2) 50	1) 50% 2) 50%
RU - Section 1343.03 applies.						
INST	20	25	20	12 for a hospital, 5 for other uses	150 for a hospital, 70 for other uses	50% (may be based upon adjacent land in common ownership)
CC	-(k)	15	3 (b)(c)	4	50	70%
CBD See also the Design Standards for the CBD district in Section 1379.11 of the City Subdivision and Land Development Ordinance.	0 (h)	0	0 (c)	12	200, except 70 feet within 30 feet from the lot line of a residentially-used lot in a residential district	95%
CS	10	15 (i)	3 (c)(i)	4	50	70%
ML	10	15 (i)	10 (c)(i)	4	60	70%

Zoning District	Min. Front Yard (feet)	Min. Rear Yard (feet)	Min. Each Side Yard (feet)	Max. Building Height in Stories (g)	Max. Building Height in Feet (g)	Max. Percent of the Lot Area that can be Covered by Buildings G)
MH	25	15 (i)	10 (c) (i)	4	60	70%
O	25	15	15	2.5	35	10%

In the notes after the two dimensional tables, the following revisions are hereby made:

Add "Min. = Minimum . Max. = Maximum"

Change note "(d)" to the following: "(d) A minimum of 1,000 square feet of lot area shall be required for each dwelling unit, unless conditional use approval is granted to allow a minimum of 500 square feet of lot area for each dwelling unit."

Add a new note "(g)" as follows: "(g) Where height is measured in stories and feet, the more restrictive requirement shall apply."

Add a new note "(h)" as follows: "(h) In the CBD district, at least 50 percent of length of a building wall parallel to a public street of any new principal building shall have a maximum front building setback along a public street of 20 feet. A larger maximum building setback shall be allowed as necessary for the purpose(s) of only accommodating an outdoor cafe, pedestrian plaza or a vehicle entrance to a parking structure. The intent is to have new parking to the side and rear of the building. On a lot that abuts more than one public street, this provision shall only apply to the most heavily traveled of the abutting streets. In the CBD district, as part of any new principal building, at least one exterior door that is available for use by customers or patrons shall be placed facing onto a public street, or within 30 feet from a public sidewalk along a street."

Add a new note (i) as follows: "(i) Except 30 feet from the lot line of a residentially-used lot in a residential district for an industrial use, an area routinely used as a tractor-trailer loading dock, an area used for the bulk storage of hazardous uses, or a gasoline station."

Add a new note G) as follows: "G) Where individual dwellings or buildings are owned in a condominium or similar arrangement, the maximum building coverage may be based upon the entire development tract, as opposed each individual lot."

Add a note (k) as follows: "Newly constructed buildings within the CC district shall be built to the front setback of one of the following:

- (1) the majority of the existing building on the block faces on the same side of the street, where the Zoning Officer determines there is a prominent setback.
- (2) the average of front yard setbacks of existing buildings on adjoining properties.

A larger front yard setback shall be allowed for the sole purpose of providing space for outdoor restaurant seating or a landscaped pedestrian plaza, or to accommodate vegetated storm water infiltration areas or rain gardens.

Part Three. The following addition is made to the parking requirements in Section 1345.03(e) under Landscaping:

"(iv) A minimum of one deciduous shade tree meeting City requirements shall be planted for every 10 new off-street parking spaces that are added to a lot, other than spaces within an underground or multi-story parking structure. These trees may be planted within the lot, such as within and/or around parking areas. The Zoning Officer may allow existing healthy trees to be preserved to meet some or all of this requirement. These trees shall be planted in addition to any existing or required street trees."

Part Four. Design Standards in the CS district.

To provide transitional provisions between zoning districts as authorized by the Municipalities Planning Code, the following new section is added to the Ordinance:

"1333.07. Design Standards in Portions of the CS District.

- (a) This Section 1333.07 shall apply to proposed buildings or portions of buildings that are located within 300 feet from the boundary of the CBD zoning district.
- (b) At the time of a land development application for a new or expanded building, an architectural sketch or elevation shall be submitted to the Zoning Officer showing the proposed appearance of the building as viewed from at least adjacent one public street. The submittal shall include a description of the exterior building materials and approximate window and door sizes and numbers facing onto an adjacent public street.
- (c) A building shall have at least one pedestrian entrance facing onto a public street that is available for use by customers and/or residents of the building. For portions of a building that face onto an adjacent public street, at least 15 percent of the portion of the vertical area of walls that are less 15 feet above the ground level shall be comprised of pedestrian doors and windows.
- (d) See also the standards for automotive service stations.
- (e) A new exterior tractor-trailer loading dock shall not be located within 100 feet from the right-of-way or Third Street or Basin Street, if such loading dock would be visible from one or both of those streets."

Part Five. Changes for Design Standards of Article 1379.

The following subsections are added:

To Section 1379.04 Parking lots:

- (j) any newly constructed parking lots within the CC district shall have a pedestrian entrance that faces onto a public street or a landscaped plaza that abuts a public street.