



Community Meeting

Zoning Ordinance Update
Aspinwall Borough
November 14, 2024

Agenda

- Background
- Process
- Hot topics
- Next steps
- Your take

Background

What's this all about?

What's zoning?

Local laws regulate how land is used

- **Traditionally:** to separate incompatible uses
- **Today:** to implement local plans, set the table for desired development/redevelopment

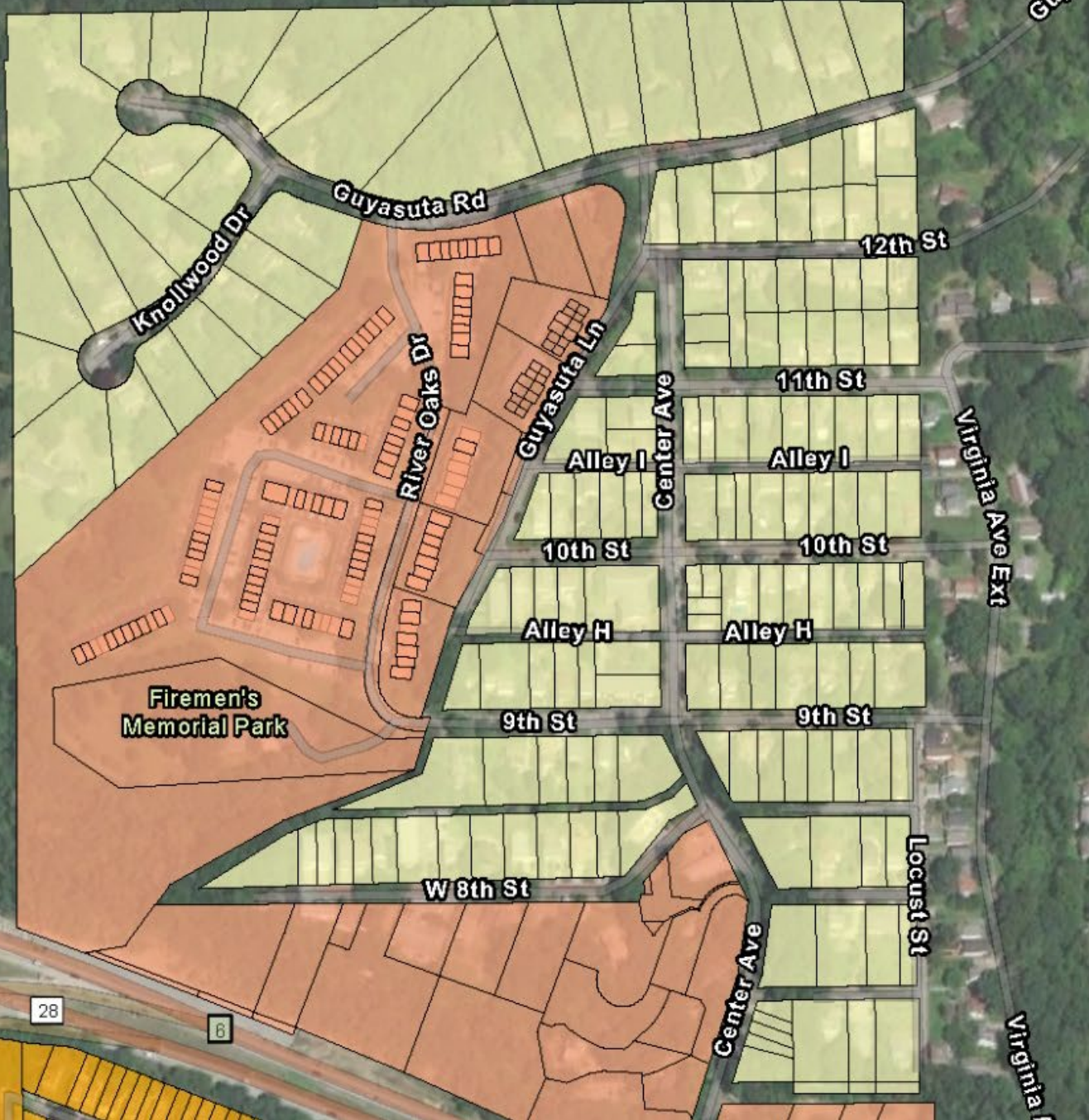
Chapter 27: Zoning

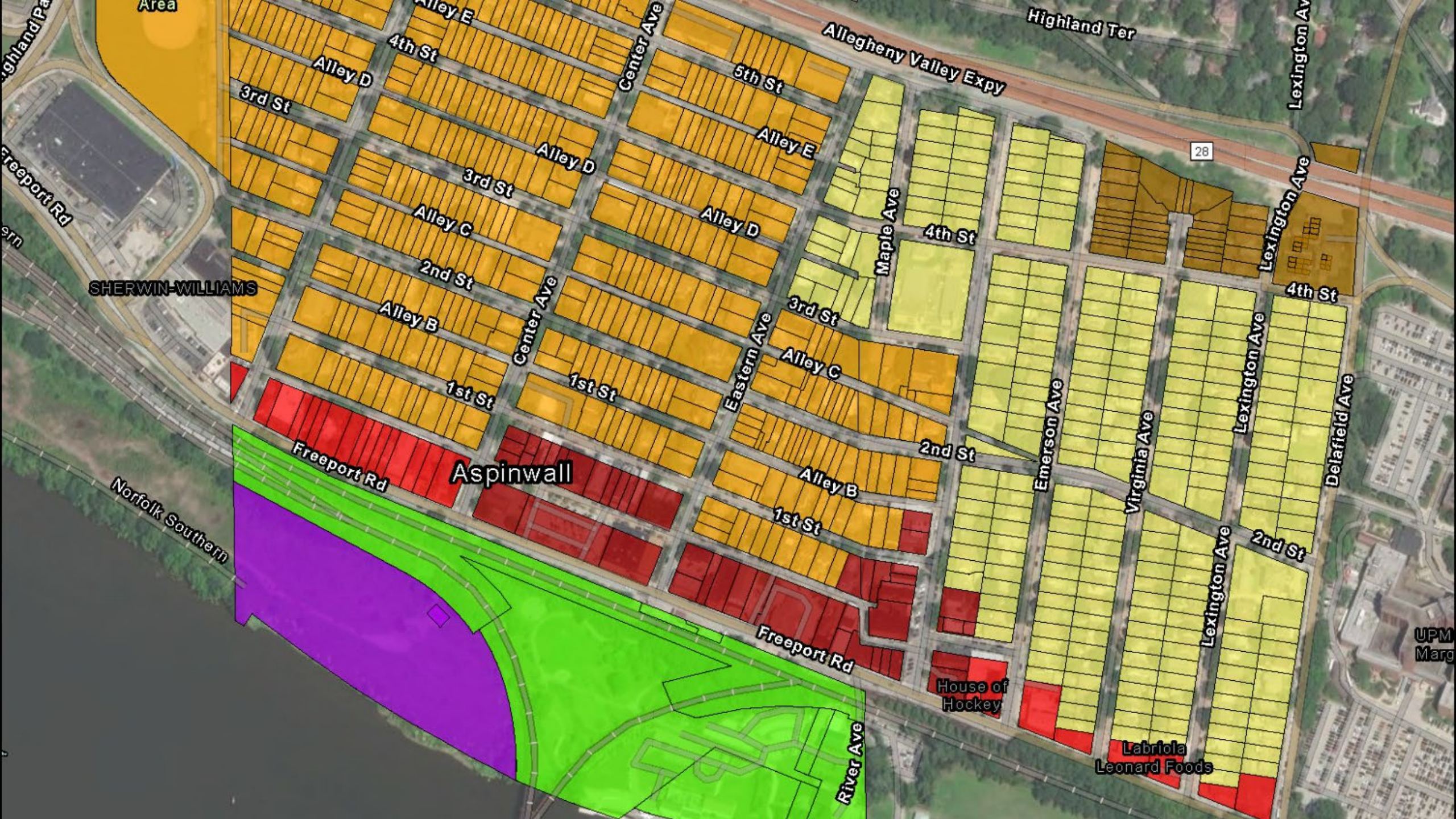
- Community Development Objectives
- Definitions
- District Regulations
- Supplemental Regulations (parking, fences, signs, environmental standards, etc.)
- Conditional Uses
- Nonconformities
- Administrative Procedures

Zoning Map

Zoning District

-  A-CD Conservation
-  AC-1 Community Business District
-  AC-2 General Commercial
-  AI-1 Limited Industrial
-  AR-1 Residential
-  AR-2 Residential
-  AR-3 Residential
-  AR-4 Multi-Family Residential
-  AR-S Special Residential





SHERWIN-WILLIAMS

Aspinwall

House of Hockey

Labriola Leonard Foods

UPM Marg

28

What zoning *can do*

- Control where different types of land use may occur
- Set rules for specific land uses
- Set standards for density, building height, lot size, setback
- Require certain amenities, set design standards

What zoning *can't do*

- Completely ban any category of use
- Stop future growth
- Compel existing buildings to meet new standards
- Discriminate against protected classes
- Force anyone to redevelop a site

Back in 1983 ...

- Cabbage Patch Kids launched
- Sally Ride goes to space
- First Mario Bros. game
- Chicken McNuggets hit the scene
- *Return of the Jedi* released
- **Last full zoning update for Aspinwall**



What are we trying to accomplish?

- Modernize
- Streamline, organize
- Match regulations to vision
- Make it easier to do things that enhance the community, harder to do things that detract

Many hands:

**Steering
Committee**

**Consulting
Team**

**Borough
Staff**

Borough Council

**Planning
Commission**

Residents and Business Owners

Process

How and when will
this happen?

Milestones

- Summer/Fall 2024: Analysis and Committee Discussions
- November 2024: Public event
- Nov/Dec 2024: Continued engagement, draft update for review
- Winter 2024/25: Formal review, revision and adoption process

Crafting recommendations

- Translate values and priorities into technical solutions
- Consider best practices in the context of unique local conditions

Hot topics

What deserves attention?

Residential districts

- Largely stable, built out
- Protect charm, architectural quality, walkable public realm, tree canopy
- How to address:
 - Conversions
 - Parking
 - Current and future needs

Commercial districts

- Treasured, high-quality business district
- Protect charm, architectural quality, walkable public realm, tree canopy
- How to address:
 - Sustaining, enhancing vitality
 - Upper/lower floor uses
 - Current and future needs

What else?

- Landscaping/streetscape
- Signage
- Fences
- Yard/building dimensions
- Issues/conflicts around specific uses
- Emerging uses or needs

Parking!

- Residents and visitors expect reasonably convenient access to surface parking near home and destinations

VS

- Walkability, neighborhood quality: Requirements sometimes create surface lots larger than the uses they serve
- Environmental impact, direct building cost

Parking approach:

Let need drive what gets built

- Coordinate ordinance with Parking Study results
- For commercial, industrial and mixed-use: Review and adjust minimum off-street spaces to meet market demand
- Promote shared lots
- Maintain off-street requirement for residential

Next steps

How to stay involved?

What's next

- Continue to provide feedback
- Committee continues work
- Planning Commission review
- 45-day public/agency review
- Council advertises public hearing
- Revised ordinance adoption

Stay tuned!

Updates and survey at:

AspinwallPlan.com

