

## TOWN CENTER DISTRICT

### **§208-68. Purpose.**

Town Center Districts are intended to be consistent with Article VIIA of the PA Municipalities Planning Code (Act 247) and are designed to improve the aesthetic quality and walkability of the area and streetscape, support the economic viability of the area, and promote opportunities for mixed-use buildings which permit residential and non-residential uses above or behind non-residential uses.

### **§208-69. Use regulations.**

Mixed uses are encouraged. Land and buildings may be used and occupied for any one or combination of the following uses, and no other, unless otherwise specified:

- A. The following residential uses are permitted as stand-alone uses where the lots containing such uses do not have frontage along a major arterial highway as defined in the Township's Comprehensive Plan; and are permitted as part of a mixed-use development, provided no residential use shall be permitted on the ground floor of a mixed-use development when the development has frontage on a major arterial highway, unless approved pursuant to §208-69K below:
  - (1) Single-family attached dwelling (townhouse).
  - (2) Two-family detached dwelling (duplex).
  - (3) Multi-family dwelling.
- B. Retail (excluding auto sales).
- C. Office.
- D. Personal services.
- E. Public or private club or lodge.
- F. Technical school.
- G. Library.
- H. Restaurant (excluding drive-in/drive-thru facility), provided that any outdoor consumption shall meet all of the following requirements:
  - (1) Outdoor seating must be contiguous to the establishment preparing the food being served and shall not extend beyond the limits of the establishment's frontage(s).

- (2) If any outdoor seating extends into any public right-of-way, an unobstructed walkway at least six (6) feet wide shall be maintained for pedestrian circulation.
- I. Surface parking facility, subject to the requirements of §208-72.D below, §208-103 and §181-49 of the Township Subdivision and Land Development Ordinance.
- J. Structured parking facility, subject to the requirements of §208-72.D below and §181-49 of the Township's Subdivision and Land Development Ordinance.
- K. The following stand-alone uses when authorized as a conditional use pursuant to §208-117:
  - (1) Single-family attached dwelling (townhouse), two-family detached dwelling (duplex), or multi-family dwelling (apartment house), when any lot containing such use:
    - (a) has frontage on a major arterial highway;
    - (b) abuts a railroad;
    - (c) has a maximum lot depth, measured from the major arterial highway, of 125 feet;
    - (d) has a maximum of one (1) curb cut per one hundred feet of frontage and sufficient turning area to negate the necessity for any vehicle to back out onto the major arterial highway; and
    - (e) is not feasible for mixed-use development, as demonstrated by the applicant.
  - (2) Day-care center, provided that:
    - (a) Outdoor play or instruction areas shall be located at least fifty (50) feet from any street line or property line and shall be provided with landscape screening sufficient to buffer adjoining properties from noise or other disturbances.
    - (b) In addition to the general parking requirements of §208-103, an off-street dropoff area shall be provided which is sufficient to accommodate not less than one (1) vehicle per five (5) individuals enrolled.
- L. Signs when erected and maintained in accordance with the provisions of Article XXV.

**§208-70. Area, bulk, height and buffer requirements.**

Every building or use shall comply with the following requirements. In the case of a group of combination of buildings erected on a lot in accordance with a unified plan, the group as a unit shall comply.

- A. Lot area and width. The lot area shall not be less than 7,500 square feet and the lot width at the building line shall be not less than fifty (50) feet.
- B. Lot area per dwelling unit. Each two-family detached dwelling (duplex) development shall have a lot area per dwelling unit of not less than 6,000 square feet. Each single-family attached dwelling (townhouse) development shall have a lot area per dwelling unit of not less than 2,900 square feet per dwelling unit. Each multi-family dwelling (apartment house) development shall have a lot area per dwelling unit of not less than 2,100 square feet.
- C. Building footprint. For single use non-residential buildings, the maximum gross floor area of the ground floor shall be 10,000 square feet. For residential or mixed use buildings, the maximum gross floor area of the ground floor shall be 15,000 square feet. Applicants for residential or mixed use developments may be eligible for bonus square footage pursuant to §208-71 below.
- D. Impervious coverage. For lots with frontage along a major arterial highway, not more than 90% of the lot area may be covered by impervious surface. For lots without frontage along a major arterial highway, not more than 70% of the lot area may be covered by impervious surface.
- E. Front yard. There shall be no minimum front yard setback, except that distance necessary to provide the required sidewalks and streetscape.
- F. Side yards. No side yard shall be required, except that where a lot abuts a residential district in the Township or a similar district in an adjoining municipality, a side yard shall be provided which shall be not less than twenty (20) feet in width. If a side yard is provided where none is required, it must be a minimum of ten (10) feet.
- G. Rear yard. No rear yard shall be required, except that where a lot abuts a residential district in the Township or a similar district in an adjoining municipality, a rear yard shall be provided which shall be not less than twenty-five (25) feet in depth. If a rear yard is provided where none is required, it must be a minimum of ten (10) feet.
- H. Height.
  - (1) Minimum. The minimum height of any building shall not be less than twenty-eight (28) feet.

