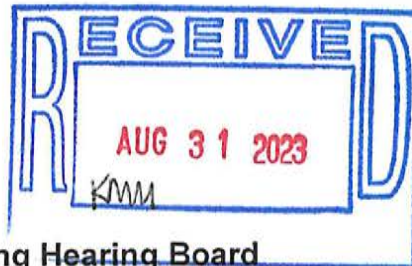




PLANNING COMMISSION MEETING AGENDA

Monday September 18, 2023 at 7:00pm | Borough Council Chambers

1. Convene Meeting
2. Review and Approve Agenda
3. Review and Approval of Meeting Minutes
 - A. August 21, 2023 Meeting Minutes
4. Public Comment
5. Subdivision and Land Development Plans
 - A. SLD-230001 - 0 Hanover Street
Tabled until October 16, 2023 meeting.
 - B. SLD-230002 - 687 York Street
Review of updated plan for the subdivision plan involving K&W Tire and Schmuck's Lumber properties in response to Borough Engineer comments.
6. Zoning Hearings
 - A. ZHB-230004 - 44 South Street
Review of application for a Variance for a Vacation Rental Use at the subject property to provide recommendation(s) to the Zoning Hearing Board.
7. **Gettysburg Station**
 - A. Traffic Study project scope application
8. **2023-2024 Rezoning**
 - A. Review of preliminary zoning map to provide feedback to the rezoning staff committee.
 - B. Town Hall Meeting – Tentatively Scheduled for Wednesday October 18 at 7:00 PM in the Sterner Building at Gettysburg Area Rec Park.
9. **Announcements**
 - A. Staff Updates
 - B. Planning Commission Member Updates
 - C. Next Planning Commission meeting is scheduled for Monday, October 16, 2023 at 7:00 p.m. and will be held in Borough Council Chambers.
10. **Additional Comments from Planning Commission Members**
11. **Public Comment**
12. **Adjourn**



Application to Gettysburg Borough Zoning Hearing Board

Special Exception / Variance

Applications must be made to the Zoning Officer by the first of the month. A hearing shall be scheduled only upon receipt of the following:

1. The completed application (original). Submit only those pages that are applicable to the type of application.
2. Fourteen (14) copies of the floor plan, plot plan and/or survey, images, and other relevant information. Each application must include at least one drawing and/or sketch indicating the actual outline of the lot, setback requirements, and existing structures.

Where construction or renovation is proposed, drawings must also indicate changes to existing structures, any new proposed structures or units, and type of construction. All plans must include dimensions, and if applicable must also show improvements, public easements, individual easements, improvements to public right of ways, common areas and any other items necessary to explain the reasons for the hearing application.

3. Fee of \$ 1,000.00.

Additional notes regarding zoning hearings:

- It is the Applicant's responsibility to complete this application and provide all of the required information. Failure to do so will delay the hearing date.
- Applicant should carefully review the Zoning Ordinance for complete information on zoning regulations, zoning hearing procedures, and other pertinent information.
- Applicant or Applicant's designated representative must attend the zoning hearing, and should attend the Planning Commission meeting held prior to the hearing as well.
- At the hearing, the Applicant must provide the Zoning Board with "substantial evidence" to allow it to make the findings required by the Zoning Ordinance.
- Specific legal standards must be met before the Zoning Board may approve a special exception or variance. Although not required, Applicant is encouraged to consult with legal counsel regarding those legal standards.
- Application materials, including plans, sketches, drawings and photographs, become part of the permanent record and cannot be returned.

Failure to provide required information will delay your hearing

Property Address: 44 South Street

Application to Gettysburg Borough Zoning Hearing Board

1. Type of Matter

**Complete and return only the pages relevant to the type of matter you are applying for.*

A - Special Exception per Ordinance Section (s): _____

B - Variance from Section(s): 27.502-503 and 27-5A02

C - Change/expansion of nonconformity, Section(s): _____

D - Zoning Appeal, Section(s): _____

2. Applicant Name(s): Michael and Christine Villanti

Mailing Address: 174 East 21 Street, Huntington Station, NY 11746

Phone: (516) 313-6047 Email cmvillanti@gmail.com

3. Property Owner(s): Michael and Christine Villanti

Mailing Address: 174 East 21 Street, Huntington Station, NY 11746

Phone: (516)-313-6047 Email: cmvillanti@gmail.com

4. Applicant's Agent or Representative, if any:

Name _____

Mailing Address: _____

Phone: _____ Email: _____

5. Applicant's Legal Counsel, if any:

Name: Craig Sharnetzka, Esquire of CGA Law Firm

Mailing Address: 135 N. George Street, York, PA 17401

Phone: (717) 848-4900 Email: csharnetzka@cgagalaw.com

6. Property Covered By Application

Address or location of Property: 44 South Street, Gettysburg, PA 17325

Tax Map and Parcel # 16010-0406---000

(Attach copy of Tax Map)

Current Zoning District: R-2 (Moderate Density Residential District)

Applicable Zoning Overlays, if any: Elm Street Overlay

Adams County Tax Parcel Viewer Map



7/24/2023, 3:36:44 PM

- Municipal Boundary
- Parcel Boundary
- Street Centerline
- Address Points

Property Address: 44 South Street

7. Property Characteristics

Describe the present use of the property:

There is no present use of the semi-detached town home located on South Avenue in Gettysburg Borough. Applicants were told that they would be able to utilize the house as student housing for their son which was incorrect as he is not allowed to live off of Gettysburg College's campus. Additionally, Applicants were falsely notified that they would be able to utilize the property as a short-term rental for tourists.

Describe the existing structures on property, if any:

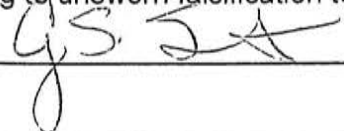
There is a detached garage as well as the semi-detached town home.

8. Applicant's Interest In The Property

- Own Property Date title acquired: April 2023
- Lease Property Term of Lease: _____
- To Purchase Date contract: _____
- Other Explain: Wish to provide vacation rental

9. Applicant's Verification

I verify that the statements made in the foregoing application are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S.A. §4904, relating to unsworn falsification to authorities.

Signature  Title Attorney

For Office Use Only (do not write in this box)

Date Accepted and Filed _____ Filing Fee \$1,000 Received

Scheduled Dates: Planning Commission: _____

 Zoning Hearing Board: _____

Date Received: _____ Zoning Officer Signature: _____

B. Variance

Purpose and Applicability: A variance is relief from a specific provision of the Zoning Ordinance. Zoning Ordinance requirements apply across an entire district. Because each individual property is unique, it is possible that a specific Zoning Ordinance requirement could impact a property in an unequal, unfair or arbitrary manner, i.e. in a way different from other properties in the district. If the Zoning Ordinance imposes an "unnecessary hardship" on the property, as determined by the following five specific criteria, the Zoning Board is permitted to grant a variance.

Please answer the following questions regarding the property:

1 Yes No

There are unique or peculiar physical circumstances or conditions including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Ordinance in question that are not shared by other properties in the vicinity.

Describe why the property is different from the other properties in the district:

See Exhibit A.

2 Yes No

That because of such unique or peculiar physical conditions, there is no possibility that the involved property can be developed in strict conformity with the provisions of this ordinance, and that the authorization of a variance is necessary to enable reasonable use of the property:

Describe why the property cannot be used in conformity with the Ordinance:

See Exhibit A.

Property Address: 44 South Street

3 Yes No That such unnecessary hardship has not been created by the applicant:

Describe how the hardship was created:
See Exhibit A.

4 Yes No That the variance requested, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental for public welfare.

Describe how the variance will impact the neighborhood:
See Exhibit A.

5 Yes No That the variance requested represents the minimum variance that will afford relief and will represent the least modification possible of the Ordinance:

Describe why this is the least possible modification to the Ordinance:
See Exhibit A.

Unless the answer is "Yes" to ALL of the above, and evidence in the form of testimony or documentation is provided, the Zoning Board cannot grant a variance.

EXHIBIT A

VARIANCE APPLICATION NARRATIVE 44 South Street, Gettysburg, PA 17325 UPI #: 16010-0406---000

I. FACTUAL BACKGROUND

Mr. and Mrs. Michael and Christine Villanti (“Applicants”) recently purchased the real property situate at 44 South Street, Gettysburg, PA 17325 (UPI #: 16010-0406---000) (“Property”) in the Borough of Gettysburg (“Borough”), Adams County, Pennsylvania. The Property is approximately 3,485 sq. ft. in size and is located within the R-2 (Moderate Density Residential District). The Property is located within forty-two (42) feet from the Residential Office District.

