ORDINANCE NO. HR-

Tredyffrin Township
Chester County, Pennsylvania


BE IT ENACTED AND ORDAINED by the Board of Supervisors of Tredyffrin Township, that the Code of the Tredyffrin Township (the “Code”) is hereby amended as follows:

SECTION I: Chapter 208 of the Code, Zoning Ordinance, Article II, Terminology, §208-6, Definitions: word usage, is amended by adding the following terms and definitions:

Dwelling – Multi-Use Development. A development designed for both residential and commercial uses. Commercial uses, such as retail stores, personal service establishments, and restaurants, must be located on the ground floor along any arterial or collector street frontage. Dwelling units may be located above the ground floor or behind non-residential uses on the ground floor.

Health Club. An establishment that provides health and fitness facilities such as running, jogging, aerobics, weight lifting, court sports, and swimming, and may include ancillary facilities such as locker rooms, showers, massage rooms, saunas, sales of related health equipment and clothing, juice bars, and other related uses.

Multi-Tenant Retail Center. A group of commercial establishments, such as retail stores, personal service establishments, and restaurants, that is planned, owned, and/or managed as a
The two main configurations of multi-tenant retail centers are shopping malls and strip centers.

**Personal Service Establishment.** An establishment primarily engaged in the provision of frequent or recurrent services of a personal nature. Typical uses include, but are not limited to, beauty salons and spas, barbershops, tanning salons, massage establishments, commercial copy shops, animal grooming, shoe repair, personal item repair shops, laundromats, dry cleaners, and tailors. Personal service establishments do not include any adult uses.

**Street Yard – Non-Residential Districts.** Any yard abutting a public right-of-way. Corner lots and through lots will have multiple street yards.

**Yard Abutting Residential – Non-Residential Districts.** Any yard abutting a residential district.

**Yard Abutting Non-Residential or Railroad Right-of-Way – Non-Residential Districts.** Any yard abutting a non-residential district or a railroad right-of-way.

**Figure 6.1: Non-Residential District Yards**

Lot Depth. The average depth of the side lot lines measured perpendicular to the street frontage. In the case of corner lots, lot depth is measured as the lowest value of the average depth of the side lot lines running perpendicular to both frontages.
SECTION II: Chapter 208 of the Code, Zoning Ordinance, Article III, Classification of Districts, §208-7, Classes of districts, is amended by adding a new class of district identified as O – Office District, and by deleting class of districts identified as HO – Hotel Office District, OA – Office Apartment District, P – Professional District, LO – Limited Office District and SC – Shopping Center District.

SECTION III: Chapter 208 of the Code, Zoning Ordinance, Article III, Classification of Districts, §208-8, Zoning Map, is hereby amended by reclassifying properties previously classified as HO – Hotel Office District, OA – Office Apartment District, P – Professional District, LO – Limited Office District and SC – Shopping Center District into one of the following Zoning Districts: PA – Planned Apartment District, O – Office District, C-1 – Commercial District, C-2 – Commercial District, TCD – Town Center District, LI – Limited Industrial District, or PIP – Planned Industrial Park District, as shown on the Zoning District Revisions Maps attached as Exhibit “A” to this Ordinance and incorporated herein, and by replacing the existing referenced zoning map with a new zoning map attached as Exhibit “B” to this ordinance and incorporated herein to be the “Zoning Map of Tredyffrin Township”.

SECTION IV: Chapter 208 of the Code, Zoning Ordinance, Article XII, OA Office-Apartment District, is deleted and replaced with the following:

**Article XII. Office and Industrial Districts**

**208-39. Purpose Statements.**

A. O Office District
The O Office District is intended to accommodate development 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.

B. LI Limited Industrial District

The LI Limited Industrial District is intended to accommodate select non-nuisance research and industrial uses, which require significant lot area and proper buffering when located adjacent to residential neighborhoods. The LI district encourages only those research and industrial uses that would not constitute a hazard or a nuisance to the adjacent development. 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. PIP Planned Industrial Park District

The PIP Planned Industrial Park District is intended to accommodate 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. 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.

208-40. Use Regulations.

Only those uses listed in Table 40.1: Office and Industrial District Uses as permitted, special exception, or conditional uses are allowed within the office and industrial districts. A “P” indicates that a use is permitted within that zoning district. An “SE” indicates that a use is a special exception use in that zoning district and must obtain a special exception approval. A “C” indicates that a use is a conditional use in that zoning district and must obtain a conditional use approval. No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not allowed within that zoning district. When a P, C, or SE is annotated with a “*”, 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.

