

A meeting of the Zoning Ordinance Review Committee was held on Wednesday, July 19, 2023, at 6:30 p.m. in the meeting room at the Richland Borough Building.

The Committee Meeting was called to order at 6:45 p.m.

Present were President Kelly Bricker, Councilmember James Niethammer, Secretary Rebecca Schnoke, Zoning Officer Glenn Bertolet, Urban Research & Development Consultant Charlie Schmehl, and Zoning Hearing Board member Slade Hartranft.

Urban Research & Development Consultant Charlie Schmehl advised that a planning committee consisting of three Borough Councilmembers be established by vote at the August Borough Council meeting. The purpose of the committee is to review the draft ordinance and to present the new zoning ordinance draft at a public meeting. For future reference the next steps will be to review the draft ordinance, provide the draft ordinance to the Lebanon County Planning Commission for review and comments, and hold a second public meeting before enacting the ordinance.

Reviewed and had lengthy discussion pertaining to the following sections.

Article 5 – Dimensional Requirements in Each District.

501.A – Dimensional Requirements for Primarily Residential Districts:

1. RLD – Low Density Residential District:

- Single family detached dwelling
- Single family semi-detached dwelling
- Townhouses
- Other allowed principal use

2. RHD – Medium High Density Residential District:

- Allowed dwelling, other than manufactured/mobile home park or multi-family dwellings.
- Manufactured/mobile home park.
- Multi-family (apartment) dwellings.
- Other allowed Principal use.

3. CA – Auto Related Commercial District:

- Allowed non-residential uses.

4. CD – Downtown Commercial District:

- Residential uses that are allowed in C-1 may be developed under the residential development standards of the RHD district, and may be combined with a ground level commercial use.

5. LI – Light Industrial or I – Industrial Districts and any other District not listed

502 – Height Exceptions

503 - Accessory Structures and Uses

504 – Maximum Building Setback in CD District; Reduction in Front Setbacks

505 – Dimensional Provisions for Solar Energy Collection Devices

Article 14 - Administration

- 1401 – Applicability of this Ordinance
- 1402 – Purposes & Community Development Objectives
- 1403 – Permits & Certificates; Temporary Uses
 - Applicability
 - Zoning Permit
 - Certificate of Occupancy
 - Submittals to the Board
- 1404 – General Procedures for Permits
- 1405 – Interpretation
- 1406 – Enforcement, Violations & Penalties
- 1407 – Fees
- 1408 – Amendments to this Ordinance
- 1409 – Curative Amendments
- 1410 – Zoning Officer
- 1411 – Zoning Hearing Board Actions & Variances
- 1412 – Zoning Hearing Board Hearings & Decisions
- 1413 – Appeals to Court
- 1414 – Limited Public Utility Exemptions
- 1415 – Borough, Authority & Governmental Uses
- 1416 – Special Exception Use Process
- 1417 – Conditional Use Process
- 1418 – Duties of the Planning Commission
- 1419 – Liability

Article 15 – Definitions

- Discussed general interpretation and definitions of words and terms for the purposes of the ordinance.

The meeting was adjourned at 8:17 p.m.

Respectfully Submitted By:

Rebecca Schnoke,
Richland Borough Secretary