

CITY OF ALTOONA

ZONING HEARING BOARD

PUBLIC HEARING NOTICE

A public meeting of the City of Altoona Zoning Hearing Board will be held on **Wednesday, April 8, 2026, at 1:15pm** in the 4th Floor Conference Room, located at City Hall, 1301 12th Street, Altoona, Pennsylvania. If assistance is needed to participate or to obtain a copy of the supporting documentation, please contact the City Clerk's Office.

Applicant: Ken Weidley
Address: 110 W 15th Ave
Tax ID: 01.13-09..-034.00-000

Requesting two (2) variances under the following sections to construct a 6-space parking lot along the primary street for a proposed 2-unit dwelling located in a Residential Neighborhood B Zone.

§800-15(3)(F): To allow a parking lot along the primary street, whereas not allowed.

§800-60(D)(1): To allow an additional 2 off-street parking spaces, whereas the maximum allowed is 4.

Applicant: Nathaniel Germany
Address: 116 9th St
Tax ID: 01.02-06..-195.00-000

Requesting a variance under the following section to operate a recovery house/group home located in a Residential Neighborhood C Zone.

§800-60(D)(1): To provide no off-street parking, whereas the minimum is 1.5 spaces per dwelling unit.

Applicant: Nathaniel Germany
Address: 1709 14th St
Tax ID: 01.03-05..-162.00-000

Requesting a variance under the following section to operate a recovery house/group home located in a Residential Neighborhood C Zone.

§800-60(D)(1): To provide no off-street parking, whereas the minimum is 1.5 spaces per dwelling unit.

Applicant: Mouseion, LLC
Address: 900 Lexington Ave
Tax ID: 01.01-06..-003.00-000 & 01.01-06..-001.00-000

Requesting eight (8) variances under the following sections for the redevelopment of the former YMCA into an Art Museum located in a Mixed Use Neighborhood Zone.

§800-18(B)(1)(D): To allow 93% impervious lot coverage, whereas 70% is the maximum.

§800-18(B)(2)(F): To allow a 5' setback from the secondary street, whereas 10' setback is required.

§800-18(C)(1)(D): To allow a 2' rear yard setback for a building addition, whereas 15' is required.

§800-49(F): To allow public gatherings/functions, whereas specifically permitted by the ZHB.

§800-60(D)(1): To allow 27 off-street parking spaces, whereas 43 spaces are required.

§800-61(F)(1)(d) & (e): To provide no landscaping within the island with the transformer, no tree to be planted within the east side island, and islands to be 5'-6' wide, whereas 9' is required.

§800-63(C)(4): To provide no grass strip between curb and sidewalk along 9th & 10th Streets.



ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION:	110 W. 15TH AVE, ALTOONA, PA 16601
PURPOSE OF APPEAL:	OBTAIN A VARIANCE FOR PARKING
DESCRIPTION OF PREMISES:	DUPLEX - 2 THREE BEDROOM / THREE BATHROOM APTS
USE OF PREMISES:	RESIDENTIAL
OFF-STREET PARKING:	6 PARKING SPACES

PLEASE FILL IN ALL PORTIONS BELOW, "SAME" AND "NON-APPLICABLE" IF NEEDED

PROPERTY OWNER INFORMATION

NAME:	KENNETH WEIDLEY		
ADDRESS:	734 CEDARCREST DR, DUNCANSVILLE		
PHONE:	814 931-8375	EMAIL:	WEIDLEYCPA@YAHOO.COM

APPLICANT INFORMATION

NAME:	SAME		
ADDRESS:			
PHONE:		EMAIL:	

DESIGN PROFESSIONAL INFORMATION

NAME:			
ADDRESS:			
PHONE:		EMAIL:	

Kenneth Weidley
SIGNATURE OF APPLICANT

3/13/26
DATE

OFFICE USE ONLY

<input checked="" type="checkbox"/> VARIANCE \$500.00	<input type="checkbox"/> APPEAL DETERMINATION \$500.00	<input type="checkbox"/> OTHER
<input type="checkbox"/> SPECIAL EXCEPTION \$500.00	<input type="checkbox"/> APPEAL VIOLATION NOTICE \$500.00	
PREVIOUS APPEAL TO ZONING HEARING BOARD? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON:		

Re: Zoning Hearing Board Application | 110 W 15th Ave

From Kenneth Weidley <weidleycpa@yahoo.com>
Date Fri 3/20/2026 12:31 PM
To Sabrina McMillen <smcmillen@altoonapa.gov>

As requested, here is my narrative for the Zoning Hearing Board meeting.

I own a 90x115 interior lot at 110 W. 15th Ave, located behind the Mennonite Church on Broadway. The parcel is zoned RN-B, which allows for the Duplex I am proposing. The building is 56x30 and meets all setback requirements easily. I have submitted my building plans and believe they have been approved except for my proposed parking area. I am asking for a variance to allow the parking area requested on the site plan or an acceptable alternative.

The following is provided for your review:

Each apartment has 3 bedrooms and 3 bathrooms, and likely will accommodate 3 adults, ideally requiring 3 off road parking spaces per unit to provide accessibility and convenience. The ordinance only allows 2 spaces per unit.

This lot is very close to the 100 year flood plan. With the guidance from Rob Crossman from Engineering, I have modified my original plan to include provisions to limit impervious surfaces and mitigate water runoff. It now reduces paved parking area, but requires vehicles to back out onto W. 15th Ave. Utilizing W. 15th Ave for this purpose, if it is considered a primary roadway, may not be permissible under the Ordinance.

I believe the Ordinance would deem W. 15th Ave. a secondary street and not a primary roadway. If so, backing out onto W. 15th Ave. may be permissible under the Ordinance. The traffic on this block is very infrequent, possibly just a few cars each day. W. 14th Ave provides direct access between Broadway, Park Ave., and Juniata Gap Road, so W. 15th is off the beaten path. When backing out of my lot, there is a clear site line in both directions.

I have been a reputable landlord in Altoona for 27 years. I strive to be a good neighbor to all. My properties on N. 10th Ave. between 14th and 15th streets have very similar qualities to what I am proposing here. Your consideration in proposing needed protections for my tenants and neighbors is appreciated.

Ken Weidley

On Thursday, March 19, 2026 at 02:29:05 PM EDT, Sabrina McMillen <smcmillen@altoonapa.gov> wrote:

See attached.

Sabrina Appel-McMillen
Planning & Development Manager
Department of Planning & Community Development
1301 12th Street, Suite 400

SCALE 8' / INCH

SITE PLAN PROVIDED BY OWNER KEN WEIDLEY
 110 W. 15TH AVE
 814 931-8375

IMPERVIOUS SURFACE BOUNDARY

UNOPENED ALLEY

90'

BACK
55'
SETBACK

ALLEY

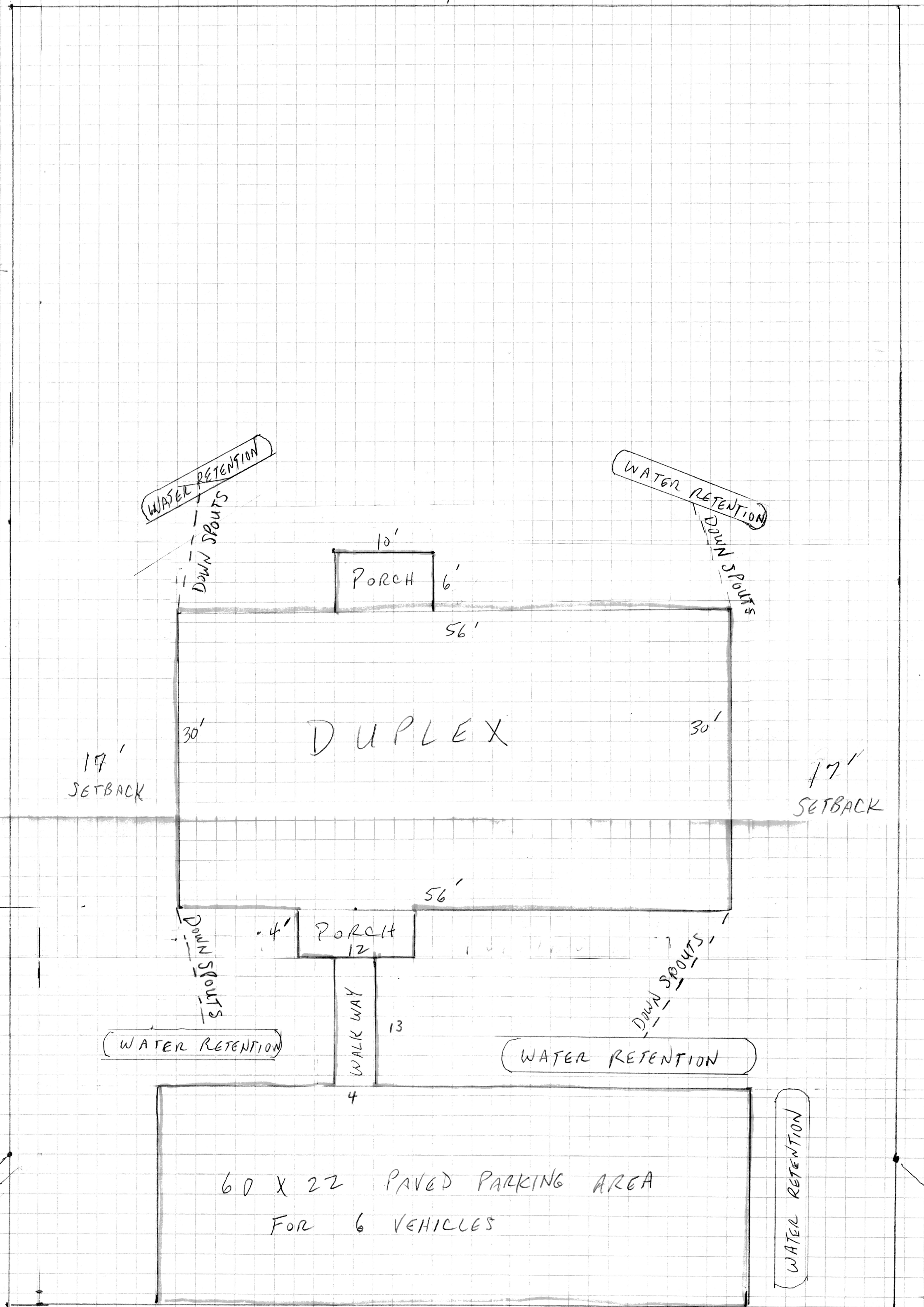
15'