<table>
<thead>
<tr>
<th>USE</th>
<th>O</th>
<th>LI</th>
<th>PIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bank or other financial institution</td>
<td>SE</td>
<td>SE*</td>
<td>SE*</td>
</tr>
<tr>
<td>Business or private school</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cell Tower</td>
<td></td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Commercial greenhouse or nursery</td>
<td></td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Compounding or packaging of pharmaceuticals – no manufacturing</td>
<td></td>
<td></td>
<td>SE</td>
</tr>
<tr>
<td>Corporate conference/training center for employees and/or customers</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Day care</td>
<td>P*</td>
<td>P*</td>
<td>P*</td>
</tr>
<tr>
<td>Governmental or public utility use</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
</tbody>
</table>
Table 40.1: Office and Industrial District Uses

<table>
<thead>
<tr>
<th>USE</th>
<th>O</th>
<th>LI</th>
<th>PIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health Club</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hotel</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Mail order distribution establishment</td>
<td>SE</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Manufacture and assembly of small electrical equipment, appliances and parts</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Manufacture of boxes, containers, bags, novelties and other packaging products from previously prepared materials</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Manufacture of novelties, jewelry, watches, clocks, optical goods, professional and scientific instruments</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Manufacture, compounding, processing, packaging or treatment of food products</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Manufacturer's representative or catalog ordering establishment</td>
<td>SE</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Medical/dental office</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor seating</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Park</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Parking lot (principal use of lot)</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Parking structure (principal use of lot)</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Personal service establishment</td>
<td>P*</td>
<td>P*</td>
<td>P*</td>
</tr>
<tr>
<td>Printing, publishing, lithographing, binding</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Quarrying operations</td>
<td>SE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Radio or television station/studio, motion picture studio</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Retail store</td>
<td>P*</td>
<td>P*</td>
<td>P*</td>
</tr>
<tr>
<td>Research facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant</td>
<td>P*</td>
<td>P*</td>
<td>P*</td>
</tr>
<tr>
<td>Warehouse</td>
<td>SE</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Wholesale establishment</td>
<td>SE</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

208-41. Dimensional Regulations.

Table 41.1: Office and Industrial District Dimensional Standards establishes the dimensional standards for the office and industrial districts.

<table>
<thead>
<tr>
<th>Regulations</th>
<th>O</th>
<th>LI</th>
<th>PIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>5 ac</td>
<td>10 ac</td>
<td>40 ac</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>200’</td>
<td>200’</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Minimum Street Yard</td>
<td>65’</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>50’</td>
<td>50’</td>
</tr>
<tr>
<td>Minimum Yard Abutting Non-Residential or Railroad Right-of-Way</td>
<td>20’</td>
<td>30’</td>
<td>30’</td>
</tr>
<tr>
<td>Minimum Separation Between Structures</td>
<td>60’</td>
<td>60’</td>
<td>60’</td>
</tr>
<tr>
<td>Maximum Building Coverage</td>
<td>30%</td>
<td>40%</td>
<td>30%</td>
</tr>
<tr>
<td>Maximum Impervious Coverage</td>
<td>45%</td>
<td>50%</td>
<td>40%</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>60’</td>
<td>60’, unless within 200’ of a residential district then 42’</td>
<td>70’</td>
</tr>
</tbody>
</table>
Standards for the PIP District apply only to exterior streets and yards.

208-42. Design Standards.

Development within the office and industrial districts is subject to the design standards of §181-50.

208-43. Site Development Standards.

Development within the office and industrial districts is subject to the site development requirements of this Ordinance and the Subdivision and Land Development Ordinance, including but not limited to:

A. The parking requirements of §208-103.

B. The landscape requirements of §181-52.

C. The sign regulations of §208-127.

SECTION V: Chapter 208 of the Code, Zoning Ordinance, Article XIII, IO - Institutional Overlay District; Article XVI, HO - Hotel Office District, Article XIX, C-2 - Commercial District, Article XXI, SC - Shopping Center District, Article XXII, LI - Limited Industrial District, and Article XXIII, PIP - Planned Industrial Park District, are hereby deleted.

SECTION VI: Chapter 208 of the Code, Zoning Ordinance, Article XVII, C-1 - Commercial District, is amended to read as follows:

Article XVII. Commercial Districts

208-60. Purpose Statements.

A. C-1 Commercial District

The C-1 Commercial District is intended to 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 onto the public sidewalk, and serve as a buffer between residential development and major or secondary highways, or between residential development and non-residential uses.

B. C-2 Commercial District

The C-2 Commercial District is intended to provide for the needs of a wide range of larger highway-oriented business establishments located along major corridors within the
Township. 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.

208-61. Use Regulations.

A. Only those uses listed in Table 61.1: Commercial District Uses as permitted, special exception, or conditional uses are allowed within the commercial districts. A “P” indicates that a use is permitted within that zoning district. An “SE” indicates that a use is a special exception use in that zoning district and must obtain a special exception approval. A “C” indicates that a use is a conditional use in that zoning district and must obtain a conditional use approval. No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not allowed within that zoning district.

B. The following footnotes apply to the table:

1. Footnote 1: In the C-2 District, townhouse (single family attached), duplex (two family attached), and multi-family use in the ground floor of the apartment house building. dwellings are only permitted as part of an approved development plan that provides a permitted retail commercial use as the primary use in the ground floor along the road frontage of the development tract.

2. Footnote 2: In the C-1 District, townhouse (single family attached) and duplex (two family attached) dwellings are permitted alone or in combination with other permitted uses. Multi-family dwellings (apartment house) are permitted only as part of a development plan that includes a permitted retail commercial use as the primary use on the ground floor.

