



**Planning and Zoning
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Subdivision and Land Development Cover
Page for SLD # 01-24

Project Name:
Spring Mill Area Zoning Amendments (Text
and Map)

Address: Spring Mill Area of Township

Date: 2.2.2024

Status: Under Review

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Zoning Ordinance Amendment-Spring Mill Overlay District: 10.11.24

Zoning Ordinance Amendment-Spring Mill Overlay District with Exhibits: 10.25.24

Whitemarsh Township **RDD District Revisions**

DRAFT – FEBRUARY 1, 2024

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	NOTE: Repeal existing Article XXXVII, replacing with new Article XLI	
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Definitions

KEY:**Existing Definition****New/Modified Definition****ARTISANAL MANUFACTURING FACILITIES**

A building used by artists and artisans as a studio or production space of handmade goods. The space may also be used for the sale and display of these goods.

BUFFER

A portion of a tract designed, constructed and maintained to separate the elements and uses of lands which abut each side. It shall function to effectively block the transmission of noise, glare and dust from one side to another at all times and seasons of the year. Buffer areas shall not be deemed to include driveways, roadways, parking areas, or areas otherwise comprised of hardscape or impervious materials.

INDOOR RECREATION OR ENTERTAINMENT FACILITIES

Establishments providing amusement, entertainment, or recreational services occurring within a fully enclosed structure for a fee or admission charge, such as: arcades containing coin-operated amusements and/or electronic games; bowling alleys; movie theaters; laser tag businesses; indoor play center (rock climbing or inflatable party place); indoor sports fields, courts, or arenas; swimming pools; and other indoor activities determined to be substantially similar to the above. Accessory uses may be permitted to include the preparation and serving of food and/or the sale of equipment related to the principal use.

LIVE-WORK UNITS **NOTE: Amendment required in existing § 116-290 A (9)**

A single dwelling unit (e.g., studio, loft, apartment, or single-family home) consisting of both a commercial and a residential component and the uses share a common wall or floor with direct access between the residential and non-residential area. The resident of the unit shall also be the owner and/or operator of the commercial use. Live-work units are differentiated from home occupations in that the residential and/or commercial use need not be subordinate to the other in terms of floor area. Commercial operations within live-work units may include retail sales, production of materials, art, or other such craft.

OPEN SPACE **NOTE: See § 116-323 for connection with open space regulations**

A portion of a tract available and accessible for use by the public and/or residents of the tract, generally undeveloped. Open space may include areas of steep slopes, floodplains, and other significant features to be preserved. Open space shall not include streets or street rights-of-way, parking areas, other areas of impervious surface, yards and lots of individual dwelling units or other public improvements nor does it include required buffer areas. Open space uses may include active and passive recreation.

UPPER-FLOOR DWELLING UNIT

A dwelling unit located within a mixed-use or multi-story building on any floor other than the ground floor.

Article XXXVII **Reserved**

NOTE: Repeal existing Article XXXVII, replacing with new Article XLI

§ 116-278 Reserved.

§ 116-279 Reserved.

§ 116-280 Reserved.

§ 116-281 Reserved.

§ 116-282 Reserved.

§ 116-283 Reserved.

§ 116-284 Reserved.

§ 116-285 Reserved.

§ 116-286 Reserved.

§ 116-287 Reserved.

Article XL

Spring Mill Mixed Use (SM-MU) District

NOTE: Adding on as new Article.

§ 116-309 Purpose.

The purpose of the SM-MU District is to continue the transformation of the Spring Mill area into a vibrant and walkable mixed use destination center. The requirements of this District are intended to support the vision of the Township's Comprehensive Plan by allowing for creative redevelopment and infill projects that increase local housing, retail, entertainment, and employment opportunities served by public transit. Development proposals should seek to achieve the following:

- A. Expand housing options for residents of all ages, incomes, and life stages;
- B. Increase access to local goods, services, jobs, and community resources;
- C. Capitalize on opportunities to rehabilitate vacant or underutilized buildings and sites;
- D. Provide a proper transition in density and character of development between existing neighborhoods and mixed use activity centers;
- E. Encourage an intensity of development and complementary mix of land uses near transit stops that is compatible with and supportive of increased ridership and fosters the creation of a livable community with opportunities to live, work, and play within walking distance of convenient transit facilities; and
- F. Create a cohesive and interconnected traditional development pattern throughout the entirety of the District, regardless of the sequence of proposals or project phasing.