ALLEY

FRONT
SETBACK
21'

PROPERTY
LINE CORNER

PROPERTY
LINE CORNER



W 15TH AVE PAVED ROAD SURFACE

IMPERVIOUS SURFACE SUMMARY

BACK PORCH	60
BUILDING	1680
FRONT PORCH	48
WALKWAY	52
PARKING AREA	1320
	<u>3160</u>

National Flood Hazard Layer FIRMette



78°24'9"W 40°32'25"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/12/2026 at 7:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

RN-B: RESIDENTIAL
NEIGHBORHOOD B
01.13-07.-105.00-000
ZIANCE JAMES P & LINDA L

RN-B: RESIDENTIAL
NEIGHBORHOOD B
01.13-07.-044.00-000
BEHE TIMOTHY A & JULIE C

15th Ave

15th Ave
W 15TH AVE

15th Ave

15th Ave

01.13-09.-024.00-000
FELKER GREGORY E

01.13-09.-025.00-000
FELKER GREGORY E

RN-B: RESIDENTIAL
NEIGHBORHOOD B

01.13-09.-026.00-000
FELKER GREGORY E

01.13-09.-027.00-000
FELKER GREGORY E

01.13-09.-028.00-000
PIOTTI JOSEPH J JR

01.13-09.-034.00-000
WEIDLEY KENNETH & CHERYL
RN-B: RESIDENTIAL
NEIGHBORHOOD B

01.13-09.-039.00-000
WEIDLEY KENNETH & CHERYL

01.13-09.-038.00-000
WADE PRESTON

01.13-09.-035.00-000
WADE PRESTON

RN-B: RESIDENTIAL
NEIGHBORHOOD B

01.13-09.-036.00-000
WADE PRESTON

01.13-09.-037.00-000
STRITTMATTER ALEXIS VICTORIA

RN-B: RESIDENTIAL
NEIGHBORHOOD B

01.13-09.-043.00-000
ALTOONA MENNONITE CHURCH

01.13-09.-044.00-000
GORITY JOHN
F & DONNA D

Section 800-15

Residential Neighborhood B - (RNB)

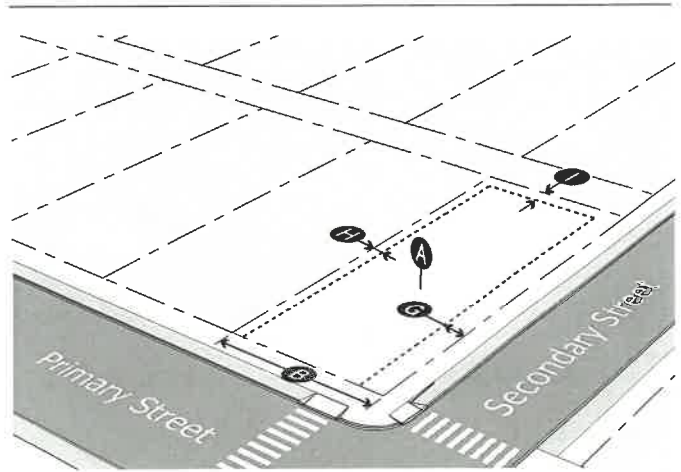
Residential Neighborhood B (RN-B)

A. Purpose

The intent of the Residential Neighborhood B district (RN-B) is to preserve and enhance the character of medium-density neighborhoods by accommodating one-unit and two-unit residential development as well as low-impact facilities and uses compatible with the neighborhood.

RN-B

B. Lots & Parking



1. AREA AND COVERAGE

A	Lot area [min]	2,725 sf
B	Lot width [min]	25 ft
C	Frontage	25 ft
D	Lot coverage [max]	60% ¹

¹ Includes all impervious surfaces.

2. DENSITY

E	Dwelling units per lot	
	Primary unit [max]	2
	Accessory dwelling unit	1

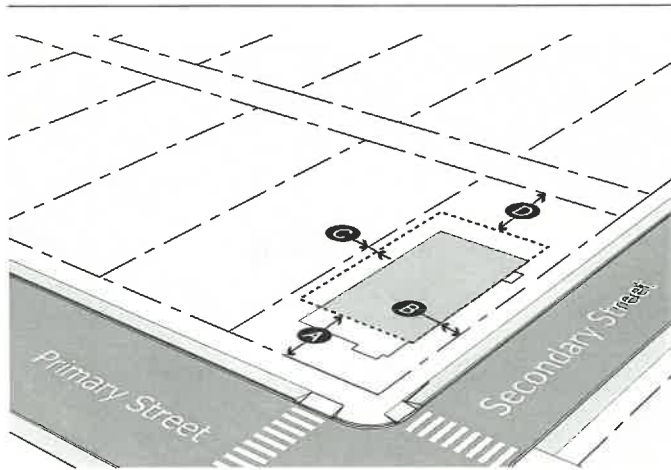
3. PARKING LOCATION, SETBACKS, AND ACCESS

F	Primary street yard [min]	Not Allowed
G	Secondary street yard setback [min]	6 ft
H	Side yard setback [min]	3 ft ¹
I	Rear yard setback [min]	5 ft
J	Driveway width [min/max]	See Chap 300

¹ For lots with a width less than 50 feet, side yard setbacks shall not be required. Sideyard parking shall be located 5 feet or more behind the facade of the principal structure.

Residential Neighborhood B (R1-B)

C. Building Placement



1. PRIMARY STRUCTURE SETBACKS

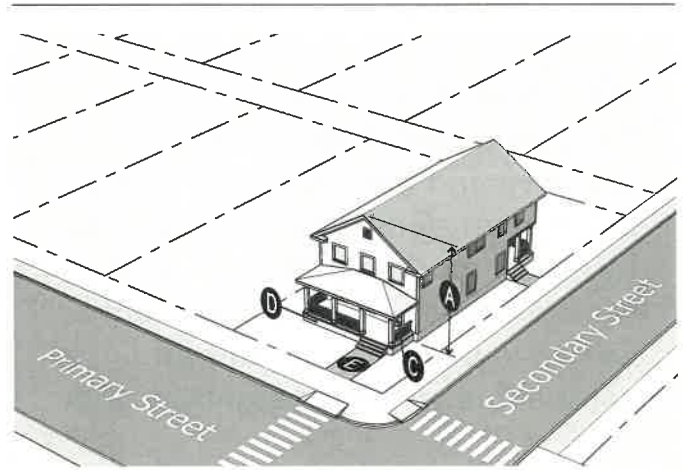
A	Primary street setback [min]	20 ft or Average ¹
B	Secondary street setback [min]	6 ft
C	Side setback [min]	3 ft
D	Rear setback [min]	25 ft

¹ 20 feet or the average front setback of the two lots on each side of the subject lot (4 lots total), whichever is less.

2. ACCESSORY STRUCTURE SETBACKS

E	Rear of principal structure	10 ft
F	Side lot line with lot width 25 feet or less	18 in
G	Side lot line with lot width greater than 25 feet	3 ft
H	Rear lot line	7 ft

D. Building Composition



1. HEIGHT

A	Building height [max stories / feet]	
	Primary building height [max]	2.5/35 ft
B	Accessory building / structure [max]	25 ft

2. ENTRANCE

C	Primary street facing entrance	Required
D	Porch or portico	Encouraged
E	Sidewalk from entrance to public sidewalk	Required

**Section
800-60**
Off-street Parking
and Loading

Off-street Parking and Loading

A. Purpose

1. To provide requirements for dedicated parking spaces for both vehicles and bicycles away from public streets and offer convenient and intuitive provisions for parking spaces.
2. To provide clear requirements for the location and design of parking areas and structures.
3. To provide for vehicle access and driveways to and from parking areas and structures.

B. Applicability

1. All allowed uses in Article 3: Use Regulations
2. Minimum spaces required do not apply to lots that meet one of the following conditions:
 - a. A lot in Mixed Use Center (MX-C)
 - b. Additions and change of use, if the change in the total number of new required parking spaces is 35% or less.
 1. *For example, if the existing parking lot includes 10 spaces and the addition or change of use requires 13 spaces, no changes to the parking lot is required.*
3. New buildings or uses proposed within the University-College Campus (UC-C) district may be exempt from standard parking requirements, provided a parking plan is submitted that details existing and proposed parking spaces, their locations, and anticipated usage. The Planning Commission shall review and approve this plan.