<table>
<thead>
<tr>
<th>USE</th>
<th>C-1</th>
<th>C-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement facility: outdoor</td>
<td>SE</td>
<td></td>
</tr>
<tr>
<td>Amusement facility: indoor</td>
<td>SE</td>
<td>P</td>
</tr>
<tr>
<td>Assisted living facility</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Automobile service station</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Bank or other financial institution</td>
<td>P</td>
<td>SE</td>
</tr>
<tr>
<td>Bed-and-breakfast</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Business or private school</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Club or lodge</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Commercial greenhouse or nursery</td>
<td></td>
<td>SE</td>
</tr>
<tr>
<td>Day care</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling – Multi-use development</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Dwelling – Residential townhouse, multi-family or duplex</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Fraternity or sorority house</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Governmental or public utility use</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
<td>SE</td>
</tr>
<tr>
<td>Health Club</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Manufacturer's representative or catalog ordering establishment</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Medical/dental office</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Mortuary</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor seating</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>
### Table 61.1: Commercial District Uses

<table>
<thead>
<tr>
<th>USE</th>
<th>C-1</th>
<th>C-2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Parking lot (principal use of lot)</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Parking structure (principal use of lot)</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Personal service establishment</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Publishing, job printing or similar establishment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Radio or television station/studio</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Retail store</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Veterinary clinic</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Wholesale establishment</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 208-62. Dimensional Regulations.

Table 62.1: Commercial District Dimensional Standards establishes the dimensional standards for the commercial districts.

<table>
<thead>
<tr>
<th></th>
<th>C-1</th>
<th>C-2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum Lot Area</strong></td>
<td>10,000sf</td>
<td>37,500sf</td>
</tr>
<tr>
<td><strong>Maximum Residential Density</strong></td>
<td>Duplex: 6,000sf/du</td>
<td>Duplex: 6,000sf/du</td>
</tr>
<tr>
<td></td>
<td>Townhouse: 2,900sf/du</td>
<td>Townhouse: 2,900sf/du</td>
</tr>
<tr>
<td></td>
<td>Multi-Family: 2,100sf/du</td>
<td>Multi-Family: 2,100sf/du</td>
</tr>
<tr>
<td><strong>Minimum Lot Width</strong></td>
<td>50’</td>
<td>125’</td>
</tr>
<tr>
<td><strong>Minimum Street Yard</strong></td>
<td>10’</td>
<td>10’</td>
</tr>
<tr>
<td><strong>Minimum Yard Abutting Residential</strong></td>
<td>20’</td>
<td>20’</td>
</tr>
<tr>
<td><strong>Minimum Yard Abutting Non-Residential or Railroad Right-of-Way</strong></td>
<td>0’</td>
<td>0’</td>
</tr>
<tr>
<td><strong>Maximum Building Coverage</strong></td>
<td>50%</td>
<td>30%</td>
</tr>
<tr>
<td><strong>Maximum Impervious Coverage</strong></td>
<td>75%</td>
<td>65%</td>
</tr>
<tr>
<td><strong>Maximum Building Height</strong></td>
<td>42’</td>
<td>42’</td>
</tr>
</tbody>
</table>

### 208-63. Design Standards.

Development within the commercial districts is subject to the design standards of §181-50.

### 208-64. Site Development Standards.

Development within the commercial districts is subject to the site development requirements of this Ordinance and the Subdivision and Land Development Ordinance, including but not limited to:

A. The parking requirements of §208-103.

B. The landscape requirements of §181-52.
C. The sign regulations of §208-126.

SECTION VII: Chapter 208 of the Code, Zoning Ordinance, Article XXIV, General Provisions, §208-103, Off-street parking facilities, is amended to read as follows:

§208-103. Off-Street Parking and Loading Requirements.

A. General Requirements.

(1) All parking spaces designed to serve a lot or development must be provided off-street. No on-street parking space or any part of a public or private street may be utilized to comply with the off-street parking requirements of this section.

(2) Parking spaces may be located in any required yard, except a front yard in a residential district or in a required buffer yard, unless otherwise provided below

(a) A required parking space may be located in a front yard in a residence district where authorized as a special exception.

(b) In the case of outdoor recreational use in the Rural-Conservation Districts as permitted in § 208-12F(3), a required buffer or planting area may be reduced for the purpose of providing off-street parking to not less than 30 feet from a street or any other lot line, provided that the parking area is suitably screened and buffered.

(3) Parking areas must be designed to facilitate access thereto, and the free flow of pedestrian and vehicular traffic. Parking lots must be designed so that vehicles are not required to back out on the street. The lot must provide adequate stacking area and circulation within the lot to prevent backup of vehicles on a public street while awaiting entry to the lot.

(4) All parking spaces must be lined and spaces reserved for parking marked.

(5) Pedestrian walkways and crosswalks must be provided within any parking area containing more than 60 cars, or where any parking space is located more than 100 feet from the entrance to any building served by the parking facility. Pedestrian walkways and crosswalks must be a minimum of four feet wide, and adequately marked and lighted.

