



City of Harrisburg Draft 2010 Zoning Code
Existing Zoning Code vs. Draft 2010 Zoning Code

Subject	Existing Zoning Code	Draft 2010 Zoning Code Submitted to Harrisburg Planning Commission on May 5th
Zoning Districts Chapter 7-305 in Draft 2010 Zoning Code	<ul style="list-style-type: none"> ▪ 11 zoning districts in 1950 Zoning Code with Pyramid Zoning ▪ Significant Amendments in 1977 and 1988 ▪ By 1988, 29 Base Zoning Districts and 6 Overlay Districts ▪ 92 pages to describe permitted uses in 29 base zoning districts ▪ No consistency in organization (e.g., signage is in many different chapters) 	<ul style="list-style-type: none"> ▪ 11 Base Zoning Districts and 3 Overlay Districts ▪ 3 Overlay Districts eliminated (SID 1 & 2, Midtown Market) ▪ Pyramid Zoning Eliminated ▪ 3 mixed use districts – Commercial Neighborhood, Special Planned Development, and Downtown Center ▪ Planned Residential Development eliminated ▪ Institutional Zoning District Proposed ▪ Correct Zoning of Park and Open Space parcels ▪ Land Use Matrix depicts all base Zoning Districts and Permitted Uses in 6 pages
Open Space Zoning District	<ul style="list-style-type: none"> ▪ Open Space Recreation Zoning District not established until 1977 ▪ Many existing City parks never rezoned as Open Space ▪ Height limit of 45 feet 	<ul style="list-style-type: none"> ▪ Two Open Space zoning districts proposed in 2009 Draft, one for existing public parks and cemeteries, and one for City Island ▪ Revised 2010 Draft proposes only one Open Space Recreation Zoning District ▪ Capital Area Greenbelt alignment shown on Draft Zoning Map ▪ Paxton Creek is shown on Draft Zoning Map ▪ Height Limit of 45 feet
Institutional Zoning District	<ul style="list-style-type: none"> ▪ Institutional Zoning does not exist ▪ Schools, Government Buildings, Hospitals are zoned as residential, commercial, or industrial 	<ul style="list-style-type: none"> ▪ Institutional Zoning District proposed for government buildings, schools, hospitals, and community centers outside of the Downtown Center Zoning District ▪ Properties include State Capitol Complex, both HACC Campuses, and Farm Show Complex ▪ Allows accessory uses such as dormitories and creates higher open space standards than other zoning districts (75% maximum impervious coverage) ▪ Height Limit of 100 feet



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Residential Zoning Districts	<ul style="list-style-type: none"> ▪ 15 Residential Zoning Districts ▪ Height Limits of 36 to 45 feet ▪ Heights greater than 40 feet allowed in R3, R4, and R5 provided that side yard setbacks are increased for every increment of height ▪ Since 1994, property owners are prohibited from adding one or more units to any existing single family dwelling in any residential zoning district ▪ Defines multifamily as 3 or more units 	<ul style="list-style-type: none"> ▪ 3 Residential Zoning Districts are proposed ▪ Low Density Residential Zoning District (RL) is shown for Bellevue Park and Academy Manor with height limit of 36 feet ▪ Medium Density Residential (RM) is proposed for all other residential areas except where MF high rises are located with height limit of 45 feet ▪ High Density Residential (RH) is designated for areas outside of Downtown Center, such as Bellevue Towers, Jackson-Lick Towers, and Laurel Towers, with height limit of 100 feet ▪ Conversion or new construction of multifamily properties permitted by Special Exception in the Medium Density Residential (RM) and Special Planned Development (SPD) Zoning Districts ▪ Existing detached, semi-detached, and attached dwelling units can become multifamily units based on Special Exception approval and only if the existing unit is at least 2,500 square feet ▪ Defines multifamily as 2 or more units stacked horizontally ▪ Some personal services and other land uses permitted in residential districts
Special Planned Development Zoning District	<ul style="list-style-type: none"> ▪ SPD District is located primarily along Front Street, State Street, and portions of N. 3rd and N. 4th Street and functions as a residential and office development zoning district ▪ Existing SPD zoning district limits building heights to 45 feet but 2006 amendment permitted increased heights for certain buildings north of Reily Street ▪ No retail uses permitted 	<ul style="list-style-type: none"> ▪ Draft 2010 Zoning Code removes SPD zoning along N. 3rd and N. 4th Streets so that it is only located along Front Street and the portion of State Street between Riverfront Park and the Capitol ▪ Planning Bureau would like to propose a new name to better identify the purpose of the district ▪ In order to address public comments regarding the height limits in this zoning district, the Planning Bureau is proposing a maximum height limit of 75 feet (instead of 45 feet as proposed in the 2009 Draft) ▪ Proposing to allow more non-residential uses by Special Exception, such as restaurants ▪ No retail uses permitted



