

TOWNSHIP OF FERGUSON

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FERGUSON TOWNSHIP PLANNING COMMISSION REGULAR MEETING AGENDA Monday, March 11, 2019 6:00 PM

I. CALL TO ORDER

II. CITIZEN INPUT

III. SCOTIA YOUNG FOREST INITIATIVE – CLEARWATER CONSERVANCY

Kevin Abbey, Land Conservation Manager and Suzy Yetter, Conservation Projects Coordinator will be in attendance to discuss this National Fish and Wildlife Foundation funded project that will engage a variety of organizations, municipalities and citizens with protecting, restoring and creating young forest habitats in and around the Scotia Barrens and surrounding landscape. The Clearwater Conservancy will be working with landowners to protect lands through several tools to strengthen habitat areas.

Staff Recommendation: Listen to the presentation, ask questions and make comments as necessary.

IV. FERGUSON TOWNSHIP ZONING & SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVISIONS

Carolyn Yagle of Environmental Planning & Design has attended the past few Planning Commission meetings to review and discuss revising the proposed “Quickview” tables, additional suggested changes to the Zoning Map and issues raised at the February 21, 2019 Ordinance Open House. At the February 25th meeting, Ms. Yagle indicated that she would send the proposed Quickview drafts for further consideration.

Staff Recommendation: The Planning Commission provide further comments on the proposed Quickview Tables.

V. CONSENT AGENDA

A. REVISED HARNER FARM CONCEPT PLAN AND GENERAL COMMENTS

VI. PLANNING DIRECTOR REPORT

VII. ACTIVE PLANS UPDATE

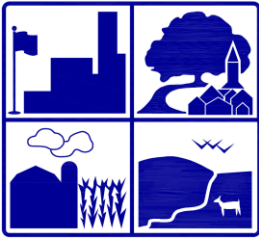
VIII. CENTRE REGION PLANNING COMMISSION REPORT

IX. ZONING/SALDO UPDATE

X. PINE GROVE MILLS – SMALL AREA PLAN

XI. APPROVAL OF ORGANIZATIONAL AND REGULAR MEETING MINUTES: FEBRUARY 25, 2019

XII. ADJOURNMENT



TOWNSHIP OF FERGUSON

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TO: Ferguson Township Planning Commission

FROM: Raymond J. Stolinas Jr., AICP, Director of Planning & Zoning
Lindsay K. Schoch, Community Planner

DATE: March 5, 2019

SUBJECT: Scotia Young Forest – Clearwater Conservancy

The Board of Supervisors had the opportunity to hear representatives from ClearWater Conservancy discuss the Scotia Young Forest Conservation Initiative at their meeting on February 4th. After the discussion, the Board of Supervisors directed ClearWater Conservancy to make a similar presentation to the Planning Commission. ClearWater Conservancy has received a grant from the National Fish and Wildlife Foundation to “protect, restore, and create young forest habitats in and around the Scotia Barrens and surrounding landscape.” One of the requirements of the grant is to make local public officials (and others in the community) aware of the initiative. Therefore, Kevin Abbey and Suzy Yetter will be present at the March 11th Planning Commission meeting to discuss the initiative and answer any questions the Planning Commission may have.

Staff Recommendation: Listen to the presentation, ask questions and make comments as necessary.

Conserving Young Forests on Private Lands to Benefit Forest Diversity, Threatened Species And the Scotia Barrens

Suzy Yetter, Conservation Projects Coordinator, ClearWater Conservancy

A complex, dynamic community of plants, animals, and organisms lives within a healthy forest. According to the Pennsylvania Game Commission (PGC), the best overall habitat conditions for the widest variety of wildlife occur where there is a good balance of forest age classes interspersed across the landscape. This ensures everything from small shrubs and herbaceous cover to old cavity trees and mature oaks are available in adequate amounts for many wildlife species. Maintaining a healthy forest requires active management, however. More than a century of widespread clear cutting followed by fire suppression coupled with a hands-off approach has created drastic declines in very old and young forest types. As a result, our forests today are mostly middle-aged and highly unbalanced.

Young forest habitat is a mix of native shrubs, saplings, and herbaceous vegetation and is essential for many wildlife species, including golden-winged warblers, American woodcock, ruffed grouse, and many more. The decline in young forest types (also known as early successional forests) has been dramatic, resulting in serious population declines of more than 60 kinds of wildlife in New England, the Mid-Atlantic States, and the Midwest. In 2013, the American Bird Conservancy listed young forests of eastern deciduous forests as one of the top 10 Most Threatened Bird Habitats in America and stressed the need for landscape-scale habitat creation and improvements. In Centre County's Bald Eagle watershed, early successional forests comprise less than 3% of forest, yet potential wildlife species ranges suggest young forest habitats could potentially increase by 52% in the watershed.

An important example of young forest habitat can be found in Centre County near Penn State University's Main Campus. State Game Lands (SGL 176), also known as the Scotia Barrens, represents the largest example of pitch pine-scrub oak barrens habitat remaining in the state and once spanned Huntingdon, Centre, and Clinton counties. This global natural heritage area borders the growth boundary of the Centre Region, which grows at a rate of one new household per day. As additional acres continue to be lost, SGL 176 becomes increasingly isolated further threatening the integrity of the barrens ecosystem and the viability of its resident wildlife populations.

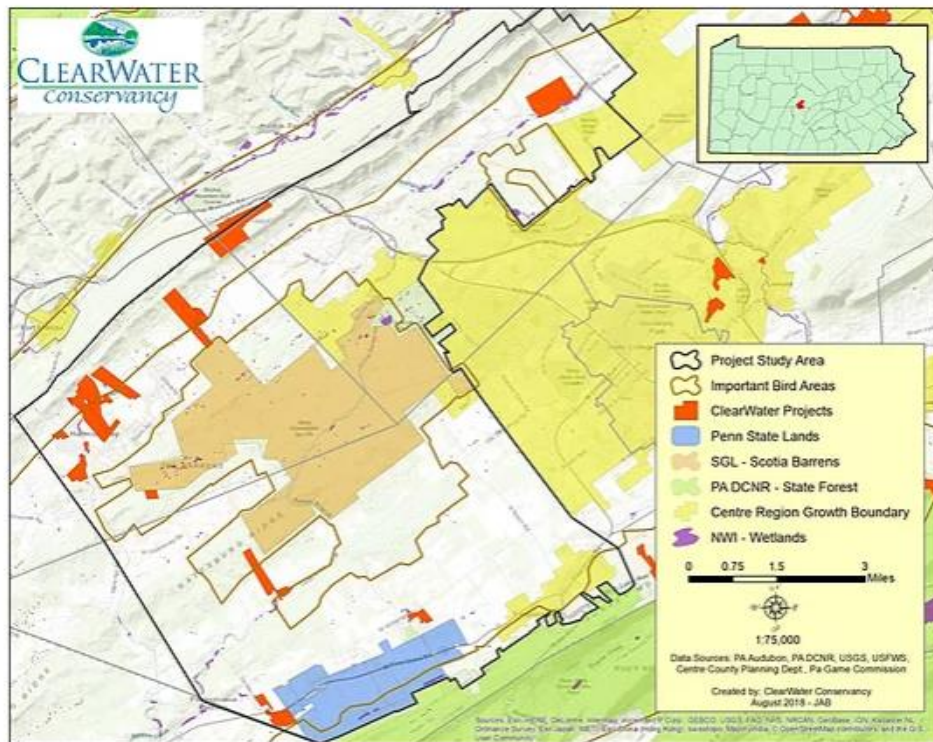
With 71% of forested land in Pennsylvania under private ownership, the persistence of this habitat in and around the Barrens and throughout the state depends largely on private woodland owners who actively manage their lands for health and diversity. Yet managing private forests and coordinating stewardship efforts at the landscape scale is difficult. The vast majority of landowners own less than 10 acres of land, and many are unaware of available programs to help them improve forest conservation and stewardship. Coordinating these efforts at a landscape scale requires thoughtful planning, and building a sense of community, shared responsibility and long-term commitment.

The Scotia Young Forest Conservation Initiative

Thanks to a grant from the National Fish and Wildlife Foundation, ClearWater Conservancy is partnering with multiple agencies, organizations, municipalities and private citizens to protect, restore, and create young forest habitats in and around the Scotia Barrens and surrounding landscape. Our long-term goal is

to connect this unique and important habitat with the surrounding ridges to ensure this special area is preserved for future generations. Our plan involves 1) prioritizing key areas in the potential corridor and surrounding landscape for early successional forest habitat management, and 2) engaging with interested landowners to explore ways to restore and maintain these habitats in a shared commitment. By working together we can build local capacity for improving the diversity, connectivity and viability of these important young forest habitats and overall forest health.

Maintaining the special character of the Scotia Barrens and its many benefits to our region is one of ClearWater Conservancy's highest priorities. We work with concerned and willing landowners to protect lands through riparian buffers, wildlife habitat enhancement, conservation easements, land donations, and outright purchases. In addition, interested landowners can contact ClearWater staff for assistance with identifying areas of high ecological value on their property and advice on resources and tools available to protect these areas.



We welcome all contributions to the project. Interested land owners and volunteers are encouraged to contact Suzy Yetter at suzy@clearwaterconservancy.org or call (814) 237-0400 for more information.

§ 27-205.1 - District - Rural Agriculture (RA)

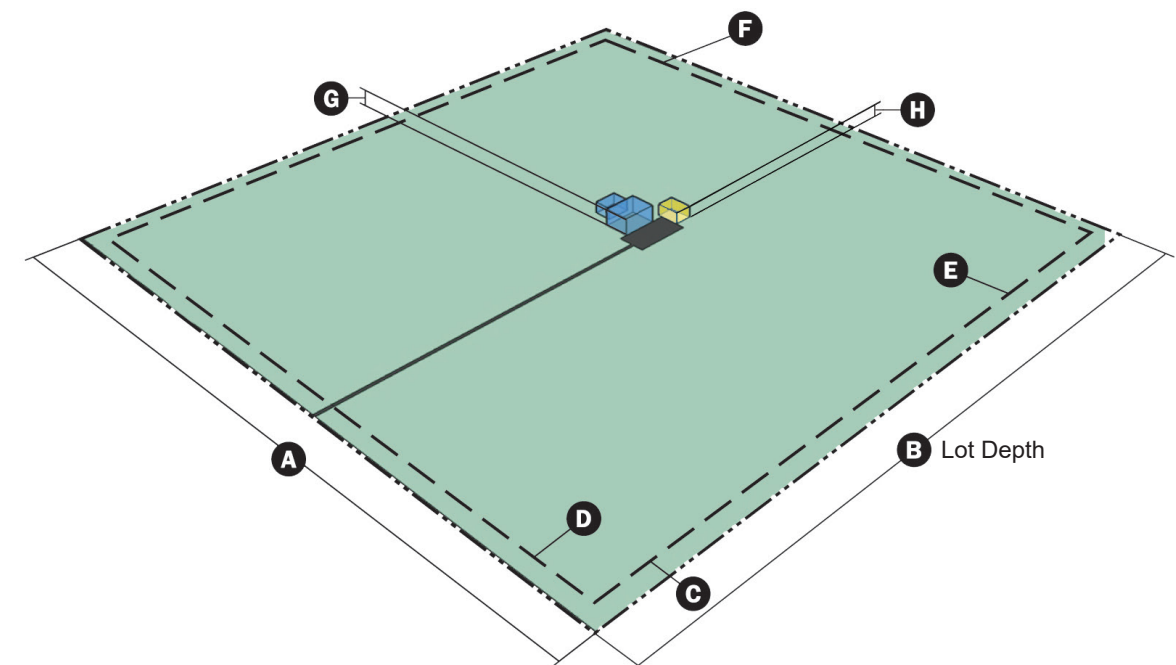
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Agriculture	P
1	Agriculture Related Production	P
1	Bird and Wildlife Sanctuaries/Fish Hatcheries	P
1	Commercial Hunting Preserves	C
1	Conservation Areas	P
1	Equestrian Facility (50 acres or greater)	P
1	Landscape and Garden Center – Non-Retail (50 acres or greater)	P
2	Cemeteries	P
2	Cideries	P
2	Community Gardens	P
2	Country Club	C
2	Emergency Services	P
2	Equestrian Facility (less than 50 acres)	C
2	Essential Services – Type 1	C
2	Farm Cafés	C
2	Farm Markets	C
2	Golf Course	C
2	Kennels	P
2	Landscape and Garden Center – Retail	P
2	Landscape and Garden Center – Non-Retail (less than 50 acres)	C
2	Mining and Quarrying	C
2	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
2	Park and Outdoor Recreational Facilities, Community, Public	P
2	Park and Outdoor Recreational Facilities, Regional, Public	P
2	Pet Care Services Facility	C
2	Places of Assembly, Neighborhood	C
2	Places of Assembly, Community	C
2	Places of Assembly, Regional	C
2	Solar Energy Systems (PSES)	C
2	Tasting Facilities	P
2	Veterinary Offices/Clinics	P
2	Water Production Facilities	C
3	Single-Family Detached Dwellings (one for every 50 acres of a primary use)	P
3	Single-Family Attached Dwellings	P
3	Two-Family Dwellings	P
3	Seasonal Dwellings	P
4	Communication Towers	P
4	Wind Energy System	C

