INTRODUCTION

The following document is a draft of proposed revisions and new regulations for Tredyffrin Township’s commercial regulations. These revisions are based on those proposed with the Technical Review of Zoning Ordinance.

This document has been organized in the following sections:

I. District regulations
II. Design standards
III. Parking
IV. Signs
V. Landscape

We have organized the proposed standards as revisions and insertions into the Zoning Ordinance and Subdivision and Land Development Ordinance (SALDO), once changes have been agreed upon. We will work with the Township to determine the appropriate format to release the proposed changes for adoption and once these standards are confirmed, additional illustrations will be added. Where appropriate, we have made reference to the relevant sections of the Zoning Ordinance and Subdivision and Land Development Ordinance that are being revised.
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I. District Regulations

This section outlines the revisions to the district structure and corresponding regulations.

A. District Structure

**ACTION:** Simplify the commercial zoning district structure by consolidating appropriate districts.

A major change is proposed for the district structure in these draft regulations. Based on site analysis and observed conditions, we have consolidated the HO, P, and OA Districts into one district – a new O Office District, and merged the C-2 and the SC Districts into a single C-2 District and the LO and C-1 Districts into the C-1 District.

- O Office District: Consolidation of former HO, P and OA Districts
- C-1 Commercial District: Consolidation of C-1 and the LO Districts
- C-2 Commercial District: Consolidation of C-2 and the SC Districts

This simplified zoning structure of five commercial zoning districts – O, C-1, C-2, LI, and PIP Districts – is typical of communities similar to Tredyffrin Township. While there is no “right” number of commercial districts, the districts that are in place should serve distinct purposes. In analyzing the current districts, it was clear that the HO, P, and OA Districts were essentially serving the same purpose as an office district; during site visits, it was unclear when a district switched from one to another as the physical form was the same. The C-2 and SC Districts presented the same issue. Finally, the limited number of areas zoned LO were so similar and in such close geography to the C-1 District that consolidation was logical. This streamlined district structure will help to clarify the purpose of each district and allow for consistency in development.
B. Purpose Statements

**ACTION:** Revise the commercial zoning district purpose statements to reflect their form and function.

**O Office District**
O Office Districts accommodate developments of large office complexes. This district sets aside large parcels of land where architecturally coordinated office structures can be built in a campus-like atmosphere. Typical office uses include corporate headquarters, research and development facilities, and office parks. To provide additional services to both employees and visitors to the campus, a limited amount of commercial uses, such as retail establishments and restaurants, are also allowed.

**C-1 Commercial District**
C-1 Commercial Districts promote development of storefront space and provide a mix of retail, personal service and office uses, primarily along the commercial corridors within the Township. As the district is typically in close proximity to residential neighborhoods and provides goods and services to residents of the Township, the district standards encourage a traditional commercial character, distinguished by a pedestrian-friendly orientation and storefronts opening to the public sidewalk, as well as to serve as a buffer between residential development and major or secondary highways, or between residential development and non-residential uses.

**C-2 Commercial District**
C-2 Commercial Districts are designed to provide for the needs of a wide range of larger highway-oriented business establishments located on major streets. The district also includes modern, well-planned, integrated shopping center developments. The district encourages the establishment of commercial service districts that serve the residents of the Township as well as surrounding areas.

**LI Limited Industrial District**
LI Limited Industrial Districts are designed primarily to provide opportunities for select non-nuisance research and industrial uses that require significant lot area and proper buffering when located adjacent to neighborhoods. The intent of the LI District is to encourage only those research and industrial uses that would not constitute a hazard or a nuisance to the adjacent development.

**PIP Planned Industrial Park District**
PIP Planned Industrial Park Districts provide areas within the Township for select modern, non-nuisance uses, such as light industrial, warehouse, distribution, administration, office and research establishments. The district is particularly suited for development of large corporate campus facilities and industrial parks.
C. Bulk and Yard Regulations

**ACTION:** Revise the commercial district bulk and yard regulations to address existing conditions and achieve the desired development form.

**District Regulations**

Based upon research and analysis of existing conditions, we recommend that the Township’s current commercial district bulk and yard regulations be adjusted, as shown in the following table. Summary tables of the analysis that resulted in these recommendations can be found at the end of this section, as well as a model build out analysis showing redevelopment of an existing site using the O District regulations.

<table>
<thead>
<tr>
<th>Recommended Regulations</th>
<th>O</th>
<th>C-1</th>
<th>C-2</th>
<th>LI</th>
<th>PIP&lt;sup&gt;1&lt;/sup&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>5 ac</td>
<td>10,000sf</td>
<td>37,500sf</td>
<td>10 ac</td>
<td>40 ac</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>200’</td>
<td>50’</td>
<td>125’</td>
<td>200’</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Minimum Street Yard</td>
<td>65’</td>
<td>10’</td>
<td>10’</td>
<td>65’</td>
<td>150’</td>
</tr>
<tr>
<td>Minimum Yard Abutting Residential</td>
<td>10% of lot depth, with a min. of 20’ &amp; no more than 50’ required</td>
<td>20’</td>
<td>20’</td>
<td>50’</td>
<td>50’</td>
</tr>
<tr>
<td>Minimum Yard Abutting Non-Residential or Railroad Right-of-Way</td>
<td>20’</td>
<td>0’</td>
<td>0’</td>
<td>30’</td>
<td>30’</td>
</tr>
<tr>
<td>Minimum Separation Between Structures</td>
<td>60’</td>
<td>Not Applicable</td>
<td>Not Applicable</td>
<td>60’</td>
<td>60’</td>
</tr>
<tr>
<td>Maximum Building Coverage</td>
<td>30%</td>
<td>50%</td>
<td>30%</td>
<td>40%</td>
<td>30%</td>
</tr>
<tr>
<td>Maximum Impervious Coverage&lt;sup&gt;2&lt;/sup&gt;</td>
<td>45%</td>
<td>75%</td>
<td>65%</td>
<td>50%</td>
<td>40%</td>
</tr>
</tbody>
</table>

1 Standards for the PIP district deal with exterior streets and yards only.

2 Sidewalks along the right-of-way and abutting an arterial highway (major and minor) approved as part of a land development application do not count towards impervious coverage.
Yard Regulations
Due to the irregular configuration of many of the commercial lots throughout the Township, which often leave yard and buffer requirements open to interpretation, we recommend a simplified approach. Front yard, side yard, and rear yard requirements would be replaced with a “street yard,” defined as any yard abutting a public right-of-way, a “yard abutting residential,” and a “yard abutting non-residential or railroad right-of-way.” These yard designations would only apply to the commercial districts; current yard designations for the residential districts would remain unchanged. New definitions for street yard, yard abutting residential, and yard abutting non-residential or railroad right-of-way would be added to the ordinance.

With these types of regulations, there will no longer be a need to allow applicants to choose which “non-front” yard will serve as their side yard and which will serve as their rear yard. This choice has allowed many applicants to take advantage of greater development potential by positioning the yards strategically, which, in certain cases, may undermine the intent of the current yard and buffer requirements to mitigate impacts against adjacent residential uses. Further, by specifying requirements for yards abutting residential and non-residential, the Township can more easily facilitate measures such as cross-access easements between commercial uses, which can in-turn help to minimize impervious surface, runoff, and heat-island effect in commercial developments.
Lot Depth Measurement

District lot depth measurements are measured by calculating the average of the side lot lines perpendicular to the street frontage. In the case of corner lots, lot depth may be measured by calculating the average of the side lot lines running perpendicular to both frontages, and choosing the lower value.
**Building Height Regulations**

We recommend increasing the allowable building heights in the O, LI, and PIP districts to 96' (approximately seven to eight stories). However, in order to maintain adequate buffers between residential and non-residential districts, any structure over 56' (approximately four stories) would require additional setback from any yard abutting residential. This means that a building is limited to a 56' in height at the required yard where the lot line abuts a residential district; in order to develop at the maximum height of 96' the building would need to set back farther at a dimension of five feet from the required yard line for every one foot of building height over 56' along any yard abutting residential. This sliding scale allows for buildings to reach the 96' height maximum along any yard abutting residential, but requires an additional 200' of setback to reach such height, as illustrated below. In addition, any structure over 56' in height is limited to a 25,000 square foot building footprint. This limitation is intended to prevent development of a series of wide, monolithic structures that could create a “wall” effect. To further require light, air and view corridors between structures, a minimum building separation regulation is included, requiring a minimum of 60 feet between structures.