C. General Requirements

1. The Zoning Officer (for a Minor Site Plan) and the Planning Commission (for a Major Site Plan) shall consider the entire site layout and its overall effect on traffic circulation and vehicular interaction with other users of the property. In doing so, the Zoning Officer and/or the Planning Commission shall take into consideration internal intersections, sight distances, crosswalks, loading areas, pickup and dropoff areas, exterior doors, and landscaping. The Commission shall have the responsibility to condition approvals on changes to the proposal it feels are necessary to achieve a safe overall design for all interested parties and users.
2. No parking space or accessway within a parking facility shall be used for any purpose other than those for which they were designed. No space or accessway shall be used for display of merchandise, storage of stock, servicing of vehicles, whether temporary or permanent, unless the intent to use such areas for such activity is clearly marked on the plans and mitigation measures are designed to separate moving traffic from those areas.

- 3. No parked vehicle shall impede the flow of traffic or the ability of pedestrians to utilize the sidewalk area, whether or not a physical sidewalk has been installed.

D. Parking Spaces Required

- 1. The table below conveys required vehicle parking spaces for land uses organized by land use category.

RESIDENTIAL USES		
Land Use	Minimum	Maximum
Single-unit residential	1 per dwelling unit	3 per dwelling unit
Two-unit residential	1 per dwelling unit	2 per dwelling unit
Multi-unit residential	1 per dwelling unit	2 per dwelling unit
Conversion apartment	1 per dwelling unit	3 per dwelling unit
Low-rise apartment	1 per dwelling unit	2 per dwelling unit
Boarding house or Lodging house	1.5 per bedroom	-
Group home	1.5 per dwelling unit	-
Halfway house	1.5 per dwelling unit	-
Institutionalized home	1.5 for every 6 beds	-
Home-based business	1 space in addition to what is otherwise required	3 spaces in addition to what is otherwise required
Shelter	1 space per 1,000 SF	2 spaces per every 1,000 SF



PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
1301 12TH STREET, SUITE 400
ALTOONA, PA 16601
(814) 949-2465

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 116 9th Street, Altoona, Pennsylvania 16602
PURPOSE OF APPEAL: The purpose of this Zoning Appeal is to request a variance from the off-street parking requirements to operate a recovery house/group home
DESCRIPTION OF PREMISES: six bedroom residential dwelling
USE OF PREMISES: Recovery House/Group Home
OFF-STREET PARKING: No

PLEASE FILL IN ALL PORTIONS BELOW, "SAME" AND "NON-APPLICABLE" IF NEEDED

PROPERTY OWNER INFORMATION

NAME: Nathaniel Germany	
ADDRESS: 1911 15th Avenue, Altoona, Pennsylvania 16603	
PHONE: (814)330-8197	EMAIL: sanctuaryhouse1234@gmail.com

APPLICANT INFORMATION

NAME: Nathaniel Germany	
ADDRESS: 1911 15th Avenue, Altoona, Pennsylvania 16603	
PHONE: (814)330-8197	EMAIL: sanctuaryhouse1234@gmail.com

DESIGN PROFESSIONAL INFORMATION

NAME: N/A	
ADDRESS: N/A	
PHONE: N/A	EMAIL: N/A

Nathaniel Germany
SIGNATURE OF APPLICANT

3-11-26
DATE

OFFICE USE ONLY

<input checked="" type="checkbox"/> VARIANCE \$500.00	<input type="checkbox"/> APPEAL DETERMINATION \$500.00	<input type="checkbox"/> OTHER
<input type="checkbox"/> SPECIAL EXCEPTION \$500.00	<input type="checkbox"/> APPEAL VIOLATION NOTICE \$500.00	
PREVIOUS APPEAL TO ZONING HEARING BOARD? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON:		

Narrative: Nathaniel Germany, 116 9th Street, Altoona, PA 16602

Dear Zoning Hearing Board Members:

I am the owner of the property located at 116 9th Street, Altoona, PA 16602 (the "Property"), and the Pastor at 18th Street Community Church in Altoona. I am also the President of "Sanctuary House," which is a non-profit corporation operated through the 18th Street Community Church. Sanctuary House provides sober living recovery houses in the Altoona area, and operates for the purpose of reducing drug and alcohol related issues in our communities. Sanctuary House residents are prohibited from possessing or using drugs or alcohol, and every resident is required to undergo random drug tests, including breathalyzers. In short, Sanctuary House properties are often the cleanest, drug and alcohol-free houses in a given neighborhood.

I/Sanctuary House am requesting a variance from the minimum 1.5 off-street parking spaces per dwelling unit requirement to operate a recovery house/group home in the applicable zoning district.

The obvious purpose of the aforesaid minimum off-street parking requirement is to ensure adequate street parking for the residents and/or property owners in the area. The instant variance request actually furthers that purpose, because Property residents are prohibited from having vehicles at the Property. Indeed, Sanctuary House require all residents to sign a Housing Agreement prior to move-in that expressly provides that residents "are not allowed to have a vehicle that they drive when living in the house."

Moreover, this variance request meets the requirements of section 910.2 of the Municipalities Planning Code, to wit:

- (1) the zoning ordinance imposes unnecessary hardship resulting from unique physical conditions of a property. Specifically, the physical circumstances and conditions of the property render the off-street parking requirement impossible and/or economically infeasible, as there is plainly insufficient space on the Property to park vehicles. A photograph of the Property, which illustrates the foregoing is attached hereto.
- (2) As set forth above, a variance is necessary to enable a reasonable use of the Property;
- (3) the asserted hardship was not self-inflicted. Further, the City of Altoona has previously approved variance requests on this very issue. *See* Request for a Variance as to 600 Fourth Ave., Altoona, PA 16602;
- (4) the grant of a variance will not alter the essential character of the neighborhood, substantially or permanently impair appropriate use or development of the adjacent property, nor be detrimental to the public welfare, because the Property is being used as a residential dwelling;

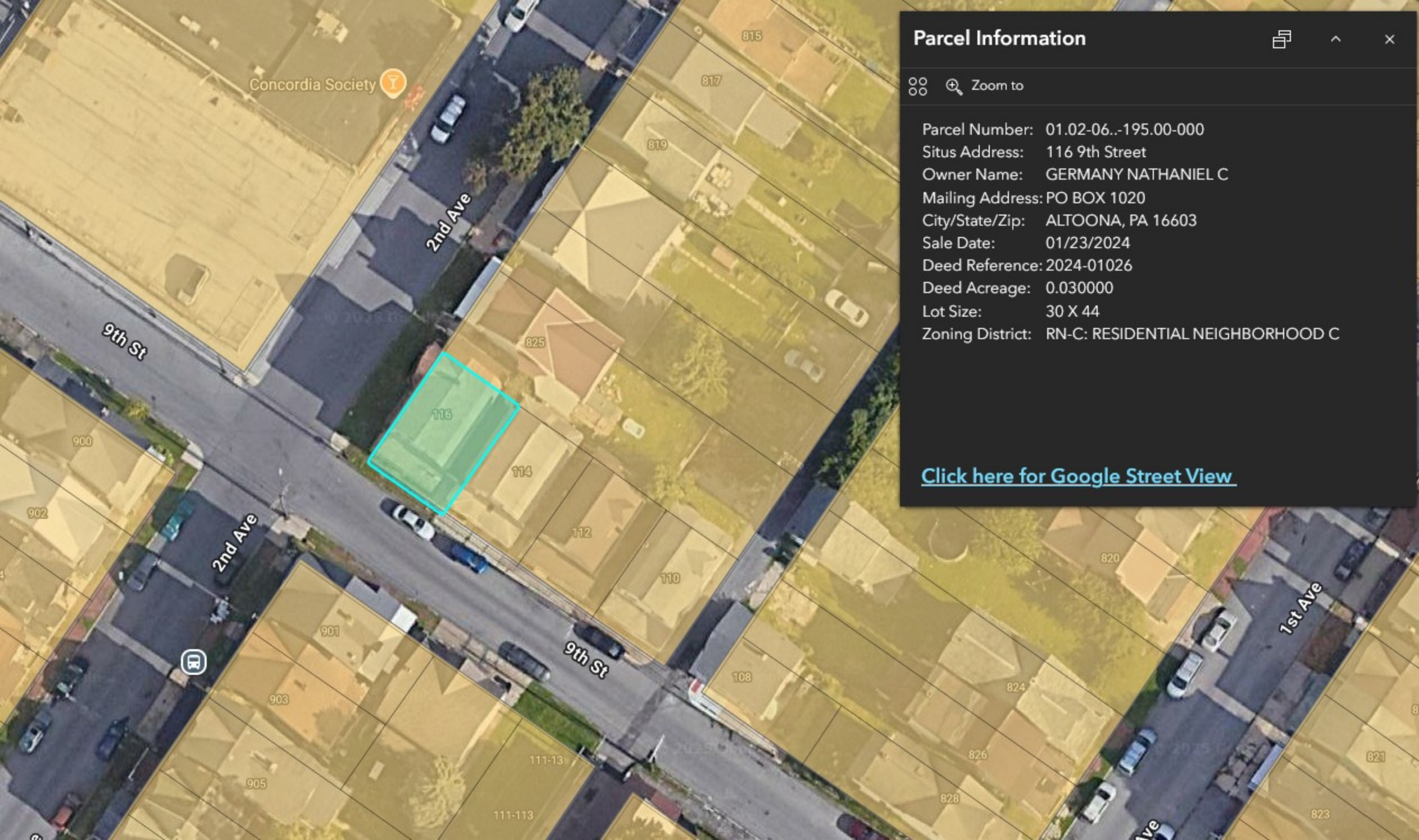
(5) the requested variance represents the minimum variance that will afford relief and the least possible modification of the regulation. Again, granting the variance will actually further the purpose of the ordinance, because Property residents will not have vehicles.


