

A meeting of the Zoning Ordinance Review Committee was held on Wednesday, June 21, 2023, at 6:30 p.m. in the meeting room at the Richland Borough Building.

The Committee Meeting was called to order at 6:37 p.m.

Present were 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 9 – Floodplain Regulations, article 10 – Environmental Protection, Article 11 – Off-Street Parking & Loading, and Article 12 – Signs. The Committee had an in-depth discussion regarding establishing requirements for certain specific uses and activities.

Article 9 – Floodplain Regulations – currently have floodplain regulations through Lebanon County Ordinance, recommended to keep separate ordinance as currently is, more cost effective due to the requirement for frequent updates and easier and cheaper to amend separate ordinance than entire zoning ordinance.

Article 10 – Environmental Protection

Noise – discussed quality of life ticket, to be further investigated.

Odors, Dust and Smoke – discussed recreation fire pits.

Control of Light and Glare

Vibration

Article 11 – Off-Street Parking and Loading

Required Number of Off-Street Parking Spaces (requirements & applicability)

General Regulations for Off-Street Parking

Design Standards for Off-Street Parking

Size & Marking of Parking Spaces

Parking Aisles

Driveways

Paving, Grading & Drainage

Lighting of Parking Areas

Parking for Persons with Disabilities

Paved Area Setbacks (including Off-Street Parking Setbacks)

Pedestrian Route

Parking of Unregistered or Junk Motor Vehicles

Off-Street Loading

Fire Lanes & Access

Article 12 – Signs – allowable signs must be listed in this section to be permitted, and legally cannot regulate the content, but can designate permitting, size and placement locations.

Purposes & Applicability

Purposes

Permit Required

Changes on Signs

Sign Definitions

Miscellaneous Signs not Requiring & Requiring Permits

Signs Not Regulated by Zoning Ordinance

Freestanding, Wall & Window Signs (On-Premises Signs)

Sign Types & Examples of Sign Types

Maximum Height of Wall Signs

Signs (Including “Signs on Mobile Stands”) and Other Temporary Signs

Signs on Freestanding Walls

Major Development Sign

Landscaping Around a New Freestanding Sign

Sign Guidelines in the CD District

Prohibited Signs & Digital Sign Limits

Off-Premises Signs (Including Billboards)

Purposes

Nonconforming Off-Premises Signs

Official Signs

Permitted Off-Premises Signs

General Design, Location & Construction of Signs

Setbacks

Sight Clearance

Off-Premises

Permission of Owner

Signs on Trees, Utility Poles & Street Signs

Construction of Signs

Wiring of Signs

Banners & Overhanging Signs

Vehicles Functioning as Signs

Abandoned or Outdated Signs

Measurement of Sign Area

Illumination of Signs

Nonconforming Signs

Article 13 – General Regulations

Frontage Onto Improved Streets, Number of uses or Buildings, Minimum Size of Dwellings

Frontage Required onto Improved Street

Number of Principal Uses & Principal Buildings Per Lot

Minimum Size of Dwellings

Maximum Occupancy

Height Exceptions

Special Lot & Yard Requirements, Sight Distance & Buffer Yards

In General

Exceptions to Minimum Lot Areas, Lot Widths & Yards

Sight Clearance Triangles at Intersections

Buffers & Planting Screening

Landscaping

- Parking Lot Trees
- Landscape Maintenance
- Street Trees

Non-Conformities

- Proof & Registration of Non-Conformities
- Continuation of Non-Conformities
- Expansion of or Construction Involving Non-Conformities
- Damaged or Destroyed Non-Conformities
- Abandonment of a Non-Conformity
- Changes from One Non-Conforming Use to Another
- District Changes
- Voluntary Replacement of a Non-Conforming Structure

Dumpster Screening & Location

Portable Storage Containers

Green Incentives

- Electric Re-Charging Stations

The meeting was adjourned at 8:56 p.m.

Respectfully Submitted By:

Rebecca Schnoke,
Richland Borough Secretary