![Diagram of building height regulations](image)

Finally, the Trout Creek Stormwater Overlay, which applies to certain areas zoned as the commercial districts, allows for a one story height bonus when additional stormwater management techniques are used. At this time, the relationship between the Trout Creek height bonus and the district height regulations remains under discussion and analysis.
D. Use Structure

**ACTION:** Revise the commercial zoning district use structure to allow the appropriate mix of uses.

For purposes of review, we have structured the update of district uses as a table. We have continued to generally use the current "use names" within the Ordinance.

As we have proposed to consolidate certain districts, we have included their current use structure for purposes of review of the new district. Therefore the uses within the OA, P, and HO Districts are shown but our proposal for a use structure is found in the column for the O District. This same technique applies to the consolidated C-2 and C-1 Districts. The dark, bolded columns indicated the uses proposed for the new district structure.

Within the O, LI and PIP Districts, we have marked certain uses with an "**" to indicate that such use is only allowed when accessory to an office or industrial park principal use of the site and is integrated into the larger development to serve employees.

<table>
<thead>
<tr>
<th>USE</th>
<th>OA</th>
<th>P</th>
<th>HO</th>
<th>O</th>
<th>LO</th>
<th>C-1</th>
<th>C-1</th>
<th>C-2</th>
<th>SC</th>
<th>C-2</th>
<th>LI</th>
<th>PIP</th>
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</thead>
<tbody>
<tr>
<td>Amusement facility: outdoor</td>
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<tr>
<td>Amusement facility: indoor</td>
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<tr>
<td>Assisted living facility</td>
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<tr>
<td>Automobile service station</td>
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<td>Bank or other financial institution</td>
<td>SE</td>
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<td>SE</td>
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<td>P</td>
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<tr>
<td>Bed-and-breakfast</td>
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<tr>
<td>Business or private school</td>
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<td>Cell Tower</td>
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<td>Club or lodge</td>
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<td>Commercial greenhouse or nursery</td>
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<td>Compounding or packaging of pharmaceuticals – no manufacturing</td>
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<tr>
<td>Corporate conference/training center for employees and/or customers</td>
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<tr>
<td>Day care</td>
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<tr>
<td>Dwelling – Multi-use development</td>
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<tr>
<td>Dwelling – Multifamily</td>
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<td>Educational, religious, or philanthropic use</td>
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<tr>
<td>Fraternity or sorority house</td>
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<tr>
<td>General service or contractor’s shop</td>
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<td>Governmental or public utility use</td>
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<td>Hotel</td>
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<td>Mail order distribution establishment</td>
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<tr>
<td>Manufacture and assembly of small electrical equipment, appliances and parts</td>
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<tr>
<td>Manufacture of boxes, containers, bags, novelties and other packaging products from previously prepared materials</td>
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<tr>
<td>Manufacture of novelties, jewelry, watches, clocks, optical goods, professional and scientific instruments</td>
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<td>Manufacture, compounding, processing, packaging or treatment of food products</td>
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<tr>
<td>Manufacturer’s representative or catalog ordering establishment</td>
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<td>Medical/dental office</td>
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<td>Mortuary</td>
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<tr>
<td>USE</td>
<td>OA</td>
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<td>HO</td>
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<td>C-1</td>
<td>C-2</td>
<td>SC</td>
<td>C-2</td>
<td>LI</td>
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<td>Motion-picture studio</td>
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<td>Office</td>
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<tr>
<td>Outdoor seating</td>
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<tr>
<td>Park</td>
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<tr>
<td>Parking lot (principal use of lot)</td>
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<td>Parking structure (principal use of lot)</td>
<td>P</td>
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<tr>
<td>Personal service establishment</td>
<td>P*</td>
<td>P</td>
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<td>P</td>
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<tr>
<td>Printing, publishing, lithographing, binding</td>
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<td>Publishing, job printing or similar establishment</td>
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<tr>
<td>Quarrying operations</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>SE</td>
<td></td>
</tr>
<tr>
<td>Radio or television station/studio</td>
<td>SE</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Retail store</td>
<td>P*</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P*</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Research facility</td>
<td>P</td>
<td>P</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td>P*</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P*</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Veterinary clinic</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td></td>
</tr>
<tr>
<td>Wholesale establishment</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

Tredyffrin Township
Commercial Zoning Revision
8
May 2013
Review Draft 2.0
Reference: Model Build-Out Analysis

The following illustrations show the existing conditions of a developed site at 750 East Swedesford Road and a new development on the same site developed using the new standards for the O District. These are provided for illustrative purposes only.
BUILD-OUT SCENARIOS: 750 EAST SWEDESFORD ROAD
APRIL 18, 2013

EXISTING DEVELOPMENT

3 PRIMARY BUILDINGS
2 Two Story ~24’, 1 Three Story ~36’

~174,000 Sq.ft. GFA
~600 Parking spaces

Does not meet current ordinance parking requirement for office.

8.5% Building Coverage
40% Impervious Coverage

NOTE: The models for existing and proposed development do not show parking lot landscape requirements, lot landscape requirements, or proposed building access requirements

PROPOSED REGULATIONS

1 PRIMARY BUILDING
Seven Stories, ~84’

~175,000 Sq.ft. GFA
~600 Parking spaces

Meets proposed parking requirement for office. Parking lot area shown at the proposed parking stall size of 9’ x 18’, as opposed to the current 10’ x 20’ requirement

Reducing stall size results in a savings of ~12,000SF or 35 spaces.

3% Building Coverage
33% Impervious Coverage
EXISTING DEVELOPMENT

3 PRIMARY BUILDINGS

~174,000 Sq.ft. GFA
~600 Parking spaces

Does not meet current ordinance parking requirement for office.

8.5% Building Coverage
40% Impervious Coverage

PROPOSED REGULATIONS

1 PRIMARY BUILDING

~175,000 Sq.ft. GFA
~600 Parking spaces

Meets proposed parking requirement for office. Parking lot area shown at the proposed parking stall size of 9’ x 18’, as opposed to the current 10’ x 20’ requirement.

3% Building Coverage
33% Impervious Coverage

NOTE: The models for existing and proposed development do not show parking lot landscape requirements, lot landscape requirements, or proposed building access requirements.
BUILD-OUT SCENARIOS: 750 EAST SWedesford ROAD
APRIL 18, 2013

EXISTING DEVELOPMENT

3 PRIMARY BUILDINGS

~174,000 Sq.ft. GFA
~600 Parking spaces

Does not meet current ordinance parking requirement for office.

8.5% Building Coverage
40% Impervious Coverage

PROPOSED REGULATIONS

1 PRIMARY BUILDING

~175,000 Sq.ft. GFA
~600 Parking spaces

Meets proposed parking requirement for office. Parking lot area shown at the proposed parking stall size of 9' x 18', as opposed to the current 10' x 20' requirement

3% Building Coverage
33% Impervious Coverage

NOTE: The models for existing and proposed development do not show parking lot landscape requirements, lot landscape requirements, or proposed building access requirements.
EXISTING DEVELOPMENT

3 PRIMARY BUILDINGS

~174,000 Sq.ft. GFA
~600 Parking spaces

Does not meet current ordinance parking requirement for office.

8.5% Building Coverage
40% Impervious Coverage

PROPOSED REGULATIONS

1 PRIMARY BUILDING

~175,000 Sq.ft. GFA
~600 Parking spaces

Meets proposed parking requirement for office. Parking lot area shown at the proposed parking stall size of 9' x 18', as opposed to the current 10' x 20' requirement.

