



Zoning Diagnostic Report

Crafton / Ingram Boroughs

An evaluation of the current zoning code's support of the land use goals and objectives within the Crafton Ingram Thrive Comprehensive Plan

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This Zoning Diagnostic Report was produced in 2022 by ZoneCo.

Executive Summary

This Zoning Diagnostic Report evaluates the zoning provisions of the Boroughs of Crafton and Ingram in their promotion or interference with the community objectives identified in the Crafton Ingram Thrive plan (the “Plan”), with general planning goals articulated through a community visioning session held on August 18th, 2022, and through interviews with staff from both Boroughs. The Plan can be viewed on the Crafton/Ingram public websites. To create this report, unbiased zoning consultants performed a careful review of the Plan and the existing Boroughs of Crafton/Ingram Zoning Codes (“Codes”), the zoning maps, and connections between zoning regulations and real-world outcomes.

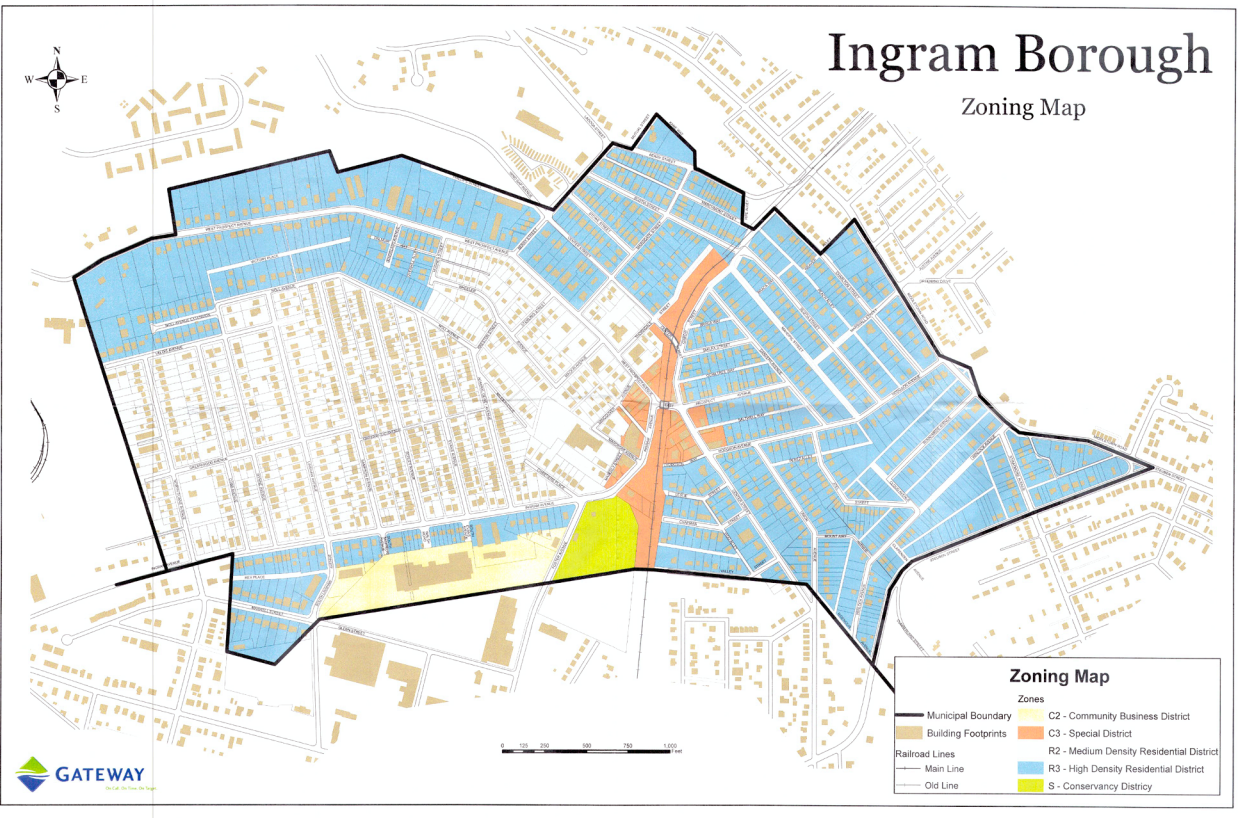
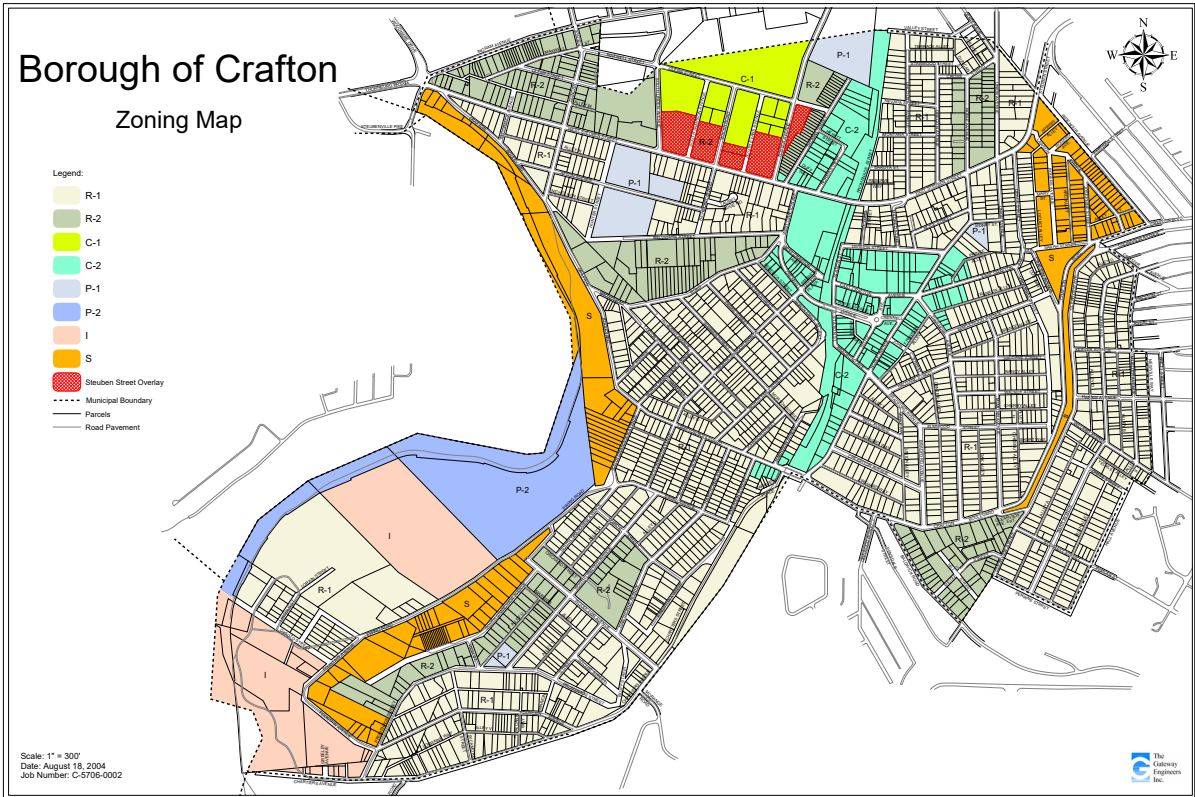
Crafton last updated its zoning ordinances and map in 2004. Ingram’s zoning dates to 1982. Therefore, the existing zoning documents were developed using goals from those respective eras as a guiding force. Crafton Ingram Thrives, and the robust public input received during the Plan’s development, can provide a new guiding light as the Boroughs undertake their code updates.

As stated in the Plan, the future land use map indicates that land uses will not change substantially, but they will be modernized, streamlined, and adjusted to meet the community desire for increased amenities, vibrancy, and walkability.

There will be opportunity to improve the clarity and organization of both codes. They both have their respective deficiencies in these areas, which is noted in greater detail within this report.

This report was created through an initial analysis of every section of both Borough’s codes within a matrix, which can be viewed within Appendix A of this report. That matrix was then summarized into this report.

Crafton & Ingram Zoning Maps



Introduction

Chapter

01

Chapter 1: Introduction

WHAT IS A ZONING DIAGNOSTIC REPORT?

This report evaluates whether the zoning codes of Crafton and Ingram Boroughs achieve the community land use objectives articulated in the Crafton Ingram Thrive plan (the “Plan”). This report assesses where the code is achieving the Plan goals, where it is acting as a barrier, and what should be prioritized within the code update.

WHY IS THIS ZONING DIAGNOSTIC REPORT IMPORTANT?

Zoning regulations impact many aspects of a community, including the natural environment, housing availability, the feel of a neighborhood, access to greenspace, health and walkability, entrepreneurial opportunities, and economic stability. Therefore, an effective and efficient zoning code is paramount to achieving a community’s desired outcomes.

ZoneCo believes in three general principles:

Principle 1. Zoning should regulate only what needs to be regulated in order to protect health, safety, and the general welfare.

Zoning regulations should place

limits on the use of land only when necessary to protect health, safety, and the general welfare. Regulations that do not relate to such public interests may overstep the police power granted to cities and may not be legally defensible.

Principle 2. Zoning should respect both existing and desired development patterns.

Zoning regulations should relate to a community’s existing development patterns as well as its desired future scenario. When zoning regulations are out of context with existing or desired development patterns, land owners may need to apply for numerous administrative approvals and variances for common development projects, which increases the cost of investment and discourages improvements which may benefit the community. Furthermore, processing such administrative approvals and variances can unduly burden government departments.

Principle 3. Zoning should be the implementation of a plan, not a barrier.

Zoning should be a tool to implement a community’s vision as expressed in its comprehensive plan. In many instances, a

community invests time, funds, and energy into the development of a comprehensive plan, but zoning regulations are overlooked or revised over time in a disjointed manner. This scenario leads to outdated, inconsistent, and disorganized zoning regulations that are cumbersome, intimidating, and costly for property owners and administrators, alike, and impede planning goals and economic development. On the other hand, a comprehensive update to the zoning code within the long-term planning process allows for clear, usable, defensible, and consistent regulations that operate efficiently to protect the public's interests and encourage desired outcomes.

HOW IS THIS ZONING DIAGNOSTIC REPORT DIFFERENT FROM THE COMPREHENSIVE PLAN?

A comprehensive plan is the output of a lengthy, long-range planning process involving community engagement, visioning, and goal setting. Some community goals produced in this process may be general in nature, such as “Maintain the Borough’s small-town charm,” while others may be very specific, such as “Allow buildings of up to 45 feet in height.”

A comprehensive plan is adopted by a local legislative body (i.e., Crafton and Ingram Boroughs), but its vision is just that: a high-level roadmap to guide future decision-making. A zoning code, on the other hand, is codified and sets forth regulations that, if not followed, constitutes a violation of law.

This report serves as a link between the long-range vision of the comprehensive plan and the on-the-ground regulations of the existing zoning code.

