



Gettysburg
HISTORIC CROSSROADS

Gettysburg Planning Commission
59 East High Street
Gettysburg, PA 17325
www.gettysburgpa.gov

PLANNING COMMISSION MEETING AGENDA

Monday November 20, 2023 at 7:00pm | Borough Council Chambers

- 1. Convene Meeting**
- 2. Review and Approve Agenda**
- 3. Review and Approval of Meeting Minutes**
 - A. September 18, 2023 Meeting Minutes
- 4. Public Comment**
- 5. Subdivision and Land Development Plans**
 - A. SLD-230001 - 0 Hanover Street
No updates submitted.
 - B. SLD-230003 - Library
Review of subdivision plan for the Library at 448-470 Springs Ave.
 - C. SLD-230004 – Welcome Center
Review Land Development Plans for the Welcome Center at 340 Baltimore St.
- 6. 2023-2024 Rezoning**
 - A. Review of revised draft zoning map to provide feedback to the rezoning staff committee.
 - B. Preliminary review of proposed district dimensional standards.
- 7. Announcements**
 - A. Staff Updates
 - B. Planning Commission Member Updates
 - C. Next Planning Commission meeting is scheduled for Monday, December 18, 2023 at 7:00 p.m. and will be held in Borough Council Chambers.
- 8. Additional Comments from Planning Commission Members**
- 9. Public Comment**
- 10. Adjourn**



PLANNING COMMISSION MEETING MINUTES

Monday, September 18 at 7:00pm | Borough Council Chambers

Members Present: Charles Strauss, Martin Jolin, Nicholas Redman, John Rice, Sarah Kipp

Staff Members: Carly Marshall, Planning Director; Chad Clabaugh, Borough Engineer; Adam Boyer, Planning Commission Solicitor, Peter Griffioen, Code Compliance Officer, Paige Stewart, Planning Intern

Members of the Public: Dominic Picarelli, KPI; Robin Fitzpatrick, ACIDA; Sue Cipperly, 314 N. Stratton; Jeff Rioux, 125 E. Middle St.; Jill Sellers, Main Street Gettysburg; Darlene Brown; Jude Seniara, Gettysburg Connection; Scott English; Sharon Monahan, West Broadway; Kelly Kaiser, 200 E. Middle St; Linda Atiyeh, Gallery 30.

Convene Meeting: Planning Commission Chair Charles Strauss called to order the Monday, September 18, 2023 meeting of the Gettysburg Borough Planning Commission at 7:00 p.m.

Review and Approve Agenda: Martin Jolin made a motion to approve the agenda. John Rice provided a second, and the motion carried 4-0.

Review and Approve Minutes: Sarah Kipp made a motion to approve the minutes for the Monday, August 21, 2023 meeting as presented. Martin Jolin provided a second, and the motion carried 5-0. John Rice made a motion to table the plan until October 16, 2023. Martin Jolin provided a second, and the motion carried 4-0.

Public Comment: None.

SLD-230001 - 0 Hanover Street: Chad Clabaugh provided an update on the Inskip plan. Carly Marshall explained that the applicant has granted an extension through March 2024.

Martin John made a motion to table the plan until the September Planning Commission meeting. John Rice provided a second, and the motion carried 4-0.

SLD-230002 - 687 York Street Chad Clabaugh reviewed comments for the K&W Tire Plan. He noted that several comments related to utility easements may result in a change in lot line configuration on the plan and recommended the plan be tabled to give the consultant time to resolve those items.

Martin Jolin made a motion to provide conditional approval for the plan pursuant to the Borough Engineer letter dated September 14, 2023, with a March 31, 2024 deadline for the satisfaction of the conditions. John Rice seconded, and the motion carried 4-0.

44 South Street Variance Application: The owner of 44 South Street and their solicitor explained to the Planning Commission that they purchased 44 South Street with the understanding from their Realtor that it could be used as a Vacation Rental. They noted that the property cannot be used for affordable housing because the price point is too high, and it is in close proximity to a zoning district that permits lodging uses. They noted they have not had much interest from people wishing to rent the house as a long term rental, other than their current tenants who are renting while they remodel their house.

Sarah Kipp commented that because the timeframe since the current owners have taken possession has been recent, it doesn't seem to be demonstrated that the house cannot be used as a long-term rental.

Martin Jolin noted that the Borough wishes to retain housing uses and the Planning Commission has voted in the past to deny similar applications.

Martin Jolin made a motion to recommend denial of the application for variances in consideration of the precedence of previous cases and to preserve neighborhoods and long-term rental options in the Borough.

John Rice provided a second, and the motion carried 4-0.

Gettysburg Station Transportation Impact Study Scoping: Chad Clabaugh provided information about an application to PennDOT for a traffic impact study, the first step for which is to determine the scope of the study. He and Carly Marshall noted that there are intersections on North Stratton Street that are not currently proposed to be included in the scope but should be added.

Sue Cipperly commented that she agrees there should be no left turn on Stratton. She agreed that they should study the Stratton intersections, in particular Lincoln Ave is currently not safe to cross and has heavy pedestrian traffic with residents and the school. She also noted that it does not appear that the transit station traffic will be included in this study, though it will also have a large impact as Stratton Street will be the nexus for all of their routes.

2023-2024 Rezoning – Preliminary Draft Zoning Map review:

Sue Cipperly commented that I like the way this is being reproached with the graphics. It's helpful to see the plan. I didn't see anything I didn't like, there should no reason to have a minimum height. Like that the build to line is gone.

Scott English asked what the schedule is for the Town Hall and requested the materials be posted at least two weeks in advance so business owners and the public can be prepared for the town hall.

Scott English asked if the intent is to eliminate the Elm Street district?

Jill Sellers explained that Main Street Gettysburg is working with a large group in revising the Elm Street program, and has applied for a planning grant. They plan to engage a third party consultant to assess the program to determine the new goals for the neighborhood should be identified. She noted that they expect the grant in the new year.

There was discussion about the proposed draft zoning map, including:

- The Elm Street Overlay District is proposed to be eliminated, as well as the Streetscape Enhancement Overlay District. Carly Marshall and Jill Sellers both spoke to the fact that the removal of the district on the zoning map does not preclude the group that is currently working to revive the Elm Street program from doing so.
- Moving current Streetscape Enhancement Overlay District standards for streetlight to the SALDO
- Building locations, build-to lines are in the Streetscape Enhancement Overlay District, but are also in underlying zoning district and can be handled in the underlying districts without being repeated in an overlay.
- Retaining standards in the Streetscape Enhancement Overlay District for buildings to face, or appear that they are facing the street they are on so you aren't seeing the backs of buildings along the sidewalk

Town Hall Meeting Scheduling: The Town Hall meeting for the rezoning project is tentatively scheduled for Wednesday, October 18 at 7:00 PM.

Announcements:

Staff Update: none

Planning Commission member updates: none

Next Planning Commission meeting is scheduled for Monday, October 16, 2023, at 7:00 PM in Borough Council Chambers.

Additional Comments from Planning Commissioners: None.

Public Comment: None

Adjournment: Martin Jolin made a motion to adjourn the meeting at 9:19pm. Sarah Kipp provided a second, and the motion carried 4-0.

DRAFT



Gettysburg
HISTORIC CROSSROADS

Gettysburg Planning Department
59 East High Street
Gettysburg, PA 17325
www.gettysburgpa.gov

To: Gettysburg Borough Planning Commission

From: Carly Marshall, Borough Planning Director
Zoning Officer

CC: Kurowski & Wilson LLC
Chad Clabaugh, Borough Engineer
Adam Boyer, Planning Commission Solicitor

Date: November 3, 2023

RE: SLD-230003 Lutheran Theological Seminary
448-470 Springs Ave
Preliminary/Final Subdivision Plan

The following is a review of the above-referenced combined preliminary and final land development and subdivision plan application for compliance under the Chapter 22 of the Borough Code of Ordinances; Subdivision and Land Development "SALDO", and Chapter 27 of the Borough Code of Ordinances; Zoning.

A. BACKGROUND

- Description:** The submitted plan proposes to subdivide a 5-acre parcel labeled 'Lot 1' from an existing 43.15 acre parcel of the Lutheran Theological Seminary.
Submission Date: A complete application was submitted to the Planning Department on September 19, 2023.
- MPC Deadline:** The application was deemed 'accepted' on October 19, 2023 in absence of a Planning Commission meeting. Planning Commission deadline is Tuesday, January 16, 2024.

B. REVIEW AGENCIES

- Adams County Office of Planning and Development Review:** The application was submitted to the Adams County Office of Planning and Development on September 24, 2023. A review memo dated October 23, 2023 has been distributed to Planning Commission members.
- Borough Engineer's Review:** A review memo dated October 30, 2023 has been distributed to Planning Commission members.

C. SALDO COMPLIANCE

I have reviewed the submitted the plan against the standards of the SALDO and offer the following comments.

1. *§22-603.3.C7 Final Plan Requirements.* This section references signature block requirements for Final Plans.

The signature block for the Borough of Gettysburg Council should be removed from the plan. The Gettysburg Planning Commission has decision-making authority over subdivision and land development plans.

D. ZONING ORDINANCE COMPLIANCE

I have reviewed the submitted plan against the standards of the zoning ordinance and offer the following comments.

1. Uses.

The submitted plan does not propose development, however it is noted that the purpose of the plan is for the future development of a new library building for the Adams County Public Library System, which is not affiliated with or an accessory to the United Lutheran Seminary. Library is a use provided for in the zoning ordinance both as the stated 'Library', and also as a 'Cultural Center' by definition. Neither Library nor Cultural Center are uses permitted in the Institutional District by-right or by Special Exception. See §27-702 for uses permitted in the Institutional District.

The applicant will need to seek relief in the form of a Variance from the Zoning Hearing Board, or a zoning text amendment from Borough Council to proceed with the construction of a public library in this location.

2. Setbacks and parking location.

It appears that the proposed subdivision creates a nonconformity with Sections §27-704 and §27-1304.2 on the residual lot with the parking areas. If 418 Springs Ave is student or staff housing the side setback in that location is 10', in which case the use of that building and the distance between the parking area and the property line should be noted on the plan to demonstrate compliance with this part.

The proposed lot layout would create a nonconformity for the parking location at the YWCA, which would require a variance from the Zoning Hearing Board.

- a. *§27-704 Lot requirements.*

Build-to line: 20 feet

Side yards: 20 feet, with the exception of student and staff housing and single-family detached dwellings, which uses shall have a minimum side yard requirements of 10 feet.

- b. *§27-1304.2 No off-street parking shall be permitted within the minimum setback of any required side yard or in any space between the curb and the build-to line.*



C.S. DAVIDSON, INC.
100 YEARS

October 30, 2023

Borough of Gettysburg
Attn: Carly Marshall, Planning Director
59 East High Street
Gettysburg, PA 17325

Re: New Library Building for Adams County Library System
Preliminary / Final Subdivision Plan Review Comment Letter
Gettysburg Borough, Adams County PA
Engineer's Project No. 2383.3.14.05

Dear Mrs. Marshall:

C.S. Davidson, Inc. has received the above-referenced Preliminary / Final Subdivision plan, as prepared by Kurowski & Wilson, LLC, dated July 28, 2023. As requested, we have reviewed the submitted plan for conformance to standard engineering practice and the Borough Ordinances. We offer the following comments for consideration:

1. A utility easement should be created to address the stormwater drainage system which crosses from the remainder of Tract No. 4 and discharges onto proposed Lot No. 1. (§22-603.E.2)
2. The existing utilities i.e., waterline, sanitary, and overhead electrical high voltage lines and rights-of-way/easements are not depicted on the plan. (§22-703.E.7)
3. The plan depicts a gap between the legal rights-of-way and the boundary of Lot No. 1 and the proposed easement access to Lot No. 1. (§22-703.G.6)
4. The building setback line for the remainder of Tract No. 4 appears to be inconsistent with other depicted minimum setback lines. The front yard setback line for Lot No. 1 appears to step back at the PennDOT Required limit of slope easement which is not necessary. Additionally, the proposed boundary line between Lot No. 1 and Tract No. 4 Remainder would create a zoning non-conformity of allowing parking within the side yard setback. (§22-703.B.4 and §27-1304.2)
5. A planning module needs to be approved prior to approval of the plan, in the form of a non-building waiver.
6. The "Reviewed by the Adams County Planning Commission" signature block needs to be removed from the Owner's Statement and relocated to an independent location on the Cover Sheet. The Notary Block within the Owner's Statement needs to be updated to include the required notary venue and a place for a notary signature and seal.
7. As a reminder, the SALDO requires any revised plan to be submitted along with a response letter addressing review comments and describing all changes made to the plan. (§22-602.3.E)

ENGINEERING A BETTER COMMUNITY

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50 W. Middle Street • Gettysburg, PA 17325 • 717.337.3021
315 W. James Street, Suite 102 • Lancaster, PA 17603 • 717.481.2991

CSDavidson.com



If you have any questions and/or concerns, please feel free to contact me at our Gettysburg office or by email at cmc@csdavidson.com.

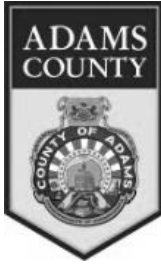
Sincerely,

A handwritten signature in blue ink that reads "Chad M. Clabaugh". The signature is written in a cursive, flowing style.

Chad M. Clabaugh, P.E.
Sr. Client Representative

CMC/JCM/jrs

Copy: J. Marc Kurowski– K&W Designing Environments (*sent via email*)
Dennis P. Burkhard – K&W Designing Environments (*sent via email*)
File




ADAMS COUNTY OFFICE OF PLANNING AND DEVELOPMENT

670 Old Harrisburg Road, Suite 100 | Gettysburg, PA 17325
Ph: 717-337-9824 | Fx: 717-334-0786

Sherri Clayton-Williams, AICP, Director

DATE: October 23, 2023

TO: Gettysburg Borough Planning Commission
Cumberland Township Planning Commission
Cumberland Township Supervisors
K & W LLC
Adams County Library System

FROM: Jenna Smith
Comprehensive Planner 

SUBJECT: Preliminary/Final Subdivision Plan
Adams County Library System
Parcel: 16006-0030---000
SLD #23-083

In accordance with Section 502 of Act 247 of 1968, as amended, “the Pennsylvania Municipalities Planning Code”, and following an analysis of the Adams County Comprehensive Plan, municipal land use ordinances and plans, the Adams County Soil Survey, National Wetlands Inventory Maps, Federal Emergency Management Agency Flood Maps, applicable Historic Inventories and other pertinent reports and data, the Adams County Office of Planning and Development (ACOPD) offers the following review.

This review refers to the **Adams County Library System** plan with plan date of **July 28, 2023** as submitted to this Office for review on **September 22, 2023**. If any significant changes to the plan are made, either initiated by the applicant or required by Gettysburg Borough, the revised plan including such changes must be submitted to this Office for review. Significant changes subject to further review include, but are not limited to, changes in lot lines, building placement, parking lot and loading area design, and landscaping design. Failure to submit significant changes to this Office for review prior to plan approval will result in this Office being unable to sign the plan for recording.

I. Introduction: This plan proposes the subdivision of a five-acre lot and the creation of two easements for accessing the proposed lot and other abutting lots.

II. Site Design: The Office of Planning and Development has reviewed the site design and related elements of the submitted plan and has no objections.

III. Gettysburg Borough Zoning Ordinance Review: The subject property is in the Institutional (INS-1) District. We have reviewed the submitted plan against applicable requirements of the Gettysburg Borough Zoning Ordinance and offer the following comments.

A. Advisory Review: Zoning compliance comments provided by the Adams County Office of Planning and Development are advisory only. The Gettysburg Borough Zoning Officer must be relied upon to confirm the interpretation and application of any standard in the Gettysburg Borough Zoning Ordinance.

B. General Compliance: It appears that the plan complies with applicable requirements of the zoning ordinance.

IV. Gettysburg Borough Subdivision and Land Development Ordinance Review: We have reviewed the submitted plan against applicable requirements of the Gettysburg Borough Subdivision and Land Development Ordinance did not identify any major compliance issues.

V. Cumberland Township Zoning Ordinance Review: The subject property is in the Institutional (INS) District. We have reviewed the submitted plan against applicable requirements of the Cumberland Township Zoning Ordinance and offer the following comments.

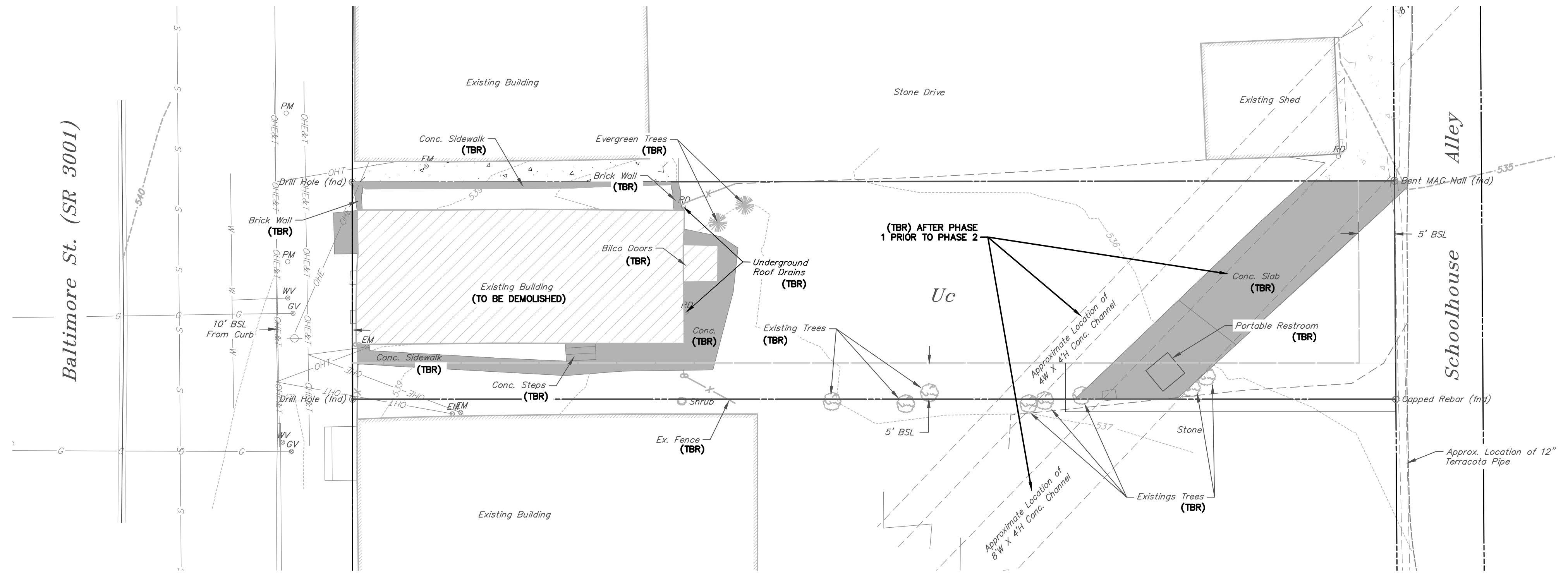
A. Advisory Review: Zoning compliance comments provided by the Adams County Office of Planning and Development are advisory only. The Cumberland Township Zoning Officer must be relied upon to confirm the interpretation and application of any standard in the Cumberland Township Zoning Ordinance.

B. General Compliance: It appears that the plan complies with applicable requirements of the zoning ordinance.

VI. Cumberland Township Subdivision and Land Development Ordinance Review: We have reviewed the submitted plan against applicable requirements of the Cumberland Township Subdivision and Land Development Ordinance and offer the following comments.