§ 116-310 Permitted use table.

- A. The following uses shall be permitted in the SM-MU District. Uses not listed are prohibited.

RESIDENTIAL USES	ADDITIONAL USE REGULATIONS
Single-Family Dwellings, detached or attached	
Two-Family Dwellings	
Multi-Family Dwellings, up to 4 units	
Multi-Family Dwellings, over 4 units	§ 116-313
Upper-Floor Dwelling Units or Lofts	
Live-Work Units	
COMMERCIAL & INDUSTRIAL USES	
Retail or Personal Service Establishments	
Administrative, Professional, or Medical Offices	
Restaurants or Bars	
Dance, Music, Art, or Fitness Studios	
Indoor Recreation or Entertainment Facilities	
Hotels or Inns	
Breweries, Wineries, or Distilleries	§ 116-314 (A)
Enclosed Manufacturing, Processing, or R&D Facilities	
Artisanal Manufacturing Operations	
OTHER USES	
Community or Government Use Facilities	
Schools or Day Cares	
Outdoor Dining & Seating Areas	§ 116-314 (B)
Parks and Playgrounds	
Parking Structures	§ 116-320 C
Public Transit Facilities	

§ 116-311 Dimensional requirements.

- A. The following shall apply to the SM-MU District. Where in conflict Chapter 105 (Subdivision and Land Development), the requirements of this Section shall apply.

STANDARD	REQUIREMENT
MIN LOT AREA	
Single- or Two-Family Dwelling	6,000 sf (detached) 2,200 sf (attached)
Multi-Family Dwelling	2,200 sf / dwelling unit
Nonresidential / Mixed Use	6,000 sf
MIN LOT WIDTH	
Single- or Two-Family Dwelling	40 ft (detached) 20 ft (attached)
Multi-Family Dwelling	45 ft
Nonresidential / Mixed Use	45 ft
FRONT YARD	
Principal Building, residential use	10 ft MIN
Principal Building, nonresidential / mixed use	0 ft MIN 30 ft MAX ¹
MIN SIDE YARD	
Principal Building	10 / 30 ft ²
Principal Building, with party wall	0 ft
Accessory Building	4 ft
MIN REAR YARD	
Principal Building	30 / 40 ft ²
Accessory Building	4 ft
BUFFER AREA WIDTH	
Residential Use	-
Nonresidential / Mixed Use	5 / 15 ft ²
Nonresidential / Mixed Use, with party wall	0 ft

- NOTES: (1) The maximum front yard area may increase by 10 feet where additional greenspace is provided.
 (2) The larger shall apply where a nonresidential or mixed use is adjacent to a residential use or district, except for multi-family dwellings over four units.

§ 116-312 Bulk requirements.

STANDARD	REQUIREMENT
BUILDING HEIGHT ¹	
Principal Building, residential up to 4 units	35 ft (2 stories) MAX
Principal Building, other use	28 ft (2 stories) MIN 48 ft (4 stories) MAX
Principal Building, with bonuses ²	78 ft (6 stories) MAX
Accessory Building ³	20 ft (1 story) MAX
MAX BUILDING FOOTPRINT	
Multi-Family Dwelling	15,000 sf MAX
Noncommercial / Mixed Use	30,000 sf MAX
MAX IMPERVIOUS COVERAGE	
Residential Use	60% (MAX 50% buildings)
Nonresidential / Mixed Use	70% (MAX 60% buildings)
Uses with Buildings over 4 Stories	60% (MAX 50% buildings)
OPEN SPACE ⁴	
Residential Use	40%
Nonresidential / Mixed Use	30%
Uses with Buildings over 4 Stories	40%

- NOTES: (1) Building height shall be determined in feet, while the visual scale or appearance in height of the structure shall be determined in stories.
(2) See § 116-326 (E) for building height bonuses.
(3) No accessory building may exceed the height of the principal structure on the lot.
(4) See § 116-323 for open space area conditions and requirements.

