Simplify the district structure

» Five districts
» Consolidation based on existing conditions
» New purpose statements

I. O Office District: HO, P, & OA Districts
II. C-2 District: C-2 & SC Districts
III. C-1 District: C-1 & LO
IV. LI District
V. PIP District
Revised district regulations
» Consistent & predictable application of bulk regulations
» New measurement methodologies
» Based on analysis

<table>
<thead>
<tr>
<th>Recommended Regulations</th>
<th>O</th>
<th>C-1</th>
<th>C-2</th>
<th>LI</th>
<th>PIP^4</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>N/A</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, but 20’ min and no more than 50’ required</td>
<td>20’</td>
<td>20’</td>
<td>50’</td>
<td>50’</td>
</tr>
</tbody>
</table>
Revised district regulations

» New yard measurement – based on adjacency to residential
» Proportional yard with new lot depth measurement
» Increased building height with sliding scale yard
District Analysis Overview

» What’s in the books vs. what’s on the ground
» Identify patterns & areas where change may be needed
» Test & re-evaluate

<table>
<thead>
<tr>
<th></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>C1 District</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average</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>Median</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>Current</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>Regulation:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>% of Sample</td>
<td>89.47%</td>
<td>84.21%</td>
<td>52.63%</td>
<td>N/A</td>
<td>68.42%</td>
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<tr>
<td>Conforming:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recommendation</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>% Conforming to Rec.</td>
<td>89.47%</td>
<td>100.00%</td>
<td>100.00%</td>
<td>N/A</td>
<td>84.21%</td>
</tr>
</tbody>
</table>
New Yard Measurements

- Reduce complexity caused by convoluted lot patterning
- Eliminate interpretation of yard standards for corner lots
- Allow flexibility (cross-access, etc.)
Proportional Yard – O District

» Larger lots require a larger yard (up to 50’ required) where abutting residential

» Smaller lots require a minimum 20’ yard abutting residential
Height Controls

» Feet, not stories
» Allows flexibility for modern, sustainable building techniques, e.g. LEED
Height Controls / Footprint Restriction

» Buildings taller than 56’ restricted to 25,000 sqft. footprint
MODEL BUILD-OUT

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

TREDYFFRIN TOWNSHIP

REVOLUTION OF COMMERCIAL ZONING REGULATIONS | REVIEW DRAFT 1.0

CAMIROS & ECONSULT
EXISTING DEVELOPMENT

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~174,000 Sq.ft. GFA
~600 Parking spaces
*Does not meet current ordinance parking requirement for office.*
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40% Impervious Coverage

PROPOSED REGULATIONS

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*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
**Revise district use structure**

- Combined uses in consolidated districts
- Select commercial uses in O, LI, & PIP allowed as ancillary
- Removal of apartments from O District

<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-2</th>
<th>SC</th>
<th>C-2</th>
<th>LI</th>
<th>PIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement facility: outdoor</td>
<td></td>
<td></td>
<td></td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amusement facility: indoor</td>
<td></td>
<td></td>
<td></td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assisted living facility</td>
<td></td>
<td></td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
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<tr>
<td>Automobile service station</td>
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<td></td>
<td>P</td>
<td>SE</td>
<td>P</td>
<td>P</td>
<td>SE</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bank or other financial institution</td>
<td>SE</td>
<td>SE</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SE</td>
<td>SE</td>
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<tr>
<td>Bed-and-breakfast</td>
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<td>SE</td>
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<td>SE</td>
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<tr>
<td>Business or private school</td>
<td>P</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
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<td>SE</td>
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<tr>
<td>Cell Tower</td>
<td></td>
<td></td>
<td>SE</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Club or lodge</td>
<td>SE</td>
<td>SE</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Commercial greenhouse or nursery</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
<td>P</td>
<td>SE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Compounding or packaging of pharmaceuticals – no manufacturing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SE</td>
<td>SE</td>
<td>P</td>
<td>SE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corporate conference/ training center for employees and/or customers</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>
<td></td>
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<tr>
<td>Day care</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>
<td></td>
</tr>
<tr>
<td>Dwelling – Multi-use development</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SE</td>
<td>SE</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
DESIGN STANDARDS