A. Section 22-304.2.A(38): Cumberland Township requires the notes in this section be included on all submitted plans.

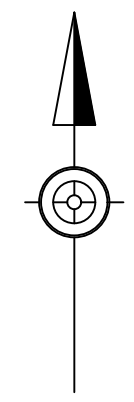
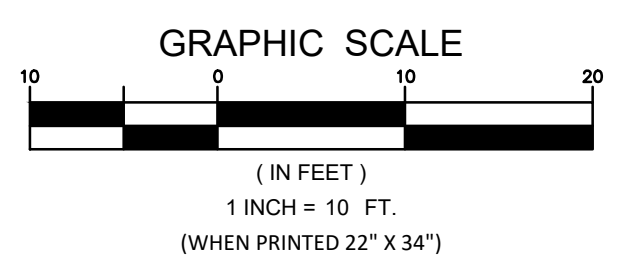
cc. Chad Clabaugh, C.S. Davidson Inc., Gettysburg Borough Engineer
Carly Marshall, Director of Planning, Zoning, and Code Enforcement
Timothy Knoebel, KPI Technology, Cumberland Township Engineer



EXISTING CONDITIONS/DEMOLITION PLAN

LEGEND (Existing)

<p>--- Property Line</p> <p>--- Right Of Way Line</p> <p>--- Easement Line</p> <p>--- Road/Drive Centerline</p> <p>--- Building Setback Line</p> <p>---000--- Index Contour Line (5')</p> <p>---000--- Contour Line (1')</p> <p>--- Edge Of Road</p> <p>--- Edge of Stones</p> <p>▭ Building</p> <p>--- Sign</p> <p>□ Storm Sewer Inlet</p> <p>○ Cleanout</p> <p>○ Deciduous Tree</p> <p>○ Evergreen Tree</p> <p>○ WV Water Valve</p> <p>○ WM Water Meter</p> <p>○ GV Gas Valve</p> <p>○ GM Gas Meter</p> <p>○ EM Electric Meter</p>	<p>---X--- Fence</p> <p>---S--- Storm Sewer Line</p> <p>---W--- Sanitary Sewer Line</p> <p>--- Water Line</p> <p>--- Gas Line</p> <p>--- UE Underground Electric Line</p> <p>--- OHE Overhead Electric Line</p> <p>--- OHT Overhead Telephone Line</p> <p>--- OHE&T Overhead Electric & Telephone Line</p> <p>--- (TBR) --- To Be Removed</p> <p>RD Roof Drain</p> <p>PM Parking Meter</p> <p>UP Utility Pole</p> <p>○ Drill Hole</p> <p>○ MH Storm Sewer Manhole</p> <p>○ S Sanitary Sewer Manhole</p> <p>○ Benchmark</p> <p>Uc Soils Label</p> <p>▨ Building (To Be Removed)</p> <p>▭ Non Pervious Area (To Be Removed)</p>
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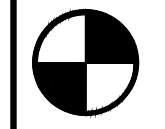


GETTYSBURG BOROUGH

EXISTING CONDITIONS/DEMO PLAN

GETTYSBURG BOROUGH
ADAMS COUNTY, PENNSYLVANIA

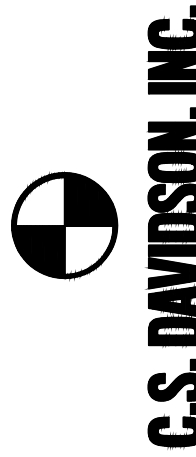
GETTYSBURG WELCOME CENTER



C.S. DAVIDSON, INC.
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38 NORTH DUKE STREET YORK, PA • PHONE (717) 846-4805
50 WEST MIDDLE STREET, GETTYSBURG, PA • PHONE (717) 337-3021
315 W. JAMES STREET, SUITE 102, LANCASTER, PA • PHONE (717) 461-2991
WWW.CSDAVIDSON.COM

DESCRIPTION	
DATE	
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CHECKED BY	
SCALE	AS SHOWN
DATE	8/3/2023
DWG. NO.	238384900_A
FILE NO.	2383.8.49.00
SHEET NO.	



C.S. DAVIDSON, INC.
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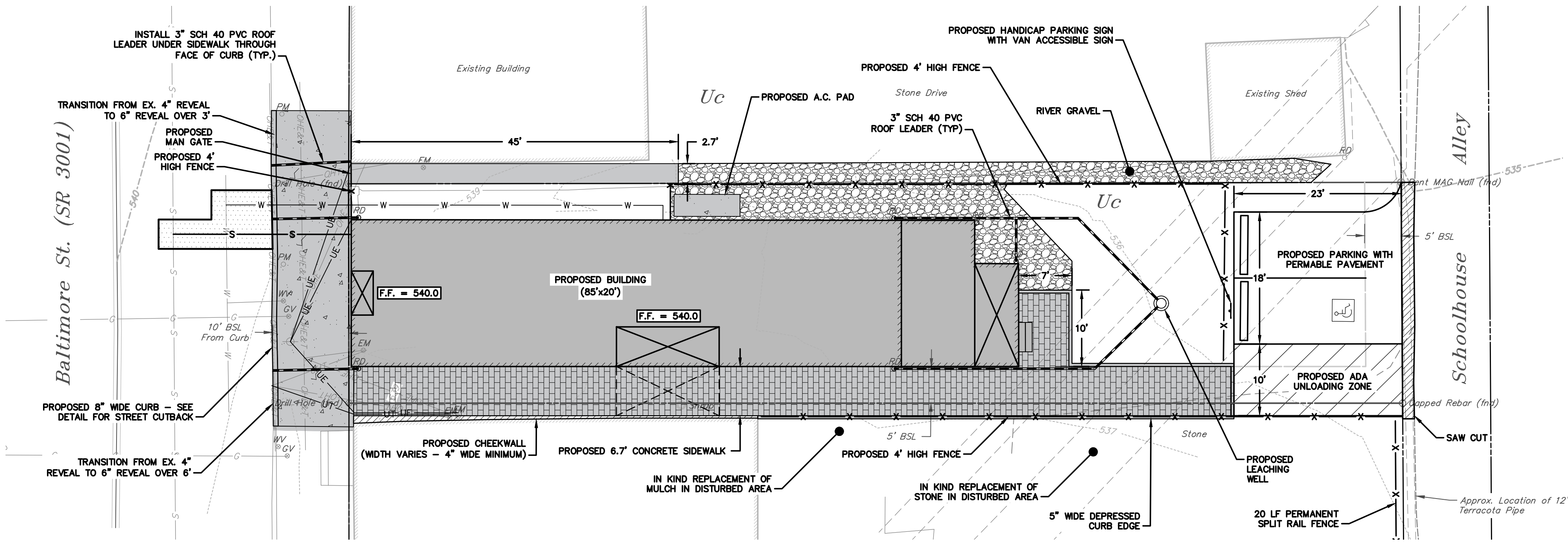
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PHASE 2 – SITE, GRADING & UTILITY PLAN

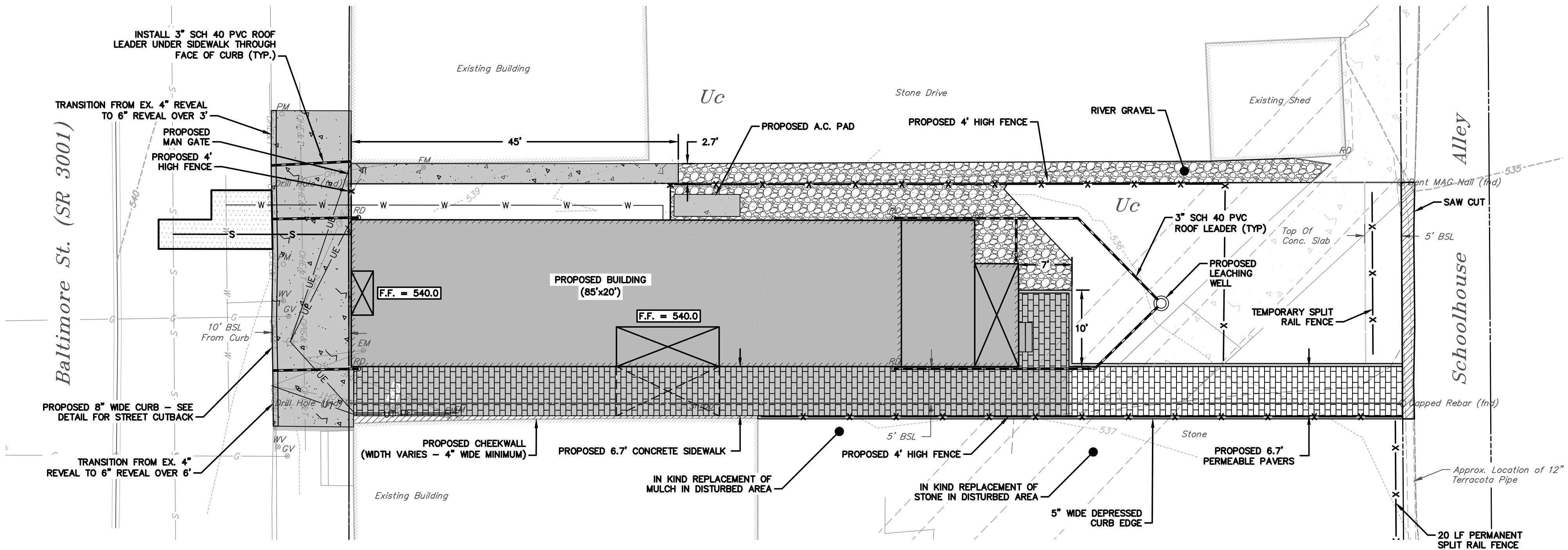
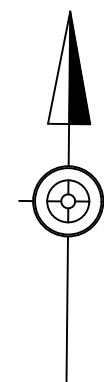
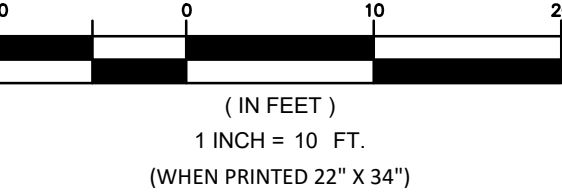
LEGEND (Existing)

- | DESCRIPTION | DESCRIPTION |
|-------------|------------------------------------|
| — | Property Line |
| — | Right Of Way Line |
| — | Easement Line |
| — | Road/Drive Centerline |
| — | Building Setback Line |
| — | Index Contour Line (5') |
| — | Contour Line (1') |
| — | Edge Of Road |
| — | Edge of Stones |
| — | Fence |
| — | Storm Sewer Line |
| — | Sanitary Sewer Line |
| — | Water Line |
| — | Gas Line |
| — | Underground Electric Line |
| — | Overhead Electric Line |
| — | Overhead Telephone Line |
| — | Overhead Electric & Telephone Line |
| RD | Roof Drain |
| PM | Parking Meter |
| U | Utility Pole |
| ⊙ | Drill Hole |
| ⊙ | Storm Sewer Manhole |
| ⊙ | Sanitary Sewer Manhole |
| ⊙ | Benchmark |
| ⊙ | Soils Label |
| ▭ | Building |
| — | Sign |
| — | Storm Sewer Inlet |
| — | Cleanout |
| — | Deciduous Tree |
| — | Evergreen Tree |
| WV | Water Valve |
| WM | Water Meter |
| CV | Gas Valve |
| GM | Gas Meter |
| EM | Electric Meter |

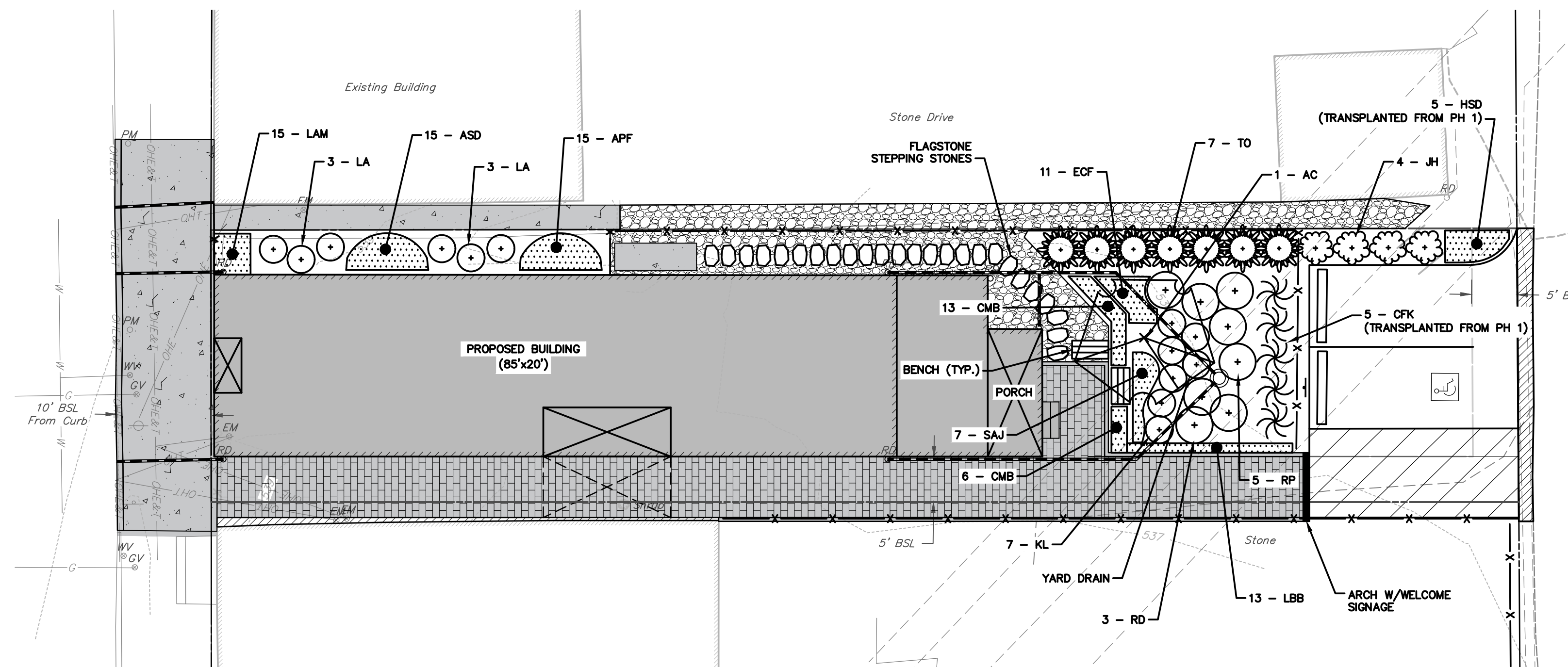
LEGEND (PROPOSED)

- | | |
|---|---------------------------------|
| ▭ | PROPOSED BUILDING |
| ▭ | PROPOSED CONCRETE SIDEWALK |
| ▭ | PROPOSED BRICK PAVERS |
| ▭ | PROPOSED PERMEABLE BRICK PAVERS |
| ▭ | PROPOSED STONES |
| ▭ | PROPOSED PAVEMENT RESTORATION |
| ▭ | PROPOSED ASPHALT |
| — | PROPOSED FENCE |
| — | PROPOSED SANITARY SEWER |
| — | PROPOSED WATER |
| — | PROPOSED UNDERGROUND TELEPHONE |
| — | PROPOSED UNDERGROUND ELECTRIC |
| — | PROPOSED STORM PIPE |

GRAPHIC SCALE

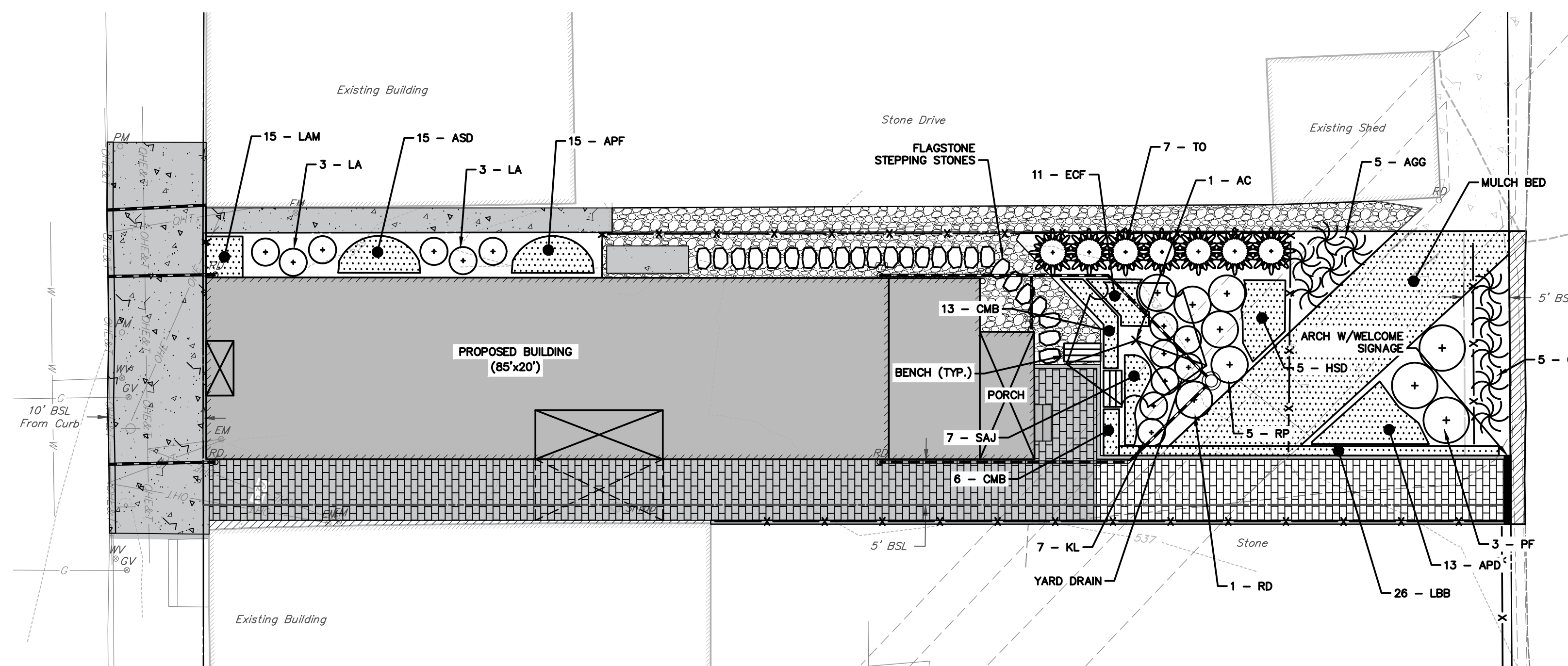


PHASE 1 – SITE, GRADING & UTILITY PLAN



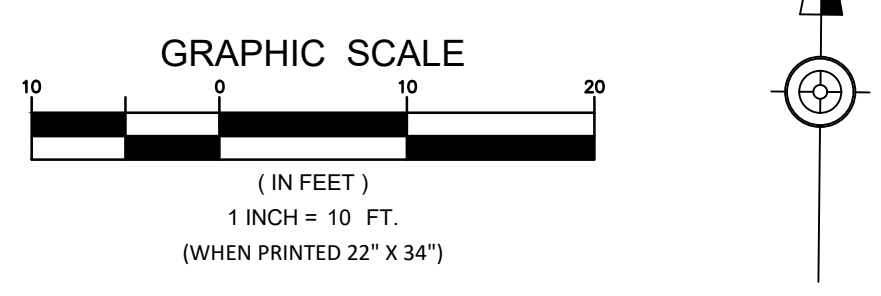
PHASE 2 – LANDSCAPING PLAN

PLANT LIST					
TREES					
ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AC	1	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8'-10' HT	CLUMP
TD	7	THUJA OCCIDENTALIS 'JUNIOR GIANT'	JUNIOR GIANT ARBORVITAE	15' - 20' HT	
SHRUBS					
JH	4	JUNIPERUS HORIZONTALIS 'WILTDNII'	BLUE RUG JUNIPER	#3 CONT	
KL	7	KALMIA LATIFOLIA	MT. LAUREL	#3 CONT	
LA	6	LEUCOTHOE AXILLARIS	COASTAL LEUCOTHOE	#3 CONT	
RD	3	RHODODENDRON 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	18"-24"	
RP	5	RHODODENDRON 'PJM'	PJM RHODODENDRON	18"-24"	
PERENNIALS/ORNAMENTAL GRASSES/GROUNDCOVERS/FERNS					
APF	15	ATHYRIUM NIPONICUM 'PICTUM'	JAPANESE PAINTED FERN	#1 CONT	
ASD	15	ASTILBE 'SNOWDRIFT'	SNOWDRIFT FALSE SPIREA	#1 CONT	
CKF	5	CALAMAGROTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT	TRANSPLANTED FROM PHASE 1
CMB	19	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	#1 CONT	
HSD	5	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT	TRANSPLANTED FROM PHASE 1
LAM	15	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	#1 CONT	
LBB	13	LIRIOPE MUSCARI	BIG BLUE LIRIOPE	#1 CONT	
SAJ	7	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONT	