§ 116-313 Multi-family residential density requirements.

- A. For developments of multi-family dwellings over four units per building, the residential density shall not exceed 30 dwelling units per gross acre.
- B. As a conditional use residential density may be increased to 50 dwelling units per gross acre and building height may be increased to a maximum of six habitable stories above the floodplain, where applicable, provided the following conditions are met:
- (1) A pathway of at least 10 feet in width shall be provided within the right-of-way.
 - (2) Building height shall be varied to allow vistas to the river in accordance with § 116-318 D (1).
 - (3) The building includes more than one level of structured parking above grade and no more than 10% of the parking shall be surface parking located on the exterior of the building footprint.
 - (4) At least 75% of the building is residential.

- (5) A minimum of 5% of the parking spaces provided are designated and marked for public use.
 - (6) At least one of the community benefits is provided in accordance with § 116-326.
- C. Newly proposed multi-family developments shall provide for a gradual transition in density where abutting an existing single-family neighborhood. To achieve this, the following techniques shall be employed by new residential construction within 100 feet of existing single-family residential property lines:
- (1) Similar dwelling unit configuration (Maximum three units per dwelling);
 - (2) Similar building height, bulk, and scale; and
 - (3) Similar lotting, if applicable.

§ 116-314 Additional use regulations.

- A. Breweries, Wineries, and Distilleries. All breweries, wineries, and distilleries shall be in conformance with the following:
- (1) All such facilities shall be duly licensed by the Pennsylvania Liquor Control Board.
 - (2) A tasting room, retail, and/or restaurant area shall be provided. Such area must:
 - a) Be at least 30% of the total floor area of the use;
 - b) Be located at the front of the building in a manner visible and accessible from the street; and
 - c) Include a designated public entrance.
- B. Outdoor Dining and Seating Areas. All commercial outdoor dining and seating areas shall be in conformance with the following:
- (1) No area shall block window views, entrances, exits, pedestrian or vehicular access, sidewalks, fire lanes, or other travel lanes.
 - (2) All areas shall remain clean and free of trash or debris.
 - (3) Where located within 250 feet of a residential district, the use of outside music or speakers shall be prohibited between the hours of 9:00PM and 9:00AM.
 - (4) No outdoor dining or seating area shall be used for storage purposes.
 - (5) Tables, chairs, and equipment not permanently affixed to the ground or structure shall be removed, enclosed, screened, and/or otherwise secured during non-business hours.
 - (6) Where the outdoor dining or seating areas abut a street or parking area a barrier

shall be provided, such as bollards or planters, to protect patrons. The barrier shall be attractively designed and landscaped or otherwise incorporated into the design of the outdoor area.

- (7) Additional parking spaces may be required where the outdoor dining and seating area increases the gross floor area of the use by more than 50%.
- (8) Outdoor dining and seating areas shall not be permitted in the ultimate right-of-way, except where a property owner executes, and the Board of Supervisors approves, a hold-harmless agreement and it is recorded against the property. No such area shall be located within the clear sight triangle of any intersecting streets, unless a full and unobstructed view can be demonstrated to the Township's satisfaction as required by § 116-21. No outdoor dining or seating area shall be located within a state right-of-way without authorization from the Pennsylvania Department of Transportation.

§ 116-315 Design transitions between nonresidential and residential uses.

- A. Applicability. All nonresidential and mixed use development shall employ similar building and site design standards to ensure compatibility with adjacent low density residential development. These requirements shall be applied in addition to the design standards and guidelines of this Article and requirements set forth by this Chapter for landscaping, screening, and buffering of uses.
- B. Requirements. To the maximum extent practicable, nonresidential and mixed use developments shall use all the following building design techniques when adjacent to a single-, two-, or multi-family dwelling up to four units:
 - (1) Similar front setback;
 - (2) Similar building height;
 - (3) Similar roof form; and
 - (4) Similar exterior materials, provided such materials are consistent with the regulations of § 116-321 (F).