ACCESSORY USES				
Use	Area and Bulk Categories			
	1	2	3	4
Accessory Food Operations	P	P	P	
Agriculture/Environmental Education Program	P	P	P	P
Agriculture	P	P	P	P
Agritourism	P	P	P	P
Bed and Breakfast (1-3 rooms)			P	
Bed and Breakfasts (10 rooms max.)			P	
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P
Cideries	P	P	P	
Commercial Hunting Preserve	P	P		
Community Garden	P	P	P	P
Community-Supported Agriculture Delivery Station	P	P	P	
Composting – Small Scale	P	P	P	P
Day and Overnight Camping	P			
Dwelling Units	P		P	
Essential Services – Type 2	C	C		C
Family Child-Care Homes			P	
Farm Cafés	P	P		
Farm Markets	C	C		
Farm Stands by Road <2,000 SF	P	P		
Farm Stands by Road >2,000 SF	P	P		
Farm Structures, Traditional-Scale	P	P		
Farm Structures, Non-Traditional-Scale	P	C		
Food Trucks	P	P		
General Storage to include Boat and RVs	P	P		
Group Child-Care Homes			P	
Home-Based Business, No-Impact (including Farm-Based Business, No Impact)			P	
Home Occupation – Type 1			P	
Home Occupation – Type 2			P	
Horse Riding Stables/Riding Academies	P	P	P	
Incinerators	P	P		
Mining and Quarrying (for soil pits and digging on own property)	P	P		
Retail Establishments, Agriculture-Supported	P	P		
Retail Establishments, Value-Added Agriculture	P	P		
Non-Commercial Keeping of Livestock	P	P		P
Short-Term Rentals	P		P	
Silos	P	P	P	P
Sugar Shacks for Processing Sap from Trees on Different Lot	P	P	P	P
Sugar Shacks for Processing Sap from Trees on Lot	P	P	P	P
Welding Shops, Small Engine Repair	P	P		
Wineries/Tasting Facilities	P	P		
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P

DIMENSIONS		AREA AND BULK CATEGORIES						
		1	2	3	4	5		
Minimum	Lot Size	C	50 ac	10 ac	1 ac min. 2 ac max.	n/a	n/a	
		A	at Building Setback Line	60 ft	60 ft	60 ft	60 ft	n/a
	at Street Line		60 ft	60 ft	60 ft	60 ft	n/a	
	Setback	D	Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	20 ft	50 ft	n/a
			Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	n/a
		E	Side Yard, for Principal Use	50 ft	30 ft	30 ft	100 ft	n/a
		F	Rear Yard, for Principal Use	50 ft	50 ft	50 ft	75 ft	n/a
		Accessory Structure (All Sides)	20 ft	20 ft	20 ft	20 ft	n/a	
Maximum	Height	G	Principal Structure	50 ft	50 ft	50 ft	200 ft	n/a
		H	Accessory Structure	60 ft	60 ft	40 ft	20 ft	n/a
	Coverage		Building	n/a	30%	30%	n/a	n/a
		Impervious Surface	10%	30%	30%	n/a	n/a	

AREA AND BULK CATEGORIES:

- 1 – agricultural and conservation activities
- 2 – non-residential uses
- 3 – dwellings
- 4 – utility and communication facilities



§ 27-205.2 - District - Rural Residential (RR)

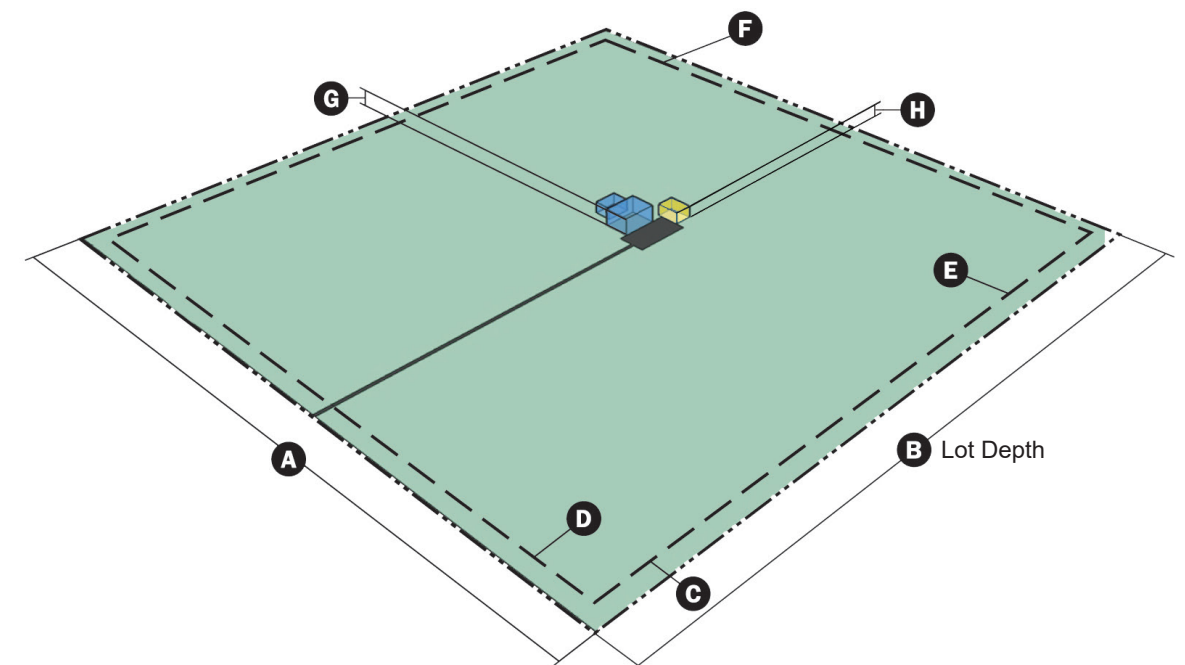
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Agriculture	P
1	Agriculture Related Production	C
1	Bird and Wildlife Sanctuaries/Fish Hatcheries	P
1	Commercial Hunting Preserves	C
1	Conservation Areas	P
1	Equestrian Facility (50 acres or greater)	P
1	Forestry	P
2	Cemeteries	P
2	Cideries	C
2	Community Gardens	P
2	Emergency Services (Ambulances, Fire, Police)	P
2	Equestrian Facility (less than 50 acres)	C
2	Essential Services – Type 1	C
2	Farm Cafés	C
2	Farm Markets	C
2	Group Homes	P
2	Kennels	P
2	Landscape and Garden Center- Retail	P
2	Landscape and Garden Center- Non Retail	C
2	Mining and Quarrying	C
2	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
2	Park and Outdoor Recreational Facilities, Community, Public	P
2	Park and Outdoor Recreational Facilities, Regional, Public	P
2	Personal Care Homes, Large	P
2	Pet Care Services Facility	C
2	Places of Assembly, Neighborhood	C
2	Places of Assembly, Community	C
2	Places of Assembly, Regional	C
2	Tasting Facilities	P
2	Veterinary Offices/Clinics	P
2	Water Production Facilities	C
2	Solar Energy Systems (PSES)	C
3	Single-Family Detached Dwellings	P
3	Single-Family Semi-Detached Dwellings	P
3	Two-Family Dwellings	P
3	Seasonal Dwellings	P
3	Personal Care Homes, Small	P
4	Communication Towers	P
4	Wind Energy Systems	C

ACCESSORY USES				
Use	Area and Bulk Categories			
	1	2	3	4
Accessory Food Operations	P	P		
Agriculture/Environmental Education Program	P	P		P
Agriculture	P	P	C	P
Agritourism	P	P		P
Bed and Breakfast (1-3 rooms)			P	
Bed and Breakfasts (10 rooms max.)			P	
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P
Cideries		P		
Commercial Hunting Preserve	C			
Community Garden	P	P	P	P
Community-Supported Agriculture Delivery Station	P	P	P	
Composting – Small Scale	P	P		P
Day and Overnight Camping	P			
Dwelling Units			P	
Essential Services – Type 2	C	C		C
Family Child-Care Homes			P	
Farm Cafés	P	P		
Farm Markets	C	C		
Farm Stands by Road <2,000 SF	P	P		
Farm Stands by Road >2,000 SF	P	P		
Farm Structures, Traditional-Scale	P	P		
Farm Structures, Non-Traditional-Scale	C	C		
Food Trucks	P	P		
General Storage to include Boat and RVs	P	P		
Group Child-Care Homes			P	
Home-Based Business, No-Impact (including Farm-based Business, No Impact)			P	
Home Occupation – Type 1			P	
Home Occupation – Type 2			P	
Horse Riding Stables/Riding Academies	P	P	P	
Incinerators	P	P		
Mining and Quarrying (for soil pits and digging on own property)	P	P		
Retail Establishments, Agriculture-Supported	P	P		
Retail Establishments, Value-Added Agriculture	P	P		
Non-Commercial Keeping of Livestock	P	P		P
Short-Term Rentals	P		P	
Silos	P	P		P
Sugar Shacks for Processing Sap from Trees on Different Lot	P	P		
Sugar Shacks for Processing Sap from Trees on Lot	P	P		
Welding Shops, Small Engine Repair	P	P		
Wineries/Tasting Facilities	P	P		
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P

DIMENSIONS		AREA AND BULK CATEGORIES						
		1	2	3	4	5		
Minimum	Lot Size	C	10 ac	1 ac	1 ac min. 2 ac max.	n/a	n/a	
		A	at Building Setback Line	150 ft	150 ft	150 ft	n/a	n/a
	at Street Line		150 ft	150 ft	100 ft	n/a	n/a	
	Setback	D	Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	20 ft	50 ft	n/a
			Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	n/a
		E	Side Yard, for Principal Use	50 ft	30 ft	30 ft	50 ft	n/a
		F	Rear Yard, for Principal Use	75 ft	75 ft	30 ft	75 ft	n/a
Accessory Structure (All Sides)		20 ft	20 ft	20 ft	20 ft	n/a		
Maximum	Height	G	Principal Structure	50 ft	50 ft	50 ft	200 ft	n/a
		H	Accessory Structure	60 ft	40 ft	40 ft	20 ft	n/a
	Coverage	Building		n/a	30%	30%	n/a	n/a
Impervious Surface		5%	30%	30%	n/a	n/a		

AREA AND BULK CATEGORIES:

- 1 – agricultural and conservation activities
- 2 – non-residential uses
- 3 – dwellings
- 4 – utility and communication facilities



§ 27-205.3 - District - Agricultural Research (AR)

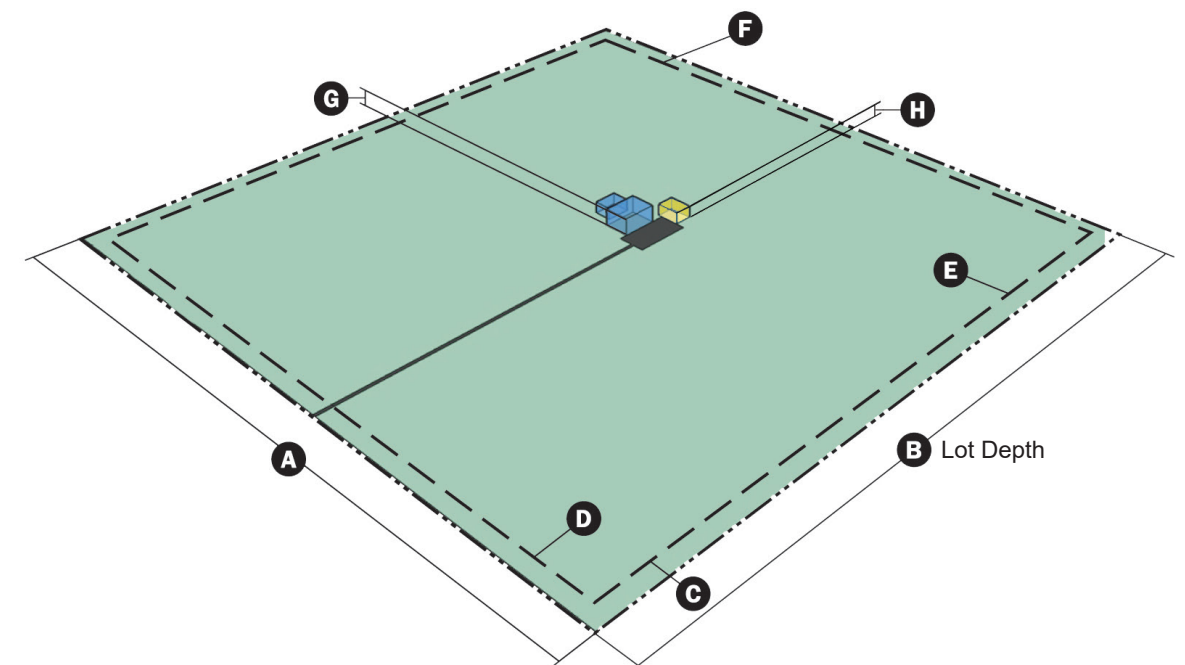
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Administrative Office Buildings (associated with Advanced Agricultural Research)	P
1	Advanced Agricultural Research	P
1	Agriculture	P
1	Agriculture/Environmental Education Program	P
1	Any Use Performed by the State Game Commission	P
1	Bird and Wildlife Sanctuaries/Fish Hatcheries	P
1	Exhibit Halls and Museums	P
1	Forestry	P
1	General Natural Resource Research	P
1	General Weather, Radio and Satellite Research	P
1	Nature Education Centers	P
1	Recreation Facilities for Employees, Faculty & Students	P
2	Farm Markets	C
2	Tasting Facilities	P
3	Archery and Shooting Ranges, Indoor	P
3	Community Gardens	P
3	Emergency Services (Ambulances, Fire, Police)	P
3	Essential Services – Type 1	C
3	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
3	Park and Outdoor Recreational Facilities, Community, Public	P
3	Park and Outdoor Recreational Facilities, Regional, Public	P
3	Places of Assembly, Neighborhood	P
3	Places of Assembly, Community	P
3	Places of Assembly, Regional	P
3	Solar Energy Systems (PSES)	C
4	Communication Facilities	P
4	Communications Towers	P
4	Wind Energy Systems	C