This report was produced by a team of zoning and planning professionals contracted by Crafton and Ingram Boroughs. Professionals working on this report utilized the comprehensive plan document, insights from meetings with community stakeholders, professional expertise in the zoning field, experience working with peer municipalities, and familiarity with national best practices to evaluate the zoning code and generate recommendations for the code update processes for the Boroughs.



The Crafton / Ingram Context

Chapter
02

Chapter 2: The Crafton / Ingram Context

A zoning diagnostic report evaluates how effectively the zoning code is achieving a community's objectives. But what, exactly, are Crafton and Ingram's objectives? To answer that question, the comprehensive plan, titled Crafton Ingram Thrive (2017) was reviewed in detail. Further to this, meetings were held with staff and other stakeholders within the Boroughs to better understand the codes' administrative nuances.

CRAFTON INGRAM THRIVE: INTRODUCTION

The Crafton Ingram Thrive plan was produced by Pashek Associates and adopted in 2017. Consistent with comprehensive plans of peer municipalities, the Plan provides a context analysis, describes

demographic trends, identifies key objectives, assets, and challenges, and recommends actions to address such challenges.

The pursuit of a zoning code update for both Boroughs is recommended several times throughout the document. One section is devoted to laying out goals for a zoning code update.

CRAFTON INGRAM THRIVE: KEY OBJECTIVES

As described in the previous section, the Plan lists twelve key objectives for a code update on page 78.

Several key themes emerged within the twelve objectives, and they were consolidated into 6 overarching goals by the authors of this report for the purposes of reviewing them

Zoning is sometimes revised in tandem with comprehensive planning because zoning can support and propel the kinds of changes that are sought in an implementable plan. Zoning can be one of the tools the communities employ to make sure they are steering future growth and development in the directions they have chosen. (Crafton Ingram Thrive, page 77)

against the Boroughs' zoning codes. The rest of the Plan was reviewed to ensure that all land use goals were captured within the 6 overarching goals, listed below:

1. Facilitate vibrancy through flexibility to accommodate uses that meet resident and business needs, facilitate new and evolving uses, and facilitate a mix of commercial and residential uses where appropriate.
2. Enhance the public realm through high quality design standards that reflect and preserve the historic fabric, and thoroughfare and public space standards that facilitate vibrancy and accessibility.
3. Ensure compatibility between uses and implement effective means of buffering and transitioning between uses.
4. Protect and enhance natural resources and implement green/low-impact design solutions where possible.
5. Ensure organizational efficiency through the exploration of opportunities for joint land use administration and enforcement. Ensure that enforcement is effectively addressing blight.
6. Facilitate pedestrian, bicycle, and transit utilization through the coordination of infrastructure and land use regulations.

In addition to the stated goals for the code update on page 78 of the Plan, there is a section entitled "future land use plan" on page 79 where it states that land use will largely remain the same, with the following exceptions:

- In both communities, the future vision includes a new emphasis on denser mixed-use redevelopment capitalizing on the Boroughs' proximity to the West Busway.
- The vision extends through Ingram a "Conservancy Residential" use that is intended to retain existing residential areas while also protecting and reflecting the community value of green space and steep slopes. This land use is consistent with elements of the plan focusing on Connectivity.

The following section compares the zoning code against the 6 overarching goals.

Zoning Code Evaluation

Chapter
03

Chapter 3: Zoning Code Evaluation

In this section, we review our analysis of the zoning code and how each Borough's code was either promoting or acting as a barrier to the Plan goals. We start by stating General Code observations for both Boroughs. We then review our analysis of the zoning code and how each Borough's code was either promoting or acting as a barrier to the 6 overarching Plan goals discussed in Chapter 2. At the end of the chapter, observations are given for areas of the code that are not directly addressed within the Plan.

GENERAL CODE OBSERVATIONS

CRAFTON AND INGRAM

The general organization and flow of the documents and table of

contents is reasonably intuitive and navigable. **Issues with organization tend to originate within individual sections where several different zoning issues are lumped together incongruously.**

For example, the performance standards in Crafton include a passage about forestry, which should instead be included with other special use standards. The exceptions to yard dimensions are scattered throughout several sections when they could be consolidated into one where users could find all of the information in one place. It can be helpful to include this information within the preamble of the Districts chapter, so that the exceptions are known as the user navigates to the lot/site standards.

Development regulations should aim to provide more guidance relative to form and style, but otherwise maintain the flexibility inherent within the current regulations.



Almost none of the dimensional standards are located within tables or charts, which would help immensely with condensing the information and making it more accessible. Numerical standards especially are easier to retrieve when put into tables.

The Codes also void of graphics, which could aid in communicating standards that have complicated spatial explanations.

In addition to these issues, the **language is sometimes verbose, confusing, or the intent is hard to discern**. It appears to be occasionally contradicting. Within the code updates, clarity of language is a goal for the Ingram code.

GOAL 1. FACILITATE VIBRANCY THROUGH FLEXIBILITY TO ACCOMMODATE USES THAT MEET RESIDENT AND BUSINESS NEEDS, FACILITATE NEW AND EVOLVING USES, AND FACILITATE A MIX OF COMMERCIAL AND RESIDENTIAL USES WHERE APPROPRIATE.

CRAFTON

The C-2 in Crafton is the district where there is the greatest capacity to foster mixed-use development and transit-oriented development in keeping with Goal 1, which is aligned with resident feedback from the first engagement session.

One- and two-family residences are permitted by-right within

the C-2, however, “apartments within a commercial building” are permitted as a conditional use. The borough should consider whether they should be permitted by-right in order to remove an additional barrier to mixed-use development. Additional development standards could control form, scale, building orientation, and design to ensure that any new development is compatible.

The zoning standards and urban form within a walkable radius around the West Busway Station should be coordinated through pedestrian paths, increased residential density, decreased parking standards, lighting, and a healthy mix of uses.

The minimum lot size within the C-2 varies based on use: mid-rise apartments must have a minimum lot size of one acre, 20,000 for multi-unit structures, and 5,000 for all other uses. The maximum density for multi-unit structures is 15 units/acre. Given that the goal with these development standards is to create compatibility in form and use, the standards for this district should not be stratified based on use. The C-2 should promote a consistent form, and where there is a desire to promote site features like additional greenspace, then those specific site features should be addressed separately rather than through entirely different development standards for various uses.

The Plan states a desire to

transform the shopping mall into a more walkable site, with potential opportunity to redevelop portions of the parking lot.

Several measures could assist with facilitating this within the C-1 district, like outlot standards, which would be crafted to provide development opportunities within the interior of the site, reduce parking standards, mandate requirements for pedestrian pathways, and relax the use standards to permit mixed-use development by-right. Crafton and Ingram would coordinate revisions to their C-1 and C-2 districts to mirror each other to better accommodate development at the shopping center.

INGRAM

The revisions listed above for the C-1 in Crafton also apply to the C-2 in Ingram (both districts cover the full extent of the mall property) - there are tangible revisions that would enable the code to better meet Goal 1.

The C-3 district provides flexibility to create walkable development patterns within Ingram. All residential uses are permitted by right, however, a “residential dwelling in a commercial structure” must receive a conditional use approval. Given that mixed-use and walkable development is a priority, mixed-use buildings should be permitted by-right in the C-3.

If there are specific parameters that the Borough seeks during the current conditional use approval process for mixed use projects in the C-3, then those parameters should be built into the base zoning. For example, if buffering is a concern, then mixed-use buildings that are larger in scale could be required to provide buffering as a requirement of the base zoning.

The development standards within the C-3 are very flexible - there are no minimum lot standards and minimal setback standards. The maximum heights for this district vary greatly between 45' for “main structures” and 100' for “high rise structures”. the definitions for “high-rise structures” and “other main structures” should be clarified. Consider whether a uniform maximum height that falls between these two existing height maximums could facilitate medium density redevelopment while also maintaining a scale that is similar to existing buildings. This would create a pedestrian-scaled environment, in keeping with Goal 1.

GOAL 2. ENHANCE THE PUBLIC REALM THROUGH HIGH QUALITY DESIGN STANDARDS THAT REFLECT AND PRESERVE THE HISTORIC FABRIC, AND FACILITATE VIBRANCY AND ACCESSIBILITY.

CRAFTON

Design and site standards that facilitate appropriate urban form and quality public space will assist in creating a more unified, cohesive public realm within the central core of Crafton. Part of achieving this goal is facilitating consistent building orientation in the urban core, which can be ameliorated through well-defined standards for front facades, entrances, and glazing. Corner facade glazing on both can visually connect the two streets that intersect.

The section of the code that most promotes Goal 2 is the Steuben Street Overlay. The design standards promote a unified facades, front yard landscaping, and a prohibition on front yard parking. These standards ensure as much compatibility as possible with the smaller-scale, lower intensity properties on the south side of Steuben Street.

Within the commercial and mixed-use areas, additional standards could apply to patios, sidewalks, bicycle infrastructure, glazing, strong horizontal elements and well-defined top, middle, and bottom. As the Boroughs work

through the code update process, the specific facets of the public realm that the Borough's would like to prioritize should be explored in greater depth.

INGRAM

The integration of design standards should also be considered within Ingram. Ingram's code currently specifies building materials in most districts, but does not provide design standards. Design standards could foster greater cohesion where redevelopment is anticipated.

It is positive that all of Ingram's zoning districts, there is flexibility to provide a variety of housing types, which is rare in Midwestern communities. The C-3 also permits a range of housing options mixed with commercial uses. This development pattern is consistent with the mixed housing types found throughout Ingram, and therefore, these development standards are furthering Goal 2 to reflect and preserve the historic fabric.

It should be noted that the density maximums in the Planned Residential District seem to have less compatibility with existing urban fabric given the large minimum lot standards that are more restrictive than the district standards.

GOAL 3. ENSURE COMPATIBILITY BETWEEN USES AND IMPLEMENT EFFECTIVE MEANS OF BUFFERING AND TRANSITIONING BETWEEN USES.

CRAFTON

Section 225-121 contains the code's landscaping and buffer standards, which most of the districts refer to. This section supports Goal 3 through the promotion of substantial buffers between districts with varying intensities - properties at the specified district boundaries must provide either a 20 ft., 10 ft. buffer, or planted, opaque green wall or fence.

The Steuben Street Overlay also aims to "protect adjacent residential properties through performance standards for ingress and egress, parking and landscaping" from the higher intensity C-1 zoning district. This district also promotes Goal 3.

The R-2 promotes Goal 3 through permitting higher density housing while providing "for compatible public, semipublic and accessory uses as conditional uses or uses by special exception."

The city should further study whether the historically platted residential lots are consistent with the minimum lot sizes within the R-1 and R-2, or have non-conformities been created through the minimum lot dimensions.

INGRAM

The intent of the R3 zone is to "be a buffer zone of transition between nearby low- and medium-density residential districts and adjacent commercial districts," which is in keeping with Goal 3.

However, the only area where physical buffer yards are required is in the PRD.

Given that density is fairly even across Ingram, the Borough should consider developing buffers for specific, intensive uses. This would be especially useful in the C2, Community Business District, where several intensive uses are permitted either by-right or conditionally (flea market, wholesale distribution of beverages, automobile service station, outdoor sale of automobiles, etc.).