Article XLI

Transit-Friendly Design Overlay (TDO) District

NOTE: Adding as new Article XLI.

§ 116-316 Purpose.

The purpose of the TDO District is to leverage access to the Spring Mill transit station in accordance with the Township's Comprehensive Plan and land use studies. Development in this District shall employ building and site design practices that:

- A. Enhance the visual character of the area through appropriate building scale, high-quality architecture, and sustainable landscaping treatments;
- B. Encourage land uses and site design practices that promote the use of transportation alternatives, such as rail, bus, bicycling, and walking, thereby reducing traffic congestion from individual automobile use;
- C. Meaningfully integrate existing natural features and open space areas and design well-configured greens, landscaped streets, and civic spaces that are woven into the development pattern and dedicated to the social interaction, recreation, and visual enjoyment of residents and visitors;
- D. Preserve and enhance views and public access along the riverfront;
- E. Encourage the use of shared parking and access to minimize the number of curb cuts that interrupt the pedestrian network and to provide for more efficient utilization and distribution of parking;
- F. Promote the use of sustainable development best practices, such as the incorporation of green infrastructure and green building design; and
- G. Encourage the provision of additional amenities that benefit the public health, safety, and welfare.

§ 116-317 Application.

- A. The TDO District shall include two subareas as shown on the Zoning Map of Whitemarsh Township and described below:
 - (1) The TDO-1 District subarea includes property south of East Hector Street, in closest proximity to the Spring Mill Station and/or immediately adjacent to the rail-line and the Schuylkill River.
 - (2) The TDO-2 District subarea includes the remaining property north of East Hector Street.

- B. The TDO District shall be deemed to be an overlay on the area designated on the Zoning Map of Whitemarsh Township.
 - (1) In those areas of Whitemarsh Township where the TDO District applies, the design requirements of the TDO District shall be additive to the requirements of the underlying zoning district(s).
 - (2) Should the TDO District boundaries be revised as a result of legislative or administrative actions or judicial decision, the zoning requirements applicable to the area in question shall revert to the requirements of the underlying zoning district(s) without consideration of this article.
 - (3) If a structure is otherwise permitted by virtue of the requirements of the TDO District, relief from the Zoning Hearing Board from the provisions of Article XXXV, Riparian Corridor Conservation District, shall not be required, provided such relief is not found by the Township Engineer to otherwise be detrimental to public health, safety, and welfare.

§ 116-318 Use, bulk, and dimensional regulations.

- A. The permitted uses of the TDO District shall include those allowable under the SM-MU District in addition to those of any other underlying district.
- B. In the TDO-1 District subarea, the following restrictions on use shall also apply:
 - (1) Single-, two-, and multi-family dwellings under eight units shall be prohibited.
 - (2) First-floor residential uses shall be prohibited.
- C. The dimensional and bulk requirements of the TDO District shall follow those of the SM-MU District and supersede those of any other underlying district.
- D. In the TDO-1 District subarea, the following restriction on height shall also apply:
 - (1) 100% of a building, other than a freestanding parking structure, shall be permitted to be constructed to the maximum habitable stories above the floodplain, where applicable, as long as no more than 75% of the footprint is at one height with the remainder being at least one story lower. This requirement applies to any building of four stories or higher.

§ 116-319 Design standards overview.

- A. Purpose. The purpose of the design standards in the TDO District is to improve the overall character and image of the Spring Mill Station area through the application of building and site design standards to future development. These regulations are further intended to guide redevelopment of existing properties in a manner compatible with the future development vision of Whitemarsh Township. As development takes place, emphasis should be placed on improving the aesthetics of the site and surrounding area, fostering high-quality investment, and promoting the Township as an attractive place for

people to live, work, shop, socialize and recreate. The design standards applicable to the TDO District include:

- (1) Off-Street Parking & Multi-Modal Connectivity (§ 116-320)
 - (2) Building & Site Design (§ 116-321)
 - (3) Landscaping & Screening (§ 116-322)
 - (4) Open Space (§ 116-323)
 - (5) Riverfront Access (§ 116-324)
 - (6) Signs (§ 116-325)
- B. Uses Subject to Regulation. These design standards shall apply to all altered or newly constructed buildings, sites, and structures of the following uses and developments:
- (1) Nonresidential uses, including industrial uses;
 - (2) Mixed-uses, whether located on the same site or within the same structure; and
 - (3) Multi-family dwellings over four units.
- C. New Construction. New construction and infill development shall be in conformance with all requirements of this Article, unless otherwise provided herein.
- D. Existing Buildings and Sites. Improvements to existing buildings and sites shall follow the regulations of this Article to the greatest extent practicable. In the case of nonconformities, Subsection G shall apply.
- E. Substantial Improvements. Where the total cost of proposed improvements to an existing building and/or site are 75% or more of the property's assessed value, all improvements shall be in full compliance with this Article.
- F. Flexibility.
- (1) Recognizing that the rigidity of these regulations may limit the extent to which development proposals may be sensitive of context and unique site conditions, the standards herein may be modified as part of site plan review. In this regard, a written finding must be made by the Township that the modification is in conformance with the following criteria:
 - a) Maintains compliance with this Article to the greatest extent practicable and is otherwise in keeping with the stated purpose and intent herein;
 - b) Offers an innovative development/design solution for the site in question;
 - c) Will not result in a detrimental effect on the public health, safety, or general welfare or are otherwise inappropriate or irrelevant to a particular site plan; and

- d) Is otherwise compatible with the stated vision and goals of the Township's Comprehensive Plan and other relevant plans and studies.
- (2) No modification may be permitted that wholly waives compliance with the applicable standard or requirement.
- (3) It shall be the responsibility of the applicant to demonstrate that the above criteria are met for the requested waiver or modification.
- G. Nonconformity. An existing building or site not in conformance with this Article may not be required to bring the entirety of such building or site into conformance, however, the proposed improvements to the property shall not increase the level of nonconformity and shall otherwise be consistent with the intent of this Article.
- H. Conformance with SALDO. Where development qualifies as a subdivision and/or land development, the regulations of this Article shall be applied in addition to the requirements of Chapter 105 (Subdivision and Land Development). Where in conflict, the requirements of this Article shall take precedence.

§ 116-320 Off-street parking and multi-modal connectivity.

- A. Off-Street Parking and Loading. The requirements of Article XXVI (Off-Street Parking and Loading) shall apply, except for the following:
 - (1) Parking Minimums. The minimum number of parking spaces per use is as follows:
 - a) Residential use. 1 space per unit
 - b) Nonresidential use. 3 per 1,000 square feet of gross floor area
 - c) Mixed use. The above requirements shall be additive.
 - (2) Parking Maximums. The maximum number of parking spaces allowable for any use shall not exceed 110% of the minimum requirement, except through the submission of a parking demand analysis in accordance with Subsection G and Township approval.
- B. Location of Spaces.
 - (1) Front Yard.
 - a) No off-street parking spaces shall be located between the front property line and front principal building plane, except for a single row of parking spaces and the necessary access road to said spaces.
 - b) No off-street loading spaces shall be located between the front property line and front principal building plane.
 - (2) Side Yard. Off-street parking areas may be permitted in the side yard when in compliance with the following standards:

- a) The overall width of the parking area frontage, including the driveway or access drive, does not exceed 30% of the lot width.
 - b) The parking area, excluding the driveway or access drive, is at least 10 feet behind the front building line. Where no principal structure exists, the parking area shall meet the minimum setback requirement or be at least 10 feet behind the front building line of an adjacent property, whichever is greater.
- C. Parking Structures.
- (1) A freestanding parking structure shall not exceed a height of 60 feet.
 - (2) Parking structures, whether freestanding or integral with other uses in the same building, shall have another permitted first floor use on any portion of the structure visible from any streets, required pathways, or riverfront access or suitable architectural treatment shall be provided. For any parking structures, whether freestanding or integral with other uses in the same building, which contain three or more parking levels, another permitted first floor use on any portion of the structure visible from any streets, required pathways, or riverfront access, shall be mandatory, if the first floor is out of the floodplain. If the first floor is within the floodplain, suitable architectural treatment shall be provided. Any additional floors of exposed parking structures shall also have suitable architectural treatment.
 - (3) When part of a development with other principal uses, a parking structure must use the dominant exterior materials of the adjoining building and be of a similar vernacular style.
 - (4) Exterior materials utilized for parking structures shall effectively and attractively obscure the view to the interior of all parking decks.
 - (5) Parking structures shall be designed such that sloping circulation bays are internal to the structure and not expressed in the exterior treatment of the parking structure.
- D. On-Street and Municipal-Owned Parking. On-street and municipally owned parking spaces may be used to satisfy up to 20% of the minimum off-street parking requirement for nonresidential uses at the Township's discretion. Such spaces must be located within 1,000 feet of the use as measured by the linear distance between the nearest property lines of the parking area and use. This credit shall not apply to areas where it is determined by the Township that the current supply of on-street and municipally owned parking spaces would be insufficient to accommodate the increase in demand from the proposed use(s).
- E. Public Transit Access. A public transit stop or station may be used to satisfy up to 10% of the minimum off-street parking requirement, provided the transit stop or station is located within 1,000 feet of the use as measured by the linear distance between the transit structure and the nearest property line of the use.
- F. Joint or Shared Parking and Loading Spaces. The following requirements shall supersede that of § 116-185.

- (1) Where two or more uses are located on the same lot or located on separate lots, an applicant may propose the use of joint or shared parking and/or loading spaces.
- (2) Such arrangements may be authorized by the Township, provided the following conditions are met:
 - a) The parking area is located within 1,000 feet of the building(s) or use(s) it is intended to serve.
 - b) The loading area is within 100 feet of the building(s) or use(s) it is intended to serve.
 - c) The minimum number of spaces provided is at least that of the use with the greatest requirement or otherwise compliant with an approved parking demand analysis.
 - d) It is proven that the uses have different peak hour demands, or the total demand at peak times is adequately served by the total number of spaces proposed.
 - e) The applicant provides a recorded legal instrument, approved by the Township Solicitor, documenting all uses and property owners and the responsibility of each user and/or property owner in the maintenance and upkeep of such parking and/or loading areas.
 - f) The applicant and property owner(s) execute all necessary cross-access agreements to ensure continued and uninterrupted use of the joint or shared parking areas between such parties. The delineation of cross-access drives shall be provided in accordance with Subsection F (4) below.
- (3) Applicants seeking authorization of such arrangement shall submit written documentation justifying their requests, including:
 - a) The names and addresses of the owner(s) and tenant(s) that will be using the parking and/or loading spaces.
 - b) A description of the uses involved, including their minimum individual parking and/or loading requirements determined by this Article.
 - c) The location, design, and number of parking and/or loading spaces that are proposed, including the number to be shared and/or reserved for a certain use, where applicable.
 - d) A parking demand analysis in accordance with Subsection G below to determine the appropriate sharing factor. To be approved, this analysis must show that the uses have differing peak parking or loading times or that users overlap in visiting more than one use during peak times and that the proposed spaces will be adequate for the anticipated demands of each use.
 - e) The required recorded legal instrument as outlined Subsection F (2)(e).

- (4) Joint or shared parking and loading areas shall provide for cross-access with clearly delineated vehicular drive aisles. Separation of joint or shared parking areas by a wall, guard rail, or other structure preventing vehicular access shall be prohibited, unless otherwise approved by the Township.

G. Parking Demand Analysis.

- (1) The number of parking spaces required for any use may be adjusted by the Township with the submittal of a parking demand analysis by the applicant.
- (2) Such analysis shall include, at a minimum:
 - a) The names and addresses of the owner(s) and tenant(s) that will be using the parking;
 - b) An estimate of the number of spaces needed to accommodate the proposed use(s);
 - c) A summary and map of the proposed location and configuration of spaces (on-site, public lots, on-street, joint, shared, etc.);
 - d) A market study and/or other supporting information and rationale behind the requested number of parking spaces; and
 - e) An analysis of existing parking conditions in the surrounding area, to include a radius of at least 1,000 feet.