Applicants were misled to believe that they could utilize the Property as a short-term/Airbnb rental. Applicants started to rent the Property. Shortly thereafter, Applicants received a cease and desist letter from the Borough stating that they were operating an illegal short-term rental. Applicants do not reside at the Property and currently live in New York.

As such, there is no present use of the Property. The proposed use for the Property would be for it to act as a vacation rental for visitors and tourists to the area. Ultimately, Applicants are requesting the use variance from the Borough in order to finally utilize the Property and have it be utilized as a vacation rental.

II. REQUESTED ZONING RELIEF

A. The Property is Different from Other Properties in the District.

The Property is only a mere forty-two (42) feet from the Residential Office District in which short term vacation rentals are a permitted use. Applicants were falsely misled by real estate agents and brokers that they could, in fact, utilize the Property as a short term Airbnb. Had Applicants known that these were not permitted uses in the R-2 Residential District, they would have never went through with the sale. Applicants hope to make use of this Property as a vacation rental for visitors and tourists can enjoy for years to come. Applicants do have medical issues which will prevent their use of the Property. The Property is established as a Residential use.

B. The Property Cannot be Used in Conformity with the Ordinance

The Property cannot be used in conformity with the Ordinance because the lot was pre-existing and the Property falls just outside of the Residential Office District. Not only do Applicants live out of state in New York, they could not even live at the Property full time due to Ms. Villanti’s physical limitations with taking stairs. As such, the only reasonable use for the Property is to utilize it as a vacation rental for interested visitors and tourists to the area.

C. Such Unnecessary Hardship Has Not Been Created by the Applicant

The Applicant did not create the hardship. The hardship is created by the local uses permitted by the District.

D. How the Variance Will Impact the Neighborhood

The variance, if authorized, will not alter the essential character of the neighborhood. The Property's new use would be consistent and compatible with surrounding uses, especially considering the fact that the Property is within forty-two (42) feet from the Zoning District which the use is permitted. Residential use will continue.

E. Least Possible Modification to the Ordinance

The variance, if authorized, will represent the minimum variance with the least modification available that will afford relief to Applicants and provide a reasonable use for the Property.

III. CONCLUSION

In summary, Applicant requests that the Zoning Hearing Board of Gettysburg Borough find that Applicant has satisfied each of the general standards and conditions necessary to obtain a variance for Applicant's change of the existing use.



To: Gettysburg Borough Planning Commission

From: Peter Griffioen, Assistant Zoning Officer & Code Compliance Officer
Carly Marshall, Zoning Officer and Director of Planning, Zoning, and Code Compliance

CC: Adam Boyer, Planning Commission Solicitor

Date: September 14, 2023

RE: ZHB-230004
44 South Street, Gettysburg, PA 17325
Variance Application

The following memorandum provides background information regarding a request for Variances from the owner of the above-referenced property.

PROJECT INFORMATION

Type of Project: Variance from Sections 27-502, 27-503 & 27-5A09

Project Address: 44 South Street

Case Number: ZHB-230004

Zoning: (R2) Residential Office Redevelopment District
(ELM) Elm Street District Overlay
(HD) Historic District
(SEO) Streetscape Enhancement Overlay

Property Owner(s): Michael & Christine Villanti
174 East 21 Street
Huntington Station, NY 11746

Applicant: Michael & Christine Villanti
174 East 21 Street
Huntington Station, NY 11746

Submission Date: A complete application was submitted to the Zoning Officer on August 31, 2023.

MPC Timeline:

- The applicant was notified of the September 27 hearing date via First Class Mail on September 7, 2023.
- The hearing will be advertised in the Gettysburg Times on September 12, 2023 and September 19, 2023.
- The 6 adjacent property owners will be notified of the hearing via letter mailed first class by September 20, 2023.

- The property will be clearly posted with signs on September 20, 2023.

BACKGROUND INFORMATION

1. PROPOSED ACTION

§ 27-502 Uses Permitted by Right.

The applicant seeks a Variance to allow the operation of a Short-Term Vacation Rental.

§ 27-502 Uses Permitted by Special Exception.

The applicant seeks a Variance to allow the operation of a Short-Term Vacation Rental.

§ 27-5A09 Vacation Rental Use Prohibited.

The applicant seeks a Variance to allow the operation of a Short-Term Vacation Rental

2. SITE HISTORY

Michael and Christine Villanti purchased the property situated at 44 South Street, Gettysburg, PA 17325 in May of 2023. The Property is approximately 3,485 sq. ft. in size & is located within the R-2 (Moderate Density Residential), the ESO (Elm Street Overlay), the H (Historic), and the SEO (Streetscape Enhancement Overlay) Districts. This property is currently licensed as a Regulated Rental (RRUO) with passing inspection.

Prior Use(s):

Our records dating back to 1998 indicate that this property has been used continuously as a semidetached single-family residence.

Recent Permitting and License History:

| | | |
|------------|----------------|--|
| 06/16/2023 | RU-230617 | Regulated Rental Unit Occ License (Current Through 12/31/2023) |
| 06/21/2023 | Violation #722 | Cease & Desist, Vacation Rental Use Prohibited in the ES Overlay |
| 06/26/2023 | RRI-230098 | Regulated Rental Inspection (Passed) |

Prior Zoning Hearing Board Decision(s):

| | |
|------------|---|
| 05/24/1999 | Decision of the Gettysburg Borough Zoning Hearing Board on the application of Glen A. Timmons for a Variance from the provisions of Sections 504.1(B), 504.2(B), 504.4(b), and 1503.1 of the Gettysburg Borough Zoning Ordinance to subdivide 44-46 South Street into two separate lots. See attached Decision. |
|------------|---|

3. RELEVANT ZONING SECTIONS

a) DEFINITIONS

DWELLING UNIT (DU) One or more rooms, with separate cooking and bath facilities, used or designed for use by one or more persons maintaining a common household, with access directly from outdoors or through a common entrance.

SHORT-TERM LODGING Any dwelling unit or portion thereof that is available for use or is used for transient lodging, & where such lodging is provided for compensation. Includes homestay & vacation rental uses as defined herein.

VACATION RENTAL A dwelling unit that is available for use or is used for short-term lodging, & where such lodging is provided for compensation, & where the dwelling unit is not concurrently occupied by the operator of the use.

b) PART 5 MODERATE DENSITY RESIDENTIAL DISTRICT (R2)

§ 27-501 Purpose. The purpose of this Part is to provide for the development of certain areas of the Borough into residential neighborhoods permitting a variety of housing types.

§ 27-502 Uses Permitted by Right

Vacation Rental is not included in the uses permitted by Right in the R-2 District.

§ 27-503 Uses Permitted by Special Exception.

Vacation Rental is not included in the uses permitted by Special Exception in the R-2 District

c) PART 5A ELM STREET OVERLAY DISTRICT (ESO)

§27-5A01 Purpose. The purpose of this Part is to provide the development and redevelopment of context-sensitive mixed-use neighborhoods in accordance with the Official Em Street Plan of the Borough of Gettysburg.

§ 27-5A09 Vacation Rental Use Prohibited. Vacation rental use of real property zoned & located within the Elm Street Overlay District is expressly prohibited. Accordingly, none of the specific uses permitted by right within the Elm Street Overlay District shall be construed as including or permitting a vacation rental use within this District.

d) PART 15 GENERAL AND SUPPLEMENTAL REGULATIONS

§27-1524 Additional Requirements for Certain Specific Principal Uses. This section establishes additional specific requirements for certain specific principal uses, in addition to the other requirements of this chapter and the requirements of each zoning district. For uses permitted within a specific zoning district as special exception uses, the general standards in § 27-1704 shall also be met.

2.UU. Vacation Rental Use.

1. The operator of a vacation rental use shall, at all times while the property is being used as a vacation rental, maintain a contact person/entity on record with the Borough within a fifteen-minute drive of the property. The contact person or entity must be available via telephone 24 hours per day, seven days per week, to respond to complaints regarding the vacation rental use.
2. A written notice shall be conspicuously posted inside each vacation rental unit setting forth the name, address and telephone number of the contact person required herein. The notice shall also set forth the address of the vacation rental use, the maximum number of vehicles permitted to park on-site, and the day(s) established for garbage collection.