ACCESSORY USES					
Use	Area and Bulk Categories				
	1	2	3	4	
Accessory Food Operations	P	P			
Agriculture/Environmental Education Program	P	P			
Agritourism	P	P	P		
Agriculture	P	P	P		
Bed and Breakfast (1-3 rooms)	P				
Bed and Breakfasts (10 rooms max.)	P				
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P	
Community Gardens	P	P	P	P	
Composting – Small Scale	P	P	P	P	
Day and Overnight Camping	P				
General Storage to include Boat and RVs	P				
Farm Structures, Traditional-Scale	P				
Farm Structures, Non-Traditional-Scale	P				
Food Trucks	P	P	P		
Incinerators	P				
Mining and Quarrying (for soil pits and digging on own property)	P				
Offices, Laboratories, Work Areas Related to Administrative/Research Activities	P	P			
Silos	P	P			
Temporary Facilities Related to Advanced Agricultural Research	P	P			
Welding Shops, Small Engine Repair	P				
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	

DIMENSIONS		AREA AND BULK CATEGORIES						
		1	2	3	4	5		
Minimum	Lot Size	C	10 ac	2 ac	5 ac	n/a	n/a	
		A	at Building Setback Line	300 ft	150 ft	150 ft	150 ft	n/a
	at Street Line		300 ft	150 ft	150 ft	150 ft	n/a	
	Setback	D	Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	50 ft	50 ft	n/a
			Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	n/a
		E	Side Yard, for Principal Use	100 ft	100 ft	100 ft	100 ft	n/a
		F	Rear Yard, for Principal Use	75 ft	75 ft	75 ft	75 ft	n/a
		Accessory Structure (All Sides)	20 ft	20 ft	20 ft	20 ft	n/a	
Maximum	Height	G	Principal Structure	40 ft	40 ft	40 ft	200 ft	n/a
		H	Accessory Structure	40 ft	40 ft	60 ft	20 ft	n/a
	Coverage		Building	10%	30%	n/a	n/a	n/a
		Impervious Surface	10%	30%	10%	n/a	n/a	

AREA AND BULK CATEGORIES:

- 1 – agricultural, conservation, research, and institutional uses
- 2 – agriculture-related businesses
- 3 – non-agricultural/non-residential/other uses
- 4 – utility and communication facilities



§ 27-205.4 - District - Forest/Game Lands (FG)

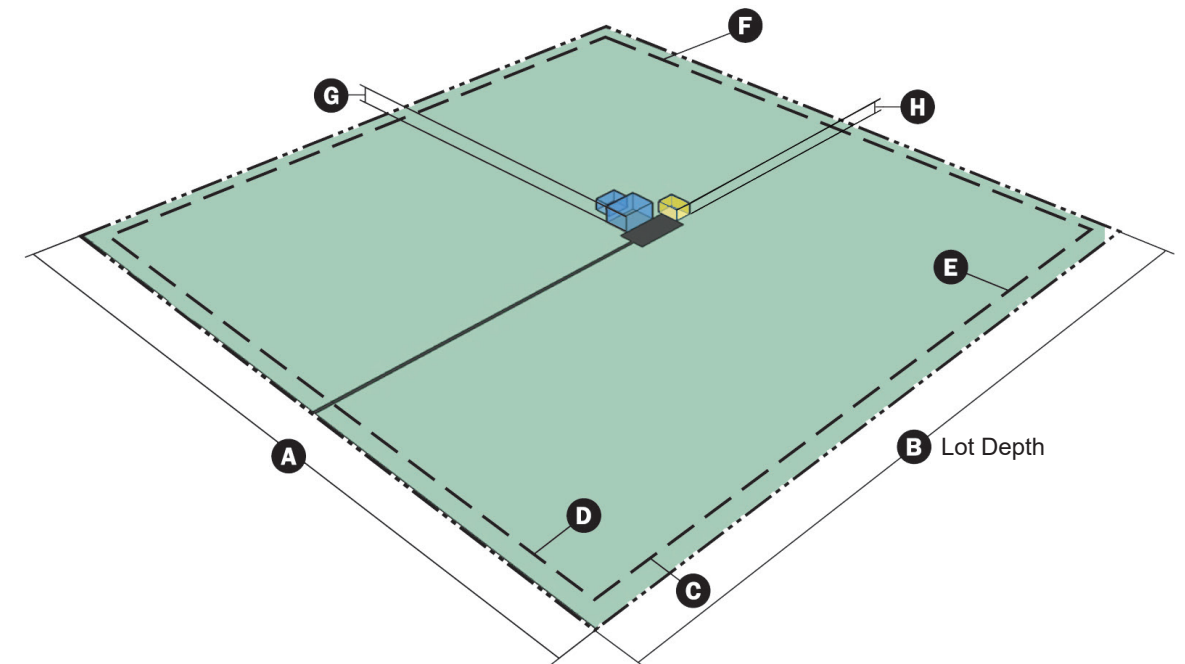
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Any Use Performed by the State Game Commission	P
1	Bird and Wildlife Sanctuaries/Fish Hatcheries	P
1	Conservation Areas	P
1	Forestry	P
2	Archery and Shooting Ranges, Indoor	P
2	Camping Grounds	C
2	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
2	Park and Outdoor Recreational Facilities, Community, Public	P
2	Park and Outdoor Recreational Facilities, Regional, Public	P
2	Park and Outdoor Recreational Facilities, Private	C
2	Recreation Facilities for Employees, Faculty & Students	P
2	Seasonal Dwellings	P
3	Community Gardens	P
3	General Weather, Radio and Satellite Research	P
3	Nature Education Centers	P
4	Communication Facilities	P
4	Essential Services – Type 1	C

ACCESSORY USES				
Use	Area and Bulk Categories			
	1	2	3	4
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P
Community Garden	P	P	P	P
Composting – small scale	P	P	P	P
Food Trucks		P		
Day and Overnight Camping	P			
Incinerators	P			
Mining and Quarrying (for soil pits and digging on own property)	P	P		
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	4	5	5	
Minimum	C Lot Size	25 ac	10 ac	1 ac	n/a	n/a	
	Lot Width	at Building Setback Line	300 ft	150 ft	150 ft	150 ft	n/a
		A at Street Line	300 ft	150 ft	150 ft	150 ft	n/a
	Setback	D Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	50 ft	50 ft	n/a
		D Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	n/a
		E Side Yard, for Principal Use	100 ft	100 ft	50 ft	100 ft	n/a
		F Rear Yard, for Principal Use	75 ft	75 ft	50 ft	75 ft	n/a
Accessory Structure (All Sides)		20 ft	20 ft	20 ft	20 ft	n/a	
Maximum	Height	G Principal Structure	40 ft	40 ft	40 ft	40 ft	n/a
		H Accessory Structure	40 ft	40 ft	40 ft	40 ft	n/a
	Coverage	Building	n/a	5%	15%	n/a	n/a
Impervious Surface		5%	10%	25%	n/a	n/a	

AREA AND BULK CATEGORIES:

- 1 – agricultural and conservation activities
- 2 – recreational uses
- 3 – research and institutional uses
- 4 – utility and communication facilities



§ 27-205.5 - District - Single Family Residential (R1)

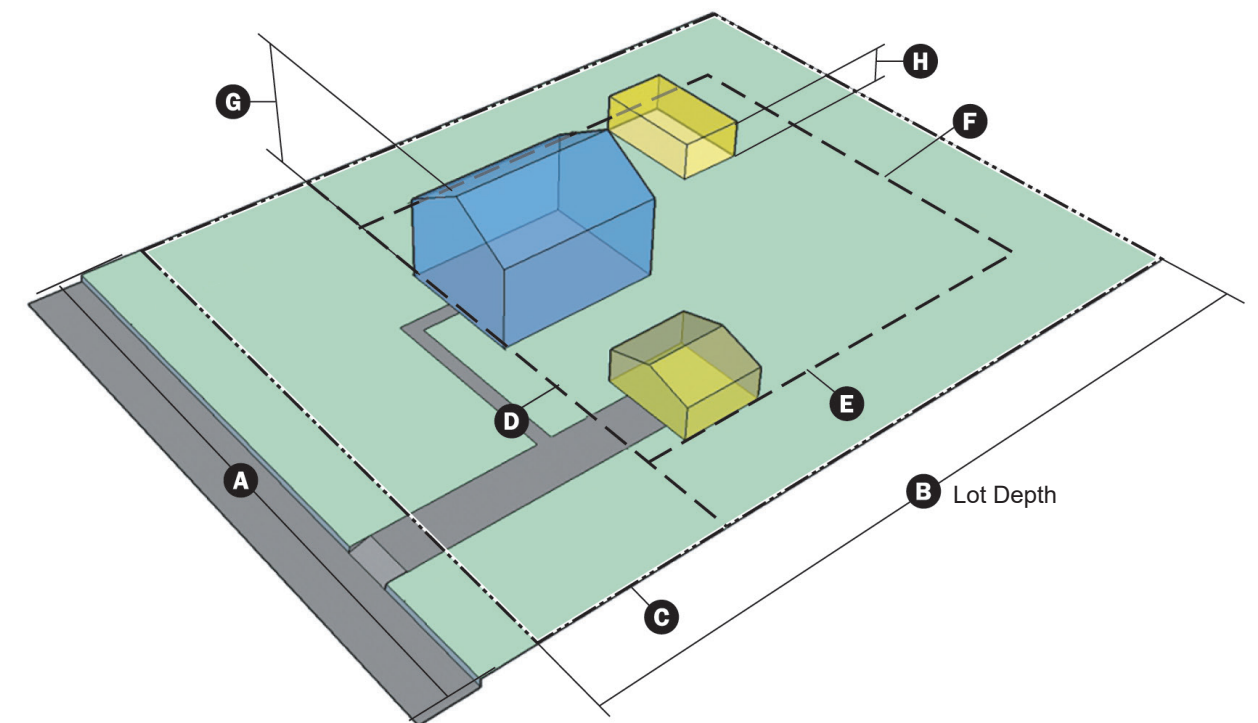
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
2	Single-Family Detached Dwellings	P
3	Group Homes	P
3	Model Homes	C
4	Community Garden	P
4	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
4	Park and Outdoor Recreational Facilities, Community, Public	P
4	Places of Assembly, Neighborhood	P
5	Emergency Services (Ambulances, Fire, Police)	P
5	Essential Services – Type 1	C

ACCESSORY USES					
Use	Area and Bulk Categories				
	1	2	3	4	5
Bed and Breakfast (1-3 rooms)		P			
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P	P
Community Garden	P	P	P	P	P
Family Child-Care Homes		C			
Farm Markets	C			C	
Group Child-Care Homes		C			
Home-Based Business, No-Impact (including Farm-Based Business, No Impact)		P			
Home Occupation – Type 1		P			
Short-Term Rentals		P			
Single-Family Dwelling		C			
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	P

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	C Lot Size	10 ac	10,000 sf	1 ac	2 ac	n/a
		Lot Width	at Building Setback Line	300 ft	80 ft	100 ft	100 ft
	A at Street Line		300 ft	50 ft	75 ft	100 ft	75 ft
	Setback	D Front Yard, for Principal Use on Local/Collector Street	50 ft	25 ft	25 ft	50 ft	50 ft
			D Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft
		E Side Yard, for Principal Use	100 ft	10 ft	10 ft	30 ft	30 ft
		F Rear Yard, for Principal Use	100 ft	30 ft	30 ft	50 ft	50 ft
Accessory Structure (All Sides)		n/a	10 ft	10 ft	20 ft	20 ft	
Maximum	Height	G Principal Structure	40 ft	40 ft	40 ft	40 ft	40 ft
		H Accessory Structure	n/a	24 ft	24 ft	24 ft	24 ft
	Coverage	Building	n/a	30%	30%	30%	n/a
Impervious Surface		5%	50%	50%	50%	n/a	

AREA AND BULK CATEGORIES:

- 1 – conservation activities
- 2 – dwellings
- 3 – other residential uses
- 4 – non-residential uses
- 5 – essential and emergency services



§ 27-205.6 - District - Suburban Single Family Residential (R1B)