H. Access Management. The following shall apply to nonresidential, mixed-use, and multi-family developments over 10 units.

- (1) Driveway Width.
 - a) One-way driveways shall not exceed 12 feet in width.
 - b) Two-way driveways shall not exceed 25 feet in width.
- (2) Number of Driveways. shall be limited as follows:
 - a) Lots of one (1) acre or less shall have no more than one (1) driveway on each street frontage.
 - b) Lots larger than one (1) acre shall have no more than two (2) driveways on each street frontage, provided the driveways are spaced a minimum of 200 feet apart.
- (3) Joint or Shared Access Drives.
 - a) To promote more efficient traffic flow and traffic safety and minimize the number of curbcuts, every effort shall be made to provide shared means of ingress and egress to developed and developing properties.

- b) Where deemed necessary and appropriate, shared access drives and/or cross-easement agreements may be required for rear access lanes to adjacent properties which minimize curbcuts along the primary roadway.

I. Bicycle Parking.

- (1) Bicycle parking shall be required of all development at a rate of at least 10% of vehicle parking requirements.
- (2) This requirement shall not apply to properties where there are publicly provided or shared bicycle parking facilities within 500 feet of the use.

J. Pedestrian Connectivity.

- (1) Off-street parking areas of five or more spaces shall include a clearly identified pedestrian pathway from the parking spaces to building entrances and uses on site.
- (2) Pedestrian connections to the public sidewalk shall also be required, where applicable.
- (3) Pedestrian paths shall be distinguished from the parking area by a change in grade, change in pavement material, or protective barrier.
- (4) All pedestrian walkways and areas intended to be publicly accessible by foot shall be ADA compliant.

K. Off-Street Loading Facilities.

- (1) Loading facilities shall be provided through screened delivery courtyards, via underground service corridors, or in a similar fashion which is not visible from the public right-of-way or functionally obtrusive to patrons using the parking areas.
- (2) Loading areas shall be screened from views using masonry walls, landscaping, or similar treatment approved by the Township.

§ 116-321 Building and site design.

A. Building Height.

- (1) Principal buildings in the TDO-1 District subarea shall be a minimum of two stories or 28 feet in height.
- (2) All buildings proposed on a corner location in the TDO-2 District subarea shall be a minimum of two stories or 28 feet in height.

B. Building Massing and Form.

- (1) Architectural style of the development shall be designed to avoid the massive scale and uniform impersonal appearances of a big box structure through facade ornamentation, building offsets, window treatments, variation in rooflines, entry

treatments and upgraded building materials.

- (2) The focus should be on varying the spaces among groups of buildings to avoid creating a walled corridor of long, unbroken rows of buildings along a setback, or a monotonous pattern of buildings across a site.
- (3) Facades should be divided into visual increments through the use of architectural features such as bay windows, offsets, recesses and other devices that break or minimize scale. Strong vertical and horizontal reveals, offsets and three-dimensional details between surface planes should be incorporated into building design to create shadow lines and to further break up flat surfaces.
- (4) Building facades greater than 100 feet in length, including separate buildings that are attached, shall incorporate one or more architectural features over at least 20% of the length of the facade. There shall be no uninterrupted length of facade that exceeds 100 feet. These requirements shall also be applicable to freestanding parking structures and parking structures attached to another principal building.
- (5) Building facades greater than 250 feet in length, including separate buildings that are attached, shall incorporate setbacks of at least 20 feet over at least 50% of the length of the facade. When approved as a conditional use in accordance with § 116-37, one building facade of parallel building facades on separate unattached buildings in which both facades are greater than 250 feet in length and no greater than an average of 90 feet apart may be set back 20 feet along 50% of the facade, provided that the other facade contains some compensatory embellishment such as facade ornamentation, window treatments, recesses, height differential or other devices to break or minimize the scale of the facade; and/or where a facade is parallel to a railroad, the 20-foot setback shall be at least 35% of the length of the facade, with a minimum length of 80 feet.
- (6) To preserve views, the following shall apply to buildings wherein 'length' shall apply to building facades in any direction or orientation located in the TDO-1 subarea south of Washington Street:
 - a) Buildings up to three stories shall not exceed 200 feet in length.
 - b) Buildings of four or more stories shall be limited to 150 feet in length, unless such building includes a section at least 50 feet in length that is no more than three stories in height.
 - c) All buildings shall be spaced at least 50 feet apart.