PHASE 1 – LANDSCAPING PLAN

PLANT LIST					
TREES					
ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AC	1	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8'-10' HT	CLUMP
TD	7	THUJA OCCIDENTALIS 'JUNIOR GIANT'	JUNIOR GIANT ARBORVITAE	15' - 20' HT	
SHRUBS					
KL	7	KALMIA LATIFOLIA	MT. LAUREL	#3 CONT	
LA	6	LEUCOTHOE AXILLARIS	COASTAL LEUCOTHOE	#3 CONT	
PF	3	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	#3 CONT	
RD	1	RHODODENDRON 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	18"-24"	
RP	5	RHODODENDRON 'PJM'	PJM RHODODENDRON	18"-24"	
PERENNIALS/ORNAMENTAL GRASSES/GROUNDCOVERS/FERNS					
AGG	5	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1 CONT	
APD	13	ASTER NOVAE-ANGLIAE 'PURPLE DOME'	PURPLE DOME ASTER	#1 CONT	
APF	15	ATHYRIUM NIPONICUM 'PICTUM'	JAPANESE PAINTED FERN	#1 CONT	
ASD	15	ASTILBE 'SNOWDRIFT'	SNOWDRIFT FALSE SPIREA	#1 CONT	
CKF	5	CALAMAGROTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT	
CMB	19	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	#1 CONT	
ECF	11	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1 CONT	
HSD	5	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT	
LAM	15	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD ENGLISH LAVENDER	#1 CONT	
LBB	26	LIRIOPE MUSCARI	BIG BLUE LIRIOPE	#1 CONT	
SAJ	7	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONT	

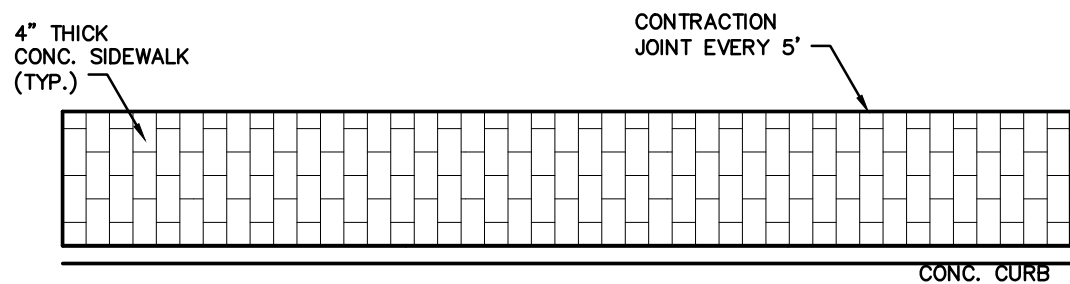


GETTYSBURG BOROUGH
LANDSCAPING PLAN
 ADAMS COUNTY, PENNSYLVANIA
 GETTYSBURG BOROUGH
GETTYSBURG WELCOME CENTER

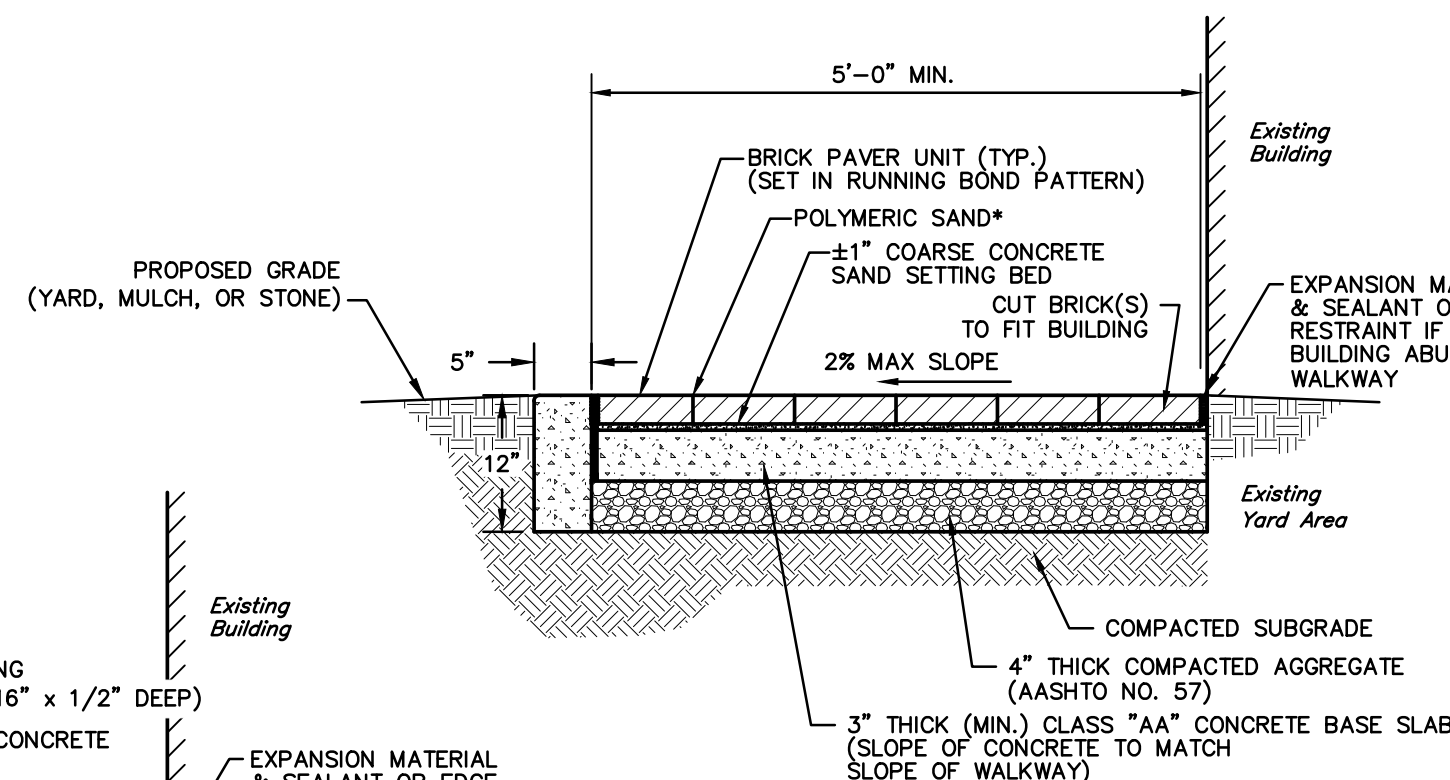
C.S. DAVIDSON, INC.
 ENGINEERING A BETTER COMMUNITY
 38 NORTH DUKE STREET, YORK, PA • PHONE (717) 846-4805
 50 WEST MIDDLE STREET, GETTYSBURG, PA • PHONE (717) 337-3021
 315 W. JAMES STREET, SUITE 102, LANCASTER, PA • PHONE (717) 461-2991
 WWW.CSDAVIDSON.COM

NO.	DATE	DESCRIPTION

DRAWN BY EMN
 CHECKED BY
 SCALE AS SHOWN
 DATE 8/3/2023
 DWG. NO. 238384900_A
 FILE NO. 2383.8.49.00
 SHEET NO.

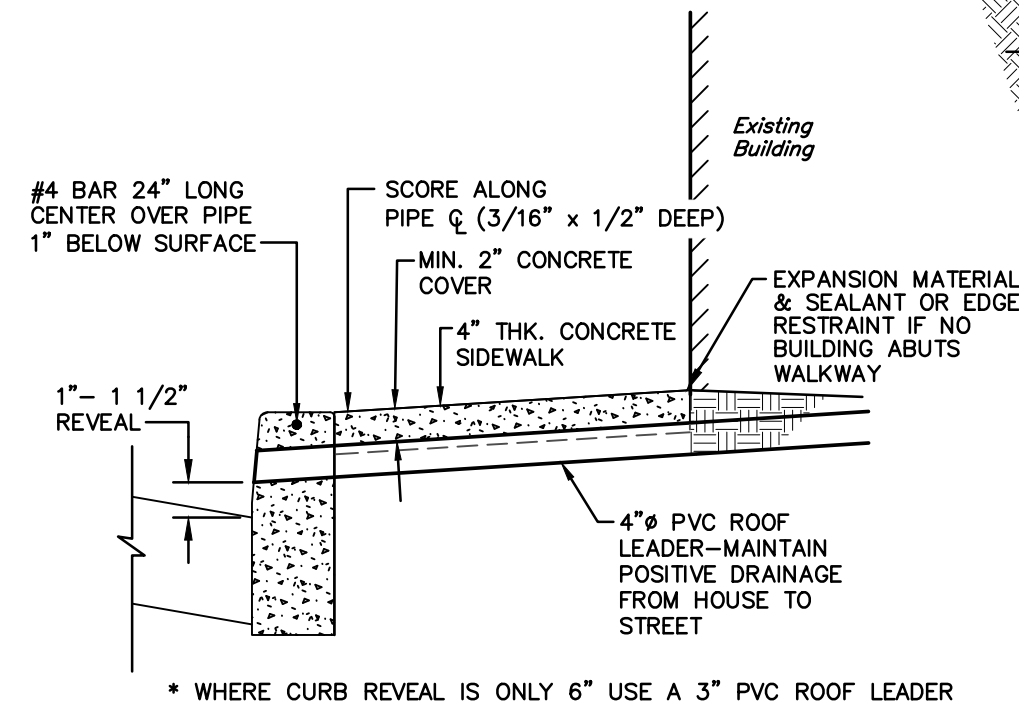


PLAN

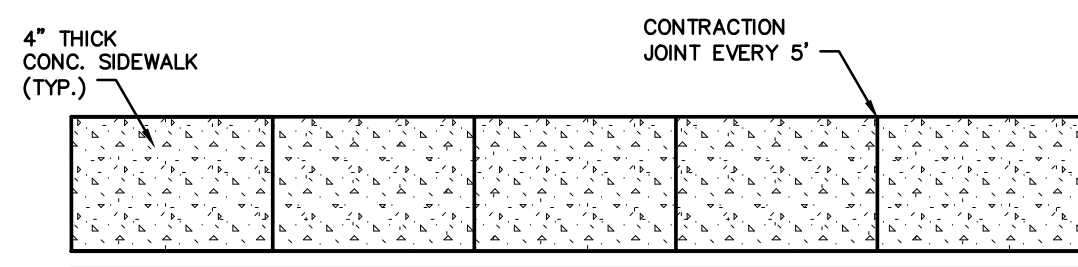


TYPICAL SECTION

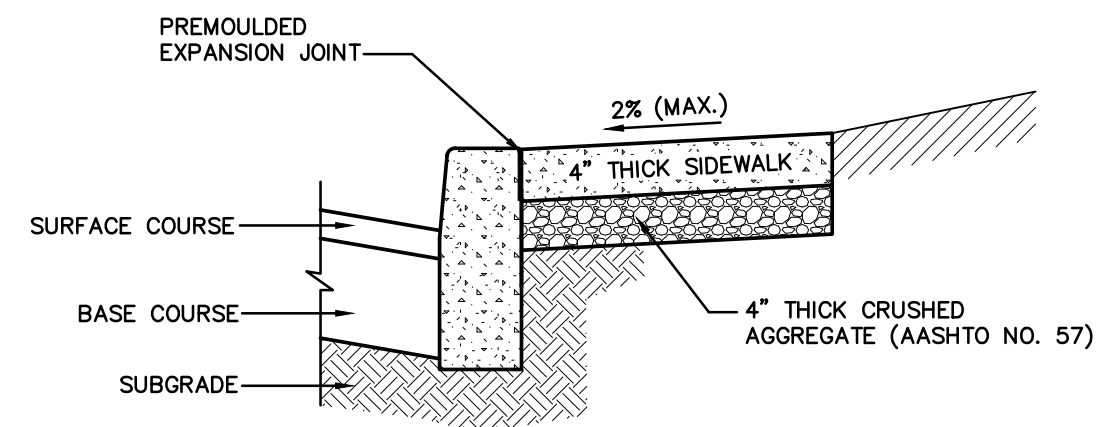
BRICK SIDEWALK DETAIL
N.T.S.



ROOF LEADER UNDER SIDEWALK DETAIL
N.T.S.

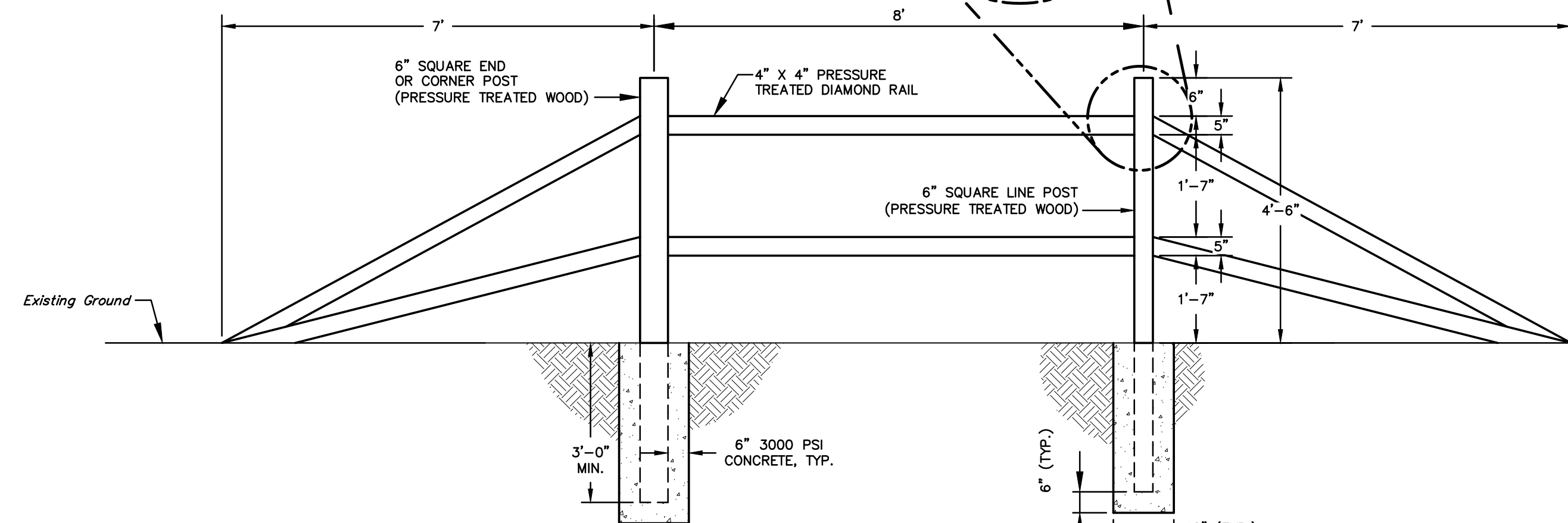


PLAN



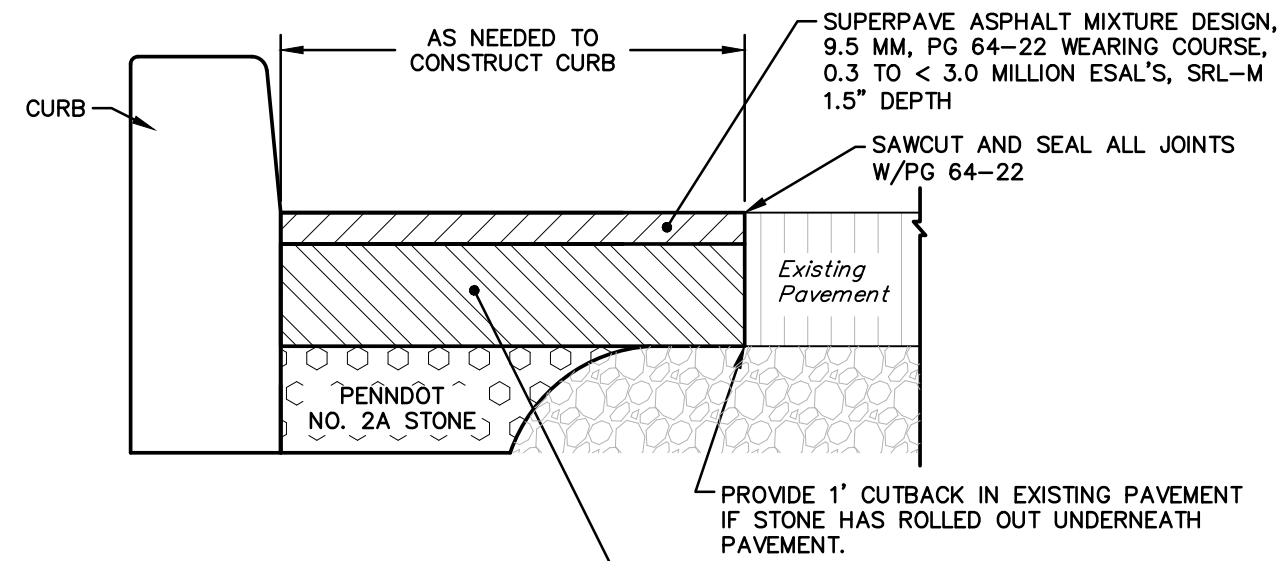
TYPICAL SECTION

CONCRETE SIDEWALK DETAIL
N.T.S.



ELEVATION

FOUR RAIL SPLIT RAIL FENCE
N.T.S.



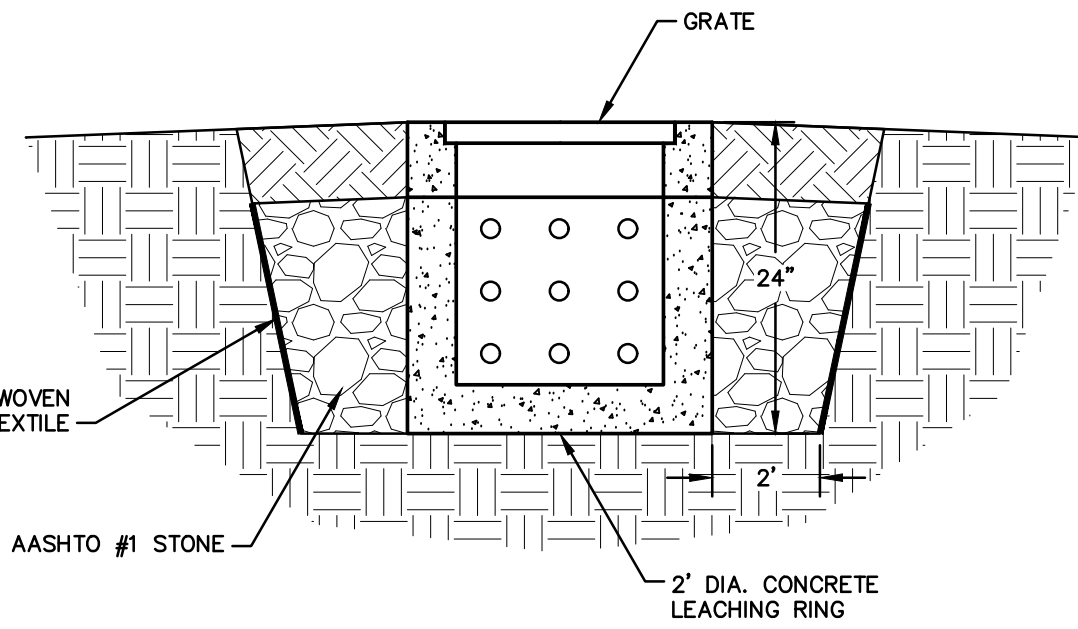
NOTE:

JOINTS SHALL BE SEALED WITHIN 24 HOURS AFTER THE APPLICATION OF THE WEARING COURSE.

