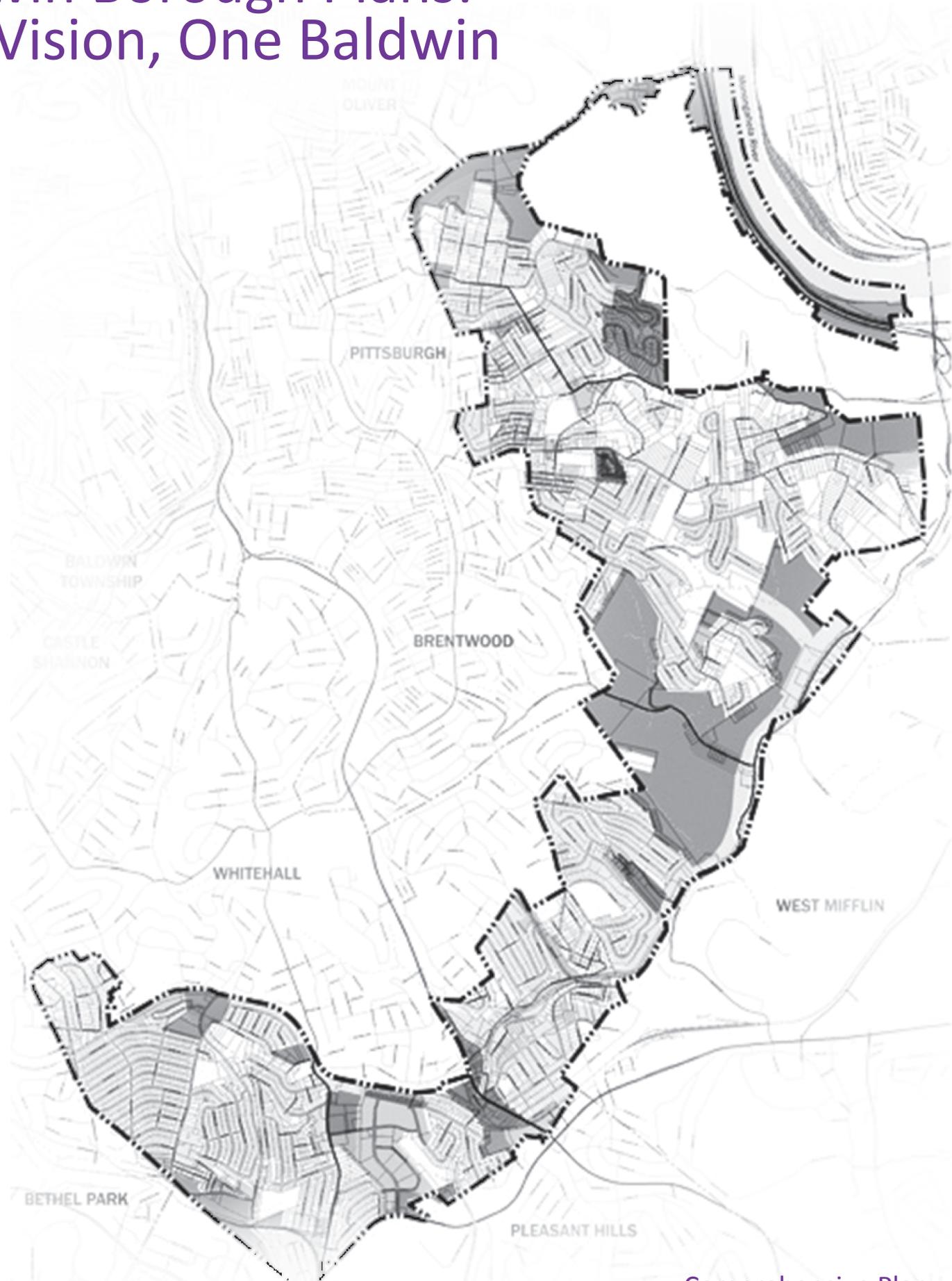


# Baldwin Borough Plans: One Vision, One Baldwin





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## ***Baldwin Borough's Comprehensive Plan Who, What, Where, When and Why***

*Who:* The Baldwin Borough Council authorized the creation of a community comprehensive plan.

*What:* The overall strategies for managing growth and community redevelopment over the coming decade are defined in this comprehensive plan.

*Where:* A broad range of municipal-wide pursuits as well as a series of region-specific concepts will be identified in this plan.

*When:* Implementation of the plan's recommendations will occur throughout the next 10+ years. Some concepts will be able to be realized relatively quickly while others may become building blocks for longer-term initiatives.

*Why:* The Pennsylvania Municipalities Planning Code recommends that comprehensive plans be updated every 10 years. During that period of time, a significant amount of change can and often does occur. As a result, this plan update seeks to:

- Evaluate the physical and policy influences of growth over the past decade;
- Build opportunities for continued and increased collaboration; and
- Outline a realistic series of actions that are both desirable and achievable for the coming decade.

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This Comprehensive Plan presents a series of recommended strategies and policies aimed at ensuring that the community's legacy continues to be known for quality of life and resident well-being. Growth, prosperity, conservation, connection and nurturing support are the foundation that ensures that the Borough's residents and businesses will experience a productive future.

The Borough's on-going public outreach about planning and the adoption of this Comprehensive Plan identify the Borough's commitment to and value for planning. Thus, the three parts of this Plan outline important attributes as to how planning remains integral to the Borough's future:

1. **Gaining Perspective** identifies the wide variety of influences and ideas emerging as part of the plan's update.
2. **Picture It** presents the framework and recommendations for future growth, conservation and collaboration that will enable the Borough to continue fostering a positive outlook and course of action as initiatives go forward.
3. **Taking Stock** details the critical components of inventory and assessments considered throughout the planning process.

While each of these planning aspects can be targeted as separate discussions, they are connected. So, as decisions and actions move forward for one recommendation, other recommendations may be affected.

## ***Gaining Perspective:*** **Understanding our Decade of Significant Change**

The following pages highlight the primary influences shaping this comprehensive plan. These include the community's assets, emerging trends and input gathered. An inventory of assets and trends identify how patterns within the environment, among the population and within the economy impact the Borough's capacity to accommodate change. Analyses of these assets and trends, along with input received, lay the background to developing the plan's physical and policy recommendations. These components were important discussion points throughout the planning process and significant influences in the comprehensive plan's evolution.

## **Assets:**

### **What We Value**

A number of characteristics are valued and integral to resident and business life in Baldwin Borough. These assets include its school district, accessibility to and from the greater Pittsburgh region, its residential neighborhoods, its open spaces as well as the Borough's planning tools. Those who live in and visit Baldwin Borough appreciate its family-oriented environment and maintained built environment. These assets combined with access to technology and employment help to provide residents maintain a desirable quality of life.

### ***Schools and Accessibility***

Baldwin Borough is part of the Baldwin-Whitehall School District – a sought after school district of the Pittsburgh region. Further, the community possesses a network of regionally and locally significant roadways along with the nationally notable and increasingly popular Great Allegheny Passage rail trail. Regionally significant roadways (Glass Run Road, Brownsville Road and Route 51) provide Borough residents and businesses with easy access to activities within and surrounding the community.

Further, the Borough's location along the City of Pittsburgh's southeastern border and adjacent to many other of Allegheny County's South Hills communities provide easy accessibility to many larger metropolitan activities.

### ***Established Neighborhoods***

As compiled by local historians, the Borough of Baldwin was incorporated on October 27, 1950, separating from Whitehall Borough and Baldwin

Township. The Borough was named for Henry Baldwin born on January 14, 1780 in New Haven Connecticut.

With its 5.9 square miles, running from the Monongahela River at the City of Pittsburgh line to South Park Township. Thousands upon thousands of well maintained homes with varying features and target markets are found on varying lot sizes in many neighborhoods throughout the community's rolling landscape.

Neighboring communities include Pleasant Hills, Whitehall, Brentwood, West Mifflin and Bethel Park.

### ***Planning Tools***

Baldwin Borough is dedicated to improving the planning tools that are available to residents, businesses and other community stakeholders. In concert with the communities of CONNECT (Congress of Neighboring Communities), the Borough is recognizes the value of communication and technology of Geographic Information Systems data to enhance the quantity and quality of information available. This investment will increase the Borough's ability to share detailed information about its assets as well as provide more integrated planning services and assistance to redevelopment and economic development efforts.

The Borough has 78 miles of roadway of which 59 belong to the Borough. Baldwin Borough hosts three Volunteer Fire Departments and a paid Ambulance service.

- Baldwin Independent Fire Company No 1. - Station 105
- South Baldwin Volunteer Fire Company - Station 104
- Baldwin EMS - Station 510 - Established 1979
- Option Independent Fire Company - Station 107



## Trends:

### What We are Doing

Planning in a community takes commitment, understanding and effort. Baldwin desires to ensure that the community has services, supporting infrastructure and amenities that fit resident and business needs. As part of providing these, Baldwin balances the costs and timing of improvements to ensure the community remains an environment where there is a desirable quality of life and stable population of all different ages and varying interests. A number of trends are significant in planning for Baldwin Borough's future. These trends are related to population, economics and the community environment.

### *Population*

- Baldwin Borough's population has been relatively stable over the last two decades. Similar to many communities in southwestern Pennsylvania, overall family size and household size are generally smaller than in previous decades.
- While the Borough's population is aging, young families are also moving into Baldwin. This combination of youth and seniors provides for many opportunities for nurturing dynamic relationships between the community's generations and cultural heritage.
- Between 2010 and 2025, the share of traditional working age residents (20 to 64 years) in Allegheny County is projected to remain relatively constant.
- As expressed during planning outreach events, one of the attributes of community life that residents value most is the quality education

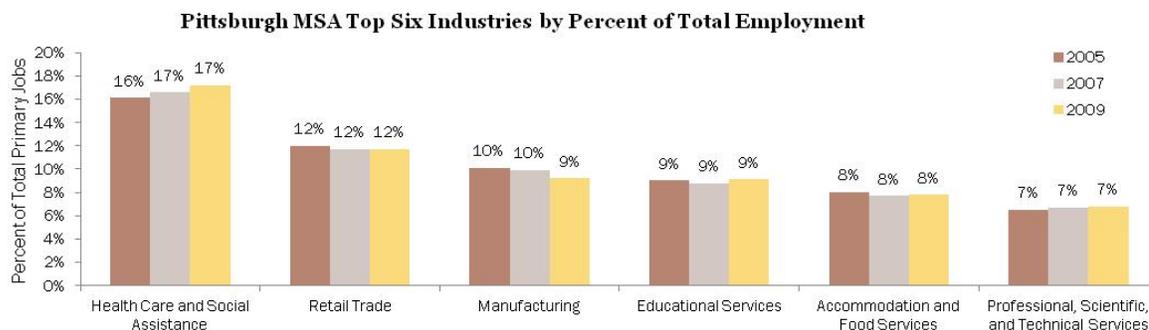
## Picture It

provided to young residents through the Baldwin-Whitehall School District.

The Borough has a high rate of home ownership and the majority of its housing is single-family detached units. Further, within households, there is a relatively high percentage of residents 65 years of age and older. Housing and other needs of a community's older population are becoming areas of foci and attention in community planning. Experiences and services that this portion of the population are offered can to aid or diminish the extent and manner of vibrancy that this age group contributes to the community as a whole. In the years to come, the Borough, either singularly or in cooperation with other municipalities, has the opportunity to encourage expanded programming and services for this segment of its population and to retain these long-time residents.

## Economics

Economic conditions in the Borough are significantly influenced by economic activity in the greater Pittsburgh region. Over the 2005 to 2009 period, the greater Pittsburgh region [specifically measured as the Pittsburgh Metropolitan Statistical Area (MSA)] featured an average annual primary job base of 1,011,159 primary jobs. In 2009, the three leading industries within the MSA, by employment, each held



Primary Jobs by Industry, 2009	174,278	118,702	93,238	91,905	79,219	68,913
Average Annual Job Change, 2005-2009	3,566	(146)	(1,720)	627	27	1,065

between 9- and 17-percent share of total employment. These three industries combined for 38 percent of employment in the region. The Health Care and Social Assistance industry experienced slight growth from 2005 to 2009, while change in the Manufacturing sector was slightly negative. Employment share in the four remaining categories was relatively flat over the observed time frame.

### ***Community Environment***

In light of the Borough's population levels and land use patterns, a proactive effort has been made as part of this comprehensive plan to understand the implications of continued long term population and development patterns.

A wide variety of things are important to maintaining the Borough's stability and vibrancy including potentially redevelopable areas, areas most suitable for future conservation as well as patterns of existing land use, zoning and potential market activity. The Borough's next generation of young, active, working families is also important to the community's long-term viability and its capacity to maintain and improve established infrastructure (road and utility) systems throughout the Borough.

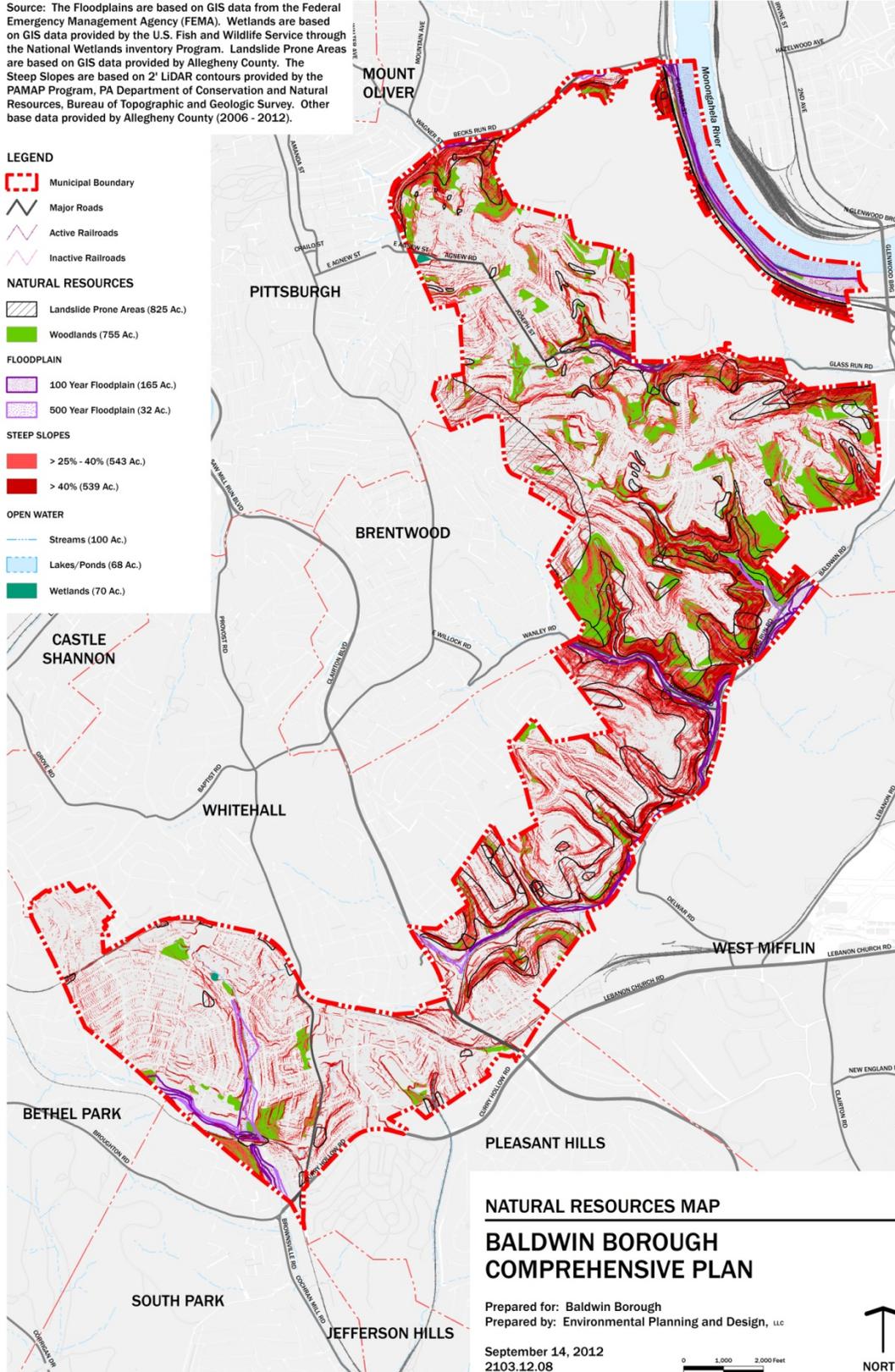
The complexion of future growth, the intensity and types of land uses, the character of development as well as the extent of community amenities need to be thoughtfully considered so that community successes can continue. The following Natural Resources map provides context for future land use, connectivity and conservation discussions and decisions.

# Picture It

Source: The Floodplains are based on GIS data from the Federal Emergency Management Agency (FEMA). Wetlands are based on GIS data provided by the U.S. Fish and Wildlife Service through the National Wetlands Inventory Program. Landslide Prone Areas are based on GIS data provided by Allegheny County. The Steep Slopes are based on 2' LIDAR contours provided by the PAMAP Program, PA Department of Conservation and Natural Resources, Bureau of Topographic and Geologic Survey. Other base data provided by Allegheny County (2006 - 2012).

## LEGEND

-  Municipal Boundary
-  Major Roads
-  Active Railroads
-  Inactive Railroads
- NATURAL RESOURCES**
-  Landslide Prone Areas (825 Ac.)
-  Woodlands (755 Ac.)
- FLOODPLAIN**
-  100 Year Floodplain (165 Ac.)
-  500 Year Floodplain (32 Ac.)
- STEEP SLOPES**
-  > 25% - 40% (543 Ac.)
-  > 40% (539 Ac.)
- OPEN WATER**
-  Streams (100 Ac.)
-  Lakes/Ponds (68 Ac.)
-  Wetlands (70 Ac.)



## NATURAL RESOURCES MAP BALDWIN BOROUGH COMPREHENSIVE PLAN

Prepared for: Baldwin Borough  
Prepared by: Environmental Planning and Design, LLC

September 14, 2012  
2103.12.08

0 1,000 2,000 Feet



### *Input*

Residents participating in the comprehensive planning process identified several important perspectives behind the community's on-going successes. Responses to two questions were central to understanding what members of the community value. When asked "**What is Baldwin Borough's greatest community attribute?**," residents identified its quality school district and its sense of community. Other respondents believe housing stock and the system of parks and recreation are important parts of the community's equation. When asked "**What do you think Baldwin Borough's largest hurdle is for the future?**," common responses included increasing transportation options and nurturing economic development. Other respondents expressed, that while population is increasing in small increments, concerns exist about sustaining community population as the median age increases as well as updating the community's parks and civic spaces.

Several ideas emerging from this input and in striving to gain more community feedback include the need for the Baldwin to further:

- Strengthen dialogue between municipalities regarding regional-scale issues and potential solutions;
- Recognize various ways in which quality of life is a direct result of natural resources and/or the management of those resources;
- Support the desire to enhance residential mobility for those of all ages and abilities;
- Emphasize how housing options available to residents of Baldwin today and in years to come;
- Express what makes the community unique and pursue opportunities to elevate the Borough's advantages based upon its strategic position in Pittsburgh's residential landscape



*The **Borough's** vision is to be an ideal place to live and raise family where quality of life is maintained and supported with responsible commitments in planning.*

*Baldwin  
Borough looks  
to...*

- *Promote continued prosperity, stability and quality of life for residents.*
- *Preserve its residential landscape.*
- *Encourage a collaborative approach to planning initiatives.*

## ***Picture It:***

### **Baldwin Borough Going Forward**

*Picture It* outlines a series of recommendations that will enable the Borough to enhance connections and collaboration among its physical, social and fiscal resources. Recommendations are identified within the context of several elements:

- Forward Thinking: Outreach and Cooperation
- Looking Forward: Land Use and Housing
- Foster Forward: Resource Management
- Fast Forward: Economic Development
- Moving Forward: Infrastructure, Transportation and Energy

When viewed collectively, these elements form the plan. In setting its future course, Baldwin Borough looks to promote continued prosperity, stability and quality of life for its residents; preserve its residential landscape; and encourage a collaborative approach to planning initiatives. The value in the Plan's recommendations, and most importantly implementing them, is to promote healthy property values, attracting and retaining the resident population, strengthening opportunities for economic development and many more.

### **The Essentials**

The Essentials are identified actions that have the greatest potential for producing the most significant impacts on the Borough's future vitality and character. These actions, much like a person's need for essential vitamins, function as catalysts to promote community, health and vibrancy. The Essentials are identified as key actions for implementation that trigger or lead to the implementation of other actions. In essence, these Essentials are the actions that produce significant "bang for the buck." The Essentials produce visible indications of change—being the actions that the public sees—and where suitable, aim to stimulate the private-sector to make their own investments within the communities. Thematically, the Essentials embodied in this section relate to and are framed out to be a realistic action that can be initiated within the next decade in order to spark subsequent actions. One of the ways in which this Plan, and specifically its Essentials, can take immediate effect following its adoption, is to publish portions of it as a reoccurring series in the Borough's newsletter AND on the Borough website. The recommendations are intended to serve as stepping stones that various committees and boards can take on to realize the Plan's implementation. Once implementation has begun, it is recommended the Planning Commission give Council quarterly or semi-annual updates so that the Plan remains consistently "visible" to the public and becomes a positive message and measure of accountability that "Baldwin Plans."

## **Forward Thinking:**

### **Outreach and Cooperation**

This comprehensive plan reinforces the most important aspect of the Borough's future planning efforts: its role as a guide in community vitality. Continuing dialogue and sharing ideas is essential to municipal success. In

## Picture It

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***Essential Action: Launch the Borough's Resource Center to improve the public's accessibility of information***

Pilot Project: In conjunction and cooperation with Economic Development South's Corridor Communities efforts, establish a Borough Resource Center that provides any-time viewing access to relevant Borough's forms, mapping, planning reference/data, ordinances and other up-to-date, pertinent information.

Aim to Achieve: As the Borough enhances its own outreach effectiveness for local planning initiatives as well as stay abreast of issues in surrounding communities, the municipality's ability to provide easy access to relevant, helpful information will be paramount to its effectiveness.

How to Get There: Outline the products, the media and the protocol needed for launching and the up-keep of a Resource Center. Create an in-person information kiosk along with a digital platform for anytime electronic access that represents the technological innovation found throughout the greater region and is accessible to Borough resident and business fingertips.

Partners to Put in Motion: Borough Staff, EDS, Institutions of higher education (computer science, geography), municipal organizations

its role, the Borough is poised to be the key player in fostering a cooperative environment that addresses solutions for local issues among those in the greater region.

The Borough can be part of the problem-solving process to help bring out all points of view represented within and surrounding the community. Through an open process, the Borough can ensure that education to residents and business owners on the Borough's technical issues and recommended best practices takes place as needed.

Additionally, the Borough can address issues or topics that lead to strengthened public policies, proposals or simply consensus on an action to be taken.

***Outreach and Cooperation Goal:***  
***Be a good partner with organizations and governments throughout the region***

***Strategy: Promote Baldwin Borough's role in municipal cooperation and as a clearinghouse of information, knowledge and contacts.***

The Borough has an opportunity to build upon the successes emerging through its involvement in Economic Development South (EDS) and CONNECT to build an enhanced repository of planning and best practices information.

The Borough should integrate links on its website to the Economic Development South and CONNECT websites to provide Borough staff, elected officials as well as community residents and businesses with direct and timely links to mapping and accessibility of information.

To work towards improved efficiency and effectiveness of sharing land use and infrastructure development information in the community, the Borough can complement its current resources with information and services at the forefront of planning technology such as

## Picture It

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on-line ordinances/permitting. Focusing on basic development parameters will enable the municipality to weigh the wide variety of benefits and challenges of decisions prior to implementation.

Having other simple, yet effective, ways to distribute information to residents and businesses could include erecting an information kiosk providing a staff-efficient and more customer-ready avenue to provide current, relevant municipal information to Borough residents and businesses.

In addition to current newsletters, the information kiosk could include different application forms related to each of the community's permits, trash/recycling collection information, police and safety-related tips and more. Examples of such displays can be found in communities far and near – including Brentwood and Mt. Lebanon. Each of those kiosks is maintained on a regular basis by Borough staff. All information present within the kiosk is also uploaded to the community's website – making the same information available to all no matter what format one would choose. Ultimately, the kiosk is an effort related to some of the most frequently requested information which can optimize the time of people visiting the Municipal Office, enable Borough Staff to provide more efficient service to visitors as well as improve the efficiency of Borough Staff's time each day in attending to other important duties.