Another positive standard for creating effective transitions within the code is front yard averaging for new structures, whereby the front yards of adjacent structures are averaged - this ensures consistency in the built environment but not monotony.

Similar to Crafton, the density in the core of Ingram is relatively gentle, and there does not appear to be any large swathes of the Borough where incompatibilities are created.

GOAL 4. PROTECT AND ENHANCE NATURAL RESOURCES AND IMPLEMENT GREEN/LOW-IMPACT DESIGN SOLUTIONS WHERE POSSIBLE.

CRAFTON

The presence of the Conservancy districts in both Boroughs is positive and supports Goal 4. Consider adding regulations for building on steep grades throughout the City - geotechnical reporting would be required if construction is occurring on a grade that is above a specific threshold.

Additionally consider whether there would be an openness to requiring some low-maintenance green infrastructure installations that could be easily maintained on private properties (some green infrastructure installations require specialized skills for upkeep).

The P-1 and the P-2 district in Crafton are effective in preserving public space for nature, passive and active recreation, and sportsfields, which is in keeping with Goal 4. It is positive that this land is preserved for the community. For ease of administration, consider whether the P-1 and P-2 could be combined.

Ingram currently does not have a specific district for parkland - consider whether existing parkland could be better preserved through the creation of an Ingram parkland district.

GOAL 5. ENSURE ORGANIZATIONAL EFFICIENCY THROUGH THE EXPLORATION OF OPPORTUNITIES FOR JOINT LAND USE ADMINISTRATION AND ENFORCEMENT. ENSURE THAT ENFORCEMENT IS EFFECTIVELY ADDRESSING BLIGHT.

Crafton Ingram Thrive had several goals related to enforcement and blight mitigation. As first time home-buyers and young families are drawn to Crafton and Ingram, blight will likely decrease over time. However, many cities are seeing a rise in speculative behavior which could intensify neglect. When considering ways to decrease blight, an approach that embraces both carrots and sticks should be explored. To ensure that lower-income residents have resources to rectify zoning infractions, create a program where some assistance is available for qualifying community members to get assistance rectifying minor infractions.

In addition to this, consider developing a strategic plan aimed at increasing enforcement capacity over time, through shared resources.

GOAL 6. FACILITATE PEDESTRIAN, BICYCLE, AND TRANSIT UTILIZATION THROUGH THE COORDINATION OF INFRASTRUCTURE AND LAND USE REGULATIONS.

Many of the most effective reforms

that affect mobility are land-use related reforms. For example, the reduction in minimum parking spaces in both Boroughs, over time will reduce a host of barriers to walking and biking. Parking lot design in the Boroughs currently does not include bicycle parking requirements, mandatory pedestrian walkways to front entrances, or mandatory pick-up/drop-off parking spaces that can promote more efficient utilization of parking lot spaces.

The goal of minimum lot sizes should be to promote granularity, which promotes walkability while still providing enough greenspace and permeable surface on a given property. The lot sizes in both Crafton and Ingram appear to occasionally be larger than the historically platted lots, which is unnecessary.

Near business districts, any developable residential or mixed use projects should prioritize land utilization efficiency and building up the population threshold that can support the businesses in the commercial districts. All minimum lot sizes tied to the number of units should be eliminated.

Recommended Updates

Chapter
04

Chapter 4: Recommended Updates

The following updates are recommended to better achieve the goals of Crafton Ingram Thrive and general zoning best practices.

Organization and Format

- Reorganize both codes so that standards are easy to find and effectively grouped in one place.
- Utilize tables for numerical standards to the greatest degree possible, especially within the district sections.
- Utilize graphics to aid in comprehension and clarity around spacial concepts.
- Eliminate wordy, confusing descriptions to the greatest degree possible.

District Recommendations

- Name districts logically, eliminating alpha-numeric coding and develop naming conventions that create the sense of place that the community desires.
- Re-zone the C-1 in Crafton and the C-2 in Ingram to function identically to work in tandem to foster the desired walkability, community amenities, and

possible redevelopment to the greatest degree possible. Explore outlot standards that could function effectively to break up the mass of parking lot at the center of the site.

- Maintain Ingram’s residential districts as they are, and continue to permit property owners to abide by either set height and lot standards, or utilize setback and height averaging.
- Create a transit-oriented district tracking a walking radius around the west busway station, which includes considerations for design and pedestrian amenities.
- Consider combining the P-1 and P-2 in Crafton for ease of administration.
- Consider adding a parks-only district in Ingram to protect existing parkland.

Use Recommendations

- Eliminate ultra-specific or irrelevant use listings, such as “telephone central exchange” or “sanitarium”, and replace with generalized listings, such as “personal services” which

may increase the flexibility of the code in a changing retail environment.

- Update uses to account for modern uses like live-work spaces, maker spaces, and pop-up shops (a temporary use).
- Continue to allow the flexibility of uses found in Ingram and in Crafton by permitting mixed-use buildings by right in the commercial districts.
- Within the C-2 in Ingram, ensure that all intensive commercial uses and light industrial uses are conditionally permitted, instead of permitted by-right to ensure compatibility and appropriate buffering.
- Consider zoning for uses that are temporary or mobile, like mobile food trucks or street vendors.

Building Standards Recommendations

- Consider requiring geotechnical or soil reports based on the grade of the property in every district, which may allay any future runoff or hillside slippage issues. Crafton permits more development within the Conservancy District - ensure that the hillside is protected to the greatest degree possible within all districts that have a substantial grade.
- Allow heights of up to 60 feet for all structures in the C3 in Ingram,

and where a “high-rise structure” is appropriate, permit up to 100 feet in exchange for a desired public good or amenities.

Walkability Recommendations

- Require sidewalks of at least 4 feet in width along all streets, regardless of the street’s length and the lots’ widths, which may increase the walkability of Crafton and Ingram’s neighborhoods.
- Ensure uneven sidewalk surfaces are replaced or repaired in a timely manner.
- Develop an overarching pedestrian map for the walkable area around the West Busway Station and require new development to provide pathways as part of development approvals.
- Remove minimum driveway widths to reduce the proportion of sidewalks occupied by vehicle-use areas and encourage a more walkable environment.

Environmental Recommendations

- Require the planting of native species anywhere the landscaping or planting is required. Furthermore, prohibit the planting of more than 20% of any single species in order to promote plant diversification.
- Require or incentivize all new streets and all new parking

lots direct stormwater runoff to vegetated swales, detention ponds, or rain gardens as opposed to conventional storm sewer systems.

Housing Recommendations

- Consider legalizing accessory dwelling units (ADU) where lots have sufficient area to accommodate one - ADU's would have a maximum square footage, a maximum height, and could not take up more than a specific percentage of the rear yard.
- In both Crafton and Ingram, remove the minimum lot area per dwelling unit requirements for multi-family dwellings, an action which may reduce the costs of multi-family units and increase the accessibility of housing for Crafton Ingram's seniors.
- Continue to require open space as part of multi-unit projects; for projects in the central core, where projects are near a public park, consider reducing the open space requirement in exchange for payment into a park fund.

Parking Recommendations

- Reduce off-street parking for both Boroughs, an action which may result in more walkable neighborhoods and the ability to create a better multi-modal environment, especially close to the west busway. Many peer cities have or are

considering the elimination of off-street parking requirements.

- Continue to provide relief from parking requirements for historic or small structures.
- Consider whether the provision of bicycle facilities could be swapped for parking space provision, up to a specific portion of the required minimum spaces.

Legal Recommendations

- Conduct a legal review of the nonconforming section in Ingram to ensure that there is no conflicting information.
- Ensure that regulations pertaining to holiday homes are consistent with state regulations applicable to short-term rentals.

Signage

- Consider permitting only building signs within the C-3 in Ingram and the C-2 in Crafton, consider also whether the code should promote specific materials that match the historic character in those districts.
- Assess the appropriateness of current sign area allowances, especially in Ingram where in some cases there are no maximum sign area standards.
- Consider decreasing the maximum pole sign height from 20 feet in Crafton.

APPENDIX A:

ON THE FOLLOWING PAGES PLEASE FIND THE DIAGNOSTIC MATRIX THAT WAS USED TO DEVELOP THIS DIAGNOSTIC REPORT

CRAFTON Code Section	Notes
Article I: General Provisions	
§ 225-1 Short title.	This provision reasonably provides legal basis for zoning regulation.
§ 225-2 Effective date.	This provision reasonably lays out the effective date for enforcement/administration of the zoning regulations
§ 225-3 Authority.	This provision reasonably provides legal basis for zoning regulation.
§ 225-4 Interpretation.	This provision reasonably provides legal basis for zoning regulation.
§ 225-5 Statement of purposes.	The statement of purpose is reasonable and aligns with the general rationale of land use regulation. The language pertaining to avoidance of overcrowding and traffic should include a qualifier; in some communities this language can be used to deny approvals projects that are denser and often more affordable.
§ 225-6 Community development objectives.	This section should be updated to reflect the goals of Crafton/Ingram Thrive.
§ 225-7 Purpose statements are part of this chapter.	The purpose of this section, which states that intent statements in other chapters should be considered part of Article I, is unclear.
§ 225-8 Compliance.	This provision reasonably provides legal basis for zoning regulation.
§ 225-9 Exemption for public utilities.	This section is reasonable and in keeping with State of Pennsylvania law.
§ 225-10 Severability.	This provision reasonably provides legal basis for zoning regulation.
Article II Definitions	
§ 225-11 General rules of interpretation.	This section is helpful, however, additional terms that require interpretation could be added. For example, many communities struggle with how to best define side and rear yards for corner lots and through lots. Additionally, concepts such as time measurement (days of the week versus business days) could also be included here with information about interpretation.
§ 225-12 Specific meanings.	All terms should be located at the end of the zoning code as a glossary. This definitions list is comprehensive, and more inclusive than many other communities with aged zoning codes.
§ 225-13 Fair Housing Act.	It is positive that a reference to the Fair Housing Act and the terms within are referenced here.
Article III District Regulations	
§ 225-14 Zoning District Map.	It is positive that clarification is provided for the interpretation of boundaries.
§ 225-15 Zoning District.	It is positive that clarification is provided for the interpretation of boundaries.
§ 225-16 District regulations.	It is positive that clarity is given on the administrative challenges that arise within zoning administration occasionally. However, in some instances, the Town should consider granting the ability to execute an administrative approval. For example, if a use is not listed in the zoning code, there could perhaps be a threshold whereby a conditional use approval would not be needed to approve the use. Many zoning codes contain a provision whereby if an unlisted use is substantially similar to an existing use, then the standards for the substantially similar use would be applied.
Article IV S Conservancy District	
§ 225-17 Purpose.	It is positive that Crafton has a special district to preserve hillsides, especially with the ever increasing frequency of serious rain events. This purpose statement is consistent with CP goal (D), although in a less direct way, the existence of this district is promoting consistency with the other goals like improving enforcement (building on these hillsides, through earth disruption, could create a need for more overall enforcement actions) and facilitating walking/biking through limiting development on slopes that are harder to traverse via foot or bicycle.
§ 225-18 Authorized uses.	The authorized uses are limited, which is positive given the challenges associated with hillside construction. Single-family homes are permitted on large lot sizes and relatively small lot coverage. Institutional uses are permitted as a conditional use; given that institutions and associated parking can be larger in scale and require more earth displacement, caution should be permitted within the review process for these uses.
§ 225-19 Area and bulk regulations.	The minimum lot size for single-family homes is 20,000 sf, while it is one acre for all other uses. Within this district, more than other districts, there is a goal to reduce density and earth displacement to guard the integrity of the hillside, which these standards accomplish. The minimum yard setbacks are 30 feet for the front yard, 40 feet for the rear yards, 15 feet for residential side yards, and 25 feet for non-residential side yards. The height maximums of 30 feet and 45 feet also ensure that the scale of construction will remain limited. The Borough should be careful if granting variances that would permit greater building intensity.
§ 225-20 Engineering report.	This section is comprised of a reference to section 225-130. Within the referenced section, there is a paragraph that describes what is required within an engineering report, which is a soils report. Within the Conservancy District, the Borough should consider whether more detailed information about the volume of soil to be removed, the size of the cut in the hillside created for construction, location of development relative to the brow of the hill, etc. These elements are not required, however, they can ensure more intentional development on hillside property.
§ 225-21 Parking and loading.	Parking standards within this code are delineated by land use, however, front yard parking is prohibited within the Conservancy District, which is positive. Given that runoff levels should be a consideration for new development, consider lower parking minimums, or even maximums, for any hillside development.
§ 225-22 Performance standards.	It is positive that this section is referencing the performance standards for users, however, these standards should be located in the generally applicable section of the code instead of referenced individually in each district. Performance standards should include only the measurable standards for offensive by-products (like light, noise) of a use or building. Performance standards related to specific uses should be located within one chapter where all special use standards are listed.
§ 225-23 Signs.	Signage within the Conservancy District is limited to the same signage allowance as the residential zoning districts. Given the desire to protect the hillside, this is positive. Density and traffic will ostensibly be lower, and there is less need for large identification signage. Revise signage section to comply with the Supreme Court case ruling from Reed v. Town of Gilbert.
§ 225-24 Screening and landscaping.	The screening and landscaping standards provide a buffer between the "C" and "I" districts and the "R" districts and "S" district. There are four different types of buffer yards which are assigned based on which zoning districts are abutting. The planting requirements are reasonable, although native plantings should be required, and hedges with vertically could also be permitted. It is unclear whether a buffer is necessary between the R1 and R2 districts.