(2) Maximum.

- (a) For any building set back more than twenty (20) feet from the street line, the maximum height of any building shall not be more than twenty-eight (28) feet.
- (b) For any building set back twenty (20) feet or less from the street line, the maximum height of any building shall not be more than forty-two (42) feet. Applicants for mixed use developments may be eligible for bonus height pursuant to §208-71 below.

I. Buffer. Where a property line directly abuts a single-family residential district or use or where a property line abuts a street and a single-family residential district or use is located across the street, a buffer area of not less than fifteen (15) feet in width shall be provided, subject to the provisions of §208-102.B. No parking shall be permitted in this buffer area.

**§208-71. Zoning bonuses.**

- A. The Board of Supervisors, after review and recommendation by the Planning Commission, may authorize modification of the provisions and requirements of §208-70.B, C and H above regulating building lot area per dwelling unit, building footprint and building height if an application for development is deemed to be in compliance with the spirit of the Zoning Ordinance and the Tredyffrin Township Comprehensive Plan and advances the goals and objectives described therein.
- B. The modification shall take the form of zoning bonuses and must be authorized as a conditional use. During the conditional use hearing, detailed development plans must be presented, and conditional use approval may be granted only in return for specific action on the part of the applicant which advances and implements the planning concepts prescribed for the Town Center District. The application shall be submitted in accordance with the provisions of §208-117.
- C. Eligibility for zoning bonuses. The zoning bonuses may only be granted by the Board of Supervisors conditional to such specific reciprocal action on the part of the applicant which, by determination of the Board, furthers the objectives and general planning concepts of the Town Center District and the Comprehensive Plan. Applicants shall provide a list of the reciprocal actions being proposed and the rationale for choosing the particular actions which, in the determination of the applicant, justify the granting of a zoning incentive. Examples of actions which warrant consideration by the Board are:
  - (1) Providing publicly available, non-patron, off-street parking in excess of the minimum number of spaces required by §208-103. The number of spaces to be provided shall be at least an additional twenty (20) percent above the required minimum or ten (10) spaces, whichever is greater.

- (2) Renovating existing building facades to incorporate public art or unique architectural features into the design of the structure.
- (3) Achieving certification by the U.S. Green Building Council (USGBC) at or above the “Silver” level rating as defined by the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The standard shall be LEED-NC Version 2.2 for new construction, LEED-CI Version 2.0 for interior improvements to existing commercial spaces, and LEED-ND Version 2.0 for neighborhood development, or as such standards are most recently amended. Applicants are strongly encouraged to achieve the highest LEED’s certification possible in multiple categories.
- (4) Installing innovative stormwater Best Management Practices, such as construction of “green roof” buildings capable of managing small storm events through rooftop landscaping or bioretention facilities and rain gardens as complementary landscape features.
- (5) For residential or mixed-use buildings, providing a minimum of 75% of required parking within a structured parking facility.
- (6) Similar cooperative actions indicating a desire to further the goals and objectives of the Township Comprehensive Plan.

D. Conditional zoning bonuses may be granted as follows:

- (1) Lot area per dwelling unit bonus. For residential or mixed-use buildings, the maximum lot area per dwelling unit may be decreased to 1,800 square feet.
- (2) Building footprint bonus. Additional gross floor area of the ground floor up to a maximum of 25,000 s.f. for residential or mixed-use buildings.
- (3) Height bonus. Additional height up to a maximum of fifty-six (56) feet for mixed-use buildings, subject to the following conditions:
  - (a) Setbacks. A building setback of an additional fifteen (15) feet shall be made for that portion of the building that exceeds forty-two (42) feet in height and faces a street.
  - (b) Windows. Except for first floor/ground floor use, the windows for all buildings shall be all vertical in orientation, or all horizontal in orientation. Windows shall not be arranged such that vertical and horizontal orientation is mixed.
  - (c) Proximity to single-family zoning districts. The building is at least 100 feet from the property line of any property in the R-1, R-2 or R-3 residential zoning district.

**§208-72. Special development regulations.**

- A. Sidewalks. Sidewalks shall be provided between a building and the street.
- B. Streetscape. The streetscape design regulations in §181-46.M(11) of the Township Subdivision and Land Development Ordinance shall be provided for all developments.
- C. Mixed-use development. No residential use shall be permitted on the ground floor of a mixed-use development when the development has frontage on a major arterial highway as defined in the Township's Comprehensive Plan, unless approved pursuant to §208-69K below.
- D. Parking. Each use shall comply with the off-street parking and off-street loading requirements of §§208-103 and 208-104, except that a minimum of two and one-quarter (2.25) parking spaces per dwelling unit shall be provided for each multi-family dwelling use. Loading spaces serving multi-family uses shall be located as close as possible to entranceways for the purpose of facilitating the efficient handling of household items such as laundry and groceries. When this chapter imposes a different restriction upon the use of buildings or premises than are imposed or required by §§208-103 and 208-104, the provisions of this chapter shall prevail.

