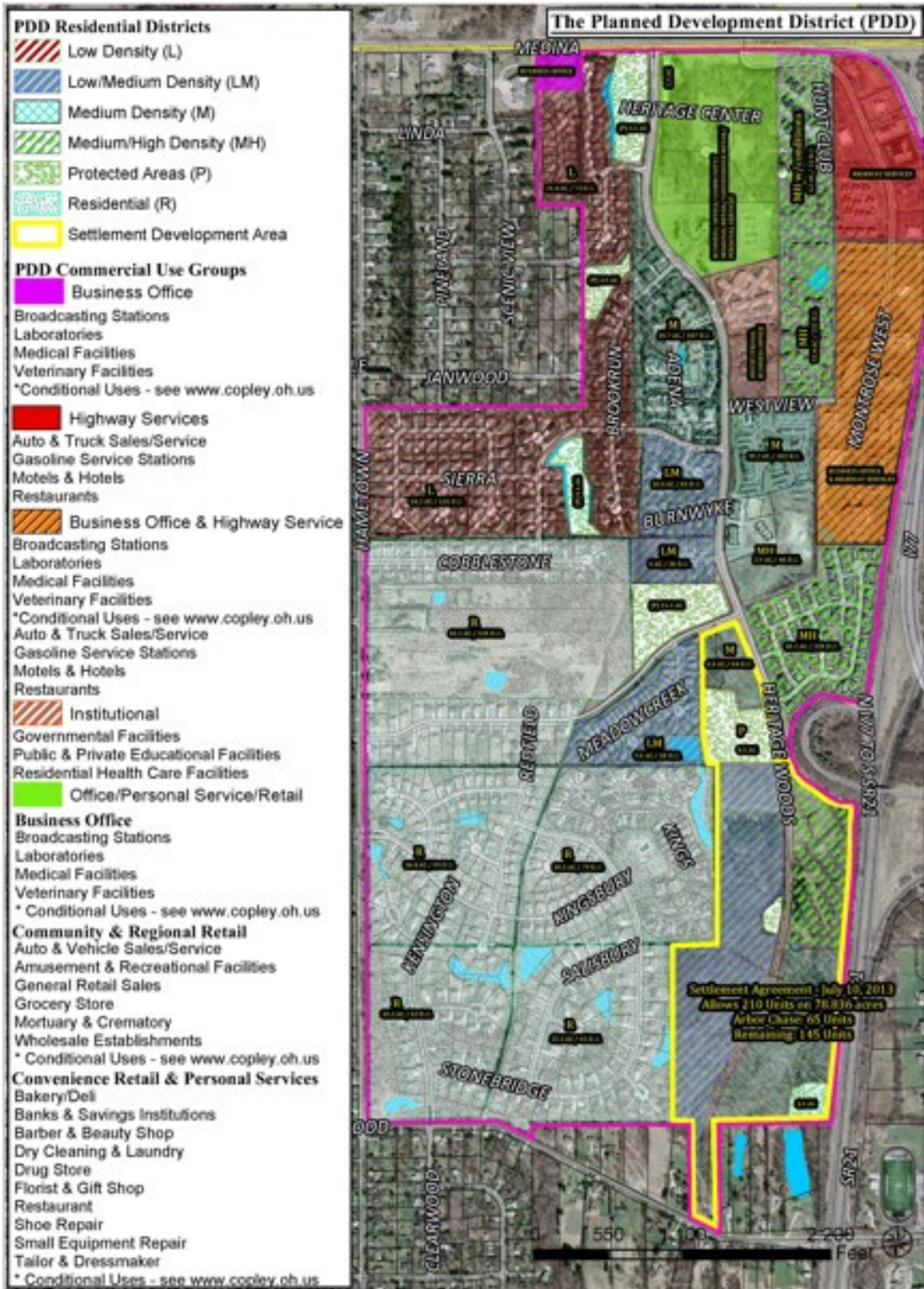


**Uniform Design Criteria - Planned Development District (PDD)**



## **Purpose**

The purpose of the Planned Development District is to provide for the employment of new techniques of planning and community development for unified areas bounded by collector arterial or interstate streets or highways, where central sewer and water facilities are available.

To provide for the construction of land and the preservation of topographic and other natural features.