3% Building Coverage
33% Impervious Coverage

NOTE: The models for existing and proposed development do not show parking lot landscape requirements, lot landscape requirements, or proposed building access requirements.
Reference: Analysis Summary Tables for Bulk and Yard Regulations

The following tables provided raw data summaries of the analysis done for the revision of bulk and yard regulations. These are provided for reference purposes.

<table>
<thead>
<tr>
<th>District</th>
<th>LOT AREA</th>
<th>LOT WIDTH</th>
<th>FRONT YARD</th>
<th>SIDE YARD</th>
<th>REAR YARD</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C1 District</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Average</strong></td>
<td>43,333.5</td>
<td>187.9</td>
<td>33.4</td>
<td>27.9</td>
<td>55.3</td>
</tr>
<tr>
<td><strong>Median</strong></td>
<td>29,077.0</td>
<td>135.0</td>
<td>30.0</td>
<td>10.0</td>
<td>50.0</td>
</tr>
<tr>
<td><strong>Current Regulation:</strong></td>
<td>10,000.0</td>
<td>60.0</td>
<td>30.0</td>
<td>0.0</td>
<td>30.0</td>
</tr>
<tr>
<td><strong>% of Sample Conforming:</strong></td>
<td>89.47%</td>
<td>84.21%</td>
<td>52.63%</td>
<td>N/A</td>
<td>68.42%</td>
</tr>
<tr>
<td><strong>Recommendation:</strong></td>
<td>10,000.0</td>
<td>50.0</td>
<td>10.0</td>
<td>20.0</td>
<td>20.0</td>
</tr>
<tr>
<td><strong>% Conforming to Rec.</strong></td>
<td>89.47%</td>
<td>100.00%</td>
<td>100.00%</td>
<td>N/A</td>
<td>84.21%</td>
</tr>
</tbody>
</table>

**NOTES**
- Keep lot area requirement at 10,000sf
- There are a few areas with narrow lots - particularly around the intersection of Lancaster and Leopard Road, as well as the fork of Lincoln Highway and Conestoga road. Reducing the regulation to 50' would accommodate these areas.
- Recommend moving to the street yard regulation. Any yard abutting a street would require a 10' yard.
- Recommend moving to a 20' yard requirement where abutting residential uses.
- Recommend moving to a 0' yard requirement where abutting non-residential uses.
**It is proposed to consolidate the LO District with the C-1 District.**

<table>
<thead>
<tr>
<th>LO District</th>
<th>LOT AREA</th>
<th>LOT WIDTH</th>
<th>FRONT YARD</th>
<th>SIDE YARD</th>
<th>REAR YARD</th>
<th>BUILDING COV.</th>
<th>IMPERV. COV.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average:</td>
<td>21,312.3</td>
<td>128.3</td>
<td>32.8</td>
<td>17.8</td>
<td>97.0</td>
<td>11.7%</td>
<td>36.5%</td>
</tr>
<tr>
<td>Median:</td>
<td>17,709.0</td>
<td>145.0</td>
<td>30.0</td>
<td>15.0</td>
<td>85.0</td>
<td>11.8%</td>
<td>42.5%</td>
</tr>
<tr>
<td>Current Regulation:</td>
<td>12,000.0</td>
<td>70.0</td>
<td>35.0</td>
<td>15.0</td>
<td>25.0</td>
<td>30.00%</td>
<td>60.00%</td>
</tr>
<tr>
<td>% of Sample Conforming:</td>
<td>100.0%</td>
<td>100.0%</td>
<td>33.3%</td>
<td>88.9%</td>
<td>88.9%</td>
<td>100.0%</td>
<td>100.0%</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>12,000.0</td>
<td>70.0</td>
<td>10.0</td>
<td>10.0</td>
<td>10.0</td>
<td>30</td>
<td>60</td>
</tr>
<tr>
<td>% Conforming to Rec.</td>
<td>100.00%</td>
<td>100.00%</td>
<td>100.00%</td>
<td>N/A</td>
<td>N/A</td>
<td>100.00%</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

- 12,000sf appears to be working; 10,000sf would also work and is large enough that it does not encourage subdivision of lots.
- 70' lot width appears to be working; 50' would also work and is large enough that it does not encourage subdivision of lots.
- Recommend moving to **street yard** regulation. 10' minimum.
- Recommend moving to a 10' yard requirement where **abutting residential** uses.
- Recommend moving to a 0' yard requirement where **abutting non-residential** uses.
- 30% Requirement appears to be working.
- 60% requirement appears to be working.
### C2/SC District

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Average</strong></td>
<td>435,969.9</td>
<td>749.5</td>
<td>67.5</td>
<td>89.5</td>
<td>85.5</td>
<td>19%</td>
<td>67%</td>
</tr>
<tr>
<td><strong>Current Regulation</strong></td>
<td>37,500.0</td>
<td>125'</td>
<td>50.0</td>
<td>30.0</td>
<td>50.0</td>
<td>40%</td>
<td>65%</td>
</tr>
<tr>
<td></td>
<td>435,600.0</td>
<td>100.0</td>
<td>100.0</td>
<td>50.0</td>
<td>20%</td>
<td>20%</td>
<td>70%</td>
</tr>
<tr>
<td><strong>% of sample conforming</strong></td>
<td>87.50%</td>
<td>100.00%</td>
<td>87.50%</td>
<td>75.00%</td>
<td>87.50%</td>
<td>100.00%</td>
<td>50.00%</td>
</tr>
<tr>
<td><strong>Recommendation</strong></td>
<td>100.00%</td>
<td>0.00%</td>
<td>25.00%</td>
<td>25.00%</td>
<td>50.00%</td>
<td>50.00%</td>
<td>50.00%</td>
</tr>
<tr>
<td><strong>% conforming to Rec.</strong></td>
<td>90.00%</td>
<td>100.00%</td>
<td>100.00%</td>
<td>95.00%</td>
<td>100.00%</td>
<td>100.00%</td>
<td>50.00%</td>
</tr>
<tr>
<td><strong>Recommendations</strong></td>
<td>100.00%</td>
<td>100.00%</td>
<td>100.00%</td>
<td>100.00%</td>
<td>100.00%</td>
<td>100.00%</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

### Notes
- 37,500sf appears to be working fine as a standard that would accommodate both the current SC and C2 uses.
- 125' width appears to be working fine as a standard that would accommodate both the current SC and C2 uses. Recommend eliminating the current ratio standard present in the SC district.
- Recommend moving to a 20' yard requirement where abutting residential uses.
- Moving to a 30% building coverage standard would have relatively little impact on the current C2 zone, as indicated by this sample, and would open the possibility of parking structures in the current SC developments that are close to their coverage max.
- Keeping the impervious surface maximum where it currently is for the C2 zone will have relatively little impact - we don't want to increase it as many of these lots already have significant coverage. The same applies to the SC district - reducing it by 5% would not increase nonconformities.
<table>
<thead>
<tr>
<th>LOT AREA</th>
<th>LOT WIDTH</th>
<th>FRONT YARD</th>
<th>SIDE YARD</th>
<th>REAR YARD</th>
<th>BUILDING COV.</th>
<th>IMPERV. COV.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Average</strong></td>
<td>543,944.9</td>
<td>877.5</td>
<td>125.4</td>
<td>121.5</td>
<td>88.8</td>
<td>14%</td>
</tr>
<tr>
<td><strong>Median</strong></td>
<td>439,824.0</td>
<td>880.0</td>
<td>102.5</td>
<td>100.0</td>
<td>75.0</td>
<td>12%</td>
</tr>
</tbody>
</table>

**Current Regulation:**

- **OA:** 217,800.0
  - Lot: 200.0
  - Yard: 65.0
  - Building Coverage: 50.0
  - Impervious Coverage: 30.0

- **P:** 435,600.0
  - Lot: 3:1 Ratio
  - Yard: 100.0
  - Building Coverage: 50.0
  - Impervious Coverage: 25.0

- **HO:** 435,600.0
  - Lot: 200.0
  - Yard: 100.0
  - Building Coverage: 100.0
  - Impervious Coverage: 20.0

**Recommendation:**

- 5 Acres (217,800)
  - Lot: 200.0
  - Yard: 65.0
  - Building Coverage: 10% or 20'
  - Impervious Coverage: 30%

% Conforming to Rec.

