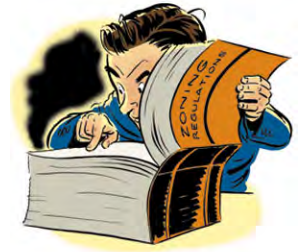


City of Clairton

Zoning Update

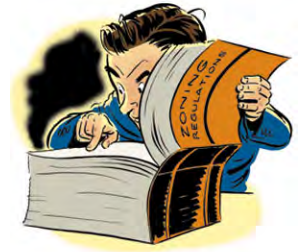


Project Overview



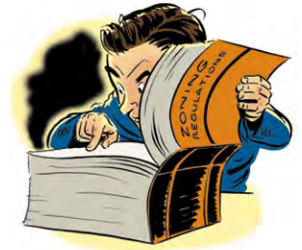
- Project Consultant – Mackin
 - Amy Wiles, AICP
- Project Timeline
 - Began in October of 2012
 - Anticipated Enactment – Fall 2013
- Project Committee
 - City Council, Planning Commission, Manager & Residents

Project Overview

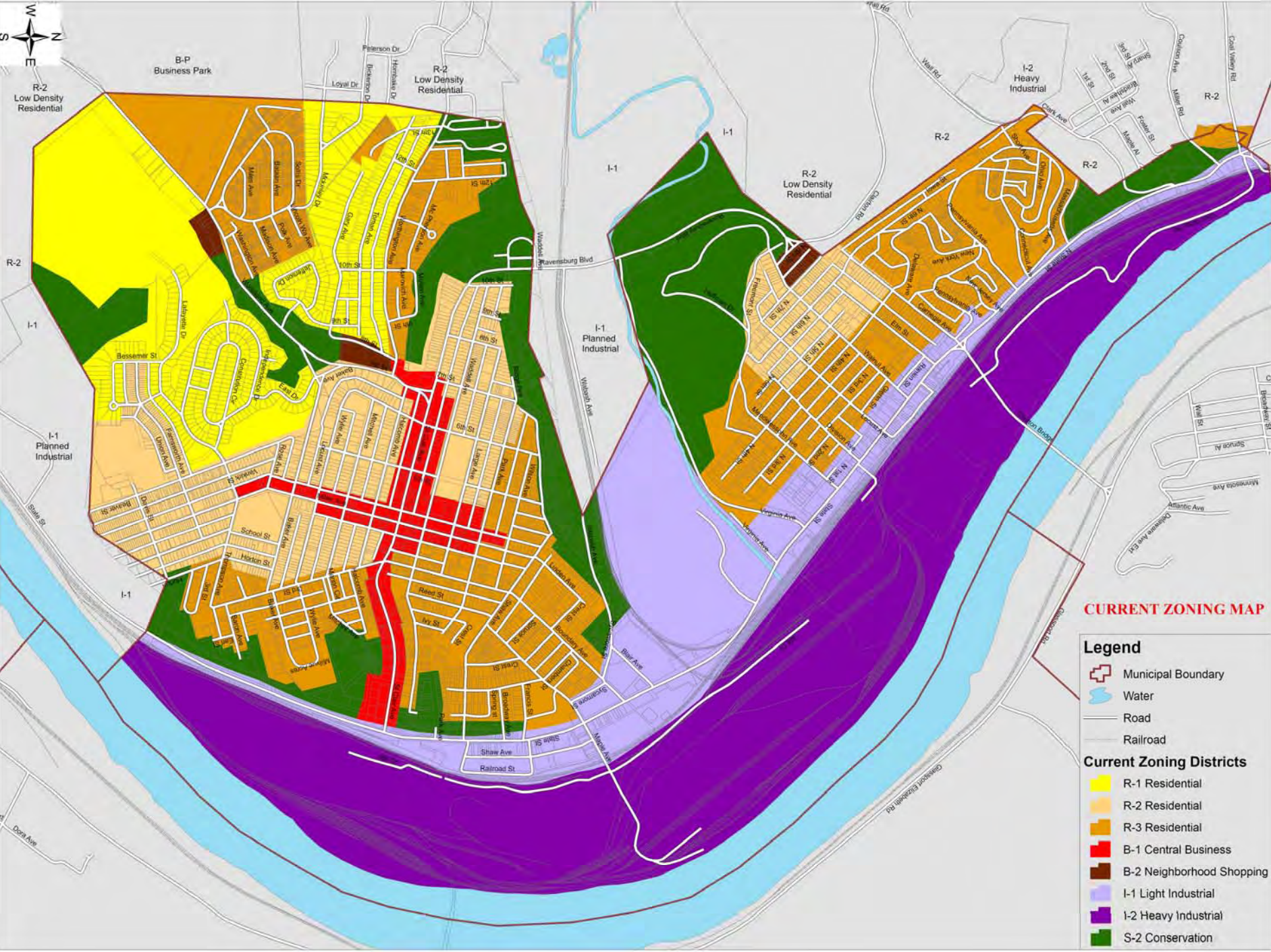


- Designed to protect the health, safety, and welfare of residents
- Ordinance provisions may regulate:
 - Control over the use of land
 - Lot size
 - Size, height, location of structures
 - Density/intensity of uses (type & size)
 - Protection/preservation of natural resources

Why Update?