To provide for proper and safe access to abutting highways for the public and for public safety and other services;

To provide for greater efficiency in providing public utility services;

To provide for the management of the impacts of storm water upon the district and the surrounding area;

To provide for the more efficient allocation of private lots, multi-family dwellings, common areas, and non-residential uses; and

To provide for Uniform Design Criteria which protects the values of the District and the community.

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## **1.0 Vehicular Access and Circulation:**

The intent of the Section is to provide for the creation of a hierarchy of streets which orients thru traffic to thru streets, which provides for smooth traffic flow with a minimum of stops and turns, which facilitates the location of deliveries and public safety services, and which provides for safe points of access to streets and roads.

### **1.1 Design of Road System:**

The road system including arterial and collector roads and local streets, shall be designed such that any arterial roads provide a continuous link between existing county or state highways, and such that all collector roads provide a continuous link between arterials and existing county or state highways.

### **1.2 Designation of Names:**

Arterials and collectors shall be designated as Road, Boulevard, Avenue, Highway, Trail or Pike.

Local Streets shall be designated as Alley, Circle, Court, Crescent, Drive, Lane Place, Street, Terrace or Way.

### **1.3 Access to Roads and Streets:**

#### **1.3.1 Visibility of Access Points**

All driveways or other vehicular access facilities which enter upon arterial or collector roads, shall be visible where they meet the public right-of-way for a distance of not less than 150 feet.

No obstruction whether natural or man-made, shall be permitted to block the view

of the travelled roadway from the driveway for a distance of 25 feet from the right-of-way for a distance of 100 feet along said roadway in each direction.

### 1.3.2 Number of Access Points

The number of driveway access points from each commercial use shall be limited to two to any arterial or collector road and one to any local street.

### 1.3.3 Location of Access Points

Driveways serving multi-family and commercial uses shall be separated from other drives and intersecting roads or streets by a minimum of 200 feet on arterial roads, and 100 feet on collector roads and local streets.

Driveways serving one and two family uses or lots shall be separated from the centerline of intersection roads or streets a minimum of 100 feet on collector and 75 feet on local streets. No drives serving one or two family uses or lots shall be permitted to arterial roads except those which bound the district.

## 1.4 Internal Circulation Requirements

All access drives, internal roadways, parking and loading areas and service areas shall be designed to provide for use by public safety vehicles, and shall be looped or interconnected where possible.

## 2.0 Parking

The intent of this Section is to provide for the planning of adequate off-street parking capacity, to assure that the design of the parking facilities provides for smooth and safe access for users and for public safety vehicles, to protect the surrounding properties from distraction and disruption, and to minimize the amount of paving required to meet these requirements.

### 2.1 Quantity

Each use and/or occupancy shall be allocated sufficient off-street parking capacity, on the same property as the use or on adjacent parcels subject to easements for parking running with the land for a period not less than the useful life of the structure, such that no parking will be required within any public right-of-way, but not less than the capacities required in Article 9 of the Zoning Resolution except as modified as follows:

Residential:

Single Family Detached	
Garaged	<u>2 per dwelling</u>
In driveway	
(on local streets	
<u>Minimum 26' paving)</u>	<u>2 per dwelling</u>
(on all other streets)	<u>4 per dwelling</u>
Single Family Attached & Two Family	
Garaged	<u>1 per dwelling</u>
Open Parking	<u>2 per dwelling</u>

<u>Multi-Family</u>	<u>2 per dwelling</u>
<u>Hotel/Motel</u>	<u>1 per room</u>

Places of Assembly:

Stage & Movie Theaters & Studios	
<u>With Audience</u>	<u>1 per 3 seats</u>
<u>Restaurants</u>	<u>1 per 50 nsf</u>
<u>Libraries</u>	<u>1 per 250 gsf</u>
<u>Museums</u>	<u>1 per 350 gsf</u>

Business Uses:

<u>Administrative Offices</u>	<u>1 per 175 nsf</u>
<u>Banks, Financial Institutions</u>	<u>1 per 175 nsf</u>
<u>Business Areas</u>	<u>1 per 175 nsf</u>
<u>Business Customer Service</u>	<u>1 per 125 nsf</u>
<u>Offices dealing with Public</u>	<u>1 per 125 nsf</u>
<u>Business, Professional Offices</u>	<u>1 per 175 nsf</u>
<u>Banks &amp; Personal Services</u>	<u>1 per 175 nsf</u>
<u>Outpatient Clinic</u>	<u>1 per 150 nsf</u>
<u>Medical &amp; Dental Offices</u>	<u>7 per professional</u>
<u>Motor Vehicles Sales</u>	<u>2 per showroom stall</u> <u>+1 per 175 nsf</u>
<u>Motor Vehicle Service</u>	<u>2 per bay</u>