- 100.00%
- 100.00%
- 92.31%
- N/A
- N/A
- 100.00%
- N/A

### Recommendations:

- Consolidate districts to the OA standard of 1/2 acre
- Consolidate districts to the OA standard of 200'
- Recommend moving to the street yard standard, consolidating districts to the 65' established under OA
- Where abutting residential uses, recommend establishing a yard standard at 10% of lot depth, 20' minimum, maximum requirement of 50'
- Recommend moving to a 20' yard requirement where abutting non-residential uses
- Consolidate districts to the OA standard of 30%
- Consolidate districts to the OA standard of 45%
<table>
<thead>
<tr>
<th>LI District</th>
<th>LOT AREA</th>
<th>LOT WIDTH</th>
<th>FRONT YARD</th>
<th>SIDE YARD</th>
<th>REAR YARD</th>
<th>BUILDING COV.</th>
<th>IMPERV. COV.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average</td>
<td>615,550.5</td>
<td>743.3</td>
<td>135.0</td>
<td>87.5</td>
<td>149.2</td>
<td>21%</td>
<td>28%</td>
</tr>
<tr>
<td>Median</td>
<td>441,191.5</td>
<td>790.0</td>
<td>105.0</td>
<td>87.5</td>
<td>150.0</td>
<td>21%</td>
<td>34%</td>
</tr>
<tr>
<td>Current Regulation</td>
<td>435,600.0</td>
<td>3:1 Ratio</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
<td>30%</td>
<td>60%</td>
</tr>
<tr>
<td>% of Sample Conforming</td>
<td>66.67%</td>
<td>N/A</td>
<td>83.33%</td>
<td>66.67%</td>
<td>66.67%</td>
<td>75.00%</td>
<td>100.00%</td>
</tr>
<tr>
<td>Recommendation</td>
<td>435,600.0</td>
<td>200.0</td>
<td>65.0</td>
<td>50.0</td>
<td>50.0</td>
<td>40.00%</td>
<td>50.00%</td>
</tr>
<tr>
<td>% Conforming to Rec.</td>
<td>66.67%</td>
<td>100.00%</td>
<td>83.33%</td>
<td>N/A</td>
<td>N/A</td>
<td>100.00%</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

**NOTES**

- Lots appear to conform to the 10 acre size, except for small industrial area in the southwest corner of the township, off of Industrial Blvd. - where lots are approx. 100,000sf
- Recommend eliminating ratio and moving to a standard for width, based on the req. for the O district, where lots with similar sizes are found
- Recommend moving to the street yard regulation. Any yard abutting a street would require a 65' yard
- Recommend moving to a 50' yard requirement where abutting residential uses
- Recommend reducing impervious surface allowance in combination with increase of building coverage, to encourage compact parking solutions and reductions of impervious surface and runoff
- Recommend moving to a higher building coverage allowance, to encourage parking structures where appropriate, in an effort to reduce massive amounts of impervious surface
### PIP District

<table>
<thead>
<tr>
<th></th>
<th>LOT AREA</th>
<th>FRONT YARD</th>
<th>SIDE YARD</th>
<th>REAR YARD</th>
<th>BUILDING COV.</th>
<th>IMPERV. COV.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Regulation:</td>
<td>1,742,400.0</td>
<td>150.0</td>
<td>30.0</td>
<td>30.0</td>
<td>30.0</td>
<td>60.0</td>
</tr>
<tr>
<td>% of Sample Conforming:</td>
<td>100.00%</td>
<td>100.00%</td>
<td>100.00%</td>
<td>100.00%</td>
<td>100.00%</td>
<td>100.00%</td>
</tr>
<tr>
<td>Recommendation:</td>
<td>1,742,400.0</td>
<td>150.0</td>
<td>50.0</td>
<td>50.0</td>
<td>30.0</td>
<td>40.0</td>
</tr>
<tr>
<td>% Conforming to Rec.</td>
<td>100.00%</td>
<td>100.00%</td>
<td>N/A</td>
<td>N/A</td>
<td>100.00%</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

### NOTES

- District regulations appear to be working, currently
- Recommend moving to street yard regulation - anywhere abutting an external street requires a 150’ yard
- Recommend moving to a 50’ yard requirement where abutting residential uses
- Recommend moving to a 30’ yard requirement where abutting non-residential uses
- District regulations appear to be working, currently
- Recommend reducing impervious surface recommendation, to encourage less surface parking
II. Design Standards

This section outlines the proposed design standards for the commercial districts.

**ACTION**: Integrate design standards for the commercial districts into SALDO to ensure high quality design.

New design standards are proposed for each of the districts below. The design standards found in §181-50 (Group development design standards) of the SALDO regulations would be replaced with those proposed below. A cross-reference within the Zoning Ordinance will be needed.

**Design Standards: O, LI, & PIP Districts**

The following design standards apply to new construction and rehabilitation of the exterior façade of an existing structure. However, in the case of exterior rehabilitation of a façade, standards only apply when they relate to a specific rehabilitation action that requires a building permit. These standards do not apply to interior remodeling.

A. Façade Design

The following standards for façade articulation and reduction of mass and scale apply to all façades that face a public right-of-way, excluding alleys and railroad rights-of-way, or abut a residential district, as well as all façades where building entrances are located.

1. All façades must include one of the following architectural features to avoid the appearance of blank walls: change in plane of at least two feet in depth, reveals, windows, and changes in color, texture and/or material to add interest to the building elevation.

2. Buildings facades over 100 feet in length must incorporate projections or recesses, or changes in the wall plane a minimum of two feet in depth a maximum of every 75 feet.

3. Where commercial uses are located along the ground floor of a structure, a minimum transparency of 50% is required. Windows must be constructed of clear or lightly tinted glass. Tinting above 20% or reflective glass is prohibited. Transparency is measured in the area defined at two feet above grade to 10 feet above grade.

B. Site Design

1. Public entrances and primary building elevations must face public streets. Main entrances to the buildings must be well defined.

2. Manufacturing and warehouse structures must be set back towards the center of the site to minimize impact on adjacent parcels, with office and guest facilities oriented to public streets.

3. In multi-building complexes, a distinct visual link must be established among various buildings by using architectural or site design elements such as courtyards, plazas, landscape, and walkways to unify the project. A comprehensive architectural concept is encouraged. This includes the use of similar design features, construction, material and colors.

4. The design of accessory buildings, such as security kiosks, maintenance buildings, and outdoor equipment enclosures, must be compatible in design concept with the overall project and the main buildings on the site.
(5) Service doors must be recessed and integrated into the overall design of the building. If a parcel is to be served by rail facilities, such rail siding must extend into and within the walls of the principal building for loading and unloading purposes.

C. Roof Design

(1) The following roof materials are prohibited:

(a) Corrugated metal (standing seam metal roofs permitted)

(b) Reflective surfaces that produce glare

(2) Green roof, blue roof, and white roof designs are encouraged.

D. Prohibited Building Materials

(1) The following building materials are prohibited on any façade that faces an arterial or collector right-of-way:

(a) Plain concrete masonry units (CMU)

(b) Utility-sized brick

(c) Aluminum or other metal siding

(d) Exposed aggregate (rough finish) concrete wall panels

(e) Exterior insulating finish systems (EIFS)

(g) T-111 Composite plywood siding

(f) Corrugated metal

(g) Plastic

(h) Vinyl

(2) Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.
Design Standards: C-1 and C-2 Districts

The following design standards apply to new construction and rehabilitation of the exterior façade of an existing structure. However, in the case of exterior rehabilitation of a façade, standards only apply when they relate to a specific rehabilitation action that requires a building permit. These standards do not apply to interior remodeling.

A. Façade Design

(1) All structures over two stories must be designed with a definable base and top, through the use of architectural features, such as cornice treatments and window designs.

(2) When visible from the public right-of-way, excluding alleys and railroad rights-of-way, or for any façade abutting a residential district, façades must include architectural features to avoid the appearance of blank walls facing the street. These include, but are not limited to, changes in the depth of wall plane of at least two feet, changes in wall texture or masonry patterns, windows, colonnade, columns or pilasters.

