COLLEGE TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

ORDINANCE O-22-01

PROPOSED ORDINANCE TO AMEND THE COLLEGE TOWNSHIP
CODE BY (1) REFERENCING CHAPTERS 177 IN CHAPTERS 87; REFERENCING
CHAPTERS 87, 180 AND 200 IN CHAPTER 177; REFERENCING CHAPTER 87 IN
CHAPTER 180; (2) DEFINING TERMS RELATED TO HISTORICALLY SIGNIFICANT
PROPERTIES/STRUCTURES & A REFERENCE PUBLICATION; (3) REPEALING
SECTION 200.40 HISTORIC PROPERTIES AND ADDING ARTICLE XIV HISTORIC
PROPERTIES TO CHAPTER 87 – CONDITIONAL USES; AND (4) INCLUDE A MAP OF
HISTORICALLY SIGNIFICANT PROPERTIES AND STRUCTURES.

BE IT RESOLVED AND ORDAINED, by the College Township Council, Centre County,
Pennsylvania, and the authority of the same, does hereby adopt, made this 17th day of March, 2022,
by amending the Code of the Township of College, Pennsylvania, with the amendment of Chapter
200, as follows.

SECTION 1. INTENT

Add the following Reference to Chapter 87 – Conditional Uses
Chapter 177 – Streets and Sidewalks (Reference to Chapter 87 – Article XIV)

Add the following references to Chapter 177 – Streets and Sidewalks
Chapter 87 – Conditional Uses
Chapter 180 Subdivision and Land Development
Chapter 200 – Zoning

Add the following reference to Chapter 180 – Subdivision and Land Development
Chapter 87 – Conditional Uses

SECTION 2. DEFINING TERMS RELATED TO HISTORICALLY SIGNIFICANT
PROPERTIES

87-7 DEFINITIONS:

HISTORICALLY SIGNIFICANT PROPERTY/STRUCTURE
Any property as defined as “HISTORIC PROPERTIES” / “HISTORIC STRUCTURE” in Chapter
200.7 and/or listed in The Historic Resources of the Centre Region. A Remembrance of Things
Past. (1982) (HRCR) A reference publication that identifies historical properties and structures
within College Township, including the Lemont and Oak Hall Historic Districts

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF
HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING,
RESTORING, AND RECONSTRUCTING HISTORIC BUILDINGS (2017) (SoIS)
A reference publication prepared by the US Department of the Interior National Park Service Technical Preservation Services meant to be an educational guide to changing a historic building or structure. This publication is regulatory for only projects receiving Historic Preservation Fund grants of other federally assisted projects. Otherwise, these guidelines are intended to provide general guidance for work on any historic building.

SECTION 3. REPEALING § 200-40 – HISTORIC PROPERTIES; ADDING ARTICLE XIV HISTORICAL PROPERTIES TO CHAPTER 87 – CONDITIONAL USES

§ 87-45 Historical Properties.

A. Intent.

(1) To preserve the historic character of historically significant structures, properties, and districts; maintain the protection of the health, safety, and general welfare of the community; encourage the sound redevelopment or reconstruction of whole or parts of historical structures; encourage the upkeep of historic properties; and encourage the submission of historical properties and structures to the National Register of Historic Places for consideration.

(2) To educate the residents of the Township and community at-large about the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

(3) To encourage residents of the Township and community at-large to utilize the guidelines set forth in the Secretary of the Interior’s Standards for Treatment of Historic Properties for general guidance for work on any historic building.

(4) To establish a foundation of requirements and guidelines, so that, in the future, Council may elect to enhance regulations if necessary.

(5) To regulate historically significant properties in all zoning districts through the Conditional Use process.

B. Where a historically significant property/structure exists, the uses permitted shall be those found in the Use Table for that specific zoning district.

C. The following regulations shall apply to any property listed in HRCR and any newly designated property not published in the HRCR.

D. Historically Significant Properties/Structures may qualify for relief from certain zoning regulations pertaining to height and setbacks. Where a historically significant property/structure exists and property owner wishes to reconstruct the structure to the original form and footprint, e.g. preserve, rehabilitate, restore or reconstruct the structure, a Conditional Use Permit is required.

(1) Property owner/Applicant shall utilize the SoIS as guidance when preparing the application for modifications to a Historic Property or Structure.
(2) The underlying zoning district setbacks may be reduced or increased to that of the Village Zoning District standards to allow the structure/property reflect its original form and footprint, and shall be reduced or increased to the minimum change that will afford relief and will represent the least modification possible of the regulation required in the Village Zoning District.

(3) In addition to the Conditional Use Permit Application, Property owner/applicant shall submit a building and zoning permit application to the Township including all elements required as set forth below:

Submission of documentation of the original footprint and design of the structure showing all current property lines, setbacks, right-of-ways,

Setbacks may be reasonably adjusted and approved by Council, to allow the structure/property reflect its original form and footprint, and shall be reduced or increased to the minimum change that will afford relief and will represent the least modification possible of the regulation required in the underlying zoning district. In no case shall any setback be reduced to less than 3’ from a property line.

Adjustment in setbacks shall not be reduced to the point the structure impedes any portion of the state or township right-of-way.

Height requirements may be reasonably adjusted and approved by Council to allow the structure/property reflect its original form and footprint, and shall be reduced or increased to the minimum change that will afford relief and will represent the least modification possible of the regulation required in the underlying zoning district.

E. No structure shall exceed 35 feet in height, subject, however, to the exception and computation provisions specified in Article III, § 200-14A and B.

F. For all commercial, industrial and multifamily primary and accessory uses located within 500 feet of an historic property, a buffer yard of evergreen trees is required along the property boundary (or portion thereof) within the five-hundred-foot limit to the extent necessary to form a visual screen of said uses from the historic property. Such buffer yard shall be installed at the time of development, change in use or expansion in ground coverage by 50% or more of any commercial, industrial or multifamily primary and/or accessory structure or use in accordance with applicable design standards of Article III, § 200-13J.

G. Demolition or removal of structures. The following notification requirements shall apply to all structures that are identified on the College Township Official Map and/or the National Register of Historic Places, prior to any demolition, removal or razing:


(1) A public notice must be given no less than 30 days prior to the issuance of a zoning permit for demolition of the affected structure.

(2) The notice of demolition shall be made to the adjacent property owners by United States certified mail at property owner’s expense; the property must be
posted on which the structure is located (sign provided by the Township), the Lemont Post Office Public Bulletin Board, College Township Building; and a notice placed in the paper of general circulation within the Township.

(3) The applicant, before starting notice procedure, must schedule a meeting with the Township Zoning Officer or other designee to go over the applicant's plans for the notice and provide a copy of the notice to the Zoning Officer. Below is a sample notice to be used by the property owner:

**SAMPLE NOTICE**

**NOTICE OF DEMOLITION OF A HISTORIC STRUCTURE**

Public notice is hereby given that this property has a building that has been recognized as a historic structure and is proposed to be demolished. The property in which the historic structure is located is at ____________, Tax Parcel Number 19-____-____. The _____ to be demolished is __________. The purpose of this notice is to give the residents an opportunity to contact the owner and to point out other options to possibly prevent demolition of an historic resource of College Township. It is the owners' intent to start demolition of this structure on __________. For more information on this demolition, you can contact the College Township Zoning Office at 1481 East College Avenue, State College, PA 16801, or by telephone at (814) 231-3021. The owners' name and address is: __________

(4) Failure to comply with this notification shall result in a penalty issued by the College Township Zoning Office in an amount established by resolution in § A203-17.

H. Sidewalks in the Village Zoning District shall be required, constructed, and maintained, as established in § 180-16.1 with the following exceptions. [Added 7-22-1993 by Ord. No. O-93-03; amended 8-16-2018 by Ord. No. O-18-05]

(1) Sidewalks will be required when the use of a structure changes from residential use to nonresidential use or nonresidential use to residential use.

(2) Installation of sidewalks. The sidewalks to be installed or replaced shall meet the standards as set forth in § 180-16.1, Sidewalks, or as current conditions permit, as approved by the Zoning Officer or Township Engineer.

(a) All sidewalks must be a hard surface material as per the requirements set forth in Chapter 177. Concrete, asphalt paving material, or brick pavers are acceptable. If an alternate material is proposed from the approved materials, advanced approval by the Zoning Officer or Township Engineer is required. Sidewalk must be a hard, durable, and wearable surface. If the placement of the sidewalk will pose a threat to the health of the existing street trees, compacted limestone sand or stone may be used for that section of walk; advanced approval by the Zoning Officer and/or Township Engineer is required.

(b) When a sidewalk crosses a driveway, the sidewalk shall be delineated
along the length, as it crosses the driveway, by a change of material.

(c) Sidewalks shall be separated from public street cartways by a minimum of five feet, unless an existing physical constraint makes this infeasible. In such cases, the separation shall be made as large as possible. Permission from the Pennsylvania Department of Transportation shall be obtained for all sidewalks that will be within the state-owned right-of-way. Permission from College Township shall be obtained for all sidewalks that will be within the Township owned Right-of-Way. A Highway Occupancy Permit may be required.

(d) Where off-street parking is adjacent to sidewalks, the parking area shall be separated from the sidewalk by one of the following changes of material: inset masonry units; pressure-treated timbers; concrete; asphalt; or masonry curbs; or a four-inch or more change of elevation.

(3) Parking lot.

(a) In the Village Center District, the required off-street parking may be provided on site with the use served or off site on a lot elsewhere within the Village Center District. Where the provision of off-site parking is used, the applicant shall submit with the zoning permit application a use/lease agreement with the property owner(s) of the off-site parking lot used. This agreement shall be recorded in the office of the Recorder of Deeds of Centre County. In no such case shall the off-site parking be less than the required amount for the principal use unless the remaining portion of the parking is provided on-site. If the off-site parking lot use/lease is terminated for any reason, an equal amount of the use that required the off-site parking shall also be abandoned.

(b) Where sidewalks are located between building faces and off-street parking, autos shall be prevented from overhanging the sidewalks by physical or mechanical devices.

(c) A parking lot with 12 or more spaces must be paved with a hard surface, e.g., asphalt, concrete, brick pavers or other material. Parking lots with 11 or fewer spaces could use, in addition to the above, some other kind of mud-free surface, e.g., cobblestone or stone. All parking lots for commercial uses, regardless of the size, in the Village Center District must meet the landscaping, screening and planting provisions within this chapter for required parking lots.

(d) Four-foot setbacks from the property lines within the Village Center District shall be established for parking lots. Shared driveways shall be encouraged.
SECTION 4. MAP

Appended hereto is the College Township Historic Districts and Properties map in support of this ordinance. This map identifies all historically significant properties as defined herein.

SECTION 5. SEVERABILITY

If any sentence or clause, section, or part of this ordinance is found to be unconstitutional, illegal or invalid, such findings shall not affect or impair any of the remaining parts of this ordinance. It is hereby declared to be the intent that this ordinance would have been adopted had such part not been included.

SECTION 6. EFFECTIVE DATE

This ordinance shall take effect five (5) days after enactment.

ENACTED AND ORDAINED, this 17th day of March 2022, by the College Township Council, Centre County, Pennsylvania.

ATTEST:  

Adam T. Brumbaugh, Manager / Secretary  

COLLEGE TOWNSHIP COUNCIL:

D. Richard Franke, Council Chair