NOTE:

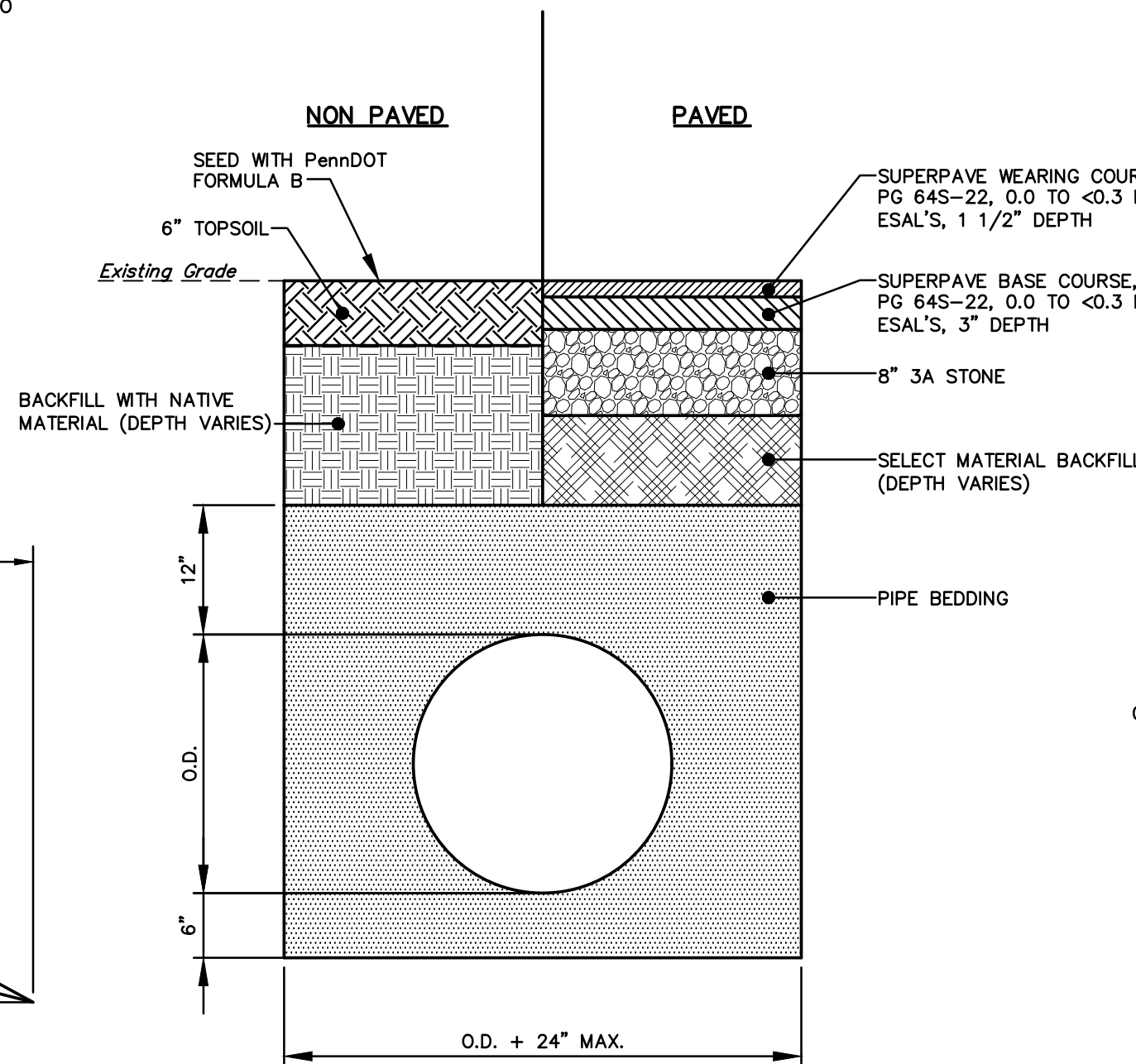
1. JOINTS SHALL BE SEALED WITHIN 24 HOURS AFTER THE APPLICATION OF THE WEARING COURSE.
2. EQUIVALENT MARSHALL MIXES MAY BE SUBSTITUTED, WHEN APPROVED BY THE BOROUGH.
3. WHERE 25 MM BASE COURSE THICKNESS EXCEEDS 5", IT SHALL BE INSTALLED IN TWO LIFTS.

TYPICAL PERMANENT PAVEMENT RESTORATION FOR CURB DETAIL
N.T.S.



NOTE: CONTRACTOR TO PERFORM TEST PIT EXCAVATION TO VERIFY DEPTH TO UNDERGROUND CULVERTS PRIOR TO SUBMITTING SHOP DRAWINGS

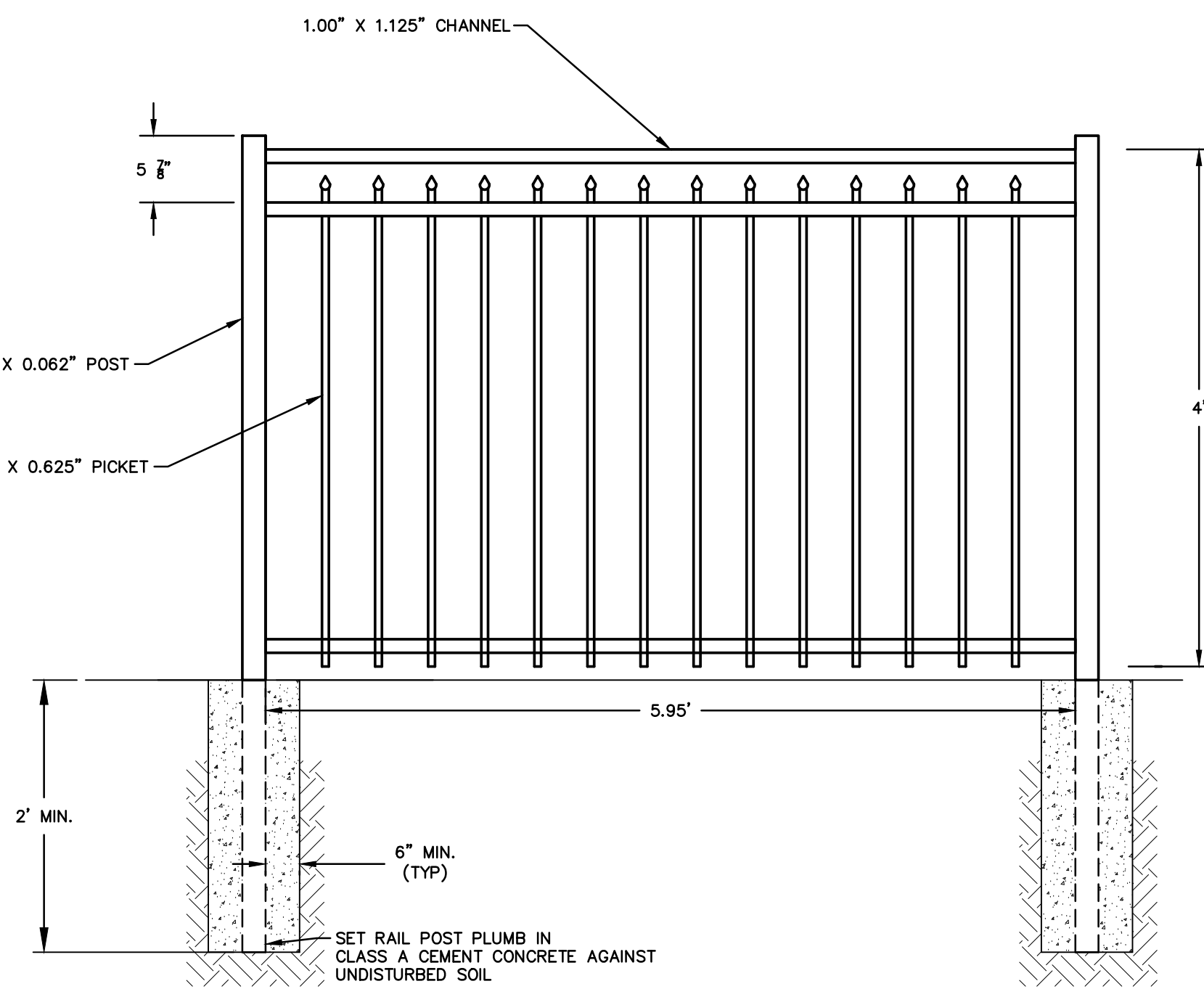
LEACHING WELL DETAIL
N.T.S.



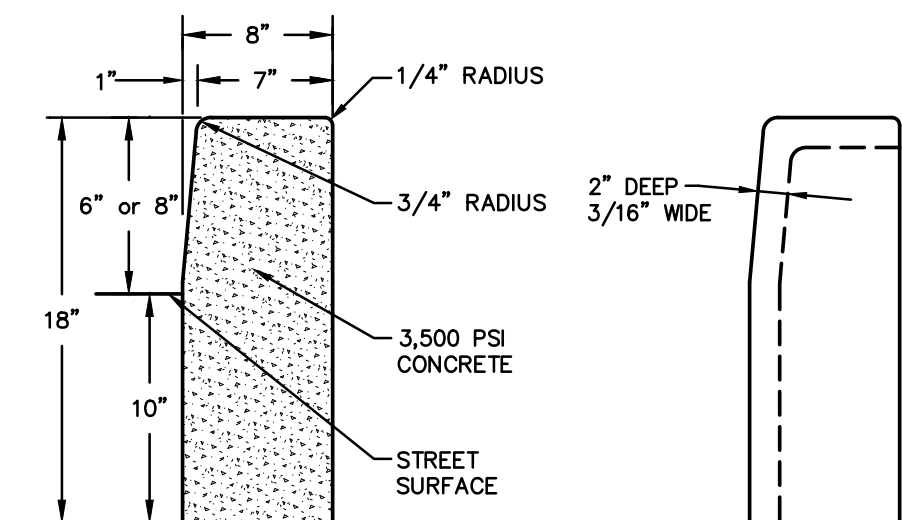
NOTE: DRIVEWAY RESTORATION SHALL BE AS FOLLOWS:

- 1-1/2" SUPERPAVE WEARING COURSE, 9.5 MM, PG 64S-22, 0.0 TO <0.3 MILLION ESAL'S, 1 1/2" DEPTH
- 6" SELECT GRANULAR MATERIAL, 2RC

TRENCH RESTORATION DETAIL
N.T.S.



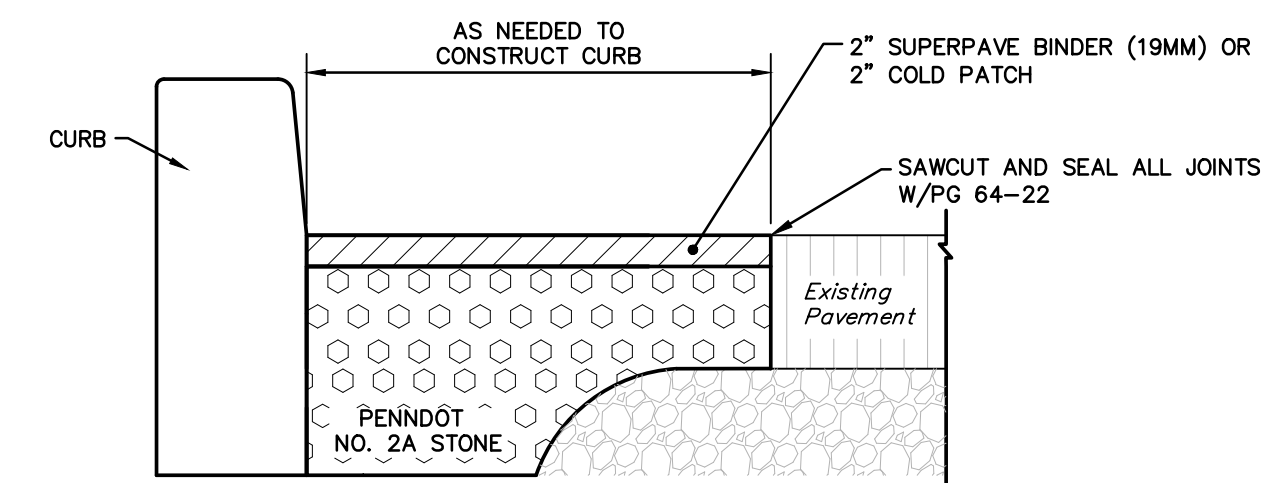
4' WROUGHT IRON CANTERBURY FENCE DETAIL
N.T.S.



TYPICAL CROSS SECTION

CONTRACTION JOINT

VERTICAL CONCRETE CURB DETAIL
N.T.S.



NOTE:

1. EQUIVALENT MARSHALL MIXES MAY BE SUBSTITUTED, WHEN APPROVED BY THE BOROUGH.
2. SUPERPAVE ESAL'S AND SRL TO BE AS SPECIFIED BY BOROUGH ENGINEER.

TYPICAL TEMPORARY PAVEMENT RESTORATION FOR CURB DETAIL
N.T.S.

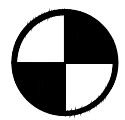
GETTYSBURG BOROUGH

CONSTRUCTION DETAILS

ADAMS COUNTY, PENNSYLVANIA

GETTYSBURG BOROUGH

GETTYSBURG WELCOME CENTER



C.S. DAVIDSON, INC.
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DESCRIPTION

DATE

NO.

DRAWN BY EMN

CHECKED BY

SCALE

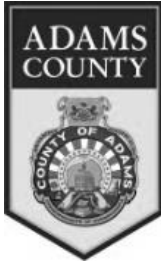
DATE 8/4/2023

DWG. NO. 238384900_A

FILE NO. 2383.8.49.00

SHEET NO.

5 OF 5




ADAMS COUNTY OFFICE OF PLANNING AND DEVELOPMENT

670 Old Harrisburg Road, Suite 100 | Gettysburg, PA 17325
Ph: 717-337-9824 | Fx: 717-334-0786

Sherri Clayton-Williams, AICP, Director

DATE: November 16, 2023

TO: Gettysburg Borough Planning Commission
Borough of Gettysburg
C.S. Davidson Inc.

FROM: Jenna Smith
Comprehensive Planner 

SUBJECT: Preliminary/Final Land Development Plan
Gettysburg Welcome Center
Parcel: 16010-0383---000
SLD #23-097

In accordance with Section 502 of Act 247 of 1968, as amended, “the Pennsylvania Municipalities Planning Code”, and following an analysis of the Adams County Comprehensive Plan, municipal land use ordinances and plans, the Adams County Soil Survey, National Wetlands Inventory Maps, Federal Emergency Management Agency Flood Maps, applicable Historic Inventories and other pertinent reports and data, the Adams County Office of Planning and Development (ACOPD) offers the following review.

This review refers to the **Gettysburg Welcome Center** plan with plan date of **August 4, 2023** as submitted to this Office for review on **November 6, 2023**. If any significant changes to the plan are made, either initiated by the applicant or required by Gettysburg Borough, the revised plan including such changes must be submitted to this Office for review. Significant changes subject to further review include, but are not limited to, changes in lot lines, building placement, parking lot and loading area design, and landscaping design. Failure to submit significant changes to this Office for review prior to plan approval will result in this Office being unable to sign the plan for recording.

I. Introduction: This plan proposes the demolition of the existing building on the property in order to construct a new welcome center building with associated parking.

II. Site Design: The Office of Planning and Development has reviewed the site design and related elements of the submitted plan and has no objections.

III. Zoning Ordinance Review: The subject property is in the Residential Office (RO) District, the Streetscape Enhancement Overlay District, and the Historic Overlay District. We have reviewed the

submitted plan against applicable requirements of the Gettysburg Borough Zoning Ordinance and offer the following comments.

A. Advisory Review: Zoning compliance comments provided by the Adams County Office of Planning and Development are advisory only. The Gettysburg Borough Zoning Officer must be relied upon to confirm the interpretation and application of any standard in the Gettysburg Borough Zoning Ordinance.

B. Zoning District Designations: It should be noted on the plan that the subject property is also located within the Streetscape Enhancement Overlay District and the Historic Overlay District, and that the standards of those districts also apply to this plan. It does appear, however, that the plan does meet the requirements of these overlay districts.

IV. Subdivision and Land Development Ordinance Review: We have reviewed the submitted plan against applicable requirements of the Gettysburg Borough Subdivision and Land Development Ordinance and offer the following comments.

A. Section 22-503.3.B.10/22-603.3.B.10: It is indicated on the submitted Request for Review form that the applicant is seeking Preliminary/Final approval of the plan. This should be indicated on the plan.

B. Section 22-503.3.C.3/22-603.3.C.3 : Names and addresses of abutting property owners have not been indicated.

C. Section 22-503.3.G.4/22-603.3.G.4 : It does not appear the dimensions of the lot have been provided.

D. Section 22-503.3.G.5/22-603.3.G.5 : It does not appear the rights-of-way or cartway widths have been provided on the plan for Baltimore Street or Schoolhouse Alley.

V. Summary: The Office of Planning and Development is supportive of the proposed project that will support tourism within the Borough. There are, however, a few minor ordinance compliance issues that the applicant may desire to address prior to plan approval.

cc. Carly Marshall, Director of Planning, Zoning, and Code Enforcement

Legislative History

WHEREAS, signs of various types and purposes are integral to the continued vitality of any community, whether to inform, caution, advertise or to otherwise engage community members and members of the general public; and

WHEREAS, this Ordinance incorporates narrowly tailored time, place and manner provisions to balance the placement and use of a variety of signs with substantial or compelling government interests in order to mitigate adverse secondary effects that may unreasonably and negatively impact or pose a danger to the general health, safety and welfare of the community and the general public; and

WHEREAS, the intent of the Borough of Gettysburg in enacting this Ordinance regulating signs is to comply with the decision of the United States Supreme Court in *Reed v. Town of Gilbert, Arizona*, 135 S.Ct. 2218 (2015); and

WHEREAS, the provisions of this Ordinance are intended to be content-neutral in order to meet the requirements of *Reed v. Town of Gilbert, Arizona*, relative to regulation of noncommercial signs; and

WHEREAS, regulations applying to noncommercial signs that restrict physical or visual obstructions of streets and sidewalks, or concern proper sign maintenance, serve compelling government interests related to traffic and pedestrian safety, and avoidance of dangerous conditions; and

WHEREAS, regulations applying to commercial signs are intended to meet the requirements of *Central Hudson Gas & Elec. Corp, v. Public Service Commission of New York*, 100 S.Ct. 2343 (1980); and

WHEREAS, regulations applying to commercial signs serve the following substantive purposes:

A. *Aesthetics*. To maintain and enhance the beauty, unique historic character, aesthetic environment, and quality of the Borough of Gettysburg, that will attract commerce, businesses, economic development, residents and visitors; to preserve, conserve, protect, and enhance the aesthetic quality and scenic beauty of all zoning districts of the Borough; to regulate the appearance and design of signs in a manner that promotes and enhances the beautification of the Borough and that complements the natural and historical surroundings in recognition of the Borough's reliance on those surroundings and beautification efforts in retaining economic advantage for its community; and to assure that the benefits, derived from the expenditure of public funds for the improvement and beautification of streets, sidewalks, public parks, public rights-of-way, and other public places and spaces, are protected by exercising reasonable controls over the physical characteristics and structural design of signs;

B. *Traffic and Pedestrian Safety.* To maintain and improve traffic and pedestrian safety through properly located signs; to regulate signs in a manner so as to not interfere with, obstruct the vision of, or distract motorists, bicyclists or pedestrians; to allow for traffic control devices consistent with national standards and whose purpose is to promote street and roadway safety and efficiency by providing for the orderly movement of the traveling public on streets and roadways, and that notify users of regulations and provide warning and guidance necessary for the safe, uniform and efficient operation of all elements of the traffic stream of the traveling public;

C. *Economic Development.* To promote economic development and the value of nonresidential properties, through sensitivity to surrounding land uses and maintaining an attractive community appearance;

D. *Effective Communication.* To encourage signs which are clear and legible; to encourage the effective use of signs as a means of communication;

E. *Character and Historic Significance.* To emphasize the small town character and historic significance of the Borough of Gettysburg by promoting pedestrian oriented and appropriately scaled signage throughout the Borough and particularly within its Historic District;

F. *Identification of Goods and Services.* To aid the public and private sectors in identifying the location of goods and services;

G. *Compatibility with Surroundings.* To allow signs that are compatible with their surroundings and aid orientation, while precluding the placement of signs that contribute to sign clutter or that conceal or obstruct adjacent land uses or signs; to preclude signs from conflicting with the principal permitted use of the site and adjoining sites; and to minimize the possible adverse effect of signs on nearby public and private property;

H. *Reduction of Visual Clutter.* To reduce visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, excessive height, and excessive size (area) of signs which compete for the attention of pedestrian and vehicular traffic;

I. *Zoning District Considerations.* To encourage and allow signs that are appropriate to the zoning district in which they are located;

J. *Scale, Integration and Design.* To establish sign size in relation to the scale of the lot and building on which the sign is to be placed or to which it pertains; to foster the integration of signage with architectural and landscape designs; to provide flexibility and encourage variety in signage, and to relate signage to the basic principles of good design; and to promote the use of signs that positively contribute to the aesthetics of the community, are appropriate in scale to the surrounding buildings and landscape, and advance the Borough's goals of quality development;

K. ***Maintenance and Safety.*** Except to the extent expressly preempted by state or federal law, to ensure that signs are constructed, installed and maintained in a safe and satisfactory manner, and to protect community members and the general public from unsafe signs;

L. ***Property Values.*** To protect property values by precluding, to the maximum extent possible, sign types that create a nuisance to the occupancy or use of other properties as a result of their physical characteristics such as their size (area), height, number, illumination and movement; and to protect property values by ensuring that the number of signs are in harmony with buildings, neighborhoods, and conforming signs in the community; and

M. ***Enforcement.*** To enable the fair and consistent enforcement of these sign regulations; and to provide standards regarding the noncommunicative aspects of signs, which are consistent with local, state and federal law.