(3) No building or group of attached buildings shall exceed 160 feet in length or depth. This does not apply in the C-2 District.

(4) Building façades in excess of 80 feet must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet, such as an offset, reveal, pilaster or projecting rib. All elements must repeat at intervals of no more than 40 feet.

(5) The ground floor of all structures must be a minimum of 14 feet in height as measured from the floor to wall plate above.

(6) Where a processing activity is permitted in conjunction with an allowed use, all such activity, if located on the ground floor, must be set back a minimum of 20 feet from the front of the building and effectively screened from the front portion of the building used by customers by a wall or partition.

B. Fenestration Design

(1) Windows shall be set back into or projected out from the façade to provide depth and shadow. Windows shall include visually prominent sills or other appropriate forms of framing.

(2) The ground floor must maintain a transparency of 50%. Windows must be constructed of clear or lightly tinted glass. Tinting above 20% or reflective glass is prohibited. Transparency is measured in the area defined at two feet above grade to 10 feet above grade.

C. Roof Design

(1) The following roof materials are prohibited:

   (a) Corrugated metal (standing seam metal roofs permitted)

   (b) Reflective surfaces that produce glare

(2) Green roof, blue roof, and white roof designs are encouraged.

(3) Parapet walls must feature three-dimensional cornice treatments or other shadow-creating detail elements along their tops.
D. Site Design

(1) All buildings shall have a public entrance from the sidewalk along the primary street frontage. Public entrances should be articulated from the building mass.

(2) Façades that abut parking areas and contain a public entrance must make provision for pedestrian walkways and landscape areas.

(3) Outdoor vending machines and similar uses are prohibited in any required yard abutting a street or on a public sidewalk.

(4) No electrical, mechanical and/or other equipment may be installed or located in a required front yard. Equipment that is installed between a building and a street line must be completely screened from view by a fence or landscape.

(5) Multi-tenant retail centers must meet the following additional standards:

   (a) The site must be designed so that there is safe pedestrian access to the center from the public right-of-way and safe pedestrian circulation within the development.

   (b) A cohesive shopping center character is required through the use of coordinated hardscape treatment (special paving materials, lighting, street furniture) and landscape.

   (c) If outlot buildings are part of a large retail development, outlot buildings must define the street frontage by placement near the street with showcase windows and entrances oriented toward the street, as well as to the interior parking lot.

E. Prohibited Building Materials

The following building materials are prohibited on any façade that faces an arterial or collector right-of-way:

(1) Plain concrete masonry units (CMU)

(2) Utility-sized brick

(3) Aluminum or other metal siding

(4) Exposed aggregate (rough finish) concrete wall panels

(5) Exterior insulating finish systems (EIFS) on the ground floor

(6) T-111 Composite plywood siding

(7) Corrugated metal

(8) Plastic

(9) Vinyl
III. Parking

This section outlines the changes proposed to §208-103 (Off-Street Parking Facilities):

A. Edits to Subdivision and Land Development Ordinance

**ACTION:** Relevant portions of §181-49 and §181.52 of the Subdivision and Land Development regulations should be moved to the Zoning Ordinance and made part of §208-103; other sections should be deleted.

Section 181-49 of the Subdivision and Land Development (SALDO) regulations define how a parking lot should be constructed and are more appropriate included in zoning regulations. In addition, §181.52 contains parking lot perimeter and interior planting requirements. Moving this into the Ordinance is important because, if land is not subdivided, an applicant is likely unaware of what is required.

The following sections should be moved to the Zoning Ordinance:

- §181-49.A (General)
- §181-49.B (Parking), except for §181-49.B.2, §181-49.B.9, and §181-49.B.10
- §181-49.C (Loading/Unloading and Drop-Off Area)

Delete the following sections from the SALDO regulations:

- §181-49.B.2 (General), which would be replaced by the perimeter landscape yard requirements
- §181-49.B.9 and 10 (General), which would be replaced by new parking space dimensions
- §181-49.D (Parking Structures), which have been integrated into proposed language for parking structures
B. Required Spaces

**ACTION**: Within the current §208-103.A, the following changes are proposed to the required number of parking spaces.

<table>
<thead>
<tr>
<th>USE</th>
<th>CURRENT STANDARD</th>
<th>PROPOSED REVISION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel/Motel</td>
<td>1 space per room + required amounts for additional uses</td>
<td>1 space per room + 50% of the required amounts for any additional uses</td>
</tr>
<tr>
<td>Personal Service</td>
<td>None clearly specified</td>
<td>1 space per 300sf of GFA</td>
</tr>
<tr>
<td>Convenience Store</td>
<td>1 space per 200sf of GFA</td>
<td>1 space per 300sf of GFA</td>
</tr>
<tr>
<td>Office/Financial Institution</td>
<td>1 space per 200sf of GFA</td>
<td>1 space per 250sf of GFA</td>
</tr>
<tr>
<td>Multi-Tenant Retail Center*</td>
<td>1 space per 150sf of GFA</td>
<td>1 per 250sf of gross leasable area</td>
</tr>
<tr>
<td>Laboratory or Industrial</td>
<td>1 space per 2 employees</td>
<td>1 space per 500sf of GFA + 1 space per 20,000sf of GFA of warehouse space</td>
</tr>
</tbody>
</table>

* We have proposed to change the requirement for “Shopping Center: 100,000sf or More of Gross Floor Area” to “Multi-Tenant Retail Center” and remove the gross floor area threshold to address smaller strip centers.
C. Space Dimensions

**ACTION:** Delete the current §208-103.B.1 and 2, and replace with the following new parking space dimensions table and illustration.

Current parking space dimensions are larger than those typically required in similar communities. Larger parking spaces consume more land area, increase impervious surface coverage, and can create issues of nonconformities when structures expand, especially in the case of retail centers. The following changes, in line with national standards, are proposed:

<table>
<thead>
<tr>
<th>Parking Angle</th>
<th>Stall Width (A)</th>
<th>Stall Depth (B)</th>
<th>Skew Width (C)</th>
<th>Aisle Width Two-Way (D)</th>
<th>Aisle Width One-Way (E)</th>
<th>Vertical Clearance</th>
</tr>
</thead>
<tbody>
<tr>
<td>0° (Parallel)</td>
<td>9'</td>
<td>18'</td>
<td>9'</td>
<td>24'</td>
<td>12'</td>
<td>7' 6&quot;</td>
</tr>
<tr>
<td>90° (Head-In)</td>
<td>9'</td>
<td>18'</td>
<td>9'</td>
<td>24'</td>
<td>20'</td>
<td>7' 6&quot;</td>
</tr>
<tr>
<td>60°</td>
<td>9'</td>
<td>21'</td>
<td>9.8'</td>
<td>-</td>
<td>18'</td>
<td>7' 6&quot;</td>
</tr>
<tr>
<td>45°</td>
<td>9'</td>
<td>19.8'</td>
<td>12'</td>
<td>-</td>
<td>12.5'</td>
<td>7' 6&quot;</td>
</tr>
</tbody>
</table>

Table 9.3-2: Parking and Aisle Dimensions
D. Shared Parking

** ACTION:** Delete §208-103.B.10.e and create a new shared parking provision for the non-residential districts (new Paragraph D within §208-103).

The following shared parking provisions are proposed. This is structured as a by right provision, i.e., no special approval is required from the Planning Commission or Board of Supervisors.

D. Shared Parking

Within the non-residential districts, off-street parking spaces for separate uses may be provided collectively if the aggregate number of spaces provided is not less than the sum of the spaces required in Table XX: Shared Parking Calculation. Table XX is applied in the following manner:

1. The required number of spaces for each use is calculated according §208-103.A.

2. The required number of spaces for each use is then applied to the percentages for each timeframe, according to the appropriate land use category, in Table XX to determine the number of required spaces. This is done for each timeframe category.

3. The numbers are summed for all land uses within each timeframe and the highest sum total in a timeframe is the required number of spaces.

