

WHEREAS, the City of Pittston acknowledges that sustaining a great community requires a robust coordinating planning framework; and

WHEREAS, the Pennsylvania Municipalities Planning Code (MPC), Act 247, as amended and re-enacted, states that “land use ordinances should accomplish coordinated development; provide for the general welfare by guiding and protecting amenity, convenience, future governmental, economic, practical, and social and cultural facilities, development and growth, as well as the improvement of governmental processes and functions; promote the conservation of energy through the use of planning practices and promote the effective utilization of renewable energy sources; and promote the preservation of the Commonwealth of Pennsylvania’s natural and historic resources”:

WHEREAS, the City of Pittston wishes to maximize coordination among private and public entities in order to coordinate development within the area previously designated as the “C-2 (Central Business)” District in the City’s Zoning Ordinance; and

WHEREAS, the City of Pittston wishes to foster a truly distinctive central business district by protecting Downtown Pittston’s historic structures as community assets and ensuring that new Downtown construction and capital investment carries forward a tradition of quality design and high standards of urban placemaking:

NOW, THEREFORE, BE IT ESTABLISHED THAT:

The City of Pittston hereby creates a Design Review Committee (“Committee) to coordinate development activities within the City’s C-2 (Central Business) Zoning District and to further include the area on South Main Street between Columbus Avenue and the southern boundary of the City of Pittston in order to promote orderly development, increase economic viability, enhance the appearance of the City and protect the public health, safety, morals and general welfare.

When design review is required by provisions of this Resolution, no demolition permit, building permit, or land development approval shall be reviewed or issued until the Design Review Committee has reviewed the proposed activity and issued a voluntary recommendation to the applicant, the City’s Planning Commission, and the City’s Zoning Officer.

The Committee is intended to serve as a coordinating review body, whose voluntary recommendations shall be "overlaid" upon the requirements of the conventional underlying C-2 Zoning District. All of the use, yard, bulk and other requirements of the underlying C-2

Zoning District shall apply, except that any activity regulated by this Resolution shall also comply with the review provisions of this Resolution.

COMPOSITION OF THE DESIGN REVIEW COMMITTEE:

The Design Review Committee (“the Committee”) shall consist of five (5) members. Each member shall be appointed by the Mayor, Appointments shall be made so as to include on the Board at all times the following members:

- one (1) member representing the City Council of the City of Pittston;
- one (1) member representing the Redevelopment Authority of the City of Pittston;
- one (1) member representing the Planning Commission of the City of Pittston;
- one (1) member who is the City-designated Main Street Manager for the City of Pittston; and
- one (1) member who is a representative of a taxable property owner within the C-2 (Central Business) Zoning District.

APPLICABILITY:

The Committee shall review and make recommendations regarding the following types of projects within the City’s C-2 (Central Business) Zoning District:

- Projects involving alterations, additions, or changes to the exterior of the primary façade, roof, and side walls of structures facing public rights-of-way within the C-2 (Central Business) Zoning District, including elements but not limited to:
 - Signage;
 - Storefronts;
 - Window and Door Replacement;
 - Other alterations to existing architectural features of existing structures;
 - New Construction;
 - Demolition

No Committee review shall be necessary for any interior work within the C-2 Zoning District.

No Committee review shall be necessary for the following exterior work performed within the C-2 Zoning District:

- Exterior work meant to remedy damage or deterioration of a structure or its appurtenances, which involves no change in type of materials, dimensions, design, configuration, texture or visual appearance; and
- the painting of previously painted surfaces.

The boundaries of the C-2 (Central Business) Zoning District are set forth in the map included herein as “Attachment A.”

DESIGN GUIDELINES

Design Guidelines shall be adopted by the Committee, and shall be made available to all Applicants and the general public. Such Design Guidelines shall be a set of standards and specifications that define the design and development objectives being sought for the Central Business District.

PROCEDURES FOR THE DESIGN REVIEW COMMITTEE:

The City of Pittston shall designate a staff person to provide administrative support for the Committee.

Any applicant for a demolition permit, land development approval, or building permit subject to the provisions of this resolution shall submit the following information to the Committee for its review and comment prior to issuance of a permit or approval:

- (1) a narrative describing the proposed work,
- (2) photographs of existing conditions,
- (3) appropriate, scaled plans and elevations of the proposed work,
- (4) outline specifications of exterior materials for any construction proposed after demolition, if applicable, and
- (5) such other information as the Board may reasonably require as is necessary to determine compliance with the adopted Design Guidelines.

Applicants are encouraged to review proposed work with the Committee prior to submission.

Applications shall be submitted a minimum of 14 calendar days prior to any regular meeting of the Committee.

The Committee shall consider the following factors in making its recommendations:

- (1) conformance with the purposes of this Resolution;
- (2) conformance with the City's Zoning Ordinance; and
- (2) conformance with the City's adopted Design Guidelines.

Within fourteen (14) calendar days after receipt of a complete application, the Board shall provide a written report of its findings to the appropriate entities as permitted by law.

Compliance with the Committee's recommendations shall be voluntary; however, when Design Review is required under this Resolution, the Committee's findings may be taken into consideration by other reviewing entities as permitted by law.

The staff person providing administrative support to the Committee will provide evidence of the Committee's recommendations to any necessary entities prior to the issuance of a permit.