***Strategy: Proactively work with community-invested organizations and Allegheny County to find solutions for and strengthen the successes of solutions through partnerships.***

The Borough's Planning Commission's and Council's roles in coordinating and bringing the community together include conducting discussions with the County, community-oriented organizations, other municipalities and the private sector at key points in time.

A portion of the Borough's regularly recurring meetings should highlight region-specific opportunities and initiatives. Residents and municipal leaders as well as

businesses should be recognized for their ever increasing innovative pursuits – especially coordinated, collaborative planning projects and partnerships.

The Borough should further examine Sustainable Pittsburgh's programs aimed in assisting municipalities and businesses to improve sustainability. The Sustainable Business Compact and Sustainable Small Business programs each have a unique, yet intertwined focus the Borough can benefit in further pursuing. These endeavors can be viewed as an extension of the Borough's recent and noteworthy certification in the Sustainable Pittsburgh Sustainable Communities Designation. Understanding how these programs can be leveraged and continued to further both mainstream and cutting-edge sustainability efforts should be explored. Further, where opportunities exist to engage involvement of other related innovators, the Borough should evaluate and pursue new partnerships that have the ability to elevate the community's vision. An example of such a collaboration could be in partnering with an organization to leverage funding and opportunities for alternative fuels (e.g. grease from existing fast food establishments within the Borough could fund public works grass mowers, etc.)

The municipality should also make conscious and consistent efforts to ensure there is active Borough representation on all EDS committees and to be engaged in Sustainable Pittsburgh's efforts that provide greater benefit to the community. Through active participation, opportunities to enhance the business community within the Borough (e.g. buy local campaigns, main street programs) can be multiplied many-fold.

***Strategy:*** *Provide sufficient levels of information and staffing to assist in facilitating education and outreach efforts as well as assisting in the implementation of municipal initiatives as needed.*

The Borough should have copies and easy access to all GIS mapping in existence for the Borough. This information may be hosted by the Borough Engineer

## Picture It

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but must be easily accessible to the Borough staff for viewing and for distribution/use on Borough projects.

It is recommended that available, very affordable GIS software, such as Adobe's ArcReader®, be incorporated into the Borough staff's software to access existing GIS data for use on a variety of infrastructure and planning projects, such as: master planning of parks and trails; construction and reconstruction of Borough sewer, water, and road infrastructure; access to data by field personnel via ruggedized laptop computers, and even mapping of vacant/redevelopable commercial spaces or vacant lots to assist in furthering economic development-related opportunities in conjunction with the Economic Development South's Corridor Communities effort.

This access will also enable the Borough to explore what other opportunities may exist to use GIS in improving operations, such as management of customer calls/complaints.

The Borough should maintain sufficient staffing levels to engage in outreach efforts as well as to provide technical assistance as needed. Several avenues are relevant to this aim of improving the effectiveness and timing of delivering services.

One of the immediate recommended endeavors is to create a succession plan for Borough staff that are within 5 years of retirement; the Borough should then develop updated organizational structure and job criteria for these positions. Borough staffing should aim to provide effective, efficient service in all relevant aspects of administration and outreach.

Further, in context of overall municipal staffing roles and succession planning, the Borough should also consider and weigh the opportunities and trade-offs of creating an assistant manager position in coming years as time and resources allow. This position should not be looked on as luxury, as it would enhance the quality and timing of daily financial, management, customer service and communications efforts.

**Strategy:** *Coordinate with public and private sector entities to promote the benefits of coordinated planning and public health.*

Planning and health used to be two separate and distinct topics. As our nation and individual communities continue to encounter growing health problems, we have realized that planners can influence public health. Baldwin Borough recognizes that promoting public health is an important task and one that they cannot succeed at alone. Allegheny County Health Department's new program, Live Well Allegheny strategically plans activities and events related to obesity prevention and physical activity promotion. Initial goals of the campaign are broad to respond to trends, data and statistics brought to bear by the Health Department and its stakeholders with an early focus on implementing an anti-obesity campaign, providing education and developing partnerships. Specifically, the Live Well Allegheny campaign intends to track childhood obesity and visit school districts to support evidence-based practices.

In addition to direct county health services, the Borough can join forces with health care specialists and providers in encouraging residents to lead healthy, active lives. Safe places for people to walk and bicycle encourages residents and visitors to stay active (See Community Environment and Transportation discussions for further discussion). Ensuring rights-of-way and intersections are safe along with well designed and maintained active and passive recreational facilities will promote residents abilities to walk, bike and remain healthy.

## Looking Forward:

### Land Use and Housing

A comprehensive plan is commonly rooted in land use and housing strategies. The comprehensive plan establishes a series of principles that will remain important into the next decade.

***Land Use and Housing Goal:*** *Preserve the character of its residential neighborhoods, which offer a range of housing types and prices to ensure an adequate choice of attractive living accommodations promoting compatibility of both a strong single-family housing stock and healthy rental stock*

***Strategy:*** *Champion for municipal land use controls that promote balanced growth and reinvestment.*

Land use in Baldwin Borough has been shaped by residential development patterns. The Borough should continue to preserve this character with a thoughtful approach to land use and zoning. Zoning updates should be explored particularly relating to:

- 1) Encouraging quality infill and redevelopment that responds to modern housing and family needs;
- 2) Minimizing non-conformities; and
- 3) Supporting densities that complement established development patterns.

In order to encourage desirable development and/or redevelopment patterns, the Borough's zoning updates in context of the proposed zoning concept explored as part of the Comprehensive Plan effort should focus on simplifying zoning ordinance and land development regulations to make the permitting process clear, consistent, and efficient.

***Strategy:*** *Encourage home-ownership.*

Home-ownership, which has historically led to orderly growth and balance, should be encouraged to the

Going forward,  
we need to  
continue  
coordinating land  
use and housing  
patterns

***Essential Action:***  
*Advocate for responsive,  
compatible land use  
decisions*

**Pilot Project:** Champion land use redevelopment strategies that promote balanced growth and reinvestment.

**Aim to Achieve:** Promote enhancement of quality open space and the livability of the community. Emphasize the safety and welcomeness that exists within the residential neighborhoods as an identifying characteristics of the Borough's future.

**How to Get There:** Continue to encourage municipal planning and facilitate land use and connectivity-focused workshops between the Borough and the school district to promote open dialogue and positive outcomes regarding on-going impacts of policy and development decisions.

**Partners to Put in Motion:**  
Municipalities, EDS, Allegheny County Economic Development, CONNECT and the school district.

### ***Understanding Impacts of Home-Ownership***

*Learning more about how and why existing homeowners and renters made their choice to locate in the area is valuable to garnering a greater understanding of the market potential and how to maximize that potential. Surveying homeowners to understand why they originally selected this area and if they would do so again will help guide the appropriate strategy development and selection to retain them in the area.*

- *Both the Lawrenceville Corporation and Mt. Washington Community Development Corporation in Pittsburgh have conducted resident surveys to better understand their homeownership market.*
- *The University of Pittsburgh's University Center for Social and Urban Research (UCSUR) has developed an outreach strategy to gather this information from both long time and new homeowners in an area. Lawrenceville Corporation partnered with UCSUR in their homeownership research efforts.*

greatest extent possible. The Borough is encouraged to work with Economic Development South as well as other applicable public and/or private agencies and organizations to administer and create programs. The Borough should remain abreast and share this information with its residents on the evolution of available programs geared toward improving stability and well-being within the Borough. The Borough should be proactive in understanding the impacts of successful programs or customized strategies other municipalities have implemented.

## **Land Uses Patterns**

There are a number of different landscapes in the Borough: non-residential, residential and a series of corridors. Concurrent with the comprehensive planning process, the Borough's zoning ordinance was audited and recommended concepts for updating and/or revision were identified. A complete copy of these observations is found in the Comprehensive Plan Appendix. Overall, future land use patterns should be guided to maintain the Borough's existing character. As such, the Audit's recommended policy updates should be pursued.

### **Non-Residential**

Predominant land uses within the Borough's non-residential areas are moderate and smaller-scale commercial and a variety of industrial-oriented businesses. In conjunction with local and regional business retention and enhancements efforts initiated as part of EDS's endeavors, additional/ redeveloped non-residential along major transportation corridors should be strategically planned to balance market activity, community character, infrastructure demands and quality of life. For prosperity to continue in these areas, it is recommended that the Borough continue to promote coordinated access management as well as provisions for land use compatibility between employment areas, businesses offering items for sales and/or service and surrounding land uses.

### **Residential**

In the past decade, the Borough's population levels have remained generally steady (19,999 US Census 2000 and 19,773 US Census 2010). The Borough's

## Picture It

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established neighborhoods offer housing of various densities and styles. Additional and/or redeveloped residential areas, such as housing that enables existing elderly residents to remain in the community for as long as possible or varying intensities of housing to attract/accommodate young professionals who want to live in the Borough) should only occur aligned with the capacities of transportation and infrastructure investments. As the general patterns and trends in housing construction and family needs have changed since a majority of the housing stock in the Borough was constructed, formal provisions for context-sensitive infill development/redevelopment should be created and adopted to further guide the densities of development and relationships of homes to one another in their respective zoning districts. Infill is a common term describing the manner in which new development or redevelopment gets constructed and physically relates to established development surrounding it.

In achieving the community's planning vision and goals with respect to retaining intact and stable single family neighborhoods, the Borough should develop/enforce regulations to encourage such (such as strengthening off-street parking requirements or further enforcing property maintenance). As a policy complement to those guiding single family neighborhoods, the Borough should objectively analyze its current rental inspection process evaluating how the program is funded, implemented, etc. Accordingly, improvements to further managing, tracking and realizing its effectiveness should be pursued.

### **River Corridor**

The Monongahela River is one of Baldwin Borough's most important front doors. Over the course of the past several years, the completion of the Great Allegheny Passage's construction has come to fruition. With its many benefits and ridership, this multi-use trail puts Baldwin Borough on the national map. The corridor is more than a river bank and strip of asphalt. It is character, habitat, a gateway to good health and a spur to economic opportunity. The corridor's significance is one that continues to grow, and the community is encouraged to make the most of it - physically, visually, socially and economically.

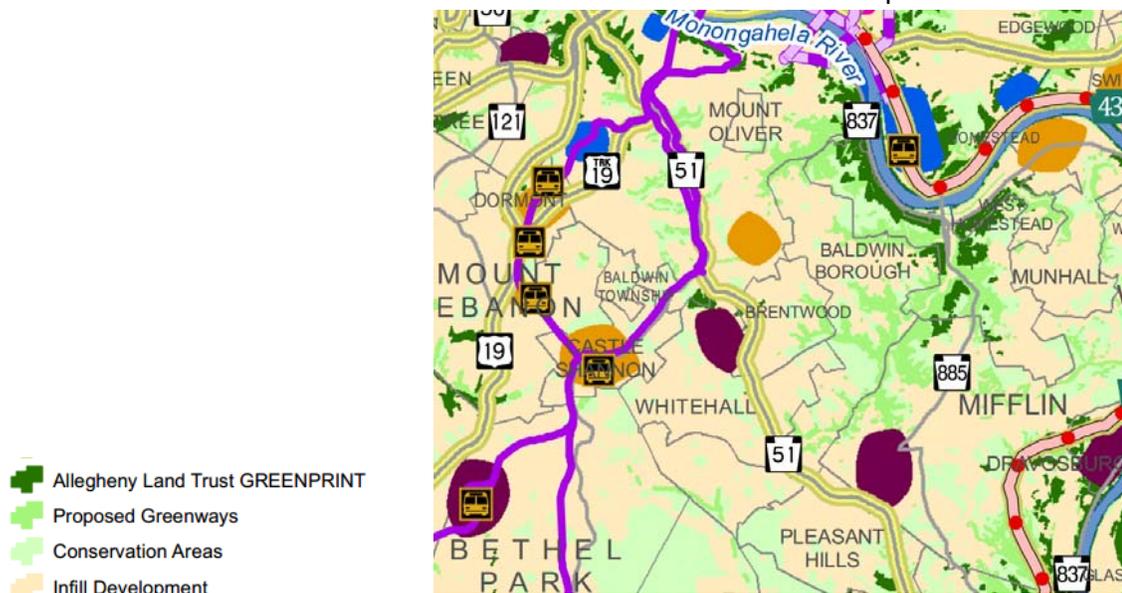
*As explored and in pursuit as part of the Economic Development South's Pedestrian and Bicycle Action Plan notes the importance of Becks Run Road as a means of connecting the South Hills to East Carson Street and its potential for accommodating pedestrians and bicyclists. Becks Run Road could serve as a potential link between the Borough proper and the Borough's riverside front door.*

## Consistency with Allegheny County Planning

Allegheny County's comprehensive plan, *AlleghenyPlaces*, identifies a vision for the entire county. The county comprehensive plan establishes broad goals and criteria for land use and growth management for municipalities to use. Allegheny County's comprehensive plan, *AlleghenyPlaces*, identifies Baldwin Borough as area for future infill development, conservation, potential greenways and extension of the Allegheny GREENPRINT.

With aims for the Borough's continued residential stability and enhancement of existing non-residential areas, Baldwin's retention of its existing community-wide land use and housing patterns is consistent with *AlleghenyPlaces*. Where opportunity arises for Baldwin and Allegheny County to expand community pedestrian and conservation links, they are encouraged to be pursued. Further, Baldwin's Comprehensive Plan is consistent with the County's plan in that the Borough's planning concepts:

- Promote initiatives that are parallel with those contained in *ActiveAllegheny*;
- Promote multi-municipal cooperation and sharing of services; and
- Promote sustainable development.



### **The Coming Decade and Beyond**

In Baldwin Borough, the landscape's characteristics and patterns influence the potential scale and type of development. In considering the relationships between developed land, infrastructure and sensitive natural resources, patterns of future land use, zoning and potential market activity should be carefully considered so that the vision for residential re-growth can be realized.

### **Zoning and Subdivision Land Development Ordinances Review**

The following review of the Borough Zoning Ordinance as well as the Subdivision and Land Development Ordinances was an integral part of the Borough's Comprehensive Planning process. This review was completed with input from the Comprehensive Plan Steering Committee and the Borough Planning Commission. This review is an important starting point for the needed overhaul of the Borough's ordinances, which will be critical to successful implementation of the Comprehensive Plan.

The Borough Planning Commission reviewed the recommendations from the Steering Committee and the results of the Consultant Team's analysis in order to develop the set of recommendations included in this Plan. The process of updating the Borough's Code will be detailed and challenging, however the results of this planning process outline a clear path forward.

There will be many benefits realized as the Borough amends and updates its Zoning and Subdivision ordinances.

- ✓ Improved clarity in zoning regulations.
- ✓ Clearly defined roles for Planning Commission, staff and consultants.
- ✓ Simplified zoning districts scheme that will aid in ordinance administration.

- ✓ Use Chart for easy reference.
- ✓ Preserve community character.
- ✓ Encourage appropriate commercial development and redevelopment.
- ✓ Well-defined application review process.
- ✓ Advance the goals of this Comprehensive Plan.

The TOP PRIORITIES identified through the review and analysis of the Borough's Zoning and Subdivision Ordinances are as follows, in no particular order of importance or specific priority:

1. Implement the recommended zoning ordinance changes, including the simplification of zoning districts, adoption of a use chart, and an amended zoning map to address the deletion of the incorrectly used and labeled PRD Zoning District.
2. Adopt application processes for all land development and zoning applications and inclusion of responsibilities of Borough entities (e.g. Zoning Hearing Board, Borough Council, Borough staff, and Planning Commission) to communicate among the entities regarding application status.
3. Develop a clear understanding of the roles of each entity that addresses land development, zoning and building code issues in the Borough (Zoning Hearing Board, Borough Council, Borough staff, Planning Commission, Zoning Officer, third-party inspection consultants) and take all action appropriate to ensure that the responsibilities of each entity are clearly defined and those responsibilities are fulfilled. Such action may include, but is not limited to, adoption of an ordinance restating the responsibilities of the Planning Commission.

Given the scope and complexity of the proposed ordinance revisions, following completion of a critical mass of the changes, it is recommended that the Borough undertake a codification of the Borough zoning and subdivision land development ordinances. This will ensure consistency throughout the entirety of

## Picture It

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these ordinances and also provide for much more user-friendly organization of the Borough's regulations.

The documents created throughout this ordinance review process are included in the document appendix and are as follows:

### **A – Summary of Recommended Zoning and Subdivision Ordinance Updates**

After a thorough review of the Borough's Zoning and Subdivision Ordinances, the Comprehensive Plan Committee and Borough Planning Commission identified several key issues to be addressed in the current ordinances. This summary provides an overview of the existing ordinance provisions, an analysis of those provisions to identify potential weaknesses, and recommended amendments to address those weaknesses. The key issues addressed are more fully described in the Appendix document and include:

- Simplify the Residential Zoning District Classifications.
- Simplify the Commercial Zoning District Classifications.
- Simplify the Industrial District Classifications.
- Delete the Planned Residential Development Ordinance.
- Revise the regulations for the Mobile Home Parks use.
- Clarify and/or simplify Miscellaneous Zoning Provisions (for key issues such as Day Cares, No Impact Home-Based Businesses, Fences, and Swimming Pools).
- Adopt new regulations for Special Exceptions and Conditional Uses.
- Revamp the Planning Commission (discussed in more detail in Document E).

- Update the provisions pertaining to Administration and Enforcement (discussed in more detail in Document G).
- Revise regulations for Sexually Oriented Businesses.
- Adopt regulations for applications to the Borough for subdivision, zoning, and land development approvals.

### **B – Sign Ordinance Proposed Revisions**

Many provisions of the Borough sign ordinance are outdated and key issues such as LED technology are not addressed. The Sign Ordinance Proposed Revisions document provides an outline of the key issues to be addressed and proposals for key provisions to be added or amended.

### **C – Zoning District Amendments – Non-Residential**

This document is the first step toward drafting an amendment to the Borough Zoning Ordinance to implement the recommended “simplification” of the Zoning Districts scheme currently found in the Borough Code. This proposed amendment includes deletion of obsolete or conflicting provisions, deletion of the former Zoning District Classifications, and the addition of the proposed Non-Residential Zoning District Classifications as follows:

- C1 General Neighborhood Business District
- C2 Professional Office and Commercial District
- I Industrial District

### **D – Zoning Districts Amendments – Residential**

This document is the first step toward drafting an amendment to the Borough Zoning Ordinance to implement the recommended “simplification” of the Zoning Districts scheme currently found in the Borough Code. This proposed amendment includes deletion of obsolete or conflicting provisions, deletion of the former Zoning District Classifications, and the addition of the

## Picture It

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proposed Residential Zoning District Classifications as follows:

- R-1 Single Family Residential District
- R-2 Two-Family and Multi-Family Residential District

### **E – Planning Commission Ordinance Revisions**

The current Borough Code contains provisions related to the Borough Planning Commission in several places throughout the code, often in sections of the Code that are not appropriate for reference to the Commission. It is recommended that this proposed amendment be adopted to delete the current provisions related to the Planning Commission and that the Borough simultaneously adopt an ordinance defining a new Planning Commission as the Borough's Planning Agency and its responsibilities.

### **F – Proposed Use Chart**

A summary Use Chart is recommended for ease of access to information regarding permitted uses within the Borough's (proposed) new zoning districts. The zoning ordinance should be updated so that the permitted uses for each district are only identified in the new Use Chart. The Use Chart will clearly identify which uses are not permitted, permitted by right, permitted by special exception, or permitted by conditional use in each Zoning District. The recommended review of all definitions in the Zoning and Subdivision Ordinances must be done in conjunction with the proposed Use Chart to ensure consistency of terminology.

### **G – Zoning and Code Responsibilities of Staff and Consultants**

During the planning process, there was much discussion about the role of staff and the third-party consultants utilized by the Borough to address zoning interpretation and code enforcement. This document

provides and outline of recommended roles and a discussion about possible changes to how the Borough structures management of these issues to be more efficient and effective.

Recommendations for updated zoning and subdivision/land development efforts should be pursued including both map and text updates. A sample of mapping considerations is illustrated below the following outline of recommendations. Considerations completed as part of a zoning audit concurrent with the Comprehensive Plan process are also included in the Appendix.

## Zoning Ordinance Recommendations

### 1. Simplify the Residential Zoning District Classifications

- a. CURRENT: The residential districts section of the current zoning ordinance includes four residential districts, plus Planned Residential Developments (PRDs) for a total of five residential zoning options. They are: R-1 Low Density Single Family, R-2 Single Family, R-3 Medium Density, R-4 Multiple Family, and PRD Planned Residential Development. Technically, this section of the ordinance also includes the Professional Offices and Professional Services District, which is misplaced because it is not a residential district.
- b. ASSESSMENT: Given that the Borough is largely built out, most residential development will come in the form of redevelopment and infill projects. If the few undeveloped parcels were to be developed, the new residential development will likely take a form similar to existing residential neighborhood patterns nearby. Differences between the current five residential zoning district options are not very clear. A large number of zoning districts makes it difficult for the Borough to articulate clear residential development goals for different areas of the Borough that may take different form. However the

nature of residential development in the Borough is fairly similar throughout the community and the Borough is not well served by a multitude of residential zoning options that may cause confusion and dilute the purposes behind the community's goals. The Professional Offices and Professional Services District (POPS) is not a residential district, is not well-defined and is not used – no property within the Borough is currently zoned POPS.

- c. RECOMMENDED: Delete all current residential zoning district classifications and replace them with two residential Districts. The R-1 Single Family Residential District would be residential development that would include single family detached residential dwellings. The R-2 Two-Family and Multi-Family Residential District would be multiple family residential development, permitting Multiple-Family High Rise, Duplex / Row House, and Single Family Attached. Regulations for each of these new districts need to be adopted. A clear statement of intent should be included in the regulations for each of these districts. Delete the POPS district.

## **2. Simplify the Commercial Zoning District Classifications**

- a. CURRENT: There are currently three commercial zoning districts included in the Borough zoning ordinance. The list of uses permitted in these districts is extensive and many of the uses are not defined. The three districts are: C1 General Business District, C2 Shopping Center District, and C3 Professional Office District.
- b. ASSESSMENT: Given that the Borough is largely built-out, the general form of the commercial development within the community is already defined. The current system of three commercial districts and extensive list of uses is overly complex for the efficient management of the Borough's commercial development and redevelopment. The type and intensity of commercial development that the Borough currently experiences and is likely to

experience in the future could easily fit into a simpler and better refined set of commercial development regulations.

- c. **RECOMMENDED:** Delete all current commercial district regulations and replace with two new commercial zoning districts: C1 Neighborhood Commercial District and C2 Large Retail and Professional Office Commercial District. The C1 District would include smaller mercantile uses. The C2 District would include professional office and larger mercantile uses. A clear statement of intent should be included in the regulations for each of these districts.

### **3. Simplify the Industrial District Classifications**

- a. **CURRENT:** There are currently two industrial zoning districts: I1 Light Industrial District and I2 Heavy Industrial District and Mobile Homes.
- b. **ASSESSMENT:** The current and probably future level of industrial activity within the Borough is relatively limited. Two industrial districts create unnecessary distinctions and present the possibility of confusion between what industrial uses are permitted in each of the districts. There is currently very little distinction between the two districts, so the two classifications seemingly create a distinction without a difference. Mobile homes are a residential use classification. While mobile homes may possibly be permitted in this district, if they are also permitted in one or more other zoning districts, the I2 District should not include a focus on mobile homes as currently written.
- c. **RECOMMENDED:** One industrial district is recommended to simplify the regulation of uses that are neither commercial nor residential. A clear statement of intent should be included in the regulations for this district.

