

Review of the City of Washington Zoning Code

Part 1 – General Provisions

§101.3 – Community Development Objectives

- ✓ Update to include objectives from the Washington / East Washington Multi-Municipal Comprehensive Plan.

§102 – Definitions

- ✓ Update definitions to be in full compliance with the PA MPC (i.e. land development, mineral extraction activities).
- ✓ Update to include modern definitions and uses (i.e. solar energy facilities, wind energy facilities, etc.).

Part 2 – Conservation and Residential Districts

§201 – C Conservation District

- ✓ The intent of this district needs to be clarified.
- ✓ Consider consolidating into R-1 District.

§202 – R-1 Low Density Residential District

- ✓ Public parks and playgrounds should be permitted uses.
- ✓ Must permit no impact home based businesses per MPC.

§203 – R-2 Medium Density Residential District

- ✓ Public parks and playgrounds should be permitted uses.

§204 – R-3 High Density Residential District

- ✓ Consider adding more specific uses that are permitted under “neighborhood commercial” and defining “large amounts of traffic or parking congestion” by way of trips per day, etc.
- ✓ This is the only district where requirements are not included for group homes.
- ✓ Why is there no minimum lot size for multi-family dwellings or neighborhood commercial?

§205 – Apartment Overlay Districts

- ✓ Unsure if four (4) separate overlay districts are necessary.
- ✓ Format is confusing – each district should include same categories of requirements.
- ✓ Overlay District 1 – are there no minimum parking requirements or buffer standards?
- ✓ Overlay District 2 – clearly define “off street parking areas shall be buffered from abutting properties”.
- ✓ Why are there no minimum lot area standards for 1 or 2 but there are for 3 and 4?
- ✓ Why is 4 the only one that has a maximum number of dwelling units?

Part 3 – Business Districts

§301 – BID Business Improvement District

- ✓ Provide a detailed list of permitted uses and consider adding theatres, etc.
- ✓ Clarify what is meant by “except” under uses.
- ✓ Clarify what is meant by “other uses heavily dependent upon vehicular traffic” – would drive thru restaurants not be permitted?
- ✓ Offices is listed under 1 and 2 as permitted uses.
- ✓ Why is SFR permitted in the BID while multi-family (such as an apartment complex or upper story residential) a conditional use? Upper story residential should be a permitted use.
- ✓ Signs are permitted as an accessory use – is this to be all sign types?
- ✓ Should permit churches.
- ✓ Unsure of what is meant under section 3 “buildings...in excess of 35 feet...shall be permitted in all districts...” – does this mean all zoning districts, all business districts, or just the BID? Clarify. If all business districts, should be moved to under §300 instead of §301 BID.
- ✓ There are no dimensional requirements, only a rear yard and building height.

§302 – General Business District

- ✓ Provide a detailed list of permitted uses. Currently, are all commercial uses except obscene material and garage repair permitted?
- ✓ Why is SFR permitted in the BID while multi-family (such as an apartment complex or upper story residential) a conditional use?
- ✓ Outdoor storage and signs are permitted as accessory uses – would be helpful to reference the section that addresses their regulations.
- ✓ Green spaces – what is required as such? It is not defined under Part 2.

Part 4 – Development District

§401 – Development District

- ✓ All nonresidential uses are permitted by right; may want to consider providing a detailed list of uses.
- ✓ Reorganize the chapter so that the land use intensity tables are not under the buffer yard requirements heading.
- ✓ The hours of operation permitted seem trivial – why can heavy manufacturing operate 24 hours while recreational/institutional can only operate 7am-10pm.

Part 5 – Supplemental Regulations

§501 – Home Occupations

- ✓ Differentiate from no impact home based businesses, which must be permitted in all residential districts per MPC.

§503 – Parking

- ✓ Off street parking requirements should be moved into its own article or to general regulations.
- ✓ Update required spaces to commonly accepted requirements.
- ✓ Provide detailed landscaping requirements for parking lots.

§505 – Signs

- ✓ Sign regulations should be a stand alone chapter.
- ✓ Update to address modern sign types.
- ✓ Offer incentives for businesses to reduce sign clutter by using changeable signs or sharing.

Part 6 – Nonconforming Uses

§601 – Determination of the Nonconforming Use

- ✓ Clarify to make it easier for readers to understand.
- ✓ Define and include requirements related to abandonment.
- ✓ Consider adding regulations that address % of expansion permitted, number of times, etc.

Part 9 – Planning Commission

§902 – Powers and Duties of the Planning Commission

- ✓ Consider having the Planning Commission review conditional use applications.

Part 10 – Airport Regulations

- ✓ Ensure that it is compliant with the federal requirements and updated as needed.

Part 11 – Historic District Overlay

- ✓ No description of what is regulated by this overlay. This should be added.

Part 12 – Domiciliary Care Homes...

- ✓ Not sure why this is a separate article. This should be under supplemental regulations.

Review of the East Washington Borough Zoning Code

§340-5 General Intent and Community Development Objectives

- ✓ Update to include objectives from the Washington / East Washington Multi-Municipal Comprehensive Plan.

§340-9 Definitions

- ✓ Update definitions to be in full compliance with the PA MPC (i.e. land development, mineral extraction activities).
- ✓ Update to include modern definitions and uses (i.e. solar energy facilities, wind energy facilities, etc.).

§340-12 Uses permitted in residential districts

- ✓ If the Borough enacts a joint ordinance with the City, the Borough may consider consolidating the districts into one or two.
- ✓ Institutional uses not addressed
- ✓ Most nonresidential uses not addressed – if under Borough-only zoning, must reasonably accommodate all uses.
- ✓ May consider adding an institutional district for area occupied by W&J College.
- ✓ Address solar/wind energy facilities.

Article VII Historic District

- ✓ See recommendations in the Washington / East Washington Multi-Municipal Comprehensive Plan (Chapter 7: Historic Preservation)
- ✓ Include the design guidelines provided as part of the Washington / East Washington Multi-Municipal Comprehensive Plan.