Part 1
GENERAL REGULATIONS

A.
Regulations

§ 19-101. Short Title.

This Part may be cited as the “Gettysburg Borough Sign Ordinance of 2023.”

§ 19-102. Purpose and Intent.

A. The general purpose and intent of the Gettysburg Borough Sign Ordinance of 2023 (the “Ordinance”) is to promote the public health, safety and general welfare through content-neutral sign time, place and manner standards that are consistent with local, state and federal law. Specific purposes of the Ordinance include:

1. Protecting free speech rights;
2. Not restricting signs based on content;
3. Focusing on noncommunicative aspects of signs rather than the message conveyed;
4. Not favoring commercial speech over noncommercial speech;
5. Facilitating protected noncommercial speech; and
6. Providing for and applying content-neutral sign regulations.

B. For purposes of this Ordinance, any distinction between on-premises signs and off-premises signs applies to commercial messages only, and not to noncommercial messages.

C. Substitution of Noncommercial Speech for Commercial Speech. Notwithstanding anything contained in this Ordinance to the contrary, any sign erected pursuant to the provisions of this Ordinance may, at the option of the owner, contain a noncommercial message in lieu of a commercial message and the noncommercial copy may be substituted in whole or in part at any time in place of the commercial copy. The noncommercial message (copy) may occupy the entire sign face or any portion thereof. The sign face may be changed from a commercial message to a noncommercial message or from one noncommercial message to another noncommercial message; provided, however, that there is no change in the size, height, setback or spacing criteria contained in this Ordinance.

D. Administrative Interpretation and Discretionary Approval.

1. Interpretations of this Ordinance are to be exercised in light of the policies, purposes and intent set forth herein.
2. Whenever a sign permit or other approval is subject to discretion, such discretion shall not be exercised as to message content, but instead shall be directed to structural and location factors, including, as applicable:
 - a. Whether the location and placement of the sign will endanger motorists and members of the traveling public;
 - b. Whether the sign will cover, blanket or interfere with any prominent view of a structure or façade of historical or architectural significance;
 - c. Whether the sign will obstruct views of users of adjacent buildings to side yards, front yards or open spaces;
 - d. Whether the sign will negatively impact the visual quality of a public open space, such as a public recreation facility, square, park or similar feature;
 - e. Whether the sign is compatible with building heights of the existing neighborhood; and
 - f. Whether the sign's lighting or illumination system will cause hazardous or unsafe driving conditions for motorists and members of the traveling public.

E. *Consent of Legal Owner of Property.* Except as required by state law, no sign may be displayed without the consent of the legal owner of the property on which the sign is mounted or displayed. For purposes of this policy, "owner" means the holder of the legal title to the property and any party and person holding a present legal right to possession, control, or use of the property.

F. *Signs on Public Property.* Except as required by state law or otherwise permitted by this Ordinance, any sign installed or placed on public property shall be deemed illegal and shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the Borough shall have the right to recover from the owner or person placing such sign the cost of removal and disposal of such sign.

§ 19-103 Definitions.

As used in this Part, unless the context otherwise indicates, the following terms shall have the meanings indicated:

AWNING

Any structure made of cloth or metal with a metal frame attached to a building, projected over a sidewalk or other thoroughfare when so erected as to permit its being raised to a position flat against the building when not in use.

BANNER

A sign utilizing a flexible substance on which copy or graphics may be displayed and which is not permanently mounted.

BILLBOARD

A large freestanding sign that communicates a commercial or noncommercial message related to an activity conducted, a service rendered, or a commodity sold at a location other than where the sign is located, and which is not a traffic sign or a directional sign specifically permitted by this Part.

BOROUGH

The Borough of Gettysburg, Adams County, Pennsylvania.

BOROUGH COUNCIL

The Borough Council of the Borough of Gettysburg, Adams County, Pennsylvania.

BUILDING SIGN

A sign attached to any part of a building (in contrast to a freestanding sign which is erected independent of any building or structure).

CANOPY

Includes any structure, other than an awning, made of cloth or metal, projecting over a sidewalk or other thoroughfare, attached to a building and/or carried by a frame supported by the ground or sidewalk.

CHANGEABLE SIGN

A type of sign designed to accommodate a changing message as follows:

1. Manually activated: the alphabetic, pictographic, or symbolic informational content of the sign can be changed or altered by manual means.
2. Electrically activated: the alphabetic, pictographic, or symbolic informational content of the sign can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments. Includes the following two types:
 - a. Fixed-message electronic signs: the basic informational content has been preprogrammed to include limited information projection subject to prior programming.
 - b. Computer-controlled variable message electronic signs: the informational content is automatically changed or altered by means of computer-driven electronic impulses which cause the message to change, roll, flash or present similar movement.

COMMERCIAL SIGN

A sign which advertises products, goods, businesses or services or identifies a business located onsite or offsite from the location of the sign.

ERECT

To build, construct, attach, hang, place, suspend, affix or bring into being. This term shall also include the application of paint for wall or window signs.

FREESTANDING SIGN

Any sign which is permanently affixed in or upon the ground, supported by one or more structural members, independent of any building or structure. Examples of freestanding signs include, but shall not be limited to, pole signs, monument signs, and pylon signs.

GETTYSBURG DESIGN GUIDE

The most-current version of the guidelines as adopted and updated by the Borough for maintaining and rehabilitating buildings in the Historic District.

GRADE

The level at the site at the property line located at the closest distance to the sign.

HARB

The Historic Architectural Review Board of the Borough of Gettysburg, Adams County, Pennsylvania.

HISTORIC DISTRICT

The Borough of Gettysburg Historic District.

HISTORIC DISTRICT ORDINANCE

The Gettysburg Historic District Ordinance as enacted and amended from time to time by the Borough Council of the Borough of Gettysburg.

ILLUMINATED SIGN

A sign incorporating a source of light in order to make a message readable, including internally and externally lighted signs.

MARQUEE

A permanent construction projecting from the wall of a building above an entrance which may or may not extend over a sidewalk or other thoroughfare.

MINOR SIGN CHANGE

A change in the wording of a sign that does not affect style or lettering, symbols, shape, size, lighting or suspension and/or the relocation of a sign that will not affect the historic character of a building or streetscape as determined by the Borough.

MONUMENT SIGN

A permanent freestanding sign supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.

MURAL

A picture or design placed directly on the exterior surface of a structure or building without any additional supporting structure. A mural is a sign only if it is related by language or logo or the advertisement of any product or service or the identification of any business.

NONCOMMERCIAL SIGN

A sign not primarily intended for or directed towards commerce, commercial advantage or monetary compensation.

NONCONFORMING SIGN

A sign which was validly erected under laws or ordinances in effect at the time of its erection but which is in conflict with the current provisions of this Part.

OFF-PREMISES BUSINESS SIGN

A sign directing attention to a specific business, product, service or activity, which is not sold, produced, manufactured, or furnished at the site on which the sign is located.

ON-PREMISES BUSINESS SIGN

A sign directing attention to a product, service or activity sold, offered or conducted in connection with a lawful use of the premises on which the sign is located .

OUTDOOR ADVERTISING DEVICE

Any outdoor sign, display, light, figure, painting, drawing, message, plaque, poster, billboard or other thing which is designed, intended or used to advertise or inform.

PERSON

Any person, firm, partnership, association, corporation, company or organization of any kind.

POLE SIGN

A freestanding sign mounted on one or several poles or support structures. For design reasons, pole signs may be fitted with pole covers composed of metal, masonry, or other materials, designed to enhance the visual appearance of the sign structure.

PORTABLE SIGN

A sign that is movable and not permanently attached to a structure or to the ground. Portable signs include, but are not limited to, sandwich board signs, portable reader boards on wheels that display changeable letters, trailer signs, and similar signs.

PROJECTING SIGN

A sign which is attached to a building or other structure and extends more than eight (8")

inches beyond the line or surface of said building or structure.

PUBLIC SERVICE SIGN

A sign providing information or instructions for public convenience such as, but not limited to, signs providing information about the location of public rest rooms, snow removal routes, or public parking lots and facilities.

PYLON SIGN

A freestanding sign of which the entire bottom of the sign is generally in contact with or in close proximity to the ground. Pylon signs are vertically oriented and, typically, have a height to width ratio exceeding three to one.

RAZOR BANNER

A two-sided banner of lightweight material installed on a pole-type base, and designed to be highly visible. Also known as a razor flag or a feather flag.

ROOF SIGN

A sign erected on a roof, including a mansard roof or porch roof, or a sign that projects above the highest point of the roofline, parapet, or fascia of the building.

SIGN

Any structure, device or object that incorporates lettering, logos, colors, lights, or illuminated inert gas tubes visible to the public from a building or structure, which either conveys a message to the public, or intends to advertise, direct, invite, announce, or draw attention to goods, products, services, activities, or facilities, excluding window displays of merchandise or noncommercial items. The use of the term “sign” in this Part shall not be interpreted as including the supporting structure of a sign or the structural elements and materials of a building, including a cornerstone.

SIGN AREA

The area of a sign computed by multiplying the maximum horizontal measurement by the maximum vertical measurement. Each measurement includes all ornamentations surrounding the information area of a sign, but does not include its supporting structure in either the horizontal or vertical measurement for the purpose of calculating the area of a sign.

STATE

The Commonwealth of Pennsylvania.

STREET BANNER

A banner displayed in a vertical position and affixed to a light standard; also described as a vertical pole-mounted banner.

STREET CLOCK

A timepiece erected upon a standard or on the exterior of a building or structure.

TEMPORARY COMMERCIAL SIGN

A sign installed for a limited period of time and not constructed or intended for long-term use.

TRAFFIC SIGN

A sign placed or erected by authority of a public body or official having jurisdiction for the purpose of regulating, warning or guiding traffic and the members of the traveling public.

UNIFORM CONSTRUCTION CODE

A law and regulations enacted and promulgated by the Commonwealth of Pennsylvania which regulate the process of application, review and inspection of aspects in residential and commercial construction, including both new construction and renovations and repairs of existing buildings. Also referred to herein as the “UCC.”

WALL SIGN

A sign affixed to any building, fence, wall or structural support member.

WAYFINDING SIGN

A directional sign of the Borough, the Lincoln Highway Heritage Corridor, the state or federal government which acts to guide the traveling public to key civic, cultural, visitor, recreational and commercial destinations to include, but not be limited to, the location of a borough park, a borough parking lot, a borough building, a state route or feature, the Lincoln Highway, and the Gettysburg National Military Park.

WINDOW SIGN

A sign posted, painted, placed or affixed to the interior of a window. A sign that faces a window exposed to public view and is located within one foot of the window shall be regulated as a window sign pursuant to this Part.

ZONING ORDINANCE

The Gettysburg Borough Zoning Ordinance, as enacted and amended from time to time by the Borough Council of the Borough of Gettysburg.

§ 19-104. Sign Permit Requirements.

Only signs which refer to a permitted use which has obtained zoning approval and any relevant Uniform Construction Code (UCC) building approval, or a use approved by grant of a special exception or variance pursuant to the provisions of the Zoning Ordinance, are permitted, provided that such signs conform to the provisions of this Chapter.

- A. Permit. Except as otherwise provided in § 19-105 hereof, no person shall erect, place, alter, locate or relocate a sign anywhere in the Borough until a sign permit for such sign has been

issued by the Borough.

- B. Fee. The applicant shall pay a fee that will accompany the sign permit application. Such permit fee shall be set by resolution as adopted from time to time by the Borough Council.
- C. Historic District. In addition to the requirements set forth in this Part, the Historic District Ordinance and the Zoning Ordinance may impose additional regulations and requirements for signs to be erected in the Borough.

§ 19-105. Signs Not Requiring a Permit.

Exemption from the permit requirements shall not relieve the owner or person in control of the sign from complying with all other applicable provisions of this Part, including requirements relative to sign type, design, size (area) and zoning district limitations. The following sets forth the signs for which the issuance of a sign permit by the Borough is not required:

- A. Public service signs and signs authorized, required or erected by the federal, state or local Borough government.
- B. Metal signs affixed to a structure not exceeding one (1) square foot.
- C. Street address numbers or street address signs not exceeding one (1) square foot.
- D. Signs attached to a building or structure and not exceeding two and one-half (2 ½) square feet. Only one (1) such sign shall be permitted for each business.
- E. Noncommercial signs placed on private property placed by the property owner or with the consent of the property owner. Private property shall not include public sidewalks, tree wells, planting strips, or any area within the public right of way.
 - 1. Signs not exceeding eight (8) square feet in residential districts.
 - 2. Signs not exceeding sixteen (16) square feet in non-residential districts.
- F. Temporary commercial signs of contractors, architects, mechanics or craftsmen.
 - 1. No more than two (2) temporary signs not exceeding twelve (12) square feet may be displayed in residential districts for a maximum of sixty (60) days.
 - 2. No more than two (2) temporary signs not exceeding thirty-two (32) square feet may be displayed in non-residential districts for a maximum of sixty (60) days.
- G. Signs indicating the private nature of a driveway, parking area or some other property feature or “no trespassing” or similar warning signs. Such signs shall only be erected and placed on the real property where such property features are located, and shall not be located within the public right of way.

- H. Temporary real estate signs:
1. For advertising the sale, rental, or auction of or at the premises upon which the sign is erected, provided that the total area of any such side of such sign on any one street frontage of any property in single and separate ownership shall not exceed six (6) square feet in any Borough residential zoning district or in a Borough institutional use zoning district and shall not exceed thirty-two (32) square feet in any Borough commercial zoning district.
 2. Indicating the location of premises in the process of development, provided that the sign area of any such sign shall not exceed thirty-two (32) square feet and no more than one such sign shall be placed for each 500 feet of street frontage of the premises.
- I. Temporary window signs inside store display windows concerning special sales. Such signs may be displayed for a period not to exceed thirty (30) days.
- J. Temporary special event signs, including, but not limited to, window signs advertising special events, provided that each such sign shall not exceed thirty-two (32) square feet per side, and provided that such sign shall be displayed for a period of time not to exceed thirty (30) days.
- K. Temporary signs advertising garage and yard sales shall be limited to two (2) signs with a maximum sign area of five (5) square feet each. A temporary sign shall be removed within four hours of the end of the sale. All such signs shall be erected not more than twenty-four (24) hours prior to the commencement of such garage or yard sale.
- L. Signs containing political, religious or personal messages that are placed on private property by the property owner or with the consent of the property owner.
- M. Minor sign changes to an existing sign for which a permit has been issued. Minor sign changes are limited to the following:
1. Minor repairs to the sign or sign structure which do not alter the structure, size or height of the sign.
 2. Repainting or touch-up painting relating to the maintenance of an existing sign.
 3. Minor changes designed to update the information on the sign, such as, but not limited to, a change in a telephone number or the times of business operation.
 4. Changes in the message of a manually activated bulletin board of a school, college, church, hospital or other similar institution.
- N. Temporary banners, interior to the campus of a college or university located within an institutional use zoning district. Such banners shall not exceed one hundred (100) square feet.

§ 19-106. General Sign Requirements.

The following requirements are applicable to all signs erected or displayed within the Borough:

- A. Signs Located Along the U.S. Business Route 15 Corridor. The Borough has designated U.S. Business 15 as a Pennsylvania Scenic Byway. The ordinance, known as the “U.S. Business Route 15 Scenic Byway Ordinance,” prohibits certain outdoor advertising devices along the scenic byway corridor in accordance with the parameters set forth in federal and State law.
- B. Construction, Repair and Maintenance Requirements.
 - 1. All signs shall be located and constructed in accordance with the provisions of the Uniform Construction Code and the other provisions of this Part. Where there is a conflict between the UCC and this Part, the provisions of this Part shall apply. Where there is a conflict between the provisions of this Part and any other ordinance, the more restrictive requirement or provision shall apply.
 - 2. All signs shall be structurally safe and constructed of durable materials. All signs shall be kept in a good condition and repair.
 - 3. Any glass used in a sign shall be safety glass.
- C. Size Requirements. The total square footage of sign area allowed for a commercial property shall be determined as follows:
 - 1. One (1) square foot of sign for each linear foot of the frontage of the lot on a publicly ordained street or alley, however under no circumstances shall the total permitted sign area for a single business or activity exceed fifty (50) square feet, with the exception of billboards in an industrial use zoning district, which shall be regulated pursuant to § **19-109.H.** of this Part.
 - 2. For more than one business having a common frontage on a single commercial property, the owner of the property may apportion the total sign area allowed among the several businesses occupying the property.
 - 3. Double-faced signs, including signs which incorporate two (2) sign faces that are back-to-back and are not more than two (2') feet from each other, shall constitute one sign.
- D. Height Requirements.
 - 1. The height of a sign shall be measured from the base of the sign or supportive structure, at its point of attachment to the ground, to the highest point of the sign. A freestanding or monument sign on a man-made base, including a graded earth mound, shall be measured from the grade of the nearest pavement or top of the pavement curb.

2. Within the Historic District, the height of any freestanding sign shall not exceed nine (9) feet.

3. The height of signs located in all other districts outside the Historic District, with the exception of an industrial use zoning district, shall not exceed twelve (12') feet unless otherwise allowed pursuant to other provisions of this Part.

E. Placement Requirements.

1. Portable signs located on or near a public sidewalk or similar pedestrian walkway shall allow a minimum width of five (5') feet of unobstructed area between the sign and any other object which could impede pedestrian traffic.

2. No sign shall project or extend over any pedestrian walkway except for theater marquees.

3. No sign or portion of a sign shall project over an adjacent lot or property line

4. No sign shall be erected or placed in such a manner as to create an unsafe condition for motor vehicle, bicycle or pedestrian traffic. No sign shall be erected or placed in such a manner as to be confused with any authorized traffic sign, signal or device.

5. No sign shall obstruct the free ingress or egress to or from any door, window fire escape or other exit, or obstruct a window, door or other opening providing light or air, or interfere with the normal functioning of a building.

6. No sign shall be attached to a standpipe or fire escape.

7. No sign shall be painted or mounted on rocks, trees, or other natural objects.

8. For the purposes of this Part, the location of signs shall be exempt from the front yard setback and build-to line requirements as set forth in the Zoning Ordinance.

9. All signs shall be located on the same commercial property as the business, except (i) where sole access to a business is by means of an alley, in which case such off-premises business sign must be located within one thousand (1000') feet of the business, or (ii) as permitted in either an industrial use zoning district or in a Borough institutional use zoning district.

10. No sign or sign-related items shall obstruct or be placed within the Borough and PennDOT rights-of-way or within any tree well or planting strip unless otherwise authorized by the Borough and/or by PennDOT, as appropriate depending on which governmental body has authority and control of the right-of-way.

F. Illumination.

1. Internally illuminated signs are prohibited within a distance of one (1) foot of any window, glass, or other transparent surface. However, internally illuminated signs using LED lighting are prohibited and shall not be installed in any such way that would allow them to be visible from outside a building or structure.
2. Externally lit signs shall be illuminated with all lighting being shielded with steady, stationary light sources or otherwise arranged so that illumination of the sign, rather than the source of light, is visible from the public right-of-way.
3. External illumination shall not consist of tube, string, fluorescent, or any similar lighting surrounding or bordering a sign.
4. The intensity or direction of illumination of any sign shall not cause a glare.
5. Illumination shall be limited to the hours of operation of the establishment.

§ 19-107. Signs Prohibited in All Zoning Districts.

