

Words in ~~strikeout~~ are to be deleted. Words in **bold** are to be added.

Chapter 12 – Article II. Section 5

5.3 Open Space – Rural Clustering Requirement. Residential development of land in the Agricultural, Forest, and Rural Commercial zoning districts shall comply with the following requirements for the purposes of preserving large tracts of farm and forest land and other open spaces for future generations. Open Space – Rural Clustering is established:

- A. To encourage innovative residential development and design resulting in a coherent overall development pattern and streetscape;
- B. To conserve and efficiently use open space in rural areas by maintaining ~~at least fifty (50) percent~~ permanent open space through the use of cluster development techniques, and insuring that this open space is incorporated as an integral component of community and neighborhood design;
- C. To promote the conservation and preservation of the agricultural, forest, and rural resources of Harris Township;
- D. To promote the creation of pedestrian **and bicycle** corridors;
- E. To preserve environmentally sensitive features;
- F. To preserve historically significant elements;
- G. To minimize the visual impact of new development from arterial traffic corridors;
- H. To implement the environmental protection policies of the Centre Region Comprehensive Plan by maintaining areas in open space which are identified by the Natural Resources Map adopted in the Comprehensive Plan;
- I. To promote land development beneficial to maintaining high quality watersheds, as defined in the PA Department of Environmental Resources Special Protection Waters Implementation Handbook, as amended;
- J. **To blend rural and suburban design elements where public sewer is available, providing transitional residential areas between higher density zoning and lower density development outside of the public Sewer Service Area identified in the Centre Region Act 537 Sewage Facilities Plan.**

- K. **To decrease or minimize nonpoint source pollution impacts by reducing the amount of impervious surfaces in site development.**
- L. **To promote cost savings in infrastructure installation and maintenance by such techniques as reducing the distance over which utilities, such as water and sewer lines, need to be extended or by reducing the width or length of streets.**
- M. **To provide opportunities for social interaction and walking and hiking in open space areas.**

5.3.1 Provisions. All land included in any rural district to be developed for single-family detached dwellings shall be developed as per the district regulations contained in Chapter 12, Article III with lot and yard setback requirements for each lot reduced to those applicable to single-family detached dwellings with off-site sewer service in the Single-Family Residential (R-1) zoning district. When individual on-lot sewer service is utilized, land development shall comply with the minimum lot size for single-family detached dwellings with on-site sewer service in the R-1 zoning district.

5.3.1.1 The total number of dwelling units which may be placed on the tract shall be based on (a) the sewage disposal capacity of the developable portion of the tract, and (b) the extent and locations of environmentally sensitive areas such as steep slopes, wetlands, and floodplains, as identified on the Natural Resources Map adopted in the Centre Region Comprehensive Plan. ~~Under no circumstances shall~~ The density of the cluster development shall not exceed the projected density of a development using conventional one-acre minimum lot sizes, **except when utilizing the provisions for development on rural tracts for lands zoned Agriculture (A) within the Sewer Service Area, as described herein, which are permitted a density of no more than two (2) dwelling units per acre.**

5.3.1.2 Areas defined as environmentally sensitive shall be reserved as open space unless specifically exempted by agencies responsible for the permitting of development in wetlands, floodplains, and steep slopes.

5.3.1.3 Sanitary sewage disposal shall comply with the Harris Township Subdivision Ordinance, Article IV, Section 5, Sanitary Sewage Disposal.

5.3.1.4 All tracts of land within the Agriculture, Forest, and Rural Commercial zoning districts which are ten (10) acres or more in area at the time of adoption of **Ordinance No. 168, enacted this subsection October 9, 1995**, shall comply with the Open Space - Rural Clustering requirements of this ordinance, except as follows:

- 5.3.1.4.1 All parent tracts which are ten (10) acres or more in area at the time of adoption of **Ordinance No. 168, enacted this subsection October 9, 1995**, may subdivide as many as two (2) residential lots without compliance to the Open Space - Rural Clustering requirements of this Ordinance.
- 5.3.1.4.1.1 Any such exempt lot of less than ten (10) acres shall be prohibited from further subdivision; such prohibition shall be plainly noted on the subdivision plan as a condition of approval. (Ordinance No. 195, enacted April 13, 1998.)
- 5.3.1.5 **Rural Clustering outside the Sewer Service Area.** No more than fifty (50) percent of the total tract shall be developed for single-family detached dwelling lots or dwellings utilizing the options below, including streets and accessory uses.
 - 5.3.1.5.1 The applicant may place single-family semi-detached dwelling(s), single-family attached dwelling(s), two-family detached dwelling(s), or two-family semi-detached dwellings on the tract; however, density shall not exceed the maximum number of single-family detached dwellings allowed under the rural district regulations. Development of this type is subject to the following requirements:
 - 5.3.1.5.1.1 Single-family semi-detached dwellings, single-family attached dwellings, two-family detached dwellings, and two-family semi-detached dwellings shall conform to minimum lot sizes, yard setbacks, maximum height requirements, etc. identified in Chapter 12, Article IV, Residential Districts, Section 2, Two-Family Residential District.
 - 5.3.1.5.1.2 Zero lot line dwellings are permitted as allowed by Article VII, Section 11, Zero Lot Line Dwellings, of this Ordinance.
- 5.3.1.6 **Rural Clustering within the Sewer Service Area.** No more than seventy (70) percent of the total tract shall be developed for single-family detached dwelling lots or dwellings utilizing the options below, including streets and accessory uses.
 - 5.3.1.6.1 The applicant may place single-family semi-detached dwelling(s), single-family attached dwelling(s), two-family detached dwelling(s), or two-family semi-detached dwellings on the tract; however, density shall not exceed two (2) dwelling units per acre. Development of this type is subject to the following requirements:
 - 5.3.1.6.1.1 Single-family semi-detached dwellings, single-family attached dwellings, two-family detached dwellings, and two-family semi-detached dwellings shall conform to minimum lot sizes, yard setbacks, maximum height requirements, etc.

identified in Chapter 12, Article IV, Residential Districts, Section 2, Two-Family Residential District.

5.3.1.6.1.2 Zero lot line dwellings are permitted as allowed by Article VII, Section 11, Zero Lot Line Dwellings, of this Ordinance.

5.3.1.6.2 **The total number of dwelling units which may be placed on the tract shall be based on the extent and locations of environmentally sensitive areas such as steep slopes, wetlands, and floodplains, as identified on the Natural Resources Map adopted in the Centre Region Comprehensive Plan. In no case shall the overall density on lands zoned Agriculture (A) within the Sewer Service Area exceed two (2) dwelling units per acre.**

5.3.1.6.3 **Workforce Housing. A range of housing options promotes diverse and thriving neighborhoods, schools, and communities. It also aids the recruitment and retention of local businesses and their workforce, which are essential to the economic welfare of the community.**

The purpose of this section is to support the housing goals of the Centre Region Comprehensive Plan which recommends providing a wide range of sound, affordable and accessible housing; to create a long-term stock of workforce housing units in Harris Township; to encourage housing choices for families of all income levels; to assure that workforce housing units are similar in appearance and functionally equivalent to market rate units; and to foster public-private cooperation in the development of workforce housing units.

For parcels of 30 acres or more zoned Agriculture (A) within the Sewer Service Area and proposed for residential development, a percentage of the total number of dwelling units must be designated as Workforce Housing. The percentage of Workforce Housing required shall be in direct proportion to the percentage of open space provided, as follows:

- a. **40% open space - 10% workforce units required**
- b. **30% open space - 15% workforce units required**

5.3.1.6.3.1 **For the purposes of this ordinance, Workforce Housing is defined as housing that is affordable to households making from 60% to 100% of the Area Median Income, as determined annually by the U.S. Department of Housing & Urban Development for Centre County.**

Housing affordability is defined by the U.S. Department of Housing & Urban Development.

5.3.1.6.3.2 Workforce housing units used as the basis for approving a density bonus or open space reduction shall require submission of a Housing Development Plan, describing the number of workforce housing units, the percentage of units between the ranges of 60% and 100% AMI, the construction requirements, and affordability restrictions.

The Housing Development Plan shall be prepared in consultation with the Centre County Housing & Land Trust, or other non-profit agency, and approved by the Board of Supervisors as a condition of plan approval.

5.3.1.7 Neighborhood Commercial Uses. For residential development projects on lands zoned Agriculture (A) within the Sewer Service Area, a neighborhood commercial use is permitted. Neighborhood commercial uses shall comply with the following:

5.3.1.7.1 The overall size and type of commercial development shall be restricted to prevent the establishment of intensive commercial-type facilities that exceed the local orientation.

5.3.1.7.1.1 Commercial uses shall not occupy more than 2% of the total tract size of the parent lot.

5.3.1.7.1.2 Commercial uses are limited to one location for parent tracts of less than 40 acres. Commercial uses may occupy no more than two locations on parent tracts of 40 to 80 acres, and not more than three locations for parent tracts or 80 or more acres in size.

5.3.1.7.1.3 The lot size for neighborhood commercial uses shall be no less than 3,000 square feet nor shall the lot size exceed one acre.