** TABLE XX: SHARED PARKING CALCULATION **

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>Weekday</th>
<th></th>
<th>Weekend</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Mid-7am</td>
<td>7am-6pm</td>
<td>6pm-Mid</td>
<td>Mid-7am</td>
</tr>
<tr>
<td>Residential</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Commercial</td>
<td>0%</td>
<td>100%</td>
<td>80%</td>
<td>0%</td>
</tr>
<tr>
<td>Restaurant</td>
<td>50%</td>
<td>70%</td>
<td>100%</td>
<td>45%</td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>100%</td>
<td>50%</td>
<td>90%</td>
<td>100%</td>
</tr>
<tr>
<td>Indoor/Outdoor Place of Amusement</td>
<td>0%</td>
<td>70%</td>
<td>100%</td>
<td>5%</td>
</tr>
<tr>
<td>Office</td>
<td>5%</td>
<td>100%</td>
<td>5%</td>
<td>0%</td>
</tr>
<tr>
<td>Industrial</td>
<td>5%</td>
<td>100%</td>
<td>5%</td>
<td>0%</td>
</tr>
</tbody>
</table>
E. Parking Structures

**ACTION:** In order to encourage the use of parking structures, the following revised parking structure provisions are proposed. This is a revision of §208-103.C, which would be replaced with the following language, and integration of the appropriate standards from the SALDO regulations (§181-49.D), which would be deleted.

C. Parking Structure Design

(1) On facades that front on public streets, exterior articulation of interior vertical circulation is prohibited. Façade design and screening must mask the interior ramps and create the illusion of horizontality.

(2) The following aisles widths within a parking structure are required. The required minimum parking stall widths and lengths are as described in §208-103.XX.

   (a) If the angle of the parking space is more than 45° but less than 60°: 18 feet in width

   (b) If the angle of the parking space is 60° up to 75°: 22 feet in width

   (c) If the angle of the parking space is 90°: 24 feet in width, which may be reduced to 22 feet if the support columns are arranged opposite each other

(3) All parking structures are subject to the required setback and buffer yard provisions.

(4) Standalone or attached parking structures (i.e., not integrated into the principal structure) are limited to 65 feet. Parking structures are subject to the district bulk and yard requirements, including additional setback requirements for structures over 56 feet when the yard abuts residential in the O, LI, and PIP Districts and building footprint restrictions. However, parking structures are exempt from building separation requirements.

(5) Parking structures must be designed to minimize blank facades through architectural detail and landscape. The design of the exterior of the parking structure must be compatible with the exterior design of the principal structure to the extent that the parking facility is clearly identified with the principal structure. Building materials used for the parking structure must be the same as those used on the principal structure. Where the parking structure is attached to the principal structure, the facade treatment of the principal structure must be extended onto the parking structures. Parking structures as a principal use of a lot must meet the district design standards as applicable.

(6) On portions of the ground floor façade where parking spaces are visible, a decorative fence and landscape or a kneewall is required to screen parking spaces. Such fence or kneewall must be a minimum of four feet in height.
(7) For parking structures with rooftop open-air parking, a five foot parapet wall is required for screening.

(8) Any parking structure or group of parking structures containing 200 or more parking spaces must provide a grade separated pedestrian walkway connecting the parking facility with the principal structure(s).

(9) A vehicular clear sight zone must be included at vehicular exit areas as follows:

(a) The façade of vehicular exit areas must be set back from any pedestrian walkway along that façade a minimum of eight feet for the portion of the façade that includes the vehicle exit area and eight feet on each side of the exit opening.

(b) A sight triangle is defined by drawing a line from the edge of the vehicular exit area to a point on the property line abutting the pedestrian walkway eight feet to the side of the exit lane.

(c) In the sight triangle (bound by the parking structure wall, pedestrian walkway and vehicular exit lane), groundcover, landscape, or decorative wall must be used to act as a buffer between the exit aisle and the pedestrian walkway. Landscape or a decorative wall must not exceed three feet in height in order to maintain driver sightlines to the pedestrian walkway.

(d) The upper story façade(s) of the parking structure may overhang the vehicular clear sight zone.
IV. Signs

The following changes are proposed for §208-123 et al.

A. Sign Regulations by District

**ACTION:** Revise the sign regulations for districts to permit appropriately sized signs.

In addition, the following should be revised or eliminated from §203-123 (Signs in General):

- §203-123.I (Freestanding Signs): Sign regulations within the districts should specify the number of signs allowed on a lot, as well as the required setback from a lot line.
- §203-123.J (Freestanding and Projecting Sign Limitation): Eliminate the restriction on allowing projecting signs based on the content of the freestanding sign; allow districts to determine whether projecting sign is allowed.

The following should be added to the general sign regulations (§203-123):

- Wall signs must maintain an 8’ vertical clearance when such signs project more than two inches from the wall.

The following table summarizes the proposed changes to sign regulations within the districts.

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>DIMENSIONS</th>
<th>FREESTANDING</th>
<th>WALL</th>
<th>PROJECTING</th>
</tr>
</thead>
<tbody>
<tr>
<td>O</td>
<td><strong>Maximum Sign Area</strong> 32sf</td>
<td>1sf of sign area per linear foot of building façade where sign is installed or 40sf, whichever is greater</td>
<td></td>
<td>Prohibited</td>
</tr>
<tr>
<td></td>
<td><strong>Maximum Sign Height</strong> 6’</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Maximum Number of Signs</strong> 1 per street frontage + 1 additional sign per entrance when street frontage over 100’ in length</td>
<td>1 per façade (calculated by total area of such façade) + 1 per ground floor use (calculated by total area of each individual façade) + 1 building identification wall sign if permitted (calculated according to Section XX)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Minimum Setback</strong> 10’ from lot line</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C-1</td>
<td><strong>Maximum Sign Area</strong> 40sf</td>
<td>1sf of sign area per linear foot of building façade where sign is installed or 40sf, whichever is greater</td>
<td>12sf</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Maximum Sign Height</strong> 20’</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Maximum Number of Signs</strong> 1 per street frontage</td>
<td>1 per ground floor use (calculated by total area of each individual façade)</td>
<td>1 per ground floor use</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Minimum Setback</strong> 5’ from lot line</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DISTRICT</td>
<td>DIMENSIONS</td>
<td>FREESTANDING</td>
<td>WALL</td>
<td>PROJECTING</td>
</tr>
<tr>
<td>----------</td>
<td>------------</td>
<td>--------------</td>
<td>------</td>
<td>------------</td>
</tr>
<tr>
<td>C-2</td>
<td>Maximum Sign Area</td>
<td>50sf</td>
<td>1sf of sign area per linear foot of building façade where sign is installed or 40sf, whichever is greater</td>
<td>20sf</td>
</tr>
<tr>
<td></td>
<td>Maximum Sign Height</td>
<td>25’</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td>Maximum Number of Signs</td>
<td>1 per street frontage + 1 per each additional 300’ of street frontage</td>
<td>1 per ground floor use (calculated by total area of each individual facade)</td>
<td>1 per ground floor use</td>
</tr>
<tr>
<td></td>
<td>Minimum Setback</td>
<td>10’ from lot line</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>LI</td>
<td>Maximum Sign Area</td>
<td>32sf</td>
<td>1sf of sign area per linear foot of building façade where sign is installed or 40sf, whichever is greater</td>
<td>Prohibited</td>
</tr>
<tr>
<td></td>
<td>Maximum Sign Height</td>
<td>6’</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td>Maximum Number of Signs</td>
<td>1 per street frontage + 1 additional sign per entrance when street frontage over 100’ in length</td>
<td>1 per façade (calculated by total area of such facade) + 1 per ground floor use (calculated by total area of each individual facade) + 1 building identification wall sign if permitted (calculated according to Section XX)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Minimum Setback</td>
<td>10’ from lot line</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>PIP</td>
<td>Maximum Sign Area</td>
<td>32sf</td>
<td>1sf of sign area per linear foot of building façade where sign is installed or 40sf, whichever is greater</td>
<td>Prohibited</td>
</tr>
<tr>
<td></td>
<td>Maximum Sign Height</td>
<td>6’</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td></td>
<td>Maximum Number of Signs</td>
<td>1 per street frontage + 1 additional sign per entrance when street frontage over 100’ in length</td>
<td>1 per façade (calculated by total area of such facade) + 1 per ground floor use (calculated by total area of each individual facade) + 1 building identification wall sign if permitted (calculated according to Section XX)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Minimum Setback</td>
<td>10’ from lot line</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>
B. Awning and Canopy Signs