CRAFTON Code Section	Notes
§ 225-25Storage.	It is positive that all of the various forms of outdoor storage are addressed in one section of the code. This section should be moved into the generally applicable chapter of the code, although it addresses the most common issues related to outdoor storage, and this section is helpful in outlining prohibited outdoor storage activities so that enforcement actions are based on specific parameters. Consider adding parameters for the outdoor storage of compost, largely protecting against insects, vermin, and proximity to adjacent properties.
Article VP-1 Active Public Park District	
§ 225-26Purpose.	The P-1 district is positive in furthering goals to preserve greenspace and environmental assets. This purpose statement should be revised to include the specific park-related goals from Crafton-Ingram Thrive. Furthermore, this district and corresponding purpose statement make reference to active recreation, but it is unclear whether the parks districts need to be stratified and designated as passive or active, especially since gardens and grassed areas are included as permitted uses. The Borough should consider whether the two parks districts should be merged.
§ 225-27Authorized uses.	The permitted and conditional uses are consistent with what would often be found in parks-specific zoning districts. It is positive that indoor facilities are conditional uses so that an additional layer of review can ensure that they are compatible with the adjacent uses. They can have high amounts of traffic for events, large footprints, and large parking lots. It is unclear why batting cages are treated differently than other similar activities such as golf, softball, handball, etc.
§ 225-28Area and bulk regulations.	Additional flexibility within area and bulk standards could be given for recreation uses that are largely comprised of greenspace, landscaping, gardens, or small-scale recreation equipment (i.e., playgrounds, small exercise construction) as opposed to larger scale sporting venues. For example, parks primarily comprised of greenspace should not be assigned minimum lot area, minimum lot width, or minimum front/rear/side yards. Ensure that "community park" and "neighborhood park" are properly defined given that there are special standards applicable to them.
§ 225-29Parking and loading.	Parking standards are applied code-wide, and this section contains provisions for design, accessibility, access, marking, surfaces, landscaping, setbacks, lighting, and the minimum number of required parking spaces. Parks are not specifically listed, although various sporting/recreation facilities have minimum required parking standards listed. Where it is assumed that patrons or users of a facility will not be drivers (i.e., facilities for children, skateboard parks, mountain biking terrain, etc.), then consider whether parking minimums can be removed. Where a given park is comprised mostly of natural surface (grass, garden, trees), consider whether a pervious or non-paved surface is acceptable to limit the amount of run-off created on-site.
§ 225-30Performance standards.	It is positive that this section is referencing the performance standards for users, however, these standards should be located in the generally applicable section of the code instead of referenced individually in each district. Performance standards should include only the measurable standards for offensive by-products (like light, noise) of a use or building. Performance standards related to specific uses should be located within one chapter where all special use standards are listed.
§ 225-31Signs.	Parks are permitted to have an identification sign no larger than 12 square feet. Consider whether masonry monument signs could also be permitted with a larger square footage allowance. Furthermore, it is unclear what signage would be permitted for sporting and recreation facilities within the P-1. Ensure that these types of private facilities would be permitted adequate identification/advertising of their facility. Revise signage section to comply with the Supreme Court case ruling from Reed v. Town of Gilbert.
§ 225-32Screening and landscaping.	The screening and landscaping standards provide a buffer between the "C" and "I" districts and the "R" districts and "S" district. There are four different types of buffer yards which are assigned based on which zoning districts are abutting. The planting requirements are reasonable, although native plantings should be required, and hedges with verticality could also be permitted. It is unclear whether a buffer is necessary between the R1 and R2 districts.
§ 225-33Storage.	It is positive that all of the various forms of outdoor storage are addressed in one section of the code. This section should be moved into the generally applicable chapter of the code, although it addresses the most common issues related to outdoor storage, and this section is helpful in outlining prohibited outdoor storage activities so that enforcement actions are based on specific parameters. Consider adding parameters for the outdoor storage of compost, largely protecting against insects, vermin, and proximity to adjacent properties.
Article VIP-2 Passive Public Park District	
§ 225-34Purpose.	This purpose statement is positive in that it reflects the Plan's goals to preserve natural resources, and maintain access to greenspace for Crafton residents. However, it should be considered whether having separate districts for passive and active parks is necessary.
§ 225-35Authorized uses.	The permitted uses within the P-2 are consistent with the intent of the district and in keeping with Plan goals related to maintenance of greenspace. Given that land within the P-2 are listed as publicly-owned, it is unclear why low-impact facilities like picnic shelters or gazebos would require a conditional use approval. Consider whether this additional layer of review could be removed for the construction of small-scale accessory structures on publicly-owned land.
§ 225-36Area and bulk regulations.	Given that development within the P-2 will be limited to small scale structures, and area and bulk regulations should give flexibility to provide greenspace on abnormally shaped lots, these standards should contain minimal standards (min. lot size, which will reflect the minimum size for a park, and accessory structure setback from lot lines are likely some of the only standards necessary).
§ 225-37Parking and loading.	A minimum number of parking spaces is not listed for passive parks, which is positive given the desire to protect greenspace and environmental assets.
§ 225-38Performance standards.	It is positive that this section is referencing the performance standards for users, however, these standards should be located in the generally applicable section of the code instead of referenced individually in each district. Performance standards should include only the measurable standards for offensive by-products (like light, noise) of a use or building. Performance standards related to specific uses should be located within one chapter where all special use standards are listed.
§ 225-39Signs.	Parks are permitted to have an identification sign no larger than 12 square feet. Consider whether masonry monument signs could also be permitted with a larger square footage allowance.

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§ 225-40Screening and landscaping.	The screening and landscaping standards provide a buffer between the "C" and "I" districts and the "R" districts and "S" district. There are four different types of buffer yards which are assigned based on which zoning districts are abutting. The planting requirements are reasonable, although native plantings should be required, and hedges with verticality could also be permitted. It is unclear whether a buffer is necessary between the R1 and R2 districts.
§ 225-41Storage.	It is positive that all of the various forms of outdoor storage are addressed in one section of the code. This section should be moved into the generally applicable chapter of the code, although it addresses the most common issues related to outdoor storage, and this section is helpful in outlining prohibited outdoor storage activities so that enforcement actions are based on specific parameters. Consider adding parameters for the outdoor storage of compost, largely protecting against insects, vermin, and proximity to adjacent properties.
Article VII(Reserved)	
§ 225-42(Reserved)	N/A
Article VIII R-1 Single-Family Residential District	
§ 225-43Purpose.	Given that roughly 3/4 of Crafton's land area is zoned as R-1, it should be considered whether some portions could be appropriate for denser living arrangements, especially in areas that are adjacent to the C-2 districts. This purpose statement should be revised to reflect Crafton Ingram Thrive's reference to changing housing preferences.
§ 225-44Authorized uses.	The permitted uses are consistent with the intent of this zoning district, however, it should be considered whether denser
§ 225-45Area and bulk regulations.	Consider whether area and bulk regulations can be relaxed for infill development near amenities, transit, or community facilities in the R-1. For example, townhouse development on lots closer to 2,500 square feet, 30 foot min. lot width, or a zero foot side yard if homes on infill lots are attached.
§ 225-46Engineering report.	The Borough should consider developing more concrete standards for when an engineering report is required. In many cities, a geotechnical report is required when the properties grade surpasses a specific percentage. When the specific criteria are met for when development must provide an engineering report, more detailed information about the volume of soil to be removed, the size of the cut in the hillside created for construction, specifications regarding the stability calculation of any retaining walls, etc.
§ 225-47Parking and loading.	This dimensional and design requirements for residential uses are reasonable and ensure that parking facilities are design appropriately and constructed with proper materials and dimensions. The minimum required parking spaces for dwelling units should be relaxed in denser, more central areas to permit flexibility to build a variety of housing types, and to ensure that residents that do not or cannot own an automobile are not absorbing the cost of parking lot development.
§ 225-48Performance standards.	It is positive that this section is referencing the performance standards for users, however, these standards should be located in the generally applicable section of the code instead of referenced individually in each district. Performance standards should include only the measurable standards for offensive by-products (like light, noise) of a use or building. Performance standards related to specific uses should be located within one chapter where all special use standards are listed.
§ 225-49Signs.	The signage allowance for residential districts is modest and sufficient for the purposes of providing identification for larger residential developments; flexibility is given to erect a ground sign or wall sign. Revise signage section to comply with the Supreme Court case ruling from Reed v. Town of Gilbert.
§ 225-50Screening and landscaping.	The screening and landscaping standards provide a buffer between the "C" and "I" districts and the "R" districts and "S" district. There are four different types of buffer yards which are assigned based on which zoning districts are abutting. The planting requirements are reasonable, although native plantings should be required, and hedges with verticality could also be permitted. It is unclear whether a buffer is necessary between the R1 and R2 districts.
§ 225-51Storage.	It is positive that all of the various forms of outdoor storage are addressed in one section of the code. This section should be moved into the generally applicable chapter of the code, although it addresses the most common issues related to outdoor storage, and this section is helpful in outlining prohibited outdoor storage activities so that enforcement actions are based on specific parameters. Consider adding parameters for the outdoor storage of compost, largely protecting against insects, vermin, and proximity to adjacent properties.
§ 225-52Build-to line/contextual front yard setback.	it is positive that within the R-1, the contextual build-to line can be utilized instead of the standardized minimum front-yard setback - this ensures that the historic building patterns can be related to newer, infill development.
Article IX R-2 Single- and Multi-Family Residential District	
§ 225-53Purpose.	The purpose of the R-2 is positive in that it gives some flexibility for additional housing types beyond single-family homes, however, multi-unit structures are not permitted in either of the residential districts although the purpose statement states explicitly that permitting multi-unit housing is an intent of the district. The lack of permissions for multi-unit housing within the only two residential districts is akin to exclusionary zoning.
§ 225-54Authorized uses.	As stated, it is peculiar that multi-unit housing is not permitted in either of the residential districts. Other than this omission, the other uses listed are consistent with those generally permitted in residential districts.
§ 225-55Area and bulk regulations.	Much of the housing discussion within Crafton Ingram Thrive pertains to blight management, so the form and types of housing desired are not discussed vis-a-vis the zoning code. The minimum lot size for multi-unit dwellings is 8,000 sf for the first three units, and an additional 2,000 sf thereafter. Firstly, the difference in min. lot size between single-family dwellings and two-family dwellings is 1,000 sf yet between two- and three- family, there is a 2,000 sf difference in minimum lot size. Furthermore, an additional 2,000 sf of lot area for each unit seems highly prohibitive to developing multi-unit structures within a historic city where lots are platted at smaller sizes. The other development standards are in keeping with the character of existing structures, especially with the averaging of build-to lines. If there is a desire to provide smaller or more affordable units within a multi-unit structure as infill development, these standards will be limiting.
§ 225-56Engineering report.	The Borough should consider developing more concrete standards for when an engineering report is required. In many cities, a geotechnical report is required when the properties grade surpasses a specific percentage. When the specific criteria are met for when development must provide an engineering report, more detailed information about the volume of soil to be removed, the size of the cut in the hillside created for construction, specifications regarding the stability calculation of any retaining walls, etc.