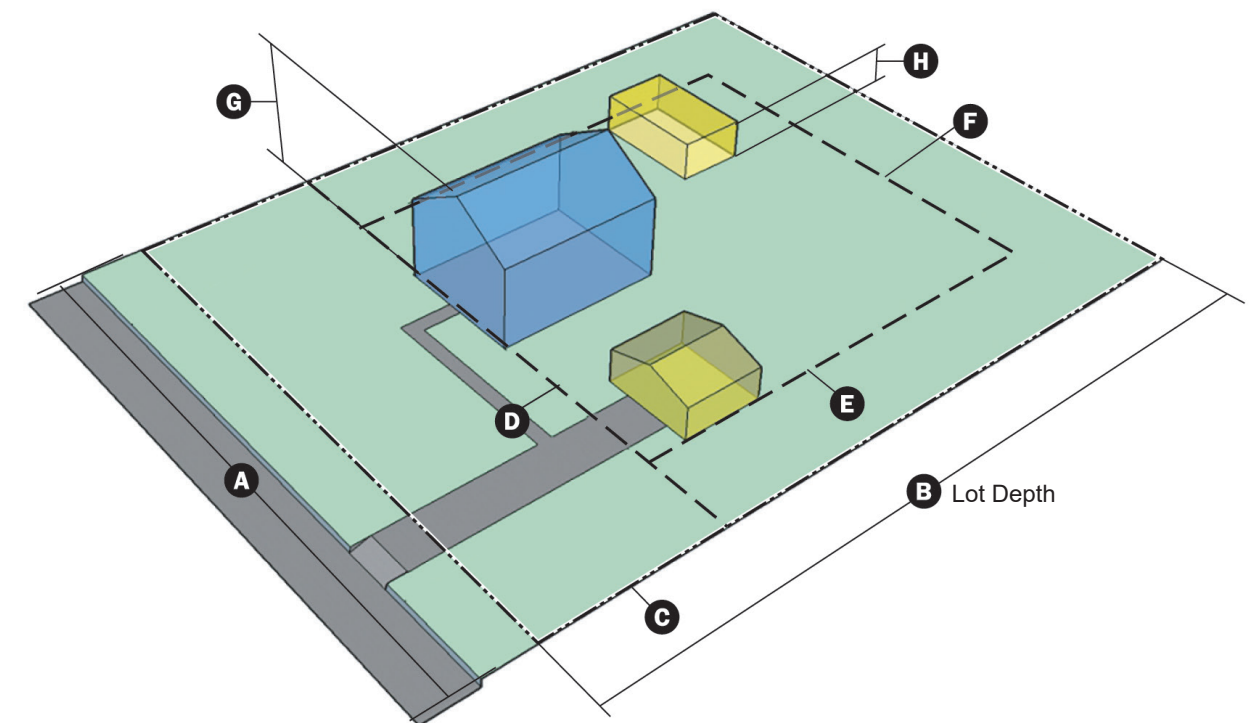
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
2	Single-Family Detached Dwellings	P
3	Community Garden	P
3	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
3	Park and Outdoor Recreational Facilities, Community, Public	P
3	Places of Assembly, Neighborhood	P
4	Emergency Services (Ambulances, Fire, Police)	P
4	Essential Services – Type 1	C

ACCESSORY USES				
Use	Area and Bulk Categories			
	1	2	3	4
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P
Community Garden	P	P	P	P
Family Child-Care Homes		C		
Group Child-Care Homes		C		
Home-Based Business, No-Impact		P		
Home Occupation – Type 1		P		
Short-Term Rentals		P		
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	C Lot Size	10 ac	20,000 sf	1 ac	n/a	n/a
		at Building Setback Line	300 ft	100 ft	100 ft	75 ft	n/a
	Lot Width	A at Street Line	300 ft	60 ft	100 ft	75 ft	n/a
		D Front Yard, for Principal Use on Local/Collector Street	50 ft	30 ft	50 ft	50 ft	n/a
	Setback	D Front Yard, for Principal Use on Arterial Street	50 ft	75 ft	50 ft	50 ft	n/a
		E Side Yard, for Principal Use	100 ft	15 ft	30 ft	30 ft	n/a
		F Rear Yard, for Principal Use	100 ft	40 ft	50 ft	50 ft	n/a
		Accessory Structure (All Sides)	n/a	15 ft	20 ft	20 ft	n/a
Height		G Principal Structure	40 ft	40 ft	40 ft	40 ft	n/a
	H Accessory Structure	n/a	24 ft	24 ft	24 ft	n/a	
Maximum	Coverage	Building	n/a	30%	n/a	n/a	n/a
		Impervious Surface	5%	50%	30%	n/a	n/a

AREA AND BULK CATEGORIES:

- 1 – conservation activities
- 2 – dwellings
- 3 – non-residential uses
- 4 – essential and emergency services



§ 27-205.7 - District - Two Family Residential (R2)

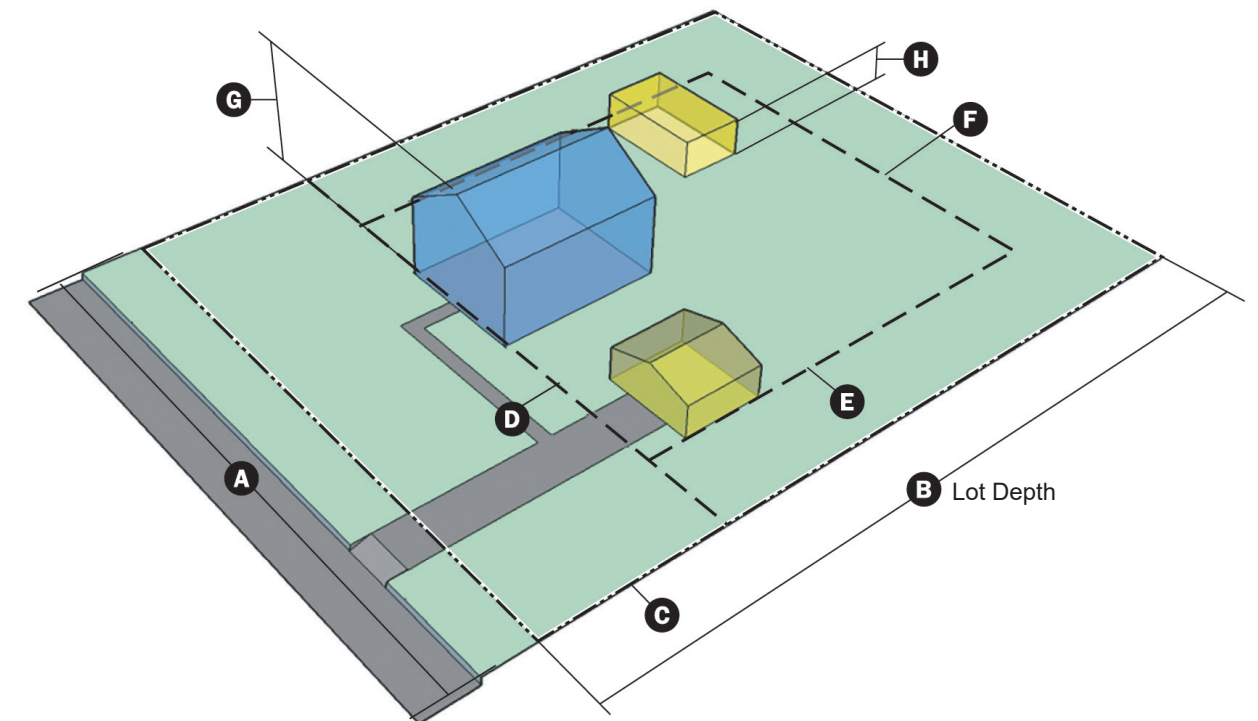
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Assisted Living Facilities	P
1	Emergency Services (Ambulances, Fire, Police)	P
1	Essential Services – Type 1	C
1	Forestry	P
1	Nursing Homes and/or Other Convalescent Homes	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
1	Places of Assembly, Neighborhood	P
1	Retirement Communities	P
2	Single-Family Detached Dwellings	P
3	Single-Family Semi-Detached Dwellings	P
3	Two-Family Dwellings	P
4	Community Garden	P
4	Group Homes	P
4	Model Homes	C
4	Personal Care Homes, Small	P

ACCESSORY USES				
Use	Area and Bulk Categories			
	1	2	3	4
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P
Community Garden	P	P	P	
Family Child-Care Homes		C	C	
Home-Based Business, No-Impact		P	P	
Home Occupation – Type 1		P	P	
Short-Term Rentals		P	P	
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	C Lot Size	5 ac	7,500 sf	4,250 sf per unit	1 ac	n/a
		Lot Width	at Building Setback Line	150 ft	50 ft	90 ft	75 ft
	A at Street Line		150 ft	50 ft	60 ft	75 ft	n/a
	Setback	D Front Yard, for Principal Use on Local/Collector Street	50 ft	25 ft	25 ft	50 ft	n/a
		D Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	n/a
		E Side Yard, for Principal Use	100 ft	10 ft	10 ft	30 ft	n/a
		F Rear Yard, for Principal Use	100 ft	30 ft	30 ft	50 ft	n/a
		Accessory Structure (All Sides)	20 ft	20 ft	20 ft	20 ft	n/a
Maximum	Height	G Principal Structure	40 ft	40 ft	40 ft	40 ft	n/a
		H Accessory Structure	24 ft	24 ft	24 ft	24 ft	n/a
	Coverage	Building	n/a	30%	30%	n/a	n/a
Impervious Surface		10%	50%	50%	30%	n/a	

AREA AND BULK CATEGORIES:

- 1 – non-residential uses
- 2 – single-family detached dwellings
- 3 – attached dwellings
- 4 – other residential uses



§ 27-205.8 - District - Townhouse Residential (R3)

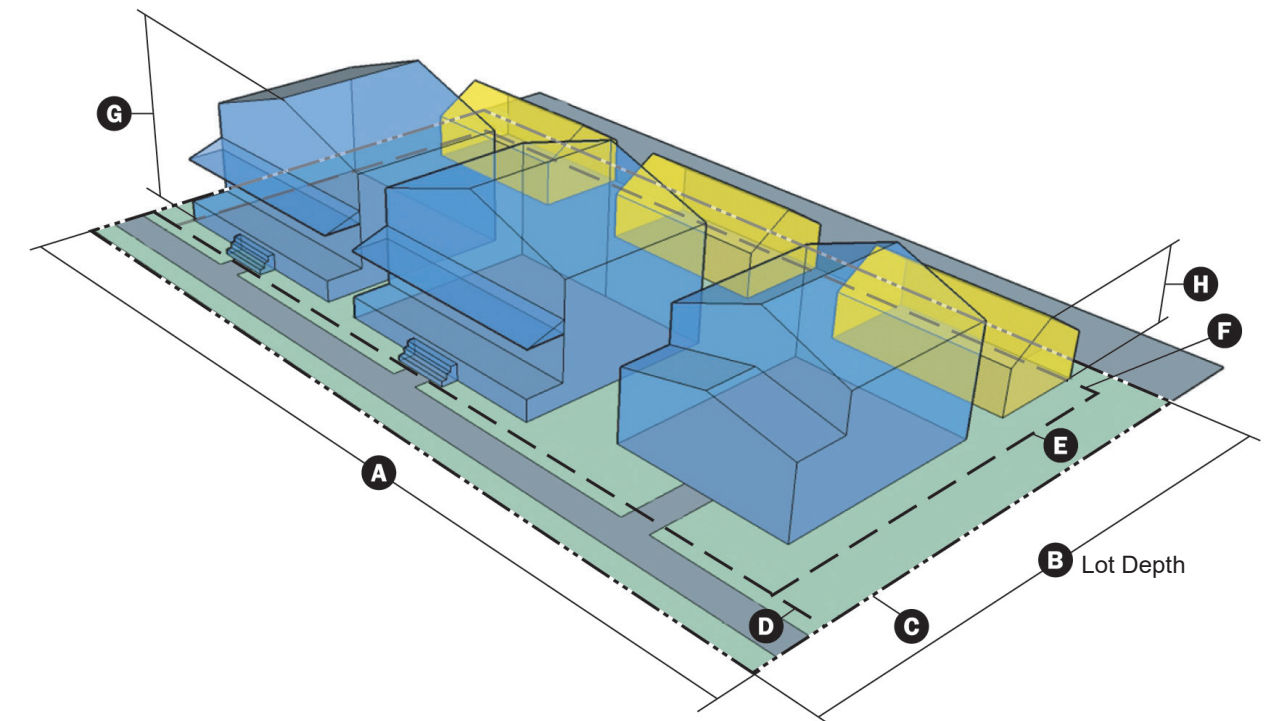
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Child/Day Care Centers	P
1	Emergency Services (Ambulances, Fire, Police)	P
1	Essential Services – Type 1	C
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
1	Places of Assembly, Neighborhood	P
1	Places of Assembly, Community	P
2	Single-Family Detached Dwellings	P
3	Single-Family Attached Dwellings	P
3	Single-Family Semi-Detached Dwellings	P
3	Two-Family Dwellings	P
4	Community Gardens	P
4	Group Homes	P
4	Model Homes	C

ACCESSORY USES				
Use	Area and Bulk Categories			
	1	2	3	4
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P
Community Garden	P	P	P	
Family Child-Care Homes		C	C	
Home-Based Business, No-Impact		P	P	
Home Occupation – Type 1		P	P	
Short-Term Rentals		P	P	
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P

DIMENSIONS		AREA AND BULK CATEGORIES						
		1	2	3	4	5		
Minimum	C Lot Size	5 ac	7,500 sf	4,250 sf per unit	1 ac	n/a		
	Lot Width	at Building Setback Line	150 ft	50 ft	90 ft	75 ft	n/a	
		A at Street Line	150 ft	50 ft	60 ft	75 ft	n/a	
	Setback	D Front Yard, for Principal Use on Local/Collector Street	50 ft	25 ft	25 ft	50 ft	n/a	
		D Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	n/a	
		E Side Yard, for Principal Use	100 ft	10 ft	10 ft	30 ft	n/a	
		F Rear Yard, for Principal Use	100 ft	30 ft	30 ft	50 ft	n/a	
		Accessory Structure (All Sides)	20 ft	20 ft	20 ft	20 ft	n/a	
	Maximum	Height	G Principal Structure	40 ft	40 ft	40 ft	40 ft	n/a
			H Accessory Structure	24 ft	24 ft	24 ft	24 ft	n/a
Coverage		Building	n/a	30%	30%	n/a	n/a	
	Impervious Surface	10%	50%	50%	30%	n/a		