- A. Roof signs.
- B. Razor banners.
- C. Signs which rotate or have motorized moving parts and signs containing reflective elements which sparkle or twinkle in the sunlight. This provision is not intended to prohibit the erection and use of barber poles on a property where a barbershop is operated.
- D. Flashing, blinking, twinkling, spinning, animated or moving signs of any type, to include but not be limited to signs with computer-controlled variable messages. This restriction specifically includes window signs, signs on mobile stands and changeable signs which are computer controlled to provide variable messages. This provision is not intended to prohibit temporary holiday lighting or displays.
- E. Exterior signs that utilize strings of electrical bulbs.
- F. Signs that include words or images that are obscene, pornographic or highly offensive to public decency.
- G. Signs affixed or displayed upon a tree, utility pole, street sign, light pole, flagpole or other similar public property, except for signs placed by the Borough or the Commonwealth of Pennsylvania.
- H. Inflatable signs and any moving object used for commercial advertising purposes, whether or not such sign or object contains a message.
- I. Any sign attached to or placed or painted on a vehicle or trailer that is parked on a public

right-of-way or public or private property so as to be visible from the public right-of-way where the sign is used primarily as a static display for the advertisement to the general public of a product or service or for directing persons to a business or activity located on the same property or at any other location and where the use of the sign is not incidental to the primary purpose of such vehicle or trailer but rather for the primary purpose of advertisement to the general public as aforesaid. This provision does not prohibit the use of a temporary sign attached to or placed upon a vehicle or trailer indicating that the same is being offered for sale by its owner.

- J. Signs in the Historic District painted directly on any surface that is not a separate sign substrate, except for a sign or lettering painted or placed directly on a door or store window identifying the occupant or activity of a building or structure.
- K. Unsafe, illegal and abandoned signs consistent with the provisions contained in § 19-111 of this Part.

§ 19-108. Signs Limited to Specific Zoning Districts.

All signs erected in the Borough shall conform to a permitted use or a use approved by special exception or variance as provided for in the Zoning Ordinance. In addition, certain signs are restricted to specified Borough zoning districts as follows:

- A. Off-premises business advertising are permitted only as follows:
 - 1. Where there is no street frontage for a business, and where there is demonstrated consent for the installation of the sign on a separate property within one thousand (1,000) feet of the use being advertised a business may install an off-premises sign up to twenty five (25) square feet in size.
 - 2. Billboards are permitted only in a Borough industrial use zoning district.
 - 3. Banners which meet the definition of an off-premises business sign may be erected or displayed only in a Borough institutional use zoning district.
- B. Permanent signage erected within the Old Town District (OT) is limited to projecting and wall signs, except where the building or structure associated with such sign is set back more than four feet from the edge of the public sidewalk, and, in such case, the erection of freestanding signs is permitted, however in no event shall it extend over the public sidewalk or right-of-way.
- C. Internally illuminated signs, including backlit awnings and signs using electrically activated illumination, with the exception of theater marquees, are specifically prohibited.
- D. Street banners are permitted on a temporary basis in all Borough zoning districts. Street

banners are permitted in the Institutional-1 District (INS-1) and in the Tourist Commercial District (TC) on a permanent basis notwithstanding the time limitations as set forth herein in § 19-109.G.4., conditioned upon such street banners being erected and maintained outside of the public right-of-way on light poles or standards owned and maintained by the owner of the street banner, and further conditioned upon such street banners being kept and maintained by the owner in a good condition and repair.

§ 19-109. Specific Sign Requirements.

In addition to the provisions of the Uniform Construction Code and other provisions of this Part, the following regulations shall apply to particular signs:

A. Building Sign.

1. Wall signs shall not extend more than eight (8") inches from any building to which the same is to be attached.
2. A projecting sign shall not extend more than four (4') feet from any building or structure to which the same is attached and such sign shall not extend into any street, alley or drive or be less than eight (8') feet above any sidewalk or other public thoroughfare.

B. Freestanding Sign.

1. Any freestanding sign placed within a public right-of-way shall comply with all federal, state and local laws and regulations governing use of such public rights-of-way.
2. The allowable size of a sign shall not include the area of the supporting structure unless otherwise allowed pursuant to the provisions of this Part.
3. A freestanding sign shall have no more than two (2) sign faces.
4. The following regulations apply to pole signs:
 - a. The height of a pole sign shall not exceed twelve (12') feet. [may be content based if not applied to all signs or signs based on location]
 - b. A pole sign shall have a minimum of eight (8') feet of ground clearance measured from the bottom of the sign face when such is located within the public right-of-way.
 - c. The area of a pole sign is to be calculated by measuring the sign cabinet alone. Such sign area calculation shall not include the poles or pole covers of the sign.
5. The following regulations apply to monument signs:
 - a. The ground clearance of a monument sign shall not exceed one (1') foot.

b. In determining compliance with the size requirements as set forth in this Part, the measurements of a proposed monument sign shall include the surface area of the sign itself and that of any supporting structure or decorative elements of the proposed sign.

C. Window Sign. A window sign shall not cover or obstruct any more than forty percent (40%) of the surface area of the window glass.

D. Portable Sign.

1. The height of a portable sign shall not be less than three (3') feet and shall not exceed four (4') feet.

2. The sign area of a portable sign shall not exceed twelve (12) square feet.

3. The wheels of any portable sign shall be set in a locked position when being used or displayed.

4. Portable signs located within a public right-of-way shall comply with all federal, state and local rules and regulations governing use of such public rights-of-way.

5. Portable signs shall only be displayed during the time period when the business associated with each sign is open.

6. No more than one (1) portable sign shall be permitted for each business located at a property.

E. Awnings, Canopies and Marquees.

1. No awning or canopy may be erected so that the lowest part of the same is of a height of less than eight (8') feet above a sidewalk or the surface of a public right-of-way.

2. All awnings, canopies and marquees shall comply with all federal, state and local rules and regulations governing use of such public rights-of-way.

3. All lettering, graphics and design on the awning or canopy shall be considered signage and be included in the calculation of the total allowable square footage of signage.

4. A manually activated changeable, internally illuminated sign shall be permitted for use on theatre marquees only.

F. Street Clocks.

1. Street clocks shall not be more than sixteen (16') feet in height.

2. Flashing or blinking lights shall not be permitted to appear on a street clock.

3. A street clock that is not maintained in working order shall either be promptly repaired or it shall be removed by its owner.

G. Banners. Banners shall be used only for a temporary period and may be used for off-premises or on-premises business advertising or to announce special events. Specific requirements related to banners are as follows:

1. The size of any banner may not exceed more than ten percent (10%) of the facade area of the structure on which it is used. The facade area is measured by multiplying the height times the width of the side of the building to which the banner is to be installed.

2. A banner that is used for on-premises business advertising may be permitted for not more than thirty (30) calendar days per calendar year for each property for up to three (3) times in a calendar year. However, the erection of each banner shall require a separate permit.

3. A banner that is used for off-premises advertising may be allowed only in an Institutional Zoning District and shall be permitted only for the period of the event or activity not to exceed ninety (90) days.

4. Street banners shall be permitted for erection and display on a temporary basis for no longer than thirty (30) days. Such banners shall require authorization by the Borough if they are affixed to Borough decorative light standards using framing specifically designed for such purpose. Any banners to be affixed to Borough decorative light standards shall only be erected and removed by the Borough. The permittee shall be responsible for reimbursement to the Borough of its costs where the Borough erects and removes any street banner. Street banners used for off-premises business advertising shall be prohibited.

5. A banner which hangs across a State road, street or highway requires the approval of the Pennsylvania Department of Transportation. A copy of such approval shall be provided to the Borough as part of the sign permit application process. All such banners shall have a minimum clearance of at least sixteen (16') feet above the vehicular right-of-way.

6. All banners not exempted from the permit requirements pursuant to § **19-105** of this Part shall be subject to the permit requirements as set forth in § **19-104** of this Part and the application procedures as set forth in § **19-110** of this Part.

7. The erection of a set of banners, of consistent material and on a single parcel, shall be considered a single banner for the purposes of application for a sign permit in § **19-110** of this Part. However, in no event shall the combined area of the banners exceed the size limit set forth in **G.1.** of this section.

H. Billboards.

1. Billboards, as either on-premises or off-premises advertising, shall be permitted only in a

Borough industrial use zoning district.

2. Billboards shall comply with all applicable federal and state laws and regulations.
3. The total sign area of a billboard shall not exceed one hundred (100) square feet per side, and the billboard shall have no more than two sides or faces. In no event shall the aggregate sign area of both sides or faces exceed two hundred (200) square feet.
4. No billboard shall be placed within thirty (30') feet of the street right-of-way line or within ten (10') feet of a side or rear lot line.
5. No billboard shall be erected or maintained within a five hundred (500') foot radius of any other billboard sign, or within a five hundred (500') foot radius of a residential zoning district or the lot line of an existing residential use.
6. No billboard shall exceed thirty-five (35') feet in height.
7. Illumination of any billboard shall conform to all applicable regulations as set forth in § 19-106.F. of this Part.
8. All billboards shall be of unipole construction.
9. The stacking of billboards and the use of side-by-side billboards shall be prohibited.
10. Any billboard that does not have advertising for more than twelve (12) months shall be presumed to be abandoned and subject to the provisions applicable to abandoned signs in § 19-111 of this Part.

§ 19-110. Application for a Sign Permit.

- A. Application Form. Application forms for sign permits shall be prepared by the Borough and shall be made available to applicants at the Borough office. A completed application form shall include the following information:
 1. The name, address, telephone number and e-mail address (if available) of the applicant.
 2. The name, address, telephone number and e-mail address (if available) of the owner(s) of the premises on which the sign is to be erected.
 3. The location of the premises on which or upon which the sign is to be erected.
 4. The position or location of the proposed sign for the purpose of ensuring that the same meets the placement requirements as set forth in § 19-106.E of this Part.
 5. One copy of the design of the proposed sign to scale, to include dimensions, materials, lighting, weight, method of construction and method of attachment to the building or the

ground, or other structure relative to the proposed sign, and any plans or specifications.

6. The name and address of the person installing the sign.
 7. The installer of any sign (excluding portable signs) located within a public right-of-way shall provide the Borough with a certificate of liability insurance evidencing the Borough as an additional insured with a minimum limit of coverage to be set and changed from time to time by resolution duly adopted by the Borough Council.
 8. Any Uniform Construction Code permit required and issued for said sign.
 9. Any PennDOT Highway Occupancy permit required and issued for the placement and installation of said sign.
 10. Any Borough sidewalk permit required to erect a sign within the public right-of-way.
 11. Any such other information as may be required by the Borough to show full compliance with this Part and any other codes or ordinances of the Borough or any Federal or State laws or regulations.
- B. Issuance of Permit. With the exception of signs exempted from the permit requirements as set forth in § **19-105** of this Part, the Borough shall issue a permit after determining that the application form and the accompanying fee and information are complete and accurate, that the proposed sign is in compliance with the provisions of this Part, and that no aspect of the proposed sign conflicts with any other codes and ordinances of the Borough. As a part of the permit approval process, the Borough shall have the right to conduct an on-site inspection of the premises upon which the proposed sign is to be located. Signs within the Historic District shall be reviewed for conformity to the guidelines for signs contained in the Gettysburg Design Guide.
1. When the provisions of this Part have been met, the Borough shall issue the requested sign permit no later than fifteen (15) business days after receipt of a complete and accurate application with all attachments and the applicable application fee.
 2. Once issued, a sign permit shall be valid for a period of one year from the date of issuance, and all work for which the permit has been issued shall be completed within that period of time.
- C. Revocation of Permits. The Borough may revoke any sign permit upon failure of the applicant to comply with any provision of this Part or any other codes or ordinances of the Borough.

§ 19-111. Unsafe, Abandoned and Illegal Signs.

- A. Unsafe. If the Borough shall find that any sign or other advertising structure regulated

herein is unsafe or insecure, or is otherwise established to be a nuisance by the Borough, the Borough shall give written notice to the permittee thereof. If the permittee fails to remove or alter the structure so as to comply with the regulations herein set forth within ten (10) business days after such notice, the Borough is authorized to remove or alter the sign and to collect, in the manner provided by law, the costs associated with such removal, together with a penalty of an additional ten percent (10%) from the owner of the sign or of the property. The Borough may cause any sign or other advertising structure that constitutes an existing and immediate danger to persons or property to be removed without prior notice.

- B. Abandoned. When a sign no longer advertises or pertains to an existing business, service, owner, product or activity conducted on the premises for twelve (12) consecutive months, the sign shall be presumed to be abandoned. The Borough, upon determining that all business operations have ceased for a period of twelve (12) consecutive months, and noting that a sign exists, shall notify the owner of the premises in writing that the owner must either provide to the Borough satisfactory written evidence that the sign was not abandoned or remove the sign within forty-five (45) days after the date of the notice.
- C. Illegal. If the Borough shall find that a sign has been placed without the required permit or is in violation of any condition set forth in the sign permit issued by the Borough or is in violation of any regulation contained in this Part, it shall give written notice to the person owning the property where the illegal sign is erected or to the permittee or owner of the sign. The illegal sign shall be removed by the person owning the property or the permittee, as applicable, within ten (10) business days after such notice.

§ 19-112. Administration and Enforcement.

The Borough Manager and the Planning Director are hereby designated to administer and enforce this Part. The Borough Manager may, as necessary and appropriate, delegate administration and enforcement authority and functions, in connection with the administration of this Part, to other members of the Borough's administrative staff. The Borough Manager and the Planning Director shall have authority to issue permits with reasonable de minimis adjustments to the regulations set forth in this Part.

§ 19-113. Nonconforming Signs.

- A. Nonconforming signs may be repaired or reconstructed, provided that no structural alterations are made which increase the gross surface area of the sign. If more than fifty percent (50%) of the structure of a nonconforming sign is damaged or destroyed, the sign shall not be reconstructed except in conformity with the provisions of this Part. If damage to the structure of a nonconforming sign is fifty percent (50%) or less, the sign may be repaired or reconstructed, provided that the restoration is completed within forty-five (45) days of the damage or destruction.
- B. Nonconforming signs shall not be enlarged, added to or replaced by another nonconforming

sign, use or structure. Normal maintenance of nonconforming signs, changing of copy, replacing of a sign face, necessary repairs and incidental alterations, which do not extend, increase or intensify the nonconforming features of the sign, is permitted.

§ 19-114. Penalties.

Any person who shall be convicted of a violation of any provision of this Part shall be sentenced to pay a fine of not more than \$600. Every day that a violation of this Part continues shall constitute a separate offense.

§ 19-115. Substitution.

A protected noncommercial message of any type may be substituted, in whole or in part, for the message displayed on any sign for which the sign structure or mounting device is legal without consideration of message content. This provision applies to all signs, including outdoor advertising devices (billboards), allowed under this Ordinance. Such substitution of message may be made without any additional approval, permitting, registration or notice to the Borough.

PART 2 ZONING DISTRICTS

§ 27-201 Establishment of Zoning Districts

The following zoning districts are hereby established in the Borough.

BASE ZONING DISTRICTS	OVERLAY DISTRICTS
<p>RESIDENTIAL DISTRICTS</p> <p>Low Density Residential (R-1)</p> <p>Preservation Residential (R-1A)</p> <p>Moderate Density Residential (R-2)</p> <p>MIXED USE DISTRICTS</p> <p>Low Impact Neighborhood Commercial (NC-1)</p> <p>Historic Corridor Neighborhood Commercial (NC-2)</p> <p>Neighborhood Commercial (NC-3)</p> <p>General Commercial (C-1)</p> <p>Old Town (OT)</p> <p>Revitalization (R)</p> <p>SPECIAL DISTRICTS</p> <p>Civic Institution (CI)</p> <p>Institution (INS-1)</p> <p>Healthcare (HC)</p> <p>Industrial (IND)</p>	<p>Floodplain Overlay (FO)</p> <p>Historic Overlay (HO)</p>

§ 27-202 Establishment of Zoning Districts

The base zoning districts established by § 27-201 are delineated on the Borough’s official Zoning Map, which is adopted, and incorporated herein in its entirety, as part of this Chapter.

- (A) Promptly following enactment of this Chapter, the Zoning Officer shall place the following legend on the official Zoning Map adopted as part of this Chapter, the Borough Council President shall execute the same on behalf of the Council and the Borough Manager shall attest to the same: “On <DATE>, by official action of Borough Council, the map bearing this legend was adopted as the official Zoning Map of the Borough by enactment of the Zoning Ordinance of Gettysburg Borough, Adams County, Pennsylvania.”
- (B) No changes of any nature shall be made in the official Zoning Map except in conformity with the procedures set forth in §27-120 Amendments of this Chapter. Any unauthorized change of whatever kind by any Person or Persons shall be considered a violation of this Chapter.
- (C) A certified Zoning Map shall be filed with the Borough Manager, Borough Planning Commission, and the Adams County Planning Commission.

§ 27-203 Rules for Interpretation of Zoning District Boundaries

Where uncertainty exists as to the boundaries of zoning districts as shown on the official Zoning Map, the following rules shall apply:

- (A) Boundaries indicated as approximately following the centerlines of Streets, highways, and Alleys shall be construed to follow such centerlines.

- (B) Boundaries indicated as approximately following the center of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.
- (C) Boundaries indicated as approximately following property lines or platted parcel lines, shall be construed as following such lines.
- (D) Boundaries indicated as approximately following Borough boundaries shall be construed as following Borough boundaries.
- (E) Boundaries that are in un-subdivided property or where a zoning district boundary divides a parcel shall be determined using the map scale as shown thereon.

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§ 27-204 Low Density Residential District (R-1)

(A) Purpose.

The purpose of the R-1 District is to provide for certain areas of the Borough to be maintained as residential areas primarily for single-family detached housing.

(B) Use Regulations.

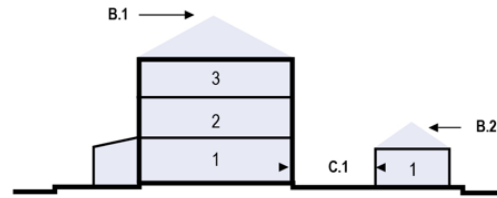
1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter.

(C) Building Form Regulations. Figure 204 specifies the district's Building Form Regulations.

FIG 204

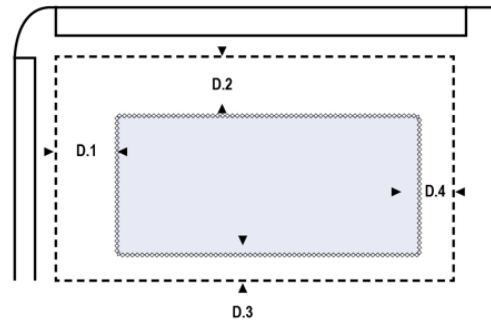
A. USE (See Table 3.01)	
B. BUILDING HEIGHT	
1. Principal Building ¹	45' max
2. Accessory Building ²	25' max
C. LOT CONFIGURATION	
1. Building Separation	10' min
2. Impervious Coverage	65% max
5. Lot Width	60' min at front setback
6. Lot Area	No minimum lot area
D. SETBACKS - PRINCIPAL BUILDING	
1. Front Setback Principal	25' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	10' min
4. Rear Setback	10' min
E. SETBACKS - ACCESSORY BUILDING	
1. Front Setback	25' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	5' min
4. Rear Setback	5' min
F. PARKING PLACEMENT	
No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.	
G. SUPPLEMENTAL REGULATIONS	
All uses permitted within this District must also comply with the Supplemental Regulations contained in ##.### of this Chapter.	
NOTE: Standards in bold above are illustrated in the graphics on the right.	

BUILDING HEIGHT AND CONFIGURATION



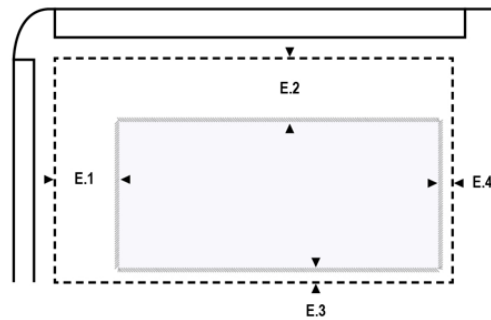
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



¹ Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

¹ § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

² § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

§ 27-205 Preservation Residential District (R-1A)

(A) Purpose.

The purpose of the R-1A District is to provide for certain areas of the Borough that contain large residential dwellings to be maintained as single-family dwellings, but to allow bed-and-breakfast uses to be conducted in those buildings to provide income to maintain the large dwellings without conversion to other uses that are not owner-occupied, such as conversion apartments.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter.

(C) Building Form Regulations. Figure 205 specifies the district's Building Form Regulations.