See Mitchell v. Zoning Hearing Bd. of the Borough of Mount Penn, 838 A.2d 819, 828 (Pa. Commw. Ct. 2003) (citing 53 P.S. § 10910.2).

Thank you for your time and consideration of this variance request.





Google Maps



Concordia Society 

Parcel Information

  Zoom to

Parcel Number: 01.02-06.-195.00-000
 Situs Address: 116 9th Street
 Owner Name: GERMANY NATHANIEL C
 Mailing Address: PO BOX 1020
 City/State/Zip: ALTOONA, PA 16603
 Sale Date: 01/23/2024
 Deed Reference: 2024-01026
 Deed Acreage: 0.030000
 Lot Size: 30 X 44
 Zoning District: RN-C: RESIDENTIAL NEIGHBORHOOD C

[Click here for Google Street View](#)

**Section
800-29**
Principal Use Table

Principal Use Table

USES	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		Supplemental Regulations
	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	
RESIDENTIAL USES											
1 Unit	P	P	P	P	P	-	-	-	-	-	
2 Units	-	P	P	P	P	P	-	-	-	-	
3 Unit	-	-	P	P	P	P	-	-	-	-	
4 Unit	-	-	P	P	P	P	P	-	P	-	
5+ Unit	-	-	-	P	P	P	P	-	P	-	
Accessory Dwelling Units (ADUs)	P	P	-	-	-	-	-	-	-	-	Section 800-31
Conversions Apartments	-	-	SE	SE	SE	SE	-	-	-	-	Section 800-36
Dormitory	-	-	-	-	-	SE	-	P	-	-	Section 800-37
Group Home - Protected Class	P	P	P	P	P	P	P	-	P	P	
Group Home - Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	Section 800-41
Halfway House - Protected Class	P	P	P	P	P	P	P	-	P	P	
Halfway House-Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	Section 800-42
Institutionalized Housing	-	-	-	SE	-	-	-	-	-	-	Section 800-45
Live-Work Housing	-	-	-	-	P	P	-	-	P	-	
Major-impact Home-based Business	SE	SE	SE	SE	P	-	-	-	-	-	Section 800-44
No-impact Home-based Business	P	P	P	P	P	-	-	-	-	-	
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-	
Rooming and Boarding Home	-	-	-	SE	SE	-	-	-	-	-	Section 800-51
Short-term Rental	P	P	P	P	P	P	P	-	P	-	
Student Home	SE	SE	SE	SE	SE	SE	-	-	-	-	Section 800-55
Townhome	-	P	P	P	P	-	-	-	P	-	

**Section
800-60**Off-street Parking
and Loading

Off-street Parking and Loading

A. Purpose

1. To provide requirements for dedicated parking spaces for both vehicles and bicycles away from public streets and offer convenient and intuitive provisions for parking spaces.
2. To provide clear requirements for the location and design of parking areas and structures.
3. To provide for vehicle access and driveways to and from parking areas and structures.

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C. General Requirements

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ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 1709 14th Street, Altoona, Pennsylvania 16601
PURPOSE OF APPEAL: The purpose of this Zoning Appeal is to request a variance from the off-street parking requirements to operate a recovery house/group home
DESCRIPTION OF PREMISES: five bedroom residential dwelling
USE OF PREMISES: Recovery House/Group Home
OFF-STREET PARKING: No

PLEASE FILL IN ALL PORTIONS BELOW, "SAME" AND "NON-APPLICABLE" IF NEEDED

PROPERTY OWNER INFORMATION

NAME: Nathaniel Germany	
ADDRESS: 1911 15th Avenue, Altoona, Pennsylvania 16603	
PHONE: (814)330-8197	EMAIL: sanctuaryhouse1234@gmail.com

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NAME: Nathaniel Germany	
ADDRESS: 1911 15th Avenue, Altoona, Pennsylvania 16603	
PHONE: (814)330-8197	EMAIL: sanctuaryhouse1234@gmail.com

DESIGN PROFESSIONAL INFORMATION

NAME: N/A	
ADDRESS: N/A	
PHONE: N/A	EMAIL: N/A

Nathaniel Germany
SIGNATURE OF APPLICANT

3-11-26
DATE

OFFICE USE ONLY

<input checked="" type="checkbox"/> VARIANCE \$500.00	<input type="checkbox"/> APPEAL DETERMINATION \$500.00	<input type="checkbox"/> OTHER
<input type="checkbox"/> SPECIAL EXCEPTION \$500.00	<input type="checkbox"/> APPEAL VIOLATION NOTICE \$500.00	
PREVIOUS APPEAL TO ZONING HEARING BOARD? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON:		

Narrative: Nathaniel Germany, 1709 14th Street, Altoona, PA 16601

Dear Zoning Hearing Board Members:

I am the owner of the property located at 1709 14th Street, Altoona, PA 16601 (the "Property"), and the Pastor at 18th Street Community Church in Altoona. I am also the President of "Sanctuary House," which is a non-profit corporation operated through the 18th Street Community Church. Sanctuary House provides sober living recovery houses in the Altoona area, and operates for the purpose of reducing drug and alcohol related issues in our communities. Sanctuary House residents are prohibited from possessing or using drugs or alcohol, and every resident is required to undergo random drug tests, including breathalyzers. In short, Sanctuary House properties are often the cleanest, drug and alcohol-free houses in a given neighborhood.

I/Sanctuary House am requesting a variance from the minimum 1.5 off-street parking spaces per dwelling unit requirement to operate a recovery house/group home in the applicable zoning district.

The obvious purpose of the aforesaid minimum off-street parking requirement is to ensure adequate street parking for the residents and/or property owners in the area. The instant variance request actually furthers that purpose, because Property residents are prohibited from having vehicles at the Property. Indeed, Sanctuary House require all residents to sign a Housing Agreement prior to move-in that expressly provides that residents "are not allowed to have a vehicle that they drive when living in the house."

Moreover, this variance request meets the requirements of section 910.2 of the Municipalities Planning Code, to wit:

- (1) the zoning ordinance imposes unnecessary hardship resulting from unique physical conditions of a property. Specifically, the physical circumstances and conditions of the property render the off-street parking requirement impossible and/or economically infeasible, as there is plainly insufficient space on the Property to park vehicles. A photograph of the Property, which illustrates the foregoing is attached hereto.
- (2) As set forth above, a variance is necessary to enable a reasonable use of the Property;
- (3) the asserted hardship was not self-inflicted. Further, the City of Altoona has previously approved variance requests on this very issue. *See* Request for a Variance as to 600 Fourth Ave., Altoona, PA 16602;
- (4) the grant of a variance will not alter the essential character of the neighborhood, substantially or permanently impair appropriate use or development of the adjacent property, nor be detrimental to the public welfare, because the Property is being used as a residential dwelling;

(5) the requested variance represents the minimum variance that will afford relief and the least possible modification of the regulation. Again, granting the variance will actually further the purpose of the ordinance, because Property residents will not have vehicles.

See Mitchell v. Zoning Hearing Bd. of the Borough of Mount Penn, 838 A.2d 819, 828 (Pa. Commw. Ct. 2003) (citing 53 P.S. § 10910.2).

Thank you for your time and consideration of this variance request.