### **4. Delete the Planned Residential Development Ordinance**

## Picture It

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- a. CURRENT: The Borough's current zoning ordinance includes a Planned Residential Development (PRD) option and associated regulations. There are properties in the Borough that are currently zoned PRD and have Borough approval for a PRD. There are also undeveloped properties within the Borough that are zoned PRD according to the current zoning map, but have no Borough approval for a PRD development.
- b. ASSESSMENT: PRD ordinances are intended to provide a more flexible option for communities to regulate residential development. However, the Borough is not currently and unlikely in the future to experience significant residential growth in the form of large-scale residential development. The Borough's residential form is largely defined given the built-out nature of the community. Building on this current form, standard residential zoning district regulations could be used successfully. Such standard residential regulations would be less complicated and efficient for the Borough to administer than a PRD ordinance. Additionally, the Borough Zoning Map incorrectly identifies parcels of land as zoned PRD when they in fact do not have a PRD approval from the Borough. A property becomes zoned PRD only when the municipality approves a PRD application that meets the requirements of the municipality's PRD regulations. Upon approval, the property's zoning changes from the current district and becomes zoned PRD. The regulations for that property are set by the PRD approval and not the previous zoning of the property. Undeveloped properties without a PRD approval should not be zoned PRD.
- c. RECOMMENDED: Delete all PRD regulations in the Borough's current zoning ordinance. Residential development would be regulated by the proposed updated residential zoning district classifications. Additionally, a complete review of the Borough zoning ordinance is necessary to correct properties that are currently identified as being zoned PRD but have no PRD approval from the Borough. It is

recommended that these properties be zoned as the (revised) R-1 Single Family Residential Zoning District in keeping with the community's goal to preserve the single family housing character of much of the Borough. All properties for which there is an approval for a PRD should remain zoned PRD. These developments will continue to be regulated according to the regulations approved in the Borough's PRD approval for that development. The PRD regulations in the zoning ordinance no longer apply to these properties and therefore the deletion of them has no impact on existing developments.

### **5. Revise Regulations for the Mobile Home Parks Use**

- a. CURRENT: Mobile home parks are currently permitted in the Industrial-2 Heavy Industrial Zoning District.
- b. ASSESSMENT: Mobile home parks must be permitted within the Borough and within a district where the use may reasonably be developed. The current regulations are not adequate to ensure that the use is reasonably permitted but also ensure that if a mobile home park were to be developed, it would be done so in a manner consistent with the Borough's vision.
- c. RECOMMENDED: Adopt a clear definition for the mobile home parks use. Clear regulations should be adopted for this use, included a detailed definition and classification as a conditional use. Reasonable conditions associated with the use should be articulated, including but not limited to, a ten acre minimum development size.

### **6. Clarify and/or simplify miscellaneous zoning provisions.**

- a. Residential Minimum Lot Size: The current regulations are overly complex and the minimum lot size should be uniform across all residential zoning districts. To avoid creating many non-conforming lots with regard to minimum lot size, the larger current minimum

lot size should be selected and adopted for both of the proposed new residential zoning districts.

- b. Day Cares: Delete current regulations and adopt new regulations that are consistent with current state law related to this use.
- c. No Impact Home-Based Businesses: Adopt regulations consistent with current law. This use should be clearly defined in the Borough zoning ordinance and permitted in every residential zoning district.
- d. Fences and Swimming Pools: Update regulations associated with ancillary residential structures and uses including fences (height, location, opacity, setbacks) and swimming pools (setbacks, location). Adopt a definition for swimming pools that clearly includes both above ground and in-ground swimming pools.

### **7. Adopt new regulations for Special Exceptions and Conditional Uses.**

- a. RECOMMENDED: Consistent with the Municipalities Planning Code, adopt regulations that include reasonable conditions for the uses identified as special exceptions or conditional uses and define the process by which applications for these uses are reviewed by the Borough; special exceptions should be reviewed by the Zoning Hearing Board and conditional uses should be reviewed by the Borough Council.

### **8. Revamp the Planning Commission.**

- a. RECOMMENDED: Delete all provisions in the current Borough code related the Planning Commission and adopt new regulations creating a new Planning Commission and outlining the powers and responsibilities of these appointed officials.

### **9. Administration and Enforcement.**

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- a. **RECOMMENDED:** Outline the process by which zoning and building code issues are managed by the Borough, including the responsibilities of the relevant Borough staff and/or consultant positions and clarify the interactions with the Borough's appointed and elected officials.

### **10. Revise regulations for Sexually Oriented Businesses.**

- a. **RECOMMENDED:** Permit this use in the new Industrial District as a special exception, including reasonable required conditions.

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

1. Adopt regulations regulating development/construction within utility easements and rights of way.
2. Adopt regulations outlining requirements for the submission of zoning and land development applications to the Borough, including required application content and submission deadlines.
3. Adopt regulations for the construction and maintenance of sidewalks according to specified standards.

### **Additional Revisions and Updates:**

1. The Comprehensive Plan committee identified the following additional issues as priorities to be addressed:
  - a. Revamp the zoning/development permit process.
  - b. Update regulations for sexually oriented businesses.
  - c. Update zoning definitions.
  - d. Adopt a site plan review process.

## Picture It

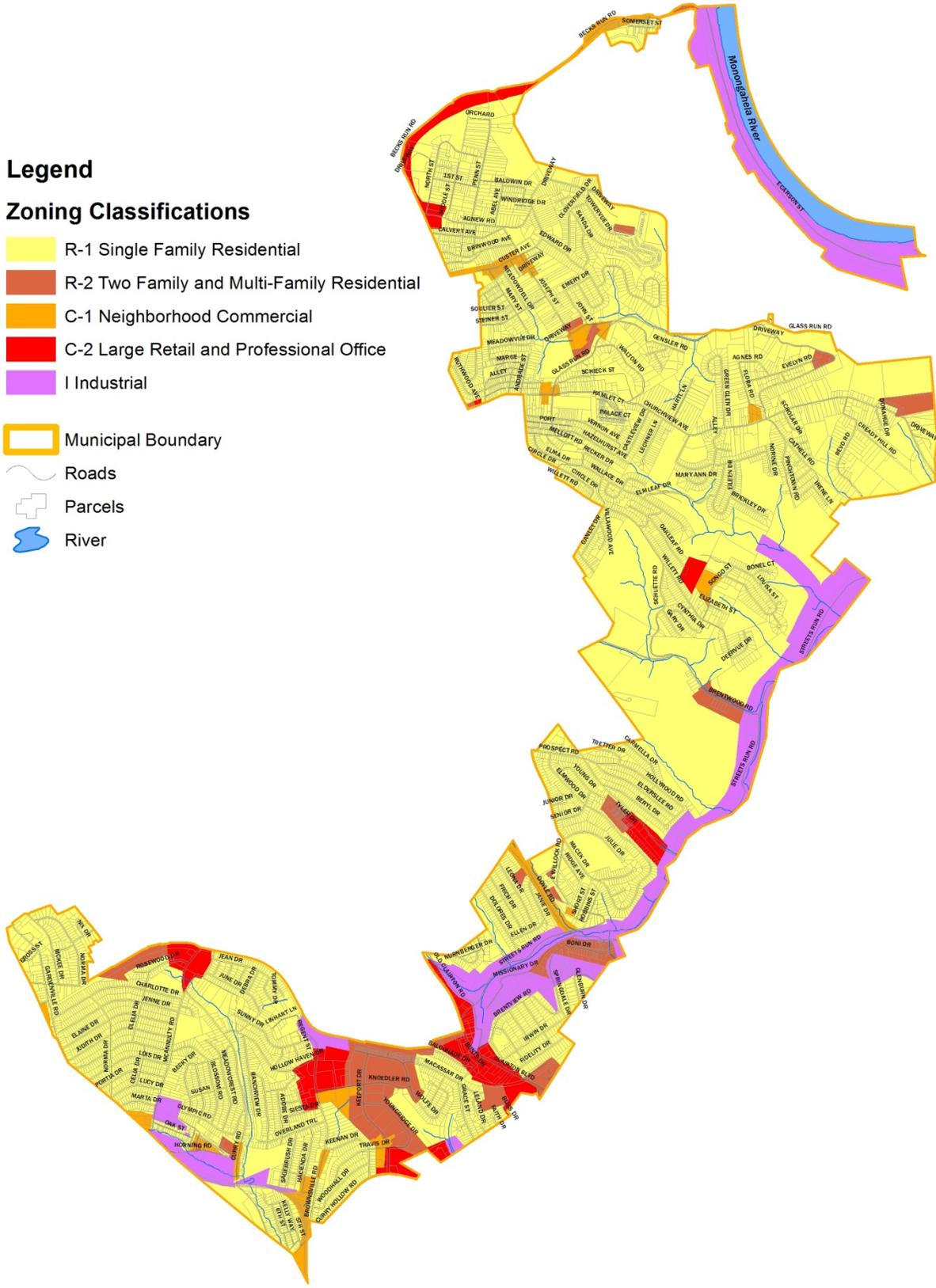
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- e. Clarify the administration and enforcement of Borough ordinances.
- f. Create an administrative tracking process for permit time limit dates and approvals.
- g. Clarify and reinforce the role and responsibilities of the Zoning Hearing Board and the variance process.
- h. Review the process for appeals, notices, and hearings.
- i. Regulation of construction within utility rights of way and easements.

**Legend**

**Zoning Classifications**

- R-1 Single Family Residential
- R-2 Two Family and Multi-Family Residential
- C-1 Neighborhood Commercial
- C-2 Large Retail and Professional Office
- I Industrial
- Municipal Boundary
- Roads
- Parcels
- River



## Foster Forward:

### Resource Management

About a decade ago, one of the most comprehensive resource evaluations in the region was mapped. The Natural Infrastructure of Southwestern Pennsylvania Study documents that the Borough's resources will continue to shape its future as a place for those interested in improving the possibilities and realizing the physical and economic benefits of recreation and conservation. For reference, information gathered as part of the resource mapping is included within the Comprehensive Plan's Appendix. Sustaining and enhancing natural, scenic, and cultural resources will benefit current and future generations.

***Resource Management Goal:*** Promote community design standards geared toward sustaining attractive, functional, and enduring systems and places

***Strategy:*** Support designation of an integrated natural resources system and develop a "Did you know?" outreach effort

As evidenced by the 2013 nesting of a Bald Eagle along the Borough's riverfront, greenways, resource corridors and open spaces are critical to sustaining the integrity of natural systems. Baldwin Borough has the opportunity to solidify its legacy of planning through maintaining and strengthening its green infrastructure resources. In conjunction with Friends of the Riverfront, the Borough could locate a formal viewing station and interpretive signage along the Great Allegheny Passage as one of the immediate and talked about aspects of distinguishing resources in the community.

As further discussed as part of the community's transportation ideas, one of the most evident aspects of the Borough's natural resource system is its riverfront trail. This trail, a segment of the nationally acclaimed Great Allegheny Passage, provides the

Going forward, we need to advance awareness of our community's resources and initiatives.

***Essential Action:*** Celebrate why the community's unique assets are essential to its long-term vitality

***Pilot Project:*** Establish an annual campaign that highlights the value of identified natural resources, recreation resources and cultural features and how the assets contribute to future successes in the community.

***Aim to Achieve:*** More than just a simple recognition, this Celebrated Features campaign is aimed to encourage dialogue and collaboration among groups and individuals throughout the Borough that lasts all year long. The initiative seeks to tie how conservation, improvement and/or enhancement of identified assets are essential to furthering economic wellbeing, cultural appreciation and healthy communities. The initiative also seeks to bring awareness (planning and otherwise) of these commonly-shared resources to residents of all ages and businesses throughout the Borough.

How to Get There: Determine a featured unique asset each year that encompasses one or more of the resources in the Borough: natural, recreation and/or culture. Engage artists and school-age children in developing print, electronic and spoken media to convey how features throughout the Borough fit within the identified asset(s). Integrate outcomes into Borough outreach and encourage the business community to participate in the celebration.

Partners to Put in Motion: Baldwin Borough Administration, Borough Council, Visit Pittsburgh, community groups, EDS, County Conservation District, PA Department of Conservation and Natural Resources, Pennsylvania Historic and Museum Commission, artists, school district, and other related stakeholders/interest groups.

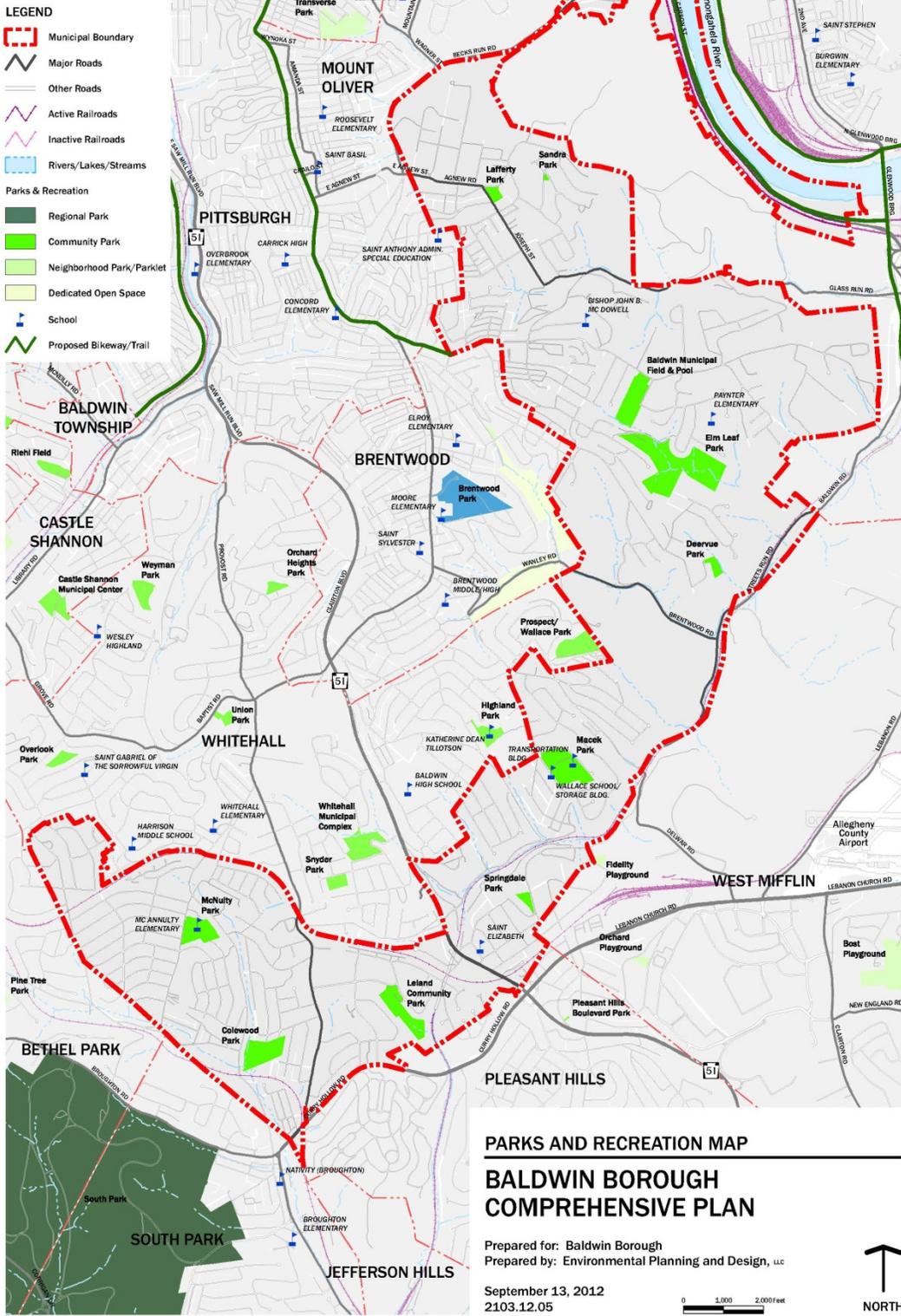
Borough with an unconventional and heavily traveled “front door.” As such, trail users and the Borough itself could benefit from the additional of additional wayfinding along this corridor. Considerations of kicking off a “Did you know?” message campaign could highlight important resource information, enhancements and general facts about the community.

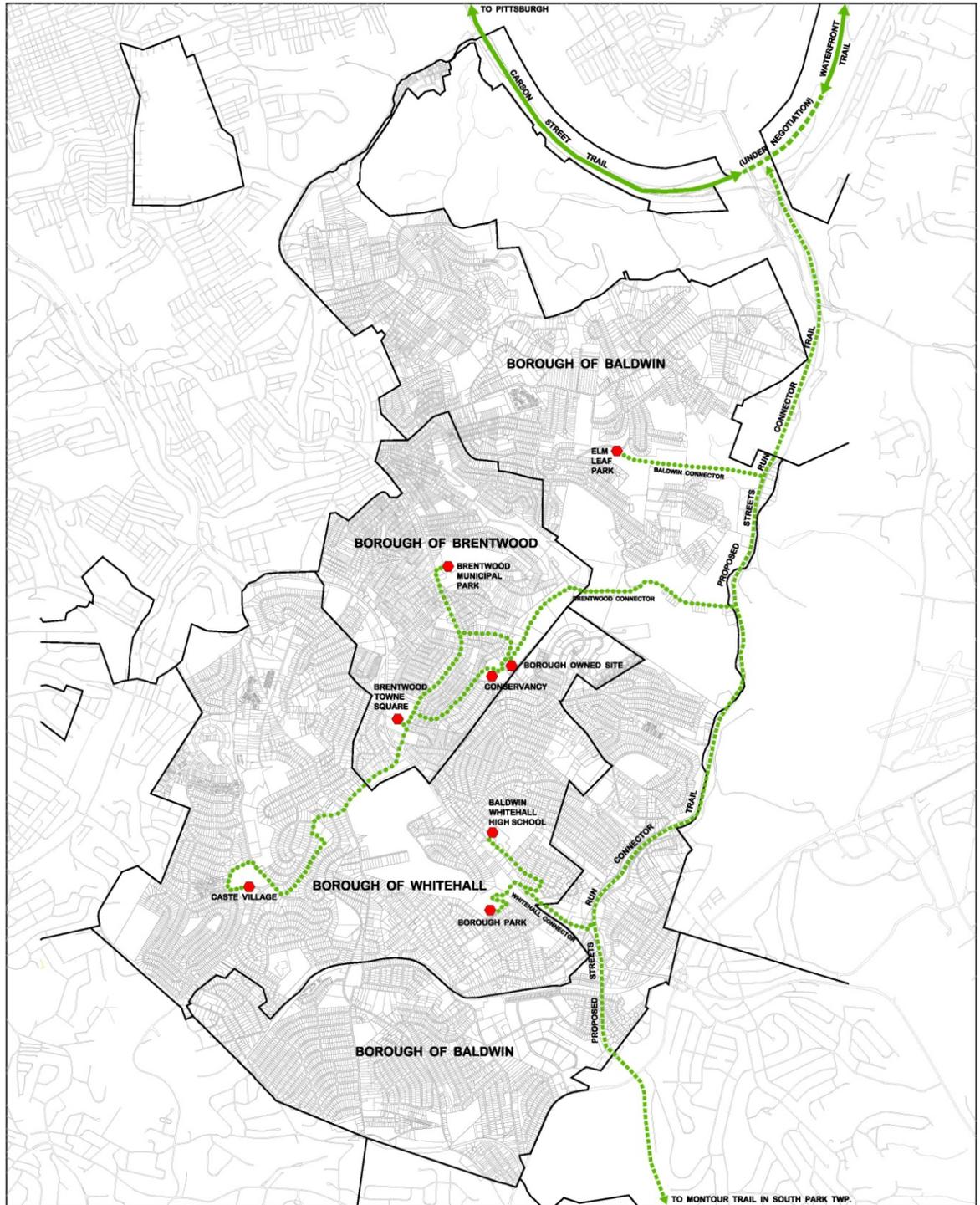
This signage and placemaker project has the opportunity to transform the Borough welcome signs and create directional cues to the greater community – reinforcing the greater message of Baldwin is worth exploring. As opportunities arise, the Borough should pursue work with EDS and other cooperating community groups and property owners as applicable to explore the feasibility of a boat launch along the Borough’s Monongahela Riverfront as well as to build the proposed Streets Run connector trail identified from the area’s 2008 Pedestrian/Bicycle Connector Plan.

An essential component of a healthy, natural resource system is also the protection and conservation of water quality and supply. Quality water resources are vital to ensuring a healthy community and sustainable economy. The Borough is taking many steps forward to aiding in the improvement of its infrastructure and, thus, the effectiveness of stormwater management. Where suitable, the Borough should evaluate, draft and adopt community design-related site standards that are geared toward sustainable site performance. This further supports the Borough’s recognized achievements in Sustainable Pittsburgh’s efforts and opportunities as well as, based on various environmental economic research, improved economic returns can emerge (rather than fail) for businesses addressing sustainability proactively.

# Picture It

Source: The Parks classifications and data are from the Allegheny County Comprehensive Plan (2008). Trails are based on the Allegheny Bike Plan as included in the Allegheny County Comprehensive Plan (2008). Other GIS base data provided by Allegheny County (2006 - 2011).





	<p><b>Urban Design Ventures, LLC</b> Community Planning &amp; Development Consultants</p> <p><small>Urban Design Ventures, LLC, 312 East 7th Avenue, Harrisburg, PA, 17102</small></p>	<p><b>Map Legend</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">●</span> Proposed Trail Access Points</li> <li>..... Proposed Trail</li> <li>———— Existing Trail</li> </ul>	<p>Economic Development South (EDS) <b>Pedestrian - Bike Trail Locations</b></p>
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## Fast Forward: Economic Development

The Borough's non-residential development has historically been part of the Route 51 Corridor and is now an integral piece of EDS's planning initiatives. In recent years, initiatives of Economic Development South have aimed to strategically define projects and opportunities of communities along this Corridor. The Borough is encouraged to continue discussions and participation with neighboring communities to further the effectiveness and efficiency of non-residential development in realizing a high quality of life and an appealing setting for patrons and employees alike. The Borough should work with Economic Development South (EDS) to promote local and regional-scale economic development opportunities.

***Economic Development Goal: Maintain and uphold a sense of community and long term stability***

***Strategy: Continue cooperation with the Economic Development South in implementing a comprehensive region-wide economic development strategy and continue to encourage planning and participation in the Corridor Communities effort.***

In continuing work and regular communications with EDS and neighboring communities, the Borough's coordinated decision making will embody that it thoughtfully reflects the overall goals and capacities of all it does for land use, transportation, infrastructure and natural resources.

***Strategy: Work to facilitate and encourage business, industry and manufacturing redevelopment in the Borough.***

### ***Essential Action:***

*Expand and reinforce how the Borough's technical planning tools contribute to economic development efforts*

Pilot Project: Integrate measurable quality of life indicators and other data into the mapping/information that the Borough provides in order to further grow the Borough's resident base as well as assist others as they recruit, maintain and nurture employment opportunities throughout the region.

Aim to Achieve: Illustrate up-to-date patterns and trends that are relevant to how accessible the Borough is from different industries from manufacturing to education.

How to Get There: Outline the types of issues and concerns that would impact potential redevelopments (e.g. commuter patterns for industrial development or to education systems. etc.). Determine how this information can be presented visually and through text to clearly communicate the Borough's assets and strengths to potential investors. Seek feedback from and collaboration with others to refine and strengthen the quality of the information and its presentation.

Partners to Put in Motion: Borough Administration, Economic Development South and other community organizations

Going forward, we need to promote balanced growth with transportation and infrastructure investments.

Evaluate ordinances and land use controls regarding industrial, manufacturing and commercial locations. Ensure land use policies are amenable to a full range of logistics-related industries. Encourage current businesses in the Borough to offer ongoing technology-driven employment needs within the greater region: Baldwin offers a place and opportunity for innovation.

**Strategy:** *Foster a quality of life attractive to a plentiful, skilled workforce.*

Recommendations throughout the comprehensive plan are geared to fostering a desirable quality of life. In addition to policies, the Borough should work with institutions in the public sector and private sector (including the school district) to encourage training within current industries to meet ongoing technologic employment needs within the greater Pittsburgh region.

**Strategy:** *Continue to develop and implement fiscally responsible budgets that balance needed public services with available funding levels.*

By keeping costs down, Baldwin Borough can fulfill its infrastructure obligations and remain competitive in attracting residents and businesses that are a good match for the area. The Borough should continue to work with public service agencies and municipalities through CONNECT to evaluate the efficiency and needs of services.

## Moving Forward: Transportation and Infrastructure

Throughout the comprehensive planning process, recurring discussion focused on how future development patterns can be supported in a sustainable system of transportation and infrastructure.

