

# COLLABORATIVE MEETING ON “AESTHETIC OVERLAY” or “DESIGN OVERLAY DISTRICT”

JULY 10, 2019, 7 PM

LEMOYNE PLANNING COMMISSION & COMMUNITY DEVELOPMENT/PARKS AND RECREATION COMMITTEE

1. **Call to Order**
2. **Public Comments**
3. **Discussion and Priority Setting for possible Aesthetic Overlay in Lemoyne.**

## **Background:**

The PA Municipalities Planning Code (MPC) (Act 247) as enacted/amended, is the enabling legislation to enact zoning regulations and authorizes local governments “...to permit, prohibit, regulate, restrict and determine: size, height, bulk, location, erection, construction, repair, maintenance, alteration, razing removal and use of structures...” (15)

Unlike Historic Districts, Overlay Zoning can provide protection to individual historic sites or clusters of historic properties.

*Regulations can be as stringent or as lenient as the municipality desires.* Site standards can address the following:

- Alterations
- Height and lot coverage
- Access
- Parking
- Screening/buffering
- Demolition review procedures
- Infill/setbacks
- Reuse of historic buildings
- Regulations should strive to preserve the character of the region and be consistent with the goals of the municipal comprehensive plan.

The MPC also provides other methods of regulation that were not specifically designed for historic preservation. Regulations can be developed to preserve the historical “character” of a community such as traditional villages, scenic views, open spaces and the agricultural industry.

**Village Zoning District** – This designation is intended to provide for a mix of compatible uses and to maintain the compact character of a traditional village. These districts are characterized by a variety of housing types at different densities, interconnected roads, sidewalks, parks and a mix of commercial uses appropriately scaled to be compatible with nearby residences. The intent is to promote a stronger sense of community and a connection to a specific place. This type of zoning can be created as an overlay zone or a separate zoning district. Eleven townships in Cumberland County have adopted some form of village zoning.

In 2010, Lemoyne Borough Council adopted the “Imagine West Shore” Comprehensive Plan which included “Core Community Design Concepts/Consideration Guide” (Rettew Assoc.). It’s time to take this off the shelf and work on implementation of various parts of the Plan.

Discussion points recently raised:

- We are NOT talking about an historic district
- Rather a design collaborative
- Streetscape/View
- Alterations
- Types of materials used
- Infill, setbacks, screening
- Signage
- Grant funding \$\$ available?
- Begin plans for Third Street actions

Possible funding available:

- Cumberland Streetview Program
- Block Grants

- 4. Priorities? Next Steps?**
- 5. Public Comment**
- 6. Next Meeting?**
- 7. Adjournment**