



Mixed-Use Overlay District 2

This proposed ordinance amends the Patton Township Zoning Regulations to add a **new overlay zoning district** entitled “**Mixed-Use Overlay District 2.**” The American Planning Association defines an overlay zoning district as follows:

An overlay zone is a zoning district which is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district. Communities often use overlay zones to protect special features such as historic buildings, wetlands, steep slopes, and waterfronts. Overlay zones can also be used to promote specific development projects, such as mixed-used developments, waterfront developments, housing along transit corridors, or affordable housing.

The **intent** of the Mixed-Use Overlay District 2 (MXD2) is to promote a diverse mix of land uses on properties located near existing commercial and residential areas, redevelopment of underutilized commercial properties and growth in places that are most conducive to accommodating additional development, opportunities for small-scale or locally-owned businesses, aesthetically pleasing developments with consistent architectural themes, bicycle and pedestrian-oriented buildings and facilities and connections to and from surrounding properties, access to public transit, shared parking facilities to reduce impervious cover and encourage effective management of stormwater runoff, affordable housing, and public gathering places for public celebrations.

The MXD2 regulations are **applicable** to any property of **at least 20 acres in size** that is zoned **Planned Commercial (C2)**. All development must be done in accordance with a **master plan**, which requires a **phasing schedule** when development is proposed to occur over a period of years. Subsequently, **land development plans must be submitted and approved for each phase of development** in accordance with the master plan. Some of the additional master plan requirements include:

- A list of residential, nonresidential, mixed-use, and open space areas, and the total acreage and percentage of the overall site containing each
- A list of the number of residential dwelling units in each building containing residential uses
- A table listing the size and height of buildings and the height of landmark features
- Architectural renderings of buildings and landmark features
- Proposal for public celebrations
- Area and percentage of impervious coverage
- Stormwater management plan
- Traffic impact report

- Landscaping, screening, and buffering plan
- Interior circulation plan for vehicular, pedestrian, and bicycle traffic

Use of the MXD2 overlay would allow a site to contain **all uses currently permitted in the C2 district, plus apartments and townhouses**. **Drive-through uses** would be permitted if placed in a location that would minimize disturbance to residential areas within, and adjacent to the site.

The MXD2 would allow **buildings up to 60 feet tall**. Individual buildings are limited to a maximum footprint size of **60,000 ft²**. The ordinance also allows for one **landmark feature** on the site, which is defined as:

A prominent or conspicuous feature, such as a clock tower, cupola, or other uninhabitable portion of a building or a freestanding object that serves as a unique and distinct element marking a site or location.

A **freestanding landmark feature** could be **75 feet tall**, while a **building-mounted** landmark feature could be **20 feet above the roof of the building it is mounted to**.

Building setbacks are based on the **type of structure** and the **zoning or use of adjacent properties**. The largest setbacks are required for non-residential or mixed-use structures, while lesser setbacks are required for residential structures or all building types adjacent to commercial properties or undeveloped residential properties. **Parking would be permitted in the side and rear yard areas of non-residential or mixed-use structures**, and subject to a minimum setback of **59 feet** from the property line to allow for a 16 foot deep parking space.

Landscape buffering along adjacent residential areas in the MXD2 setback areas would include **larger canopy tree diameters, taller understory and evergreen trees**, and **larger diameter shrubs** than required by the underlying C2 district standards. A **30 foot** wide buffer strip would be required in all areas where building setbacks are 30 feet or greater, and a minimum of **50% of plantings are required to be evergreens** to provide all-season buffering.

The MXD2 allows a **maximum impervious coverage of 75%** of the site, with the potential to **increase to 80%** with the use of **green roofs or pervious pavements**.

The use of demand-based **shared parking** is encouraged as a way to **minimize excess parking area**. The MXD2 regulations allow for a **reduction in the minimum number of required parking spaces** for residential dwelling units and restaurants if shared parking is proposed.

The MXD2 requires **bicycle paths and bicycle parking areas** in order to promote alternative transportation access and connectivity to and from mixed-use developments.

A **minimum of 5% of the residential dwelling units** proposed on any MXD2 site must be **affordable housing units** for tenants earning no more than 65% of the area median income of Centre County. The units **must remain affordable for at least 50 years** from the date of initial occupancy. To encourage additional affordable housing, MXD2 developers are able to receive the following **incentives if they provide more than the required 5% minimum affordable housing units**:

- One additional market-rate unit for each additional affordable unit provided, up to an additional 5% of the total units
- Exemption from the overall residential density limit of 12.5 units/acre for both the additional market-rate and affordable units over the required minimum
- An additional 1,500 ft² of impervious coverage for each additional affordable unit

All MXD2 developments must provide a **public gathering place**, which must be no less than **2% of the site area**. A public gathering place is defined as:

Any outdoor place to which the public or a substantial number of the public has access, including but not limited to parks, courtyards, playgrounds, and the outdoor common areas of public and private buildings and facilities.

The public gathering place must be reserved for **public use** for a minimum of **10 years**. Such places will be eligible to receive credit toward the Township's parkland requirements for public use and service areas. MXD2 developers may provide a proposal to sponsor public events to be held on the public gathering place, or elsewhere on the MXD2 site, such as a **public celebration** which is defined as:

An event or series of events scheduled in observance of state, federal, or religious holiday, or conducting organized activities for a historical, cultural, or a special theme held for a limited period of time and where such events or activities are not being held solely for profit. Public celebrations may include, but are not limited to, farmers markets, seasonal celebrations, craft fairs, or festivals.

The MXD2 standards encourage streetscapes that provide a **walkable, pedestrian-scale atmosphere** and a **consistent architectural theme**. Renderings of streetscapes are required on land development plans. **Parking** is encouraged to be located **behind buildings** out of the public view. **Public amenities** such as wireless broadband internet and locations for food trucks are also encouraged.