FIG 205

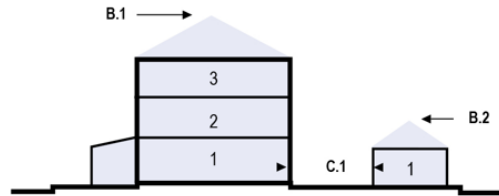
A. USE (See Table 3.01)	
B. BUILDING HEIGHT	
1. Principal Building ¹	45' max
2. Accessory Building ²	25' max
C. LOT CONFIGURATION	
1. Building Separation	10' min
2. Impervious Coverage	55% max
5. Lot Width	75' min at front setback
6. Lot Area	7,500 sq. ft. min
D. SETBACKS - PRINCIPAL BUILDING	
1. Front Setback Principal	35' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	10' min
4. Rear Setback	30' min
E. SETBACKS - ACCESSORY BUILDING	
1. Front Setback	35' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	5' min
4. Rear Setback	5' min
F. PARKING PLACEMENT	
No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.	
G. SUPPLEMENTAL REGULATIONS	
All uses permitted within this District must also comply with the Supplemental Regulations contained in ##.## of this Chapter.	
NOTE: Standards in bold above are illustrated in the graphics on the right.	

¹ Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

² § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

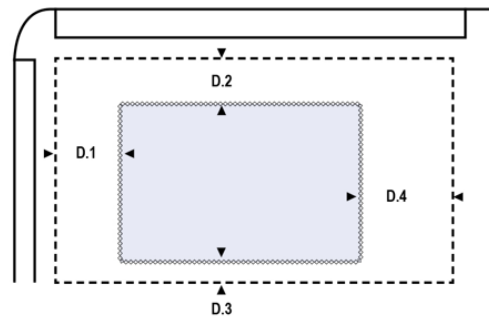
³ § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



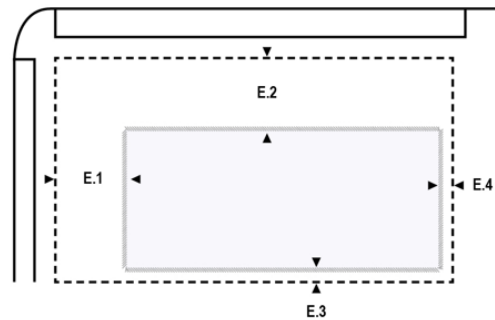
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



§ 27-206 Moderate Density Residential District (R-2)

(A) Purpose.

The purpose of the R-2 District is to provide for the development of certain areas of the Borough into residential neighborhoods that contain a mix of attached (two-family) and detached residential dwellings and create walkable access to goods and services in the Downtown and other destination areas within the Borough.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter.

(C) Building Form Regulations. Figure 206 specifies the district's Building Form Regulations.

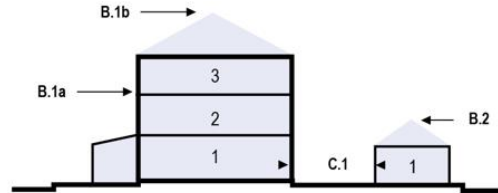
A. USE (See Table 3.01)	
B. BUILDING HEIGHT	
1. Principal Building ¹	a. 24' min b. 45' max
2. Accessory Building ²	25' max
C. LOT CONFIGURATION	
1. Building Separation	5' min
2. Impervious Coverage	80% max
5. Lot Width	20' min at front setback
6. Lot Area	No minimum lot area
D. SETBACKS - PRINCIPAL BUILDING	
1. Front Setback Principal	10' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	5' min 0' permitted for attached dwellings
4. Rear Setback	5' min
E. SETBACKS - ACCESSORY BUILDING	
1. Front Setback	10' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	0' min
4. Rear Setback	0' min
F. PARKING PLACEMENT	
No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.	
G. SUPPLEMENTAL REGULATIONS	
All uses permitted within this District must also comply with the Supplemental Regulations contained in ### of this Chapter.	
NOTE: Standards in bold above are illustrated in the graphics on the right.	

¹ Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district, provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

¹ § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

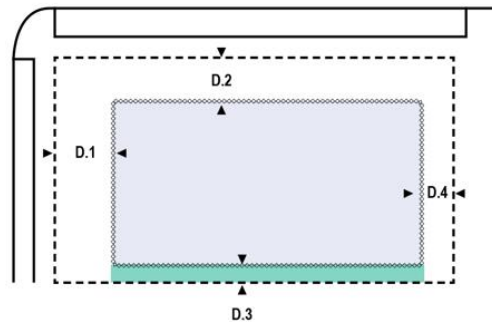
² § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



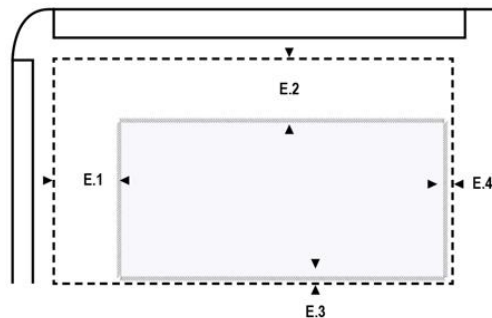
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



§ 27-207 Low Impact Neighborhood Commercial District (NC-1)

(A) Purpose.

The purpose of the NC-1 District is to provide for certain areas of the Borough that contain a mix of higher density attached (two-family) and detached residential dwellings with interspersed neighborhood scaled businesses. Expansion of such businesses is to be limited to preserve the existing predominant residential character of these neighborhoods.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter.

(C) Building Form Regulations. Figure 207 specifies the district's Building Form Regulations.

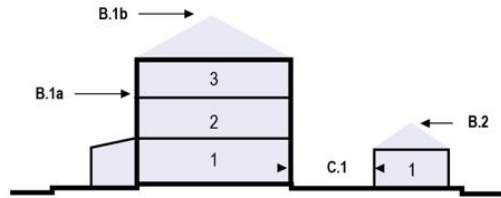
A. USE (See Table 3.01)	
B. BUILDING HEIGHT	
1. Principal Building ¹	a. 24' min b. 48' max
2. Accessory Building ²	25' max
C. LOT CONFIGURATION	
1. Building Separation	5' min
2. Impervious Coverage	90% max
5. Lot Width	16' min at front setback
6. Lot Area	No minimum lot area
D. SETBACKS - PRINCIPAL BUILDING	
1. Front Setback Principal	a. 0' min b. 10' max
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	0' min
4. Rear Setback	0' min
E. SETBACKS - ACCESSORY BUILDING	
1. Front Setback	10' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	0' min
4. Rear Setback	0' min
F. PARKING PLACEMENT	
No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.	
G. SCREENS AND BUFFERS	
When the Low Impact Neighborhood Commercial District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times. See ### for Screen and Buffer landscaping and maintenance requirements.	
H. SUPPLEMENTAL REGULATIONS	
All uses permitted within this District must also comply with the Supplemental Regulations contained in ### of this Chapter.	
NOTE: Standards in bold above are illustrated in the graphics on the right.	

¹ Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

² § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

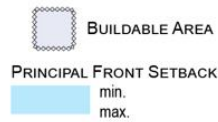
³ § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



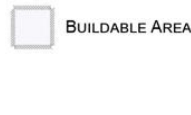
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



§ 27-208 Historic Corridor Neighborhood Commercial District (NC-2)

(A) Purpose.

The purpose of the NC-2 District is to provide for offices, select businesses, residential uses, and other compatible uses within the historic, mixed use Baltimore Street Corridor in a manner that respects and preserves the special character of this area. Adaptive reuses that preserve the viability of the larger structures within these areas are encouraged.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter.

(C) Building Form Regulations. Figure 208 specifies the district's Building Form Regulations.

A. USE (See Table 3.01)

B. BUILDING HEIGHT

1. Principal Building ¹	a. 24' min b. 48' max
2. Accessory Building ²	25' max

C. LOT CONFIGURATION

1. Building Separation	5' min
2. Impervious Coverage	90% max
5. Lot Width	16' min at front setback
6. Lot Area	No minimum lot area

D. SETBACKS - PRINCIPAL BUILDING

1. Front Setback Principal	0' min 10' max
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	0' min
4. Rear Setback	5' min

E. SETBACKS - ACCESSORY BUILDING

1. Front Setback	10' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	0' min
4. Rear Setback	0' min

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SCREENS AND BUFFERS

When the Historic Corridor Neighborhood Commercial District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times. See ###.### for Screen and Buffer landscaping and maintenance.

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ###.### of this Chapter.

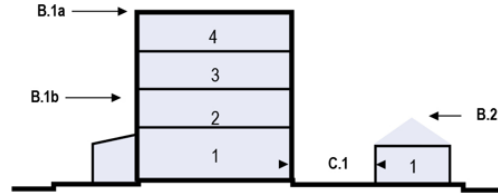
NOTE: Standards in **bold** above are illustrated in the graphics on the right.

¹ Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

¹ § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, bellfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

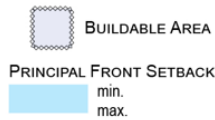
² § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



§ 27-209 Neighborhood Commercial District (NC-3)

(A) Purpose.

The purpose of the NC-3 District is to provide for the development of compact segments of existing street and road frontages for neighborhood-scaled commercial establishments and activities that are readily accessible by Motor Vehicles, while also maintaining safe pedestrian access and passage through a well-connected and maintained sidewalk network.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter.

(C) Building Form Regulations. Figure 209 specifies the district's Building Form Regulations.

A. USE (See Table 3.01)

B. BUILDING HEIGHT

1. Principal Building ¹	a. 24' min b. 48' max
2. Ground Floor Height	12' min
3. Accessory Building ²	25' max

C. LOT CONFIGURATION

1. Building Separation	5' min
2. Impervious Coverage	90% max
5. Lot Width	16' min at front setback
6. Lot Area	No minimum lot area for residential use

D. SETBACKS - PRINCIPAL BUILDING

1. Front Setback Principal	0' min 10' max
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	0' min
4. Rear Setback	5' min

E. SETBACKS - ACCESSORY BUILDING

1. Front Setback	10' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	0' min
4. Rear Setback	0' min

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SCREENS AND BUFFERS

When the Neighborhood Commercial District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times. See ###-### for Screen and Buffer landscaping and maintenance requirements.

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ###-### of this Chapter.

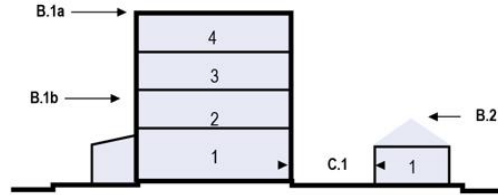
NOTE: Standards in **bold** above are illustrated in the graphics on the right.

¹ Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

¹ § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure

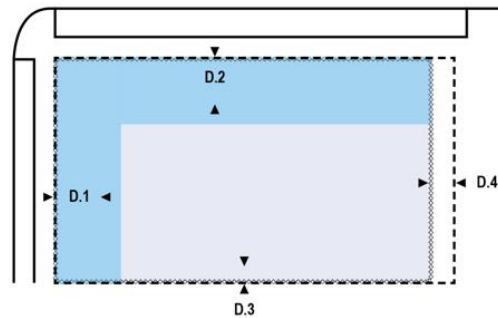
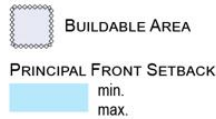
² § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



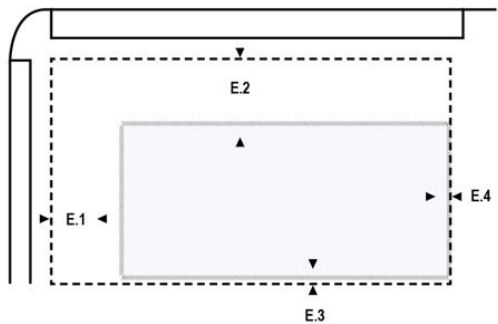
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



§ 27-210 General Commercial District (C-1)

(A) Purpose.

The purpose of the C-1 District is to provide for the commercial development of existing street and road frontage for auto-oriented commercial establishments and activities, while accommodating safe pedestrian accessibility. Such businesses serve the greater Gettysburg area and include larger commercial establishments including the tourism-based businesses along Steinwehr Avenue and service businesses along York St./Rd.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter.

(C) Building Form Regulations. Figure 210 specifies the district's Building Form Regulations.

FIG 210

A. USE (See Table 3.01)

B. BUILDING HEIGHT

1. Principal Building ¹	a. 24' min b. 48' max
2. Accessory Building ²	25' max

C. LOT CONFIGURATION

1. Building Separation	5' min
2. Impervious Coverage	85% max
5. Lot Width	20' min at front setback
6. Lot Area	No minimum lot area for residential use

D. SETBACKS - PRINCIPAL BUILDING

1. Front Setback Principal	15' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	10' min
4. Rear Setback	5' min

E. SETBACKS - ACCESSORY BUILDING

1. Front Setback	15' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	5' min
4. Rear Setback	5' min

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SCREENS AND BUFFERS

When the General Commercial District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times. See ###,### for Screen and Buffer landscaping and maintenance requirements.

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ##,### of this Chapter.

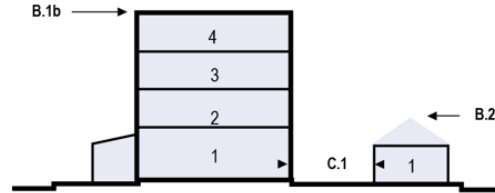
NOTE: Standards in **bold** above are illustrated in the graphics on the right.

¹ Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district, provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

¹ § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

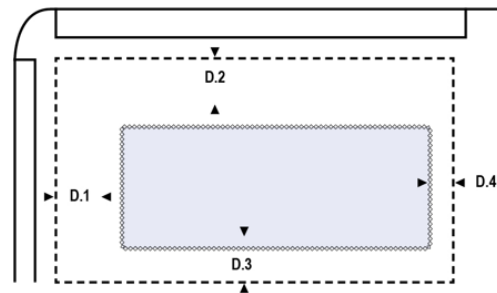
² § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



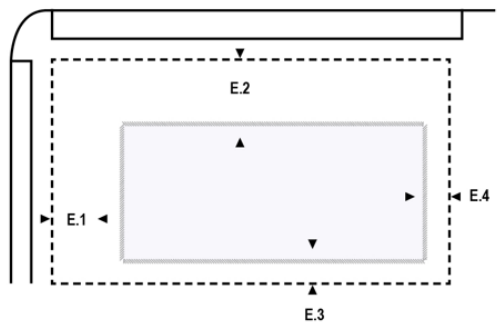
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



§ 27-211 Old Town District (OT)

(A) Purpose.

The purpose of the OT District is to continue and strengthen the role of Downtown Gettysburg as a diversified, multipurpose, people-oriented center. Retail stores, services, offices, and public activities in this district will serve local and regional residents, visitors, and businesses. Upper-floor apartments and other forms of housing will complement Downtown commerce and help support sustained economic activity.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter.

(C) Building Form Regulations. Figures 211-A and 211-B specifies the district's Building Form Regulations.

A. USE (See Table 3.01)

B. BUILDING HEIGHT

1. Principal Building ¹	a. 24' min b. 48' max
2. Accessory Building ²	25' max

C. LOT CONFIGURATION

1. Building Separation	5' min
2. Impervious Coverage	100% max
5. Lot Width	16' min at front setback
6. Lot Area	No minimum lot area for residential use

D. SETBACKS - PRINCIPAL BUILDING

1. Front Setback Principal	0' min 10' max
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	0' min
4. Rear Setback	5' min

E. SETBACKS - ACCESSORY BUILDING

1. Front Setback	10' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	0' min
4. Rear Setback	0' min

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum

G. SCREENS AND BUFFERS

When the Old Town District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times.

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ##.### of this Chapter.

NOTE: Standards in **bold** above are illustrated in the graphics on the right.

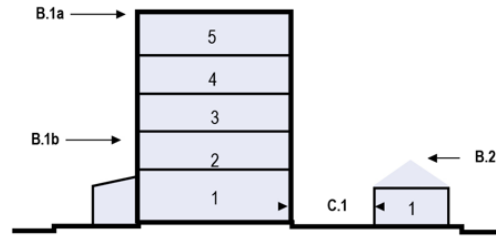
See regulations continued on next page.

¹ Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

¹ § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

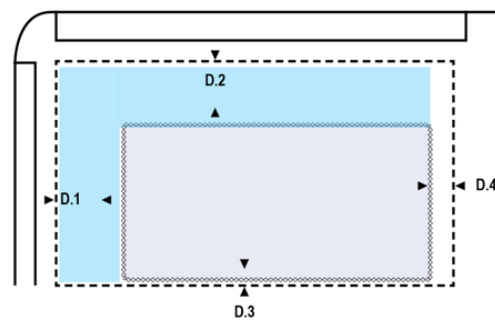
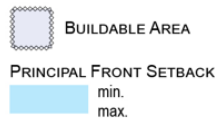
² § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



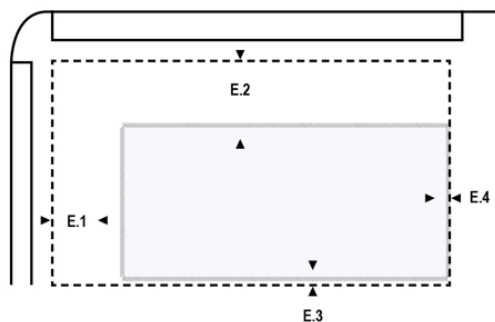
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



Continued from previous page.

I. MASSING

1. Primary Building Face Main Facade Width	50' max
2. Required Height Variation	50% Building Face Height variation is required if building is more than 30' wide
3. Additional Building Width	Buildings must visually articulate the Building Face at maximum 30' intervals.
4. Vertical Articulation	Primary Building Face must have Articulation that creates a base, middle, and top level.
5. Roof Forms	Roofs may be flat or pitched. Roof terrace is Permitted.
6. Storefront Articulation	The base level of all Primary Building Faces must include signage and wall-mounted lighting fixtures.

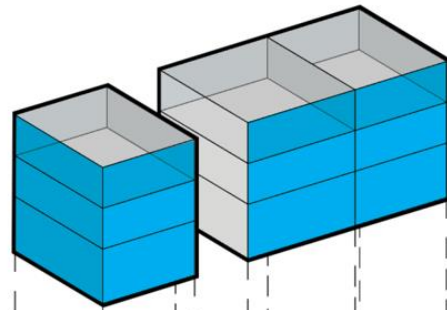
J. BUILDING FACE TRANSPARENCY

1. Transparency requirements apply to the Primary Building Face. In the case of corner lots, it applies to the Main Frontage only.	
2. Ground Floor Transparency	70% min
3. Upper Floors	20% min
4. Horizontal Spacing	Transparent openings must be spaced no more than 15' apart

NOTE: Standards in **bold** above are illustrated in the graphics on the right.

VERTICAL FORM

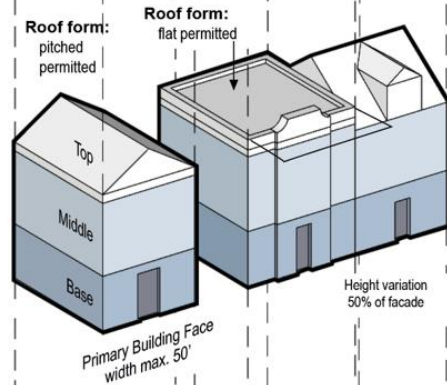
Primary Building Face



MASSING

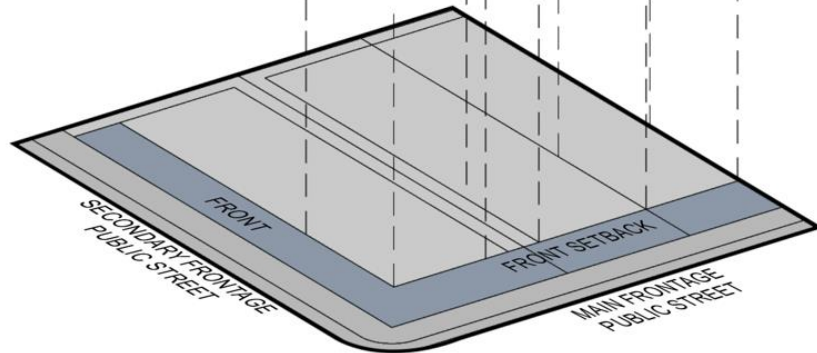
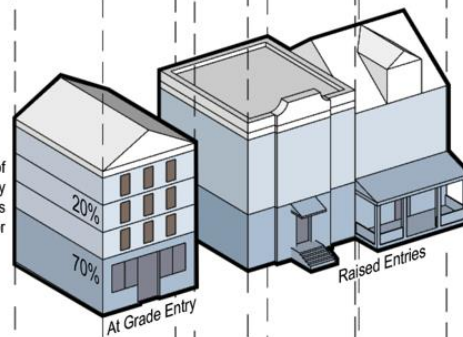
- Vertical articulation and massing must delineate a base, middle, and top level.