AREA AND BULK CATEGORIES:

- 1 – non-residential uses
- 2 – single-family detached dwellings
- 3 – attached dwellings
- 4 – other residential uses



§ 27-205.9 - District - Multi-Family Residential (R4)

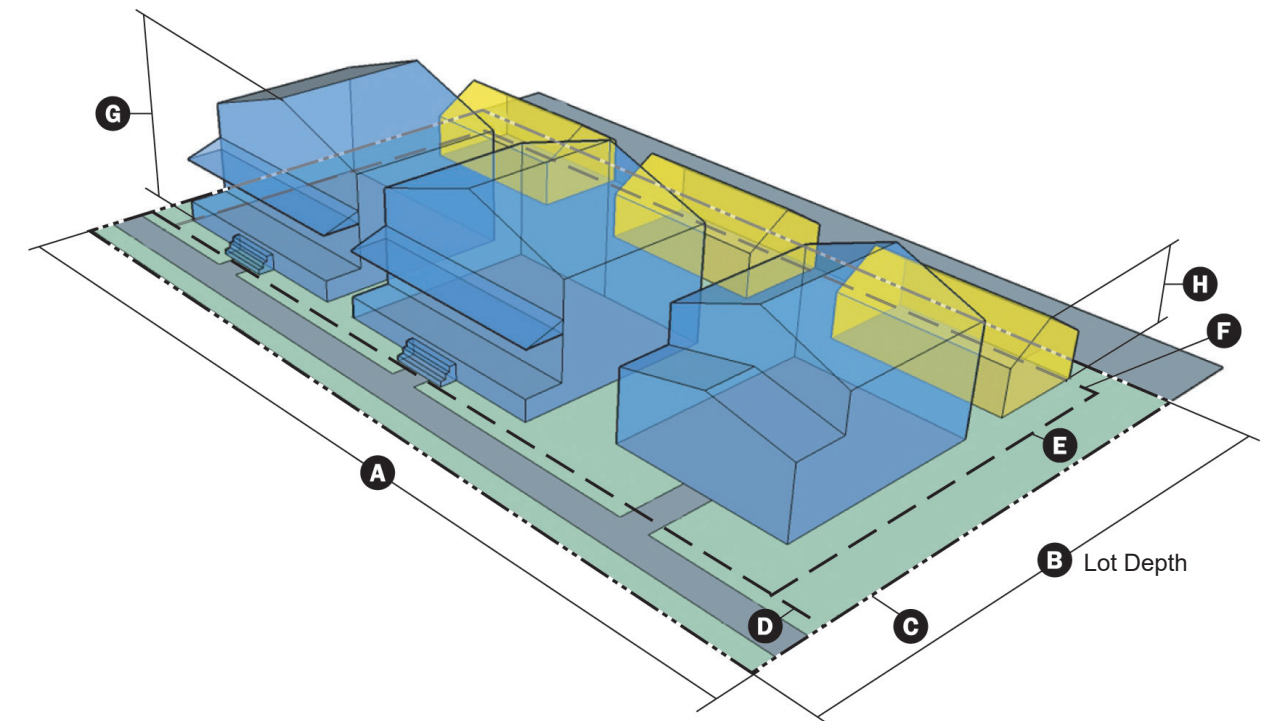
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Single-Family Detached Dwellings	P
2	Single-Family Attached Dwellings	P
2	Single-Family Semi-Detached Dwellings	P
2	Two-Family Dwellings	P
3	Assisted Living Facilities	P
3	Multi-Family Dwellings	P
3	Nursing Homes and/or Other Convalescent Homes	P
3	Retirement Communities	P
4	Community Garden	P
4	Group Homes	P
4	Model Homes	C
5	Child/Day Care Centers	P
5	Emergency Services (Ambulances, Fire, Police)	P
5	Essential Services – Type 1	C
5	Forestry	P
5	Park and Outdoor Recreational Facilities, Neighborhood, Public	P

ACCESSORY USES					
Use	Area and Bulk Categories				
	1	2	3	4	5
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P	P
Community Garden	P	P	P	P	P
Family Child-Care Homes	C	C	C		
Home-Based Business, No-Impact	P	P	P		
Home Occupation – Type 1	P	P	P		
Short-Term Rentals	P	P			
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	P

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	7,500 sf	4,250 sf per unit	2,500 sf per unit	1 ac	n/a	
	Lot Width	at Building Setback Line	50 ft	90 ft	90 ft	75 ft	60 ft
		at Street Line	50 ft	60 ft	60 ft	75 ft	60 ft
	Setback	Front Yard, for Principal Use on Local/Collector Street	25 ft	25 ft	25 ft	50 ft	50 ft
		Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	50 ft
		Side Yard, for Principal Use	15 ft	15 ft	20 ft	30 ft	75 ft
		Rear Yard, for Principal Use	30 ft	30 ft	40 ft	50 ft	50 ft
		Accessory Structure (All Sides)	20 ft	20 ft	20 ft	20 ft	20 ft
Maximum	Height	Principal Structure	40 ft	40 ft	40 ft	40 ft	40 ft
		Accessory Structure	24 ft	24 ft	24 ft	24 ft	24 ft
	Coverage	Building	30%	30%	30%	30%	30%
Impervious Surface		65%	65%	65%	50%	50%	

AREA AND BULK CATEGORIES:

- 1 – single-family detached dwellings
- 2 – attached dwellings
- 3 – multi-family dwellings
- 4 – other residential uses
- 5 – non-residential uses



§ 27-205.10 - District - Mobile Home Park (MHP)

AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
2	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
2	Park and Outdoor Recreational Facilities, Community, Public	P
2	Park and Outdoor Recreational Facilities, Regional, Public	P
3	Mobile Home Parks	P
4	Community Garden	P
4	Essential Services – Type 1	C

ACCESSORY USES				
Use	Area and Bulk Categories			
	1	2	3	4
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P
Community Garden	P	P	P	
Home-Based Business, No-Impact			P	
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	C					
	Lot Width	at Building Setback Line	10 ac	10 ac	10 ac	1 ac	n/a
		at Street Line	300 ft	150 ft	150 ft	75 ft	n/a
	Setback	Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	25 ft	50 ft	n/a
		Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	n/a
		Side Yard, for Principal Use	100 ft	100 ft	20 ft	30 ft	n/a
		Rear Yard, for Principal Use	100 ft	75 ft	40 ft	50 ft	n/a
Accessory Structure (All Sides)	n/a	20 ft	20 ft	20 ft	n/a		
Maximum	Height	Principal Structure	40 ft	40 ft	40 ft	40 ft	n/a
		Accessory Structure	n/a	24 ft	24 ft	24 ft	n/a
	Coverage	Building	n/a	5%	30%	30%	n/a
Impervious Surface		5%	10%	50%	50%	n/a	

AREA AND BULK CATEGORIES:

- 1 – conservation uses
- 2 – recreational uses
- 3 – mobile home parks
- 4 – non-residential uses

§ 27-205.11 - District - Village (V)

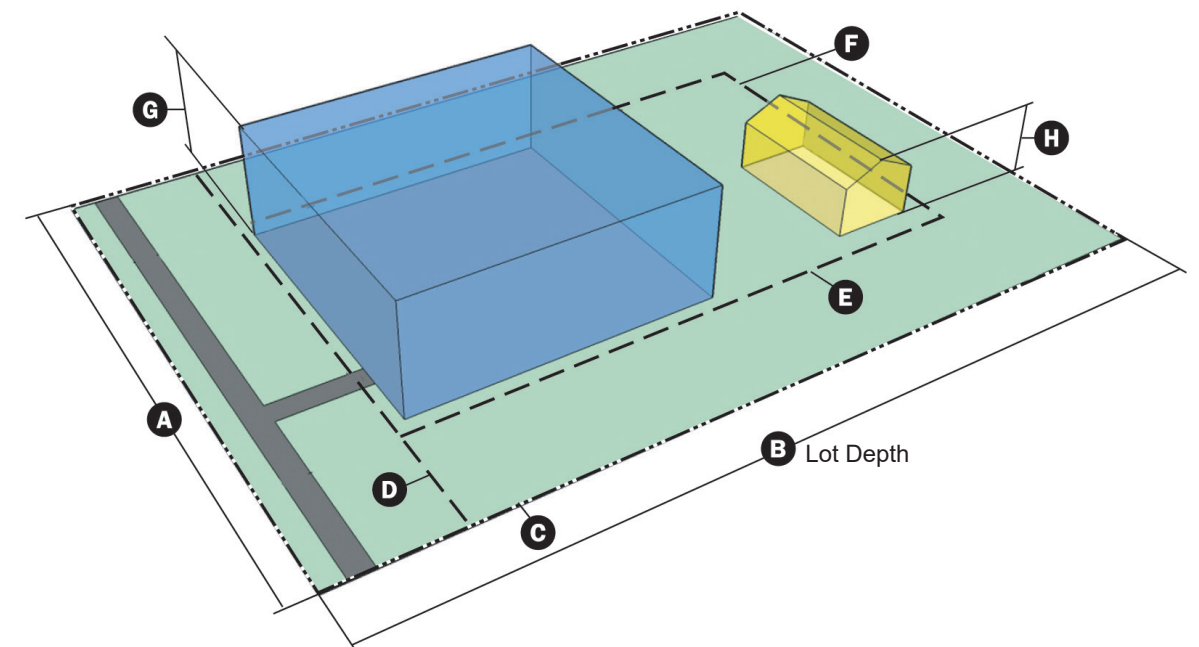
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Community Gardens	P
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
2	Single-Family Detached Dwellings	P
3	Single-Family Attached Dwellings	P
3	Single-Family Semi-Detached Dwellings	P
3	Two-Family Dwellings	P
3	Personal Care Homes, Small	P
3	Group Homes	P
4	Automobile Service Stations and Garages	P
4	Business, Professional and Financial Offices	P
4	Child/Day Care Centers	P
4	Cideries	P
4	Convenience Food Stores	P
4	Eating and Drinking Establishments, Sit-Down	P
4	Eating and Drinking Establishments, Takeout	P
4	Grocery Stores	P
4	Health and Athletic Clubs	P
4	Laundromats	P
4	Personal Service Establishments	P
4	Retail Establishments, General	P
4	Studios for Instruction in Music, Performing Arts and Visual Media	P
4	Wineries	P
5	Emergency Services (Ambulances, Fire, Police)	P
5	Essential Services – Type 1	C
5	Places of Assembly, Neighborhood	P
5	Places of Assembly, Community	P

ACCESSORY USES					
Use	Area and Bulk Categories				
	1	2	3	4	5
Bed and Breakfast (1-3 rooms)		P			
Bed and Breakfasts (10 rooms max.)		C			
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P	P
Community Garden	P	P	P	P	P
Family Child-Care Homes		C	C		
General Storage to include Boat and RVs					P
Home-Based Business, No-Impact		P	P		
Home Occupation – Type 1		P	P		
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	P

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	1 ac	7,500 sf	4,250 sf per unit	7,500 sf	n/a	
	Lot Width	at Building Setback Line	75 ft	50 ft	50 ft	25 ft	60 ft
		at Street Line	75 ft	50 ft	50 ft	25 ft	60 ft
	Setback	D Front Yard, for Principal Use on Local/Collector Street	50 ft	0 ft	0 ft	0 ft	50 ft
		D Front Yard, for Principal Use on Arterial Street	50 ft	0 ft	0 ft	0 ft	50 ft
		E Side Yard, for Principal Use	30 ft	3 ft	3 ft	3 ft	75 ft
		F Rear Yard, for Principal Use	50 ft	20 ft	20 ft	20 ft	50 ft
Accessory Structure (All Sides)		20 ft	5 ft	5 ft	5 ft	20 ft	
Maximum	Height	G Principal Structure	40 ft	40 ft	40 ft	40 ft	40 ft
		H Accessory Structure	24 ft	24 ft	24 ft	24 ft	24 ft
	Coverage	Building	n/a	45%	45%	45%	30%
Impervious Surface		30%	75%	75%	75%	50%	

AREA AND BULK CATEGORIES:

- 1 – conservation and recreation activities
- 2 – single-family detached dwellings
- 3 – other residential uses
- 4 – commercial uses
- 5 – institutional and governmental uses



§ 27-205.12 - District - General Commercial (C)

AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
1	Sports and Field Complexes	P
2	Group Homes	P
2	Personal Care Homes, Small	P
3	Automobile Service Stations and Garages	P
3	Banks and Financial Establishments	P
3	Business, Professional and Financial Offices	P
3	Car Washes	P
3	Child/Day Care Centers	P
3	Cideries	P
3	Cigar, Hookah, and/or Vapor Lounge	C
3	Convenience Food Stores	P
3	Eating and Drinking Establishments, Sit-Down	P
3	Eating and Drinking Establishments, Takeout	P
3	Food Catering	P
3	Laundromats	P
3	Medical Marijuana Dispensary	P
3	Mortuaries	P
3	Personal Service Establishments	P
3	Pet Care Services Facility	C
3	Pet Stores	P
3	Printing Establishments	P
3	Retail Establishments, General	P
3	Studios for Instruction in Music, Performing Arts and Visual Media	P
3	Tasting Facilities	P
3	Treatment Centers	C
3	Tutoring and Study Centers	P
3	Veterinary Offices/Clinics	P
4	Adult Business Uses	C
4	Grocery Stores	P
4	Health and Athletic Clubs	P
4	Hotels and Motels	P
4	Micro-Distillery/Brewery (Beverage Production Facilities)	P
4	Amusement Arcades	P
4	Bowling Alleys	P
4	Exercise and Fitness Centers	P
4	Miniature Golf	P