The Borough's road network is intact and provides ways for vehicles of all sizes and capacities to travel throughout the Borough with ease. Mass transit has historically been part of the Borough's residential life. Recent mass transit changes in the greater Pittsburgh region have directly impacted residents of Baldwin with service reductions to and between various neighborhoods AND main corridors. As a result of these shifts, Borough residents relying on City of Pittsburgh/area employment and/or mass transit commuting to access everyday commercial needs such as shopping and medical appointments have become significantly limited with readily accessible and affordable mass transit options.

The transportation element focus of the Borough's Comprehensive Plan is on how to ensure dialogue about how broader reaching/mass transportation enhancements can continue to be part of the Borough's future. Principles of promoting a pedestrian-oriented Borough with sufficient access to public transit continue to also be imperative to attracting and retaining future generations of Borough residents. These focus stems from six planning factors:

***Essential Action:***  
*Promote municipal and transportation and infrastructure enhancements*

Pilot Project: Develop and implement criteria and a ranking system associated with the allocation of project budgeting.

Aim to Achieve: Support broader-scale transportation and infrastructure planning efforts that are consistent with strategies throughout the comprehensive plan

How to Get There: Outline criteria to further administer the distribution of monies for local projects. Evaluate proposed projects using the criteria in context of the comprehensive plan to ensure that funded projects are in line with the Borough's vision for broad-scale transportation and infrastructure planning. Seek feedback on criteria and finalize the ranking system.

Partners to Put in Motion: Baldwin Borough Administration, Borough Council, PORT Authority, Economic Development South, municipal authorities, other municipalities.

1. Support the economic vitality of the Borough, especially by enabling competitiveness, productivity, and efficiency.
2. Increase the safety of the transportation system for motorized and non-motorized users.
3. Increase the security of the transportation system for motorized and non-motorized users.
4. Increase the accessibility and mobility options available to people.
5. Protect and enhance the environment, promote energy conservation and improved quality of life.
6. Promote efficient system management and operation.

***Transportation and Infrastructure Goal:***  
*support and encourage pedestrian-oriented environment, quality schools, responsive public safety and excellent public services*

***Strategy:*** *Work towards big-picture solutions for improving community accessibility and mass transit options.*

Whether at the individual municipal level or in conjunction with groups such as Economic Development South, it is important for the Borough to stay engaged with the ongoing regional discussion about mass transit service. As part of future public meetings that are organized specific to the topic, alternatives to supplement these changes, such as increased need for Park N Rides or local transit connectors, need to be discussed and evaluated. The appeal of resident life and businesses in the Borough, for those of all ages and abilities, depends on it.

Based on these previously laid out plans, the Borough should continue affirming its position on realistic mass transit solutions with authorities and neighboring municipalities to delineate priority routes.

Other planning efforts completed locally and regionally over the past 10 years identify that further emphasis on pedestrian and recreation trails are both desirable and achievable. Local routes of pedestrian/cycling significance identified in these studies with should also be detailed in conjunction with mass transit access point in the South Hills to ensure links between projects of identified priority.

***Strategy:*** *Maintain a high level of municipal services and ensure that infrastructure demands are balanced with services available within the community.*

One of the Borough's fundamental projects for the coming decades is updating the community's infrastructure system. A July 2013 Feasibility Report, prepared by Lennon, Smith, Souleret Engineering, Inc.

(LSSE) on behalf of Baldwin Borough, complies with Paragraph 15 of the 2004 Administrative Consent Order (ACO) issued by the Allegheny County Health Department (ACHD). The report outlines the communities needed participation, both individual and along with those in cooperation with other municipalities to participate with and cooperate with ALCOSAN in the implementing its wet weather plan for the Upper Monongahela River. Following detailed, accurate and professional analysis of entire system, the main projects associated with these improvements are slated to include: 34,070 LF of parallel relief sewers, combined sewer overflow screening facilities and diversion structure modifications within the Street Run sub-watershed; and a 1.1 million gallon EQ tank, 11.0 million gallons per day pump station along with upgraded conveyance in the Licks Run sub-watershed. These improvements, slated for completion by 2026 will institute needed improvements associated with both ALCOSAN Woods Run Sewage Treatment Plant and to the Pleasant Hills Authority Wastewater Treatment Plant.

One of the keys to communicating to residents about the ongoing investment the Borough is making is the message that the community's infrastructure is fundamental and valuable. Foremost, the Borough should use this information to build and implement a communications strategy to regularly get information to residents about these major infrastructure improvements projects.

***Strategy:*** *Further promote sustainability of energy systems throughout the community.*

Baldwin Borough is one of the region's leaders with respect to encouraging energy efficiency. In 2012, the municipality participated in and adopted the model solar ordinance developed as part of the SunShot multi-municipal collaboration. This commitment to the provisions and innovation of thought speaks to the way in which this Borough sets an example for others in the greater Pittsburgh region. Continued initiatives to encourage responsible energy use and management are important aspects of future Borough efforts and

## Picture It

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opportunities for education/outreach to residents and businesses alike.



## ***Taking Stock:***

### **Identifying Key Trends**

The planning goals and strategies outlined as part of the comprehensive plan are borne from the patterns of today. A series of characteristics and impacts were evaluated in the initial stages of planning to determine the applicability of policy and project recommendations.

*Taking Stock* serves to identify some fundamental facts and figures reviewed during the planning process. Additional mapping and analyses, included within the Comprehensive Plan's Appendix, examined patterns, trends and the capacity for growth in the Borough.

**Age Distribution, 2010**

	Baldwin Borough	Allegheny County	Pennsylvania
<b>Age Group</b>			
Under 5 years	5.0%	5.0%	6.0%
5-17 years	14.0%	15.0%	16.0%
18-64 years	60.0%	63.0%	63.0%
65-84 years	17.0%	14.0%	13.0%
85+ years	3.5%	3.0%	2.0%
<b>Median Age</b>	<b>45</b>	<b>41</b>	<b>40</b>

**Residence One Year Ago, 2010**

	Baldwin Borough	Allegheny County	Pennsylvania
<b>Residence one year ago</b>			
Same house	91.4%	86.6%	87.4%
Different house in the U.S.	8.5%	12.8%	12.2%
Same county	6.6%	9.1%	7.5%
Different county	1.9%	3.8%	4.7%
Same state	0.5%	1.8%	2.7%
Different state	1.4%	2.0%	2.0%
Abroad	0.1%	0.6%	0.4%

# Taking Stock

## Households, 2010

	Baldwin Borough	Allegheny County	Pennsylvania
<b>Households by type</b>			
Total Households	100.0%	100.0%	100.0%
Family Households	66.3%	58.7%	64.0%
With Own Children under 18 years	26.4%	24.2%	27.8%
Married-couple family	52.6%	43.0%	49.5%
With own children under 18 years	19.5%	17.0%	19.3%
Male householder, no wife present	2.8%	4.0%	4.2%
With own children under 18 years	1.5%	2.0%	2.0%
Female householder, no husband	11.0%	12.0%	12.0%
With own children under 18 years	5.4%	6.0%	6.6%
Nonfamily households	33.7%	42.0%	34.6%
Householder living alone	30.0%	35.0%	29.0%
65 years and over	16.0%	13.0%	12.0%
Households with one or more people	28.0%	26.0%	30.0%
Households with one or more people 65 yrs +	33.0%	28.0%	27.0%
Average household size	2.3	2.3	2.5
Average family size	2.9	3.0	3.1

## Housing, 2010

	Baldwin Borough	Allegheny County	Pennsylvania
<b>Units in structure</b>			
1-unit, detached	76.3%	62.0%	55.9%
1-unit, attached	4.6%	8.9%	17.9%
2 units	0.3%	5.9%	5.2%
3 or 4 units	1.3%	5.2%	4.6%
5 to 9 units	8.4%	4.9%	3.4%
10 to 19 units	2.4%	4.1%	2.5%
20 or more units	6.2%	8.2%	5.4%
Mobile home	0.5%	0.8%	4.9%
Boat, RV, van, etc.	0.0%	0.0%	0.1%

	Baldwin Borough	Allegheny County	Pennsylvania
<b>Year structure built</b>			
1999 to March 2000	0.2%	0.7%	1.3%
1995 to 1998	1.7%	2.0%	4.1%
1990 to 1994	1.7%	2.7%	5.1%
1980 to 1989	3.1%	6.4%	10.1%
1970 to 1979	9.6%	11.0%	13.5%
1960 to 1969	16.3%	12.9%	11.4%
1940 to 1959	57.9%	32.3%	24.3%
1939 or earlier	9.5%	32.2%	30.3%

	Baldwin Borough	Allegheny County	Pennsylvania
<b>Housing Occupancy</b>			
Occupied housing units	92.2%	92.0%	91.0%
Vacant housing units	7.8%	8.0%	9.0%
For seasonal, recreational, or occasional	0.1%	0.4%	2.8%
Homeowner vacancy rate	0.0%	0.0%	0.0%
Rental vacancy rate	0.3%	0.0%	0.0%
<b>Housing tenure</b>			
Owner-occupied housing units	82.5%	67.0%	71.3%
Renter-occupied housing units	17.5%	33.0%	28.7%
Average household size of owner-occupied	2.5	2.5	2.6
Average household size of renter-occupied	2.0	1.9	2.0

# Taking Stock

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	Baldwin Borough	Allegheny County	Pennsylvania
<b>Year householder moved into unit</b>			
Occupied housing units	8,440	522,703	4,940,581
2005 or later	20.6%	29.7%	28.2%
2000 to 2004	15.3%	19.4%	20.9%
1990 to 1999	17.6%	19.4%	21.1%
1980 to 1989	12.5%	11.0%	11.5%
1970 to 1979	13.3%	8.7%	8.4%
1969 or earlier	20.7%	11.9%	9.9%
<b>Value of owner-occupied units</b>			
Less than \$50,000	3.2%	10.9%	9.2%
\$50,000 to \$99,999	39.5%	31.4%	19.7%
\$100,000 to \$149,999	41.2%	22.9%	17.6%
\$150,000 to \$199,999	10.3%	14.1%	16.0%
\$200,000 to \$299,999	4.0%	11.5%	18.7%
\$300,000 to \$499,999	1.4%	6.3%	13.3%
\$500,000 to \$999,999	0.5%	2.4%	4.5%
\$1,000,000 or more	0.0%	0.4%	0.9%
Median (dollars)	106,90	115,200	159,300
<b>Mortgage status of owner-occupied units</b>			
Housing units with a mortgage	56.3%	62.1%	63.1%
Housing units without a mortgage	43.7%	37.9%	36.9%
<b>Home Expenditures</b>			
Rent Median (dollars)	\$516	\$516	\$531
Mortgage Median (dollars)	\$950	\$971	\$1,010
Not Mortgaged Median (dollars)	\$379	\$342	\$318

**Education, 2010**

<b>Education, 2010</b>	<b>Baldwin Borough</b>	<b>Allegheny County</b>	<b>Pennsylvania</b>
<b>Population 3 yrs + enrolled in school</b>			
Nursery school, preschool	13.4%	6.5%	6.1%
Kindergarten	4.2%	4.0%	4.7%
Elementary School (grades 1-8)	39.7%	35.6%	39.2%
High school (grades 9-12)	19.6%	20.2%	22.0%
College or graduate school	23.2%	33.8%	28.0%
<b>Percentage of age group enrolled in school</b>			
3 to 4 years	70.0%	57.0%	49.0%
5 to 9 years	93.0%	96.0%	94.0%
10 to 14 years	99.0%	98.0%	98.0%
15 to 17 years	97.0%	97.0%	96.0%
18 and 19 years	63.0%	81.0%	79.0%
20 to 24 years	42.0%	53.0%	44.0%
25 to 34 years	11.0%	15.0%	12.0%
35 years and over	2.0%	2.0%	2.0%
<b>Population 18 yrs + in college or higher</b>			
% enrolled in college or higher	6.0%	11.0%	9.0%
% males enrolled in college higher	6.0%	10.0%	8.0%
% females enrolled in college or higher	6.0%	11.0%	10.0%
<b>Population 18-24 yrs in college or higher</b>			
% enrolled in college or higher	45.0%	54.0%	47.0%
% males enrolled in college or higher	46.0%	50.0%	42.0%
% females enrolled in college or higher	44.0%	58.0%	51.0%
<b>Population 18+ educational attainment</b>			
Less than H.S. graduate	7.0%	8.0%	12.0%
H.S. graduate	39.0%	32.0%	37.0%
Some college or associates degree	31.0%	28.0%	27.0%
Bachelors degree or higher	23.0%	32.0%	24.0%

# Taking Stock

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<i>Employment Characteristics, 2010</i>	Baldwin Borough	Allegheny County	Pennsylvania
<b>Employment Status</b>			
Population 16 yrs + in labor force	63.9%	63.5%	63.2%
<b>Occupations</b>			
Management, business, science, arts	33.0%	41.0%	35.2%
Service	15.1%	17.2%	16.6%
Sales, office	33.2%	26.3%	25.4%
Natural resources, construction, maintenance	8.7%	6.6%	8.9%
Production, transportation, material moving	10.0%	8.9%	13.9%
<b>Industry</b>			
Agriculture, forestry, fishing/hunting, mining	0.0%	0.3%	1.3%
Construction	5.9%	5.1%	6.2%
Manufacturing	8.9%	8.2%	13.0%
Wholesale trade	2.6%	2.9%	3.1%
Retail trade	11.6%	10.9%	11.7%
Transportation, warehousing, utilities	10.0%	5.1%	5.3%
Information	2.0%	2.4%	2.0%
Finance, insurance, real estate	11.6%	8.6%	6.6%
Professional, scientific, management,	9.0%	11.6%	9.5%
Educational, health care, social assistance	26.1%	27.9%	24.8%
Arts, entertainment, recreation, food	6.1%	8.9%	7.8%
Other services, except public administration	6.0%	4.8%	4.7%
Public administration	3.0%	3.2%	4.1%
<b>Class of Worker</b>			
Private wage and salary	86.0%	84.9%	82.4%
Government	11.2%	10.2%	11.7%
Self-employed in own business	2.5%	4.8%	5.7%
Unpaid family workers	0.3%	0.1%	0.2%

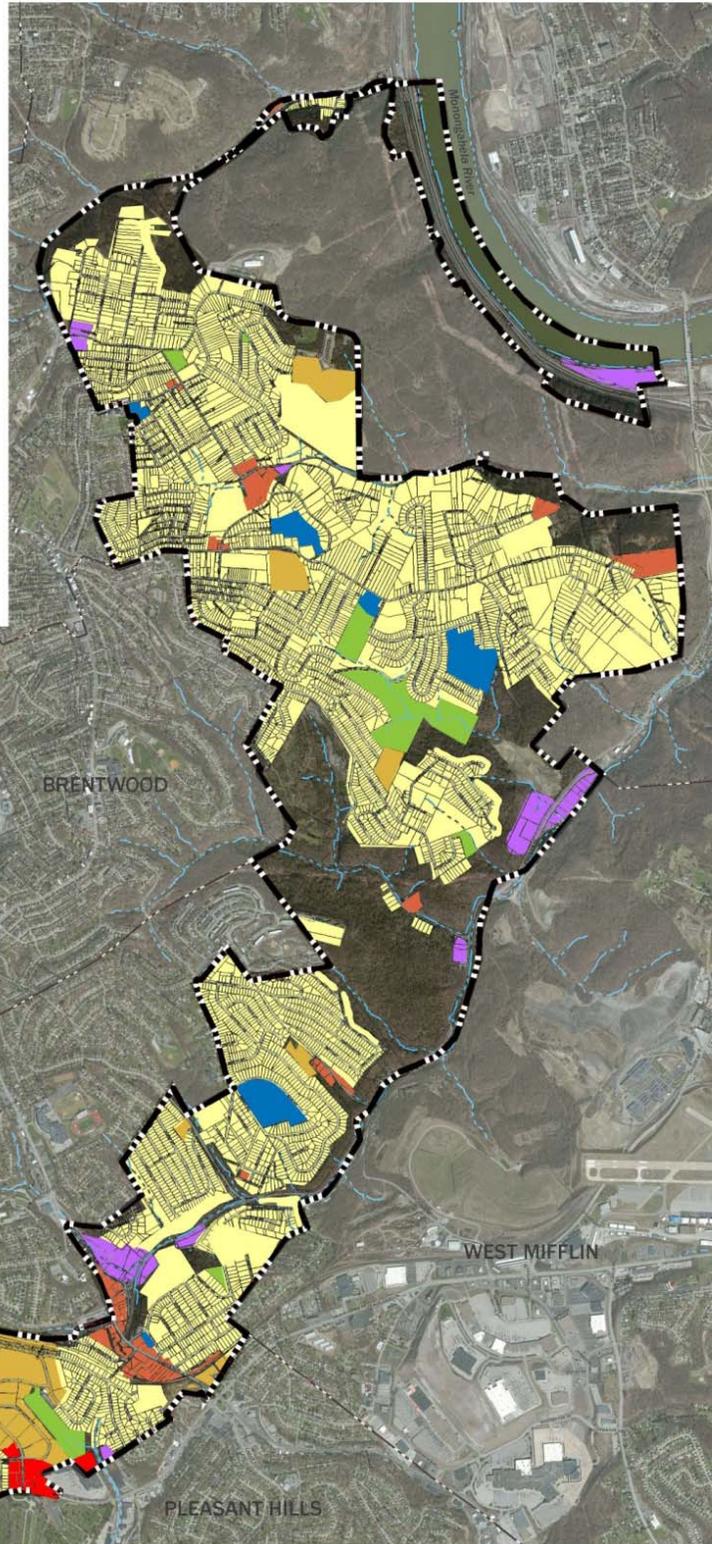
Source: Existing Zoning Map is based on GIS data provided by Allegheny County (2002). Other base data provided by Allegheny County (2006 - 2011).

**LEGEND**

-  Municipal Boundary
-  Lot Lines
-  Major Roads
-  Other Roads
-  Active Railroads
-  Inactive Railroads
-  Rivers/Lakes/Streams

**EXISTING LAND USE**

-  Lower Intensity Residential
-  Higher Intensity Residential
-  Small Scale Commercial/Office
-  Large Scale Commercial/Office
-  Public Open Space
-  Institutional/Public
-  Industrial
-  To Be Determined



EXISTING LAND USE MAP

**BALDWIN BOROUGH**

**A. Recommended Zoning and Subdivision/Land Development Ordinance Updates**

**ZONING ORDINANCE**

**1. Simplify the Residential Zoning District Classifications**

- a. CURRENT: The residential districts section of the current zoning ordinance includes four residential districts, plus Planned Residential Developments (PRDs) for a total of five residential zoning options. They are: R-1 Low Density Single Family, R-2 Single Family, R-3 Medium Density, R-4 Multiple Family, and PRD Planned Residential Development. Technically, this section of the ordinance also includes the Professional Offices and Professional Services District, which is misplaced because it is not a residential district.
- b. ASSESSMENT: Given that the Borough is largely built out, most residential development will come in the form of redevelopment and infill projects. If the few undeveloped parcels were to be developed, the new residential development will likely take a form similar to existing residential neighborhood patterns nearby. Difference between the current five residential zoning district options are not very clear. A large number of zoning districts makes it difficult for the Borough to articulate clear residential development goals for different areas of the Borough that may take different form. However the nature of residential development in the Borough is fairly similar throughout the community and the Borough is not well served by a multitude of residential zoning options that may cause confusion and dilute the purposes behind the community's goals. The Professional Offices and Professional Services District (POPS) is not a residential district, is not well-defined and is not used – no property within the Borough is currently zoned POPS.
- a. RECOMMENDED: Delete all current residential zoning district classifications and replace them with two residential Districts. The R-1 Single Family Residential District would be residential development that would include single family detached residential dwellings. The R-2 Two-Family and Multi-Family Residential District would be multiple family residential development, permitting Multiple-Family High Rise, Duplex / Row House, and Single Family Attached. Regulations for each of these new districts need to be adopted. A clear statement of intent should be included in the regulations for each of these districts. Delete the POPS district.

**2. Simplify the Commercial Zoning District Classifications**

- a. CURRENT: There are currently three commercial zoning districts included in the Borough zoning ordinance. The list of uses permitted in these districts is extensive and many of the uses are not defined. The three districts are: C1 General Business District, C2 Shopping Center District, and C3 Professional Office District.

- b. ASSESSMENT: Given that the Borough is largely built-out, the general form of the commercial development within the community is already defined. The current system of three commercial districts and extensive list of uses is overly complex for the efficient management of the Borough's commercial development and redevelopment. The type and intensity of commercial development that the Borough currently experiences and is likely to experience in the future could easily fit into a simpler and better refined set of commercial development regulations.
- c. RECOMMENDED: Delete all current commercial district regulations and replace with two new commercial zoning districts: C1 Neighborhood Commercial District and C2 Large Retail and Professional Office Commercial District. The C1 District would include smaller mercantile uses. The C2 District would include professional office and larger mercantile uses. A clear statement of intent should be included in the regulations for each of these districts.

### **3. Simplify the Industrial District Classifications**

- a. CURRENT: There are currently two industrial zoning districts: I1 Light Industrial District and I2 Heavy Industrial District and Mobile Homes.
- b. ASSESSMENT: The current and probably future level of industrial activity within the Borough is relatively limited. Two industrial districts creates unnecessary distinctions and presents the possibility of confusion between what industrial uses are permitted in each of the districts. There is currently very little distinction between the two districts, so the two classifications seemingly create a distinction without a difference. Mobile homes is a residential use classification. While mobile homes may possibly be permitted in this district, if they are also permitted in one or more other zoning districts, the I2 District should not include a focus on mobile homes as currently written.
- c. RECOMMENDED: One industrial district is recommended to simplify the regulation of uses that are neither commercial nor residential. A clear statement of intent should be included in the regulations for this district.

### **4. Delete the Planned Residential Development Ordinance**

- a. CURRENT: The Borough's current zoning ordinance includes a Planned Residential Development (PRD) option and associated regulations. There are properties in the Borough that are currently zoned PRD and have Borough approval for a PRD. There are also undeveloped properties within the Borough that are zoned PRD according to the current zoning map, but have no Borough approval for a PRD development.
- b. ASSESSMENT: PRD ordinances are intended to provide a more flexible option for communities to regulate residential development. However, the Borough is not currently and unlikely in the future to experience significant residential growth in the form of large-scale residential development. The Borough's residential form is largely defined given the built-out nature of the community. Building on this current form,

standard residential zoning district regulations could be used successfully. Such standard residential regulations would be less complicated and efficient for the Borough to administer than a PRD ordinance. Additionally, the Borough Zoning Map incorrectly identifies parcels of land as zoned PRD when they in fact do not have a PRD approval from the Borough. A property becomes zoned PRD only when the municipality approves a PRD application that meets the requirements of the municipality's PRD regulations. Upon approval, the property's zoning changes from the current district and becomes zoned PRD. The regulations for that property are set by the PRD approval and not the previous zoning of the property. Undeveloped properties without a PRD approval should not be zoned PRD.

- c. **RECOMMENDED:** Delete all PRD regulations in the Borough's current zoning ordinance. Residential development would be regulated by the proposed updated residential zoning district classifications. Additionally, a complete review of the Borough zoning ordinance is necessary to correct properties that are currently identified as being zoned PRD but have no PRD approval from the Borough. It is recommended that these properties be zoned as the (revised) R-1 Single Family Residential Zoning District in keeping with the community's goal to preserve the single family housing character of much of the Borough. All properties for which there is an approval for a PRD should remain zoned PRD. These developments will continue to be regulated according to the regulations approved in the Borough's PRD approval for that development. The PRD regulations in the zoning ordinance no longer apply to these properties and therefore the deletion of them has no impact on existing developments.

#### **5. Revise Regulations for the Mobile Home Parks Use**

- a. **CURRENT:** Mobile home parks are currently permitted in the Industrial-2 Heavy Industrial Zoning District.
- b. **ASSESSMENT:** Mobile home parks must be permitted within the Borough and within a district where the use may reasonably be developed. The current regulations are not adequate to ensure that the use is reasonably permitted but also ensure that if a mobile home park were to be developed, it would be done so in a manner consistent with the Borough's vision.
- c. **RECOMMENDED:** Adopt a clear definition for the mobile home parks use. Clear regulations should be adopted for this use, included a detailed definition and classification as a conditional use. Reasonable conditions associated with the use should be articulated, including but not limited to, a ten acre minimum development size.

#### **6. Clarify and/or simplify miscellaneous zoning provisions.**

- a. **Residential Minimum Lot Size:** The current regulations are overly complex and the minimum lot size should be uniform across all residential zoning districts. To avoid creating many non-conforming lots with regard to minimum lot size, the larger current

minimum lot size should be selected and adopted for both of the proposed new residential zoning districts.