(6) Concrete wheel stops or curbs must be provided to prevent vehicle overhang on any driveway, access aisle, sidewalk, pedestrian walkway, or landscaped area.

(7) All parking lots must be landscaped in accordance with the requirements of §181-52.D. All parking areas must be adequately illuminated in compliance with all Township regulations.
(8) All parking areas must be graded to prevent drainage onto adjoining properties and to prevent ponding of stormwater within the parking areas, pedestrian walkways, or crosswalks. The maximum gradient across any parking space cannot exceed 7.5%.

(9) All dead-end areas must be designed to provide sufficient backup and turnaround area for end stalls.

(10) Adequate areas must be reserved on the perimeter of all parking areas for the temporary storage and drainage of snow. Such areas cannot consist of required landscaped areas or areas with shrubs and trees, must be located near effective drainageways, and must be designated on all plans.

(11) The minimum radius curvature of any curbline must be a minimum of five feet.

(12) Outdoor parking spaces and loading/unloading areas shall be constructed of 2 1/2 inches of ID-2 over six inches of crushed aggregate base course except for the following:

(a) A higher construction standard may be required in commercial and industrial developments where a higher than normal volume of heavy vehicles or equipment is anticipated.

(b) The use of concrete, brick, or block paving surfaces must be used where called for in the Comprehensive Plan of Tredyffrin Township. The design and construction specifications for such materials must be approved by the Township Engineer.

B. Parking Stall and Access Aisle Dimensions.

Off-street parking spaces and drive aisles within a surface parking lot must be designed in accordance with Table 103.1: Off-Street Parking Space Dimensions.

<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>20’</td>
<td>9’</td>
<td>24’</td>
<td>12’</td>
<td>7’ 6”</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”</td>
</tr>
<tr>
<td>60°</td>
<td>9’</td>
<td>21’</td>
<td>9.8’</td>
<td>-</td>
<td>18’</td>
<td>7’ 6”</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”</td>
</tr>
</tbody>
</table>
C. Off-Street Parking Space Requirements.

In all districts, off-street parking or garage spaces with proper access from a street, alley or driveway shall be provided in the amounts indicated in this section. Such parking spaces must be provided on the lot on which the principal building is erected or converted, except where shared parking is authorized. In no case may the number of parking spaces provided per use be less than the number required below, nor shall the number be subsequently reduced to an amount less than required hereunder for a new building or new use.

(1) Dwelling, single-family detached, single-family semi-detached and two-family detached: at least two parking spaces or garage spaces for each dwelling unit.

(2) Dwelling, single-family attached, two-family attached, two-family semi-attached, multifamily: at least 2.5 parking or garage spaces for every dwelling unit therein, new or converted.

(3) Bed-and-breakfast, boarding or rooming house: at least two parking spaces, plus at least one parking or garage space for each room for rent.
(4) Low-impact home-based business and other permitted accessory residential uses: at least three parking spaces in addition to any other off-street parking requirements.

(5) No-impact home-based business: no additional parking is required beyond the parking requirements for the residence that is the principal use.

(6) Hotel or motel: at least one space for every guest room or rental unit and 50% of the required amounts for any additional uses on the site.

(7) Church, synagogue or similar places of worship: at least one parking space for each four seats in the sanctuary or main assembly room.

(8) Nursery school or day-care center: at least one parking space per employee plus one space for every five enrolled individuals.

(9) School, elementary: at least two off-street parking spaces for each classroom plus off-street loading space for at least five school buses.

(10) School, junior high or middle: at least two off-street parking spaces for each classroom, plus one space for each three seats in the auditorium or gymnasium, plus off-street loading space for at least seven school buses.

(11) School, senior or secondary: at least 10 off-street parking spaces for each classroom, plus one space for each three seats in the auditorium or gymnasium, plus off-street loading space for at least seven school buses.

(12) School, post secondary or trade: at least one space for each student, based on the design capacity of the building, plus one space per 300 square feet of office area.

(13) Auditorium, theater, cinema, gymnasium or any other place of public or private assembly: at least one space for each four seats at maximum seating capacity, including temporary seats.

(a) If one or more of the above facilities is located within an educational building or building complex, the number of parking spaces required under Subsection C(9), (10), (11) or (12) preceding may be credited against the requirements of this subsection.

(b) If one or more of the above facilities is located within an existing shopping center, parking spaces based on the gross floor area of the shopping center to be occupied by this use may be credited against the requirements of this subsection for the specific use.

(14) Restaurant: at least one parking space for each 75 square feet of gross floor area or fraction thereof.
(15) Retail store or shop or convenience store: at least one parking space for every 300 square feet of gross floor area or fraction thereof.

(16) Personal service establishment: at least one parking space for every 300 square feet of gross floor area or fraction thereof.

(17) Multi-tenant retail center served by a common parking area: at least one parking space for each 200 square feet of gross floor area or fraction thereof, exclusive of basements if not used for the sale or display of merchandise.