5.3.1.7.2 Building coverage area shall not exceed 25% of the commercial lot size.

Lot Requirements:			Yard Setback Requirements:			
Min. Size	Min. Width	Max. Coverage	Front	Side	Rear	Max. Height
3,000 sq ft	50 feet	25%	Lots ≤10,000 sq ft : 20	10	30	35
Max. Size						
1 acre	50 feet	25%	Lots ≥10,000 sq ft: 20	15	50	35

5.3.1.7.3 Commercial uses shall be designed to provide basic convenience goods and services to existing and future nearby residences. Uses permitted by right include:

- a. retail establishments for food, apparel, pharmaceuticals, flowers/gifts, hobby/craft supplies, sporting goods, books, toys and games
- b. beauty and barber shops
- c. seasonal produce/flower market/tree sales
- d. child and adult day care
- e. laundromat and dry cleaners (drop-off and pick-up only)
- f. medical and dental offices/clinics (excluding animal hospitals and veterinary offices)
- g. business, professional and financial offices
- h. health club
- i. café, deli, coffee shop, caterer (excluding drive-through facilities)
- j. bank, ATM
- k. community center
- l. antique dealers
- m. studios for the arts and handcrafts; photographic studios
- n. public libraries, museums, civic buildings (excluding maintenance facilities)

5.3.1.7.4 Neighborhood commercial uses shall provide convenient pedestrian access and shall accommodate bicycle facilities. Any necessary parking facilities shall be located to the side or rear of any structure and shall include handicap parking. Given the close proximity of these small neighborhood commercial uses to the predominately residential area, parking for commercial uses is not permitted within the setback to allow for a larger buffer area.

5.3.1.7.5 Neighborhood commercial uses shall be centrally located and within walking distance to residential uses, community open space, and public transit facilities to encourage pedestrian/bicycle activity and to create informal gathering places for residents of the community. A bus shelter and bus pulloff shall be provided to accommodate the safe boarding of transit passengers and smooth transition of traffic.

5.3.1.7.6 Neighborhood commercial buildings may include one accessory dwelling unit of no more than 750 square feet in area.

5.3.1.7.7 The design of neighborhood commercial uses shall be compatible with the community character of the neighborhood and the surrounding area. All portions and sides of buildings shall be surfaced with the same and/or compatible materials as are used on dwelling units. Site plan elevation drawings shall be required for

all visible surfaces and shall include a description of the exterior surface building materials. All rooftop mechanical systems shall be screened by fencing or other means.

5.3.1.7.8 Sign regulations for the neighborhood commercial uses shall permit signs of adequate size to advertise the business(es), while respecting the residential character of the surrounding neighborhood. Signs for the neighborhood commercial uses shall meet the sign regulations for the Village zoning district, as specified in Chapter 12, Article XIV.

5.3.1.7.8.1 One off-premise sign of not larger than 25 square feet per face is permitted at each arterial or collector entrance to the development, to advertise the neighborhood commercial business(es) within the development and indicate their general location.

5.3.1.7.9 Parking for Neighborhood Commercial Uses.

Number and Computations. In computing the required number of spaces, all fractional numbers shall be increased to the next highest integer.

Use	# of Required Parking Spaces
all retail and service establishments, except those listed below:	1.5 per 250 sq. ft. of retail and service floor area
barbers & beauticians	2 per chair
business, professional and financial offices	1 per 400 sq .ft. of floor area
medical/dental offices	5 per practitioner, based on maximum design capacity
café, deli, coffee shop, caterer	1 per 4 persons, based on maximum design capacity
child/adult day care	1.5 per client
community center	1 per 3 persons, based on maximum design capacity
public library, museum, civic building	1 per 400 sq. ft. of floor area

5.3.1.8 Open Space Requirements. The remaining undeveloped portion of the tract which shall be at least fifty (50) percent, shall be used for one or more of the following uses. As part of plan approval, the Board of Supervisors reserves the right to require, when deemed appropriate, that the first option listed herein be mandatory for a portion of the open space: (1) public park and recreational uses (whenever possible, open space shall be contiguous with other existing or

planned parks/open space areas); (2) the tilling of the land, the raising of crops, fruits, vegetables, and the raising and keeping of livestock and poultry and fish; (3) horticultural uses related to the raising, propagating, and selling of trees, shrubs, flowers, and other plant materials; (4) usual farm structures, including barns and greenhouses (one single-family detached dwelling of the farm operator shall be allowed. All farm structures shall comply with applicable zoning and other requirements; (5) commercial establishments for the processing, storage, and sale of farm products produced and raised on the premises (structures shall comply with applicable zoning and other requirements; (6) the conservation of water, soil, forest, and wildlife resources, areas for potable water well use, areas for treatment/disposal of wastewater discharges.

5.3.1.8.1 The portion of the tract used in accordance with Section 5.3.1.8 above shall be a single lot of record.

5.3.1.8.2 Minimum lot widths for areas intended to be used as access to open space shall be no less than fifty (50) feet, measured at the street. Lot width for areas not intended for access shall meet or exceed the minimum requirements for residential lot width in the zoning district where the development is located.