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§ 225-57 Parking and loading.	This dimensional and design requirements for residential uses are reasonable and ensure that parking facilities are design appropriately and constructed with proper materials and dimensions. The minimum required parking spaces for dwelling units should be relaxed in denser, more central areas to permit flexibility to build a variety of housing types, and to ensure that residents that do not or cannot own an automobile are not absorbing the cost of parking lot development.
§ 225-58 Performance standards.	It is positive that this section is referencing the performance standards for users, however, these standards should be located in the generally applicable section of the code instead of referenced individually in each district. Performance standards should include only the measurable standards for offensive by-products (like light, noise) of a use or building. Performance standards related to specific uses should be located within one chapter where all special use standards are listed.
§ 225-59 Signs.	The signage allowance for residential districts is modest and sufficient for the purposes of providing identification for larger residential developments; flexibility is given to erect a ground sign or wall sign. Revise signage section to comply with the Supreme Court case ruling from Reed v. Town of Gilbert.
§ 225-60 Screening and landscaping.	The screening and landscaping standards provide a buffer between the "C" and "I" districts and the "R" districts and "S" district. There are four different types of buffer yards which are assigned based on which zoning districts are abutting. The planting requirements are reasonable, although native plantings should be required, and hedges with verticality could also be permitted. It is unclear whether a buffer is necessary between the R1 and R2 districts.
§ 225-61 Storage.	It is positive that all of the various forms of outdoor storage are addressed in one section of the code. This section should be moved into the generally applicable chapter of the code, although it addresses the most common issues related to outdoor storage, and this section is helpful in outlining prohibited outdoor storage activities so that enforcement actions are based on specific parameters. Consider adding parameters for the outdoor storage of compost, largely protecting against insects, vermin, and proximity to adjacent properties.
§ 225-62 Build-to line/contextual front yard setback.	it is positive that within the R-2, the contextual build-to line can be utilized instead of the standardized minimum front-yard setback - this ensures that the historic building patterns can be related to newer, infill development.
Article XC-1 Shopping Center District	
§ 225-63 Purpose.	The purpose statement of this district is out of keeping with the goals of Crafton Ingram Thrive, especially in terms of goals for the shopping center. The purpose statement indicates a that the C-1 will have heavy vehicular access and heavy parking provision. Design that is tailored to this end, without other standards associated with pedestrian movement and design/landscaping, is out of keeping with the Plan goals to foster good design within the shopping center, to respect the historic and walkable fabric, and to strive for lower impact design.
§ 225-64 Authorized uses.	The permitted uses are consistent with a commercial-oriented district, except that enclosed wholesale sales should be assigned a maximum floor area, and building material sales should not be permitted. Multi-unit residential structures are permitted conditionally, which is consistent with community desires for mixed-use and vibrancy at the site.
§ 225-65 Area and bulk regulations.	<p>The standards within this section are not uniform for all uses - many of the area and bulk standards differ based on use categorization. For example, multi-unit residential structures have a maximum height of 200 feet and a minimum lot size of 1 acre. Other permitted uses have a maximum height of 75 square feet and a minimum lot size of 20,000 sf.</p> <p>The rationale for the larger minimum lot area (1 acre) for multi-unit development is unclear; many commercial uses have much greater traffic generation and lot area needs than residential buildings. Furthermore, the minimum lot size of one acre means that developers are likely to build large complexes instead of housing development that better integrates with the scale of buildings around the shopping center. A large complex could meet some housing needs, but the residential development standards here should leave flexibility for various compatible housing options.</p> <p>In order to accomplish the goals of Crafton Ingram Thrive, development standards should focus on the appropriate scale of mixed-use development, how best to facilitate outlet and parking lot redevelopment, and how design standards might improve the appeal and aesthetics of the site. Greenspace should be integrated into any redevelopment of the site.</p>
§ 225-66 Engineering report.	The Borough should consider developing more concrete standards for when an engineering report is required. In many cities, a geotechnical report is required when the properties grade surpasses a specific percentage. When the specific criteria are met for when development must provide an engineering report, more detailed information about the volume of soil to be removed, the size of the cut in the hillside created for construction, specifications regarding the stability calculation of any retaining walls, etc.
§ 225-67 Parking and loading.	The design and layout regulations pertaining to parking are reasonable and in keeping with current parking lot design and layout; however, many of the parking minimums could be prohibiting either the adaptive reuse of buildings, or new construction. Many lots within the Boroughs were historically platted and likely do not have room for additional parking provision on-site.
§ 225-68 Performance standards.	It is positive that this section is referencing the performance standards for users, however, these standards should be located in the generally applicable section of the code instead of referenced individually in each district. Performance standards should include only the measurable standards for offensive by-products (like light, noise) of a use or building. Performance standards related to specific uses should be located within one chapter where all special use standards are listed.

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§ 225-69 Signs.	<p>Temporary Signage: This section contains regulations to effectively limit temporary signage that can create visual clutter, however, there is no mention of some popular, newer temporary signs like blade or feather signs, or inflatable signs. The city should poll businesses to understand if there is a desire for these types of signs on a short-term basis. However, given that the C-1 is located exclusively within the shopping center area, it is more likely that temporary signs will be affixed to a building. Given the location of the C-1, the temporary signage allowances are sufficient however there are several instances where content is regulated (which will not withstand a court challenge), and must be removed upon update of the code. Furthermore, consider whether an a-frame sign should be regulated as a temporary sign that may only be erected during business hours.</p> <p>Permitted Permanent Signage: Permanent signage is not explicitly addressed in Crafton Ingram Thrive, only to say that design guidelines should be developed to improve the appearance of the shopping center. Currently, both pole signs and internally lit cabinet signs are permitted. The signage regulations could be altered to encourage modern sign types like channel letters. Furthermore, all signs are permitted to have manual changeable copy signs while electronic changeable copy signs are prohibited. In keeping with the recommendations of the Plan, there are several revisions that would foster signage that is more modern. It should be noted that the minimum sign allowances for wall signs are generous relative to other municipalities.</p> <p>Revise signage section to comply with the Supreme Court case ruling from Reed v. Town of Gilbert.</p>
§ 225-70 Screening and landscaping.	The screening and landscaping standards provide a buffer between the "C" and "I" districts and the "R" districts and "S" district. There are four different types of buffer yards which are assigned based on which zoning districts are abutting. The planting requirements are reasonable, although native plantings should be required, and hedges with verticality could also be permitted. It is unclear whether a buffer is necessary between the R1 and R2 districts.
§ 225-71 Storage.	It is positive that all of the various forms of outdoor storage are addressed in one section of the code. This section should be moved into the generally applicable chapter of the code, although it addresses the most common issues related to outdoor storage, and this section is helpful in outlining prohibited outdoor storage activities so that enforcement actions are based on specific parameters. Consider adding parameters for the outdoor storage of compost, largely protecting against insects, vermin, and proximity to adjacent properties.
§ 225-72 Land development plan approval.	The requirement for development plan approval is reasonable.
Article XI C-2 Commercial Core District	
§ 225-73 Purpose	This purpose statement addresses the Plan's promotion of mixed-use development in the C-2, however, this purpose statement should be revised to include all goals for the central core from the Plan, especially those that promote the coordination of land uses around the West Busway Stop.
§ 225-74 Authorized uses.	The permitted uses are consistent with what would be found in a walkable business district. In order to better coordinate uses around the west Busway stop, multi-unit structures and garden apartments should be allowed by-right so long as they are compatible with the surrounding area.
§ 225-75 Area and bulk regulations.	<p>The minimum lot size varies based on the use, for example, mid-rise apartments must have a minimum lot size of one acre, for multi-unit structures it's 20,000 and 5,000 for all other uses. The maximum density for multi-unit structures is 15 units/acre. Given that the goal with these development standards is to create compatibility in form and use, the standards for this district should not be stratified based on use. The district should promote a consistent form, and where there is a desire to foster site features like additional greenspace, then those specific site features should be addressed separately rather than through entirely different development standards.</p> <p>Given the desire to foster Transit-Oriented-Development within the C-2, special regulations for properties within proximity to the busway should be developed. These regulations would prioritize pedestrian connection to the busway, pedestrian-oriented form, reduced parking minimums, increased residential density, resident amenities, and appropriate site lighting.</p>
§ 225-76 Engineering report.	The Borough should consider developing more concrete standards for when an engineering report is required. In many cities, a geotechnical report is required when the properties grade surpasses a specific percentage. When the specific criteria are met for when development must provide an engineering report, more detailed information about the volume of soil to be removed, the size of the cut in the hillside created for construction, specifications regarding the stability calculation of any retaining walls, etc.
§ 225-77 Parking and loading.	<p>This chapter is largely comprised of general standards related to construction, layout, composition, and landscaping for parking spaces. Furthermore, parking minimums are listed in this section. As stated, the parking minimum are large for commercial uses in many instances, for example for eating and drinking establishments and shopping centers. Reduce parking minimums to provide greater site flexibility for new buildings and adaptive reuse of buildings especially.</p> <p>Additional flexibility is given for the C-2 for buildings under 10,000 that are changing uses - they are not required to provide additional parking in many cases, which is positive.</p>
§ 225-78 Performance standards.	It is positive that this section is referencing the performance standards for users, however, these standards should be located in the generally applicable section of the code instead of referenced individually in each district. Performance standards should include only the measurable standards for offensive by-products (like light, noise) of a use or building. Performance standards related to specific uses should be located within one chapter where all special use standards are listed.