← 1709 14th St

🔍 ✕

1709 14th St
 Altoona, Pennsylvania
 Google Street View
 Jul 2023 See map status





Parcel Information



  Zoom to

Parcel Number: 01.03-05.-162.00-000
Situs Address: 1709 14th Street
Owner Name: GERMANY NATHANIEL C
Mailing Address: PO BOX 1092
City/State/Zip: ALTOONA, PA 16603
Sale Date: 11/03/2022
Deed Reference: 2022-19536
Deed Acreage: 0.034000
Lot Size: 30 X 50
Zoning District: RN-C: RESIDENTIAL NEIGHBORHOOD C

[Click here for Google Street View](#)

**Section
800-29**
Principal Use Table

Principal Use Table

USES	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		Supplemental Regulations
	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	
RESIDENTIAL USES											
1 Unit	P	P	P	P	P	-	-	-	-	-	
2 Units	-	P	P	P	P	P	-	-	-	-	
3 Unit	-	-	P	P	P	P	-	-	-	-	
4 Unit	-	-	P	P	P	P	P	-	P	-	
5+ Unit	-	-	-	P	P	P	P	-	P	-	
Accessory Dwelling Units (ADUs)	P	P	-	-	-	-	-	-	-	-	Section 800-31
Conversions Apartments	-	-	SE	SE	SE	SE	-	-	-	-	Section 800-36
Dormitory	-	-	-	-	-	SE	-	P	-	-	Section 800-37
Group Home - Protected Class	P	P	P	P	P	P	P	-	P	P	
Group Home - Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	Section 800-41
Halfway House - Protected Class	P	P	P	P	P	P	P	-	P	P	
Halfway House-Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	Section 800-42
Institutionalized Housing	-	-	-	SE	-	-	-	-	-	-	Section 800-45
Live-Work Housing	-	-	-	-	P	P	-	-	P	-	
Major-impact Home-based Business	SE	SE	SE	SE	P	-	-	-	-	-	Section 800-44
No-impact Home-based Business	P	P	P	P	P	-	-	-	-	-	
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-	
Rooming and Boarding Home	-	-	-	SE	SE	-	-	-	-	-	Section 800-51
Short-term Rental	P	P	P	P	P	P	P	-	P	-	
Student Home	SE	SE	SE	SE	SE	SE	-	-	-	-	Section 800-55
Townhome	-	P	P	P	P	-	-	-	P	-	

**Section
800-60**Off-street Parking
and Loading

Off-street Parking and Loading

A. Purpose

1. To provide requirements for dedicated parking spaces for both vehicles and bicycles away from public streets and offer convenient and intuitive provisions for parking spaces.
2. To provide clear requirements for the location and design of parking areas and structures.
3. To provide for vehicle access and driveways to and from parking areas and structures.

B. Applicability

1. All allowed uses in Article 3: Use Regulations
2. Minimum spaces required do not apply to lots that meet one of the following conditions:
 - a. A lot in Mixed Use Center (MX-C)
 - b. Additions and change of use, if the change in the total number of new required parking spaces is 35% or less.
 1. *For example, if the existing parking lot includes 10 spaces and the addition or change of use requires 13 spaces, no changes to the parking lot is required.*
3. New buildings or uses proposed within the University-College Campus (UC-C) district may be exempt from standard parking requirements, provided a parking plan is submitted that details existing and proposed parking spaces, their locations, and anticipated usage. The Planning Commission shall review and approve this plan.

C. General Requirements

1. The Zoning Officer (for a Minor Site Plan) and the Planning Commission (for a Major Site Plan) shall consider the entire site layout and its overall effect on traffic circulation and vehicular interaction with other users of the property. In doing so, the Zoning Officer and/or the Planning Commission shall take into consideration internal intersections, sight distances, crosswalks, loading areas, pickup and dropoff areas, exterior doors, and landscaping. The Commission shall have the responsibility to condition approvals on changes to the proposal it feels are necessary to achieve a safe overall design for all interested parties and users.
2. No parking space or accessway within a parking facility shall be used for any purpose other than those for which they were designed. No space or accessway shall be used for display of merchandise, storage of stock, servicing of vehicles, whether temporary or permanent, unless the intent to use such areas for such activity is clearly marked on the plans and mitigation measures are designed to separate moving traffic from those areas.

3. No parked vehicle shall impede the flow of traffic or the ability of pedestrians to utilize the sidewalk area, whether or not a physical sidewalk has been installed.

D. Parking Spaces Required

1. The table below conveys required vehicle parking spaces for land uses organized by land use category.

RESIDENTIAL USES		
Land Use	Minimum	Maximum
Single-unit residential	1 per dwelling unit	3 per dwelling unit
Two-unit residential	1 per dwelling unit	2 per dwelling unit
Multi-unit residential	1 per dwelling unit	2 per dwelling unit
Conversion apartment	1 per dwelling unit	3 per dwelling unit
Low-rise apartment	1 per dwelling unit	2 per dwelling unit
Boarding house or Lodging house	1.5 per bedroom	-
Group home	1.5 per dwelling unit	-
Halfway house	1.5 per dwelling unit	-
Institutionalized home	1.5 for every 6 beds	-
Home-based business	1 space in addition to what is otherwise required	3 spaces in addition to what is otherwise required
Shelter	1 space per 1,000 SF	2 spaces per every 1,000 SF

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 900 Lexington Avenue
PURPOSE OF APPEAL:
Variances - see list
DESCRIPTION OF PREMISES: former YMCA/gym; large building, paved parking lot and retaining walls in poor condition
USE OF PREMISES: building being converted to art museum; site improvements for safety and aesthetics
OFF-STREET PARKING: yes

PLEASE FILL IN ALL PORTIONS BELOW, "SAME" AND "NON-APPLICABLE" IF NEEDED

PROPERTY OWNER INFORMATION

NAME: Mouseion, LLC	
ADDRESS: 350 Lakemont Parkl Boulevard, Suite 1, Altoona, PA 16602	
PHONE: 814-502-9527	EMAIL: Patrick Wilshire patrick@imaginativerealism.com

APPLICANT INFORMATION

NAME: same as owner	
ADDRESS:	
PHONE:	EMAIL:

DESIGN PROFESSIONAL INFORMATION

NAME: Keller Engineers, Inc. (contact Adam Long)	
ADDRESS: PO Box 61, 420 Allegheny Street, Hollidaysburg, PA 16648	
PHONE: 814-696-7430	EMAIL: along@keller-engineers.com


SIGNATURE OF APPLICANT

3/19/26
DATE

OFFICE USE ONLY

<input type="checkbox"/> VARIANCE \$500.00	<input type="checkbox"/> APPEAL DETERMINATION \$500.00	<input type="checkbox"/> OTHER
<input type="checkbox"/> SPECIAL EXCEPTION \$500.00	<input type="checkbox"/> APPEAL VIOLATION NOTICE \$500.00	
PREVIOUS APPEAL TO ZONING HEARING BOARD? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON:		



420 Allegheny Street
Post Office Box 61
Hollidaysburg, PA 16648
Phone: 814.696.7430
Fax: 814.696.0150
www.keller-engineers.com

EXHIBIT "A" - ZONING NARRATIVE
900 Lexington Avenue
Project# 5053-1
March 2026

NARRATIVE:

On behalf of Mouseion. LLC, Keller Engineers is submitting a Zoning Appeal Application for several variances to the City Zoning Ordinance. The current proposal is the conversion of a former YMCA building into an art museum within the Mixed Use - Neighborhood zoning district (MX-N).

VARIANCES:

- 1. Section 800-18.B.1.(D):** Request to allow more than 70% impervious coverage
Justification: The existing site is 87% impervious, and the proposed site is 93%. The developer feels an addition is needed for accessibility, and they would like an outdoor gathering patio space for events. These two wishes, combined with the need for on-site parking, necessitate exceeding the 70% maximum coverage limit. It would be anticipated that a zoning district this close to a downtown/central business district would have a higher impervious threshold in a city. Attempting to meet the requirement would likely result in less on-site parking, requiring a greater parking variance.
- 2. Section 800-18.B.2.(F):** Request to allow the parking closer than 10' to the secondary street
Justification: Not receiving relief from this requirement would eliminate more on-site parking, requiring a greater parking variance (see below).
- 3. Section 800-18.C.1.(D):** Request to allow the new building addition to be closer than 15' to the rear property line
Justification: The existing building does not comply with this setback, and the non-conformity will not be made worse. It will be made slightly better with a proposed setback of 2'.
- 4. Section 800-49.F?:** Request to allow public gatherings/functions
Justification: The museum would like to occasionally host special public celebrations/ceremonies and/or seminars/lectures within the museum based on the art or artists within the museum, which is common practice for galleries and museums (and libraries).
- 5. Section 800-60.D:** Request to allow fewer off-street parking spaces than required (27 vs. 43)
Justification: The number of spaces can't fit on-site with all the other geometry requirements from the zoning ordinance, and the existing building consumes 46% of the site. On-street parking is available, and the owner is seeking to purchase other properties around the site for possible parking.

6. **Section 800-61.F. d, & e:** Request to allow no landscaping in the island where the transformer and generator are located. Request to allow no tree in the island on the east side of the parking. Request to allow islands narrower than the required 9'.

Justification: Not receiving relief from these requirements would eliminate more on-site parking, requiring a greater parking variance. It is not prudent to plant a tree behind a retaining wall, and the transformer/generator enclosure is needed for services. It is also not prudent to have deciduous trees hanging over generators.

7. **Section 800-63.C.4:** Request to eliminate the grass strip between curb and sidewalk on 9th Street and 10th Street.

Justification: There is insufficient width between the curb and right of way line to provide the required 5' grass strip and the required 5' sidewalk.

The variance requests meet section 910.2 of the Pennsylvania Municipalities Planning Code as follows.

(1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.

Response: The lot is an existing condition with significant existing impervious cover, and the project is a retrofit situation attempting to re-use a vacant building. The combined lot is relatively small due to its age and urban condition. There is also significant slope across the property.

(2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

Response: The size of lot, existing dimensions of streets, existing building size, and steep topography prevent strict conformity to the ordinance.

(3) That such unnecessary hardship has not been created by the appellant.