Mercantile Uses:

<u>Furniture, Appliance, Showrooms</u>	<u>1 per 600 gsf</u>
<u>Building Supplies</u>	<u>1 per 600 gsf</u>
<u>General Retail, Supermarkets</u>	<u>1 per 200 gsf</u>
<u>Storage, Wholesale</u>	<u>1 per 1000 gsf</u>

Institutional Uses:

<u>Inpatient</u>	<u>1 per 500 gsf</u>
<u>Outpatient</u>	<u>1 per 200 gsf</u>
<u>Hospital</u>	<u>1 per 2 beds</u>

### 2.1.2 Parking Reduction Credits

Where more than one use is provided on a single parcel, or on adjacent parcels subject to easements running with the land for a period not less than the useful life of the structure, and where one use customarily occurs at a time different than other uses on a parcel, the following credits may be used to reduce the required parking capacity of the parcel to the extent that the amount credited are provided for the companion use(s).

<i>Use – Companion Use</i>	<i>Capacity Reduced By</i>
<u>Hotel – Business Use</u>	<u>0.8 cars per hotel room</u>
<u>Business – Mercantile</u>	<u>20% of Business Requirement</u>

Places of Assembly – Mercantile	50% of Restaurant Requirement
<u>Restaurants – Mercantile</u>	<u>50% of Restaurant Requirement</u>
<u>Restaurants – Business</u>	<u>50% of Restaurant Requirement</u>

No zoning certificate or zoning use certificate shall be issued until the Zoning Inspector and/or Board of Zoning Appeals have determined that the parcel provides the required allocated capacity for the total of all current uses.

### **2.1.3 Parking Development Requirements**

When the allocated capacity required by continuous uses on the same parcel exceeds 10, the developed portion of the parking capacity may be a minimum of 75% of allocated capacity, provided however that the undeveloped parking is configured in such a manner that it may be completed in conformity with the provisions of this Resolution at such time as it may be needed. Such development requirement may be further reduced by the Board of Zoning Appeals for multi-family residential uses whose current occupancy requires less.

## **2.2 Parking Facility Design**

Each parking facility serving multi-family or commercial uses, shall be designed to provide the following:

### **2.2.1 Circulation**

- a). All aisles shall have convenient and safe access to drives and streets and shall be configured to provide intersections at 90 degrees for at least the distance of 25 feet from the edge of the drive or street.
- b). All parking areas sharing common entrances or drives, or serving the same use, and providing for 20 or more cars, shall have thru circulation. No dead- end aisle shall serve more than 19 cars nor be less than 24 feet in width.
- c). All parking facilities shall incorporate an easily identified hierarchy of access drives and parking aisles.
- d). All parking facilities shall be arranged to minimize the conflicts between pedestrians and vehicles and to minimize the number of turning movements required.

### **2.2.2 Required Sizes**

Each stall shall have a minimum width of 10 feet except that such width may be reduced to not less than 9 feet where the access aisle exceeds 24 feet or the design incorporates angle parking which is included not more than 60 degrees from the centerline of the aisle.

Each parking space shall have a minimum depth of 18 feet provided however that when a 6' curb of wheel stop protects an unobstructed overhang area, only a distance of 16 feet from the curb or stop need be paved.

The required width of parking access aisles shall be 20 feet for 90 degree parking, provided however that said requirement shall be reduced proportionately to 14 feet for 45 degree parking arranged in one-way configuration.

## **2.3 Location**

No allocated parking capacity or parking facility serving a multi-family or

commercial use, excluding access drives extending to a street, shall be located nearer than 10 feet to a street right-of-way nor shall it occupy more than 1/2 of any required yard along any street.

#### **2.4 Illumination**

Any illumination of parking facilities shall be designed to prevent direct illumination of adjacent properties.

#### **2.5 Landscaping and Buffering**

All parking facilities containing more than 10 spaces shall be landscaped such that the parked vehicles are buffered from the view of personal standing on adjacent property, or travelling on public streets for a period of not less than six (6) months per year.