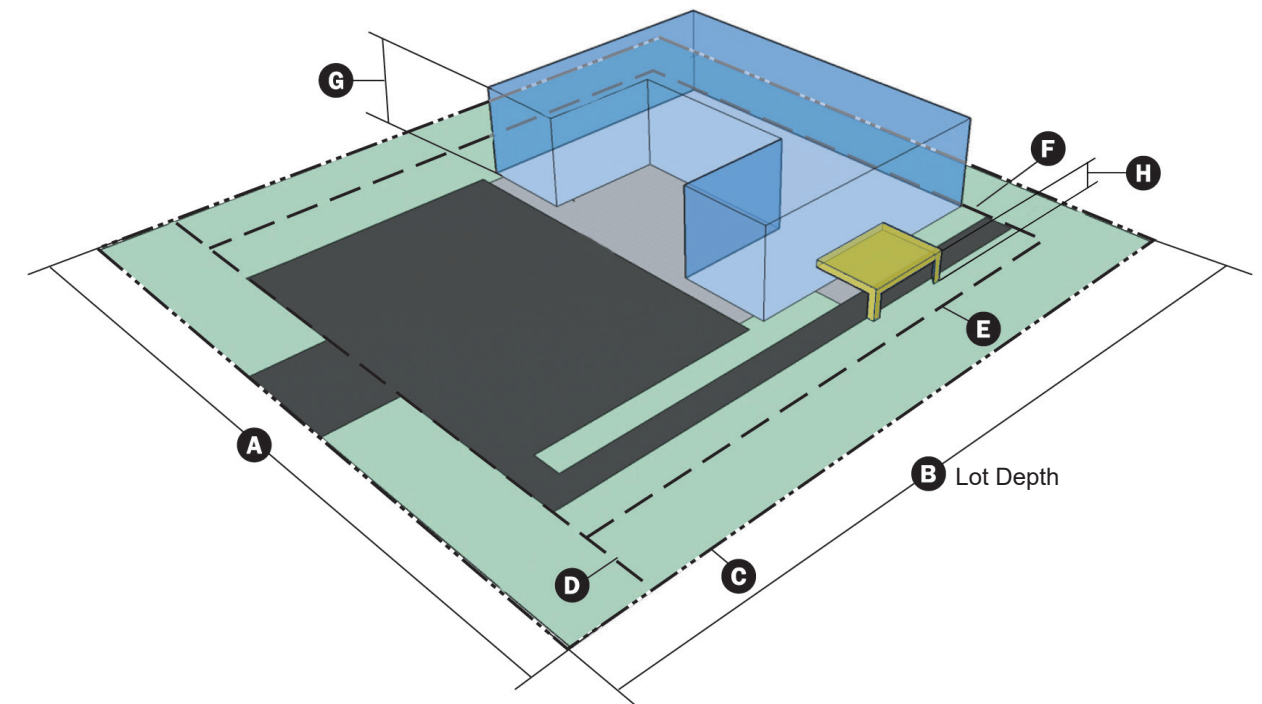
AREA AND BULK CATEGORY	PRINCIPAL USES, continued	
4	Public or Private Parking Garages	P
4	Theater	P
4	Wineries	P
4	All Other Commercial Uses	C
5	Bus Passenger Stations	P
5	Communication Towers	P
5	Emergency Services (Ambulances, Fire, Police)	P
5	Places of Assembly, Neighborhood	C
5	Places of Assembly, Community	C
5	Places of Assembly, Regional	C
5	Potable Water Well Pump Station Facilities	C
5	Radio and Television Studios, Excluding Towers in Excess of District Max. Height	P
5	Taxi and Limousine Services	P

ACCESSORY USES					
Use	Area and Bulk Categories				
	1	2	3	4	5
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P	P
Food Truck	P		P	P	P
General Storage to include Boats and RVs					P
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	P

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	4	5	5	
Minimum	Lot Size	C	25 ac	10 ac	1 ac	n/a	n/a
		Lot Width	at Building Setback Line	300 ft	150 ft	150 ft	150 ft
	A at Street Line		300 ft	150 ft	150 ft	150 ft	n/a
	Setback	D Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	50 ft	50 ft	n/a
			D Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft
		E Side Yard, for Principal Use	100 ft	100 ft	50 ft	100 ft	n/a
		F Rear Yard, for Principal Use	75 ft	75 ft	50 ft	75 ft	n/a
Accessory Structure (All Sides)		20 ft	20 ft	20 ft	20 ft	n/a	
Maximum	Height	G Principal Structure	40 ft	40 ft	40 ft	40 ft	n/a
		H Accessory Structure	40 ft	40 ft	40 ft	40 ft	n/a
	Coverage	Building	n/a	5%	15%	n/a	n/a
Impervious Surface		5%	10%	25%	n/a	n/a	

AREA AND BULK CATEGORIES:

- 1 – conservation and recreation activities
- 2 – residential uses
- 3 – local commercial uses
- 4 – regional commercial uses
- 5 – institutional, governmental, utility, and communication facilities



§ 27-205.13 - District - Industrial (I)

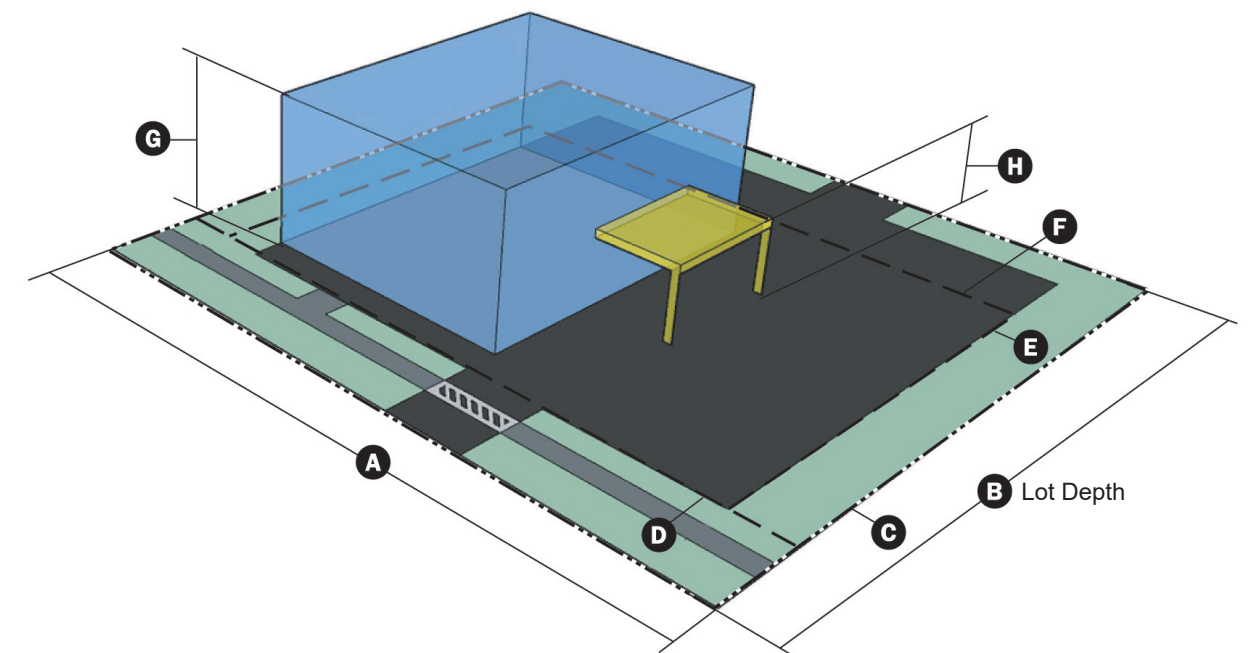
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
1	Recreation Facilities for Employees, Faculty & Students	P
2	Amusement Arcades	P
2	Bowling Alleys	P
2	Cideries	P
2	Food Catering	P
2	Landscape and Garden Center- Retail	P
2	Light Manufacturing, Assembly, Processing, Production and Fabrication	P
2	Micro-Distillery/Brewery (Beverage Production Facilities)	P
2	Moving and Storage Parcel Delivery and Express Transfer Stations	P
2	Storage of Passenger Vehicles and Light Trucks	C
2	Wholesale Distribution, Warehouse	P
2	Wineries	P
3	Auto Wrecking, Junk, and Scrap Establishments	P
3	Freight and trucking terminals	P
3	Incinerators	P
3	Manufacturing, Processing or Bulk Storage of Natural Gas	C
3	Sporting and Entertainment Arenas & Stadiums	P
3	Sports and Field Complexes	P
3	All Other Commercial and Industrial Uses	C
4	Administrative Office Buildings (associated with Advanced Agricultural Research)	P
4	Communication Towers	P
4	Emergency Services (Ambulances, Fire, Police)	P
4	Essential Services – Type 1	C

ACCESSORY USES				
Use	Area and Bulk Categories			
	1	2	3	4
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P
General Storage to include Boats and RVs		P		
Food Truck	P	P	P	
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size C	1 ac	1 ac	10 acs	n/a	n/a	
	Lot Width	at Building Setback Line A	75 ft	100 ft	150 ft	60 ft	n/a
		at Street Line	75 ft	100 ft	150 ft	60 ft	n/a
	Setback	D Front Yard, for Principal Use on Local/Collector Street	50 ft	50 ft	50 ft	50 ft	n/a
		D Front Yard, for Principal Use on Arterial Street	50 ft	50 ft	50 ft	50 ft	n/a
		E Side Yard, for Principal Use	25 ft	25 ft	25 ft	75 ft	n/a
		F Rear Yard, for Principal Use	50 ft	50 ft	50 ft	50 ft	n/a
	Accessory Structure (All Sides)	20 ft	20 ft	20 ft	20 ft	n/a	
Maximum	Height	G Principal Structure	40 ft	45 ft	45 ft	200 ft	n/a
		H Accessory Structure	40 ft	40 ft	40 ft	40 ft	n/a
	Coverage	Building	n/a	45%	45%	30%	n/a
Impervious Surface		30%	75%	75%	60%	n/a	

AREA AND BULK CATEGORIES:

- 1 – conservation and recreation activities
- 2 – light manufacturing and non-industrial
- 3 – other uses
- 4 – institutional, governmental, utility, and communication facilities



§ 27-205.14 - District - Light, Industry, Research & Development (IRD)

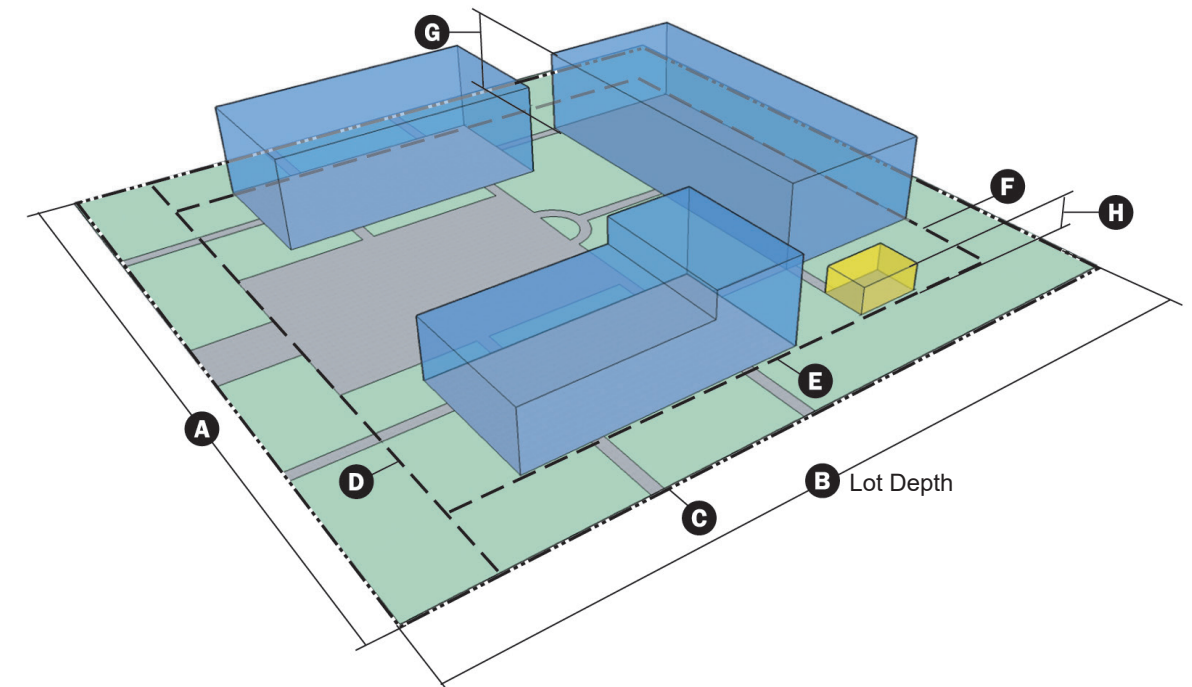
AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
1	Park and Outdoor Recreational Facilities, Regional, Public	P
1	Recreation Facilities for Employees, Faculty & Students	P
2	Cideries	P
2	Food Catering	P
2	Micro-Distillery/Brewery (Beverage Production Facilities)	P
2	Light Manufacturing, Assembly, Processing, Production and Fabrication	P
3	Amusement Arcades	P
3	Archery and Shooting Ranges, Indoor	P
3	Bowling Alleys	P
3	Business, Professional and Financial Offices	P
3	Child/Day Care Centers	P
3	Forestry	P
3	Health and Athletic Clubs	P
3	Pet Care Services Facility	C
3	Sports and Field Complexes	P
3	Sporting and Entertainment Arenas & Stadiums	P
4	Archival Libraries	P
4	Communications Towers	P
4	Community Gardens	P
4	Emergency Services (Ambulances, Fire, Police)	P
4	Essential Services – Type 1	C
4	Potable Water Well Pump Station Facilities	C