(18) Office building, bank or other financial institution, medical clinic building or public utility office: at least one parking space for each 250 square feet of gross floor area or fraction thereof.

(19) Wholesale and/or warehouse establishment: at least one parking space for each 500 square feet of gross floor area or fraction thereof.

(20) Laboratory or industrial establishment: at least one parking space for each 500 square feet of gross floor area or fraction thereof of office and/or research areas and one space for each 20,000 square feet of gross floor area or fraction thereof of warehouse space.

(21) Automobile repair station without a retail convenience store: at least one parking space, either within or without the structure, for each 200 square feet of floor or ground area or fraction thereof devoted to repair or service facilities.

(22) Health care facility: at least one parking space for each 250 square feet of gross floor area or fraction thereof.

(23) Residential care facilities for older persons and skilled nursing facilities: one parking space per two permanent beds approved unless otherwise a greater number is determined by the Zoning Officer after taking into consideration the number of units, occupancy per unit and number of employees.

(24) Swim club, golf club or similar recreational area: at least one parking space for each five persons or two families in membership, whichever is applicable.

(25) Fitness centers or spas: at least one space each 250 square feet of gross floor area or fraction thereof.

(26) Other building or use. For any building or open area used for a purpose not covered above, a sufficient number of spaces as determined by the Zoning Officer on the basis of requirements of the individual case and consistent with the principles set forth above for the most comparable use.

(27) Student home: at least three off-street parking spaces; the required off-street parking spaces cannot be located within a required yard.
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 103.2: Shared Parking Calculation. Table 103.2 is applied in the following manner:

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

(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 103.2 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>
<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>

E. Reserved Parking.

However, the Planning Commission may reduce by not more than 25% the number of parking spaces required to be initially paved for a residential use or for a use or establishment, which involves few residents, employees, customers, or visitors relative to building area. In such case, the plan submitted must show that sufficient land is properly identified and reserved to meet the full requirements of this section, at such time as any such additional parking space may be required. If the reduced number of parking spaces proves to be inadequate, the Board of Supervisors will require an increase in the number of available parking spaces to provide adequately for residents, employees, customers, and visitors, up to the full requirement for the building or use involved.

F. Parking Structure Design Requirements.

(1) On facades that front on public streets, façade design and screening must mask the interior ramps and create the illusion of horizontality.

(2) All parking structures are subject to the required setback and buffer yard provisions.
(3) Standalone parking structures (principal use of a site) are limited to the height of the zoning district. Attached parking structures are limited to a height that is at least 10 feet less than the principal building height.

(4) On facades that front on public streets, 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.

(5) On portions of the ground floor façade where parking spaces are visible from the public right-of-way, 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. (See Figure 103.1: Parking Structure Screening)

![Figure 103.1: Parking Structure Screening](image)

(6) For parking structures with rooftop open-air parking, a five foot parapet wall is required for screening.

(7) 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).

(8) A vehicular clear sight zone must be included at vehicular exit areas as follows (See Figure 103.2: Clear Sight Zone):
(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.

Figure 103.2: Clear Sight Zone

SECTION VIII: Chapter 208 of the Code, Zoning Ordinance, Article XXV, Signs, §208-123, Signs in general, subsections I, J, and K are amended to read as follows:

§208-123. Signs in general.

I. Awning and canopy signs, when permitted, are subject to the following: (See Figure 123.1: Awning/Canopy Signs)
(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 walkway.

(3) Any 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 external illumination, which must be focused on the printed area. Back-lit awnings are prohibited.

**Figure 123.1: Awning/Canopy Signs**

J. Under-awning/walkway signs, when permitted, are subject to the following: (See Figure 123.2: Under-Awning/Walkway Signs)

(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) Under-awning/walkway signs must be made of wood, metal or plastic, and may not be illuminated.
K. Projecting signs, when permitted, are subject to the following:

(1) A minimum vertical clearance of eight feet is required.

(2) No part of any projecting sign may be more than 12 feet above ground or walkway level.

(3) Projecting signs must be spaced 25 feet apart.

(4) Projecting signs may be internally illuminated or external illumination, which must be focused on the sign face.

SECTION IX: Chapter 208 of the Code, Zoning Ordinance, Article XXV, Signs, §208-125, Signs in R-4 - Residence, PA - Planned Apartment and OA - Office Apartment District, is amended by deleting all references to the OA Office Apartment District.

SECTION X: Chapter 208 of the Code, Zoning Ordinance, Article XXV, Signs, §208-126, Signs in the C-1 Commercial, C-2 Commercial Districts and SC Shopping Center District, is amended to read as follows:

§208-126 Signs in C-1 and C-2 Districts.

In the C-1 and C-2 Districts the following signs are permitted:

A. Freestanding Signs.

(1) No more than one freestanding sign is permitted per street frontage. One additional freestanding sign is permitted along any street frontage of 300 feet or more.
(2) Freestanding signs are limited to the following dimensions:

   (a) In the C-1 District, freestanding signs are limited to 20 feet in height and 40 square feet in area.

   (b) In the C-2 District, freestanding signs are limited to 25 feet in height and 50 square feet in area.