- b. Day Cares: Delete current regulations and adopt new regulations that are consistent with current state law related to this use.
- c. No Impact Home-Based Businesses: Adopt regulations consistent with current law. This use should be clearly defined in the Borough zoning ordinance and permitted in every residential zoning district.
- d. Fences and Swimming Pools: Update regulations associated with ancillary residential structures and uses including fences (height, location, opacity, setbacks) and swimming pools (setbacks, location). Adopt a definition for swimming pools that clearly includes both above ground and in-ground swimming pools.

**7. Adopt new regulations for Special Exceptions and Conditional Uses.**

- a. RECOMMENDED: Consistent with the Municipalities Planning Code, adopt regulations that include reasonable conditions for the uses identified as special exceptions or conditional uses and define the process by which applications for these uses are reviewed by the Borough; special exceptions should be reviewed by the Zoning Hearing Board and conditional uses should be reviewed by the Borough Council.

**8. Revamp the Planning Commission.**

- a. RECOMMENDED: Delete all provisions in the current Borough code related the Planning Commission and adopt new regulations creating a new Planning Commission and outlining the powers and responsibilities of these appointed officials.

**9. Administration and Enforcement.**

- a. RECOMMENDED: Outline the process by which zoning and building code issues are managed by the Borough, including the responsibilities of the relevant Borough staff and/or consultant positions and clarify the interactions with the Borough's appointed and elected officials.

**10. Revise regulations for Sexually Oriented Businesses.**

- a. RECOMMENDED: Permit this use in the new Industrial District as a special exception, including reasonable required conditions.

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

- 1. Adopt regulations regulating development/construction within utility easements and rights of way.
- 2. Adopt regulations outlining requirements for the submission of zoning and land development applications to the Borough, including required application content and submission deadlines.

3. Adopt regulations for the construction and maintenance of sidewalks according to specified standards.

**Additional Revisions and Updates:**

1. The Comprehensive Plan committee identified the following additional issues as priorities to be addressed:
  - a. Revamp the zoning/development permit process.
  - b. Update regulations for sexually oriented businesses.
  - c. Update zoning definitions.
  - d. Adopt a site plan review process.
  - e. Clarify the administration and enforcement of Borough ordinances.
  - f. Create an administrative tracking process for permit time limit dates and approvals.
  - g. Clarify and reinforce the role and responsibilities of the Zoning Hearing Board and the variance process.
  - h. Review the process for appeals, notices, and hearings.
  - i. Regulation of construction within utility rights of way and easements.

Baldwin Borough Comprehensive Plan

**B. Outline of Potential Billboard and Sign Regulations**

***Definitions***

1. Add definitions.
  - a. Sign, On-Premise
  - b. Sign, Off-Premise, up to 20 square feet
  - c. Billboard – 20 square feet to a size commensurate with the Borough’s current building scale (current billboard sizes and architectural scale will inform this maximum).
  - d. Electronic
  - e. Animation
  - f. Sign face area (how area is calculated)
  - g. Sign, Building
  - h. Sign, Monument

***Signs in Residential Zoning Districts***

1. Only On-Premise signs permitted.
2. One sign per property.
3. Maximum size = 5 square feet.
4. No illumination of the sign.
5. Must be attached to a building.

***Billboards***

1. Minimum lot size = .25 acres
2. Minimum lot frontage = 25’
3. Property must have frontage along an arterial or collector roadway.
4. Maximum height = 20’
5. Maximum size = 100 square feet for each side of the billboard face. (current billboard sizes and architectural scale will inform this maximum.)
6. Principal use of property / One billboard per lot.
7. Permitted in the Industrial and C-2 Commercial Zoning districts.
8. No billboard shall be closer than 1,000 feet to another existing or proposed (granted Borough approvals) billboard.
9. No overhang above buildings or into road rights of way.
10. Electronic billboard
  - a. No strobe lights.
  - b. No animation
  - c. 10 seconds minimum before message change.
  - d. Entire message on one screen.

### ***Signs in Non-Residential Zoning Districts***

1. Monument signs.
  - a. Maximum size = 25 square feet for each side of the sign face.
  - b. Maximum height = 8 feet
  - c. Sign face must come in contact with the horizontal ground surface, or be mounted on a masonry structure of no more than three feet in height from the horizontal ground surface to the bottom of the sign face.
  - d. Signs may be illuminated internally or externally through the use of decorative, sharp cutoff fixtures that direct light only to the sign face.
  - e. Only one monument sign per parcel.
2. Building Signs
  - ~~a. Size of building sign tied to square footage occupied by tenant. One building sign per tenant.~~
  - b. Size of building sign related to zoning district.
    - i. Maximum in C-1 General Neighborhood Business District: 25 square feet
    - ii. Maximum in C-2 Professional Office and Commercial District: 50 square feet
- ~~3. Overall sign maximum per property, including building and monument signs =~~

### ***Electronic Signs***

1. No strobe lights.
2. No animation
3. 10 seconds minimum before message change.
4. Entire message on one screen.

Baldwin Borough Comprehensive Plan

C. Zoning Ordinance Review - Non-Residential Zoning Districts

**Article III.B. Professional Offices and Professional Services District**

**§ 168-23.1. Purpose and intent.**

- A. The purpose of this article is to establish zoning regulations and controls for the use of land and structures, area of lots, bulk of buildings and amount and kind of open space land and make provision for off-street parking and other similar accessory regulations in the Professional Offices and Professional Services District in accordance with the Municipalities Planning Code.
- B. The purpose of the procedures, standards, controls and regulations of this article is to provide a means whereby parcels, land and acreage identified within the district can be designed and developed to provide innovative type of developments conducive to professional offices, care and nursing facilities for elderly or afflicted persons or persons with chronic disorders not requiring hospitalization and to encourage development of sites providing greater variety in design and encouraging more efficient use of land and buildings so that economies secured may benefit the developers and the community.

**§ 168-23.2. Powers of Planning Commission.**

To ensure that the increased flexibility of regulations over professional and office development, as authorized herein, is carried out under such administrative standards and procedures as shall encourage the disposition of proposals for land development without undue delay, the following review powers are granted to the Planning Commission, which acts as the designated planning agency of the Borough of Baldwin:

- A. The Planning Commission shall review all Professional Offices and Professional Services Districts pursuant to the provisions of this article and shall make recommendations to the Borough Council for approval or disapproval, in writing.
- B. The Planning Commission shall ensure that the applicant conforms to all requirements, standards, controls and regulations as set forth in § 168-23.4 of this article.
- C. The Planning Commission and the applicant shall comply with all procedures as set forth in § 168-23.4 of this article pertaining to application and hearing on, and final approval of, a proposed Professional Office and Professional Services District by the Borough Council.

**§ 168-23.3. Interpretation of regulations.**

The regulations set by this article are minimum regulations within the Professional Offices and Professional Services Districts and shall apply uniformly to each classification or kind of lot and structure within the district.

**§ 168-23.4. Standards and conditions.**

A. Use regulations.

- (1) ~~Uses by right. Land, buildings and premises in a professional offices and professional services development in the POPS type development shall be used for the following purposes and no other: accountants, architects, chiropractors, dentists, engineers, lawyers, nurses, optometrists, osteopaths, pharmacists, physicians and surgeons, physical and occupational therapy practitioners, speech, language and hearing practitioners and psychologists.~~
- (2) ~~All of the aforesaid professional offices must provide evidence of the certification or registration of the applicants with the Commonwealth of Pennsylvania pursuant to the Professions and Occupations Act or as required under the provisions of the Professions and Occupations Title 63 of Purdon's Statutes (63 P.S. § 9.1 et seq.).~~
- (3) ~~All of the aforesaid professional offices shall be conducted in accordance with the types of activities normally and usually employed by such professionals, including the use of equipment ordinarily and usually employed for such purposes, including computers, medical and dental devices and/or technical and technological areas for such purposes, including but not limited to X rays, roentology, radium treatment, chemotherapy, magnetic resonance imaging equipment, positron emission scanning equipment and cardiac pulmonary rehabilitation equipment, and may employ such technicians, nurses and other personnel as are necessary to the conduct of such profession. The terms "physicians" and "surgeons" shall include all licensed practitioners of medicine, including but not limited to roentologists, radiologists, therapists, pediatricians, neurologists, obstetricians, ophthalmologists, neurologists, dermatologists and all other specialties conducted by licensed physicians or surgeons.~~

B. ~~Site. The proposed site situate within the POPS type development shall be no less than five contiguous acres in size and shall be developed for such uses as may be permitted under this article.~~

C. ~~Area and bulk regulations. The regulations of the POPS District shall be observed and the standards set out in § 168-24C of this chapter.~~

D. ~~Off street parking regulations and standards, off street loading regulations, design standards, site plan review, signs and all other matters shall be as regulated in § 168-24D, E, F, G and H of this chapter.~~

E. Conditional uses.

- (1) ~~The following uses shall be permitted as conditional uses where authorized by the Council of the Borough of Baldwin after recommendation by the Planning Commission of the Borough:~~
  - (a) ~~Educational, religious or philanthropic offices.~~
  - (b) ~~Banks, financial institutions, savings and loan associations, branch, main office or drive-in.~~
  - (c) ~~Personal care homes, as the same are defined and described in §§ 168-12 and 168-54H.~~

~~(d) Communications facilities and tower sites which shall be subject to the standards and criteria set forth in all articles of the Baldwin Zoning Ordinance and Article VI (supplemental requirements), and in particular § 168-33, which relates to height exceptions.~~

~~(e) Community bus shelter.~~

~~(2) The standards to be used by the Planning Commission and Council in ascertaining the granting or withholding of conditional uses should be the same as those set forth for use by the Zoning Hearing Board in § 168-61 of this chapter and the standards set out in § 168-54H, the Personal Care Ordinance of the Borough of Baldwin.~~

~~(3) The following uses shall be permitted as special exceptions where authorized by the Zoning Hearing Board of the Borough of Baldwin:~~

~~(a) Combination residence and professional offices wherein the residence is situated in combination with an office in a single building. The standards to be used by the Zoning Hearing Board in granting the special exception or withholding of the same should be the same as those set forth for use by the Zoning Hearing Board in § 168-61 of this chapter, provided that all of the area and bulk regulations, off-street parking regulations and standards, off-street loading regulations, design standards, site plan reviews, sides and all other matters as set out in this section (§ 168-23.4A, B, C and D) are observed where applicable.~~

~~F. Application period. The Professional Offices and Professional Services District application shall precede the official subdivision site plan and shall consist of all the requirements set out and required under § 168-23E of this article; excluding, however, § 168-23E(4).~~

#### Article IV. Commercial Districts

##### § 168-24. C-1 ~~General Business~~ Neighborhood Commercial District.

A. ~~Specific intent.~~ The purpose of this zoning district is to:

(1) Provide opportunities for non-residential uses to locate in proximity to residential neighborhoods such that the sales and services provided by these non-residential areas are reasonably accessible to the residential areas.

(2) In addition to the general goals listed in the preamble and statement of intent, it is the purpose of this section to provide commercial and other permitted facilities to serve primarily the needs of the local residents, including ~~automotive or highway-oriented facilities,~~ neighborhood-type facilities and general convenience needs.

B. Use regulations.

(1) Uses by right.

(a) ~~In any C-1 District, land, buildings or premises shall be used by right only for one or more of the following:~~

- ~~[1] General merchandise stores, including department stores, five and ten variety stores, general merchandise discount stores, drugstores and sporting goods stores, pet shops, travel agencies and hobby shops.~~
- ~~[2] Apparel and accessories stores, including shoe stores, furriers and custom tailors.~~
- ~~[3] Furniture, home furnishings and equipment, including household appliance stores, hardware, paint and glass stores, and radio and television stores, including services.~~
- [4] Food stores, including supermarkets; bakeries and confectionery shops where the production of baked goods is to be sold only at retail on the premises; ~~dairy products; and meats.~~
- ~~[5] Eating establishments, including restaurants, lunch counters and delicatessens, but not including drive-through establishments in facilities where food is consumed within motor vehicles.~~
- ~~[6] Gift shops, including camera, book, stationery, antique, musical supplies, cosmetics, candy, cigarettes and tobacco, flowers, hobby, jewelry, leather and luggage shops.~~
- ~~[7] Professional offices. Offices for the conduct of medical and other professions, real estate and insurance and banks, including branch banks, messenger or telegraph services.~~
- ~~[8] Bus or railway passenger station.~~
- ~~[9] Business machines, sales and services.~~
- ~~[10] Personal service shops, including dry cleaning, barber, beautician, shoe repair, laundromat or tailor or other similar uses.~~
- [11] Government offices serving the public **and Borough**, including a post office, or other public or semipublic offices, including clubs, fraternities and lodges.
- ~~[12] Indoor private recreational and entertainment facilities, including theaters.~~
- [13] Artists' and photographers' studios.
- [14] Mortuaries and funeral homes.
- [15] Libraries and museums.
- ~~[16] Custom dressmaking, millinery and tailoring.~~
- ~~[17] Laundry agency or cleaning agency, hand laundries, etc., launderettes, laundromats.~~
- ~~[18] Gardening products, fruit and vegetable stands.~~
- [19] Veterinarian.

- [20] Public recreation facilities.
- ~~[20] Pool halls, bowling alleys, dance halls, bicycle rental and repair.~~
- ~~[21] Blueprinting or photostating.~~
- [22] Catering services.
- [23] Daycare.
- ~~[24] Film exchanges.~~
- [25] Financial institutions.
- [26] Funeral homes.
- ~~[27] Interior decorating.~~
- ~~[28] Music studios.~~
- ~~[29] News and magazine sales.~~
- ~~[30] Pawnshops.~~
- ~~[31] Photographers' studios.~~
- [32] Plumbing and heating or electrical businesses.
- [33] Radio or television broadcasting stations, ~~without towers and antenna.~~
- ~~[34] Secondhand goods sales.~~
- ~~[35] Sign painting.~~
- ~~[36] Artists' studios.~~
- ~~[37] Tire sales and repairs.~~
- ~~[38] Theaters or cinemas, etc.~~
- ~~[39] Upholstering or repair of furniture.~~
- ~~[40] Personal care residences, large.~~
- ~~[41] Auto parts sales if conducted completely within an enclosed building.~~
- [42] Catering services, clubs, lodges, social halls or fraternal organizations.

~~[43] Dance, exercise or self defense instruction studios.~~

~~[44] Federal and state savings and loan associations, mutual thrift associations and finance companies.~~

[45] Gardening and nursery supplies and equipment with only incidental outside sales or services.

[46] Health salons and tanning salons.

~~[47] Ice skating and roller skating rinks and similar enclosed recreational activities.~~

~~[48] Musical recording studios.~~

~~[49] Office supplies, sales and/or services.~~

~~[50] Printing offices for job printing and/or copying.~~

[51] Public utilities service buildings, structures or facilities.

~~[52] Restaurant liquor sales, provided that the same have been licensed by the Commonwealth of Pennsylvania.~~

~~[53] Retail liquor sales, provided that the same are either state owned or state authorized.~~

[54] Mixed Use, Live/Work Building

[55] Personal care home, small

[56] Retail, small

[57] Grocery store

[59] Dry Cleaners (drop off)

[60] Personal Services

~~(b) All activities as permitted or required in the C-1 District shall be conducted wholly within an enclosed building, with the exception of the accessory uses listed below.~~

(2) Accessory uses.

(a) Only the following accessory uses shall be permitted: accessory buildings and uses customarily incidental to the above uses.

~~(b) Placement of the buildings shall be approved by the Planning Commission.~~

(3) Conditional uses. The following uses shall be permitted as conditional uses where authorized by the Council of the Borough of Baldwin upon recommendation of the Planning Commission:

~~(a) Any use comparable or equal to the uses permitted by right, provided that such use is in harmony with the general goals listed in the preamble and the statement of intent. The standards to be used by the Planning Commission and Council in ascertaining the granting or withholding of conditional uses should be the same as those set forth for use by the Zoning Hearing Board in § 168-61 of this chapter.~~

(b) Housing for the elderly.

~~{1} Districts in which use may be permitted: C-1 District.~~

~~{2} Minimum lot area: 0.9 acre.~~

~~{3} Yards.~~

<b>Yard</b>	<b>Minimum Required (feet)</b>
Front	25
Rear	70
Side	
One side	10
Other side	25
Total	35

~~{4} Maximum building height: 100 feet.~~

~~{5} Density. A one-bedroom dwelling unit shall have 350 square feet of area per unit.~~

~~{6} Minimum number of off-street parking spaces: one space for every three dwelling units.~~

~~{7} Open space. Each dwelling unit shall have 150 square feet of land area for open space.~~

~~{8} All high-rise buildings for the elderly shall meet the minimum requirements defined by the United States Department of Housing and Urban Development Design Standards.~~

(c) Beverage distributors, alcoholic and nonalcoholic.

(d) Taverns.

~~(e) Wholesale sales.~~

(f) Drive-in establishments, including but not limited to restaurants, quick food service outlets, drive-in banking facilities and drive-in auto service centers, provided that the same are within a complete enclosed building. Each of the aforementioned uses, drive-in restaurants, drive-in banking facilities and drive-in auto service centers shall demonstrate and provide an analysis of vehicular and pedestrian traffic in the vicinity of the site proposed to be used and establish clearly that traffic conditions will not be substantially altered or aggravated because of the proposed use, and further that the site and driveways are sufficient to provide stacking space so that vehicles do not line up in the streets abutting the uses. ~~In addition, in the case of fast food establishments, the applicant must demonstrate provisions for the care and prohibition of litter and that adequate maintenance of the grounds will be provided.~~

(g) Communications facilities and tower sites which shall be subject to the standards and criteria set forth in all articles of the Baldwin Zoning Ordinance and Article VI (supplemental requirements) and in particular § 168-33, which relates to height exceptions.

~~(h) Community bus shelter.~~

~~(4) Special exceptions. Residences where such residences are desirable or necessary to blend harmoniously with the commercial area; the same may be permitted upon application to the Zoning Hearing Board.~~

C. Area and bulk regulations. The following regulations shall be observed:

(2) Maximum building height: two stories or twenty-five feet.

(3) Maximum building size: 25,000 square feet

(3) Lot width: 100 feet at building setback line.

(2) Lot coverage: 50% maximum.

(3) Building setback line: 40 feet minimum.

(4) Side yards:

(a) Ten feet minimum per side.

(b) Corner lots shall provide 30 feet to the side abutting the street.

(c) Abutting R Districts: 15 feet.

(5) Rear yard: 25 feet minimum.

(6) Height of building: 43 feet maximum, but not to exceed three stories.

(7) Paved area: 50% maximum.

- D. Off-street parking regulations and standards: as required by § 168-35 of this chapter.
- E. Off-street loading regulations: as required by § 168-36 of this chapter.
- F. Design standards: as required by § 168-41 of this chapter.
- G. Site plan review: as required by § 168-42 of this chapter.
- H. Signs: as required by § 168-29 of this chapter.

**§ 168-25. C-2 Large Retail and Professional Office ~~Shopping Center~~ District.**

A. The purpose of this zoning district is to:

- (1) Accommodate local and regional commercial uses.
- (2) ~~Specific intent.~~ In addition to the general goals listed in the preamble and statement of intent, it is the purpose of this section to provide for a cohesive unit of commercial stores arranged and constructed according to a plan which will serve both the neighborhood and the community. It is also necessary to provide for the regulations requiring landscaping as well as provisions covering submission of plans so that such areas may be made to blend with adjoining uses.

B. Use regulations.

- (1) ~~Uses by right. In any C 2 District, land, buildings or premises of a planned unit commercial development shall be used by right only for one or more of the following:~~
  - (a) ~~General merchandise stores, including department stores, five and ten variety stores, general merchandise discount stores, drugstores and sporting goods stores.~~
  - (b) ~~Apparel and accessories stores, including shoe stores, furriers and custom tailors.~~
  - (c) ~~Furniture, home furnishing and equipment, including household appliance stores, hardware, paint and glass stores; radio and television stores, including services.~~
  - (d) ~~Food stores, including supermarkets; bakeries and confectionery shops where the production of baked goods is to be sold only at retail on the premises; dairy products; and meats.~~
  - (e) ~~Eating establishments, including restaurants, lunch counters and delicatessens, but not including drive-in establishments. facilities where food is consumed within motor vehicles.~~
  - (f) ~~Gift shops, including camera, book, stationery, antique, music supplies, cosmetics, candy, cigarettes and tobacco, flowers, hobby, jewelry, leather and luggage shops.~~
  - (g) ~~Offices for the conduct of medical and other professions, real estate and insurance and banks, including branch banks, messenger or telegraph services.~~

~~(h) Business machine, sales and services.~~

(i) Personal service shops, ~~including dry cleaning, barber, beautician, shoe repair, laundromat and tailor.~~

(j) Government offices serving the public, including a post office or other public or ~~semipublic~~ offices.

(k) Indoor private recreational facilities.

(l) Artists' and photographers' studios.

~~(m) Bus or railway passenger stations.~~

~~(n) Essential services.~~

(o) Public utilities service buildings, structures and facilities.

(p) ~~Personal~~, professional or business service offices.

(q) Financial institutions.

(r) Public and private education facilities.

(s) Personal care homes (large)

a. Regional commercial uses

b. Hospitals

c. Funeral Homes (larger)

d. Beer Distributor

e. Hotels / Motels

f. High-Rise Apartments

g. Social Clubs / Banquet Halls / Private Clubs

(2) Accessory uses.

(a) Only the following accessory uses shall be permitted: accessory buildings and uses customarily incidental to the above uses.

(b) Placement of the buildings shall be approved by the Planning Commission.

(3) Conditional uses.

(a) The following uses shall be permitted as conditional uses where authorized by the Council of the Borough of Baldwin upon recommendation by the Planning Commission:

- [1] Taverns and other uses dispensing alcoholic beverages.
- [2] Service stations, related auto services and car washes.
- ~~[3] Auto and truck sales.~~
- [4] ~~Motels-hotels and related facilities, such as restaurants, meeting rooms, auditorium spaces and swimming pools.~~
- [5] Educational, religious or philanthropic uses; hospitals and medical facilities, sanitariums or correctional institutions.
- ~~[6] Any use comparable or equal to the uses permitted by right, provided that such use is in harmony with the general goals listed in the preamble and the statement of intent.~~
- [7] Day-care center or day nursery, as the same is defined in § **168-12**.
- ~~[8] Sexually oriented businesses, which are classified as follows:~~
  - ~~[a] Adult arcades.~~
  - ~~[b] Adult bookstores or adult video stores.~~
  - ~~[c] Adult cabarets, excluding restaurants.~~
  - ~~[d] Adult motels.~~
  - ~~[e] Adult motion picture theaters.~~
  - ~~[f] Adult theaters.~~
  - ~~[g] Escort agencies.~~
  - ~~[h] Nude model studios.~~
  - ~~[i] Sexual encounter centers.~~
- [9] Communications facilities and tower sites which shall be subject to the standards and criteria set forth in all articles of the Baldwin Zoning Ordinance and Article **VI** (supplemental requirements), and in particular § **168-33**, which relates to height exceptions.
- [10] Housing for the elderly and senior assisted living facilities, which are subject to the same specifications and regulations as appear in § **168-24B(3)(b)[1]** through **[8]**.
- [11] Catering services, clubs, lodges, social halls or fraternal organizations, which are subject to the same specifications and regulations as appear in § **168-24B(1)(a)[42]**.
- ~~[12] Community bus shelter.~~

~~(b) The standards to be used by the Planning Commission and Council in ascertaining the granting or withholding of conditional uses should be the same as those set forth for use by the Zoning Hearing Board in § 168-61 of this chapter.~~

~~(4) Special exceptions. Residences where such residences are desirable or necessary to blend harmoniously with the commercial area; the same may be permitted upon application to the Zoning Hearing Board.~~

C. Area and bulk regulations. The following regulations shall be observed:

(1) Lot coverage: 35% maximum.

(2) Building setback line: 60 feet minimum.

(3) Side yards: 12 feet.

(4) Rear yard: 50 feet minimum.

(5) Paved areas: 60% maximum.

(6) Building size: maximum 100,000 square feet

(6) Building length: 400 feet maximum.

(7) Building height: ~~35 feet or three stories maximum.~~ Eight stories

(8) Highway access points: 300 feet minimum.

D. Off street parking regulations. Same as § ~~168-35~~ of this chapter.

E. Off street loading regulations. Same as § ~~168-36~~ of this chapter.

F. Design standards: as required by § ~~168-41~~ of this chapter.

G. Signs: as required by § ~~168-29~~ of this chapter.

### **§ ~~168-26. C-3 Professional Office District.~~**

~~A. Specific intent. In addition to the general goals listed in the preamble and statement of intent, it is the purpose of this section to provide for cohesive units of professional office buildings and other suitable facilities arranged and constructed according to the plan which will serve both the neighborhood and the community.~~

~~B. Use regulations:~~

~~(1) Uses by right. In any C-3 District, land, buildings or premises shall be used by right only for one or more of the following:~~

~~(a) Bank, financial institution, savings and loan association; branch, main office or drive in.~~

- ~~(b) Club or fraternal organization.~~
- ~~(c) Hotel or motor hotel.~~
- ~~(d) Library.~~
- ~~(e) Medical or dental clinic.~~
- ~~(f) Multiple family multistory dwelling.~~
- ~~(g) Offices of business, governmental, charitable, professional, financial or institutional organizations or firms, including offices or industrial or commercial concerns, the plants or outlets of which are not permitted in this district.~~
- ~~(h) Post office.~~
- ~~(i) Restaurant, nightclub or cocktail lounge, including live entertainment.~~
- ~~(j) Theater, indoor.~~
- ~~(k) Veterinarians, clinics and hospitals.~~

~~(2) Accessory uses.~~

~~(a) Only the following accessory uses shall be permitted:~~

- ~~{1} Accessory building or use customarily incidental to the above uses.~~
- ~~{2} Off street parking and loading facilities.~~
- ~~{3} Fence or ornamental wall not over six feet in height.~~
- ~~{4} Signs as regulated herein.~~
- ~~{5} Cultivation of plants, noncommercial, where used for landscaping or buffer areas.~~
- ~~{6} Uses permitted in the C-1 District, where located wholly within a principal building permitted above, provided that such C-1 uses occupy not more than 10% of the total floor space of said principal building.~~

~~(b) Placement of the buildings shall be approved by the Planning Commission.~~

~~(3) Conditional uses.~~

- ~~(a) The following uses shall be permitted as conditional uses where authorized by the Council of the Borough of Baldwin upon recommendation by the Planning Commission: any use comparable or equal to the uses permitted by right, provided that such use is in harmony with the general goals listed in the preamble and the statement of intent, and a community bus shelter.~~

- (b) ~~The standards to be used by the Planning Commission and Council in ascertaining the granting or withholding of conditional uses should be the same as those set forth for use by the Zoning Hearing Board in § 168-61 of this chapter.~~
  - (4) ~~Special exceptions. Residences where such residences are desirable or necessary to blend harmoniously with the commercial area; the same may be permitted upon application to the Zoning Hearing Board.~~
- C. ~~Area and bulk regulations. The following regulations shall be permitted:~~
- (1) ~~Lot size. The minimum size of lot for multistory multiple family dwelling: two acres; and for hotel or motor hotel: two acres. Lot area per dwelling unit for multistory multiple family dwelling, for hotel or for motor hotel shall be as prescribed for a multistory multiple family dwelling in the R-4 District. All other uses: 1/2 acre.~~
  - (2) ~~Lot width: 75 feet at building line.~~
  - (3) ~~Lot coverage. All buildings, including accessory uses, shall cover not more than 30% of the area of the lot, nor shall any single building area exceed 26,140 square feet.~~
  - (4) ~~Building setback line; yard areas. As required or permitted in the R-4 District, except that multistory multifamily dwellings shall provide and maintain a front yard, side yard and rear yard of horizontal dimension not less than the height of the building or 50 feet, whichever is greater.~~
  - (5) ~~Side yards:~~
    - (a) ~~Ten feet minimum per side.~~
    - (b) ~~Corner lots shall provide 30 feet to the side abutting the street.~~
    - (c) ~~Abutting R-Districts: 15 feet.~~
  - (6) ~~Rear yard: 25 feet minimum.~~
  - (7) ~~Height of building: 35 feet maximum but not to exceed three stories, except for multistory multiple family dwellings.~~
  - (8) ~~Paved area: 35% maximum.~~
- D. ~~Off street parking regulations and standards: as required by § 168-35 of this chapter.~~
- E. ~~Off street loading regulations: as required by § 168-36 of this chapter.~~
- F. ~~Design standards: as required by § 168-41 of this chapter.~~
- G. ~~Site plan review: as required by § 168-42 of this chapter.~~
- H. ~~Signs: as required by § 168-29 of this chapter.~~

## Article V. Industrial Districts

### § 168-27. I-1 ~~Light~~ Industrial District.

- A. ~~Specific intent.~~ The purpose of this zoning district is to:
- a. In addition to the general goals listed in the preamble, it is the purpose of this district to provide suitable regulations for freestanding industrial uses which can be accommodated in open areas near urbanized development. Because such uses need excellent site locations, specific controls are imposed to assure the protection of the public health, safety and welfare of the general community.
- B. Use regulations.
- (1) Uses by right.
- (a) In I-1 Districts, land, buildings or premises shall be used by right for only one or more of the following:
- [1] Electronics and small parts assembly and/or manufacture.
  - [2] Manufacture, compounding, processing or treatment of such products as bakery goods, confectioneries, cosmetics, dairy products, drugs, pharmaceuticals, toiletries and nonalcoholic beverages.
  - [4] Wholesale business; storage buildings and warehouses of products permitted by right.
  - [5] Research, testing or engineering laboratories.
  - ~~[7] Essential services.~~
  - [8] Fuel storage tanks, underground; service station; related auto services and car wash.
  - [11] Automobile sales, servicing, painting, upholstery, etc.
  - ~~[14] Boat building.~~
  - ~~[15] Box factories.~~
  - [19] Contractors' equipment storage (enclosed storage only).
  - [24] Laboratories.
  - [25] Laundries.
  - [26] Lumber storage (enclosed storage only).
  - [27] Millwork and sales.
  - [31] Printing establishments.

- [33] Repair shops.
- ~~[35] Stone or monument works.~~
- [36] Veterinarian establishments.
- [37] Landscape gardeners.
- ~~[38] Public utility facilities.~~
- ~~[48] Bottling works.~~
- [49] Public utilities service buildings, structures and facilities.
- ~~[50] Building material sales.~~
- [51] Automobile, truck, motorcycle, construction equipment or recreational vehicle sales, service, painting, repair or rebuilding.
- ~~[52] Tire retreading or recapping.~~
- [52] **Indoor and** Outdoor private recreation facilities.
- [53] Automobile service and repair.
- [54] Manufacturing / Upholstering
- [55] Crematorium
- [56] Dry cleaning facility.
- [57] Bakery **Production Facility**
- [58] Lawn and Garden Center
- [59] Recycling facility
- [60] Broadcast stations, substations, or towers
- [61] Mobile home park
- [62] Kennel / Animal Boarding**
- [63] Solar Panel Operations**

(b) No noxious, odorous or undue noises, smoke, fumes, etc., shall be permitted in any of the foregoing uses. Such uses shall be completed within buildings and shall not involve processes generating smoke, fumes, odors, dust, noise or vibrations in an amount

noticeable outside the building or which would adversely affect surrounding properties or the basic residential character of the total community.

(2) Accessory uses.

(a) Only the following accessory uses shall be permitted:

~~{1} Administrative activities and offices.~~

~~{2} Restaurant or cafeteria facilities for employees.~~

~~(b) Placement of the buildings shall be approved by the Planning Commission.~~

(3) Conditional uses.

~~(a) The following uses shall be permitted as conditional uses where authorized by the Council of the Borough of Baldwin upon recommendation by the Planning Commission:~~

~~{1} Any use comparable or equal to the uses permitted by right, provided that such use is in harmony with the general goals listed in the preamble and the statement of intent.~~

~~{2} Quarries.~~

~~{3} Rock, sand, slag or gravel distribution.~~

~~(b) Standards to be used by the Planning Commission and Council in ascertaining the granting or withholding of conditional uses should be the same as those set forth for use by the Zoning Hearing Board in § 168-61 of this chapter.~~

(c) Bulk fuel storage and distribution facilities.

~~(d) Commercial recreation.~~

~~(e) Public service institutions such as District Magistrates' offices, storage buildings for salt and other bulky municipal services, public schools, provided that the same shall be part of the public school system of the Baldwin Whitehall School District, and institutional homes as the same are defined in § 168-12 of this chapter.~~

~~(f) Manufacture and display of signs, billboards and/or neon advertising, provided that the same are within an enclosed building.~~

C. Area and bulk regulations. The following regulations shall be observed for the development of individual industrial sites.

(1) Lot coverage: 40% maximum.

(2) Building setback line: 35 feet minimum.

(3) Side yards: 20 feet minimum. Corner lots shall provide 35 feet to the side abutting the street.

(4) Rear yard: 30 feet minimum.

(5) Height of building: 40 feet maximum.

~~D. Off-street parking regulations and standards: as required by § 168-35 of this chapter.~~

~~E. Off-street loading regulations: as required by § 168-36 of this chapter.~~

~~F. Design and performance standards: as required by § 168-41 of this chapter.~~

~~G. Signs: as required by § 168-29 of this chapter.~~

**§ 168-28. I-2 Heavy Industrial District and Mobile Homes.**

~~A. Specific intent. In addition to the general goals listed in the preamble, it is the purpose of this district to provide suitable regulations for industrial parks in which a number of businesses may locate within a landscaped tract. Because of the proximity of such uses to residential and commercial uses, restrictions are imposed to assure both attractive and useful surroundings. Site locations are an essential aspect of such parks which need to be interrelated into their surroundings.~~

~~B. Use regulations:~~

~~(1) Uses by right. In I-2 Districts, land, buildings or premises shall be used by right for only one or more of the following:~~

~~(a) Electronics and small parts assembly; mobile home parks as permitted in § 168-28H and I.~~

~~(b) Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, concrete products, cellophane, canvas, cork, cloth, feathers, felt, fiber, fur, glass, hair, horn, leather, paper and paperboard, plastic, precious or semiprecious metals or stones, marble, metals, shell, straw, textiles, wood, yarn or paint; fuel terminal.~~

~~(c) Administrative activities and offices.~~

~~(d) Compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, concrete products, cellophane, canvas, cork, cloth, feathers, felt, fiber, fur, glass, hair, horn, leather, paper and paperboard, plastic, precious or semiprecious metals or stones, marble, metals, shell, straw, textiles, wood, yarn or paint.~~

~~(e) Truck terminals.~~

~~(f) Heavy equipment storage; motor vehicle storage; recreational vehicle storage.~~

~~(g) Airplane hangars.~~

~~(h) Building mover and wreckers establishments.~~

- ~~(i) Breweries.~~
- ~~(j) Cleaning and dyeing establishments.~~
- ~~(k) Cooperage works.~~
- ~~(l) Feed mixing plants.~~
- ~~(m) Foundries.~~
- ~~(n) Grain elevators.~~
- ~~(o) Machine shops.~~
- ~~(p) Machinery repairing.~~
- ~~(q) Painting mills.~~
- ~~(r) Processing, canning, packaging, etc., of fish and meat products, vinegar, yeast, etc.~~
- ~~(s) Stables.~~
- ~~(t) Automobile wrecking.~~
- ~~(u) Brick or terra cotta manufacturing.~~
- ~~(v) Chemical manufacturing.~~
- ~~(w) Rolling mills.~~
- ~~(x) Salt works.~~
- ~~(y) Soap manufacturers.~~
- ~~(z) Tool manufacturing.~~
- ~~(2) Accessory uses.~~
  - ~~(a) Only the following accessory uses shall be permitted:
    - ~~[1] Restaurant or cafeteria facilities for employees.~~~~
  - ~~(b) Uses permitted in I-1 District along with related uses supportive of the conditional uses permitted hereby.~~
- ~~(3) Conditional uses.~~

~~(a) The following uses shall be permitted as conditional uses where authorized by the Council of the Borough of Baldwin upon recommendation by the Planning Commission:~~

~~{1} Retail sales or services.~~

~~{2} Retail repair of goods.~~

~~{3} Auto, truck and equipment auctions.~~

~~{4} Auto, truck and equipment reconditioning.~~

~~{5} Art and merchandise auctions.~~

~~{6} Flea market.~~

~~{7} Farmers' market.~~

~~{8} Banquets, wedding receptions, religious celebrations, lectures, business meetings and product displays, theater, dance, athletics, gymnastics, nightclubs, legal games of chance, cafeteria.~~

~~{9} Uses permitted in I-1 District.~~

~~{10} Noncommercial recreation uses involving permanent structures or construction, including trails for nonmotorized travel, provided that they do not violate any environmental protection standard of this or other applicable ordinances, rules, regulations or statutes of the Borough of Baldwin, the County of Allegheny, the Commonwealth of Pennsylvania, of the United States of America.~~

~~(b) Standards to be used by the Planning Commission and Council in ascertaining the granting or withholding of conditional uses should be the same as those set forth for use by Zoning Hearing Board in § 168-61 of this chapter.~~

~~(c) Those uses permitted as conditional uses under § 168-27B(3).~~

C. Area and bulk regulations. The following regulations shall be observed:

~~(1) Lot size: 174,240 square feet (four acres) minimum.~~

~~(2) Lot coverage: 50% maximum.~~

~~(3) Building setback line: 50 feet minimum.~~

~~(4) Side yards (site): 15 feet minimum.~~

~~(5) Rear yard (site): 50 feet minimum.~~

~~(6) Individual building length: 300 feet maximum.~~

~~(7) Building height: 40 feet maximum.~~

~~(8) Paved areas: 35% maximum.~~

~~D. Off-street parking regulations and standards: as required by § 168-35 of this chapter.~~

~~E. Off-street loading regulations: as required by § 168-36 of this chapter.~~

~~F. Design and performance standards: as required by § 168-41 of this chapter.~~

~~G. Signs: as required by § 168-29 of this chapter.~~

~~H. Use restrictions for Mobile Home District I-2. The following use restrictions shall be applicable in all mobile home districts:~~

~~(1) The only permitted use in mobile home districts shall be the operation of mobile home parks, subject to the provisions of this chapter relating to mobile home parks.~~

~~(2) No land area zoned I-2 District may be subdivided in any manner while such zoning is in effect, except that dedication to public use for road, utility or recreational use shall be permitted incidental to the installation of an approved mobile home park.~~

~~I. Mobile home parks:~~

~~(1) In addition to the general goals listed in the preamble and statement of intent, it is the purpose of this section to provide for the orderly development of mobile home sites with specific emphasis upon the provision of all necessary utilities, including an approved water supply system, a sanitary sewer system and necessary electrical connections; in addition, it is the intent of this section to permit a more varied, efficient and attractive development pattern of mobile homes and to increase the flexibility of the location and the arrangement of such mobile homes. Furthermore, it is necessary to provide for an adequate interior circulation system which has ingress and egress from the public rights-of-way.~~

~~(2) Any owner of a minimum of 10 contiguous acres of land, zoned as I-2, which permits a mobile home park as a matter of right, subject to the review of the Planning Commission and of the Borough Council, may request that the regulations of this section be applied to such property. The following procedure shall be observed:~~

~~(a) The applicant shall appear before the Planning Commission for a preapplication conference for consideration of basic site information and sketch plans and preparation application before submission of the application. The purpose of the preapplication conference is to the benefit of the applicant by providing information and guidance before the applicant shall have entered into binding commitments or incurred any substantial expense in the preparation of plans, surveys or other data.~~

~~(b) An application shall be submitted to the Planning Commission and shall consist of the following:~~

~~{1} A legal description of the property to be included.~~

- ~~{2} A sketch plan showing the intent and overall development plan.~~
  - ~~{3} The number, size and location of all mobile home berths.~~
  - ~~{4} The location and width of roadways, walkways and other easements, existing or proposed.~~
  - ~~{5} The size and location of all proposed recreational areas.~~
  - ~~{6} The size and location of water, sewer and other utility lines.~~
  - ~~{7} The location of service buildings and any other existing and proposed structures.~~
  - ~~{8} The plans and specifications for all structures and other improvements existing or proposed within the mobile home park site.~~
  - ~~{9} The phasing of development, if any.~~
  - ~~{10} Such other information as may be required by the Planning Commission and the Borough Council.~~
  - ~~{11} Evidence of compliance with all provisions of the Mobile Home Park Act of 1977.~~
  - ~~(e) The Planning Commission shall forward the application to the Borough Council, together with written comments pertaining thereto.~~
  - ~~(d) If approved, a copy of the preliminary plan shall be returned to the applicant with a notation thereon that the plan has received preliminary approval and that a final plan may be submitted together with such additional information.~~
  - ~~(e) If the application is rejected by the Borough Council, the written reasons for such rejection shall be made available. The decision of the Borough Council may be appealed by the applicant to the Zoning Hearing Board. All appeals should be filed within 10 days of the decision of the Borough Council.~~
  - ~~(f) Upon final approval of the application by the Planning Commission and the Borough Council and payment of fees as prescribed and the posting of the required security to guarantee the construction of the required improvements and the planting of the necessary screening, the Borough Secretary shall issue a mobile home permit to the applicant, which permit shall be valid for a period of one year thereafter. Renewal permits for a like period shall be issued by the Borough Secretary upon furnishing of proof by the applicant that the subject mobile home park has maintained the standards prescribed in this chapter and all applicable Commonwealth of Pennsylvania regulations.~~
- ~~(3) The following regulations shall be observed:~~
- ~~(a) Park size: 10 acres minimum.~~
  - ~~(b) Lot width: 100 feet for portions used for general vehicular entrances and exits.~~

~~(c) Minimum setback: 75 feet from any road right of way located outside the mobile home park site.~~

~~(d) Side and rear yards: 50 feet minimum from any mobile home to any property line.~~

~~(4) The following standards and regulations shall be applicable in all mobile home park sites:~~

~~(a) Each mobile home berth shall contain an area of at least 6,000 square feet and have 50 feet minimum frontage.~~

~~(b) Each mobile home berth shall have available at least two paved off street parking spaces.~~

~~(c) The minimum distance between mobile homes shall be 20 feet.~~

~~(d) Each mobile home park shall be surrounded by a landscaped greenbelt at least 50 feet from each property line, which distance may not be computed in meeting the area and bulk regulations.~~

~~(e) All accessory service buildings on the mobile home park site shall be connected to all mobile home berths by a walkway not less than three feet in width.~~

~~(f) All roadways and walkways shall be lighted at night with lamps spaced at intervals of not more than 250 feet.~~

~~(g) The minimum number of berths completed and ready for occupancy before first occupancy shall be 30.~~

~~(h) Fire hydrants shall be located at least within 600 feet of any mobile home, service building or other accessory structure.~~

~~(i) No individual sewage disposal systems shall be permitted. All waste from showers, bathtubs, flush toilets, lavatories, washing machines and slop sinks in service and other buildings within the park shall be discharged into a public sewage system or a master system approved by the Borough and other applicable agencies.~~

~~(j) All roadways, storm sewers and sanitary sewers shall be constructed in accordance with the Borough standards, and said improvements shall be dedicated and accepted by the Borough for maintenance purposes.~~

~~(k) All mobile homes, service and accessory buildings shall be connected to a public water supply system.~~

~~(l) Each mobile home berth shall be provided with an approved electrical connection system.~~

~~(m) Paved sidewalks as approved by the Planning Commission shall be required on one side of each roadway.~~

~~(n) All mobile homes must have a solid enclosure of compatible material and design around the entire base.~~

~~(5) No berth shall be rented for residential use of a mobile home in any such park except for periods of 60 days or more.~~

~~(6) All paving widths shall be subject to approval of the Borough Council.~~

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Baldwin Borough Comprehensive Plan

D – Zoning Ordinance Review – Residential Zoning Districts

§ 168-15. R-1 **Low-Density Single Family Residential District.**

A. The purpose of this zoning district is to:

- (1) Promote home ownership in the Borough to build property values and create a sense of community.
- (2) Create and maintain healthy residential neighborhoods that include single family detached residences.
- (3)

B. Use regulations.

- (1) Uses by right. In this district, the land may be used and buildings and structures may be erected, altered or used by right for the following purposes and no other:
  - (a) Single-family detached dwelling.
  - (b) ~~Planned residential development, limited to PR-1 type developments.~~
  - (c) ~~Family day care home limited to six children under the guidance and care of licensed Department of Welfare certified attendants; the limitation of six children aforesaid shall not include the household occupants' own children, and the certified attendant must register his or her certification with the Code Enforcement Officer of the Borough of Baldwin.~~
- (2) Accessory uses. Only the following accessory uses shall be permitted:
  - (a) Customary residential accessory uses.
  - (b) Swimming pools.
  - (c) ~~Nameplates not exceeding 1/2 square foot in area.~~
  - (d) A private garage limited to three motor-driven vehicles.
- (3) Conditional uses.
  - (a) The following uses shall be permitted as conditional uses ~~where authorized by the Council of the Borough of Baldwin upon recommendation by the Planning Commission:~~
    - [1] Churches or similar places of worship and related functions.

[2] ~~Public schools,~~ public office buildings, ~~parochial~~ schools, ~~private schools,~~ playgrounds, ~~country clubs or golf courses.~~

[3] ~~Community bus shelter.~~

§ 168-16. R-2 ~~Medium and High Density~~ **Two Family and Multi-Family** Residential District.

A. The purpose of this zoning district is to:

(1) Provide a mix and variety of housing types to build strong residential neighborhoods in the Borough.

(2)

B. Use regulations.

(1) Uses by right. In this district, the land may be used and buildings and structures may be erected, altered or used by right for the following purposes and no other:

(a) Single-family detached dwelling.

(b) Single-family attached dwelling.

~~(c) Multiple Family High Rise~~

(d) Duplex / ~~Row House~~

(e) Townhouse

~~(b) Planned residential development, but limited to PR-2 type development.~~

~~(e) Family day care home limited to six children under the guidance and care of licensed Department of Welfare certified attendants; the limitation of six children aforesaid shall not include the household occupants' own children, and the certified attendant must register his or her certification with the Code Enforcement Officer of the Borough of Baldwin.~~

(2) Accessory uses. Only the following accessory uses shall be permitted:

(a) Customary residential accessory uses.

(b) Swimming pools.

~~(e) Nameplates not exceeding 1/2 square feet in area.~~

(d) A private garage limited to three motor-driven vehicles.

(3) Conditional uses.

(a) The following uses shall be permitted as conditional uses ~~where authorized by the Council of the Borough of Baldwin upon recommendation of the Planning Commission.~~

[1] Churches or similar places of worship and related functions.

**Multiple-Family High Rise**

[2] **Public** schools, public office buildings, **parochial schools, private schools**, playgrounds, ~~country clubs or golf courses.~~

~~[3] Greenhouses.~~

~~[4] Skilled intermediate care nursing facilities and nursing homes.~~

~~[5] Community bus shelter.~~

**§ 168-17. R-3 Residential District.**

A. Use regulations.

(1) Uses by right. In this district, the land may be used and buildings and structures may be erected, altered or used by right for the following purposes and no other:

~~(a) Single family detached dwelling.~~

~~(b) Two family dwelling.~~

~~(c) Family day care home limited to six children under the guidance and care of licensed Department of Welfare certified attendants; the limitation of six children aforesaid shall not include the household occupants' own children, and the certified attendant must register his or her certification with the Code Enforcement Officer of the Borough of Baldwin.~~

~~(2) Accessory uses. Only the following accessory uses shall be permitted:~~

~~(a) Customary residential accessory uses.~~

~~(b) Nameplate not exceeding 1/2 square foot in area.~~

~~(c) All swimming pools.~~

~~(d) A private garage limited to three motor driven vehicles.~~

~~(3) Conditional uses.~~

~~(a) The following uses shall be permitted as conditional uses where authorized by the Council of the Borough of Baldwin upon recommendation by the Planning Commission:~~

~~{1} Churches or similar places of worship and related functions.~~

~~{2} Public schools, parochial schools, private schools, playgrounds, country clubs or golf courses.~~

~~{3} Personal care residences, small.~~

~~{4} Community bus shelter.~~

**§ 168-18. R-4 Multiple Family Residential District.**

A. Use regulations.

(1) ~~Uses by right. In this district, the land may be used and buildings and structures may be erected, altered or used by right for the following purposes and no other:~~

~~(a) Townhouses.~~

~~(b) Garden apartments.~~

~~(c) Multiple family dwelling.~~

~~(d) Planned residential development, under regulations imposed herein.~~

~~(e) Two family dwellings.~~

~~(f) Family day care home limited to six children under the guidance and care of licensed Department of Welfare certified attendants; the limitation of six children aforesaid shall not include the household occupants' own children, and the certified attendant must register his or her certification with the Code Enforcement Officer of the Borough of Baldwin.~~

(2) ~~Accessory uses. Only the following accessory uses shall be permitted:~~

~~(a) Community garage.~~

~~(b) Parks, playgrounds and swimming pools.~~

~~(c) Other customary accessory uses not involving the conduct of a business.~~

(3) ~~Conditional uses.~~

~~(a) The following uses shall be permitted as conditional uses where authorized by the Council of the Borough of Baldwin upon recommendation by the Planning Commission.~~

~~{1} Churches or similar places of worship and related functions.~~

~~{2} Public schools, parochial schools and private schools.~~

~~{3} Personal care residences, small.~~

~~{4} Communications facilities and tower sites which shall be subject to the standards and criteria set forth in all articles of the Baldwin Zoning Ordinance and Article VI (supplemental requirements) and in particular § 168-33, which relates to height exceptions.~~

{5} Community bus shelter.

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Baldwin Borough Comprehensive Plan

**E. Planning Commission/Zoning Hearing Board Ordinance Deletions**

As part of the recommended review of responsibilities and powers of the Borough's various boards and commissions that address land use issues, it is recommended that the current references to the Planning Commission and Zoning Hearing Board be deleted as outlined in draft form below.

**SECTION 1**

§ 168-1. Long title.

This chapter consists of an ordinance authorizing and empowering the Borough of Baldwin to plan its development and to govern the same by providing for zoning, subdivision and land development regulations, ~~providing planned residential development and regulations of the same; by authorizing and providing an Official Map and providing for the reservation of certain land for future public purpose and for the acquisition of such land; providing for the establishment of a Planning Commission and a Zoning Hearing Board and authorizing the same to charge fees, make inspections and hold public hearings;~~ providing for appropriations and penalties for violations of the same; establishing zoning regulations for the use of land and structures, area of lots, bulk of buildings and other structures, the density of population, the provision of off-street parking and loading spaces and similar accessory regulations for the Borough of Baldwin, and for such purposes to divide the Borough into zoning districts; and repealing all ordinances in conflict herewith.

**SECTION 2**

~~§ 168-9. Classification of annexed land.~~

~~All land annexed to the Borough after the effective date of this chapter shall be automatically classified as an R-1 Residential District and shall remain so classified until a zoning plan for the area has been adopted by the Borough Council. The Planning Commission shall recommend to the Borough Council appropriate zoning for the annexed area within 90 days of the effective date of such acquisition.~~

**CONDITIONAL USES**

Those uses of property allowed in certain districts of the Borough, not as a matter of right, but after approval of the governing body upon recommendation of the Planning Commission and upon the meeting of certain conditions that may be imposed thereon.

**PLANNING COMMISSION**

The Planning ~~and Zoning~~ Commission of the Borough of Baldwin.

**SECTION 3**

(3) Conditional uses.

(a) The following uses shall be permitted as conditional uses where authorized by the Council of the Borough of Baldwin upon recommendation by the Planning Commission:

~~(b) Standards to be used by the Planning Commission and Council in ascertaining the granting or withholding of conditional uses should be the same as those set forth for use by the Zoning Hearing Board in § 168-61 of this chapter.~~

~~(c) Any use permitted under Subsection A(3)(a)[1] and [2] which shall be discontinued by the owner or occupant of the property and/or abandoned and no longer occupied and used for the purpose for which the conditional use was granted originally may be permitted to apply for a conditional use which shall be authorized by the Council of the Borough of Baldwin, upon recommendation by the Planning Commission of the Borough of Baldwin, for functions which are similar or equivalent to the use which has been discontinued or abandoned or for any of the following:~~

~~[4] Veterinarian clinics and hospitals; provided, however, that the same shall not contain more than five patient rooms and do not require the parking of more than eight vehicles at any given time and which will not, in the judgment of the Planning Commission or of the Borough Council, increase the traffic congestion in the area in which the same are located.~~

(3) Conditional uses.

(a) The following uses shall be permitted as conditional uses where authorized by the Council of the Borough of Baldwin upon recommendation of the **Planning Commission**.

~~(b) Standards to be used by the Planning Commission and Council in ascertaining the granting or withholding of conditional uses should be the same as those set forth for use by the Zoning Hearing Board in § 168-61 of this chapter.~~

~~(c) Any use permitted under Subsection A(3)(a)[1] and [2] which shall be discontinued by the owner or occupant of the property and/or abandoned and no longer occupied and used for the purpose for which the conditional use was granted originally may be permitted to apply for a conditional use which shall be authorized by the Council of the Borough of Baldwin, upon recommendation by the Planning Commission of the Borough of Baldwin, for functions which are similar or equivalent to the use which has been discontinued or abandoned or for any of the following~~

~~(8) Procedure. All applications for development of cluster lots shall be submitted to the Borough Secretary for presentation to the Planning Commission at its next regular meeting. Preliminary plans may be submitted and an informal discussion held with the Planning Commission. Following the review of the Planning Commission, it shall make a recommendation to the Borough Council and a hearing shall be scheduled for approval as a conditional use in accordance with the provisions of the Zoning Ordinance heretofore adopted. Final plats need not be submitted to the Borough Council for approval as a conditional use, but no conveyance of land to individual owners shall be made until a final plat shall have been filed with and approved by the Planning Commission of the Borough of Baldwin.~~

~~L. Conversion of existing apartments and multiple family dwellings to condominium or cooperative concepts. Any applicant or person, partnership, corporation or landowner whatsoever desiring to convert existing structures which permit multiple family, garden apartments, townhouses or any other apartmental uses into condominium or cooperative type concepts shall be required to submit to the Planning Commission of the Borough of Baldwin all plans, declarations, etc., for review and approval by the Planning Commission and, ultimately, the Council of the Borough of Baldwin. All applicants or persons whatsoever shall follow the procedures set forth herein for the development of planned residential development and shall comply fully with all the requirements of this article and the standards set forth herein. No such conversion shall be permissible until the same shall have been reviewed and approved by the Planning Commission of the Borough of Baldwin and the Borough Council.~~

## SECTION 4

### ~~§ 168-23.2. Powers of Planning Commission.~~

~~To ensure that the increased flexibility of regulations over professional and office development, as authorized herein, is carried out under such administrative standards and procedures as shall encourage the disposition of proposals for land development without undue delay, the following review powers are granted to the Planning Commission, which acts as the designated planning agency of the Borough of Baldwin:~~

- ~~A. The Planning Commission shall review all Professional Offices and Professional Services Districts pursuant to the provisions of this article and shall make recommendations to the Borough Council for approval or disapproval, in writing.~~
- ~~B. The Planning Commission shall ensure that the applicant conforms to all requirements, standards, controls and regulations as set forth in § 168-23.4 of this article.~~
- ~~C. The Planning Commission and the applicant shall comply with all procedures as set forth in § 168-23.4 of this article pertaining to application and hearing on, and final approval of, a proposed Professional Office and Professional Services District by the Borough Council.~~

## SECTION 5

### (2) Accessory uses.

(a) Only the following accessory uses shall be permitted: accessory buildings and uses customarily incidental to the above uses.

~~(b) Placement of the buildings shall be approved by the Planning Commission.~~

### (3) Conditional uses.

(a) The following uses shall be permitted as conditional uses where authorized by the Council of the Borough of Baldwin upon recommendation by the **Planning Commission**:

~~(2) Any owner of a minimum of 10 contiguous acres of land, zoned as I-2, which permits a mobile home park as a matter of right, subject to the review of the Planning Commission and of the Borough Council, may request that the regulations of this section be applied to such property. The following procedure shall be observed:~~

(a) The applicant shall appear before the **Planning Commission** for a preapplication conference for consideration of basic site information and sketch plans and preparation application before submission of the application. The purpose of the preapplication conference is to the benefit of the applicant by providing information and guidance before the applicant shall have entered into binding commitments or incurred any substantial expense in the preparation of plans, surveys or other data.

(b) An application shall be submitted to the **Planning Commission** and shall consist of the following:

## SECTION 6

### § 168-42. Site plan review.

A. All uses of property in the Borough, except signs and single-family or two-family dwellings, shall, in addition to conforming to any and all regulations pertaining thereto that are specifically set in this chapter, be in accordance with a site plan or plans approved by the **Planning Commission**. The site plan shall show, as proposed, the location of main and accessory structures on the site and in relation to each other, including existing and proposed elevations; traffic circulation; height and bulk of structures; the provisions for automobile parking and off-street loadings; the provision and nature of other open space on the site; the landscaping to be provided; all proposed drainage, paving, fences, walls and enclosures on the site; and the display and positioning of any and all signs and lighting.

~~B. In considering any site plan hereunder, the Planning Commission shall endeavor to assure safety and convenience of traffic movement, both within the site covered and in relation to access streets, and harmonious and beneficial relationship of structures and uses on the site as well as on contiguous properties.~~

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Baldwin Borough Comprehensive Plan

**F - Proposed Use Chart**

The Borough is in need of a use chart to keep all permitted use information in one location that can be easily referenced and updated. Adoption of such a chart must accompany a deletion of all permitted use lists in the regulations for each zoning district such that permitted uses for each district should only be found in the use chart. The use chart below is a recommended starting point for this process. The proposal below was reviewed by the Planning Commission primarily to define the scope of uses permitted within the proposed new zoning districts. The proposed use chart does not fully deal with sexually oriented businesses and other nuisance uses. The Commission identified the new I Industrial District as the most suitable location for those types of uses.

**R = Use by Right    C = Conditional Use**

	<b><u>R1</u></b> Single Family Residential	<b><u>R2</u></b> Two Family and Multi- Family Residential	<b><u>C1</u></b> Neighborhood Commercial	<b><u>C2</u></b> Large Retail and Professional Office	<b><u>I</u></b> Industrial
<b><u>Residential Uses</u></b>					
Duplex		R			
Multiple family		R	R	R	
Multiple family high rise		C		R	
Single family attached		R			
Single family detached	R	R			
Townhouse		R			
Two-family dwelling		R			
<b><u>Non-Residential Uses</u></b>					
Artist and photography studio			R	R	
Automobile fuel station				C	C
Automobile service and repair					C
Bar or nightclub			C	C	
Communications facility					C
Crematorium					C
Day care			R	R	
Dry cleaning (retail)			R	R	
Dry cleaning facility					C
Entertainment facility				R	
Financial institution, without drive-through			R	R	
Financial institution, with drive- through				C	
Grocery Store			R	R	
Funeral home			R	R	
Garden center			R		
Hospital				C	C

	<b><u>R1</u></b> Single Family Residential	<b><u>R2</u></b> Two Family and Multi- Family Residential	<b><u>C1</u></b> Neighborhood Commercial	<b><u>C2</u></b> Large Retail and Professional Office	<b><u>I</u></b> Industrial
Hotel				R	
Large retail				R	
Laundromat			R	R	R
Library or museum			R	R	
Manufacturing					R
Mixed-Use or live/work building			R	R	
Mobile Home Park		C			R
Municipal facilities	R	R	R	R	R
Personal care residence, small			R	R	
Personal care residence, large				R	
Personal services			R	R	
Private recreation facility, indoor			R	R	R
Private recreation facility, outdoor				C	C
Professional office			R	R	
Public administration or education facility	R	R	R	R	R
Public recreation facility	R	R	R	R	R
Religious Establishment	R	R	R	R	R
Restaurant, without drive- through			R	R	
Restaurant, with drive-through			C	C	
Retail, large				R	
Retail, small			R	R	
Skilled nursing facility				R	
Theater				R	
Veterinarian facility			R	R	

## Baldwin Borough Comprehensive Plan

### **G – Zoning and Code Responsibilities of Staff and Consultants**

The Borough is in need of a clarification of roles and responsibilities for all entities involved in the land development, zoning, and building inspection processes necessary to efficiently and effectively administer the Borough's regulations. Below is a brief outline of responsibilities. The Borough should review the current responsibilities held by individuals or entities and determine if they are appropriate. Additionally, as the recommended creation of application procedures is completed, the roles of each entity should be updated as appropriate. Clarification of roles will assist in improved communication among the entities and more consistent interpretation and application of Borough regulations.

#### **Planning Commission**

1. Primary Responsibilities:
  - a. Zoning ordinance amendment preparation and recommendation
  - b. Comprehensive Plan preparation and updates
  - c. Land development / Zoning approval review and recommendation
  - d. Collect public input regarding land use, land development, and planning
2. Membership
  - a. Appointed by Council
  - b. 3 to 9 members; residents of municipality
  - c. Cannot also sit on Zoning Hearing Board
  - d. Staggered, four-year terms
3. Powers and Duties
  - a. As assigned by elected officials

#### **Zoning Officer**

1. Primary Responsibilities
  - a. Administer the zoning ordinance.
  - b. Enforce the zoning ordinance.
  - c. Management of Zoning Hearing Board applications
  - d. Represents Borough (or designee) at hearings in front of the ZHB
2. Eligibility
  - a. May not hold elected office in the municipality.
  - b. Must have zoning knowledge and first-hand experience applying zoning regulations.
  - c. Appointed by elected officials.
3. Powers and Duties
  - a. No discretionary power.
  - b. Administer an ordinance literally.
  - c. Zoning officer determination may be appealed to the zoning hearing board.

- d. Issue notices of violation.

**Code Enforcement Officer**

1. Primary Responsibilities:
  - a. Inspection of properties and structures to identify noncompliance with building, zoning, and property codes.

**Building Code Official**

1. Primary Responsibilities
  - a. Local administration of the statewide building code.



# Comprehensive Plan Regional Trends & Projections



ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™

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## Glossary of Terms

**Household Population** Household population, as compared to total population, excludes persons living in dormitories, penal facilities, hospitals, and other institutional settings.

**Family** A family is a group of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people are considered as members of one family. The number of families is equal to the number of family households; however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household.

**Non-Family** A non-family household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

**Household** A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters. The count of households excludes group quarters and institutions.

**Metropolitan Statistical Area (MSA)** Metropolitan Statistical Areas (metro areas) are geographic entities defined by the Office of Management and Budget. A metro area contains a core urban area of 50,000 or more population. Each metro or micro area consists of one or more counties and includes the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core.

Source: US Census Bureau

## Methodology

The analysis and recommendations that follow are based on a combination of quantitative and qualitative techniques. Quantitative analysis was underpinned by a combination of public and proprietary data sources, including U.S. Census-based data and Esri's Community Analyst software — a socio-economic data analysis tool. Estimated and projected socio-economic trends examined included population and household growth, formation of family and non-family households, household income and tenure, and age cohort characteristics.

The geographies were selected based on the strong likelihood that these areas serve as primary market draws for consumer purchases, labor supply, and housing demand — all key factors associated with this analysis.

Labor and industry trends were analyzed for the Pittsburgh MSA and, for comparison purposes, the State of Pennsylvania. Labor data was gathered from the U.S. Census Bureau's *On The Map* data server. Work area analysis was performed for the most recently available years (2005, 2007, and 2009).

# SOCIO-ECONOMIC TRENDS & PROJECTIONS: 2000 to 2015

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



## Household Formation

Figures A-1 and A-2 exhibit annualized change in family and non-family households, respectively, for the MSA. Annualized change in family household formation over the 2000 to 2010 period was slightly negative, with rates expected to remain slightly negative through 2015.

Figure A-1: Annualized Percentage Change in Family Households

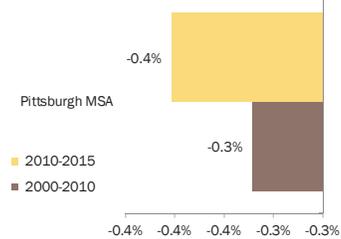
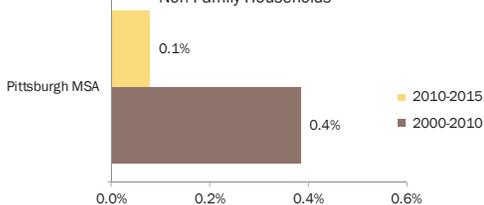


Figure A-2: Annualized Percentage Change in Non-Family Households



Consistent with national and regional household formation trends, non-family households experienced modest growth across from 2000-10; this growth is projected to flatten through 2015. However, as growth in non-family households outpaces change in family households, it will exert a meaningful influence on housing markets and certain retail expenditures (e.g., restaurants).

Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

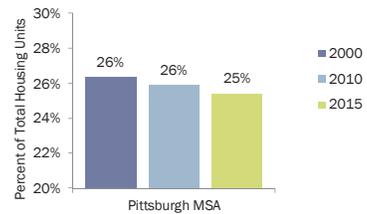
## Housing Ownership Trends

The ownership rate in the MSA decreased from 2000 to 2010 and is expected to decrease slightly through 2015. The percentage of rented housing remained largely flat from 2000 to 2010, with that trend continuing through 2015.

Figure A-3: Owner-Occupied Housing Units Comparison



Figure A-4: Rented Housing Units Comparison



Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

## Age

Reflective of both regional and national demographic trends, the MSA realized decline from 2000 to 2010 within the younger age cohorts due to a variety of factors, including the increase in couples choosing to have fewer or no children. Conversely, the central core of baby boom generation (persons born between 1946 and 1964) is responsible for the marked increase in persons between 55 and 64 years of age in these geographies. Persons in this age group (typically identified with empty-nester households) will exert strong influence on new and smaller housing choices in the local area over the coming two decades. While the percentage increases in the over-85 category are significant, the number of people in this category are a small component of the overall population. Median age increased by four years from 2000 to 2010.

Table A-1: Population Age Trends

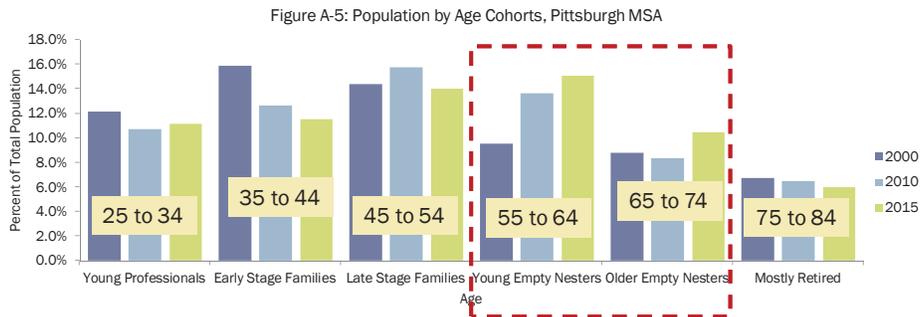
Pittsburgh MSA				Percentage Change	
	2000	2010	2015	2000-2010	2010-2015
Total Population	2,431,087	2,368,989	2,333,063	-2.6%	-1.5%
< 5 Years	134,852	126,599	120,969	-6.1%	-4.4%
5 to 14 Years	312,419	269,733	262,936	-13.7%	-2.5%
15 to 34 Years	585,138	550,340	541,481	-5.9%	-1.6%
35 to 54 Years	736,473	673,196	596,074	-8.6%	-11.5%
55 to 64 Years	231,439	323,414	352,316	39.7%	8.9%
> 64 Years	430,740	425,707	459,240	-1.2%	7.9%
<b>Median Age</b>	<b>40 years</b>	<b>43 years</b>	<b>44 years</b>	<b>7.8%</b>	<b>2.1%</b>

Source: US Census Bureau, Esri Community Analyst; 4ward Planning LLC, 2012

Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

## Age

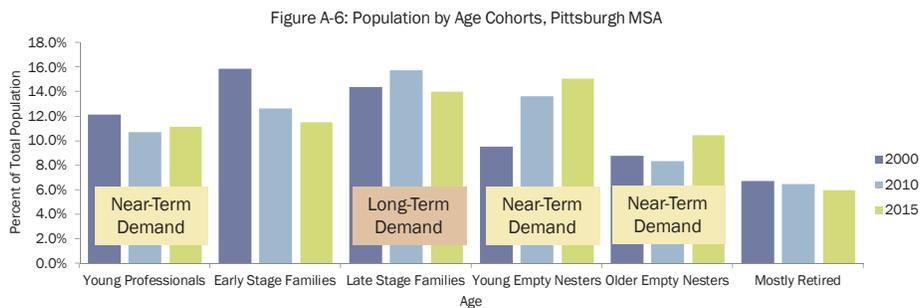
The below identified age groups represent the principal source of residential demand within the MSA over the coming two decades. While persons within the 25 to 54 age groups represent the majority of adult residents in the area, trends indicate growth within the 55 to 74 age cohort – a group which will exert considerable influence on the type of housing developed.



Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

## Age

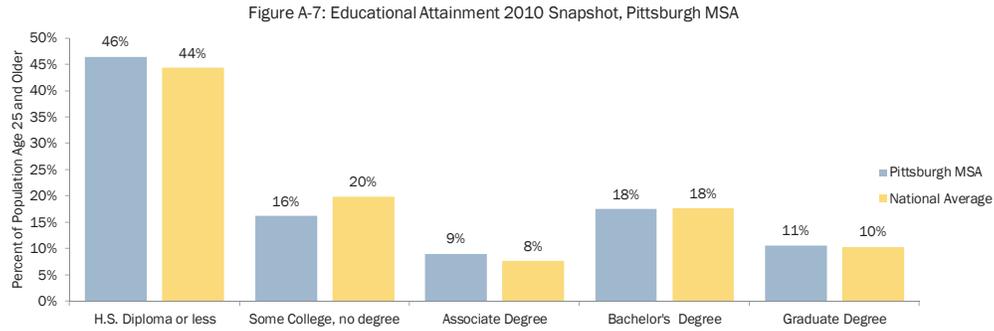
Near-term (the next ten years) and long-term (beyond the next ten years) housing demand in the MSA will, principally, come from within the demographic groups highlighted below. These demographic groups are closely associated with downtown or urban living trends, based on national and regional migration patterns.



Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

## Educational Attainment

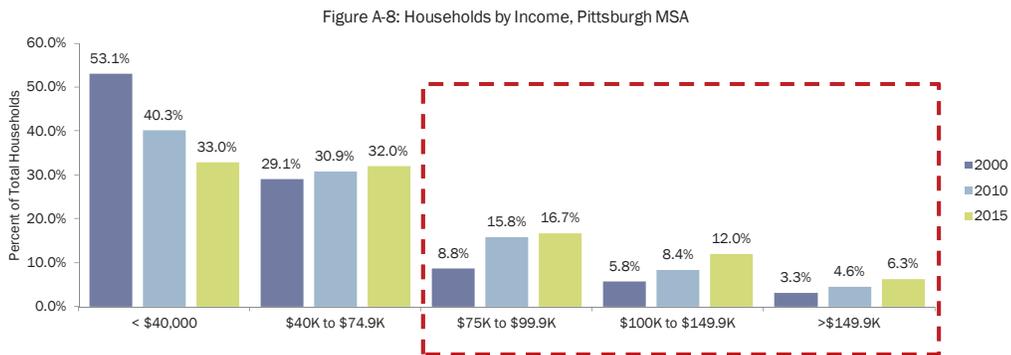
In the MSA, 29 percent of the residents age 25 and older have earned a bachelor's degree or more, a comparable rate to the national average.



Source: US Census Bureau, Esri CAO; 4ward Planning LLC, 2012

## Household Income

The below chart illustrates how household income in the MSA has shifted over the 2000 to 2010 period, as well as the degree to which it is projected to change through 2015. Specifically, in 2000, about 18 percent of households earned more than \$75,000 annually. By 2010, this value increased to 29 percent. The growth in upper income households is projected to rise through 2015, with over a third of households in the area projected to earn more than \$75,000 annually.



Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

## Takeaway

Relatively flat population and household growth across all geographies examined is anticipated through 2015. However, the growth that is expected is will likely be concentrated among a number of demographic categories such as higher-income households, 55 to 74 year olds and non-family households. Households in these demographic segments would be expected to prefer smaller living quarters located in walking distance to amenities and prospective employment opportunities.

# Labor & Industry Analysis

## Study Areas – Labor & Industry Trend Analysis – 2009 Summary

Pittsburgh MSA



Total Primary Jobs: 1,011,159

Pennsylvania

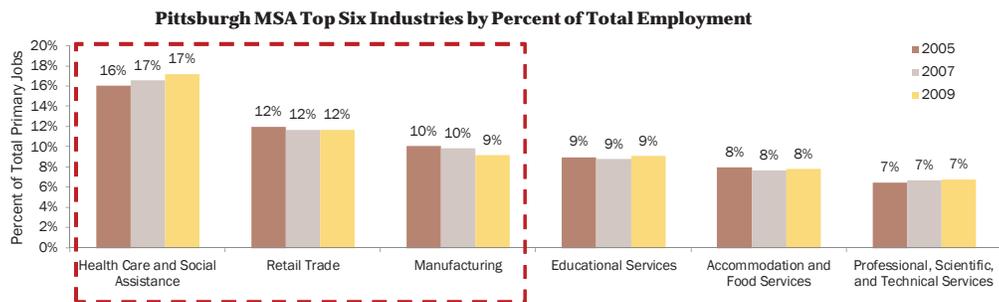


Total Primary Jobs: 4,983,969

Source: US Census Bureau; Esri; Scan US; 4ward Planning LLC, 2012

## Top Six Industries by Employment – Pittsburgh MSA

Over the 2005 to 2009 period, the Pittsburgh MSA featured an average annual primary job base of 1,011,159 primary jobs. In 2009, the three leading industries within the MSA, by employment, each held between 9- and 17-percent share of total employment. These three industries combined for 38 percent of employment in the region. The Health Care and Social Assistance industry experienced slight growth from 2005 to 2009, while change in the Manufacturing sector was slightly negative. Employment share in the four remaining categories was relatively flat over the observed time frame.

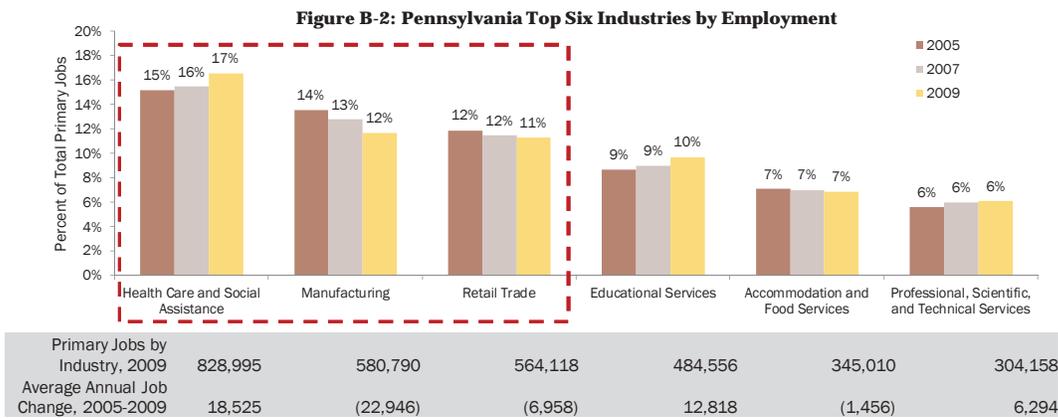


Primary Jobs by Industry, 2009	174,278	118,702	93,238	91,905	79,219	68,913
Average Annual Job Change, 2005-2009	3,566	(146)	(1,720)	627	27	1,065

Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

## Top Six Industries by Employment – Pennsylvania

Over the 2005 to 2009 period, Pennsylvania had an average annual primary job base of about five million, with Health Care and Social Assistance, Manufacturing, and Retail Trade also serving as the three leading employment sectors, respectively, over that period. With a share of 17 percent in 2009, the Health Care and Social Assistance sector has shown growth since 2005, while Manufacturing and Retail Trade have decreased slightly. The Educational Services sector gained slightly while Accommodation and Food services and Professional Services sectors remained relatively flat between 2005 and 2009.



Source: US Census Bureau; Esri; 4ward Planning LLC, 2012

**Table B-1 Top Five Largest Occupations by Industry Sector**

Industry Sector	Occupation	Projected Percent Employment Growth, 2010-20	Annual Mean Wage, 2011	Projected Annual Mean Wage, 2018
Health Care and Social Assistance	Registered Nurses	26%	\$62,130	\$73,853
	Nursing Aides, Orderlies, and Attendants	20%	\$26,750	\$31,797
	Home Health Aides	69%	\$20,230	\$24,047
	Personal Care Aides	71%	\$20,380	\$24,225
	Licensed Practical and Licensed Vocational Nurses	22%	\$40,680	\$48,356
Retail Trade	Retail Salespersons	17%	\$26,410	\$31,393
	Cashiers	7%	\$18,920	\$22,490
	Stock Clerks and Order Fillers	1%	\$22,440	\$26,674
	First-Line Supervisors of Retail Sales Workers	8%	\$44,420	\$52,801
	Laborers and Freight, Stock, and Material Movers, Hand	15%	\$26,890	\$31,964
Manufacturing	Team Assemblers	6%	\$27,830	\$33,081
	First-Line Supervisors of Production and Operating Workers	2%	\$56,670	\$67,363
	Machinists	9%	\$40,800	\$48,498
	Inspectors, Testers, Sorters, Samplers, and Weighers	8%	\$40,030	\$47,583
	Laborers and Freight, Stock, and Material Movers, Hand	15%	\$26,890	\$31,964
Educational Services	Elementary School Teachers, Except Special Education	17%	\$55,280	\$65,711
	Teacher Assistants	15%	\$23,160	\$27,530
	Secondary School Teachers, Except Special and Career/Technical Education	7%	\$57,210	\$68,005
	Teachers and Instructors, All Other	13%	\$28,890	\$34,341
	Middle School Teachers, Except Special and Career/Technical Education	17%	\$57,170	\$67,957
Accommodation and Food Services	Combined Food Preparation and Serving Workers, Including Fast Food	15%	\$18,950	\$22,526
	Waiters and Waitresses	9%	\$20,580	\$24,463
	Cooks, Restaurant	13%	\$26,370	\$31,346
	First-Line Supervisors of Food Preparation and Serving Workers	10%	\$37,370	\$44,421
	Cooks, Fast Food	-4%	\$19,590	\$23,286
Professional, Scientific, and Technical Services	Lawyers	10%	\$135,590	\$161,174
	Accountants and Auditors	16%	\$69,120	\$82,162
	Office Clerks, General	17%	\$28,610	\$34,008
	Software Developers, Applications	28%	\$80,760	\$95,998
	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	6%	\$30,210	\$35,910

Source: Bureau of Labor Statistics; 4ward Planning LLC, 2012

## Occupation and Wages

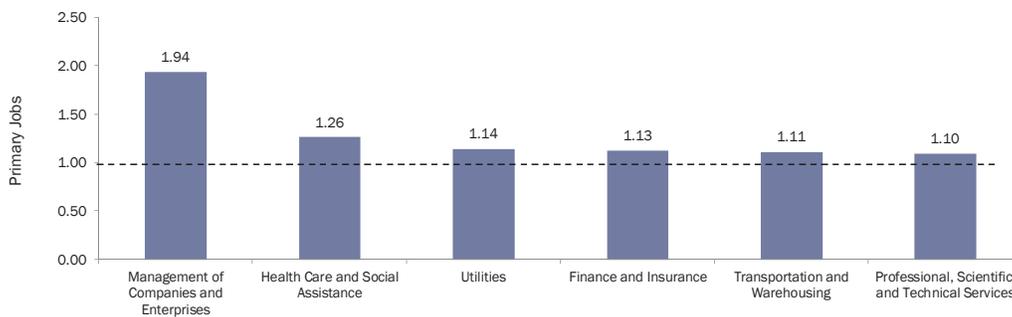
Table B-1 shows the top five largest occupations (by employment) in each of the top six industry sectors in the region. Projected percent employment growth is based on national estimates provided by the Bureau of Labor Statistics (BLS). The annual mean wage listed is based on wages in the Pittsburgh MSA. Because the BLS does not project wages, the 2018 projected wages are based on an annual inflation rate of 2.5 percent.

Based on the data shown, home health aides and personal care aides are projected to exhibit the most growth through 2020, with an overall growth of about 70 percent projected. All of the top five occupations in the Health Care industry sector are expected to grow by at least 20 percent through 2020. Occupations in the Manufacturing industry sector are anticipated to show the least growth, with growth expected of less than ten percent in each of the top four occupations through 2020.

## Location Quotient Analysis

Location Quotient (LQ) analysis is used to compare the relative concentration of employment in a given industry, relative to total employment for a particular geography. An LQ greater than 1.0 for a given industry suggests that the subject geography has a relative competitive advantage to a comparison geography, for that industry. The below graph depicts the top six industries by LQ in the Pittsburgh MSA maintain as benchmarked against employment in the continental US, with the greatest comparative advantages in the Management and Health Care industries.

**Figure B-3: Pittsburgh MSA/USA Top Six Industries Location Quotient**

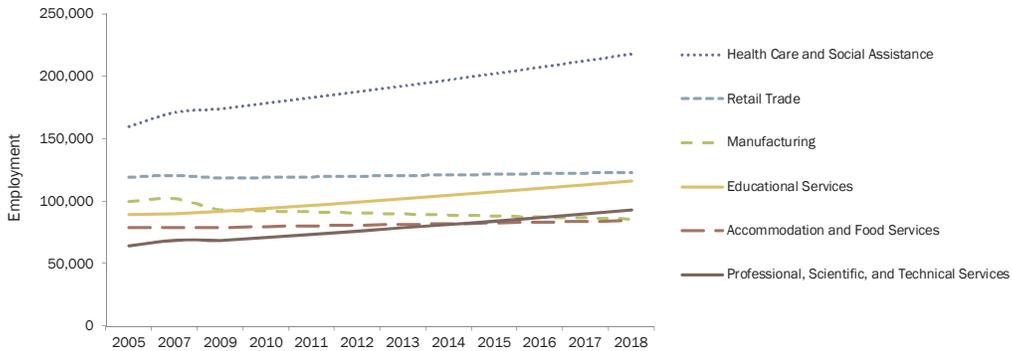


Source: US Census Bureau, OnTheMap; 4ward Planning LLC, 2011

## Employment Projections

Using Bureau of Labor Statistics estimates for employment growth and U.S. Census data for employment within the top six sectors, 4ward Planning projected growth in employment for the top six industries in the Pittsburgh MSA from 2010 through 2018. Of the top six industries, highest average annual growth rates are expected in Professional, Scientific, and Technical Services (3.4 percent), Educational Services (2.7 percent), and Health Care and Social Assistance (2.5 percent).

**Figure B-4: Pittsburgh MSA Top Six Industries, Projected Growth in Employment**



Source: US Census Bureau, QWI Online; 4ward Planning LLC, 2012

## Takeaway

The Pittsburgh MSA is experiencing employment growth in professional and white collar services sectors such as Health and Social Services, Educational Services, and Professional, Scientific, and Technical Services. Largely, these industries are projected to continue to employ growing numbers of workers, while the Retail Trade and Manufacturing sectors exhibit decreasing shares of employment in the region.

As professional industries in both the local area and the region remain prosperous, **demand for both office space and housing to accommodate their employees is likely to increase. Further, this growing number of highly compensated white collar professionals suggests a forthcoming increase in dollars spent locally on dining, personal services, and other related businesses.**

# RESIDENTIAL TRENDS ANALYSIS

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



## Apartment Inventory

4ward Planning utilized Reis, a nationally recognized supplier of office, retail, industrial, and multi-family rental data, to acquire current real estate trend data. The change in inventory, examined below, indicates in broad terms whether new real estate construction has been active in the area.

According to Reis, apartment inventory change in the Pittsburgh MSA was slightly positive from 2008 through 2012. The Northeast region and the nation as a whole experienced modest growth in multi-family residential rental inventory in this timeframe. Similar inventory growth in these regions is forecasted to continue through 2016.

**Table C-1: Multi-family Residential Rental Inventory Comparison**

	Inventory Growth					
	2Q12	Quarterly 1Q12	YTD Avg	1 Year	Annualized 3 Year	5 Year
Pittsburgh MSA	0.0%	0.2%	0.1%	0.3%	0.3%	0.3%
Northeast	0.2%	0.1%	0.2%	0.5%	0.8%	0.8%
United States	0.1%	0.1%	0.1%	0.4%	0.9%	1.0%
Period Ending	6/30/12	3/31/12	6/30/12	12/31/11	12/31/11	12/31/11

Source: Reis; 4ward Planning LLC 2012

# OFFICE TREND ANALYSIS

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



## Methodology - Key Steps for Analyzing Office Trends

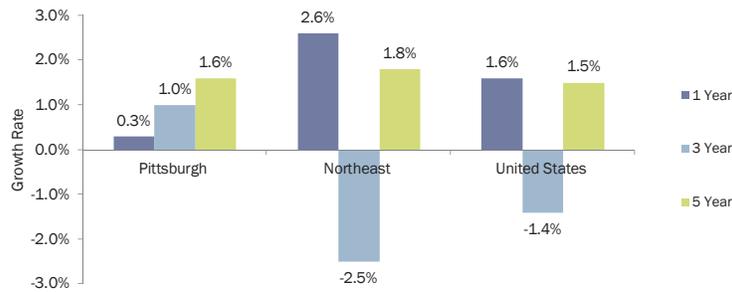
### Analyzing Office Space Supply Factors

The supply of office space data is analyzed using data obtained from REIS, a real estate analysis service. REIS provides key office space supply details and comparisons for rent, vacancy, inventory, and construction and absorption. For context, the Pittsburgh MSA was compared to the larger region and the nation.

## Office Asking Rent

The asking rent in the Pittsburgh MSA has shown decreasing growth rates over the past five years, indicating weakening activity in the office market. The MSA performed better than the Northeast region and the nation as a whole in the previous three-year period, but lags behind the two surrounding geographies in the one- and five-year periods.

Figure D-1: Pittsburgh Office Asking Rent Growth Rates

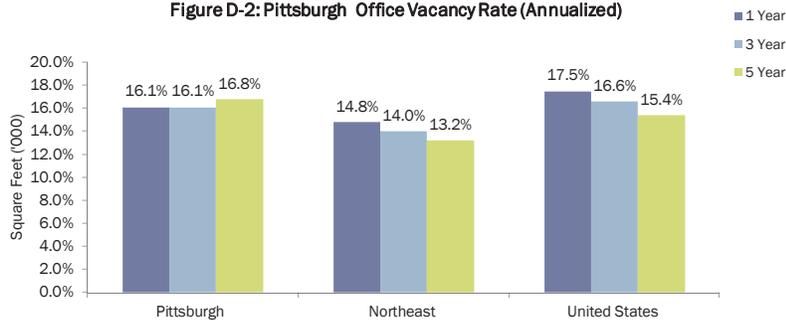


Source: REIS; 4ward Planning LLC 2012

## Office Vacancy Rates

The approximate 17-percent annualized average vacancy rate for the past year represents no change from the average rates of the past three- and five-year periods. As Figure X indicates, average vacancy rates within the Pittsburgh MSA have consistently been higher than average office vacancy rates in the Northeast and comparable to those in the U.S.

Figure D-2: Pittsburgh Office Vacancy Rate (Annualized)

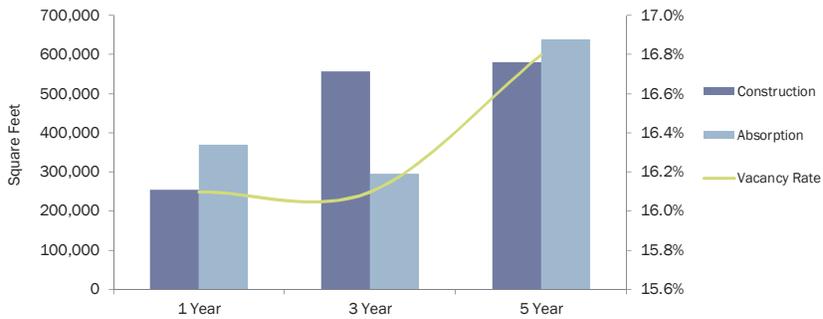


Source: REIS; 4ward Planning LLC 2012

## Office Absorption

The office space market in the Pittsburgh MSA has demonstrated positive construction and absorption in the last five years while vacancy rates have decreased slightly, indicating modest strength in the office demand market.

Figure D-3: Pittsburgh Office Space Trends, Annualized



Source: REIS; 4ward Planning LLC 2012

## Takeaway – Office Trends

The combination of flat/slightly decreasing vacancy rates and positive construction and absorption rates within the Pittsburgh MSA over the past five years suggests modest attraction for corporate office space users. However, and notwithstanding the above observations, niche office product, such as medical office buildings, may find demand in the region outside downtown Pittsburgh based on area demographics (e.g., an aging population which will drive demand for outpatient medical services).

# OFFICE SUPPLY-DEMAND ANALYSIS

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



## Methodology - Key Steps for Deriving Office Demand

### Projecting 2018 Primary Jobs

To determine projected office space demand, primary jobs in the Pittsburgh MSA were projected through 2018 based on 2009 primary jobs data and Bureau of Labor Statistics industry growth rates. Primary jobs were then aggregated into industry sectors.

### Estimating the Number of Office Workers

A National Center for Real Estate Research study has estimated the percentage of workers in various industry sectors that typically work in an office environment. Using these percentages, we were able to estimate the number of workers in the Pittsburgh MSA who would work in an office.

### Determining Office Space Demand

Assuming a space requirement of 150 square feet per worker, the total demand for office space was estimated based on the projected office workers for each year through 2018.

## Projected Office Jobs – Pittsburgh MSA

The tables below show the projected jobs and office workers, respectively, aggregated by industry sector, for the Pittsburgh MSA.

**Table E-1: Primary Jobs (Projected), Pittsburgh MSA**

	2010	2011	2012	2013	2014	2015	2016	2017	2018
Health Care and Social Assistance	178,681	183,196	187,825	192,571	197,436	202,425	207,540	212,784	218,160
Manufacturing	119,208	119,715	120,225	120,737	121,251	121,768	122,286	122,807	123,330
Retail Trade	92,401	91,571	90,749	89,934	89,127	88,326	87,533	86,747	85,968
Educational Services	94,343	96,846	99,415	102,052	104,759	107,538	110,391	113,319	116,325
Accommodation and Food Services	79,797	80,379	80,966	81,556	82,151	82,751	83,354	83,962	84,575
Professional Services	71,251	73,669	76,168	78,752	81,424	84,187	87,043	89,997	93,050
Finance and Insurance	54,038	54,327	54,618	54,910	55,203	55,498	55,795	56,093	56,393
Administration & Support	50,771	51,712	52,670	53,646	54,640	55,653	56,684	57,735	58,805
Wholesale Trade	47,506	48,350	49,210	50,084	50,974	51,879	52,801	53,739	54,694
Construction	45,660	45,856	46,053	46,250	46,449	46,648	46,848	47,049	47,251
<b>Total</b>	<b>833,656</b>	<b>845,621</b>	<b>857,897</b>	<b>870,493</b>	<b>883,415</b>	<b>896,674</b>	<b>910,277</b>	<b>924,233</b>	<b>938,552</b>

Source: U.S Census Bureau, 4ward Planning LLC 2012

**Table E-2: Estimated Average Office Workers Per Industry, Pittsburgh MSA**

	2010	2011	2012	2013	2014	2015	2016	2017	2018
Health Care and Social Assistance	86,927	89,123	91,375	93,684	96,051	98,478	100,966	103,517	105,562
Manufacturing	35,113	35,262	35,412	35,563	35,714	35,867	36,019	36,173	36,472
Retail Trade	21,641	21,447	21,255	21,064	20,875	20,687	20,501	20,317	20,101
Educational Services	53,388	54,804	56,258	57,750	59,282	60,855	62,469	64,126	65,880
Accommodation and Food Services	5,916	5,960	6,003	6,047	6,091	6,135	6,180	6,225	6,273
Professional Services	63,404	65,556	67,780	70,080	72,457	74,916	77,458	80,086	82,835
Finance and Insurance	52,058	52,337	52,617	52,898	53,181	53,465	53,751	54,038	54,331
Administration & Support	17,758	18,087	18,423	18,764	19,112	19,466	19,827	20,194	20,606
Wholesale Trade	27,693	28,185	28,686	29,196	29,714	30,242	30,780	31,326	31,598
Construction	9,099	9,138	9,178	9,217	9,257	9,296	9,336	9,376	9,347
<b>Total</b>	<b>372,999</b>	<b>379,900</b>	<b>386,986</b>	<b>394,262</b>	<b>401,734</b>	<b>409,407</b>	<b>417,287</b>	<b>425,380</b>	<b>432,914</b>

Source: NCRER, U.S Census Bureau, 4ward Planning LLC 2012

## Projected Office Space Demand – Pittsburgh MSA

The table below shows the projected office space demand, aggregated by industry sector, for the Pittsburgh MSA, as derived based on projected office workers and assuming an estimated requirement of 150 square feet per worker. As shown, the anticipated increase in office space demand from 2010 to 2018 is 8,987,323 square feet.

**Table E-3: Estimated Total Office Space Per Industry, Sq. Ft., Pittsburgh MSA**

	2010	2011	2012	2013	2014	2015	2016	2017	2018
Health Care and Social Assistance	13,039,048	13,368,505	13,706,286	14,052,602	14,407,668	14,771,706	15,144,941	15,527,608	15,834,258
Manufacturing	5,266,876	5,289,306	5,311,832	5,334,454	5,357,173	5,379,988	5,402,900	5,425,910	5,470,826
Retail Trade	3,246,225	3,217,077	3,188,190	3,159,563	3,131,193	3,103,078	3,075,215	3,047,602	3,001,507
Educational Services	8,008,174	8,220,608	8,438,679	8,662,534	8,892,327	9,128,216	9,370,362	9,618,932	9,882,006
Accommodation & Food Services	887,459	893,934	900,456	907,025	913,642	920,308	927,022	933,785	940,988
Professional Services	9,510,674	9,833,361	10,166,997	10,511,952	10,868,611	11,237,372	11,618,644	12,012,852	12,425,232
Finance and Insurance	7,808,763	7,850,511	7,892,483	7,934,679	7,977,101	8,019,749	8,062,626	8,105,731	8,149,644
Administration & Support	2,663,739	2,713,105	2,763,386	2,814,598	2,866,759	2,919,888	2,974,000	3,029,116	3,090,924
Wholesale Trade	4,153,952	4,227,760	4,302,879	4,379,332	4,457,144	4,536,339	4,616,941	4,698,975	4,739,647
Construction	1,364,905	1,370,761	1,376,643	1,382,550	1,388,482	1,394,440	1,400,423	1,406,432	1,402,106
<b>Total</b>	<b>55,949,815</b>	<b>56,984,929</b>	<b>58,047,830</b>	<b>59,139,289</b>	<b>60,260,101</b>	<b>61,411,083</b>	<b>62,593,075</b>	<b>63,806,944</b>	<b>64,937,138</b>

Source: NCRER, U.S Census Bureau, 4ward Planning LLC 2012

## Takeaway – Office Supply-Demand

The office demand analysis indicates a projected 2018 demand for office space of approximately 65 million square feet, based on anticipated jobs by industry in the Pittsburgh MSA. This represents a net demand increase of about 8.9 million square feet, over 2010 inventory in the metropolitan region.

The office space market is overall slightly positive for the Pittsburgh MSA; in the coming years as the market improves, demand will likely increase for the downtown submarket ahead of the outlying areas. National trends indicate the potential for increased demand for medical office space, signifying a niche market which may do well in outside downtown Pittsburgh. Overall, however, prospective office development should proceed cautiously unless developing build-to-suit office projects.

### General & Limiting Conditions

4ward Planning LLC has endeavored to ensure that the reported data and information contained in this report are complete, accurate, and relevant. All estimates, assumptions and extrapolations are based on methodological techniques employed by 4ward Planning LLC and believed to be reliable. 4ward Planning LLC assumes no responsibility for inaccuracies in reporting by the client, its agents, representatives, or any other third party data source used in the preparation of this report.

Further, 4ward Planning LLC makes no warranty or representation concerning the manifestation of the estimated or projected values or results contained in this study. This study may not be used for purposes other than that for which it is prepared or for which prior written consent has first been obtained from 4ward Planning LLC. This study is qualified in its entirety by, and should be considered in light of, the above limitations, conditions, and considerations.