All such facilities shall have an area exceeding 5% of the actual area of parking spaces landscaped in islands either located at the entrances to aisles or replacing parking stalls.

#### **2.6 Loading and Service Area Requirements**

Every building and/or non-residential occupancy which customarily receives or distributes goods by motor vehicle shall be provided with sufficient space on the premises for loading and unloading which does not restrict fire lanes, designated parking areas, or required drives or aisles. Such loading space shall be located within 50 feet of the entrance to the occupancy and shall be graded in such a manner as to permit snow removal and the use of a hand truck. In addition to or in conjunction with the required loading spaces, each building and/or non-residential occupancy shall be provided with designated service areas which shall provide for the assembly and loading of trash and refuse. Such areas shall be fenced or walled in such a manner as to contain the trash and refuse.

#### **3.0 Pedestrian Circulation and Access**

The intent of this Section is to provide alternatives to pedestrian use of arterial and collector streets, to encourage non-vehicular movement and pedestrian access to community facilities, and to provide for the safety of interaction of pedestrian and vehicular movements.

##### **3.1 Location**

All uses, except those residential uses on local streets, shall be served by an all-weather sidewalk or pathway which connects each use with another and all community facilities, except those which abut such facilities. Such sidewalks or pathways shall be located in public right-of-ways or within permanent easements.

##### **3.2 Illumination**

All pathways which are not adjacent to streets, shall be illuminated along their full length such that all of the pathway surface is illuminated at a minimum level of 1 foot candles. Pathway lighting installed for that sole purpose shall not directly illuminate any surrounding use.

##### **3.3 Signing**

All pathways shall be identified at their intersection with streets by the designation

of the destination points(s) to which the pathway is principally oriented. Such signing shall be located within the public right-of-way in such location and be of such design as the Township may direct.

#### **4.0 Building Setbacks and Separation**

The intent of this Section is to maintain open space and vista along streets, to assure access to light and air, and structural separation to minimize the risks of fire spread and to facilitate fire-fighting.

#### **4.1 Building Setbacks for One and Two Family Uses**

One and two family structures shall be setback from the right-of-way line of local collector streets a minimum distance of 25 feet except the building facades exceeding 12 feet in height which shall be setback a minimum of 40 feet. One and two family structures shall be setback a minimum of 60 feet from any arterial street.

Single-family, two-family, multi-family, or attached single-family dwellings shall be setback from the edge of the pavement on private streets a minimum distance of twenty-five (25) feet.

#### **4.2 Building Setbacks for Multi-Family and Commercial Uses**

The façade of any multi-family or commercial structure, which is within 45 degrees of the right-of-way line or tangent to the right-of-way line, shall be setback from said line the greater distance of the following:

- a). Twenty-five (25) feet
- b). Height of building façade
- c). One half (1/2) of the length of the uninterrupted building façade where an interruption is defined as an offset or interruption of at least four (4) feet for a distance of at least twice the offset, and where said offset is continuous from the foundation thru the roof.

Setback: Greater of 25 feet minimum or 20 feet (height of the building façade)  
OR 30 feet (1/2 length of the uninterrupted building façade)

Setback: Greater of 25 feet minimum or 20 feet (height of the building façade)  
OR 40 feet (1/2 length of the uninterrupted building façade)

#### **4.3 Building Separation**

Each building shall be separated from another structure by at least the height of its building façade.

#### **4.4 Building Heights**

The maximum building height shall be restricted only by the foregoing requirements.

#### **5.0 Land Use Intensity**

The intent of this is to assure that the intensity of development provides for the maintenance of natural features and landscape character, and to provide for the limitation of storm water management problems and to provide for some re-charging of the ground water aquifer.



## 5.1 Floor Area Limitations

For commercial, institution and other non-residential uses, the ratio of net floor area to the gross site area shall not exceed 0.35 to 1. For transient residential uses, the ratio of the net floor area of the residential use area to the gross site area shall not exceed 0.50 to 1. For sites and structures incorporating multiple uses the requirements shall be cumulative.

### a). Area Net Building Floor

Net floor area is the gross building floor area less the area of such accessory spaces the use of which does not increase the number of persons occupying or using a building, including but not necessarily limited to hallways, exit ways, elevators and elevator lobbies, mechanical equipment rooms and shafts, building equipment rooms and service closets, public toilets and other similar areas.

### b). Area Gross Building Floor

The area of building contained within the exterior surfaces of the structure.

## 5.2 Land Coverage Limitations

The ratio of the area of all non-permeable surfaces constructed upon the ground, including building roofs, parking spaces and drives, walks, patios, pools and pool decks, tennis courts, to the gross site area assigned to its use shall not exceed the following:

- a). Repealed 07/14/2002
- b). Multi-Family Residential      0.5 to 1
- c). Transient Residential          0.75 to 1
- d). Commercial                      0.75 to 1

Calculation Example:

Area of the Site:  
 $200 \times 260 = 52,000$  square feet

Maximum Non-Permeable Surface:  
 $52,000 \times 0.5 = 26,000$  square feet

Actual Areas:

Building	8,500 sq ft
Parking Including Entrance Drive	9,900 sq ft
Pool and Deck	3,100 sq ft
Walks	700 sq ft

Actual Non-Permeable Surface:      22,200 sq ft  
( $22,200 < 26,000$  square feet, thus acceptable)

## **6.0 Signs**

The intent of this Section is to assure the safe and balanced communication of graphic information to vehicular and pedestrian traffic, and to provide for signage which assists the safe movement of vehicular and pedestrian traffic.

### **6.1 Safety Signs**

#### **6.1.1 Purpose**

Safety signs are any signs which are placed outside of public right-of-ways, the sole purpose of which is to give directions which will aid in the safe movement of vehicular and pedestrian traffic. Such signs may include “Entrance”, “Exit”, “Pedestrian Crossing” or “Reserved for Disabled”, etc.

#### **6.1.2 Message**

Safety signs shall not contain any advertising message except where a logo or symbol is necessary for clarity.

#### **6.1.3 Type and Size**

Safety signs may be of the ground, pole, projecting or wall types. The message area of each safety sign shall not exceed the minimum size required for viewing from the usual distance of use.

#### **6.1.4 Location and Height**

Safety signs may be placed where necessary and shall be located at such heights and locations where they are most visible to the persons to whom they are directed and where their viewing will not be substantially obscured.

### **6.2 Identification Signs**

#### **6.2.1 Purpose**

An identification sign is any sign or sign structure whose sole purpose is to identify the name or address of a structure, facility, resident, business, institution, subdivision or development.

#### **6.2.2 Message**

Identification signs may include graphic symbols or logos, but may not contain any advertising message.

#### **6.2.3 Type and Size**

Identification signs may be of the ground, pole, projecting, or wall type, and shall be limited to one sign per identification. The size of the message area for identification signs addressing residential uses shall not exceed two (2) square feet except for ground type subdivision development, and multi-family signs which may not exceed fifty (50) square feet.

Identification signs addressing non-residential uses shall not exceed twenty (20) square feet, except for ground type signs which shall not exceed fifty (50) square feet and high-rise pole signs identifying “Highway Service” uses which shall be of a size which makes them safely visible from the highway addressed.

#### **6.2.4 Location and Height**

Identification signs may be placed outside of any public right-of-way in such location and at such heights as will make them visible to the persons to whom they are addressed.

### **6.3 Advertising Signs**

#### **6.3.1 Purpose**

An advertising sign is any sign or structure which advertises a business or service conducted upon the premises and/or products, merchandise, or commodities stocked and sold on the premises.

#### **6.3.2 Message**

The message of advertising signs shall be limited to the names and symbols of the business, service or product addressed.

#### **6.3.3 Type and Size**

Advertising signs may be of the ground, pole, projecting or wall type. Ground and pole type advertising signs shall not contain message areas exceeding fifty (50) square feet, and shall not exceed fifteen (15) feet in height. The message area of projecting advertising signs shall not exceed ten (10) square feet. The message area of wall signs shall not exceed 100 square feet or 15% of the wall area upon which it is placed, whichever is less.

#### **6.3.4 Location and Height**

Ground and pole type advertising signs shall be limited to one per use per site entrance. Ground and pole type advertising signs shall be separated by not less than 100 feet, and shall be setback from any property line not less than ½ of the required setback, provided however that no advertising sign shall be located nearer any public right-of-way than twenty-five (25) feet. Ground and pole type advertising signs shall not extend more than fifteen (15) feet above the ground.