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§ 225-79Signs.	<p>Temporary signage regulations provide flexibility for businesses while placing limitations on temporary signage so that it does not congest the built environment, Especially given the historic, walkable nature of the C-2.</p> <p>Permitted Permanent Signage: Permanent signage is not explicitly addressed in Crafton Ingram Thrive, only to say that design guidelines should be developed to improve the appearance of the shopping center. Currently, both pole signs and internally lit cabinet signs are permitted in the C-2. The signage regulations could be altered to encourage modern sign types like channel letters. The historic, walkable nature of the C-2 means that wall signs and other building mounted signs like projecting signs should be encouraged. Furthermore, all signs are permitted to have manual changeable copy signs while electronic changeable copy signs are prohibited. In keeping with the recommendations of the Plan, there are several revisions that would foster signage that is more modern. It should be noted that the minimum sign allowances for wall signs are generous relative to other municipalities.</p> <p>Revise signage section to comply with the Supreme Court case ruling from Reed v. Town of Gilbert.</p>
§ 225-80Screening and landscaping.	<p>The screening and landscaping standards provide a buffer between the "C" and "I" districts and the "R" districts and "S" district. There are four different types of buffer yards which are assigned based on which zoning districts are abutting. The planting requirements are reasonable, although native plantings should be required, and hedges with verticality could also be permitted. It is unclear whether a buffer is necessary between the R1 and R2 districts.</p>
§ 225-81Storage.	<p>It is positive that all of the various forms of outdoor storage are addressed in one section of the code. This section should be moved into the generally applicable chapter of the code, although it addresses the most common issues related to outdoor storage, and this section is helpful in outlining prohibited outdoor storage activities so that enforcement actions are based on specific parameters. Consider adding parameters for the outdoor storage of compost, largely protecting against insects, vermin, and proximity to adjacent properties.</p>
§ 225-82Land development plan approval.	<p>The requirement for development plan approval is reasonable.</p>
Article XIII Industrial District	
§ 225-83Purpose.	<p>This purpose statement is appropriate for the Industrial District. Ensure that it is consistent with the goals of Crafton Ingram Thrive.</p>
§ 225-84Authorized uses.	<p>These uses are appropriate for the industrial district. Ensure there is some flexibility for commercial uses as well, to provide flexibility.</p>
§ 225-85Area and bulk regulations.	<p>These area and bulk standards provide flexibility for industrial uses within the district. Buffers between the Industrial and lower intensity districts are factored into the standards, which is positive.</p>
§ 225-86Engineering report.	<p>The Borough should consider developing more concrete standards for when an engineering report is required. In many cities, a geotechnical report is required when the properties grade surpasses a specific percentage. When the specific criteria are met for when development must provide an engineering report, more detailed information about the volume of soil to be removed, the size of the cut in the hillside created for construction, specifications regarding the stability calculation of any retaining walls, etc.</p>
§ 225-87Parking and loading.	<p>Many of the general parking standards are reasonable. However, the parking minimum for manufacturing and warehousing uses are based on either the number of employees on a peak shift, or square footage. Many of these types of buildings are built on a speculative basis and an ideal solution is for them to constructing parking based on actual needs given that they are highly disincentivized to underbuild parking due to the financial losses that could result from an inability to lease or sell the building.</p> <p>Consider revisions that would mandate pick-up/drop-off or rideshare parking spaces, provide incentives for permeable pavers and green infrastructure, and reduce the amount of prime commercial land taken up by parking.</p>
§ 225-88Performance standards.	<p>It is positive that this section is referencing the performance standards for users, however, these standards should be located in the generally applicable section of the code instead of referenced individually in each district. Performance standards should include only the measurable standards for offensive by-products (like light, noise) of a use or building. Performance standards related to specific uses should be located within one chapter where all special use standards are listed.</p>
§ 225-89Signs.	<p>Signage for industrial districts is not specifically addressed in Crafton Ingram Thrive, however, the signage permitted for the Industrial District is similar to the C-1 and C-2, when it is likely that permissions only for wall signs and monument signs are appropriate. Consider revising these standards to consider solely these two permanent sign types. For example, A-frame signs, pole signs, and roof signs are likely not needed for the identification of industrial properties.</p> <p>Revise signage section to comply with the Supreme Court case ruling from Reed v. Town of Gilbert.</p>
§ 225-90Screening and landscaping.	<p>The screening and landscaping standards provide a buffer between the "C" and "I" districts and the "R" districts and "S" district. There are four different types of buffer yards which are assigned based on which zoning districts are abutting. The planting requirements are reasonable, although native plantings should be required, and hedges with verticality could also be permitted. It is unclear whether a buffer is necessary between the R1 and R2 districts.</p>
§ 225-91Storage.	<p>It is positive that all of the various forms of outdoor storage are addressed in one section of the code. This section should be moved into the generally applicable chapter of the code, although it addresses the most common issues related to outdoor storage, and this section is helpful in outlining prohibited outdoor storage activities so that enforcement actions are based on specific parameters. Consider adding parameters for the outdoor storage of compost, largely protecting against insects, vermin, and proximity to adjacent properties.</p>
§ 225-92Land development plan approval.	<p>The requirement for development plan approval is reasonable.</p>
Article XIII SSO Steuben Street Overlay	
§ 225-93Purpose.	<p>The purpose of the Steuben Street overlay is in keeping with Goal 3, to ensure compatibility between uses.</p>
§ 225-94Authorized uses.	<p>The use list within the overlay is appropriate given that the overlay should act as a transition zone.</p>
§ 225-95Area and bulk regulations.	<p>The area and bulk regulations within the overlay are appropriate given that the overlay should act as a transition zone.</p>

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§ 225-96Engineering report.	The Borough should consider developing more concrete standards for when an engineering report is required. In many cities, a geotechnical report is required when the properties grade surpasses a specific percentage. When the specific criteria are met for when development must provide an engineering report, more detailed information about the volume of soil to be removed, the size of the cut in the hillside created for construction, specifications regarding the stability calculation of any retaining walls, etc.
§ 225-97Parking and loading.	The minimum parking standards are excessive, although the parking design standards are reasonable.
§ 225-98Performance standards.	It is positive that this section is referencing the performance standards for users, however, these standards should be located in the generally applicable section of the code instead of referenced individually in each district. Performance standards should include only the measurable standards for offensive by-products (like light, noise) of a use or building. Performance standards related to specific uses should be located within one chapter where all special use standards are listed.
§ 225-99Signs.	There are separate signage standards within the Steuben Street overlay, which include a decreased signage allowance for building signs, and no internal sign illumination. Given the walkable nature of this section of the Borough, these standards are appropriate.
§ 225-100Screening and landscaping.	The screening and landscaping standards provide a buffer between the "C" and "I" districts and the "R" districts and "S" district. There are four different types of buffer yards which are assigned based on which zoning districts are abutting. The planting requirements are reasonable, although native plantings should be required, and hedges with verticality could also be permitted. It is unclear whether a buffer is necessary between the R1 and R2 districts.
§ 225-101Storage.	It is positive that all of the various forms of outdoor storage are addressed in one section of the code. This section should be moved into the generally applicable chapter of the code, although it addresses the most common issues related to outdoor storage, and this section is helpful in outlining prohibited outdoor storage activities so that enforcement actions are based on specific parameters. Consider adding parameters for the outdoor storage of compost, largely protecting against insects, vermin, and proximity to adjacent properties.
§ 225-102Land development plan approval.	The requirement for development plan approval is reasonable.
Article XIVOff-Street Parking and Loading	
§ 225-103Off-street parking.	
§ 225-104Off-street parking design.	<p>These sections pertain to the general design and construction of off-street parking facilities, which are reasonable and the standards are common to many municipalities. In order to better meet environmental and design objectives in Crafton Ingram Thrive, consider the following additional revisions: create incentives for permeable pavers and green infrastructure, permit a specific percentage of spaces for compact cars - ideally closer to the entrance, remove parking minimums in the historic sections of the city, develop minimum standards for drop-off, delivery, and ride-share vehicles.</p> <p>Staff recommended that the code should permit front yard parking, given that variances are regularly granted, however, front yard parking will not assist in accomplishing the Plan's goals related to community aesthetics.</p>
§ 225-105Off-street parking requirements.	Off-street parking minimums are listed by use within this section. Several of the minimums, especially for some of particular commercial uses like eating and drinking establishments, churches, and retail uses are assigned excessively large parking minimums. Reducing these minimums, and instituting parking maximums, would help with accomplishing several community environmental, walkability, and aesthetic goals.
§ 225-106Off-street loading.	The loading standards are consistent with goal related to aesthetics through the mandatory screening, and all other loading standards are appropriate.
Article XVSigns	
§ 225-107Signs.	The initial statement is only a general statement of applicability, stating that the signage section applies to all districts. It should be clarified here that the Steuben Street Overlay has separate signage standards. All signage sections should be revised to ensure consistency with the Reed v. Town of Gilbert Supreme Court ruling.
§ 225-108Types and classes.	This inventory of signs is relatively comprehensive.
§ 225-109General regulations.	The general regulations are fairly comprehensive and cover placement, sign illumination, removal of signs, when permits are required, and maintenance.
§ 225-110Signs authorized in all zoning districts.	Signage is mentioned within Crafton Ingram Thrive through a desire to apply appropriate signage standards to the Shopping Center, so the general standards are not addressed. However, the general standards are reasonable and protect the community against signage that is distracting, interfering, or inappropriate.
§ 225-111Signs authorized in conservancy and residential zoning districts.	The signage allowance for residential districts is modest and sufficient for the purposes of providing identification for larger residential and hillside developments; flexibility is given to erect a ground sign or wall sign.