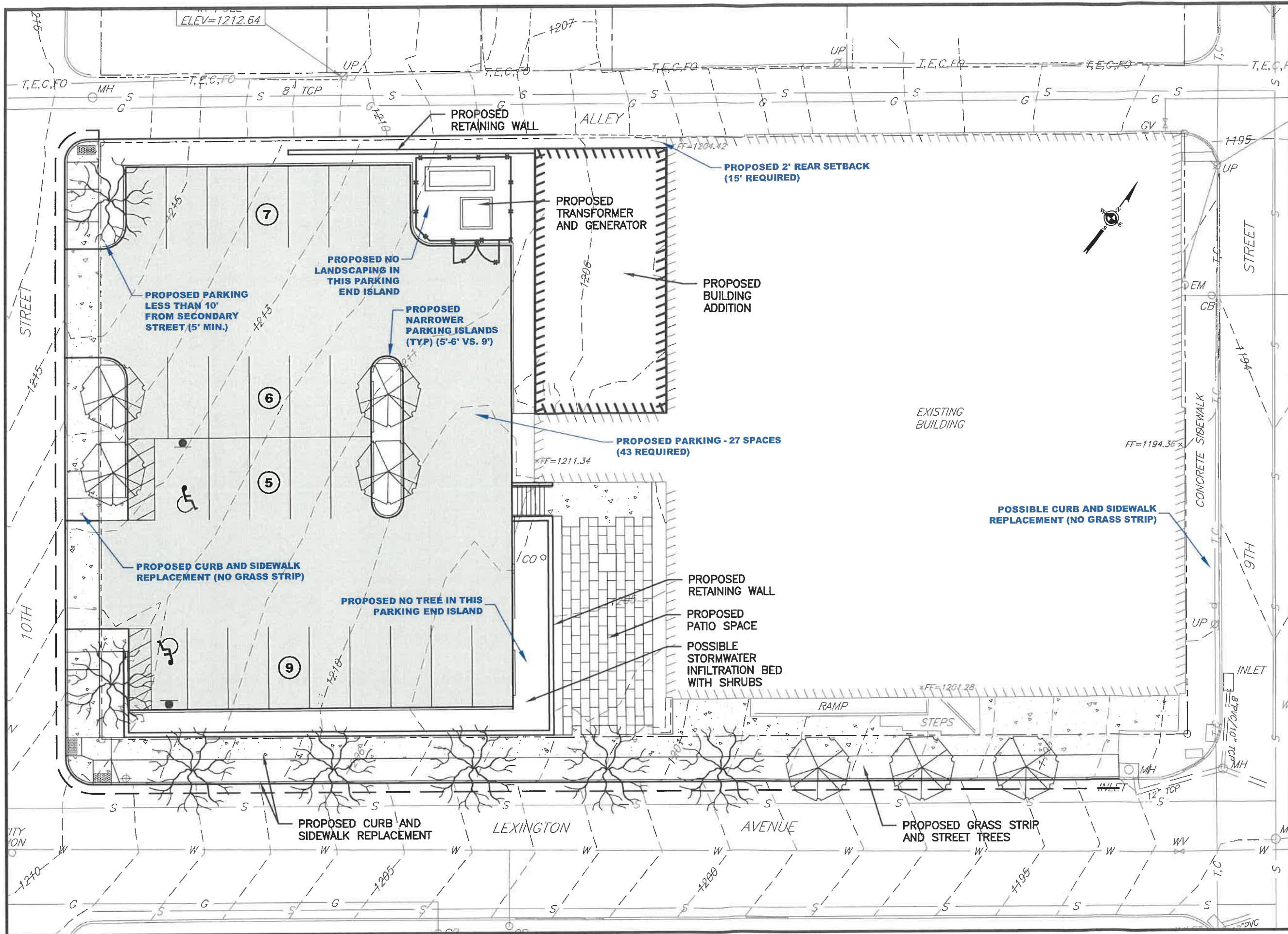
Response: This unnecessary hardship has not been created by the appellant. It is an existing vacant condition that is attempting to be re-purposed.

(4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

Response: The variances, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare. Much of the neighborhood is in poor condition, and this project will improve the neighborhood.

(5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Response: The variances, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.



420 Allegheny Street
 Hollidaysburg, PA 16648
 P: (814) 696-7430
 www.keller-engineers.com

KELLER ENGINEERS
 CIVIL • STRUCTURAL • SURVEY

EXHIBIT 'B'

SKETCH PLAN

EIDOLON ART MUSEUM
 MUSEION, LLC
 900 LEXINGTON AVENUE
 CITY OF ALTOONA, BLAIR COUNTY
 PENNSYLVANIA

KELLER ENGINEERS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER RIGHTS CONTAINED IN THESE PLANS AND DESIGNS. THEY ARE NOT TO BE REPRODUCED, CHANGED, ALTERED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED WITHOUT WRITTEN PERMISSION AND CONSENT OF KELLER ENGINEERS, INC.

PROJECT NO.:	5053-1
FILE NAME:	ZONING EXHIBIT.DWG
DATE:	3/20/26
DESIGNED BY:	AJL
DRAWN BY:	AJL
CHECKED BY:	AJL
PAGE NO.:	1

SCALE: 1"=20'



01.01-04.-217.00-000
HEISS JOSEPH W & LINDA K
01.01-04.-214.00-000
BENNETT CARL & ANN
MX-N: MIXED USE NEIGHBORHOOD
01.01-04.-216.00-000
BENNETT CARL

01.01-04.-144.00-000
GREEN RANDAL S & MARY ELLEN
01.01-04.-143.00-000
TLM HOLDINGS LLC
01.01-04.-145.00-000
GREEN RANDAL S & MARY ELLEN
01.01-04.-142.00-000
LASSINGER ALLEN L & MIRIAH M
01.01-04.-141.00-000
GREEN RANDAL S & MARY E
01.01-04.-140.00-000
GREEN RANDAL S & MARY ELLEN
01.01-04.-137.00-000
GREEN RANDAL S & MARY ELLEN
MX-N: MIXED USE NEIGHBORHOOD
01.01-04.-138.00-000
GREEN RANDAL S & MARY ELLEN

01.01-04.-066.00-000
MCCARTNEYS INC
IF: INDUSTRIAL FLEX

01.01-05.-024.00-000
LYNN MAUREEN E
MX-N: MIXED USE NEIGHBORHOOD
01.01-05.-025.00-000
LYNN MAUREEN E
01.01-05.-026.00-000
LYNN MAUREEN E
01.01-05.-027.00-000
CARLSSON REAL ESTATE LLC
01.01-05.-029.00-000
CARLSSON REAL ESTATE LLC

01.01-06.-001.00-000
MOUSEION LLC
MX-N: MIXED USE NEIGHBORHOOD
01.01-06.-003.00-000
MOUSEION LLC

01.01-06.-004.00-000
MCCARTNEYS INC
01.01-06.-005.00-000
ALTOONA REGIONAL HEALTH SYSTEM
IF: INDUSTRIAL FLEX
01.01-06.-006.00-000
OWENS ANTHONY L
01.01-06.-007.00-000
MCCARTNEYS INC
01.01-06.-008.00-000
ZOLNAK JOSEPH J II
01.01-06.-009.00-000
ZOLNAK JOSEPH J II

01.01-05.-054.00-000
FISHER JOSEPH S

MX-N: MIXED USE NEIGHBORHOOD
01.01-05.-055.00-000
FISHER JOSEPH S
01.01-05.-056.00-000
SHAW DENNIS W & DEBORAH L
01.01-05.-058.00-000
STEVENS WILLIAM D JR
01.01-05.-059.00-000
STEVENS WILLIAM D JR

01.01-06.-026.00-000
MOUSEION LLC
01.01-06.-027.00-000
MOUSEION LLC
01.01-06.-028.00-000
HOME NURSING AGENCY AFFILIATES
01.01-06.-029.00-000
HOME NURSING AGENCY AFFILIATES
MX-N: MIXED USE NEIGHBORHOOD
01.01-06.-030.00-000
ANCHOR DOWN PROPERTIES LLC
01.01-06.-031.00-000
HOME NURSING AGENCY AFFILIATES
01.01-06.-032.00-000
CITY OF ALTOONA
01.01-06.-033.00-000
HADDOCK BOBBI JO
01.01-06.-034.00-000
THRIVE ACQUISITIONS INC
01.01-06.-035.00-000
WILLIAMS TYISHA & DAMON

01.01-06.-010.00-000
LYLE BRILEY B
IF: INDUSTRIAL FLEX
01.01-06.-042.00-000
L & Z PARTNERS LLC
01.01-06.-043.00-000
L & Z PARTNERS LLC
01.01-06.-039.00-000
ALTOONA RESCUE MISSION INC
01.01-06.-043.00-000
LYLE BRILEY R & PRATT SHANNA

Section 800-18

Mixed Use Neighborhood - (MX-N)

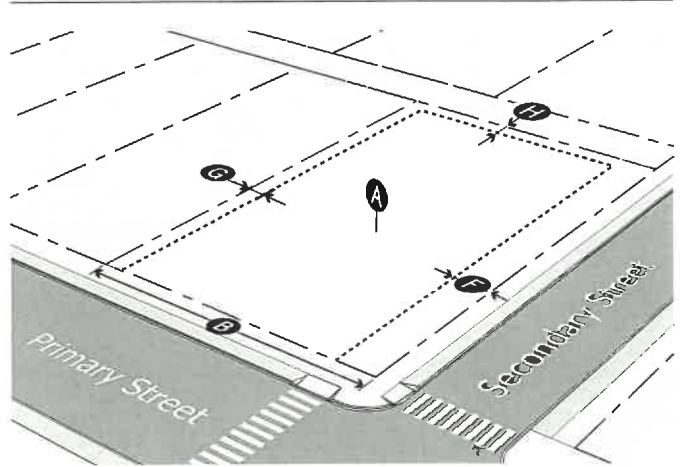
Mixed Use Neighborhood (MX-N)

A. Purpose

The Mixed Use Neighborhood district (MX-N) is intended to enhance the vitality of key corridors and neighborhood centers outside of downtown. This shall be accomplished through development that engages the public realm, creates pedestrian-friendly street frontages, and includes a combination of vertical and horizontal mixing of uses.