(3) Freestanding signs must be installed 10 feet from any lot line.

B. Wall Signs.

One square foot of sign area is permitted per linear foot of the building façade where the sign is to be installed, with a minimum of 40 square feet permitted.

C. Projecting Signs.

(1) One projecting sign is permitted per establishment with frontage on the right-of-way.

(2) Projecting signs are limited to the following dimensions:

   (a) In the C-1 District, projecting signs are limited to 12 square feet in area.

   (b) In the C-2 District, projecting signs are limited to 20 square feet in area.

D. Awning and Canopy Signs.

Awning and canopy signs are permitted for all ground floor establishments.

E. Under-Awning/Walkway Signs.

(1) One sign is permitted per business establishment with frontage on the right-of-way or walkway.

(2) Under-awning/walkway signs are limited to a maximum of six square feet in sign area.

F. Identification Signs.

Identification signs in conjunction with a residential or other non-commercial use are subject to the provisions of §208-125B.

G. Directional Signs.

(1) Directional signs may contain no advertising and must be erected only upon the lot to which it relates.
(2) No directional sign may exceed four square feet in area, except those directional signs erected within a unified development area in accordance with §208-130.

H. Temporary Signs.

(1) Signs giving notice of the sale or rental of the property on which the sign is located, provided that:

(a) The area of such sign shall not exceed 12 square feet.

(b) Not more than one such sign shall be erected on, adjacent to or facing each street upon which the property fronts.

(c) Such signs are removed within 14 days of the signing of an agreement of real estate sale or rental.

(2) Signs of contractors, mechanics, painters, paperhangers or artisans performing work on the property upon which the sign is erected, provided that:

(a) The area of such sign shall not exceed 12 square feet.

(b) Not more than one such sign shall be erected on, adjacent to or facing each street upon which the property fronts.

(c) Such signs are erected and maintained only during the period that such persons are performing work on the premises upon which the sign or signs are erected.

I. Permitted Illumination.

Freestanding, wall, and projecting signs may be internally or externally illuminated. Awning and canopy signs may be externally illuminated and all lighting must be directed onto the printed area of the awning or canopy.

SECTION XI: Chapter 208 of the Code, Zoning Ordinance, Article XXV, Signs, §208-127, Signs in P Professional, LI Limited Industrial, PIP Planned Industrial Park, and HO Hotel Office Districts, is amended to read as follows:

§208-127 Signs in O, LI, and PIP Districts.

In the O, LI, and PIP Districts the following signs are permitted:

A. Freestanding Signs.

(1) No more than one freestanding sign is permitted per street frontage. One additional freestanding sign is permitted along any street frontage of 300 feet or more. However, in the case of a complex of three or more office buildings constructed, operated, and
identified as a unified project, one additional freestanding sign identifying the complex as an entity or a directory sign containing the names of the users of the individual buildings may be erected at each entrance to the complex.

(2) Freestanding signs are limited to six feet in height and 32 square feet in area.

(3) Freestanding signs must be installed 10 feet from any lot line.

B. Wall Signs.

One square foot of sign area is permitted per linear foot of the building façade where the sign is to be installed, with a minimum of 40 square feet permitted.

C. Building Skyline Identification Wall Sign. (See Figure 127.1: Building Skyline Identification Sign)

(1) Building skyline identification wall signs are permitted only for structures of 40 feet or more in height.

(2) The size of the building skyline 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 skyline identification wall signs must be placed within the top 15 feet of the structure and cannot cover any fenestration or architectural features. Such 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.

(4) Additional sign area from general wall sign permissions cannot be added to the permitted sign area for building skyline identification wall signs.

Figure 127.1: Building Skyline Identification Sign
D. Awning and Canopy Signs.

Awning and canopy signs are permitted for any ground floor retail or restaurant establishment.

E. Identification Signs.

Identification signs in conjunction with a residential or other non-commercial use are subject to the provisions of §208-125B.

F. Directional Signs.

(1) A directional sign may contain no advertising and must be erected only upon the lot to which it relates.

(2) No directional sign may exceed four square feet in area, except those directional signs erected within a unified development area in accordance with §208-130.

G. Temporary Signs.

(1) Signs giving notice of the sale or rental of the property on which the sign is located, provided that:

(a) The area of such sign shall not exceed 12 square feet.

(b) Not more than one such sign shall be erected on, adjacent to or facing each street upon which the property fronts.

(c) Such signs are removed within 14 days of the signing of an agreement of real estate sale or rental.
(2) Signs of contractors, mechanics, painters, paperhangers or artisans performing work on the property upon which the sign is erected, provided that:

(a) The area of such sign shall not exceed 12 square feet.

(b) Not more than one such sign shall be erected on, adjacent to or facing each street upon which the property fronts.

(c) Such signs are erected and maintained only during the period that such persons are performing work on the premises upon which the sign or signs are erected.

H. Permitted Illumination.

Freestanding, wall, and building skyline identification signs may be internally or externally illuminated. Awning and canopy signs may be externally illuminated and all lighting must be directed onto the printed area of the awning or canopy.