-
- 2010 Comprehensive Plan
 - Requires Zoning Ordinance to be Consistent with Future Land Use Plan
 - Address Outdated Terms & Regulations
 - Definitions, Uses
 - Encourage Redevelopment
 - Allow for More Flexibility
 - Address Identified Issues
 - Districts & Uses
 - Lot Sizes
 - Landscaping/Buffers/Screening



CURRENT ZONING MAP

Legend

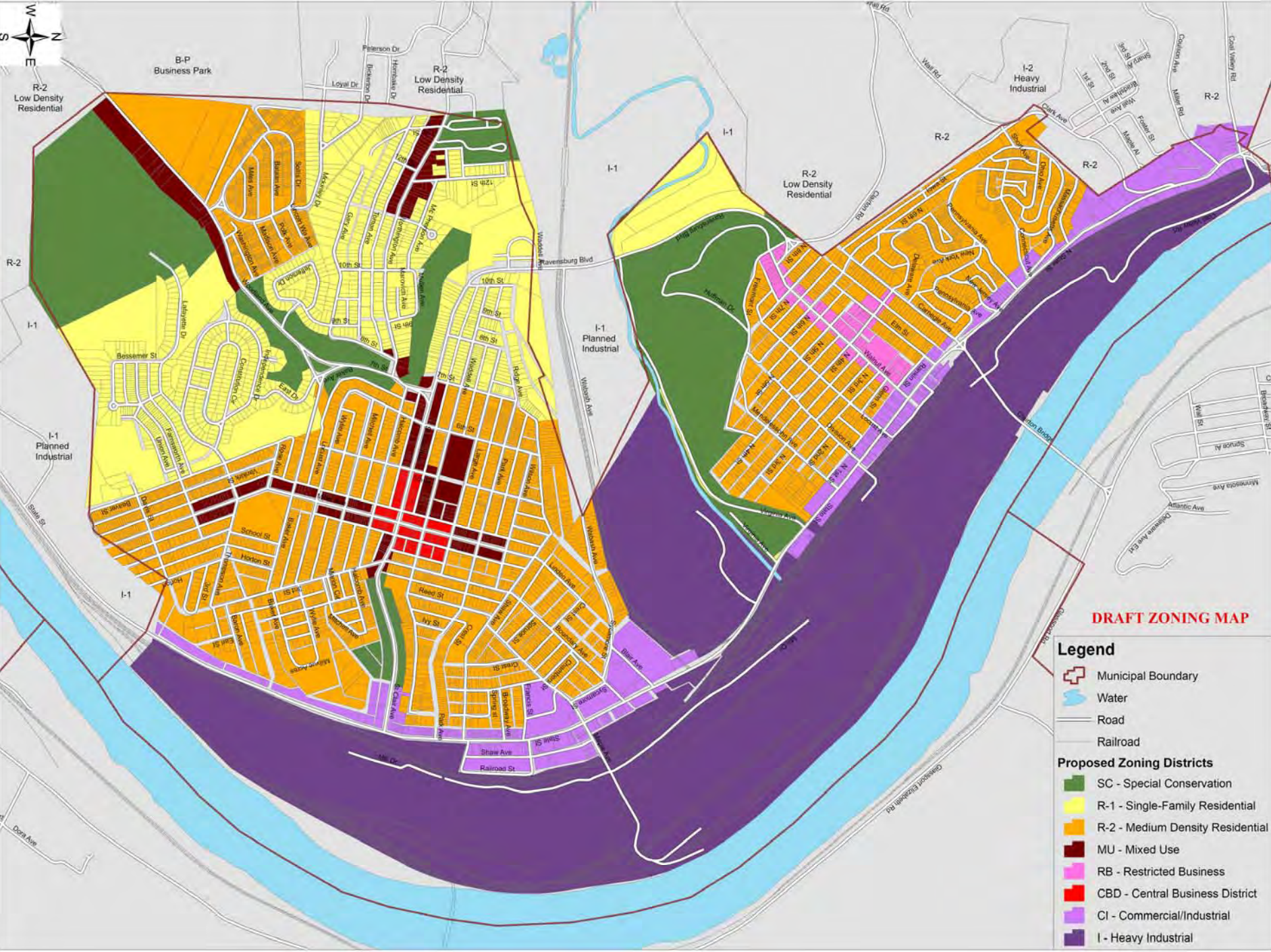
- Municipal Boundary
- Water
- Road
- Railroad

Current Zoning Districts

- R-1 Residential
- R-2 Residential
- R-3 Residential
- B-1 Central Business
- B-2 Neighborhood Shopping
- I-1 Light Industrial
- I-2 Heavy Industrial
- S-2 Conservation



R-2
Low Density Residential



B-P
Business Park

R-2
Low Density Residential

I-2
Heavy Industrial

R-2

I-1

R-2
Low Density Residential

R-2

R-2

R-2

R-2

I-1

I-1

I-1
Planned Industrial

I-1
Planned Industrial

I-1

DRAFT ZONING MAP

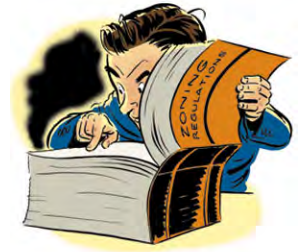
Legend

- Municipal Boundary
- Water
- Road
- Railroad

Proposed Zoning Districts

- SC - Special Conservation
- R-1 - Single-Family Residential
- R-2 - Medium Density Residential
- MU - Mixed Use
- RB - Restricted Business
- CBD - Central Business District
- CI - Commercial/Industrial
- I-1 - Heavy Industrial

Input

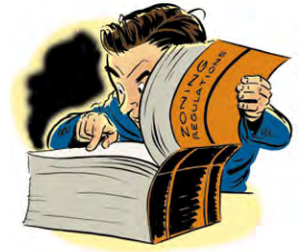


-
- Current issues or concerns with zoning?
 - Districts
 - Uses
 - Lot Sizes
 - Landscaping/Bufferyards
 - Others?

Questions?



Next Steps



- Complete Draft Ordinance
- Second Public Meeting
 - Present Draft Ordinance
 - Summer of 2013
- Enactment
 - Public Hearing
 - Enactment by City Council

Thank You!