MX-N

B. Lots & Parking



1. LOT AREA AND COVERAGE

A	Lot area [min]	3,000 sf
B	Lot width [min]	25 ft
C	Frontage	25 ft
D	Lot coverage [max]	70% ¹

¹ Includes all impervious surfaces.

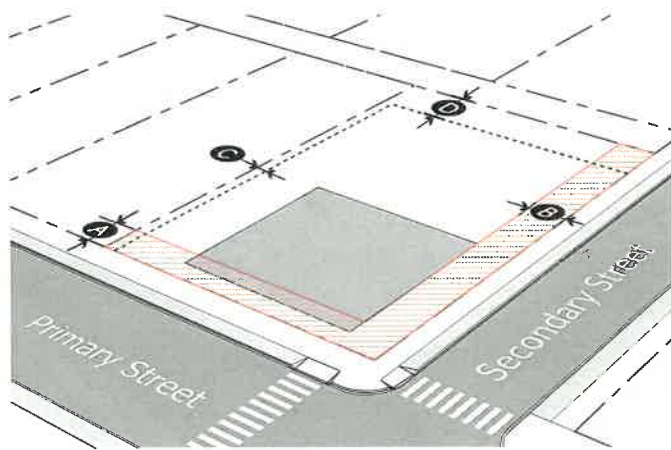
2. PARKING LOCATION, SETBACKS, AND ACCESS

E	Primary street yard [min]	Not Allowed
F	Secondary street yard setback [min]	10 ft
G	Side yard setback [min]	5 ft ¹
H	Rear yard setback [min]	5 ft
I	Driveway width [max]	See Chap 300

¹ Side yard parking shall be located 5 feet or more behind the facade of the principal structure.



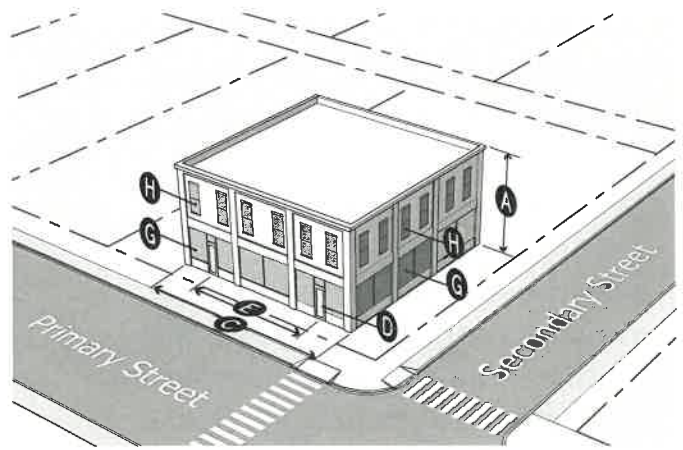
C. Building Placement



1. PRIMARY BUILDING SETBACKS

A	Primary street build-to-zone [min/max]	0 ft / 10 ft
	Build-to Frontage	60%
B	Secondary street build-to-zone [min/max]	0 ft / 10 ft
	Build-to Frontage	40%
C	Side setback [min]	2 ft
	Abutting a residential lot line	15 ft
D	Rear setback [min]	15 ft
	Abutting a residential lot line	15 ft

D. Building Composition



1. HEIGHT

A	Building height [max stories / feet]	4 / 55 ft
B	Minimum	22 ft

2. WIDTH

C	Primary street facing building width [max]	225 ft
----------	--	--------

3. ENTRANCE

D	Primary street facing entrance	Required
E	Distance between street-facing entrances [max]	50 ft
F	Sidewalk from entrance to public sidewalk	Required

4. TRANSPARENCY

G	Ground story [min]	
	Residential	40%
	Non-residential - Primary Street	60%
	Non-residential - Secondary Street	40%
H	Upper story [min]	25%

**Section
800-49**

Public Libraries
and Museums

- C. The containers shall be maintained in sanitary condition to the basic standards for structures as determined by the City of Altoona Code Enforcement Department.
- D. The containers shall not be used for advertising; no signs shall be affixed to any part of the exterior of the containers.
- E. The containers shall not be visible from any street (alleys excepted) or any nonindustrial zoning district.

Public Libraries and Museums

- A. The perceived scale of the proposal shall not detract from the residential character of the surrounding neighborhood.
- B. The appearance of the building shall be residential in character (i.e., gabled rooflines, wood siding or brick, an articulated footprint, varied facade, etc.).
- C. Proposed traffic will not severely change the residential nature of the neighborhood, and all public and private roads (existing and proposed) serving the site shall be of adequate design and width to handle such traffic.
- D. There shall be no exterior loudspeaker systems or other audible signals which can be heard at the property line.
- E. Signs shall be limited to one freestanding identification sign per street on which the facility has frontage and access and one wall sign. Traffic signs shall be permitted as necessary through the land development process.

The facilities shall not hold public gathering functions unless specifically permitted by the Zoning Hearing Board. If such function is granted, it shall be conditional on the applicant's ability to comply with the provisions of Part 7.

Public Utility Facilities

- A. Public utility facilities, excluding production, service, and storage yards, shall be permitted in any zone without regard to the use and area regulations; provided, however, that buildings or structures erected for these utilities shall be subject to the height regulations and front, side, and rear yard regulations of the zone in which the facility is located.

Rooming House or Boardinghouse

- A. Off-street paved parking spaces must be provided on the same lot as the rooming house or boardinghouse. See Article 4 for space requirements.
- B. No Rooming house or boardinghouse shall be occupied or used as such until a zoning permit and residential rental unit license have been issued.
- C. The maximum number of occupants permitted in a rooming house or boardinghouse shall be determined, as it is for all dwellings, by Chapter 550 of the City of Altoona Code, as it adopts the International Property Maintenance Code. However, this number shall not exceed the number of bedrooms with closets in the involved structure.

**Section
800-50**

Public Utility
Facilities

**Section
800-51**

Rooming House or
Boardinghouse

**Section
800-60**Off-street Parking
and Loading

Off-street Parking and Loading

A. Purpose

1. To provide requirements for dedicated parking spaces for both vehicles and bicycles away from public streets and offer convenient and intuitive provisions for parking spaces.
2. To provide clear requirements for the location and design of parking areas and structures.
3. To provide for vehicle access and driveways to and from parking areas and structures.

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2. Minimum spaces required do not apply to lots that meet one of the following conditions:
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 1. *For example, if the existing parking lot includes 10 spaces and the addition or change of use requires 13 spaces, no changes to the parking lot is required.*
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D. Parking Spaces Required

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Shelter	1 space per 1,000 SF	2 spaces per every 1,000 SF

RESIDENTIAL USES

Land Use	Minimum	Maximum
Townhouse and attached single-unit home	1.5 spaces per dwelling unit	2 spaces per dwelling unit

CIVIC AND INSTITUTIONAL USES

Land Use	Minimum	Maximum
Athletic field	1 space for every 8 spectator seats	1 space for every 4 spectator seats
Cemetery	1 space for every 2 employees	1 space for every 1 employee
Cultural facility	1 space per every 1,000 SF	2 spaces per every 1,000 SF
Government facility	-	-
Health service or hospital	3 spaces per every 1,000 SF	-
House of worship	1 space per every 1,000 SF	2 spaces per every 1,000 SF
Utility	1 space for every 2 employees	1 space for every 1 employee

COMMERCIAL AND MIXED USES

Land Use	Minimum	Maximum
Animal grooming salon	1 spaces per every 1,000 SF	2 spaces per every 1,000 SF
Art gallery	1 spaces per every 1,000 SF	2 spaces per every 1,000 SF
Automotive sales	1 space per every 1,000 SF	2 spaces per every 1,000 SF
Automotive services	3 spaces per every 1,000 SF	10 spaces per every 1,000 SF
Bank or financial establishment	2 spaces per every 1,000 SF	3 spaces per every 1,000 SF
Bar or drinking establishment	2 spaces per every 1,000 SF	6 spaces per every 1,000 SF