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§ 225-112 Signs authorized in C-1 and C-2 Commercial Districts.	<p>Temporary Signage: This section contains regulations to effectively limit temporary signage that can create visual clutter, however, there is no mention of some popular, newer temporary signs like blade or feather signs, or inflatable signs. The city should poll businesses to understand if there is a desire for these types of signs on a short-term basis. Given that the C-1 is located exclusively within the shopping center area, it is more likely that temporary signs will be affixed to a building. Given the location of the C-1, the temporary signage allowances are sufficient however there are several instances where content is regulated (which will not withstand a court challenge), and must be removed upon update of the code. Furthermore, consider whether an a-from sign should be regulated as a temporary sign that may only be erected during business hours.</p> <p>Permitted Permanent Signage: Permanent signage is not explicitly addressed in Crafton Ingram Thrive, only to say that design guidelines should be developed to improve the appearance of the shopping center. Currently, both pole signs and internally lit cabinet signs are permitted. The signage regulations could be altered to encourage modern sign types like channel letters. Furthermore, all signs are permitted to have manual changeable copy signs while electronic changeable copy signs are prohibited. In keeping with the recommendations of the Plan, there are several revisions that would foster signage that is more modern. It should be noted that the minimum sign allowances for wall signs are generous relative to other municipalities.</p> <p>Revise signage section to comply with the Supreme Court case ruling from Reed v. Town of Gilbert.</p>
§ 225-113 Signs authorized in Industrial District.	Signage for industrial districts is not specifically addressed in Crafton Ingram Thrive, however, the signage permitted for the Industrial District is similar to the C-1 and C-2, when it is likely that permissions only for wall signs and monument signs are appropriate. Consider revising these standards to consider solely these two permanent sign types. For example, A-frame signs, pole signs, and roof signs are likely not needed for the identification of industrial properties.
§ 225-114 Billboards.	Revise signage section to comply with the Supreme Court case ruling from Reed v. Town of Gilbert.
Article XVI Express Standards and Criteria for Conditional Uses and Uses by Special Exception	It is positive that the Borough does not permit billboard signs.
§ 225-115 Applicability.	These standards are reasonable.
§ 225-116 Procedures for approval.	These standards are reasonable.
§ 225-117 General standards.	These standards are reasonable.
§ 225-118 Standards for specific uses.	These standards are reasonable.
Article XVII Supplementary Regulations	
§ 225-119 General.	This section is a description of the contents of the chapter.
§ 225-120 Performance standards.	It is positive that this section is referencing the performance standards for users, however, these standards should be located in the generally applicable section of the code instead of referenced individually in each district. Performance standards should include only the measurable standards for offensive by-products (like light, noise) of a use or building. Performance standards related to specific uses should be located within one chapter where all special use standards are listed.
§ 225-121 Screening and landscaping.	The screening and landscaping standards provide a buffer between the "C" and "I" districts and the "R" districts and "S" district. There are four different types of buffer yards which are assigned based on which zoning districts are abutting. The planting requirements are reasonable, although native plantings should be required, and hedges with verticality could also be permitted. It is unclear whether a buffer is necessary between the R1 and R2 districts.
§ 225-122 Special yard requirements.	These standards provide clarity for site features that are often not addressed directly through other development standards. It is positive that these items, like satellite dish antennas, private tennis courts, and intersection visibility are addressed in such detail.
§ 225-123 Permitted projections into required yards	It is positive that projections may protrude into a front yard with an exemption from setback standards.
§ 225-124 General height provisions and exceptions.	It is positive that architectural features and common site features are exempt from the height requirement - this provides flexibility for unique structures.
§ 225-125 Drive-in facilities.	This provision is likely dated and could be considered for removal.
§ 225-126 Temporary construction trailers or sheds, model homes or sales offices	The specificity of this section as it addresses an array of temporary structures is positive.
§ 225-127 Minimum floor area per dwelling unit.	The minimum floor area might be excessive for single person households or the elderly. The Borough should evaluate the appropriateness of the minimum area requirements.
§ 225-128 Storage.	It is positive that all of the various forms of outdoor storage are addressed in one section of the code. This section should be moved into the generally applicable chapter of the code, although it addresses the most common issues related to outdoor storage, and this section is helpful in outlining prohibited outdoor storage activities so that enforcement actions are based on specific parameters. Consider adding parameters for the outdoor storage of compost, largely protecting against insects, vermin, and proximity to adjacent properties.
§ 225-129 Land development plan approval.	The requirement for development plan approval is reasonable.
§ 225-130 Engineering report.	The Borough should consider developing more concrete standards for when an engineering report is required. In many cities, a geotechnical report is required when the properties grade surpasses a specific percentage. When the specific criteria are met for when development must provide an engineering report, more detailed information about the volume of soil to be removed, the size of the cut in the hillside created for construction, specifications regarding the stability calculation of any retaining walls, etc.
	The requirement for development plan approval is reasonable.

INGRAM Code Section	
INGRAM Code Section	Notes
Article I General Provisions	
§ 185-1 Short title.	This provision reasonably provides legal basis for zoning regulation.
§ 185-2 Greater restrictions to control.	This section should be revised to state that wherever this ordinance conflicts with other regulations or laws, the stricter standard will apply. Individual standards should not be listed given that a conflict in regulations could arise from a broad range of policy areas.
§ 185-3 Interpretation and intent.	Many codes clarify items for interpretation within one, cohesive section. Consolidate these items, and ensure that clarity is given for things like interpretation of common terms used like shall/may/must, and measurement rules, like for height, average grade, and setbacks.
§ 185-4 Incorporation of preambles.	This provision reasonably provides legal basis for zoning regulation.
§ 185-5 Chapter on file for public records.	This provision reasonably provides legal basis for zoning regulation.
§ 185-6 Community development objectives.	This section is consistent with state law requiring that "zoning ordinances should reflect the policy goals of the statement of community development objectives required in section 606, and give consideration to the character of the municipality, the needs of the citizens and the suitabilities and special nature of particular parts of the municipality."
§ 185-7 Effect on Comprehensive Plan and statutes.	This provision, which requires reporting on the consistency of zoning districts with the comprehensive plan every five years, is positive. This statement increases the chances that the code can evolve as needed to act as an implementation tool for Crafton/Ingram Thrive.
Article II Definitions	
§ 185-8 Word usage.	Information related to word usage could be combined with the Interpretation section - that section would include a comprehensive list of words and how they should be interpreted or used.
§ 185-9 Definitions.	This list of definitions is comprehensive relative to many other municipalities. Most of the use terms are defined, however some technical terms related to buildings are not defined, for example stories, many signage types, gross floor area, etc. Upon a code re-write, definitions should be reviewed to ensure all terms requiring a definition are included in the glossary.
Article III Classification of Districts	
§ 185-10 Classes of districts.	It is positive that the districts are listed in full and the acronyms are provided. However, the description of the S district is confusing and the language should be revised.
§ 185-11 Zoning District Map.	This language is appropriate however, language should be added that states that no one may change the zoning map save the appropriate government bodies.
§ 185-12 Boundaries of districts.	It is positive that the code lays out some of the nuanced boundary conflicts that can arise.
Article IV Conservancy District	
§ 185-13 Preamble.	It is positive that Ingram has a special district to preserve hillsides, especially with the ever increasing frequency of serious rain events. This purpose statement is consistent with CP goal (D), although in a less direct way, the existence of this district is promoting consistency with the other goals like improving enforcement (building on these hillsides, through earth disruption, could create a need for more overall enforcement actions) and facilitating walking/biking through limiting development on slopes that are harder to traverse via foot or bicycle.
§ 185-14 Uses.	The permitted and conditional uses are appropriate for a conservancy district - it is positive that any development that would require cutting into the hillside would have to go through an additional layer of review.
§ 185-15 Height of structures.	The building heights listed are appropriate for a conservancy district.
§ 185-16 Lot requirements.	The lot requirements are appropriate for fostering less intensive development patterns, which assist in meeting the community goals to preserve natural resources within the Borough.
§ 185-17 Exterior wall surfaces.	The materials listed will contribute to higher quality construction and aesthetics, per keeping with the design related goals in Crafton-Ingram Thrive, with the exception of plastic. Given the wide range of materials that could be considered under the umbrella of "plastic".
§ 185-18 Special provisions.	This special provision lists that all single-family dwellings must have a minimum floor area of 1,200 square feet. The Borough should consider whether smaller units should be permitted to accommodate the needs of single-person households or elderly households.
Article VR2 Medium-Density Residence District	
§ 185-19 Preamble.	the preamble of this district is reflective of the standards found within, and the building standards promote the kind of gentle density that supports vibrant business districts and vibrant social fabric that is promoted in Crafton Ingram Thrive.
§ 185-20 Uses.	The flexibility for various types of residential units is positive, as is the mix of community uses that are also permitted within the R2. This section helps to achieve the Plan goals of providing compatibility between uses while also fostering vibrancy.
§ 185-21 Height of structures.	The height maximums are reasonable and ensure compatibility between structures; however, the municipality should consider whether it would like to offer density bonuses for project features that further Crafton Ingram Thrive goals, like the inclusion of affordable housing, tree canopy, or other on-site amenities.
§ 185-22 Lot requirements.	The Borough should consider whether smaller lot sizes could be considered for developments like townhouses and attached housing units, given that most lots are platted and developed already.
§ 185-23 Area exceptions.	The area exceptions provide flexibility for projects and are positive - it is also positive that they encourage front porches and cornices by exempting them from the minimum setback requirements - this furthers the Borough's goals to promote high quality design.

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§ 185-24Exterior wall surfaces.	The materials listed will contribute to higher quality construction and aesthetics, per keeping with the design related goals in Crafton-Ingram Thrive, with the exception of plastic. Given the wide range of materials that could be considered under the umbrella of "plastic".
§ 185-25Open space.	It is very positive that this minimum open space encourages green space on-site, and is consistent with several Crafton Ingram Thrive goals related to aesthetics and preservation of environmental assets. The Borough should consider an additional incentives for developments to preserve tree canopy, mature trees, or other environmental features on site.
§ 185-26General requirements.	It is positive that the code specifies additional location/design standards for car parking and garages that avoid additional front yard clutter associated with car parking. Ensure that the 65% building area maximum is not in conflict in any instances with the 30% minimum for open space also located in this chapter.
§ 185-27Special provisions.	It is positive that the code includes regulations that limits the storage of recreation vehicles and equipment to appropriate areas.
§ 185-28Density.	The density requirements are not unreasonable but the Borough should assess whether there area any housing pressures that would necessitate a relaxation of these standards.
Article VIR3 High-Density Residential District (Apartment District)	
§ 185-29Preamble.	The goals of this district are consistent with the Crafton Ingram Thrive goal to provide adequate transition areas between uses of different intensity; the R3 is compatible with both the R2 and the C3.
§ 185-30Uses.	The permitted uses are appropriate for creating vibrancy through facilitating housing diversity within the borough, which is consistent with several goals from Crafton Ingram Thrive.
§ 185-31Height of structures.	The maximum building heights are appropriate for the district and provide building flexibility while still providing consistency with the existing built form.
§ 185-32Height exceptions.	It is positive that the borough is providing these height exception to permit architectural features and other features that commonly extend above a primary structure.
§ 185-33Lot requirements.	The lot requirements are reasonable and permit consistency with existing development patterns - however, where minimum lot sizes for duplexes are 2,500 sf, the minimum lot width should be 25 feet (otherwise the lot depth could only be 50 feet for a 2,500 sf lot).
§ 185-34Density.	The density requirements are not unreasonable but the Borough should assess whether there area any housing pressures that would necessitate a relaxation of these standards.
§ 185-35Area exceptions.	The area exceptions provide flexibility for projects and are positive - it is also positive that they encourage front porches and cornices by exempting them from the minimum setback requirements - this furthers the Borough's goals to promote high quality design.
§ 185-36Exterior wall surfaces.	The materials listed will contribute to higher quality construction and aesthetics, per keeping with the design related goals in Crafton-Ingram Thrive.
§ 185-37General requirements.	It is positive that the code specifies additional location/design standards for car parking and garages that avoid additional front yard clutter associated with car parking.
§ 185-38Special provisions.	The provisions under B. may be prohibitive to creating a granular urban fabric due to the large minimum distances between detached structures.
Article VIII/PRD Planned Residential Development	
§ 185-39Preamble.	The preamble for the PRD expresses several goals of Crafton Ingram thrive related to design, preservation of green space and natural resources and connectivity.
§ 185-40Correspondence with other zoning requirements	Although it is reasonable that this section states that the PRD may not necessarily correspond to other sections of the code, the final sentence is unclear, where it is stated that "The use of the land must conform to the zoning as set forth elsewhere herein."
§ 185-41Principles.	The preamble is effective in explaining the rationale behind the PRD, however, explore whether this section could be combined with the preamble to provide a clear purpose and intent statement.
§ 185-42Plan review.	This section is effective in reviewing the powers of PRD review granted to the Planning Commission, however, the section should link to a section where the application process, and the requirements, are listed.
§ 185-43Area requirements for consideration of PRD.	Given the desire for mixed-use development listed in Crafton Ingram Thrive, the area requirements for the S and R1 could potentially be decreased. 2 acres is a common minimum acreage for a planned development.
§ 185-44Density.	Consider whether density requirements could be decreased to reflect some of the smaller, historically platted lots at 3,000 sf. These standards are generally consistent with lot sizes found in the Borough, but additional development flexibility should be considered.
§ 185-45Environmental considerations.	This provision is consistent with the environmental goals from Crafton Ingram Thrive; it is positive that landscaping, erosion control, and sedimentation must be documented via site plan prior to development.
§ 185-46Site requirements.	It is positive that considerations are listed that prioritize sensitivity to topography, natural light, compatibility with surrounding structures, and setback variation/anti-monotony. The requirement of a 50 foot setback at the edge of the development between differing housing types, however, may be excessive.
§ 185-47Standards for location and maintenance of con	It is positive that the Borough is ensuring the maintenance of open space.