(1) Surface parking lots.

- (a) Surface parking must be located between the principal structure and the side and rear lot line, provided where no structure exists between the street and the surface parking facility, such facility shall be enclosed by a knee-high wall or row of landscaping. In no case shall surface parking facilities be located within 20 feet of a street line or internal roadway.
- (b) On corner lots, the parking shall be located along the street with the lesser amount of commercial and pedestrian activity.
- (c) Parking areas must be interconnected, to the extent feasible, with parking areas on adjacent properties to facilitate pedestrian and vehicular circulation. When interconnected parking areas are not immediately feasible, the applicant must provide access easements and design the parking area to facilitate future connections.
- (d) A surface parking lot is not permitted as a stand-alone use if the property on which it is located abuts or is across the street from a property in the R-1, R-2 or R-3 residential zoning district.

(2) Structured parking.

- (a) Structured parking is encouraged. Structured parking facilities are required to be designed to enhance the pedestrian-friendly streetscape and the character of the surrounding buildings and uses.
  - (b) Facades that are visible from the street or sidewalk shall be complementary to nearby commercial facades in terms of building materials and architectural design. Exterior finish materials shall be of an enduring quality. Synthetic stucco, concrete block and simulated wood products may not be used as primary exterior finish materials. Vehicular entrances to parking structures should be designed using residential or neighborhood commercial architectural treatments such as recesses, peaked roof forms and arches with the intention of minimizing the appearance of a parking garage. The use of chains, bars or similar security devices that are visible from a street shall be prohibited.
  - (c) Any structured parking facility with frontage on a major arterial highway shall contain retail or commercial space along the entire length of each first floor façade which faces a street. Such commercial or retail space may be relieved only by the vehicular entranceway to the garage area.
  - (d) Any structured parking facility with frontage along a street other than a major arterial highway shall not be required to contain retail or commercial space but shall be required to contain facades that enhance the streetscape of the existing neighborhood. Such façades may be relieved only by the vehicular entranceway to the garage area.
  - (e) If the property on which the structured parking is located abuts or is across the street from a property in the R-1, R-2 or R-3 residential zoning district, structured parking is not permitted as a stand-alone use and is permitted as an accessory use only on the ground floor or below.
- (3) Shared parking. In order to encourage the efficient use of land and resources, applicants are permitted to share off-street parking facilities for mixed-use developments or for uses located sufficiently close to one another that have different peak parking demands or operating hours. In order to utilize this provision, applicants must:
- (a) Provide a parking demand analysis for each use that exceeds 2,400 square feet of gross floor area for approval by the Township Engineer that demonstrates adequate parking will be provided for the uses on-site during peak hours. The analysis should generally be consistent with the published recommendations of the Institute of Traffic Engineers (ITE). Data collected from similar or comparable uses to the proposed use may also be submitted for review. For any change of use involving shared parking, a

new parking demand analysis shall be submitted as determined necessary by the Zoning Officer.

- (b) Demonstrate that the shared parking shall be located no further than 500 feet from the entrance to the buildings and uses they are intended to serve.
- (c) Provide a written, legally-binding agreement among the owners of record, their tenants, and those with which parking facilities are shared for review and approval by the Township.

E. Design standards. Each use shall comply with the following design standards:

- (1) Front façade.
  - (a) The front façade of any building shall promote an attractive and pedestrian-friendly streetscape. Characteristics to be considered in making such assessment shall include, but not be limited to, style, location, materials, scale and window/door placement. Varied building designs that avoid long, flat facades are required.
  - (b) No more than forty (40) feet of continuous facade shall be created for any new building at the first floor level. Any building which is wider than forty (40) feet at the first floor level shall have a recess of at least four (4) feet at intervals of twenty (20) feet.
  - (c) A continuous façade shall be created along the sidewalk frontage, except for a first floor break in the street wall that may be created for a vehicular entranceway to a structured parking facility, where such break in the street wall does not exceed thirty (30) feet in width.
- (2) No building shall be a windowless box. Doors and windows shall constitute no less than 60% of all exterior walls for buildings containing non-residential uses.
- (3) No building shall have opaque windows.
- (4) If the first floor front façade is set back from the edge of sidewalk by more than five (5) feet, the area between the front façade and the edge of sidewalk shall be used for enhanced pedestrian spaces and amenities, such as a landscaped plaza or courtyard, a sculpture garden, or other civic-like space accessible to pedestrians.
- (5) Exterior amenities, to be owned and maintained by the property owner, such as benches, information kiosks, bike facilities, bus shelters and/or publicly-accessible privately-owned plazas shall be provided on private property or within adjoining public rights-of-way.