New design standards for commercial districts

» 0, LI, & PIP Districts
» C-1 & C-2 Districts
» Standards for:
  I. Façade design (articulation, massing)
  II. Fenestration (transparency)
  III. Site design (entrances, visual link through campus)
  IV. Roof design (materials, encourage sustainability)
  V. Prohibited building materials
Comprehensive update

» Revise required spaces
» Updated space dimensions
» Shared parking
» Parking structures
Revise required number of spaces

- Updated requirements
- Address concerns regarding parking burden, especially for retail centers

<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>
Update space dimensions

» Reduce to 9’x18’ spaces – modern standard
» Align skew widths & aisles widths to space size
» With reduced size, saves 1 space every 9 spaces
  ✓ Less impervious surface
  ✓ Relieves burden of structure expansion
New shared parking
» Based on use of the site
» Percentages based on general traffic studies, adjusted for Tredyffrin
» By-right permission

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

- Integrate standards from zoning & SALDO
- Façade articulation facing a street
- Dimensions of stalls & aisles
- 65’ maximum height
- Screening on ground floor & rooftop
- Vehicular clear sight zone
Update sign area by district

» Number of signs per lot
» Eliminate projecting & freestanding sign connection
» Freestanding: min. setback, sign area, & height
» Wall: Proportional area control (1sf per linear foot)
» Projecting: Larger sign area where allowed
New sign type: Awning/Canopy

- Vertical clearance of 8’
- Setback from curbline of 18”
- 30% printed area
- Material restrictions
- Solid awning with 24” lettering
- Under-awning signs of 6sf
New sign type: Building Identification Wall Sign
» O, LI & PIP Districts for structure of 40’ or more
» 1sf per linear foot to a maximum of 150sf
» Located in top 15’ of structure
» Project a maximum of 24” above roofline
» Cannot be combined with other wall sign area
Comprehensive landscape standards
» Remain in SALDO with cross-reference to zoning
» Maintain current applicability & landscape plan
» Maintain general standards
» New non-residential landscape yard using “plant unit options”
» Buffer yard at 20’ in depth or yard abutting residential
» Flexibilities through substitutions
# Plant Unit Options

<table>
<thead>
<tr>
<th>Plant Unit Option</th>
<th>Quantity &amp; Plant Types</th>
<th>Sample Illustration (May be spaced and clustered as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 1</td>
<td>1 Shade Tree, 2 Ornamental Trees, 20 Shrubs</td>
<td><img src="image1" alt="Option 1 Illustration" /></td>
</tr>
<tr>
<td>Option 2</td>
<td>1 Shade Tree, 10 Ornamental Trees, 30 Shrubs</td>
<td><img src="image2" alt="Option 2 Illustration" /></td>
</tr>
<tr>
<td>Option 3</td>
<td>2 Ornamental Trees, 3 Evergreen Trees, 25 Shrubs</td>
<td><img src="image3" alt="Option 3 Illustration" /></td>
</tr>
<tr>
<td>Option 4</td>
<td>4 Evergreen Trees, 34 Shrubs</td>
<td><img src="image4" alt="Option 4 Illustration" /></td>
</tr>
<tr>
<td>Option 5</td>
<td>Native Landscape Alternative</td>
<td><img src="image5" alt="Option 5 Illustration" /></td>
</tr>
</tbody>
</table>
Parking lot landscape
» Resolve zoning & SALDO
» Provisions for nonconforming lots
» Landscape yard:
  ✓ 15’ in O, C-2, LI, & PIP; 5’ in C-1
  ✓ 1 shrub/3’ or pedestrian wall
  ✓ 1 shade tree/25’ in O, LI, & PIP
» Interior landscape:
  ✓ 10% total area, including islands
  ✓ 1 island/10 spaces
  ✓ Shade trees in islands
  ✓ 65% live groundcover
PUBLIC OPEN HOUSE TOMORROW!
Tredyffrin Township Board Room
Tuesday May 14
6pm - 9pm

Questions? Comments?