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§ 185-48Homeowners' association.	It is positive that the Borough is ensuring the maintenance of open space.
§ 185-49Staged development.	This contingency for staged development is positive; flexibility is provided while still giving concrete parameters for project staging.
§ 185-50Application and plan requirements.	This provision requires that front, side, and rear yards should be landscaped, and front and side yards should not be used for parking - which is consistent with goals within Crafton Thrive related to aesthetics and enforcement (front yard parking is a common enforcement issue in municipalities).
Article VIII C2 Community Business District	
§ 185-51Preamble.	The preamble for this district expresses a desire to create a higher density environment, however, it is also stated that the district will be characterized by "heavy vehicular access and parking requirements," which is out of keeping with the goals for the shopping center from Crafton Ingram Thrive.
§ 185-52Uses.	<p>The use list within this section, and generally within the code, is highly specific and lacks some more modern uses like breweries, live-work units, walk-up windows, maker's spaces, walk-up windows, etc.</p> <p>Given that there is a desire for mixed-use within the district, the Borough should consider whether residential uses could be permitted by right under the condition that they are part of a mixed use projects - maximum thresholds of residential GFA could accompany this standard.</p>
§ 185-53Height of structures.	The community has stated a desire to integrate mixed-use development within the shopping area, however, a maximum building height will be prohibitive. Furthermore, should any of the parking areas or site be redeveloped, a 45 height maximum would not maximize the use of the site and the limited commercial land within Ingram.
§ 185-54Lot requirements.	The lot requirements are minimal and provide ample flexibility for the site.
§ 185-55Exterior wall surfaces.	The materials listed will contribute to higher quality construction and aesthetics, per keeping with the design related goals in Crafton-Ingram Thrive.
§ 185-56Special provisions.	This provision requires that front, side, and rear yards should be landscaped, and front and side yards should not be used for parking - which is consistent with goals within Crafton Thrive related to aesthetics and enforcement (front yard parking is a common enforcement issue in municipalities).
Article IX C3 Special District	
§ 185-57Preamble.	The preamble for the C-3 should be re-written to show consistency with the goals for the shopping center within Crafton Ingram Thrive - goals relate to aesthetics, mixed-use development, re-utilization of the parking lot, and general vibrancy in the district.
§ 185-58Uses.	This provision requires that front, side, and rear yards should be landscaped, and front and side yards should not be used for parking - which is consistent with goals within Crafton Thrive related to aesthetics and enforcement (front yard parking is a common enforcement issue in municipalities).
§ 185-59Height of structures.	The maximum heights for this district vary greatly between 45' and 100'; the definitions for "high-rise structures" and "other main structures" should be clarified.
§ 185-60Lot requirements.	The minimum lot requirements provide ample flexibility for mixed-use developments, which is consistent with vibrancy goals from Crafton Ingram Thrive.
§ 185-61Density.	The Borough should assess whether 15 units per acre provides enough flexibility for multi-unit structures, especially those that are "high rises".
§ 185-62Exterior wall surfaces.	The materials listed will contribute to higher quality construction and aesthetics, per keeping with the design related goals in Crafton-Ingram Thrive.
§ 185-63Special provisions.	This provision requires that front, side, and rear yards should be landscaped, and front and side yards should not be used for parking - which is consistent with goals within Crafton Thrive related to aesthetics and enforcement (front yard parking is a common enforcement issue in municipalities).
Article X General Provisions and Exceptions	
§ 185-64General use provisions and exceptions.	<p>This section contains a mixture of administrative guidelines, site standards, special use standards, temporary structure standards, screening standards, among others. These various sections should be organized under appropriate headers/policy areas.</p> <p>Several of the provisions listed are consistent with goals from Crafton Ingram Thrive. For example, the protection of solar panels, screening of rubbish, and limitations on commercial garages and trucking near elementary schools are positive and help to achieve the environmental, aesthetic, and mobility goals from the Plan.</p> <p>There are some general regulations that appear to be lacking, like lighting, drive-through standards, landscaping specifications, and green infrastructure standards that appear to be absent, which would further the Plan's several of the plan's goals.</p>
§ 185-65General height provisions and exceptions.	The height exceptions are reasonable and provide flexibility to allow architectural or site features that tend to be taller than the primary structure.

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§ 185-66General area provisions and exceptions.	<p>Several policy areas are covered within this section and they will be challenging to find for users unless directed to this section. This section should be broke up by topic area, with headers, so that users can more easily find information. There are also some district-specific regulations that should be listed with the other district regulations.</p> <p>It is positive that front-yard averaging is permitted and ensures infill development consistency.</p> <p>It is positive that there is flexibility in the standards for porches, cornices, pilasters, and other architectural features that foster character and good aesthetics, which is in keeping with Crafton Ingram Thrive.</p>
§ 185-67Automobile parking spaces.	<p>Ingram should consider grouping minimum parking standards by more general use categories. Further to this, many of the standards are high and could be creating excess parking or redevelopment challenges for businesses. The Borough should also require parking lot landscaping as well as incentives for green infrastructure within or around larger parking lots.</p>
§ 185-68Loading spaces.	<p>It is positive that flexibility is given for off-site parking. The other parking lot/space design standards are reasonable.</p>
§ 185-69Nonconforming uses, structures and signs.	<p>The loading standards are reasonable.</p>
§ 185-70Minor excavations.	<p>Some of the language around nonconformities is confusing. This section should be broken up into specific sections with headers, so users can see how this section applies to various facets of a property.</p> <p>The instances where it is stated that a nonconformity may continue for a period not more than five years, it appears that the legal nonconforming status is sunseting, however, further in the paragraph it states that if there is no expansion, the nonconformity may persist. This language should be amended to provide more clarity to the reader.</p>
§ 185-71Removal of natural growth.	<p>The requirement of a geotechnical report for excavations, along with the associated standards, is positive. However, these standards should be re-reviewed by an engineer given that 2:1 slopes generally require additional stabilization, which is not mentioned here.</p>
§ 185-72Site plan submission procedure.	<p>This section should include additional protections for trees - a plan should be submitted showing the location of all existing trees and the applicant must demonstrate a good faith effort to preserve as many as possible.</p>
Article XI Signs	<p>Consider the degree to which landscaping plans, lighting plans, signage plans should be submitted at the time of site plan submission.</p>
§ 185-73Definitions.	<p>Some of the temporary and non-permitted signs are not defined, like bulletin boards. The difference between a wall sign and plaque sign is unclear.</p>
§ 185-74Signs in S and R1 Districts.	<p>It is important to note that this section is not compliant with the Reed v. Gilbert Supreme Court Ruling and all references to content should be removed.</p>
§ 185-75Signs in R2, R3 and P/PRD Districts.	<p>These signage standards are appropriate for lower density districts like the S and R1.</p>
§ 185-76Signs in C Districts.	<p>Signage standards for these districts are simple and not overly complicated. The allowance of 12 square feet for most structures is straightforward, and the area allowance for buildings taller than 4 stories seems reasonable. It is assumed that any sign type is permitted.</p>
§ 185-77Height, size, quantity and location requirement	<p>It appears that there are no signage regulations within the C district other than the individual area allowances permitted by sign type in section 185-77.</p>
§ 185-78Material and construction.	<p>Wall Signs: Flexibility should be given for smaller wall signs to be located next to a door, at a lower height than the minimum 8 feet.</p> <p>Wall Plaques and Wall Signs: Provide more clarity regarding the distinction between these sign types. Wall signs should be assigned a maximum sign area.</p> <p>Ground Signs: Consider whether the maximum height of 24 feet for ground signs should be decreased given the relatively compact nature of development in Ingram.</p>
§ 185-78Material and construction.	<p>Materials are not specified in this section to any great degree - where enforcement officers have found poor quality sign materials, ensure that a code update limits undesirable sign materials.</p>

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§ 185-79Illumination and animation.	This section should include language related to message scrolling/timing and brightness. It should also be clarified where electronic message centers are permitted and prohibited.
§ 185-80Maintenance.	These standards are reasonable.
§ 185-81Obscene advertising.	These standards are reasonable.
	Remove all content-based standard.
§ 185-82General sign provisions.	There are several other sign types that are generally listed as prohibited in codes that are not listed, like signs affixed to an immovable automobile, and off-premises signage,
	Remove all content-based standards.
§ 185-83Exemptions.	Address signs should also be exempt.
§ 185-84Elimination of nonconforming signs.	The provision that mandates compliance with the code after five years may be difficult to enforce upon the re-write of the zoning code. The Borough should further discuss this approach to sign non-conformities.
§ 185-85Erection fees.	These standards are reasonable.
§ 185-86Variances.	These standards are reasonable.
Article XIIConditional Uses	
§ 185-87Uses, location and requirements.	It is unclear why many of the development standards are re-listed within this section. Furthermore, the definiton of a conditional use appears to have overlap with the definition of a variance within the first paragraph.
§ 185-88Procedure.	These standards are reasonable.