Top Level
Middle Level
Base Level



TRANSPARENCY

example of transparency proportions per floor



§ 27-212 Revitalization District (R)

(A) Purpose.

The purpose of the R District is to promote the revitalization of existing structures and development of underutilized or vacant parcels adjacent to the Downtown core. The R District is sensitive to the Downtown's historic and pedestrian-oriented center and recognizes the linkage that the district has with the Downtown, Gettysburg College, and surrounding residential neighborhoods.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter.

(C) Building Form Regulations. Figures 212-A and 212-B specifies the district's Building Form Regulations.

FIG 212-A

A. USE (See Table 3.01)

B. BUILDING HEIGHT

1. Principal Building¹	a. 24' min b. 60' max
2. Additional Principal Building Height	An additional 12' is permitted if it is placed at least 30' behind the Primary Building Face.
3. Accessory Building²	25' max

C. LOT CONFIGURATION

1. Building Separation	5' min
2. Impervious Coverage	100% max
5. Lot Width	16' min at front setback
6. Lot Area	No minimum lot area for residential use

D. SETBACKS - PRINCIPAL BUILDING

1. Front Setback Principal	0' min 10' max
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	0' min
4. Rear Setback	5' min

E. SETBACKS - ACCESSORY BUILDING

1. Front Setback	10' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	0' min
4. Rear Setback	0' min
5. Rear Street Setback	secondary frontage qualifies as a front

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SCREENS AND BUFFERS

When the Revitalization District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ### of this Chapter.

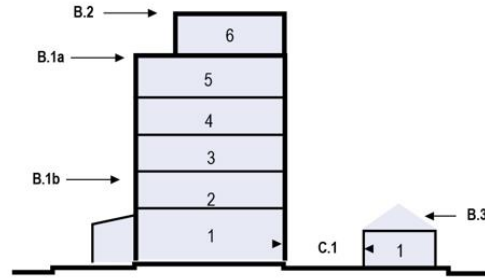
NOTE: Standards in **bold** above are illustrated in the graphics on the right.

1 Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

1 § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

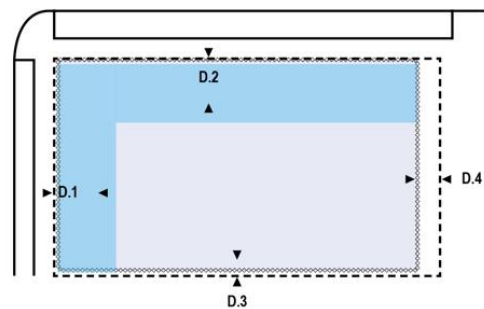
2 § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



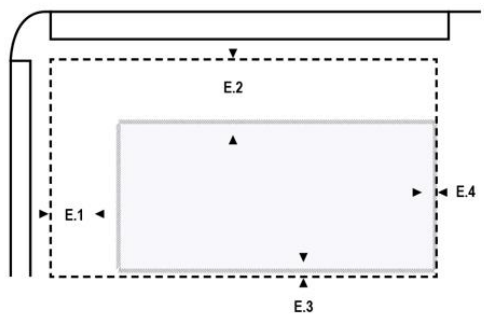
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:

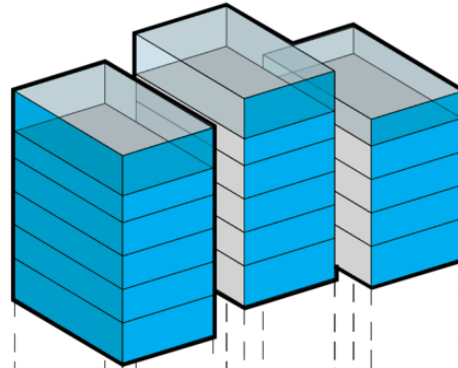


Continued from previous page.

I. MASSING	
1. Primary Building Face Main Facade Width	70' max
2. Required Height Variation	50% Building Face Height variation is required if building is more than 30' wide
3. Additional Building Width	Buildings must visually articulate the Building Face at maximum 50' intervals.
4. Vertical Articulation	Primary Building Face must have Articulation that creates a base, middle, and top level.
5. Roof Forms	Roofs may be flat or pitched. Roof terrace is Permitted.
6. Storefront Articulation	The base level of all Primary Building Faces must include signage and wall-mounted
J. BUILDING FACE TRANSPARENCY	
1. Transparency requirements apply to the Primary Building Face. In the case of corner lots, it applies to the Main Frontage only.	
2. Ground Floor Transparency	70% min
3. Upper Floors	20% min
4. Horizontal Spacing	Transparent openings must be spaced no more than 15' apart
NOTE: Standards in bold above are illustrated in the graphics on the right.	

VERTICAL FORM

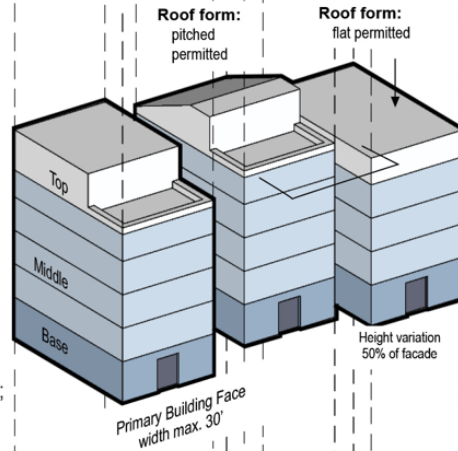
Primary Building Face



MASSING

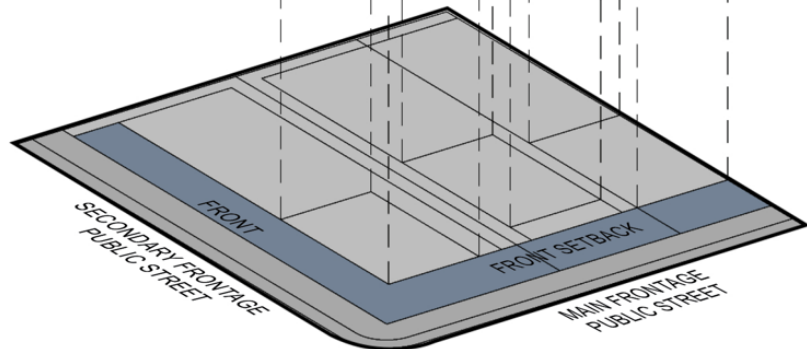
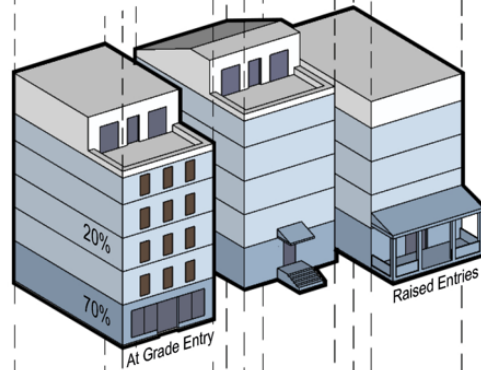
- Vertical articulation and massing must delineate a base, middle, and top level.

Top Level
Middle Level
Base Level



TRANSPARENCY

example of transparency proportions per floor



§ 27-213 Civic Institution District (CI)

(A) Purpose.

The purpose of the CI district is to provide for the continued use and preservation of those areas of the Borough where major publicly owned and managed parklands are located. Permitted uses under this district are those directly related to and necessary for the park facilities' operations. Uses include the Gettysburg Area Recreation Authority (GARA) parks and recreation facilities and the National Park Service Gettysburg National Military Park.

(B) Use Regulations.

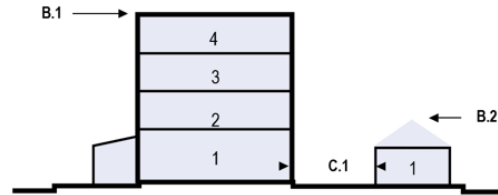
1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter.

(C) Building Form Regulations. Figure 213 specifies the district's Building Form Regulations.

FIG 213

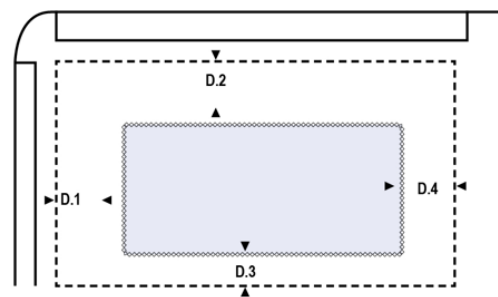
A. USE (See Table 3.01)	
B. BUILDING HEIGHT	
1. Principal Building ¹	48' max
2. Accessory Building ²	25' max
C. LOT CONFIGURATION	
1. Building Separation	5' min
2. Impervious Coverage	40% max
5. Lot Width	No minimum lot width
6. Lot Area	No minimum lot area
D. SETBACKS - PRINCIPAL BUILDING	
1. Front Setback Principal	20' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	15' min
4. Rear Setback	20' min
E. SETBACKS - ACCESSORY BUILDING	
1. Front Setback	20' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	10' min
4. Rear Setback	10' min
F. PARKING PLACEMENT	
No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.	
G. SUPPLEMENTAL REGULATIONS	
All uses permitted within this District must also comply with the Supplemental Regulations contained in ###.### of this Chapter.	
NOTE: Standards in bold above are illustrated in the graphics on the right.	

BUILDING HEIGHT AND CONFIGURATION



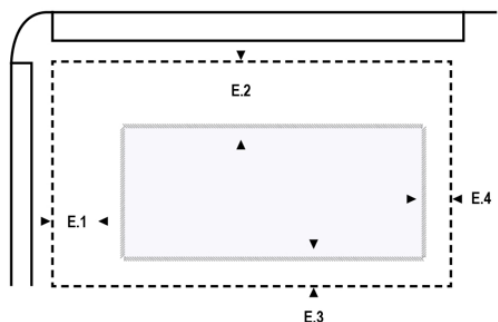
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



¹ Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

² § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

² § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

§ 27-214 Institution District (INS-1)

(A) Purpose.

The purpose of the INS-1 district is to provide for the continued use and preservation of those areas of the Borough where major private and publicly owned and managed educational institutional uses are located. Permitted uses under this district are those directly related to and necessary for each institution's operations, which include supporting residential and non-residential uses that are necessary to sustain their respective academic missions. Uses include the Gettysburg College, Lutheran Theological Seminary, and Gettysburg Area School District.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter.

(C) Building Form Regulations. Figure 214 specifies the district's Building Form Regulations.

FIG 214

A. USE (See Table 3.01)	
B. BUILDING HEIGHT	
1. Principal Building ¹	60' max ²
2. Accessory Building ³	25' max
C. LOT CONFIGURATION	
1. Building Separation	5' min
2. Impervious Coverage	60% max
5. Lot Width	No min
6. Lot Area	8,000 sq. ft. min
D. SETBACKS - PRINCIPAL BUILDING	
1. Front Setback Principal	20' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	15' min
4. Rear Setback	20' min
E. SETBACKS - ACCESSORY BUILDING	
1. Front Setback	20' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	10' min
4. Rear Setback	10' min
F. PARKING PLACEMENT	
No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.	
G. SUPPLEMENTAL REGULATIONS	
All uses permitted within this District must also comply with the Supplemental Regulations contained in ##.## of this Chapter.	
NOTE: Standards in bold above are illustrated in the graphics on the right.	

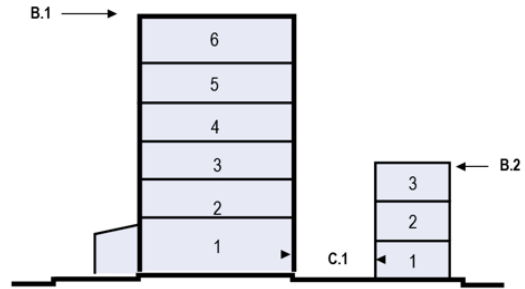
¹ Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

² § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

³ § 27-1511 specifies a building may be erected to a greater height and a greater number of stories than that specified for the district, provided that the required front and side yard requirements are increased one foot for every one foot of additional height, up to a maximum total building height of 75 ft. and five stories.

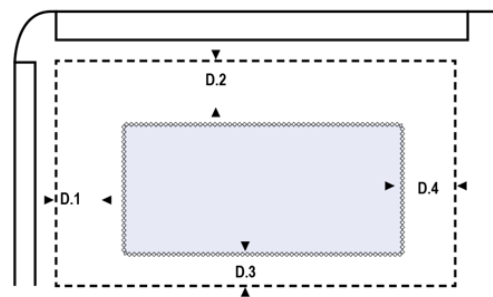
³ § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



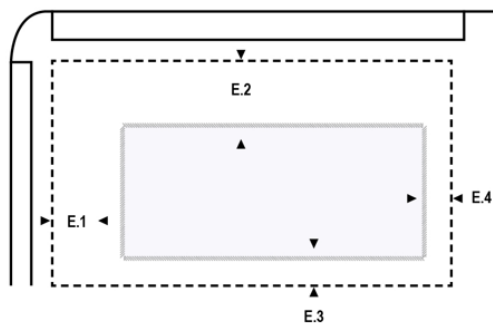
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



§ 27-215 Healthcare District (HC)

(A) Purpose.

The purpose of this district is to provide for the continued maintenance of those areas of the Borough where campus-style health-care facilities are presently located and to provide for select residential and commercial uses that are compatible with existing uses in the area.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter.

(C) Building Form Regulations. Figure 215 specifies the district's Building Form Regulations.

FIG 215

A. USE (See Table 3.01)

B. BUILDING HEIGHT	
1. Principal Building ¹	60' max ²
2. Accessory Building ³	25' max
C. LOT CONFIGURATION	
1. Building Separation	5' min
2. Impervious Coverage	60% max
5. Lot Width	No minimum lot width
6. Lot Area	No minimum lot area

D. SETBACKS - PRINCIPAL BUILDING

1. Front Setback Principal	20' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	15' min
4. Rear Setback	20' min

E. SETBACKS - ACCESSORY BUILDING

1. Front Setback	20' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	10' min
4. Rear Setback	10' min

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SCREENS AND BUFFERS

When the Healthcare District abuts any R-1, R-1A, R-2, or R-3 Districts (other than in a street or alley), a buffer yard at least 20' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times. See ##.### for Screen and Buffer landscaping and maintenance requirements.

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ##.### of this Chapter.

NOTE: Standards in **bold** above are illustrated in the graphics on the right.

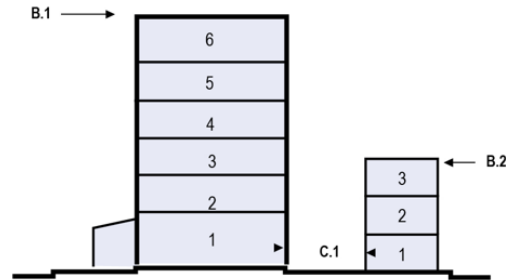
1 Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

1 § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

2 § 27-1511 specifies a building may be erected to a greater height and a greater number of stories than that specified for the district, provided that the required front and side yard requirements are increased one foot for every one foot of additional height, up to a maximum total building height of 75 ft. and five stories.

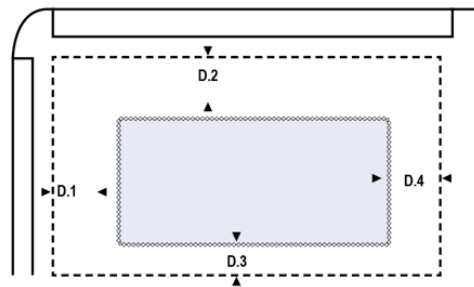
3 § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



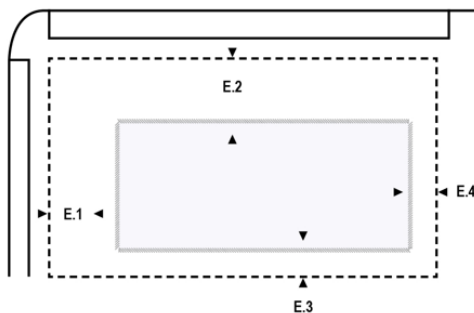
SETBACKS - PRINCIPAL BLDG

The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:



§ 27-216 Industrial District (IND)

(A) Purpose.

The purpose of the IND District is to provide for a limited range of industrial or manufacturing activities in areas that will be both suitable for the proposed use and compatible with the community.

(B) Use Regulations.

1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter.

(C) Building Form Regulations. Figure 216 specifies the district's Building Form Regulations.

A. USE (See Table 3.01)

B. BUILDING HEIGHT

1. Principal Building ¹	48' max ²
2. Accessory Building ³	25' max

C. LOT CONFIGURATION

1. Building Separation	5' min
2. Impervious Coverage	80% max
5. Lot Width	100' min
6. Lot Area	No minimum lot area

D. SETBACKS - PRINCIPAL BUILDING

1. Front Setback Principal	35' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	10' min
4. Rear Setback	20' min
5. Side Setback Residential Compatibility	35' min
6. Rear Setback Residential Compatibility	35' min

E. SETBACKS - ACCESSORY BUILDING

1. Front Setback	35' min
2. Secondary Street Front Setback	secondary frontage qualifies as a front
3. Side Setback	10' min
4. Rear Setback	10' min

F. PARKING PLACEMENT

No off-street parking shall be permitted within the minimum setback of any required Side Setback or in any space between the curb and the Front Setback.

G. SCREENS AND BUFFERS

When the Industrial District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times. See ### for Screen and Buffer landscaping and maintenance requirements.

H. SUPPLEMENTAL REGULATIONS

All uses permitted within this District must also comply with the Supplemental Regulations contained in ### of this Chapter.

NOTE: Standards in **bold** above are illustrated in the graphics on the right.

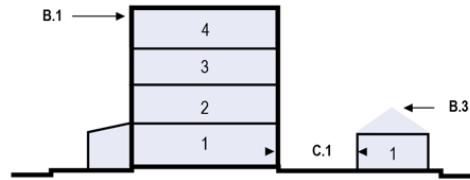
1 Chapter 11 Historic District specifies the height of any new buildings or structures shall not exceed the height of the tallest adjacent building or structure by more than 10%. This requirement shall also apply to any proposed modifications to existing buildings or structures. However, the Board may recommend grant of a variance from this height limitation where it determines that an unnecessary hardship is caused thereby and that grant of the recommended variance will not have an inappropriate effect on either the building or structure involved or on the general historic and architectural nature of the district; provided that if the building or structure is constructed to a height taller than any adjacent building or structure, no building or structure adjacent to it shall thereafter be constructed to a still greater height without the grant of variance as herein provided.

1 § 27-1511 specifies the height limitations contained in the district regulations do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually located above the roof of a building or structure.

2 § 27-1105 specifies the building height limit may be increased to a maximum height of 60 ft. only if the Zoning Hearing Board decides that the increased height of the proposed building will not interfere with light, air, airways and views of historic sites and areas.

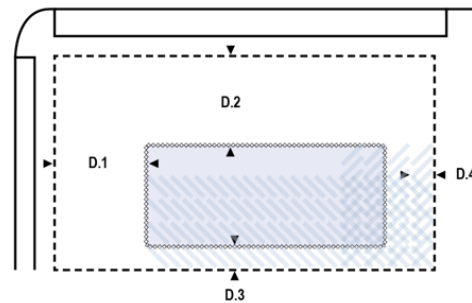
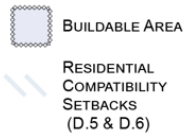
3 § 27-1503 specifies 25 ft. as the maximum height for all accessory buildings and structures.

BUILDING HEIGHT AND CONFIGURATION



SETBACKS - PRINCIPAL BLDG

- The Building Faces of Principal Buildings must be distanced from the Lot lines as specified in the table (D) and as shown:



SETBACKS - ACCESSORY BLDG

- The Building Faces of any Accessory Building must be distanced from the Lot lines as specified in the table (E) and as shown:

