

Spring Township Centre County, PA

Zoning Ordinance Amendment

Ordinance No. 01-2024

An Ordinance of the Township of Spring, Centre County, PA, amending Chapter 22 and Chapter 27 Zoning Ordinance of Spring Township.

BE IT ENACTED and ORDAINED by the Board of Supervisors of Spring Township, Centre County, PA, and it is hereby enacted and ordained by the Authority of the same as follows:

CHAPTER 22

Section 206.1.I(8): A statement describing the stormwater management methods to be employed and delineation of entities charged with maintenance of stormwater management facilities.

ADD THE FOLLOWING:

Section 206.1.I(9): A statement describing maintenance methods of fire hydrants as required by this plan and entity/entities responsible for maintenance and replacement of fire hydrants.

Section 206.1.I(10): A statement detailing entities responsible for maintenance of open space and parkland facilities.

Section 206.2.C(3): Two sets (minimum) GIS latitude and longitude coordinates of property to be subdivided and/or developed.

Section 208.B(13): Other Approvals: A final subdivision or land development plan shall be subject to (but not limited to) the following items which shall be reviewed and approved by an appropriate entity.

- (a) Erosion and Sediment (E&S) plan to be approved by the Centre County Conservation District (CCCD).
- (b) Planning module (sewer or septic) to be approved by Pennsylvania Department of Environmental Protection (PA DEP).
- (c) Approval of sewer plan by the Spring-Benner-Walker Joint Authority (SBWJA).
- (d) Approval of the water utility plan by Spring Township Water Authority (STWA) or the appropriate authority or association which shall provide potable water to the development or subdivision.

CHAPTER 27

Section 204.1.H: Home Occupations. Home occupations shall be permitted as accessory uses in owner-occupied dwellings subject to the following regulations:

Section 401.B: Replace “cluster development” with “open space.”

Section 401.D: Standard Development Option: Modify R1 zoning district table as follows: Remove Duplex (without public sewer, requires 2 septic areas per lot) from Permitted Uses, remove “1 acre” and “10; 0 at common wall” references to Duplex use.

Section 401.D.1: Change to: Residential developments greater than 5 units shall not be required to provide dedicated open space.

Section 401.D.2: Remove this section.

Section 401.E: Cluster Development Option: Change title from “Cluster Development Option” to “Open Space Option”.

Section 401.E: Modify table as follows:
Change Minimum Width (feet) from 100 at building setback line to 75 at building setback line,
Change Front Yard (feet) setback from “20 on local and collector streets” to “25 on local and collector streets”.

Section 401.E.2: Change “50%” to “20%”.

Section 401.E.3: Change “50%” to “75%”.

Section 805.A: Add R-3 to list of zoning districts.

Section 825.5.d: Add the following: The maximum impervious coverage shall be 20% of the tract acreage.

Section 825.5.f: Change to: In the Agricultural Preservation District (A-1), Agricultural Development District (A-2), and Rural Resource District (RR), no more than 20 percent of Class I and Class II prime agricultural soils on a lot may be utilized as part of a ground mounted PSES development.

Zoning Map Changes

Change the following parcels to LI (Light Industrial): 13-002-030B, 13-004-001D, 13-004-023 (portion zoned R-1)

Change the following parcels to R-1 (Suburban Residential): 13-004-033, 13-004-033H, 13-004-033D, 13-004-049, 13-004-049G, 13-004-078A, 13-004-078B

Change the following parcel to R-3 (High Density Residential): 13-003-007

Change the following parcel to R-4 (Multi-Family Residential): 13-004-072A (Portion currently zoned A-1)

All Ordinances or parts of ordinances in conflict with the provisions of these Ordinances are hereby repealed to the extent of such conflict.

ORDAINED AND ENACTED into an Ordinance, on a motion by Matthew Deibler, seconded by Frank Royer and passed by the Board of Supervisors of Spring Township on this 1st day of July, 2024.


Spring Township Supervisors



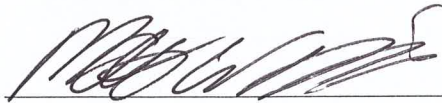
David Capperella, Chairman



Frank Royer, Vice Chairman



Attest



Matt Deibler

PART 4:
RESIDENTIAL DISTRICTS

401. SUBURBAN RESIDENTIAL DISTRICT (R-1)

A. Intent. The intent of the Suburban Residential District is to promote the following:

1. To provide for a variety of low density residential development opportunities;
2. To provide flexibility in neighborhood design options;
3. To provide for density bonus incentives to encourage the maximization of efficient land use and to decrease development pressure on the outlying rural landscape;
4. To ensure a diversity of housing types, sizes, and costs;
5. To meet minimum standards of health and safety by protecting against hazards and nuisances;

B. Criteria and Standards for the Suburban Residential District (R-1)

The R-1 District lot development standards include four options (standard development, open space, traditional neighborhood, and density bonus). The standard development option provides low density residential development opportunities reflective of the existing character of the Nittany Valley's municipalities. The **open space** development option provides an opportunity to protect the rural character of the valley by preserving open space and minimizing infrastructure development while increasing permitted densities. The traditional neighborhood development option provides additional opportunities to increase density while adding community amenities including limited neighborhood scale commercial and recreational options. Finally, the density bonus option allows the applicant to provide for work force housing and the right to build apartments with a greater building height.

C. District Regulations. Only uses listed below shall be permitted in the Suburban Residential District. All uses must conform to the lot, yard setback, and maximum height requirements stipulated herein, as well as other appropriate requirements of this Chapter.

D. Standard Development Option

Permitted Uses	Lot Requirements				Yard Setback and Height Requirements		
	Minimum Size	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Height (feet)
Single family detached unit – without public sewer (requires 2 septic areas per lot)	1 acre	150 at building setback line; 50 at street line	20% bldg. 40% imp.	30 on local and collector streets; 50 on arterial streets	30	30	35
Churches	5 acres		40% bldg. 60% imp.	50	50	75	35
Public and private schools	5 acres						
Public park and recreation areas	4 acres		30% bldg. 40% imp.	50			
Accessory Uses							
Home Occupations	See permitted use above to which it is accessory						
Bed and breakfast establishments							
Customary and secondary uses accessory to above permitted uses							
Essential services							

1. Residential developments greater than 5 units shall not be required to provide dedicated open space.

E. Open Space Option

Permitted Uses	Lot Requirements				Yard Setback and Height Requirements		
Permitted Uses	Maximum Density	Minimum Width (feet)	Maximum Coverage	Front Yard (feet)	Side yard (feet)	Rear Yard (feet)	Maximum Height (feet)
Single family detached unit (with public water and sewer)	2.4 units per acre	75 at building setback line; 50 ft. at street line	20% bldg. 40% imp.	25 on local and collector streets; 50 on arterial streets	10	30	35
Duplex unit (with public water and sewer)					10; 0 at common wall		
Churches	5 acres		40% bldg. 60% imp.	50	50	75	35
Public and private schools	5 acres						
Public park and recreation areas	4 acres		20% bldg. 40% imp.				
Accessory Uses							
Home Occupations	See permitted use above to which it is accessory						
Bed and breakfast establishments							
Customary and secondary uses accessory to above permitted uses							
Essential services							

1. Applicants shall be required to schedule a pre-application conference (see Supplemental Regulations – “Pre-Application Conference”).
2. Residential developments greater than 5 units shall be required to provide a minimum of 20% of the total tract area as dedicated open space (see Supplemental Regulations – “Open Space Dedication”).
3. A minimum of 75% of total developed residential units shall be single family detached units.