**ACTION:** We propose to allow and regulate awning and canopy signs as a permitted sign type.

The recommendation is to allow each ground floor use in the O, C-1, C-2, LI and PIP Districts an awning/canopy sign, subject to the following regulations:

1. A minimum vertical clearance of eight feet is required.
2. Projection limited to 18 inches from the curb line, when a structure is constructed at the right-of-way line, or 18 inches from the edge of any adjoining pedestrian walkway.
3. Support posts must maintain a minimum separation of five feet between posts, and between the posts and any building wall.
4. Signs must be made of a durable, weather-resistant material like canvas, canvas-like material, nylon, vinyl-coated fabric, or metal.
5. Printing is limited to 30% of each surface area.
6. Lettering attached to and located above the top of a solid awning is permitted to a maximum height of 24 inches.
7. The printed area may be illuminated with gooseneck or other external illumination.
8. Back-lit awnings are prohibited.

An additional sign type, ancillary to awning or canopy signs or to arcades or covered walkways, is also proposed. This type of sign is already present in the Township and should be regulated separately from projecting signs.

Under-awning/walkway signs are permitted subject to the following:

1. Must be attached to the underside of an awning, canopy, arcade or covered walkway and may not project beyond such structure.
2. A minimum vertical clearance of seven feet is required.
3. One sign is permitted per business establishment with frontage.
4. A maximum of six square feet in sign area is permitted.
5. Under-awning/walkway signs must be made of wood, metal or plastic.
C. Building Identification Wall Signs

**ACTION:** We propose to allow and regulate building identification wall signs in the O, LI and PIP Districts.

The recommendation is to allow structures over 40 feet in height an additional wall sign along the top of the structure to identify the tenant. This is a desired feature for many office and industrial users, which is currently not allowed by the ordinance.

The recommendation is to allow building identification wall signs in the O, LI and PIP Districts, subject to the following regulations:

1. Building identification wall signs are permitted only for structures of 40 feet or more in height.
2. The size of the building identification wall sign is limited to one square foot per linear foot of the façade where it is mounted, to a maximum size of 150 square feet.
3. The building identification wall signs must be placed within the top 15 feet of the structure and cannot not cover any fenestration or architectural features.
4. Building identification wall signs may project up to 24 inches above the roofline, but must be designed as a wall sign and cannot be mounted on the roof.
5. Additional sign area from wall sign permissions cannot be added to building identification wall signs.
V. Landscape

Proposed language for a new section to address required site landscape is provided in this section.

**ACTION:** Update Section 181-52 of the Subdivision and Land Development with comprehensive landscape standards that relate to site constraints.

Section 181-52 of the SALDO regulations includes all regulations for site landscape. With the creation of a new landscape section, many of the existing provisions in the SALDO would be revised or eliminated. It is important to include a cross-reference in the Zoning Ordinance to this section of the SALDO so that property owners are aware of what type of site landscape is required for their property.

The following are proposed new landscape regulations for SALDO that would provide a comprehensive set of regulations. These are revisions of the landscape regulations contained in §181-52 and incorporation of §181-41 (Landscape Plan). Current landscape regulations for residential uses and districts have not been changed, though included in this proposal, as they are outside of the scope of this assignment.

§181-52 Required Site Landscape

A. Applicability

(1) The requirements and standards of this section are considered the minimum requirements and standards for new planting materials and apply to all non-residential subdivisions and land developments, and to all residential subdivisions and developments except those involving three or less single-family detached dwelling lots.

(2) Existing tree masses, wildlife habitats and individual specimen plantings must be preserved and protected pursuant to the performance standards for the protection of sensitive lands and natural features as specified in §208-120. However, they may be counted toward the minimum requirements of this section, unless the landscape requirements provide for the specific location and number of trees and/or plantings within a development, such as trees within a parking lot. Such existing retained trees and/or plantings may only be counted toward the minimum required for such purpose if they are located on the lot in conformity with the landscape design standards and all other dimensional standards of this section.

(3) When individual trees with a diameter of six inches or less are counted toward the requirements of this section, said tree(s) shall be included on the applicable Natural Features Conservation Plan, as required in §181-36D.

B. Landscape Plan

A landscape plan must be submitted as part of a subdivision or land development plan (preliminary or final) or, if provided as a separate plan, prepared as an overlay of the proposed subdivision or land development plan. The landscape plan must be prepared by a landscape architect registered in the Commonwealth of Pennsylvania.

(1) Drafting Standards

(a) The landscape plan must be drawn to the same scale as the subdivision or land development plan of which it is a part.
(b) Each sheet must be numbered and show its relationship to the total number of sheets.

(2) Required Plan Content and Supporting Documents

(a) The landscape plan must show all existing individual specimen trees, tree masses, shrubs, groundwater features and other natural elements of the site to be preserved or removed, and all trees, shrubs, covers, lawn area, rock formations and fences to be installed in conjunction with the development of the land.

(b) A legend must be provided on the plan which shows a comparison of the perimeter yard, buffer area, parking area, basin area, and berming requirements of this Ordinance and the number of planting materials to be provided to satisfy each requirement.

(c) A legend must be provided on the plan which contains the following information:

[1] The botanical and common name of each species of tree and shrub to be installed.

[2] The quantity and size of each species of tree and shrub to be provided.

C. Landscape Plan Modifications

A reduction in the number of or shrubs actually planted may be authorized by the Board of Supervisors and/or Planning Commission only after it can be demonstrated that:

(1) Planting in the quantities normally prescribed would be injurious to existing significant tree masses or individual specimen plantings.

(2) The existing tree masses or individual specimen plantings have survived all construction activities and are reasonably assured of continued maintenance and survival.

D. General Landscape Standards

(1) Landscape must be provided in the varieties, quantities and site locations necessary to:

(a) Provide color variety.

(b) Reduce glare and reflection and to buffer noise and objectionable views.

(c) Moderate groundwater, surface, building and stream water temperatures.

(d) Provide moisture retention, soil stabilization, windbreaks and air purification.

(e) Complement existing landscaping on adjoining properties.

(2) Planting varieties must be selected with due consideration of their function, local growing habits, rooting, branching and leafing properties, and climate, moisture, soil and nutrient requirements.

(3) Plantings must not be installed where they will:

(a) Block, impede or interfere with the construction, maintenance or operation of roadways, drainage facilities, sanitary sewers or other above or below utilities.

(b) Diminish sight distance along roadways.
(c) In the case of evergreen plantings, cast dense winter shadow on roadways or public sidewalks.

(4) Trees and shrubs must be of nursery-grown stock of non-columnar varieties, and insect, pest and disease resistant

(5) With the exception of evergreen trees in buffer areas and shrubs within the parking lot perimeter landscape, individual trees may be clustered together.

(6) Trees and other plantings within stormwater basin areas must be installed to stabilize steep embankments and to provide visual screening of the basin, but not installed in a manner that blocks or impedes the flow of water from the basin.

(7) The following minimum planting sizes are required:

   (a) Deciduous trees: Three inch caliper

   (b) Evergreen trees: Eight feet in height

   (c) Shrubs, hedges, yews: Two feet in height

E. Landscape Yard Planting Requirements

(1) All portions of a property not utilized by structures or paved surfaces must be landscaped utilizing combinations of trees, shrubbery, lawns, fencing, live groundcover, rock formations, contours and existing foliage.