### **6.4 Temporary Signs**

#### **6.4.1 Purpose**

Temporary signs are any signs whose purpose is to advertise, for a specific and limited period, the sale, rental or construction of the real estate upon which they are placed or which advertises a special event such as a business opening or seasonal sale. Temporary signs which advertise the sale, rental, or construction of real property shall be permitted only for the period of the sale, rental, or construction activity advertised. Those temporary signs which advertise special events shall be limited to a period not to exceed thirty (30) days, with not more than four (4) such period, each separated from the other by not less than forty-five (45) days, being permitted in any twelve (12) month period.

#### **6.4.2 Type and Size**

Temporary signs may be of the ground, pole, projecting, or wall type. The message area of temporary signs which advertise the sale or rental of real estate shall not exceed eight (8) square feet, except those which advertise the re-sale or rental of

multi-family and commercial or business property which shall not exceed twenty (20) square feet.

The message area of temporary signs which advertise the development sale or construction of subdivisions, multi-family, or commercial property, shall not exceed thirty-two (32) square feet, except for those signs which address an arterial or Interstate Highway, which shall not exceed eighty (80) square feet.

The message area of temporary signs which advertise special events shall not exceed fifty (50) square feet.

#### **6.4.3 Location and Height**

Temporary signs shall be limited to one (1) per use or property and shall be setback from any property line not less than  $\frac{1}{2}$  of the required setback, provided however that no temporary sign shall be located nearer any public right-of-way than ten (10) feet, nor in any location which obscures the view of any authorized safety, identification, or advertising sign.

The height of any temporary signs which address residential uses shall not exceed ten (10) feet. The height of temporary signs which address commercial uses shall not exceed the height of permitted advertising signs.

### **7.0 Recreation Facilities**

The intent of this Section is to prevent the intrusion of the activities occurring in recreational and community facilities from the surrounding residential areas.

#### **7.1 Location**

Recreation and/or Community Facilities shall be located such that parking and services access is from collector or arterial roads. Parking and service facilities which are adequate in size to provide for the usual use of the facilities shall be located as far away as practical from residential uses.

#### **7.2 Isolation**

Recreation facilities shall be buffered and/or screened such that sound and light do not penetrate to the interior of adjacent residential uses to any extent greater than that originating from the residential site itself.

### **8.0 Landscape Development**

The intent of this Section is to provide for the development of the ground surface to control and prevent erosion and to provide a natural habitat for wildlife.

#### **8.1 Restoration**

Any part of the grounds surface which is disturbed by construction activity and which is not part of a developed area, shall be restored to a natural state by the planting of ground cover, trees and/or under plantings such that a natural character is retained which is typical of this region.

#### **8.2 Street Trees**

Where the construction of public right-of-ways necessitates the removal of trees in

and near the right-of-way, shade trees which are typical of those found in the area, shall be planted at intervals not greater than necessary to avoid the crowding of mature specimens of the type planted.

### **8.3 Erosion Protection**

All drainage courses whether occasional or continuously flowing, shall be planted with vegetation or constructed with materials which will prevent the erosion of soil within or adjacent to the course.

### **Definitions for UDC – PDD**

Buffer(ing): Landscape materials planted to relieve or soften the view of adjacent properties or uses, including but not limited to trees and ground cover.

Building Façade: The vertical face of a building, the height of which is synonymous with “Building Height”.

Screen(ing): A wall, fence, dense hedge, or similar structure or planting which conceals a property or use from view.

Sign, Ground: Any sign or sign structure which is attached to or placed upon the ground any part of which is wider than one (1) foot at any point within five (5) feet above the ground.

Sign, High-Rise Pole: A pole sign erected on a single pole where the message area is more than fifty (50) feet above the surface of the ground.

Sign, Message Area: The area including by a line which circumscribes all of the elements of the sign which convey any information by symbol, color, texture or writing.

Sign, Pole: Any sign or sign structure which is attached to or placed upon the ground no part of which is wider than one (1) foot at any point within five (5) feet above the ground.

Sign, Projecting: Any sign or sign structure which is attached to or made part of any building surface, except a roof, which projects more than one (1) foot from said surface, and which is oriented to pedestrian traffic.

Sign, Wall: Any sign or sign structure which is attached to or made part of any building surface, except a roof, which projects less than (1) foot from said surface.