COMMERCIAL AND MIXED USES

Land Use	Minimum	Maximum
Barbershop	2 spaces per every 1,000 SF	3 spaces per every 1,000 SF
Bowling alley	2 spaces per every 1,000 SF	3 spaces per every 1,000 SF
Convenience store	2 spaces per every 1,000 SF	5 spaces per every 1,000 SF
Dance or martial arts studio	2 spaces per every 1,000 SF	3 spaces per every 1,000 SF
Daycare center	2 spaces per every 1,000 SF	3 spaces per every 1,000 SF
Dental office	2 spaces per every 1,000 SF	4 spaces per every 1,000 SF
Eatery or restaurant	2 spaces per every 1,000 SF	4 spaces per every 1,000 SF
Educational services	2 spaces per every 1,000 SF	5 spaces per every 1,000 SF
Health club	2 spaces per every 1,000 SF	3 spaces per every 1,000 SF
Hotel or motel	1 space per each guest room	1.5 spaces per each guest room
Mixed-use building	1 space per every 1,000 SF	2 spaces per every 1,000 SF
Motor vehicle rental establishment	2 spaces per every 1,000 SF	3 spaces per every 1,000 SF
Nursing home	1 space for every 3 bedrooms	1 space for every 2 bedrooms
Professional and business office	2 spaces per every 1,000 SF	4 spaces per every 1,000 SF
Professional service	2 spaces per every 1,000 SF	4 spaces per every 1,000 SF
Retail - sales establishment	2 spaces per every 1,000 SF	4 spaces per every 1,000 SF
Retail - service establishment	2 spaces per every 1,000 SF	4 spaces per every 1,000 SF

COMMERCIAL AND MIXED USES

Land Use	Minimum	Maximum
Stadium	1 space per every 4 seats	-
Wholesale - sale establishment	1 space per every 1,000 SF	2 spaces per every 1,000 SF
Wholesale - service establishment	1 space per every 1,000 SF	2 spaces per every 1,000 SF

INDUSTRIAL USES

Land Use	Minimum	Maximum
Agricultural use	2 spaces per every 1,000 SF	3 spaces per every 1,000 SF
Forestry activity	1 space per every 1,000 SF	-
Manufacturing use	1 space per every 1,000 SF of area used for manufacturing and related activity	2 spaces per every 1,000 SF of area used for manufacturing and related activity
Medical laboratory or diagnostic facility	2 spaces per every 1,000 SF	3 spaces per every 1,000 SF
Mining and extracting activity	1 space per employee on shift	2 spaces per employee on shift
Printing and publishing activity	2 spaces per every 1,000 SF	3 spaces per every 1,000 SF
Research and development facility	2 spaces per every 1,000 SF	3 spaces per every 1,000 SF
Storage unit	1 space for every 10 units available to rent	1 space for every 5 units available to rent
Transportation services	1 space per employee on shift	2 spaces per employee on shift
Warehousing facility	1 space per employee on shift	2 spaces per employee on shift

INDUSTRIAL USES

Land Use	Minimum	Maximum
Waste processing facility	1 space per employee on shift	2 spaces per employee on shift
Woodworking and xylography activity	1 space per employee on shift	2 spaces per employee on shift

E. Location of Parking Facilities

1. Off-street parking facilities shall be provided on the same lot as the principal use they are intended to serve or on an immediately adjacent lot under the same ownership or legal control. Parking on adjacent lots must remain available to the principal use it was constructed to serve for as long as that use remains.
2. Common parking areas may be provided for two or more uses, so long as all required parking regulations are met and the common parking area meets the requirements of the subsections above.
3. Off-street parking facilities shall be located in the same zone as the use they are intended to serve.
4. Parking structures shall be set back from lot lines in accordance with the setback requirements of the zoning district in which they are located.

F. Design of Parking Facilities and Structures

1. Facilities shall be designed so that each vehicle may enter and exit a parking space without maneuvering into a public right-of-way or pedestrian facility or without moving any other legally parked vehicle.
2. Driveways and parking areas shall be designed to integrate pedestrian and bicycle activity as well as provide safe and efficient access to the street system, interior circulation, and landscaping areas. Interior pedestrian and bicycle circulation for parking areas shall comply with all relevant provisions in this chapter.
3. All parking structures shall be designed so that drivers negotiating corners and turns within the structure have the best sight distance possible.
4. The ground level of the structure along any street should be devoted to retail or office space to provide continuity to the business frontage.
5. The structure shall be well-lit and provide for emergency communications on every level.
6. The structure shall be ADA-accessible.
7. The parking stalls and drive aisles shall have minimum dimensions in accordance with the table below:

- a. Shrubs and trees may be distributed throughout the site, rather than concentrated solely at the foundation wall, subject to review and approval by the Planning and Zoning Officer.
- b. This requirement does not apply to proposed development or redevelopment projects in the Mixed-Use Center (MX-C) zoning district.
- 2. The landscaped area for perimeter landscaping shall be consistent with the required buffer yard area.
- 3. The perimeter landscaping area shall be seamlessly integrated with the street tree requirements as well as the interior landscaping and foundational landscaping requirements:
 - a. Along the frontage, the area shall be planted with shrubs and trees to provide a pleasant driving and walking atmosphere and to minimize the impact of the project on the street. Frontage/perimeter landscaping must be designed so it does not interfere with drivers entering and leaving the property.
- 4. Elsewhere the plantings shall be designed to screen and filter out noise, light, and odor produced by the proposed development and create a full screen within five years.
- 5. The required setback between parking lots and buildings shall be landscaped to eliminate large expanses of blank wall.

F. Parking Lot Landscaping

- 1. Interior landscaping shall be required between the frontage/perimeter and foundational landscaping, particularly in the parking lot. Landscaping shall be required to provide definition and traffic control within a parking lot as follows:
 - a. Parking lot islands are required at the end of all rows of parking spaces.
 - b. No more than 20 consecutive parking spaces may be provided without a landscape interior island.
 - c. Interior islands must be distributed evenly throughout the parking lot. Interior islands may be consolidated, or intervals may be expanded to preserve existing trees.
 - d. An interior island abutting a single row of parking spaces must be a minimum of 9 feet in width and 150 square feet in area. Each island must include 1 canopy tree and shrubs or groundcover plantings for full coverage of the island at the time of maturity.
 - e. An interior island abutting a double row of parking spaces must be a minimum of 9 feet in width and 300 square feet in area. Each island must include 2 canopy trees and shrubs or groundcover plantings for full coverage of the island at the time of maturity.
 - f. Interior islands must be installed below the level of the parking lot surface to allow for storm water runoff capture. A six-inch

Section 800-63

Pedestrian Facilities

- N. Buildings shall not be sited or designed to create a public nuisance or a traffic hazard once constructed.

Pedestrian Facilities

A. Purpose.

To provide standards for the development of safe, accessible, and efficient pathways for pedestrians that enhances transportation choice and the quality of life in the city.

B. Applicability

1. All new construction and site modifications.
2. For additions and minor site modifications, subsection C below applies unless determined by the Zoning Officer or the Planning Commission that the lot meets one of the following conditions:
 - a. Existing sidewalks are in place and in good condition.
 - b. New sidewalks are not necessary for public safety and convenience in this location at the time of construction.
 - c. The sidewalks are not logical extensions of or links to other existing or proposed pedestrian facilities.
 - d. A combination of conditions exists which make it impractical or not feasible to construct a sidewalk.
3. Exceptions
 - a. The requirement to construct sidewalks may be waived by the City if any of the following conditions are met:
 1. Topographic or Environmental Constraints: The presence of slopes, drainageways, wetlands, or other natural features make sidewalk construction physically impractical without significant environmental disruption.
 2. No Logical Connection: The property is located in an area with no existing sidewalks within 500 feet and is not identified in the City's adopted pedestrian or transportation plans for future sidewalk connections.
 3. Short Dead-End Streets or Cul-de-Sacs: The development is located on a local dead-end street or cul-de-sac with fewer than 10 dwelling units and no pedestrian through-connection is planned.
 4. Temporary Use: The proposed development is for a temporary structure.
 - b. Fee in Lieu
 1. Where a sidewalk requirement is waived pursuant to Section a above, the applicant shall pay a fee in lieu of construction into the City's Sidewalk Fund. The fee shall be equal to the estimated construction cost of the required sidewalk, as determined by the City Engineering Supervisor using current per-linear-foot rates.

c. Use of Funds

- 1. Monies in the Sidewalk Fund shall be used exclusively for the planning, design, construction, and maintenance of sidewalks, trails, and pedestrian improvements within the city, with priority given to areas lacking safe pedestrian infrastructure.

C. Sidewalks.

- 1. Sidewalks shall be provided along the entire length of the property. On a corner lot, the sidewalk shall be extended along the second street as well.
- 2. All sidewalks shall be constructed to provide adequate access to the physically disabled.
- 3. Sidewalks shall be a minimum five feet wide, with the edge running along the right-of-way line and the sidewalk width extending into the right-of-way.
- 4. Except in the Mixed Use Center District (MX-C), there shall be a landscaped strip left between the curb and sidewalk. The strip shall be a minimum of 5 feet wide and include street trees as required in § 800-63.C. Decorative pavers or concrete or other plantings can be approved by the Zoning Officer in cases where the would be planting strip is less than 5 feet.
- 5. In the Mixed Use Center District (MX-C), the sidewalk width shall extend from the street right-of-way line to the curb. In such areas, the following treatments shall also apply:
 - a. Street tree wells shall be installed so that a tree may be planted 18 inches inside the curb. There shall be one street tree for every 50 feet of street on the block (i.e., a block 400 feet long would require eight trees). The number of trees required shall be placed equidistantly along the block but no closer than 15 feet to an intersecting curblines. An applicant shall be responsible only to install such well(s) and tree(s) required along the frontage of the proposal in the proper location(s).

D. Walkways and crosswalks.

- 1. Walkways shall provide adequate pedestrian circulation within the lot as well as between the lot, street and abutting properties
- 2. All proposals shall include pedestrian access via a built walkway from