(2) Residential Landscape Yard

   Residential yards must be landscaped as follows:

   (a) Single-family detached dwelling:

      [1] 1.5 canopy trees per yard

      [2] 1 ornamental flowering tree per yard

   (b) All other dwellings:

      [1] 3 canopy trees per yard

      [2] 2 ornamental flowering trees per yard

      [3] 10 shrubs per yard along a street frontage

      [4] 5 shrubs per yard along interior and rear property lines

(2) Non-Residential Landscape Yard

   When a non-residential use maintains a yard along a street frontage of ten feet or more in depth, a landscape yard is required. However, this does not apply to any areas designed as outdoor dining, seating or plaza areas. In the case of conflict with parking lot perimeter landscape requirements, the parking lot perimeter landscape requirements control.
(a) Five plant unit options are provided in Table XX: Plant Unit Options. Any unit option or combination plant unit options may be used. Plantings may be spaced or clustered as needed to respond to site conditions.

(b) One plant unit option is required per each 100 linear feet. When less than 100 linear feet or when additional linear feet above the first 100 feet are less than 100 feet, percentages based on that linear footage are permitted to reduce the amount of plant material required. (For example, if the linear footage is 25 feet, only 25% of the plantings required by a plant unit option are required.)

(c) In addition, shrubs may be substituted for required trees in the following amounts:

[1] One Shade Tree: 15 Shrubs

[2] One Evergreen Tree: 10 Shrubs

[3] One Ornamental Tree: 5 Shrubs

(d) Use of rocks or bare earth in lieu of live groundcover plantings may not exceed 20% of the total landscape yard, excluding driveways, walkways or other access points.

(e) The native landscape option does not require set planting numbers of trees and shrubs, but must cover the entire landscape yard area. All plantings must be native or naturalized to eastern Pennsylvania. Rain gardens, bioswales, and similar stormwater management landscape techniques meet this requirement.

<table>
<thead>
<tr>
<th>TABLE XX: PLANT UNIT OPTIONS</th>
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<tbody>
<tr>
<td>PLANT UNIT OPTIONS</td>
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<tr>
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<tr>
<td>PLANT UNIT OPTION 1</td>
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<tr>
<td>PLANT UNIT OPTION 2</td>
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<td>PLANT UNIT OPTION 3</td>
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</tbody>
</table>
TABLE XX: PLANT UNIT OPTIONS

<table>
<thead>
<tr>
<th>PLANT UNIT OPTIONS</th>
<th>QUANTITY &amp; PLANT TYPES</th>
<th>SAMPLE ILLUSTRATION (MAY BE SPACED AND CLUSTERED AS NEEDED)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLANT UNIT OPTION 4</td>
<td>4 Evergreen Trees 34 Shrubs</td>
<td>![Sample Illustration]</td>
</tr>
<tr>
<td>PLANT UNIT OPTION 5</td>
<td>Native Landscape Alternative</td>
<td>![Sample Illustration]</td>
</tr>
</tbody>
</table>

F. Parking Lot Landscape

Perimeter landscape is required for all parking lots and must be established along the edge of the parking lot. Interior parking lot landscape is required for those lots of 10 or more spaces. Nothing in this section is deemed to prevent the property owner’s voluntary installation of additional interior parking lot landscape, as long as parking lot design requirements are complied with.

(1) Existing Parking Lots

(a) Existing parking lots that currently do not comply with the required parking lot landscape must install landscape when:


[2] A building addition to an existing principal structure is constructed that increases the total building footprint area by 30% or more.

[3] When the entirety of an existing parking lot is reconstructed and such reconstruction activities require a building permit. Reconstruction does not include maintenance activities such as repair of existing curbing, sealing, re-striping, or placement of surface course pavement over previously paved areas.

[4] When an existing parking lot is expanded by 50% or more in total surface area.

(b) When an existing parking lot is required to provide landscape, which would result in creating a parking area that no longer conforms to the parking regulations of this Ordinance, the existing parking lot is not required to install all or a portion of the required landscape. The applicant is required to show that landscape cannot be accommodated on the site. If only certain requirements can be accommodated on the site, those elements are required. The Planning Commission will make the determination that all or a portion of required landscape does not have to be installed.

(2) Perimeter Landscape Yard

Perimeter parking lot landscape provides for the enhancement and screening of parking lots by requiring a scheme of pedestrian walls and/or landscape along the street frontage. Perimeter landscape is required for all parking lots and must be established along the edge of
the parking lot. The landscape treatment must run the full length of the parking lot located along the street frontage at the lot line. All perimeter parking lot screening areas must be protected with raised concrete curbs.

(a) The perimeter parking lot landscape area must be at least 15 feet in width in the residential, O, C-2, LI and PIP Districts, and five feet in width in the C-1 Districts, as measured from the back of curb.

(b) One shrub, measuring a minimum of 18 inches at planting and a minimum of three feet at maturity, is required every three feet of landscape area length, spaced linearly.

(c) Alternatively, a low pedestrian wall of a minimum of three feet to a maximum four feet in height may be used instead of shrubs. When such pedestrian wall is not constructed at the property line, shrubs and/or other plant materials must be installed between the sidewalk and the wall to provide a softening effect.

(d) In the residential, O, LI and PIP Districts, one shade tree is required every 25 feet, spaced linearly. Alternately, two ornamental trees may be planted for each shade tree.

(e) Landscape areas outside of shrub and/or tree masses must be planted in turf or other live groundcover. Pedestrian paths and amenities may also be constructed within the perimeter landscape yard. Signs are permitted within the perimeter landscape yard.

(3) Interior Parking Lot Landscape

For parking lots consisting of 10 or more spaces, interior parking lot landscape is required.

(a) One parking lot island is required between every 10 parking spaces. As part of subdivision or land development plan approval, parking lot island locations may be varied based on specific site requirements or design scheme, but the total number of islands must be no less than the amount required one island for every 10 spaces.

(b) In addition to parking lot islands, additional landscape areas must be provided within the interior of parking lots. All rows of parking spaces must terminate in a parking lot island or landscape area. The minimum total landscape area of a parking lot, including parking lot islands, is 10% of the total parking lot area. Parking lot perimeter landscape is excluded from the calculation of total parking lot area.

(c) Parking lot islands must be the same dimension as the parking stall. Double rows of parking must provide parking lot islands that are the same dimension as the double row. A minimum of one shade tree must be provided for every parking lot island or landscaped area. If the island extends the width of a double row, then two shade trees must be provided.

(d) Parking lot islands or landscaped areas must be at least six inches above the surface of the parking lot and protected with concrete curbing, except where designed specifically for the absorption of stormwater. Parking lot islands and landscaped areas must be properly drained and irrigated as appropriate to the site conditions to ensure survivability.

(e) Shade trees must be the primary plant materials used in parking lot islands and landscaped areas. Ornamental trees, shrubs, hedges and other plant materials may be used to supplement the shade tree plantings but shall not create visibility concerns for automobiles and pedestrians.

(f) A minimum of 65% of every parking lot island must be planted in shrubs, live groundcover, perennials or ornamental grasses.
G. Buffer Yard Planting Requirements

Buffer yards maintain compatibility between more and less intensive developments by creating a delineation between properties and buffering impacts between uses. A buffer yard is required within any yard abutting residential. Buffer yard planting requirements replace any requirements for a landscape yard.

(1) The buffer yard must be a minimum of 20 feet in depth or the depth of the required yard abutting residential, whichever is less. The buffer yard must extend the full width of the lot line that abuts a residential district.

(2) A solid fence or wall a minimum of six feet and a maximum of seven feet in height is required.

(3) One deciduous tree per 1,000 square feet of buffer area. Deciduous trees may be clustered.

(4) One evergreen tree per 10 linear feet of buffer area, spaced a minimum of 10 feet apart, but may be offset.

(5) In addition, shrubs may be substituted for up to 30% of required trees in the following amounts:

(a) One Shade Tree: 25 Shrubs

(b) One Evergreen Tree: 15 Shrubs

(5) The remainder of the buffer yard area must be planted in shrubs, live groundcover, perennials or ornamental grasses.

H. Stormwater Retention/Detention Basin Planting Requirements

(1) Deciduous or evergreen trees at the rate of one tree per 1,000 square feet of basin area.

(2) Shrubs, hedges or yews at the rate of one plant per 100 feet of basin area.