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Commercial Neighborhood Zoning District	<ul style="list-style-type: none"> ▪ 2 neighborhood/ local commercial districts: Community Commercial Limited, and Business Local ▪ Height Limits of 50-60 feet 	<ul style="list-style-type: none"> ▪ Draft Zoning Code creates one Commercial Neighborhood (CN) Zoning District ▪ CN designated for North 2nd, North 3rd, North 6th, and portion of Derry Street and Paxton Street ▪ Replaces most industrial zoning inside South Allison Hill ▪ Replaces commercial and residential zoning for portion of Shipoke south of Vine Street ▪ Maximum height limit of 75 feet
Downtown Center Zoning District	<ul style="list-style-type: none"> ▪ Planned Business 1 and Planned Business 2 Zoning Districts in Existing Code ▪ PB 1 Zoning District has a height limit of 100 feet but PB 2 has no height limit. 	<ul style="list-style-type: none"> ▪ Draft 2010 Zoning Code creates one Downtown Center Zoning District which follows the boundaries of the PB 1 and PB 2 zoning districts except in the following instances: DC Zoning District replaces the Business General and Light Industry zoning along Market Street to Cameron and replaces SPD and Industrial Zoning east of 2nd, south to Paxton Street ▪ Downtown Center zoning district expanded to include Harrisburg Hospital and removed west of South 2nd Street and south of Washington Street ▪ There is no height limit in the proposed Downtown Center Zoning District
Commercial General Zoning District	<ul style="list-style-type: none"> ▪ 3 regional commercial districts: Community Commercial General, Business General and Business General Outlying in Existing Code ▪ No height limit in either zoning district ▪ Residential uses allowed in either district 	<ul style="list-style-type: none"> ▪ Draft Zoning Code proposes one Commercial General zoning district ▪ Includes existing shopping centers, major corridors such as North 7th Street and portions of Derry Street and Paxton Street ▪ Height limit of 100 feet is proposed
Industrial Zoning Districts	<ul style="list-style-type: none"> ▪ Two industrial zoning districts in place since 1950 ▪ No height limits in either district 	<ul style="list-style-type: none"> ▪ Two Industrial zoning districts – Heavy Industrial and Light Industrial ▪ Industrial Areas in South Allison Hill along 17th Street removed and are now proposed as Commercial Neighborhood (CN) ▪ Heavy Industrial Zoning removed except for Public Works parcels and Industrial Road Areas



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<p>Floodplain Overlay District</p> <p>Chapter 7-315 in Draft 2010 Zoning Code</p>	<ul style="list-style-type: none"> ▪ Floodplain Regulations in place since 1977 ▪ All new development and substantial improvements require Special Exception approval by Zoning Hearing Board 	<ul style="list-style-type: none"> ▪ Draft Zoning Code retains existing Floodplain Chapter ▪ Special Permit Uses are Prohibited (e.g., nursing homes, jails) ▪ New Floodplain Chapter based on FEMA Model Ordinance will need to be adopted later this year once FEMA finalizes new floodplain maps
<p>Historic District Overlay District</p> <p>Chapter 7-317 in Draft 2010 Zoning Code</p>	<ul style="list-style-type: none"> ▪ Historic Districts in effect since 1974 ▪ Permits Harrisburg Architectural Review Board to review alterations in 6 municipal historic districts 	<ul style="list-style-type: none"> ▪ Incorporates references to Historic District Design Guide (2009) ▪ Incorporates Demolition Bond criteria ▪ After the fact review fee increased from \$100.00 to \$500.00 ▪ Four member rule eliminated to require quorum, similar to other citizen review boards
<p>Architectural Conservation Overlay District (ACOD)</p> <p>Chapter 7-319 in Draft 2010 Zoning Code</p>	<ul style="list-style-type: none"> ▪ ACOD in place since 1995 ▪ Only neighborhood to have adopted ACOD is Summit Terrace 	<ul style="list-style-type: none"> ▪ No changes to ACOD ordinance in Draft Zoning Code
<p>Nonconforming Uses</p> <p>Chapter 7-321 in Draft 2010 Zoning Code</p>	<ul style="list-style-type: none"> ▪ Requires formal letter to initiate 12 month abandonment process 	<ul style="list-style-type: none"> ▪ Eliminates formal letter requirement ▪ Condemned properties are treated as abandoned uses
<p>Special Exceptions, Variances, and Conditional Uses</p> <p>Chapter 7-323 in Draft 2010 Zoning Code</p>	<ul style="list-style-type: none"> ▪ Permits Use Variances ▪ Special Exceptions used for the majority of exception requests ▪ Variances not used for hardship requests ▪ Requires Conditional Use Permits for specific land uses, including commercial parking in certain zoning districts 	<ul style="list-style-type: none"> ▪ Increases public notice requirements for variances and special exceptions - Property owners within 300 feet of project are notified ▪ Use variances are eliminated ▪ Continues to allow Special Exceptions for specific land uses, changes to parking requirements, and signage ▪ Will require variances for any change in development standards ▪ Conditional Uses are eliminated