C. Building Design and Fenestration.

- (1) Buildings should employ four-sided architecture design practices, extending and relating architectural detailing and design elements of the principal façade across all other building faces.
- (2) Buildings designed to advertise or promote a uniform corporate image in a manner that may render the building undesirable or unable to reasonably accommodate

future uses shall be prohibited.

- (3) All buildings shall exhibit a clearly defined base, mid-section, and crown. This can be accomplished using a combination of architectural details, materials, textures, and colors.
- (4) All facades of nonresidential and mixed use buildings facing a public street shall meet the following minimum window area requirements per floor.
 - a) Ground Floor. Minimum 60% windows.
 - b) Upper Floor. Minimum 35% windows.
- (5) Windows shall not use opaque, mirrored, reflective, or tinted glass with less than 50% light transmittance. If screening is necessary, the use of interior window treatments is encouraged.

D. Storefronts and Entrances.

- (1) Primary entrances shall face the street and be so located to afford direct access from the sidewalk, where applicable.
- (2) Where parking areas are located behind the building, secondary entrances shall be provided at the rear or side of the building to offer direct access.
- (3) Upper floor entrances shall be distinguished from entrances for first floor uses.
- (4) Storefront construction should be recessed enough at the point of entry to allow the door to swing out without obstructing the sidewalk, where applicable.

E. Roof Styles and Treatments.

- (1) Variations in rooflines shall be used to screen HVAC, telecommunications, utility or other similar equipment and to provide interest and reduce the scale of large buildings.
- (2) Roofs should provide a variety of vertical dimensions. Multiplaned and intersecting rooflines are encouraged. Flat-roofed designs are discouraged. However, if utilized, then flat roofs shall include architecture/details such as cornices, decorative facings and arches to provide interest to the roofline.
- (3) All roof types should have at least one of the following features:
 - a) Overhanging eaves of at least three feet;
 - b) Sloping roofs with an average slope of between three to one and one to one that do not exceed the average height of the supporting walls; or
 - c) Three or more roof slope planes.
- (4) Roofing materials that reflect sunlight (e.g. lighter colors) or incorporate vegetated

roofing are encouraged.

- (5) Where green roofs are proposed, the green roof building may be deducted from the building coverage calculations up to 50% of the green roof footprint.
- (6) The use of alternative energy materials and systems, such as solar panels or shingles, is encouraged. Their installation shall be incorporated into the design of the building so as not to detract from the architectural style and detailing. Where feasible, roof-mounted alternative energy equipment shall be located so as not to be visible from the public right-of-way or riverfront, as applicable.

F. Materials and Color.

(1) Allowable Materials.

- a) Building façades shall be constructed of durable materials such as brick, stone, finish masonry, or fiber cement (panels, siding, and trim boards) or finished wood, or their equivalent or better. The most stringent quality standards will be applied to buildings in locations most visible to people in public spaces.
- b) In proposing other exterior building materials, the applicant must show that the material is appropriate to the use proposed and will not significantly impact the overall visual quality of the environment.
- c) The use of modern materials or design may be permitted by the Township. This may include, but is not limited to, the use of metal for decorative features.

(2) Variety of Colors and Materials.

- a) No less than two and no more than three building materials or colors (excluding trim) shall be used on any one façade of a building.
- b) A single material or color should be used as the dominant theme in the façade, with secondary materials and colors used to highlight and accent the design.
- c) Changes in materials shall occur at inside corners. Material changes at the outside corners or in a plane shall be prohibited, unless otherwise approved by the Township.

(3) