

December 2nd, 2019
Bellefonte Borough Council Meeting
Bellefonte Waterfront Business District
Proposed Zoning Amendments

575-39 A.

Permitted Uses. **Add:**

Grocery Stores

Drug Stores/pharmacies

575-42. Conditional use criteria for residential condominium development.

Proposed:

The building height restriction may be expanded by **15** feet (to a maximum height of **65** feet);

575-43. Conditional use criteria for public and private parking structures.

Current:

The maximum building footprint may be expanded by up to 20,000 additional square feet (to a maximum of 50,000 square feet); the maximum building width may be expanded by up to 150 additional feet (to a maximum of 250 feet) and/or the front yard setback may be extended, at the discretion of Borough Council, by conditional use, subject to the following:

- A. Parking structures shall include space for ground floor-floor commercial or office development.
- B. A traffic study shall be prepared to show the proposed number of parking spaces, proposed ingress and egress areas, and any associated impacts to the road network and local traffic flows.

Proposed:

575-43. Conditional use criteria for public and private parking structures.

At the discretion of Borough Council and by conditional use, the maximum building footprint may be expanded by up to 20,000 additional square feet (to a maximum of 50,000 square feet); the maximum building width may be expanded by up to 150 additional feet (to a maximum of **275** feet); **the maximum building height may be expanded to 65 feet to the highest ceiling/level**; the maximum impervious coverage may be increased up to **90%** for lots with multi-story structures; parking spaces within the structure may be reduced to **9 feet in width and 18 feet in length**; **parking structures may be connected to adjacent buildings on individual lots at common property line via a connecting bridge**; and/or the front yard setback may be extended, subject to the following:

- A. Parking structures shall include space for ground floor-floor commercial or office development.
- B. A traffic study shall be prepared to show the proposed number of parking spaces, proposed ingress and egress areas, and any associated impacts to the road network and local traffic flows.

Proposed New Section

575-44. Conditional use criteria for hotels.

At the discretion of Borough Council and by conditional use, the building height restriction may be expanded by 15 feet (to a maximum of 65 feet); the loading and unloading of vehicle regulations may be modified; the maximum building footprint may be expanded by up to 20,000 additional square feet (to a maximum of 50,000 square feet); the maximum building width may be expanded by up to 150 additional feet (to a maximum of 250 feet) and/or the front yard setback may be extended, subject to the following:

- A. Hotels shall include space for ground floor-floor commercial or office development.
- B. Other provisions as are determined by the Borough Council to be necessary to provide for the general public health, safety and welfare.