

## Code and Zoning Requirements

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### BUILDING CODE

2003 International Building Code

### USE AND OCCUPANCY CLASSIFICATION

Bleachers and Locker Facilities: Assembly Group A Occupancy

A-5: Bleachers

A-5 Accessory Use: Nittany Avenue Structure

A-5 Accessory Use: Toilet Room Structure(s)

### ZONING/PLANNING

**Municipality:** State College Borough

**Zone of Site:** R-OA Residential-Office District

#### Zoning standards or restrictions:

- a. Permitted Uses:
- o Any use permitted in the R-2 District (Conversion of existing State College Area School District Buildings to private day or residential school, professional office, medical/dental office, housing for elderly or disabled, personal care boarding home, public or private library, performing arts centers, museums or art galleries, daycare center or neighborhood center)
  - o Any use permitted in R-1 District (playground or park or publicly owned recreation area, public school)
  - o 3 family dwellings (2 BR max.)
  - o Bed and breakfast
  - o Daycare center or home (child and adult)
  - o Community centers
  - o Personal care home for adults (small)
  - o Student home
  - o Offices
  - o Mixed use
  - o Off-street parking areas
  - o Rooming houses (max. 5persons per building)

- b. Use of Nonconforming Buildings: Any structure in existence at the effective date of the State College Borough Zoning Ordinance which does not conform to the minimum setback and height requirements may be used for any use permitted in the R-OA District provided all other requirements are met. (Ordinance 1567, June 4, 1998, Section 2.)

**Building setback and height requirements and restrictions:**

- a. Building Height – The height of new buildings or building additions along the street shall be no more or less than 30 % of the average of the heights of adjacent buildings along the street but in no case shall the upper limit of the height range exceed 35 feet. The average of the adjacent buildings shall be calculated using the heights of the first two buildings along the street located on each side of the new construction. When any building exceeds 35 feet in height, 35 feet shall be used to make the average calculation rather than the building's actual height. Buildings located behind the front building facing the street are not required to be built to a height within the range, but shall not be higher than the front building when measured and viewed from the street. No buildings or other structures (except those provided for under Section 503.2.d) shall exceed 35 feet. In the case of the press box, the height is measured as the vertical distance above the curb face along Fraser Street at the center line of the Press Box to the top of the roof.
- b. Front Yard (New Construction) – Setback shall be no more or less than 10 % of the average front setback established by adjacent buildings along the street. The average shall be calculated from the front setbacks of the first two buildings along the street located on each side of the new construction.
- c. Side Yard – 6' Setback
- d. Rear Yard – According to Section 502.f.4.a, Designation of Front Yard on a Corner Lot, Initial Designation, the zoning ordinance states: 'On corner lots that abut more than 2 streets, there shall be no rear yard. All yards, other than the front yard, shall be side yards.' Since the site has street frontage on West Nittany Avenue, Fraser Street, and West Foster Avenue, the Memorial Field site falls within this category; as such, there is no rear yard requirement.
- e. Off street parking areas shall be setback 50 feet from the front property line and 5 feet from side and rear property lines.

- f. Maximum Lot Coverage (buildings and structures) – 40%
- g. Maximum Lot Coverage (surface off street parking) – 30%
- h. Minimum Lot Area – 6,000 square feet for non-residential uses
- i. Minimum Lot Width – 50 feet for non-residential uses

**Parking - dimensions and number required each type:**

- a. Spaces Required: Pursuant to Section 2403.c of the zoning ordinance, parking required for public school use is predicated solely on the size of instructional buildings; athletic facilities are not considered for parking purposes. Since there is not an instructional building on site, the conclusion of the Zoning Officer is that no parking is required on site. Alternatively, the use of Memorial Field could be considered an accessory use, albeit located off site from the school building it serves. Since the use of Memorial Field as an athletic field for the School District as not changed since the 1930's the requirement that accessory uses be located within the same site as the primary use is predated by several decades. No parking is required under the zoning ordinance for accessory uses.

Number of Spaces Required = 0

**Stormwater Management:**

- a. The design of the storm water drainage system shall be consistent with the PA Stormwater Management Act of 1978 and any applicable State College Borough regulations.

**Fees:**

- a. Land Development Concept Plan Review \$100.00
- b. Land Development Final Plan Review \$225.00
- c. Storm Water Plan Review \$500.00 to \$1,000.00 Escrow, depending upon complexity of Storm Water Plan

- d. Zoning Permit \$30.00 for items such as bleacher or toilet rooms construction, \$100.00 for the renovation to the Administration Building
- e. Building Permit Multiplier of 0.006 to the declared construction cost (e.g. \$11.6 million declared cost would yield a Building Permit Fee of approximately \$70,000.00)

#### PLAN REVIEW/APPROVAL REQUIREMENTS

State College Borough – Land development plans will be submitted to and reviewed by the following:

- o Design Review Board
- o Planning Commission
- o Borough Council

Centre County Conservation District – Review and approval of the Soil Erosion and Sedimentation Control Plans and Narrative by the Conservation District is required. This review may occur concurrently with the land development review process.

Centre Region Planning Commission – Provides an additional review of the planning documents in addition to the review done by the State College Borough.

Centre County Planning Commission – Provides an additional review of the planning documents in addition to the review done by the State College Borough.

Centre Region Code Administration – Review of project construction documents.

Pennsylvania Historical and Museum Commission (PHMC) – With the site being on the National Register of Historic Places, a submission to the PHMC is required. The Commission will provide an advisory review of the proposed architectural and site design.

#### RENOVATION ALTERNATIVES

According to the Centre Region Code Office, the resurfacing of the existing Home Bleachers would not be required to be reviewed in any detail. As a matter of facility upkeep, the new aluminum skin has been likened to replacing aging pressure treated boards, which does not require official code review. However, any Phase Two work such as the structural replacement of the Visitor's Side Bleachers will be required to be reviewed and inspected. As such, the quantity of seating replaced on the Visitor's Side of the stadium will be required to comply with all applicable building codes for Bleachers (ICC-300). This will require adequate accessible seating and toilet facilities.

Reviewing Options 1 through 3, the toilet facilities have been in large part placed under the replaced seating system on the Home Side. Option 5 does not allow for this which creates a problem with replacing the Visitor Bleachers. While Option 3 does indicate

toilet rooms on the Visitor's Side of the stadium, the size of this facility is inadequate for the requirement. Other alternatives could include a redesign of the Visitor Side to create more space for the toilet rooms, or future phases (such as renovation of the current Administration Building) that would accommodate the creation of these required facilities. While the Centre Region Code Administration would allow the toilet room construction to be pushed out an additional year, a reasonable solution needs to be thought out and identified even from this initial phase.