SECTION XII: Chapter 208 of the Code, Zoning Ordinance, Article XXV, Signs, §208-129, Signs in LO Limited Office District, is hereby deleted.

SECTION XIII: Chapter 181 of the Code, Subdivision and Land Development Ordinance (“SALDO”), Article VIII, Plan Content Requirements, §181-41, Landscape plan contents, is hereby amended to read as follows.

§181-41. Landscape Plan.

A landscape plan must be submitted as part of a preliminary and final 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 a scale that is appropriate to depict the plant material. In no case shall the scale be smaller than 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 trees 6 inches and greater in caliper measured at 4.5 feet from the ground, 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, landscape elements and fences to be installed in conjunction with the development of the land.
(b) A compliance chart must be provided on the plan which shows a comparison of the landscape 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.

SECTION XIV: Chapter 181 of the Code, SALDO, Article IX, Design Standards, §181-49, Parking and loading areas, is hereby deleted.

SECTION XV: Chapter 181 of the Code, SALDO, Article IX, Design Standards, §181-50, Group development design standards, is hereby amended by replacing subsection C., Design standards for non-residential buildings, and adding a new subsection D to read as follows:

§181-50

C. Design Standards for 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. Figure 50.1 illustrates select standards.

(1) Façade Design.

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

(b) When visible from the public right-of-way, excluding alleys and railroad rights-of-way, or for any facade abutting a residential district, façades must include architectural features to avoid the appearance of blank walls. 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, colonnades, columns, or pilasters.

(c) No building or group of attached buildings in the C-1 District may exceed 160 feet in length or depth. This does not apply in the C-2 District.

(d) 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 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.

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

(f) 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.

(2) Fenestration Design.

(a) Windows must be set in or projected out to create depth and shadow on the building façade. Windows should include visually prominent sills or other appropriate forms of framing.

(b) The ground floor must maintain a transparency of 50% along any façade facing a right-of-way. 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) Parapet walls must feature three-dimensional cornice treatments or other shadow-creating detail elements along their tops.

(3) Site Design.

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

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

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

(d) 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 or on the roof of a structure must be completely screened from view by a fence, landscape, or an architectural feature.

(e) All refuse containers and service areas must be sited and enclosed so as to be completely screened from view from the public right-of-way, excluding alleys and railroad rights-of-way, or from any abutting residential district.

(f) Multi-tenant retail centers must meet the following additional standards:
[1] 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.

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

[3] 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.

**Figure 50.1: Design Standards for C-1 and C-2 Districts**

---

D. Design Standards for O, LI, and 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. Figure 50.2 illustrates select standards.

(1) 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.

(a) 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.
(b) 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.

(c) Large expanses of highly reflective or mirror glass wall surface material are prohibited.

(d) Where commercial uses are located along the ground floor of a structure, a minimum transparency of 50% is required along any façade facing a right-of-way. 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.

(2) Site Design.

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

(b) 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.

(c) 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.

(d) 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.

(e) 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.

(f) 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 or on the roof of a structure must be completely screened from view by a fence, landscape, or an architectural feature.

(g) All refuse containers and service areas must be sited and enclosed so as to be completely screened from view from the public right-of-way, excluding alleys and railroad rights-of-way, or from any abutting residential district.
SECTION XVI: Chapter 181 of the Code, SALDO, Article IX, Design standards, §181-52, Landscaping: minimum requirements and general standards, is amended to read as follows:

§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 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. General Landscape Standards.
(1) Landscaping 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, and must be insect, pest and disease resistant.

(5) Plant species native or naturalized to eastern Pennsylvania should be specified whenever possible. At minimum, 50% of specified trees must be native.

(6) Trees and other plantings related to surface stormwater basin areas must be installed to soften the appearance of the basin, address Best Management Practices and create a naturalized area, but must not be 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 shade trees: Three inch caliper
(b) Deciduous flowering or understory trees: Two inch caliper for single stem or 8-10 foot height for multi-stem trees
(c) Evergreen trees: Eight feet in height
(d) Shrubs : Two feet in height

C. Minimum Planting Requirements.

(1) For all districts, all portions of a property not utilized by structures or paved surfaces must be landscaped utilizing combinations of trees, shrubbery, lawns, fencing, live groundcover, and preservation of existing vegetation.

(2) Table 52.1: Landscape Requirements describes the required landscape for development. All calculations are done on a percentage basis. For example, if the linear frontage is 25 feet, rather than 50 feet, which is the basis of calculation, then only 50% of the plantings are required. When the calculation of plant unit option requirements results in a fraction, the fraction is rounded up.

(3) Existing parking lots that do not comply with the required parking lot landscape must install landscape in accordance with this ordinance 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 specimen trees are removed, they must be replaced at a rate of one three-inch caliper tree for every 12 inches of caliper removed.