ACCESSORY USES	
<i>Use</i>	<i>All Area and Bulk Categories</i>
Building- and Ground-Mounted Solar and/or Wind Systems	P
Food Truck	P
General Storage to include Boat and RVs	P
Accessory Use Customarily Incidental to the Specified Principal Use	P

DIMENSIONS		AREA AND BULK CATEGORIES						
		1	2	3	4	5		
Minimum	Lot Size	C	1 acre	20,000 sf	1 acre	n/a	n/a	
		A	at Building Setback Line	75 feet	100 feet	100 feet	60 feet	n/a
	at Street Line		75 feet	100 feet	100 feet	60 feet	n/a	
	Setback	D	Front Yard, for Principal Use on Local/Collector Street	50 feet	50 feet	50 feet	50 feet	n/a
			Front Yard, for Principal Use on Arterial Street	50 feet	50 feet	50 feet	50 feet	n/a
		E	Side Yard, for Principal Use	25 feet	25 feet	25 feet	75 feet	n/a
		F	Rear Yard, for Principal Use	50 feet	50 feet	50 feet	50 feet	n/a
Accessory Structure (All Sides)		20 feet	20 feet	20 feet	20 feet	n/a		
Maximum	Height	G	Principal Structure	40 feet	45 feet	45 feet	200 feet	n/a
		H	Accessory Structure	40 feet	40 feet	40 feet	40 feet	n/a
	Coverage	Building		n/a	30%	30%	30%	n/a
Impervious Surface		30%	60%	60%	60%	n/a		

AREA AND BULK CATEGORIES:

- 1 – conservation and recreation activities
- 2 – light manufacturing and non-industrial
- 3 – other uses
- 4 – institutional, governmental, utility, and communication facilities



Designer	EAH
Draftsman	EAH
Proj Manager	JCS
Surveyor	MAK/ADF
Perimeter Ck.	
Book	543 Pg 1
Drawn P.	LAYOUT 24X36 (S)
Acad	17125-MD-C3018-01-02-22-19(2)

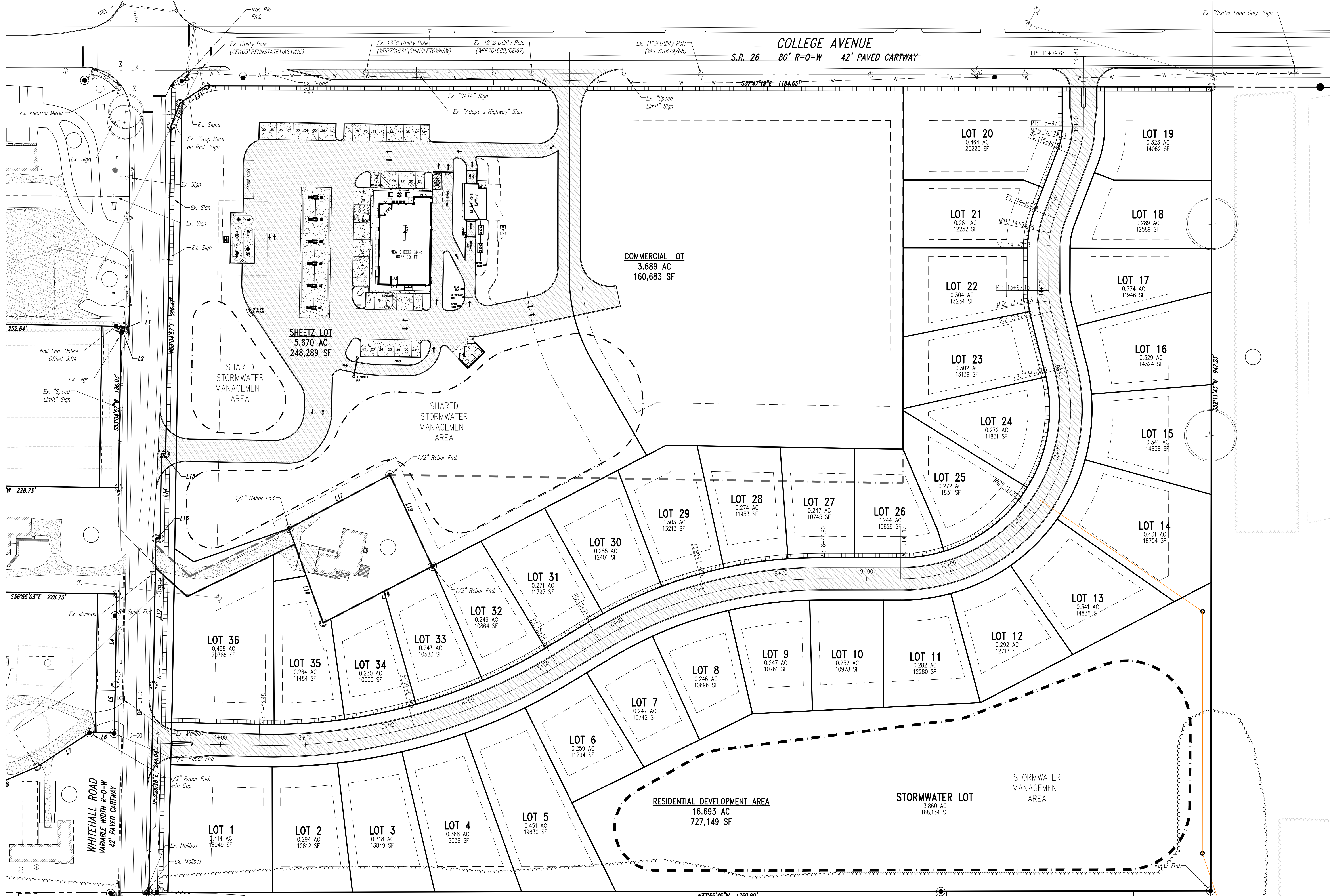
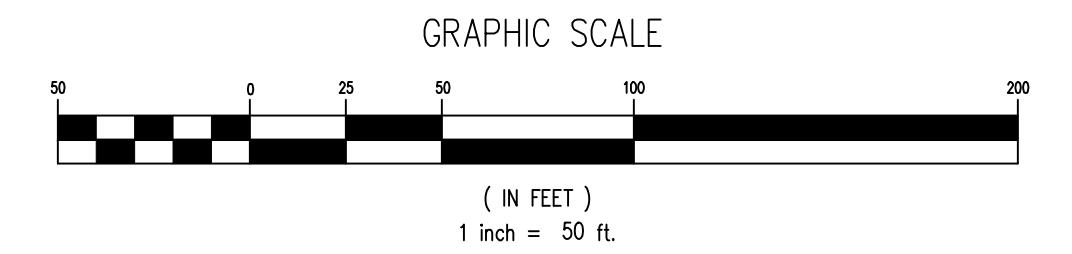
Date	Description
02/02/18	///
	REVISIONS

HARNER FARMS
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

SKETCH PLAN

RESIDENTIAL LOT LAYOUT SKETCH

PROJECT NO.	17125
DATE	FEBRUARY 22, 2019
SCALE	1" = 50'
SHEET NO.	1



P:\ddp\2017\17125\Design\Design Files\LOT17125-MD-C3018-01-02-22-19(2).dwg, 2/22/2019 10:11:55 AM, 1:1

Meeting on Harner Farmer Subdivision and Sheetz Land Development Plan
January 30, 2019

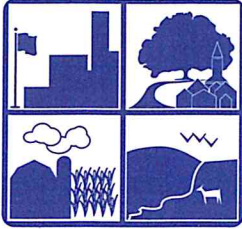
Attendees:

Brent Brubaker, P.E. Sheetz
Brian Dinges, Sheetz
Dave Prebulka, Ferguson Township Manager
Ron Seybert, P.E., Ferguson Township Engineer
Ray Stolinas, Ferguson Township Planning Director
Jeff Ressler, Ferguson Township Zoning Officer
Lindsay Schoch Ferguson Township Planner
Mark Torretti, PennTerra Engineering
John Sepp, PennTerra Engineering

Summary of Discussion:

1. Pursuing the plan as currently designed does not meet the Ferguson Township Zoning Ordinance requirement that corner properties must access the street of lesser classification. Since the new public road accessing West College Ave will be a public street, Sheetz would only be able to access that street and not Whitehall Road. A variance to this ordinance would need to be granted by the Township's Zoning Hearing Board. The staff believes that the Board of Supervisors' would not oppose the variance request.
2. An option that would avoid the need for the variance would be to have the Sheetz lot and the second commercial lot access West College Avenue via a shared driveway. The street that serves as access to the residential lots would extend through to West College Avenue.
3. The separation from existing driveways on the opposite side of West College Avenue should be 50 feet from the new street access noted above.
4. The street intersection spacing for the new access noted above to West College Avenue would meet the ordinance requirement of 1,000 feet.
5. The street accesses on to West Whitehall Road would not meet the 1,000 foot spacing requirements. Given the lot's size, this ordinance cannot be met and a modification would be recommended pending the outcome of the traffic impact study.
6. The right-in only access into the Sheetz from the West College Avenue access may require a variance from the zoning ordinance requirement pertaining to driveway spacing. Since the entrance will be accessed via a shared driveway and not a public street, a variance may not be required. A clarification of this interpretation is requested of staff.
7. Since the right-in only access is an entrance only, the design should be acceptable provided that the access is designed with a radius adequate for turning into the site. The exits from the car washes should be designed to have the vehicles turn left, away from the access.
8. A concept plan for the remaining Harner property to the north of Whitehall Road will be used to develop traffic generation projections. A separate intersection analysis using these counts will be submitted to the Township with the TIS (this analysis will not be submitted to PennDOT). These analysis will be used for planning purposes only and will not be considered the TIS for the Sheetz project. The Cato Avenue intersection will be included in this analysis.
9. A revised Traffic Scoping document using the revisions noted in the comments listed above will be submitted by Wooster and Associates. The document will also amend the Sheetz site to account for the additional fuel pumps and car wash (if necessary).

10. A spill protection plan for the gas islands will be required as part of the plan.
11. A stormwater design pre-application meeting will be required. The State College Borough Water Authority will need to be at the meeting. The table top geologic assessment as required by the Township ordinance will need to be prepared prior to the meeting.
12. Traffic calming measures (horizontal alignment, boulevard entrance, etc.) should be considered for the residential street connecting West Whitehall Road to West College Avenue.
13. Sidewalks will be required along the entire length of West College Avenue and West Whitehall Road including the frontage of the residential lots.
14. A pedestrian crossing of College Avenue at the Whitehall Road intersection will be required as part of the project.
15. A variance to delay the construction of sidewalk along the remaining portion of the Harner Farm (north of West Whitehall Road) will be required with the initial subdivision plan. This subdivision will be required since the Harner Farm is currently one parcel. The request will be to delay the construction until that section is developed. This variance has been granted for other projects.
16. The subdivision that will create the Sheetz lot and the Sheetz Land Development plan will be submitted concurrently.
17. The Residential Subdivision plan will be submitted separate from the plans referenced in Item #16 above.
18. Since the project is in the Corridor Overlay district, bus stops, bicycle and pedestrian access will need to be designed into the project (including bike racks).
19. PennTerra will revise the parking area along the West Whitehall Road section of the project to insure adequate turning movements for deliveries and for possible future charging stations.
20. The vent pad for the fuel storage tank will be kept outside of the setback.
21. PennTerra will explore the availability of natural gas and also the tap fees for water and sewer.
22. Sheetz will meet with Jeff Ressler to discuss the signage needs. The Corridor Overlay Ordinance includes specific signage requirements.
23. Sheetz's lighting consultant will prepare plans illustrating the project's lighting plan.
24. A "softer, warmer" light is preferred by the Township.
25. There is no maximum lighting restrictions other than the prohibition of lighting spillover on to adjacent properties.
26. Lighting spillover on to Township right-of-way is permitted and is encouraged at the site's entrance and along sidewalks. The staff encourage lighting spillover as allowed by ordinance at the site's entrance and along the sidewalks.
27. Dennis Myers, 2210 West Whitehall Road, voiced his concern about the site lighting and preservation of existing trees along the property's western border. If trees are to be removed, he requested that new trees be added.
28. There is a desire to not have music playing at the pumps.
29. Sheetz will check restrictions on the site's liquor license.



TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-238-3454
www.twp.ferguson.pa.us

March 1, 2019

Ferguson Township Planning & Zoning Department
Raymond J. Stolinas, Jeff Ressler, Lindsay K. Schoch
3147 Research Drive
State College, PA 16801

Ferguson Township Engineer
Ron Seybert
3147 Research Drive
State College, PA 16801

Hello.

