

LVPC PROJECT REVIEW SUMMARY SHEET

Comprehensive Planning

Date: March 2018

| PROJECT | MUNICIPALITY | BRIEF STATEMENT OF PURPOSE | LVPC COMMENT |
|-------------------------------|-----------------------|--|--|
| 1. Zoning Ordinance Amendment | Lynn Township | Maximum Lot Coverage – Increases the maximum lot coverage for single-family detached dwellings from 10% to 20% in the Rural (R) and Rural Residential zoning districts | The proposed changes apply exclusively to areas designated in the County Comprehensive Plan policies for Rural Development and consistent with the associated policies for such areas |
| 2. Zoning Ordinance Amendment | Lowhill Township | Various – Introduces agri-tourism and home occupation providing offsite service as accessory uses in the rural and rural conservation districts; updates numerous definitions, sign regulations, bulk regulations regarding lighting, barns, and signs and a process for conditional use reviews | The proposed amendment addresses a matter of local concern. However, LVPC suggested that the Township (1) review the findings of Reed vs. Town of Gilbert (US 2015) in regards to the proposed sign regulations, (2) review feasibility of the approval process for conditional use reviews, (3) specify that the Board of Supervisors will review the conditional use application at a formal hearing, as specified in the Municipalities Planning Code Section 913.2., and (4) clarify that conditional use decisions will be made in writing within 45 days from the hearing date. |
| 3. Zoning Ordinance Amendment | Fountain Hill Borough | Medical Marijuana – Establishes definitions, conditional use categories, and specific use standards for medical marijuana facilities | The proposed amendment is generally consistent with the County Comprehensive Plan. However, there is a possibility that the proposed ordinance may be more restrictive by including parks, playgrounds or community pools to the list of uses that a medical marijuana grower/processor may not be within 1,000 feet. Additionally, the Table of Permitted Uses by District seems to increase the intensity of review in some cases and decrease the intensity of review in other cases for like uses. It is recommended that the Grower/Processors and Dispensaries have the same zoning and land use requirements as other industrial or commercial facilities that are located in the same zoning district. |