<table>
<thead>
<tr>
<th>Required Landscape</th>
<th>Planting Detail</th>
<th>Shade Trees</th>
<th>Flowering Trees</th>
<th>Evergreen Trees</th>
<th>Shrub</th>
<th>Permitted Substitution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-residential, mixed-use, institutional and multi-family uses site landscape requirement per 1,000sf of gross building footprint area</td>
<td>--</td>
<td>1</td>
<td>--</td>
<td>1</td>
<td>10</td>
<td>2 flowering trees for each 1 shade tree</td>
</tr>
<tr>
<td>Parking lot perimeter landscape calculated per every 50 linear feet</td>
<td>§181-52.D.1</td>
<td>1</td>
<td>--</td>
<td>--</td>
<td>16</td>
<td>2 flowering trees for each 1 shade tree or 16 shrubs for each 1 shade tree</td>
</tr>
<tr>
<td>Parking lot island landscape – parking lots of 10 or more spaces (planting requirements found in planting detail)</td>
<td>§181-52.D.2</td>
<td>Planting requirements found in planting detail</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Required landscape per 100 linear feet of road frontage</td>
<td>§181-52.E</td>
<td>2.5</td>
<td>--</td>
<td>--</td>
<td>6</td>
<td>None</td>
</tr>
<tr>
<td>Buffer yard requirement for any non-residential district abutting residential district, &amp; for any non-residential use within a residential district (planting requirements</td>
<td>§181-52.E</td>
<td>Planting requirements found in planting detail</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
D. Parking Lot Landscape.

(1) **Perimeter Planting.** (See Figure 52.1: Perimeter Landscape Yard)

(a) Parking lot perimeter landscaping is required for all parking lots, and must run the full length of the parking lot located along the street frontage at the lot line. The parking lot landscape area must be at least 10 feet in width, except in the C-1 District, where it may be reduced to five feet in width.

(b) As an alternative to the required shrubs, a low pedestrian wall a minimum of three feet to a maximum four feet in height may be used in lieu of the shrubs required for parking lot perimeters. 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.

(c) Any trees located along the parking lot street frontage at the lot line may be credited toward the parking lot perimeter shade tree planting requirement.

**Figure 52.1: Perimeter Landscape Yard**

Key:
- **a** = Required width of perimeter landscape yard
- **b** = Required shrubs
- **c** = Alternate pedestrian wall
- **d** = Required trees
- **e** = Shrubs used to soften pedestrian wall
For parking lots consisting of 10 or more spaces, parking lot island 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) All rows of parking spaces must terminate in a parking lot island.

(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 is required for every parking lot island or landscaped area. If the island extends the width of a double row, then two shade trees are required.

(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) In addition to the shade trees, every parking lot island must be planted in shrubs, live groundcover, perennials or ornamental grasses for 75% of its area.

**Figure 52-2: Parking Lot Island Landscape**

Key:
- a = Required for every 10 spaces
- b = Required at termination of parking row
E. Buffer Yard Planting Requirements. (See Figure 52.3: Buffer Yard Planting Requirements)

(1) In addition to the minimum planting requirements, a buffer yard is required within any yard that abuts residential for any non-residential district abutting a residential district, and for any non-residential use within a residential district.

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

(3) Buffer yards must be planted as follows:

(a) Fence or Wall Required for All Buffer Yards

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

(b) Plantings for Buffer Yards Less Than 35 Feet in Width

[1] One shade tree for every 100 linear feet is required. Two flowering trees may be substituted for each required shade tree.

[2] Ten evergreen trees for every 100 linear feet are required.

[3] Six shrubs for every 100 linear feet are required.

(c) Plantings for Buffer Yards 35 Feet or More in Width
[1] Two shade trees for every 100 linear feet are required. Two flowering trees may be substituted for each required shade tree.

[2] Ten evergreen trees for every 100 linear feet are required.

[3] Six shrubs for every 100 linear feet are required.

(d) Additional Plantings for All Buffer Yards

In addition to the required plantings above, the remainder of the buffer yard area must be planted in shrubs, live groundcover, perennials or ornamental grasses.

F. Stormwater Retention/Detention Basin Planting Requirements.

(1) One shade tree is required per 50 linear feet of stormwater retention/detention basin perimeter. Two evergreen trees may be substituted for each required shade tree.

(2) Two shrubs are required per 50 linear feet of stormwater retention/detention basin perimeter.

Figure 52.3: Buffer Yard Planting Requirements

Key:
1 = Required width of buffer yard
2 = Required fence or wall
3 = Required shade trees
4 = Required evergreen trees
5 = Required shrubs

SECTION XVII: Chapter 181 of the Code, SALDO, Article XI, Administration, §181-67, Establishment or adjustment of review fees and other fees, is amended by retitling the section to read as “Establishment or adjustment of review fees and other fees to be reimbursed by Applicant”, and by deleting Subsection C and moving Subsections D and E to Subsections C and D respectfully.

SECTION XVIII: This Ordinance shall become effective thirty-one (31) days from enactment.
ENACTED and ORDAINED this _____ day of ______, 2013, by the Board of Supervisors of Tredyffrin Township.

BOARD OF SUPERVISORS
TREDYFFRIN TOWNSHIP

ATTEST:

By: _________________________
    Michelle Kichline, Chairman

_________________________
William Martin, Manager