



Gettysburg Borough Zoning Ordinance Rewrite

**Open House Event
October 18, 2023**



Agenda

Welcome and Introductions

Open House Format (Ground Rules)

What is Zoning?

Enabling Authority for Zoning in PA

Purpose and Objectives (for Gettysburg's Zoning Rewrite Project)

Process and Schedule

Zoning Information Stations

Next Steps

Open House Format (Ground Rules)

- Short Presentation followed by an “open house” forum permitting attendees to visit information stations and ask questions.
- Attendees are encouraged to visit the “Gettysburg Zoning Code Update/Rewrite Project” website for more information and provide written comments.



<https://www.gettysburgpa.gov/rezoning>

What is Zoning?

- “The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).”
Merriam-Webster
- Gettysburg’s zoning regulations consist of the enacted ordinance and map.
 - Zoning Code, Chapter 27 Zoning
 - Zoning Map

GETTYSBURG Pennsylvania ... HISTORIC CROSSROADS

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Borough of Gettysburg, PA / MUNICIPAL CODE

Chapter 27 Zoning

MapLink

An interactive zoning map is available for the Borough of Gettysburg. Please [click here](#) to access it. Links to specific districts have also been added throughout the zoning chapter.

2021-09-30

ATTACHMENTS

Attachment 1 - Use Regulations Table

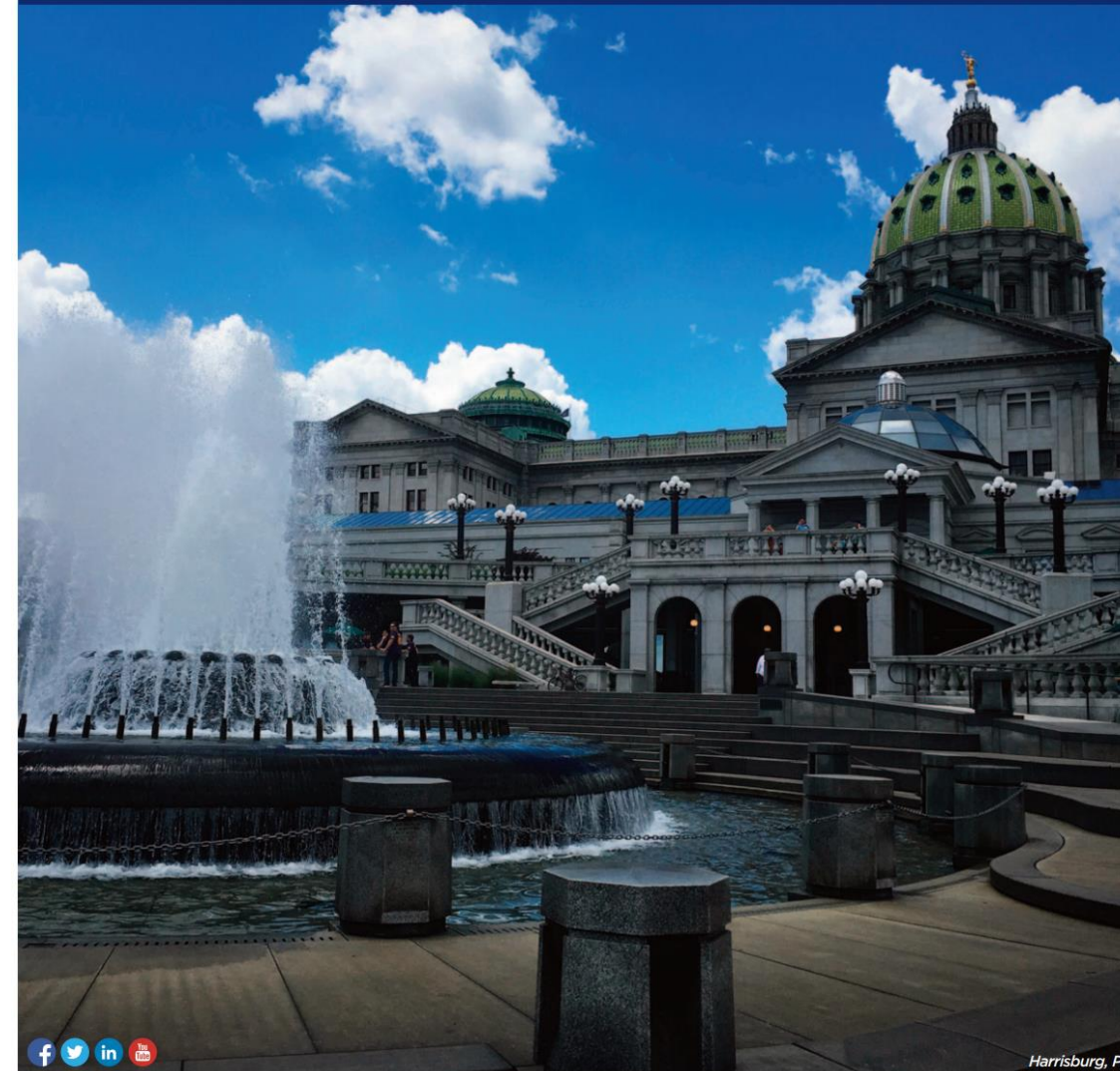
- Part 1 **PURPOSE; COMMUNITY DEVELOPMENT OBJECTIVES**
- § 27-101 Title.
- § 27-102 Purpose.
- § 27-103 Statement of Community Development Objectives.
- § 27-104 Miscellaneous Legal Provisions.