Submitted by Jason Klush, Mayor

On Motion of, Joseph Chernouskas seconded by Joseph McLean

Above Resolution was: Adopted

ROLL CALL

Yeas

Council Members

Nays

Argo

 X

 X

Chernouskas

 X

Lombardo

 X

McLean

Attest

Approved

City Clerk: _____

Mayor: _____

**FILE OF COUNCIL
NO. 8 (2012)
(SECOND & FINAL)**

Mayor Jason C. Klush, In Place

June 20, 2012

**MANDATORY DESIGN STANDARDS FOR PITTSTON CITY
BUSINESS DISTRICT**

ARTICLE I:

PURPOSE OF ORDINANCE is to provide design standards that will enhance the appearance, pedestrian character and safety, and economic viability of the Business District of the City of Pittston.

ARTICLE II:

The STANDARDS on this Ordinance apply to all new development, redevelopment and alterations to existing buildings or sites within the Business District with the following exceptions:

- A. For alterations to existing buildings or sites, the standards shall apply to the element being developed or altered rather than the entire site.
- B. Flexibility in the interpretation of any standard may be granted by the Zoning Administrator Planning Commission or Design Review Committee only in cases where specific physical conditions of a building or site would make compliance difficult or inappropriate.

ARTICLE III:

STANDARDS.

- A. New Development – New development shall relate to the design of identified historic buildings adjacent to the site, where present, in scale and character. This can be achieved by maintaining similar setbacks, façade divisions, roof lines, building materials and colors and proportions of openings.
- B. Building Placement - Buildings shall be placed at or close to the sidewalks to the extent practical. At intersections, buildings shall “hold the corner”, that is, have front and side facades aligned at or near the sidewalks of both streets.

- C. Entrance Orientation – Primary building entrance of all new buildings shall be oriented to the primary abutting public street. Secondary entrances may be oriented to a secondary streets or parking area.
- D. Façade Articulation – A building width of 40 ft. or less is encouraged. New buildings of more than 40 ft. in width shall be divided into smaller increments, between 20 and 40 feet in width, thru the articulation of the façade. This can be accomplished by the following techniques:
- 1.) Stepping back a portion of the façade
 - 2.) Vertical divisions using fixtures or different materials
 - 3.) Division into store fronts with separate display windows.
 - 4.) Awnings, window bays, arched windows or balconies at intervals equal to articulation interval.
- E. Walls - No blank walls permitted to face the public street. Buildings shall be designed with a base, middle and a top created by variations in detailing, color and materials.
- F. Door and Window Openings – For existing structures, windows must Fit existing openings with no exception. If building has already been altered to change existing openings, windows must fit the original openings that existed prior to the alteration. For new commercial, mixed use or civic buildings, window and doors or openings shall comprise at least 50 percent of the length and at least 40 percent of the area of the ground floor primary street façade. Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior.
- G. Ground Floor Residential Uses – Ground floor residential uses at street level shall generally be separated by landscaping, steps, porches, grade changes and low ornamental fences (chain link and vinyl disallowed) or walls in order to create a private yard area between the sidewalk and the front door.
- H. Equipment and Service Area Screening – An outdoor storage, service, laundry or dumpster area visible from a public street or walkway shall be screened by a decorative fence (chain link and vinyl fencing disallowed) wall or screen of planted material at least six (6) feet in height. Fences and walls shall be architecturally compatible to the primary structure.
- I. Screening of Rooftop Equipment – Rooftop equipment shall be screened by the building parapet or shall be located out of view from the ground. If this is infeasible, the equipment shall be grouped within a single enclosure. This structure shall be set back

a distance of one and a half (1 ½) times its height from any primary façade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials. Exterior mechanical equipment such as ductwork or restaurant venting shall not be located on the primary building façade.

J. Non Residential or Mixed Use Buildings - Buildings shall be constructed of high quality materials, such as brick, stone, textured cast stone, or tinted masonry units. The following materials are generally not acceptable:

1. Unadorned, plain or painted concrete block.
2. Tilt-up concrete panels.
3. Pre-fabricated steel or sheet metal panels (unless designed by an architect for a specific design element of an overall façade design).
4. Reflective glass.

The following materials are disallowed:

1. Aluminum, vinyl, fiberglass, asphalt or fiberboard siding

K. Parking- Structure Design - The ground floor of any parking structure abutting a public street or walkway shall be designed and detailed in a manner consistent with new commercial or mixed use buildings as follows:

1. Upper floors shall be designed so that sloped floors typical of parking structures do not dominate the appearance of the façade.
2. Windows or openings shall be provided to echo those of surrounding buildings.
3. Entrance drives to structured or underground parking shall be on a secondary street where feasible

L. Parking Area, Landscaping and Screening – Screening is required wherever parking abuts public streets, sidewalks or paths or are adjacent to residential or open space uses. These areas must include the following:

1. A landscape buffer strip of a minimum of 4 feet. The buffer strip shall consist of drought tolerant shade trees, low shrubs or perennial plants and a decorative fence (not chain link or vinyl) or masonry wall. Plantings and parking lot screen walls or fences shall be between 2 to 3 feet in height to allow views into and out of parking areas.
2. Parking bays shall have landscaped islands at each end and bays in excess of 15 spaces in length shall be divided by intermediate landscape islands. Landscape islands at ends of bays shall provide at least 250 sq. ft. of area for trees, shrubs or ground loops. Intermediate landscape shall provide at least 180 sq. ft. of planting area.

3. All parking lot signage must be approved by the City's Design Review Committee and must comply with the look and design of Business District Street Signage.

ARTICLE IV:

Repealer: All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed.

ARTICLE V:

Severability: If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of the Ordinance. It is hereby declared as the intent of The City that this Ordinance would have been adopted as if such unconstitutional, illegal or invalid provision, sentence, clause, section or part thereof had not been included therein.

ORDAINED AND ENACTED THIS _____ DAY OF JUNE 2012

PASSED ON FIRST READING: May 16, 2012

PASSED ON SECOND & FINAL _____

ATTEST:

APPROVED:
