

Summary of Text Changes

- All zoning language that is proposed to be removed is identified as ~~strikethrough~~, all zoning language that is proposed to be added is noted as **bold and underlined**.
- All **highlighted** text are references to other sections of the code that have not been finalized yet. These will be revisited when the code is being finalized to ensure that all section references are correct.

Measurements and Exceptions

Provisions were added that describe how building height, corner visibility, driveways, flag lots, and yards on corner lots are regulated. Each has specific challenges that can lead to difficulty applying other zoning standards. These are listed in other places throughout the existing code but putting them in their own section makes it easier for the reader to find them.

Circulation, Parking, Loading and Stacking

The largest change to this section is the elimination of parking requirements throughout the City. After conducting outreach and discussing with the steering committee, parking requirements were eliminated. In their place, a provision exists for a parking analysis that allows development to substantiate their need for parking and number of essential parking stalls. Additionally, shared parking and cross access between adjacent land owners is formalized.

Landscaping

Existing landscaping standards were dependent on the Planning and Development Board to determine what the appropriate style, location, and number of plantings are. The proposed regulations dictate a specific number of plantings based on the size of the area that needs to be planted, making the process less subjective and more predictable. Additionally, the proposed landscaping language includes the requirements for screening all dumpsters and refuse containers, fencing standards, and new requirements for landscaped parking lot islands.

Lighting

The proposed lighting standards require new development applications to submit a lighting plan that meets brightness standards so that the City can ensure that lighting doesn't produce a nuisance to adjacent properties.

Former Overlay Districts (McKinley Pkwy., Seaway Trail, Smokes Creek)

The regulations that once existed as zoning districts are now housed under the general development standards to provide more readability and limit the amount of mapped zoning districts. These standards will now apply to more properties than they currently do.

Outdoor Storage & Display

Provisions for regulating outdoor storage and display have been added so that the City can control the display of materials for retailers, gas stations, contractor storage yards, and other uses that commonly keep materials outdoors. This will seek to improve the aesthetic value of sights by limiting the amount and location of materials that can be stored outdoors.

Signs

New sign provisions are proposed to better dictate the size, style, and location of signage within the City of Lackawanna. Proposed language is based on the size of the building wall that faces a public street, and the zoning district in which the building is located.