

Minutes
Zoning Code Modernization
May 8, 2012

Mr. Mitchell announced the beginning of the meeting for Zoning Modernization at 5:30 p.m. He introduced Mr. Joe Russo, Delaware County Planning Department to Council and to the three (3) individuals in attendance.

Mr. Russo hoped everyone had a chance to review the Zoning Ordinance. Mr. Russo explained the 1969 Ordinance is out-of-date and really wasn't consistent with the MPC as amended. The basics of the Plan that was adopted in 2009 radically called for new zoning. The Task Force from the Borough of Upland consisting of residents, business owners and so forth, met together with him periodically over the last 20 months. It has been a long process trying to make up this ordinance. They completed the main task; took a strategic, logical look at the zoning and reasoned with it. Mr. Russo went over some of the major points that were accomplished by the Task Force and other Borough Officials.

The classification of districts, which mandates we provide for all forms of housing, is as follows:

- **R-1** is low-density residential district.
- **R-2** is a little bit higher, flexible residential district.
- **R-3** district includes townhomes, apartments and mobile homes. R-3 also has an emphasis on apartments that are regulated by floodplain regulation.
- The PRD, **Planned Residential Development District**, which is if the County Parks should ever sell, at least we have some sort of plan to go in there that maintains the open space.
- We have a **historical preservation** which is a new district. It encompasses the entire borough but it only pertains to historical resources in the historical resource survey of Upland Borough as adopted.
- **Institutional Districts** consist of governmental and educational facilities; e.g. municipal building and the police station.
- The **Medical Campus District** which was previously categorized as R-1 District as the complex suggested which is incorrect for a residential district. Example given is hospitals such as Crozer-Chester Medical Center.
- **Waterfront/Mixed Use District** and fleeting **Industrial District** will be used to reinvigorate development and regulate it through Stormwater/Floodplain regulations.
- **General Commercial District** for commercial uses.

Mr. Russo wanted to explain that they investigated the general regulations as well as parking and signage. Each district will have their own signage.

Mr. Russo presented a huge booklet which contains the Zoning information. He stated he hopes it serves us well.

Mr. Mitchell thanked Mr. Russo for all his input. It really would not have been done if it was not for the help of Parker (Joe Ferguson) and his team, Ray (Peden) and Shirley (Purcival). Mr. Russo stated he enjoyed working with Upland and the task at hand.

4. Public Comment
There were no comments from the public.
5. Council Comment
There were no comments from Council.
6. Meeting Adjourned

Meeting adjourned at 5:40 p.m.

Respectfully submitted by,

Shirley Purcival
Borough Manager/Treasurer/Secretary

Shannon Strigle
Recording Secretary