3. Only one rental booking shall occur per dwelling unit per night. Multiple separate overnight accommodations in a single dwelling shall be prohibited.
4. Food, drink, or meals shall not be provided for compensation.
5. On-site advertising of a vacation rental use shall be limited to one sign with a maximum size of four square feet, and shall be prohibited outside the TC, GC, OT, HC and RO Districts.
6. Any required exterior improvements to the building, such as those required to meet applicable fire safety requirements, shall be located to the rear of the building and shall not detract from the residential character of the building.
7. The operator of a vacation rental use must demonstrate registration with the Adams County Treasurer's Office in compliance with County Ordinance No. 2 of 2018, as may be amended, for the payment of hotel room rental tax.
8. A vacation rental use shall be limited to only one such use per each property, parcel or lot.

e) ORDINANCE NO. 1481-21

An ordinance of the Borough Council of the Borough of Gettysburg, Adams County, Pennsylvania, Amending the text of the Gettysburg Borough Zoning Ordinance, Chapter 27 of the Code of Ordinances of the Borough of Gettysburg, relative to the regulation of short-term lodging and updating regulations for lodging uses for the purpose of protecting the residential housing stock in the Borough of Gettysburg.

f) PART 17 ZONING HEARING BOARD

1. § 27-1704 Standards for Zoning Hearing Board Action. In any instance where the Zoning Hearing Board is required to consider a special exception or variance in accordance with the provisions of this Part, the applicant shall provide evidence to allow the Board to, among other things, consider the following standards. The Board shall hear requests for variances where it is alleged that the provisions of this chapter inflict unnecessary hardship upon the applicant. The Board may, by rule, prescribe the form of application & may require preliminary application to the Zoning Officer. The Board may grant a variance, provided that all of the following findings are made where relevant in a given case:
 - a. For Variances: That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the property & that the unnecessary hardship is due to such conditions & not the circumstances or conditions generally created by the provisions of this chapter in the neighborhood or district in which the property is located.
 - b. That, because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of this chapter & that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
 - c. That such unnecessary hardship has not been created by the appellant.
 - d. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or

permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

- e. That the variance, if authorized, will represent the minimum variance that will afford relief & will represent the least modification possible of the regulation in issue.
 - f. In granting any variance, the Board may attach such reasonable conditions & safeguards as it may deem necessary to implement the purposes of the Pennsylvania Municipalities Planning Code & this chapter.
 - a. The proposed use will provide safe & adequate access to streets & the applicant will make any improvements needed to guarantee compatibility with adjacent streets as recommended by the Borough Engineer.
 - b. The proposed use will provide pedestrian access to the site.
 - c. The proposed use will not adversely affect public facilities & utilities, such as water, sewer, police & fire protection, schools, etc.
 - d. The proposed use will comply with the signage regulations of Chapter 19 of the Borough Code.
2. The Zoning Hearing Board may attach reasonable conditions as it deems necessary to assure compliance with this chapter.

DECISION OF THE GETTYSBURG BOROUGH ZONING HEARING BOARD
ON THE APPLICATION OF GLEN A. TIMMONS
FOR VARIANCES

WHEREAS, Applicant owns property located at 44-46 South Street in a District zoned R-2 in the nature of single-family, semi-detached dwellings; and

WHEREAS, Applicant wishes to subdivide said property into two separate lots as per Applicant's exhibit attached to the application; and

WHEREAS, said subdivision will not alter the exterior of either structure or of the properties in general; and

WHEREAS, the dwellings on said lots were constructed prior to the adoption of the Gettysburg Borough zoning ordinance; and


WHEREAS, said subdivision would create two lots which fail to comply with the provisions of Section 504.1(B) in regard to minimum lot area; Section 504.2(B) in regard to minimum width at building setback lines; Section 504.4(B) in regard to minimum side yards of single family, semi-detached dwellings; and Section 1503.1 in regard to detached garages; and

WHEREAS, Applicant has met the standards necessary for the granting of a variance, including the showing of hardship in the nature of a pre-existing, non-conforming lot of a size insufficient to meet the requirements of the Gettysburg Borough Zoning Ordinance.

NOW THEREFORE, the Gettysburg Borough Zoning Hearing Board makes the following decision:

The application of Glen A. Timmons in regard to property located at 44-46 South Street in the Borough of Gettysburg in a district zoned R-2 for variances from the provisions of Sections 504.1(B), 504.2(B), 504.4(B), and 1503.1 of the Gettysburg Borough Zoning Ordinance is hereby granted. The vote of the zoning hearing board was unanimous.

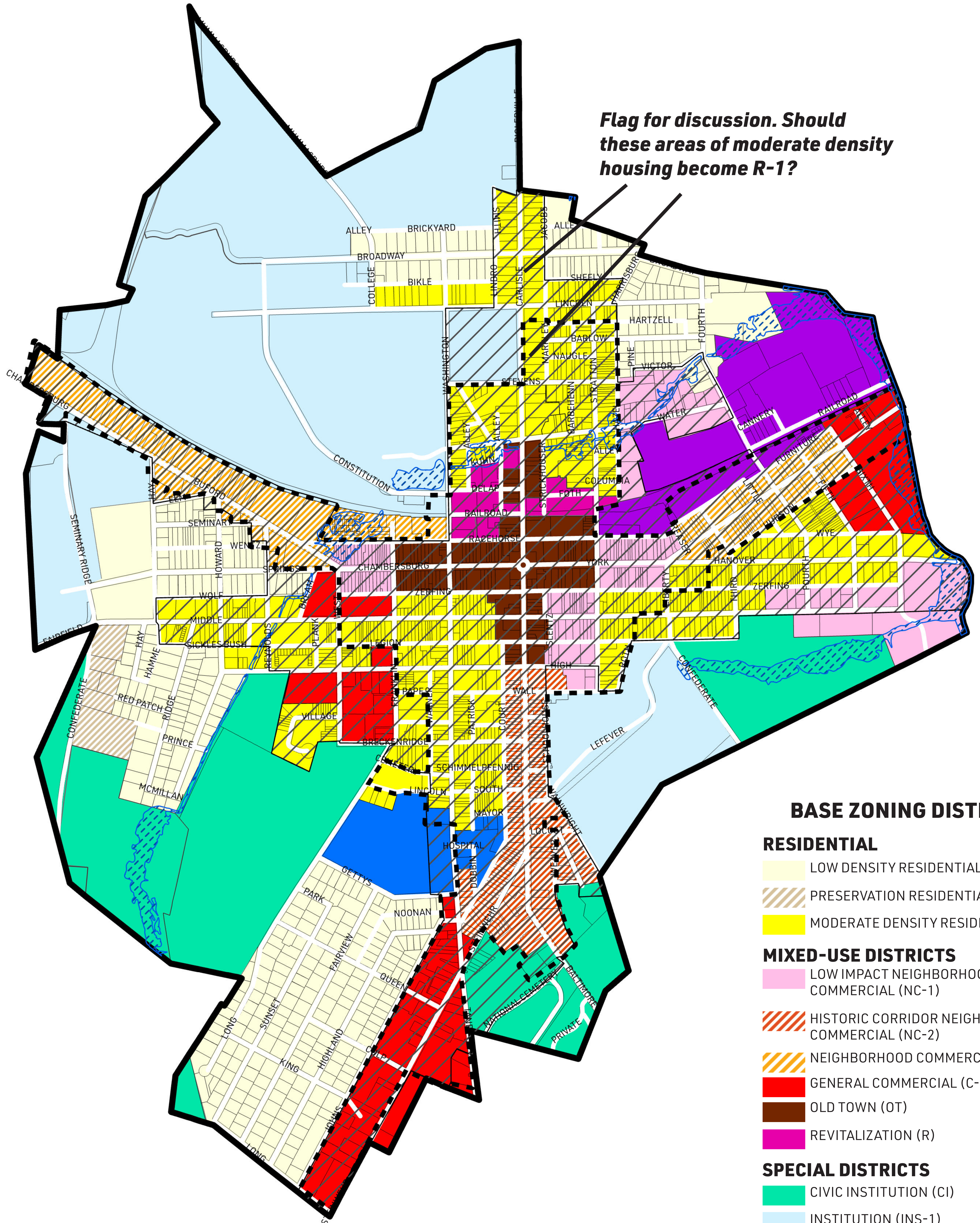
Dated: May 24, 1999


Catherine J. Gault, Solicitor
Gettysburg Borough Zoning
Hearing Board

BOROUGH OF GETTYSBURG

WORKING DRAFT FUTURE ZONING MAP

VERSION DATE - 08.31.23



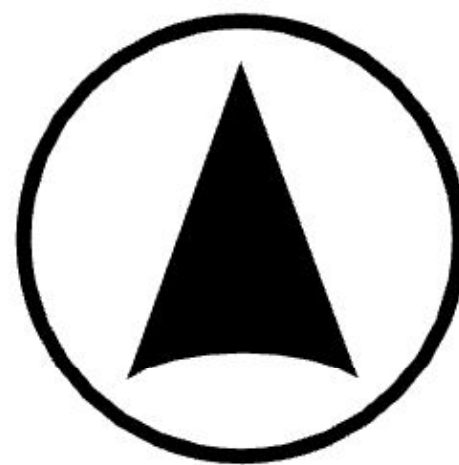
Flag for discussion. Should these areas of moderate density housing become R-1?

BASE ZONING DISTRICTS

- RESIDENTIAL**
 - LOW DENSITY RESIDENTIAL (R-1)
 - PRESERVATION RESIDENTIAL (R-1A)
 - MODERATE DENSITY RESIDENTIAL (R-2)
- MIXED-USE DISTRICTS**
 - LOW IMPACT NEIGHBORHOOD COMMERCIAL (NC-1)
 - HISTORIC CORRIDOR NEIGHBORHOOD COMMERCIAL (NC-2)
 - NEIGHBORHOOD COMMERCIAL (NC-3)
 - GENERAL COMMERCIAL (C-1)
 - OLD TOWN (OT)
 - REVITALIZATION (R)
- SPECIAL DISTRICTS**
 - CIVIC INSTITUTION (CI)
 - INSTITUTION (INS-1)
 - HEALTHCARE (HC)
 - INDUSTRIAL (IND)

OVERLAY DISTRICTS

- HISTORIC OVERLAY (HO)
- STREETScape ENHANCEMENT OVERLAY (SEO)
- FLOODPLAIN OVERLAY



FOR INTERNAL USE ONLY – NOT FOR PUBLIC DISTRIBUTION

**Borough of Gettysburg
Adams County, PA**

DRAFT – 24 AUG 2023

Chapter 27 of the Code of Ordinances

ENACTED:
EFFECTIVE:

BOROUGH OF GETTYSBURG ZONING CODE

CHAPTER 27 OF THE CODE OF ORDINANCES

ACKNOWLEDGEMENTS

Mayor and Borough Council

| | |
|--|--|
| Mayor Rita C. Frealing | Chris Berger, Member, Ward Two |
| Wesley K. Heyser, President, Ward One | John Lawver, Member, Ward Three |
| Matthew Moon, Vice President, Ward Two | Judith (Judie) Butterfield, Member, Ward Three |
| Patricia Lawson, Member, Ward One | Chad-Alan Carr, Member, At-Large |

Borough Manager / Treasurer

Charles R. Gable, MPA

Borough Solicitor

Harold A. Eastman Jr., Esq.

Planning Commission

| | |
|-----------------------------|---------------------------|
| Charles Strauss, Chair | Sarah Kipp, Member |
| Nicholas Redman, Vice Chair | John Rice, Member |
| Martin Jolin, Secretary | Kierstan Demps, Alternate |

Zoning Officer

Carly Marshall, AICP

Zoning Ordinance Task Force

| | |
|-------------------|---------------------|
| Yeimi K. Bautista | Robin Fitzpatrick |
| Gary Shaffer | Chad Clabaugh, P.E. |
| Sarah Kipp | Paul Witt |
| Nicholas Redman | Jenna Smith |
| Matt Moon | |

Consultant

Michael Baker International, Inc.

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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 Low Density Residential (R-1) Preservation Residential (R-1A) Moderate Density Residential (R-2) High Density Residential (R-3)</p> <p>MIXED USE DISTRICTS Low Impact Neighborhood Commercial (NC-1) Historic Corridor Neighborhood Commercial (NC-2) Neighborhood Commercial (NC-3) General Commercial (C-1) Old Town (OT) Revitalization (R)</p> <p>SPECIAL DISTRICTS Civic Institution (CI) Institution (INS-1) Healthcare (HC) Industrial (IND)</p> | <p>Elm Street Overlay (ESO)? Floodplain Overlay (FO) Historic Overlay (HO) Streetscape Enhancement Overlay (SEO)</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 Ordinance.

- (A) Promptly following enactment of this Ordinance, the Zoning Officer shall place the following legend on the official Zoning Map adopted as part of this Ordinance, 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 Ordinance. Any unauthorized change of whatever kind by any Person or Persons shall be considered a violation of this Ordinance.
- (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 Lot 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 Lot shall be determined using the map scale as shown thereon.

INTENTIONALLY BLANK

§ 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.

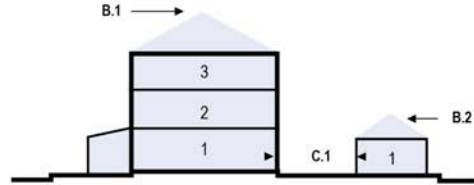
(C) Building Form Regulations. Figure 204 specifies the district's Building Form Regulations.

FIG 204

LOW DENSITY RESIDENTIAL **R-1**

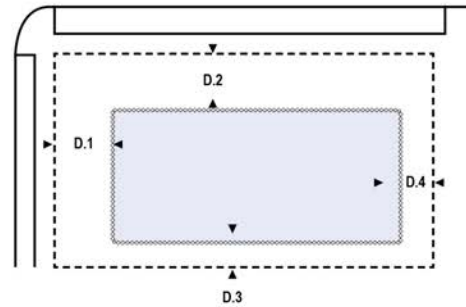
| | |
|--|---|
| A. USE (See Table #.##) | |
| B. BUILDING HEIGHT | |
| 1. Principal Building | 45' max |
| 2. Accessory Building | 25' max |
| C. LOT CONFIGURATION | |
| 1. Building Separation | 10' min |
| 2. Impervious Coverage | 65% max |
| 5. Lot Width | 60' min at front setback |
| 6. Lot Area | 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



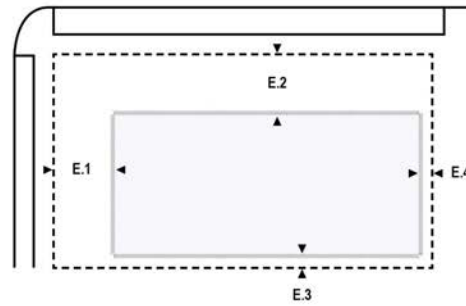
SETBACKS - PRINCIPAL BLDG

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:



§ 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.

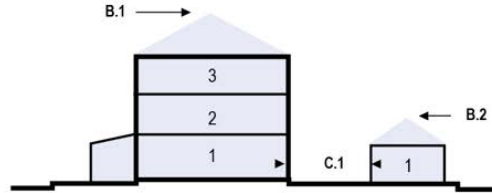
(C) Building Form Regulations. Figure 205 specifies the district's Building Form Regulations.

FIG 205

PRESERVATION RESIDENTIAL R-1A

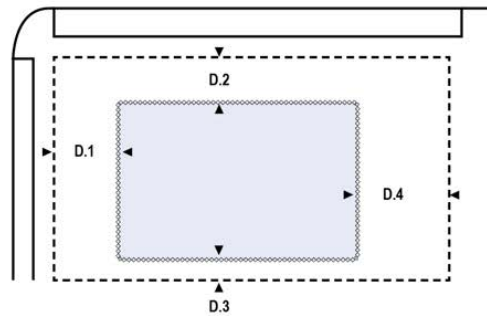
| | |
|--|---|
| A. USE (See Table ###) | |
| B. BUILDING HEIGHT | |
| 1. Principal Building | 45' max |
| 2. Accessory Building | 25' max |
| C. LOT CONFIGURATION | |
| 1. Building Separation | 10' min |
| 2. Impervious Coverage | 55% max |
| 5. Lot Width | 75' min at front setback |
| 6. Lot Area | 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. | |

BUILDING HEIGHT AND CONFIGURATION



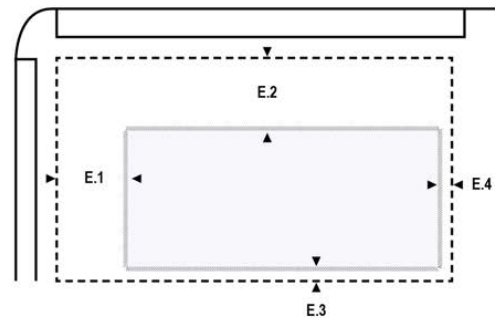
SETBACKS - PRINCIPAL BLDG

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.

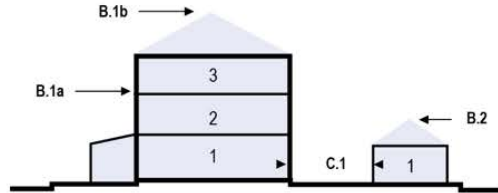
(C) Building Form Regulations. Figure 206 specifies the district's Building Form Regulations.

FIG 206

MODERATE DENSITY RESIDENTIAL **R-2**

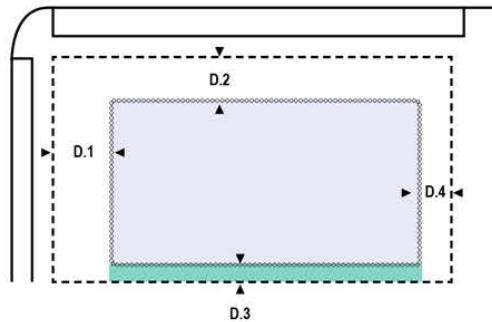
| | |
|--|---|
| A. USE (See Table #.##) | |
| B. BUILDING HEIGHT | |
| 1. Principal Building | a. 24' min b. 45' max |
| 2. Accessory Building | 25' max |
| C. LOT CONFIGURATION | |
| 1. Building Separation | 5' min |
| 2. Impervious Coverage | 80% max |
| 5. Lot Width | 20' min at front setback |
| 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. | |

BUILDING HEIGHT AND CONFIGURATION



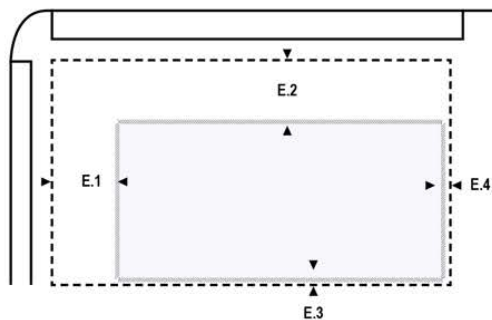
SETBACKS - PRINCIPAL BLDG

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 High Density Residential District (R-3)

(A) Purpose.

The purpose of the R-3 District is to provide for certain areas of the Borough that contain a variety of housing types to be maintained as such and provide 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.

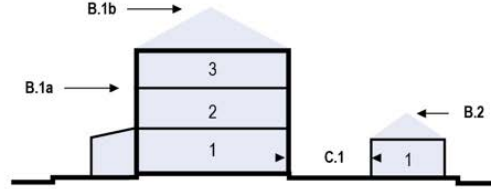
(C) Building Form Regulations. Figure 207 specifies the district's Building Form Regulations.

FIG 207

HIGH DENSITY RESIDENTIAL **R-3**

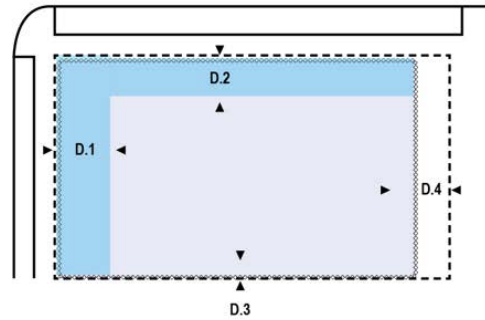
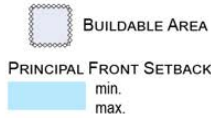
| | |
|--|---|
| A. USE (See Table #.##) | |
| B. BUILDING HEIGHT | |
| 1. Principal Building | a. 24' min b. 45' max |
| 2. Accessory Building | 25' max |
| C. LOT CONFIGURATION | |
| 1. Building Separation | 5' min |
| 2. Impervious Coverage | 80% max |
| 5. Lot Width | 16' min at front setback |
| 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. 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



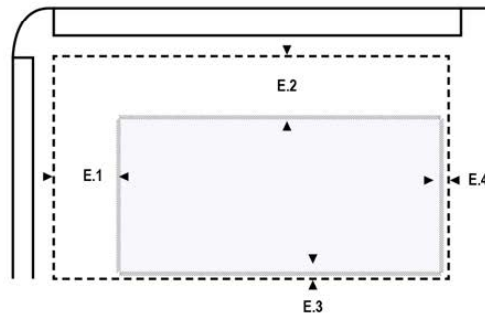
SETBACKS - PRINCIPAL BLDG

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:



§ 27-208 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 208 specifies the district's Building Form Regulations.

FIG 208

LOW IMPACT NEIGHBORHOOD COMMERCIAL **NC-1**

A. USE (See Table ###)

B. BUILDING HEIGHT

| | |
|-----------------------|--------------------------|
| 1. Principal Building | a. 24' min b. 45' max |
| 2. Accessory Building | 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

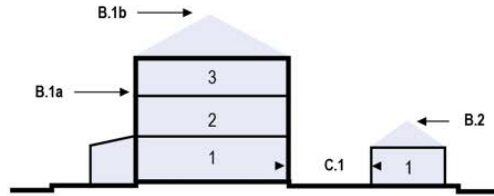
When the Low Impact Neighborhood Commercial District abuts any R-1, R-1A, R-2, or R-3 Districts, a buffer yard at least 5' wide along the property line separating the two districts shall be planted with trees and shrubs and maintained at all times. See ### for Screen and Buffer landscaping and maintenance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

H. SUPPLEMENTAL REGULATIONS

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

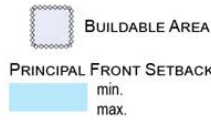
NOTE: Standards in **bold** above are illustrated in the graphics on the right.

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 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.

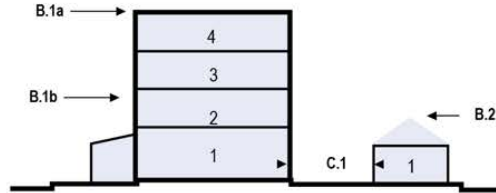
1. Permitted Uses and Use regulations are specified in Article 3 Zoning Uses.
2. All uses permitted within this District shall also comply with the Supplemental Regulations contained in Article 4 of this Chapter.

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

FIG 209 HISTORIC CORRIDOR NEIGHBORHOOD COMMERCIAL **NC-2**

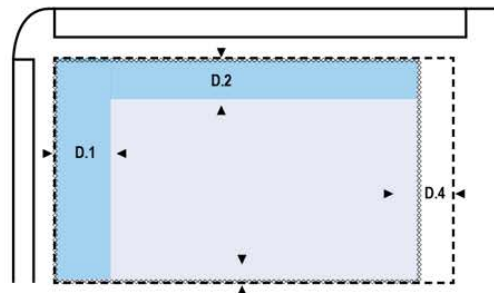
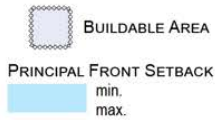
| | |
|--|--|
| A. USE (See Table #.##) | |
| B. BUILDING HEIGHT | |
| 1. Principal Building | a. 24' min b. 48' max |
| 2. Accessory Building | 25' max |
| C. LOT CONFIGURATION | |
| 1. Building Separation | 5' min |
| 2. Impervious Coverage | 90% max |
| 5. Lot Width | 16' min at front setback |
| 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. | |

BUILDING HEIGHT AND CONFIGURATION



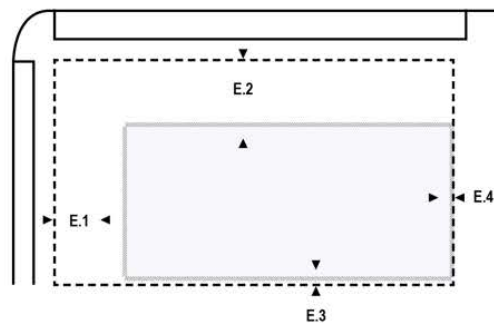
SETBACKS - PRINCIPAL BLDG

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 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.

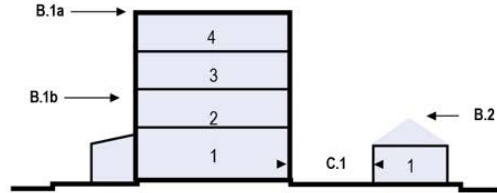
(C) Building Form Regulations. Figure 210 specifies the district's Building Form Regulations.

FIG 210

NEIGHBORHOOD COMMERCIAL **NC-3**

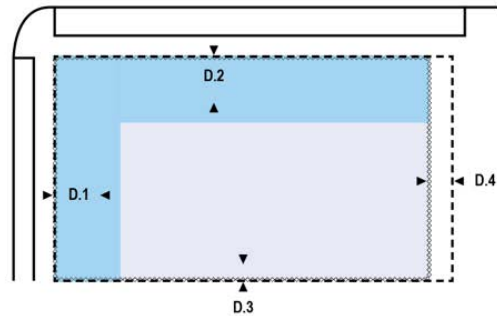
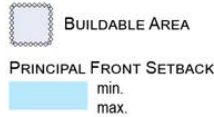
| | |
|--|---|
| A. USE (See Table #.##) | |
| B. BUILDING HEIGHT | |
| 1. Principal Building | a. 24' min b. 48' max |
| 2. Ground Floor Height | 12' min |
| 3. Accessory Building | 25' max |
| C. LOT CONFIGURATION | |
| 1. Building Separation | 5' min |
| 2. Impervious Coverage | 90% max |
| 5. Lot 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. | |

BUILDING HEIGHT AND CONFIGURATION



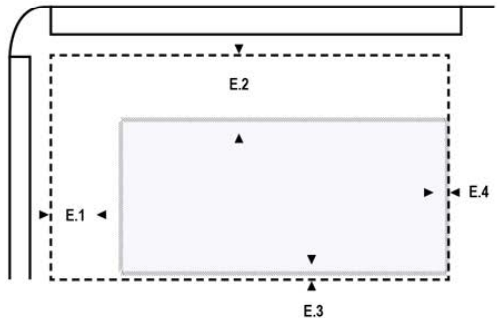
SETBACKS - PRINCIPAL BLDG

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 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.

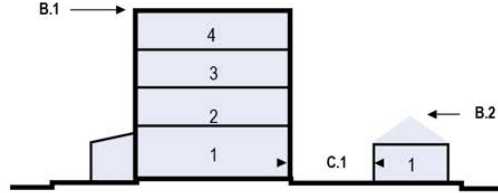
(C) Building Form Regulations. Figure 211 specifies the district's Building Form Regulations.

FIG 211

GENERAL COMMERCIAL C-1

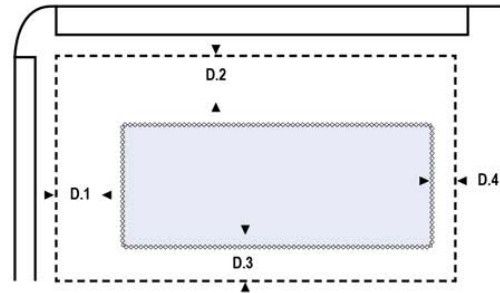
| | |
|---|---|
| A. USE (See Table #.##) | |
| B. BUILDING HEIGHT | |
| 1. Principal Building | 48' max |
| 2. Accessory Building | 25' max |
| C. LOT CONFIGURATION | |
| 1. Building Separation | 5' min |
| 2. Impervious Coverage | 85% max |
| 5. Lot Width | 20' min at front setback |
| 6. Lot Area | 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. | |

BUILDING HEIGHT AND CONFIGURATION



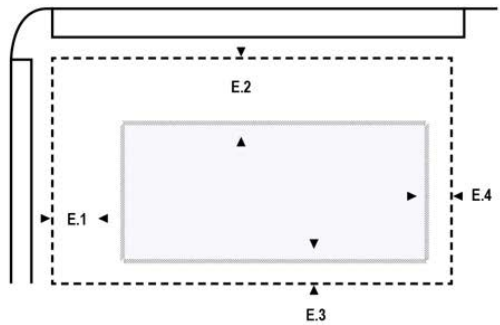
SETBACKS - PRINCIPAL BLDG

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:



§ 27-212 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 212-A and 212-B specifies the district's Building Form Regulations.

FIG 212-A

OLD TOWN **OT**

A. USE (See Table ###)

B. BUILDING HEIGHT

| | |
|------------------------------|--------------------------|
| 1. Principal Building | a. 24' min b. 50' max |
| 2. Accessory Building | 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.

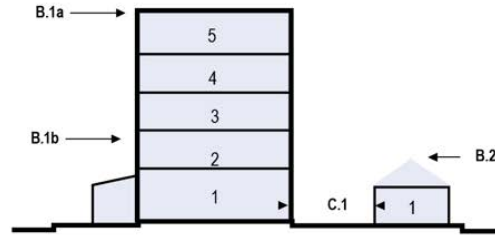
H. SUPPLEMENTAL REGULATIONS

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.

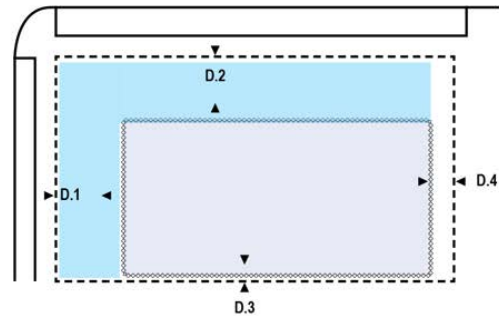
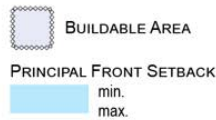
See regulations continued on next page.

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:

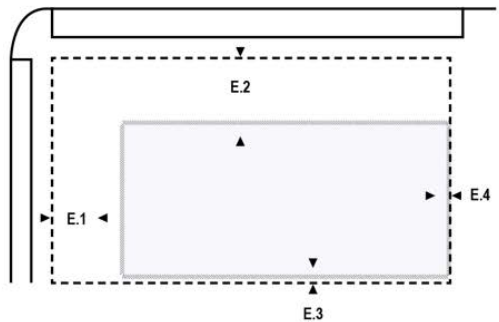


FIG 212-B

OLD TOWN OT

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. |

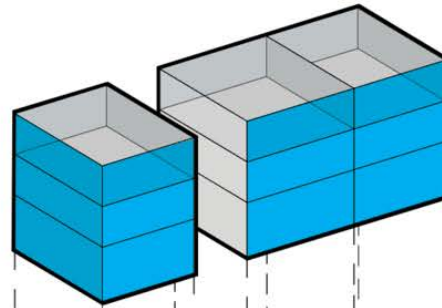
J. BUILDING FACE TRANSPARENCY

| | |
|--|--|
| 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

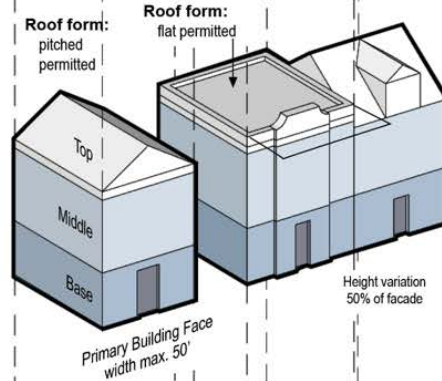
Primary Building Face



MASSING

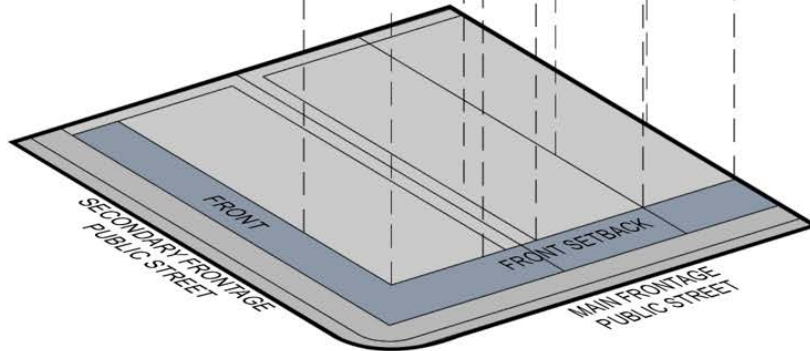
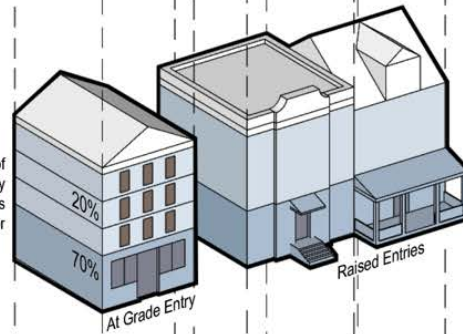
- Vertical articulation and massing must delineate a base, middle, and top level.

Top Level
Middle Level
Base Level



TRANSPARENCY

example of transparency proportions per floor



§ 27-213 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 213-A and 213-B specifies the district's Building Form Regulations.

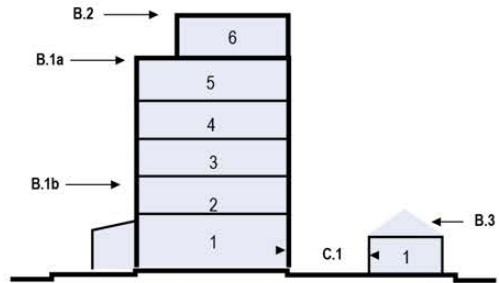
FIG 213-A

REVITALIZATION **R**

| | |
|---|---|
| A. USE (See Table #.##) | |
| B. BUILDING HEIGHT | |
| 1. Principal Building | a. 24' min b. 50' 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 Building | 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. | |

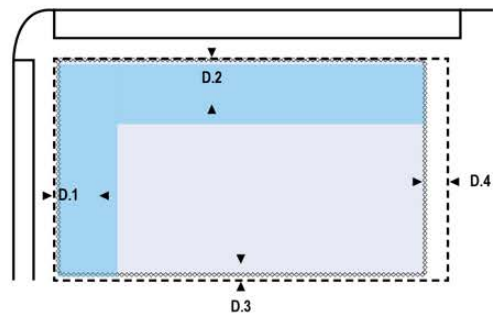
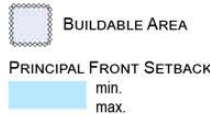
See regulations continued on next page.

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:

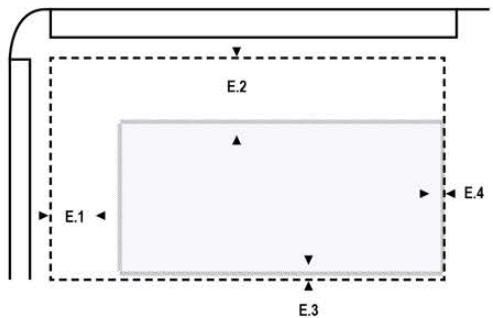


FIG 213-B

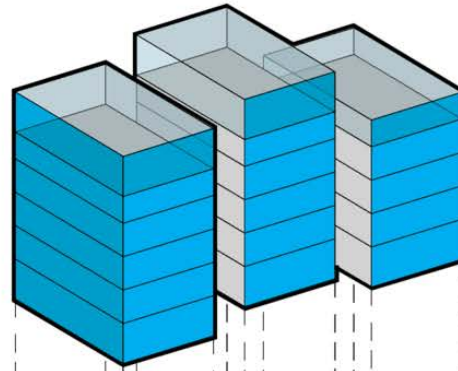
REVTIALIZATION **R**

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.

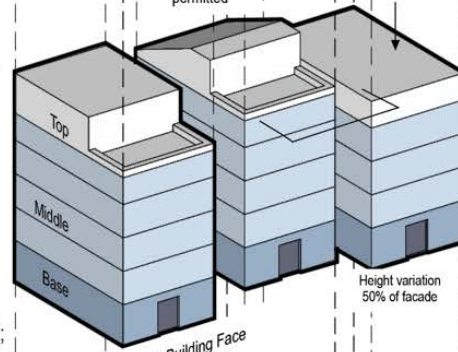
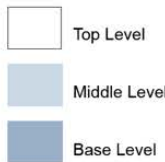
VERTICAL FORM



Roof form: pitched permitted
Roof form: flat permitted

MASSING

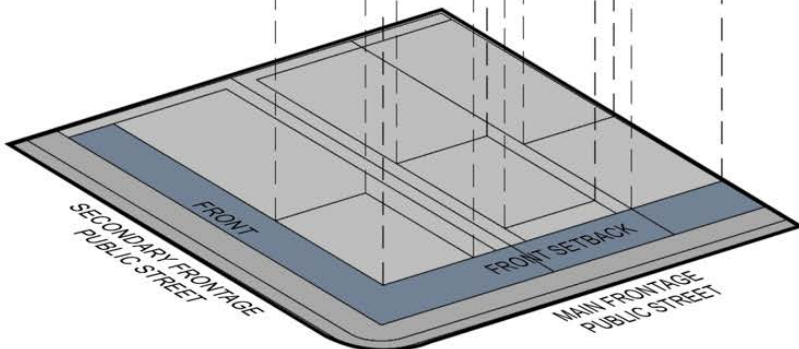
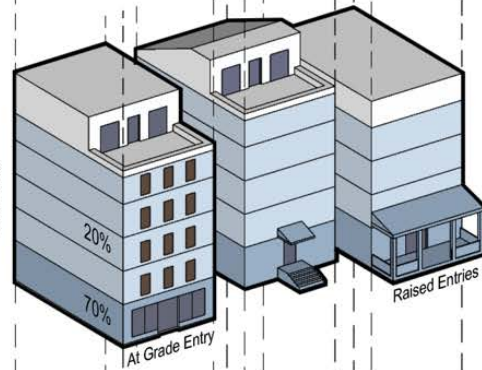
- Vertical articulation and massing must delineate a base, middle, and top level.



- Articulation may use changes in plane, material, or color; horizontal banding; or other design features.

TRANSPARENCY

example of transparency proportions per floor



§ 27-214 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.

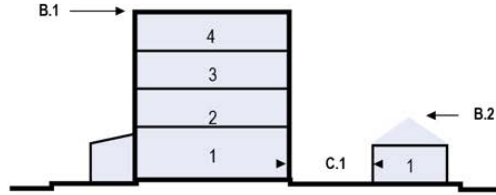
(C) Building Form Regulations. Figure 214 specifies the district's Building Form Regulations.

FIG 214

CIVIC INSTITUTION **CI**

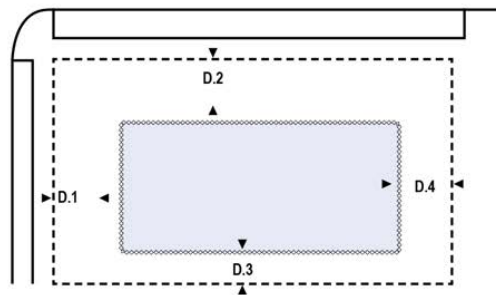
| | |
|--|---|
| A. USE (See Table #.##) | |
| B. BUILDING HEIGHT | |
| 1. Principal Building | 48' max |
| 2. Accessory Building | 25' max |
| C. LOT CONFIGURATION | |
| 1. Building Separation | 5' min |
| 2. Impervious Coverage | 40% max |
| 5. Lot Width | No minimum lot width |
| 6. Lot Area | No 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



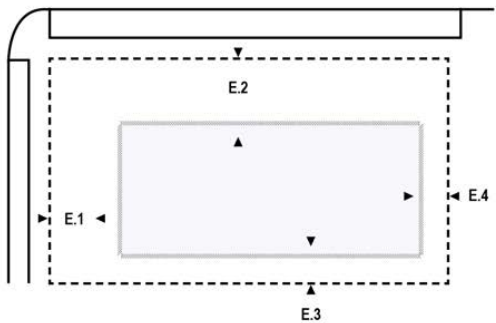
SETBACKS - PRINCIPAL BLDG

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:



§ 27-215 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.

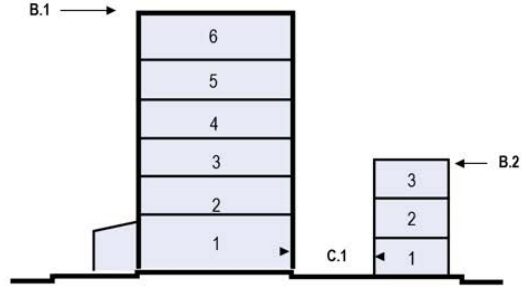
(C) Building Form Regulations. Figure 215 specifies the district's Building Form Regulations.

FIG 215

INSTITUTION **INS-1**

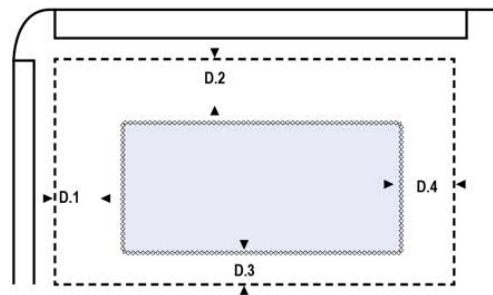
| | |
|--|---|
| A. USE (See Table ###) | |
| B. BUILDING HEIGHT | |
| 1. Principal Building | 60' max |
| 2. Accessory Building | 35' max |
| C. LOT CONFIGURATION | |
| 1. Building Separation | 5' min |
| 2. Impervious Coverage | 60% max |
| 5. Lot Width | No min |
| 6. Lot Area | 8,000 sq. ft. min |
| 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. | |

BUILDING HEIGHT AND CONFIGURATION



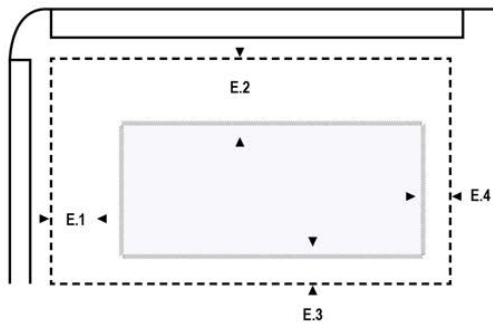
SETBACKS - PRINCIPAL BLDG

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 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.

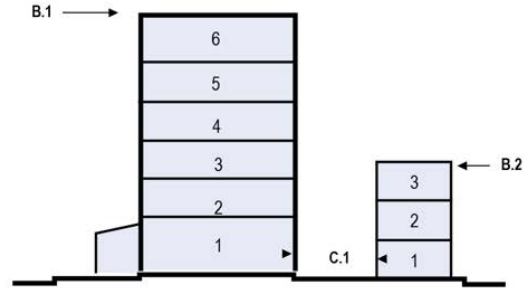
(C) Building Form Regulations. Figure 216 specifies the district's Building Form Regulations.

FIG 216

HEALTHCARE **HC**

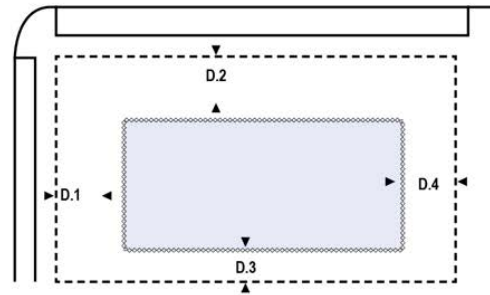
| | |
|--|---|
| A. USE (See Table #.##) | |
| B. BUILDING HEIGHT | |
| 1. Principal Building | 60' max |
| 2. Accessory Building | 35' max |
| C. LOT CONFIGURATION | |
| 1. Building Separation | 5' min |
| 2. Impervious Coverage | 60% max |
| 5. Lot Width | No minimum lot width |
| 6. Lot Area | No 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. | |

BUILDING HEIGHT AND CONFIGURATION



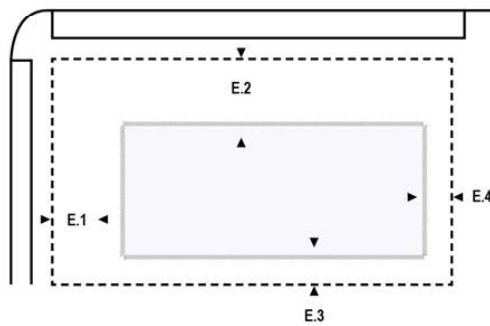
SETBACKS - PRINCIPAL BLDG

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:



§ 27-217 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.

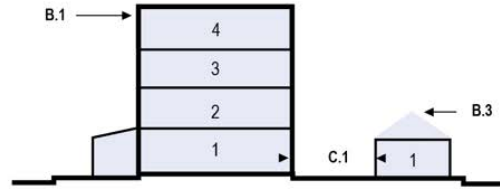
(C) Building Form Regulations. Figure 217 specifies the district's Building Form Regulations.

FIG 217

INDUSTRIAL **IND**

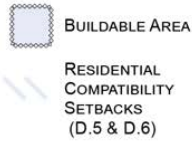
| | |
|---|---|
| A. USE (See Table #.##) | |
| B. BUILDING HEIGHT | |
| 1. Principal Building | 48' max |
| 2. Additional Height | This building height limit may be increased to a maximum height of 60 feet only if the Zoning Hearing Board decides that the increased height of the proposed building will not interfere with light, air, airways and views of |
| 2. Accessory Building | 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. | |

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:



§ 27-218 Elm Street Overlay District (ESO)?
FOR DISCUSSION.

§ 27-219 Floodplain Overlay District (FO)

- (A) Purpose. The purpose of the Floodplain Overlay (FO) District is to:
1. Regulate the permitted use of flood-prone areas.
 2. Where there happens to be any conflict between the provisions or requirements of any of the floodplain districts and those of any underlying district the more restrictive provisions and/or those pertaining to the floodplain districts shall apply.
 3. In the event any provisions concerning a floodplain district is declared inapplicable, as a result of any legislative or administrative actions or judicial discretion, the basic underlying district provision shall remain applicable.
 4. Require the utilization of appropriate construction practices and design standards in order to prevent or minimize flood damage in the future.
 5. Reduce financial burdens imposed on the community, its governmental units, and its residents, by preventing the unwise Use and development of property in areas subject to flooding.
- (B) Authority. Subparagraphs 604 and 605 of the MPC and the Pennsylvania Floodplain Management Act (Act 166-1978) grant municipalities the authority to identify flood-prone areas subject to periodic flooding and regulate with specific control the Permitted Use, type of construction and Height of floor levels above base flood elevation permitted in the area to lessen or avoid the hazards to persons and damage to property resulting from the accumulation of storm or flood waters.
- (C) Applicability. Except as modified by the FO, the provisions of the applicable base zoning district(s) shall apply to all development within the boundary of the designated area. If regulations conflict, the applicable FO regulations shall prevail. Whenever the FO District is established, any subsequent application to change the base zoning district shall not be construed to be an application to eliminate the FO district for the property covered by the application. An intent to eliminate the FO district on a given property shall be expressly stated to be part of the application.
- (D) Floodplain Management Ordinance. Chapter 8 Floodplains of the Borough of Gettysburg Code of Ordinances establishes the requirements for floodplain management including general provisions, interpretations and definitions, establishes floodplain areas, boundary disputes, alternations, criteria for Building and site plan approval, administration, appeals and penalties, government actions, and municipal liability.
- (E) Boundaries of District.
1. To the extent the Zoning Map and Chapter 8 Floodplains of the Borough of Gettysburg Code of Ordinance identifies areas prone to or otherwise at risk of flood, including without limitation by reference to a Flood Insurance Rate Map or FEMA Flood Insurance Study, such areas shall be deemed identified as flood-prone areas for purposes of this Chapter and included within the FO District.
 2. Boundaries indicated as approximately following the center lines of Street or Alley rights-of-way shall be construed to follow such center lines;
 3. Boundaries indicated as parallel to, or extensions of features indicated in the above shall be so construed; and

4. Where physical or cultural features existing on the ground are different with those shown on the Flood Insurance Rate Map, or in other circumstances not covered by the above, the Zoning Officer shall interpret the FO District boundaries.

(F) Interpretation of Ordinance Provisions. In interpreting the language of the FO District and the extent of underlying zoning district regulation upon use of property, where doubt exists between regulations, the stricter regulation shall govern. Any challenges to the Borough's interpretation of the applicability of the FO District shall be appealed in accordance with the requirements outlined in § 27-116 Appeals and Applications of this Chapter and Article IX, Zoning Hearing Board and Other Administrative Proceedings, of the MPC.