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Accessory Dwelling Units	<ul style="list-style-type: none"> ▪ Not permitted 	<ul style="list-style-type: none"> ▪ One Accessory Dwelling Unit Permitted by right for Owner-Occupied Properties in RL, RM, CN, and SPD zoning district. ▪ One off-street parking space required
Family Definition	<ul style="list-style-type: none"> ▪ No more than two unrelated persons may live with a legal family in a dwelling 	<ul style="list-style-type: none"> ▪ Permits unrelated persons to live together as a common household ▪ Removes cap on unrelated persons to enable non-traditional households to live together ▪ Overcrowding controlled by International Property Maintenance Code
Supportive Housing	<ul style="list-style-type: none"> ▪ Treated as equivalent to a “family” if residents are covered under the Fair Housing Act and function as a common household (limit of 8 persons) ▪ Other types of supportive housing are treated as institutional land uses and require Special Exception Permits in most zoning districts 	<ul style="list-style-type: none"> ▪ Supportive Housing broken down into three categories: Emergency, Transitional, or Permanent ▪ Emergency supportive housing must be consistent with 10 Year Plan to End Homelessness ▪ Transitional housing permitted by Special Exception in RL and RM zoning districts ▪ Permanent housing permitted in all residential districts and mixed use districts ▪ No distinction between residents covered or not covered by fair housing
Rooming Houses	<ul style="list-style-type: none"> ▪ Permitted by right in R-4, R-5, BL, BG, BGO, and ML Zoning Districts as a principal use ▪ Several rooming houses grandfathered into other zoning districts 	<ul style="list-style-type: none"> ▪ Permits rooming houses only by special exception in RM, RH, CN, SPD, and DC zoning districts as an accessory use to owner-occupied properties



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Home Occupations	<ul style="list-style-type: none"> ▪ Home Occupations prohibited in two residential zoning districts ▪ Existing Zoning Code permits home occupations to have non-resident employees 	<ul style="list-style-type: none"> ▪ Allows “no-impact” home occupations in all residential zoning districts but non-resident employees and any visible signs of home occupation are prohibited
Signs Chapter 7-325 in Draft 2010 Zoning Code	<ul style="list-style-type: none"> ▪ Signage is handled in different chapters and requires constant cross referencing ▪ Outdated language and lack of definitions creates additional confusion (e.g., “signable wall area”) ▪ Property owners given 3 months to remove abandoned signs 	<ul style="list-style-type: none"> ▪ All sign regulations contained in one chapter with matrix displaying requirements for each zoning district ▪ Signs must be removed 30 days after business closes ▪ Restricts real estate signs to 10 square feet and prohibits freestanding signs where there is no front yard setback.
Parking Requirements Chapter 7-327 in Draft 2010 Zoning Code	<ul style="list-style-type: none"> ▪ Conditional Use regulation for Commercial Parking in certain zoning districts has created significant challenges ▪ Special Exceptions allow applicants to reduce or waive off-street parking requirements ▪ Broad categories of land uses 	<ul style="list-style-type: none"> ▪ Proposes to waive all off-street parking requirements in the Downtown Center and Commercial Neighborhood Zoning Districts ▪ Eliminates Conditional Use Permits for Commercial Parking ▪ Prohibits Commercial Parking in the Downtown Center Zoning District ▪ Each land use activity matched with equivalent parking requirement ▪ Creates more incentives to reduce or waive off-street parking requirements