

A meeting of the Zoning Ordinance Review Committee was held on Wednesday, May 17, 2023, at 6:30 p.m. in the meeting room at the Richland Borough Building.

The Committee Meeting was called to order at 6:30 p.m.

Present were President Kelly Bricker, President Pro Tem Larry Hartman, Councilmember Robert Rittle, Secretary Rebecca Schnoke, Zoning Officer Glenn Bertolet, Urban Research & Development Consultant Charlie Schmehl, and Zoning Hearing Board members Justin Yeiser and Slade Hartranft.

Review and discussion regarding article 6 - additional requirements for specific uses listed below. All uses by law must be permitted, but zoning district and restrictions can be established. The Committee had in-depth discussion regarding establishing requirements for certain specific uses for principal and accessory uses listed below.

Section 602 - Additional Requirements for Specific Uses that are Typically Principal Uses.

Adult use – limited to adult store, adult movie theater, massage parlor, adult live entertainment facility.

Adult day care center

After hours club

Animal cemetery

Animal day care

Apartments – townhouses/apartments/conversions

Assisted living facility/personal care home – nursing home

Auto, boat or mobile/manufactured home sales

Auto repair garage

Auto service station

Boarding house – includes rooming house

BYOB club

Car wash

Cemetery

Commercial communications antennas tower as principal or accessory use

Conversion of an existing dwelling into additional dwelling units

Conversion of an existing principal institutional building or a principal industrial building into multi-family dwellings or live work units

Crematorium

Criminal Halfway Houses

Day care center, child

Distribution center

Dog day care

Electric power generating plant

Forestry

Gas and oil wells as a principal or accessory use

Group homes

Heliport

Hotel or Motel

Junkyard – includes automobile salvage yard
Kennel – includes animal shelter
Live work unit
Livestock and poultry, raising of
Manufactured (mobile) homes
Manufactured (mobile) home park
Medical marijuana dispensary
Medical marijuana grower/processor
Membership club
Mineral extraction
Mobile/manufactured home
Motor vehicle racetrack
Nursing home, personal care home or assisted living center
Outdoor storage display
Pipeline compressor station
Place of worship
Prison or similar correctional institution
Recreation, outdoor
Recycling collection center
Residential conversions
Restaurant
School, public or private, primary or secondary
Self-storage development
Solid waste transfer facility, solid waste landfill or waste to energy facility
Stable, non-household – includes riding academies
Swimming pool, non-household
Temporary shelter
Townhouses and apartments
Treatment center
Trucking company terminal
Veterinarian office – includes animal hospital
Warehousing or storage of distribution center as the principal use of the lot, or,
trucking company terminal
Wind turbines, other than the one wind turbine per lot that is allowed as an accessory
use by section 603

Section 603 - Additional Requirements for Uses that are Typically Accessory Uses (General, Accessory Setbacks, Front Yard, Additional Standards):

Antenna, standard – includes amateur radio antenna
Clean Fill
Day care as accessory to a dwelling
Donation bins, outdoor
Drive-through facilities
Fences and walls
Food trucks – includes food trailers

Zoning Ordinance Review Committee Meeting
Wednesday, May 17, 2023, 6:30 p.m.

Furnace, outdoor – includes wood-burning boilers and other building heating devices that are exterior to a principal building
Garage sale – includes yard sale, moving sale and porch sale
Heliport
Home occupation
Outdoor storage and display – commercial or industrial as a principal or accessory use
Pets, keeping of – includes accessory keeping of miscellaneous animals
Recreational vehicle parking
Residential accessory structure or use
Short-term rental of a dwelling unit
Sidewalk café or sidewalk food card
Swimming pool, household
Temporary commercial uses
Unit for care of relative
Wind turbines, one per lot as accessory use

The meeting was adjourned at 8:38 p.m.

Respectfully Submitted By:

Rebecca Schnoke,
Richland Borough Secretary