As a result of the meeting held in January with Penn Terra and representatives from Sheetz, please find enclosed a revised Concept Plan for a portion of the Harner Farm.

If you feel we need to meet with John Sepp and Sheetz again, please let me know and I will set up a meeting.

Thank you.

Sincerely,

Lindsay K. Schoch
Community Planner

cc: Correspondence File
Harner Farm



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Planning & Zoning Director's Report March 11, 2019

1. On February 27, 2019, the Township Manager and Township Solicitor attended Oral Arguments at the Centre County Courthouse in front of President Judge Ruest regarding the Pine Hall TTD Substantive Validity Challenge.
2. On February 28, 2019, the Planning & Zoning Director and Bill Keough, Ferguson Township Planning Commission Vice-Chairperson presented the "Future's Blueprint", the first in the series of CBICC workshops.
3. March 5, 2019, the Planning & Zoning Director met with Penn State student Katherine Reese to discuss current development issues in Ferguson Township for her community writing class with Professor Paul Kellermann.

Upcoming Board of Supervisors Agenda Items (3/18/18):

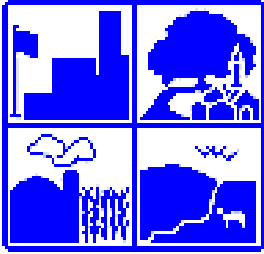
- TBD

Recent BOS Actions Summary (3/4/19 Regular Meeting):

- Proclamation – Ferguson Township Groundwater Awareness Week (March 10th)
- Public Hearing – Resolution amending the 2018 Annual Operating Budget
- Discussion of Donation Requests (\$500 to both the Ferguson Township Senior Citizens Club and the Community Diversity Conference)
- Appoint to the COG and Regional Committees (Bill Keough to the Centre Region Parks and Recreation Authority and Richard Killian to the COG Finance Committee)
- Ruchcliffe Street Parking Restriction Engineering Study
- Discussion of Conveyance of Pine Grove Mountain Properties
- Review of Chapter 19 – Signs

Upcoming Zoning Hearing Board Agenda (3/26/19):

- No Scheduled Hearing



TOWNSHIP OF FERGUSON

3147 Research Drive, State College, Pennsylvania 16801

Telephone: 814-238-4651 Fax: 814-238-3454

TO: Ferguson Township Planning Commission

FROM: Lindsay K. Schoch, Community Planner
Raymond J. Stolinas, AICP, Planning & Zoning Director

DATE: March 5, 2019

SUBJECT: Active Plans in the Township

In an effort to keep the Planning Commission and Board of Supervisors up-to-date on current developments, staff is providing a list of Active Plans and other Projects in the Township.

Currently, the Township has three (3) Active Plans and one (1) Proposed Concept Plan.

Harner Farm Proposed Concept Plan: The Planning Commission held a preapplication conference with Aspen Whitehall Partners, LLC, Aspen Route 26 Partners, LLC, Penn Terra Engineers, and representatives from Sheetz on Tuesday, December 4, 2018. The proposal is for approximately 27 acres encompassing the southeastern portion of the Harner Farm. The developer is proposing a 6,077 square foot Sheetz convenience store, a multi-use building with retail on the first floor and apartments on the second floor, and a 36 lot residential subdivision. The Planning Commission had the opportunity to make comments and ask questions, but did not have major concerns about the project as it is proposed in the Concept Plan. A Traffic Scoping Meeting was held on December 19, 2018 at which time the Township Engineer, Consulting Traffic Engineer and Community Planner met with PennDOT, PennTerra, Wooster Engineers, and Aspen Route 26 Partners to discuss the scoping application. The scoping application has been amended and resubmitted for signatures. The scoping application must be approved and signed prior to the Traffic Impact Study being conducted. The Concept Plan was presented to the Board of Supervisors on January 21, 2019, at which time the Board was able to give comments and feedback on the proposed Plan. The Planning and Zoning Director prepared a letter to Justin Mandel, giving an overview of the input from both the Planning Commission and the Board of Supervisors. Staff met with Penn Terra and representatives from Sheetz on January 30 to discuss the proposed Plans and ordinance requirements and look forward to the submission of a subdivision plan, then land development plan. ***The Traffic Scoping Application has been amended. Staff will meet to discuss the changes on March 12.***

King Wealth Strategies Land Development Plan: This Plan, submitted on June 26, 2018 by Penn Terra Engineering, Inc. on behalf of the owners/applicants, Laura and Thomas King, is proposing a conversion of the existing residential rental property located at 222 Blue Course Drive to their financial planning business office. Tax Parcel 24-12-12 contains .369 acres and is zoned General Commercial and lies within the Corridor Overlay. The existing building is 2,800 square feet with 1,400 on both the first floor and the basement. Prior to the submission of the plan, five (5) variances were approved by the Zoning Hearing Board. They are as follows: Reduction of the required parking spaces by 2 spaces; Reduction of the 50' front parking setback by 34'; Reduction of the 15' flexible buffer yard by 7.5'; Reduction of the 75' required minimum distance between driveway entrances by 15'; and Reduction of the 18' required parking stall length by 2'. The Planning Commission made its initial review and comment on the Plan at its July 9, 2018 meeting. The

applicant is requesting a variance and two appeals. The Variance (granted) for relief from Section 27-206, Yard Requirements and the Appeals (**withdrawn**) for the interpretation of Section 27-206 and Chapter 26, Stormwater. The Plan was resubmitted to staff for review along with a request for consideration of a modification from Chapter 22, Subdivision and Land Development. The request for modification is relief from Chapter 22, Part 5, Section 22-510.2.C Grading, which states: “in all cases, the bottom of the excavations or fills shall be a minimum of five feet from the property line of developed lots. The applicant requested the request for modification be tabled until further notice. Plan Expiration: April 2, 2019. **The Applicant withdrew the modification request and is working on changes to the site plans to meet the requirements of the ordinance.**

Pine Hall Traditional Town Development General Master Plan: On February 21, 2018 Residential Housing Development, LLC submitted a General Master Plan for the Pine Hall TTD. A Master Plan currently exists for Pine Hall, but Residential Housing Development, LLC has a different vision, therefore is proposing a new General Master Plan. The Plan was at a stay until decisions were made from both the Zoning Hearing Board concerning the validity challenge and the Court of Common Pleas concerning the procedural challenge—both decisions have been denied and since, appealed by Circleville Partners. Staff submitted initial plan comments to the developer on Friday, March 30, 2018. The Board of Supervisors reviewed the Plan and made initial comments at its April 16, 2018 meeting and the Planning Commission reviewed and made initial comments at its April 23, 2018 meeting. Staff met with the Pine Hall Development Team to discuss initial comments. A Joint Public Work Session with the Board of Supervisors and Planning Commission was held on June 5, 2018. The Pine Hall Design Team submitted a summary of the meeting to staff. Trans Associates submitted the Traffic Impact Study to staff on Monday, July 30, 2018 for review. The General Master Plan was formally submitted to staff for review on August 1, 2018, which started the 90-day review period for the Board of Supervisors to consider approval of the Plan. The Planning Commission reviewed the proposed plan on Monday, August 27, 2018 and had minimal comments and some public comment. Staff has prepared a schedule to move the Plan forward. The traffic study is under review, terms and conditions and agreements are being prepared in preparation for a Public Hearing. Circleville Partners appealed the decision of the Zoning Hearing Board (to the Court of Common Pleas) and the Court of Common Pleas decision (to the Commonwealth Court). Plan review comments were submitted to the developer on September 19, 2018. Staff had a meeting with the Design Team on October 2, 2018 to discuss the various agreements, terms and conditions, and other items. On October 30, 2018, the plan was resubmitted to staff, reviewed, and comment letter was sent to the developer and their team on November 14, 2018. The traffic impact study is still in discussions and the developer’s transportation engineer is reviewing township comments. Traffic Impact Study is still undergoing review. At this time, the majority of the comments are addressed. The proposed Terms and Conditions are being reviewed internally by staff. The developer reviewed and made comments on the proposed workforce housing agreement; staff is currently considering their comments. Plan Expiration is April 8, 2019. **No Update**

Ferguson Township Public Works Building Land Development Plan: Keller Engineers, Inc. submitted plans, on behalf of the Ferguson Township Public Works Department, on February 7, 2019. The new facility will encompass approximately 13,000 ft.² that will house offices, vehicle repair bays and vehicle fueling island with canopy. Also included with the proposed plans are paved parking and truck court, sidewalks, an employee patio and landscaping. New utility connections and stormwater management facilities will also be furnished with the new building. Access will be from the upper existing driveway off Research Drive. Stormwater will be handled through several existing swales and detention basins that will be enhanced by meadow and additional landscaping. The Planning Commission had the opportunity to review the Plan and have their questions answered by the Public Works Director. Planning Commission comments will be incorporated into the Plan Review Comment Letter and once all plan comments are received, they will be sent to Keller Engineers. **Plan Review Comments have been sent to Keller Engineers, Inc. for their review and response. Expiration is May 8, 2019.**

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
Monday, February 25, 2019**

I. ATTENDANCE

The Planning Commission held its 2nd regular meeting of the month on Monday, February 25, 2019, at the Ferguson Township Municipal Building. In attendance were:

Commission:

Lisa Strickland, Chairperson
Bill Keough, Vice Chairperson
Rob Crassweller, Secretary
Ralph Wheland
Erik Scott
Jeremie Thompson
Jerry Binney
Shannon Holliday, absent

Staff

Ray Stolinas, Director of Planning & Zoning
Lindsay Schoch, Community Planner
Jeff Ressler, Zoning Administrator

Others in attendance were: Faith Norris, Recording Secretary; Carolyn Yagle, Environmental Planning & Design; and Laura Dininni.

II. CALL TO ORDER

Ms. Strickland called the meeting to order 6:12 p.m.

III. CITIZEN INPUT – None.

IV. FERGUSON TOWNSHIP ZONING & SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVISIONS

Mr. Stolinas reviewed the Township's Zoning and Subdivision and Land Development Ordinances Open House on February 21st that had positive reviews and nearly 50 people in attendance. As a result of the last meeting, Ms. Yagle continued with a discussion on the Zoning map and usefulness and refinement of quick views.

The proposed changes to the zoning map were reviewed. A summary of items discussed included RR 1-4 uses – types of dwellings; square footage; impact; what is permissible; examples of housing; parking; TSD; AG activities vs. residential; cover retention relating to storm water management; possibly enlarging village zoning area in Pine Grove Mills per a comment received; neighborhood characteristics; lighting level; growth boundary; Greenbriar discussion; and oblique views setback.

Ms. Schoch noted a study that was done by a PSU student and resident, James Graef, in the Northland area corridor for a mixed-use development. The study is available for interested Commission members.

Further detail was discussed on multiple types of dwelling categories, district use list, building codes, parking requirements, principal uses, accessory uses, special exceptions and conditional uses, and fee in-lieu.

In response to Mr. Keough's inquiry, Ms. Yagle noted the Quick View Charts update will need a week to incorporate the comments received and to flush out the distinctive accessory match-up. Mr. Keough requested if the charts are ready prior to the next Commission Meeting, to send them out to the members for review. Noted, was to keep the size of the maps large enough to view.

Mr. Thompson noted that he would like to attend the Northland Mobility Study Open House that is scheduled for the same day as the Planning Commission Meeting on March 11th. The Open House starts at 5:00 in Conference Room 2.

The discussion was wrapped up and Ms. Yagle noted she will be scheduling a work session with the Board of Supervisors in the near future.

V. CONSENT AGENDA – None.

VI. PLANNING DIRECTOR REPORT

Mr. Stolinas stated the report was included with the agenda. One note for record was that the CBICC presentation was cancelled last week due to the weather and is rescheduled for February 28th at 5:15 p.m. at CBICC offices.

VII. ACTIVE PLANS UPDATE

Ms. Schoch stated tomorrow is the deadline to receive comments on the Public Works Building Land Development Plan and will be forwarded to Keller Engineers.

Mr. Scott noted an update to the Pine Hall Action Sports Park. A conference call was held last week with the developers, engineers and other interested parties to discuss the location. The CAD drawings were forwarded to Nate Russell for the concept plan review and moving forward, a presentation to Ferguson Planning Commission and Board of Supervisors. The developers and engineers have been receptive to everything so far. A discussion followed on the park concept for Pine Hall in regards to storm water retention, infiltration basin, water quality, multiple uses, management and cost.

Ms. Schoch had nothing further to report on the Active Plans Update, other than what was provided.

VIII. CENTRE REGION PLANNING COMMISSION REPORT

Mr. Thompson stated the next meeting is scheduled for March 7th at 7:00 p.m. (new time), in the COG Forum Room.

IX. ZONING/SALDO UPDATE

Mr. Stolinas stated a work session was requested with the consultant, staff and Board of Supervisors on or around March 14th to review issues with the ordinances. Discussion followed.

X. PINE GROVE MILLS – SMALL AREA PLAN

Mr. Stolinas stated the next meeting is scheduled for March 13th.

XI. APPROVAL OF REGULAR MEETING MINUTES OF FEBRUARY 11, 2019

A motion was made by Mr. Wheland and seconded by Mr. Crassweller to approve the regular meeting minutes as presented. The motion passed unanimously.

XII. ADJOURNMENT

There being no further business for the Planning Commission, Ms. Strickland adjourned the meeting at 8:04 p.m.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission

DRAFT