Enabling Authority for Zoning in PA

- The power to zone and to adopt zoning ordinances is granted to local governments by the Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, P.L. 805, as reenacted and amended, 53 P.S. § 10101, et seq.
- Specifically, Section 601 of the MPC authorizes municipal governing bodies to enact, amend, and repeal a zoning ordinance.

PENNSYLVANIA MUNICIPALITIES PLANNING CODE

Act of 1968, P.L.805, No.247 as reenacted and amended.
Twenty Fourth Edition | February 2022



Purpose and Objectives

- Borough's Existing Zoning Code (Chapter 27) was enacted in 2008
- Requires consistency with the 2019 Central Adams Joint Comprehensive Plan

CENTRAL ADAMS JOINT COMPREHENSIVE PLAN



CUMBERLAND TOWNSHIP
GETTYSBURG BOROUGH
STRABAN TOWNSHIP

APRIL 2019

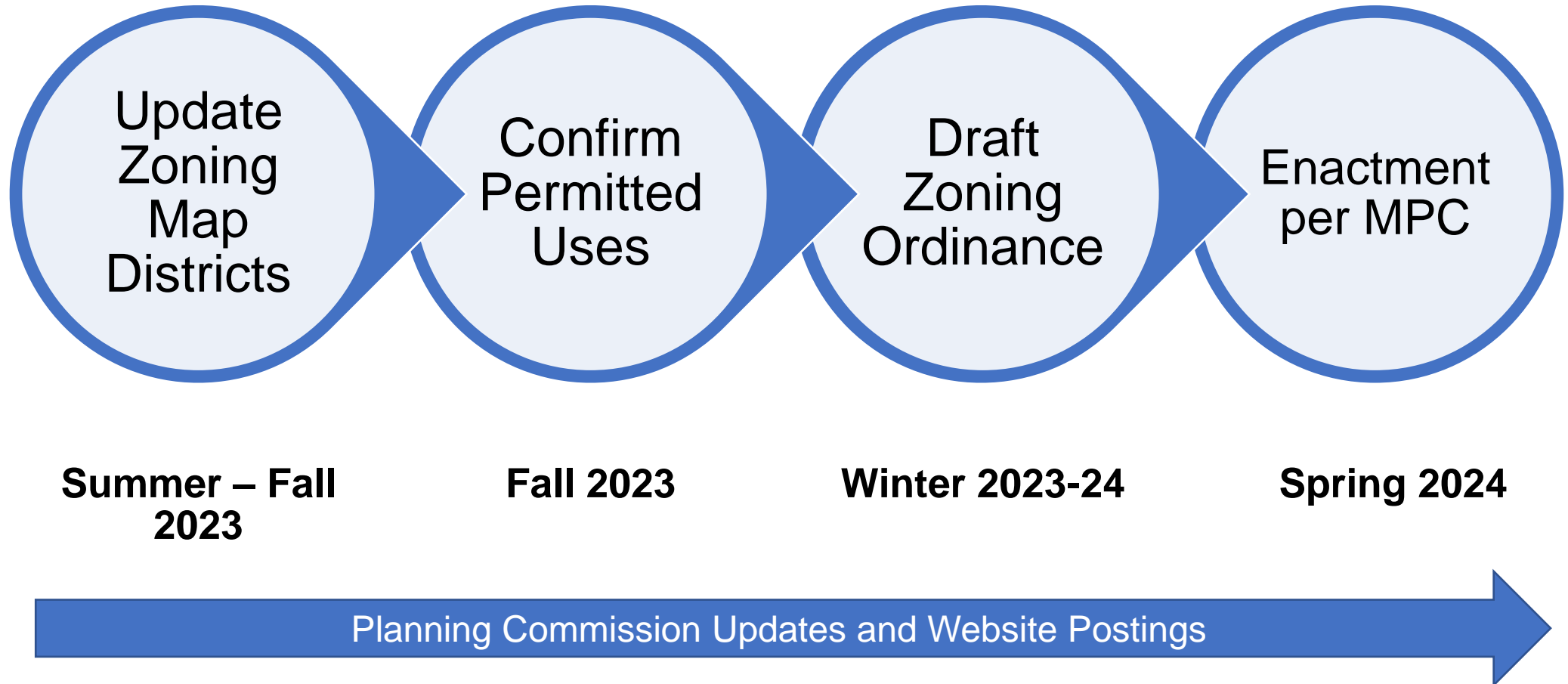
Purpose and Objectives

- The Zoning Update/Rewrite Project includes updating land use regulations, such as:
 - A new Zoning Map, with updated zoning district locations and boundaries
 - Uses permitted in each district
 - Standards that apply to buildings and structures
 - Standards that apply to specific uses

Purpose and Objectives

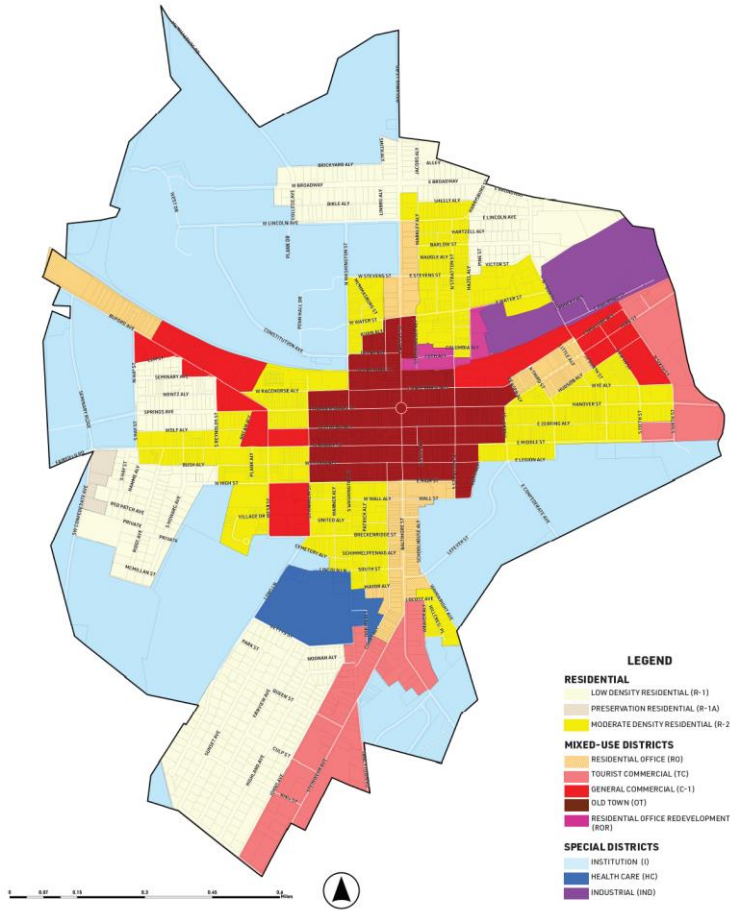
- The primary goals of the Zoning Update/Rewrite Project are:
 - Ensure consistency with the 2019 Joint Comprehensive Plan
 - Simplify the zoning map and ordinance based on actual built environment and conditions
 - Update zoning map to reflect changes that have occurred since 2008.
 - Address modern uses such as small cell wireless facilities, etc.
 - Update definitions and other provisions to ensure compliance with state and federal regulations and related case law, such as the Fair Housing Act.

Process and Schedule

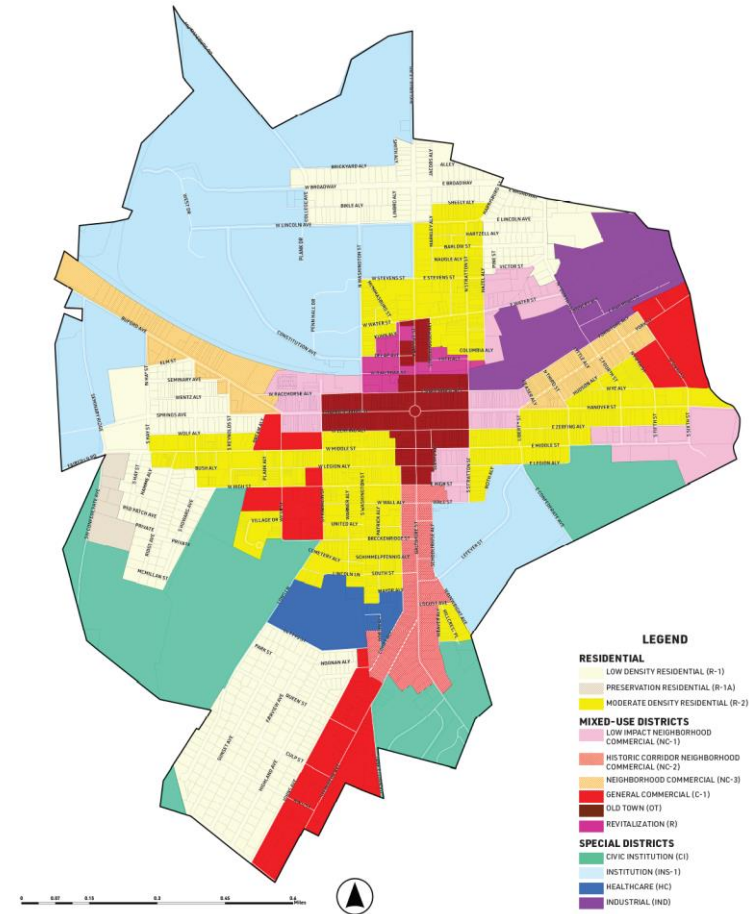


Zoning Information Stations

BOROUGH OF GETTYSBURG
CURRENT ZONING MAP



BOROUGH OF GETTYSBURG
WORKING DRAFT FUTURE ZONING MAP
VERSION DATE - 10.06.23



Zoning Information Stations

Table 3.01: Permitted Uses GETTYSBURG BOROUGH ZONING ORDINANCE DISTRICT USE TABLE Key: R = Permitted by Right SE = Permitted by Special Exception Blank Cell = Non-Permitted Use	MAPPED ZONING DISTRICTS												
	Low Density Residential (R-1)	Preservation Residential (R-1A)	Moderate Density Residential (R-2)	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)	Civic Institution (CI)	Institution (INS-1)	Healthcare (HC)	Industrial (IND)
PRINCIPAL USES [§ 27-304]													
RESIDENTIAL USES [§ 27-304 PARAGRAPH (A)]													
Community Residence, Group Home													
Dwelling, Multi-Family, Apartment													
Dwelling, Multi-Family Conversion													
Dwelling, Single Family Detached													
Dwelling, Single Family Semi-Attached, Duplex													
Dwelling, Single Family Semi-Attached, Townhouse													
Dwelling, Tiny Home													
Live-Work Unit													
Manufactured Home													
Mixed-Use Building													
Manufactured Home Community													
LODGING USES [§ 27-304 PARAGRAPH (B)]													
Bed and Breakfast													
Community Residence, Halfway House													
Community Residence, Sober Living Facility/Recovery House													
Hotel													

Board 1 of 8

Next Steps

- Continue to solicit public input following tonight's Open House event via the website
- Continue to update the Zoning Ordinance and Zoning Map
- Provide monthly progress updates to the Planning Commission



<https://www.gettysburgpa.gov/rezoning>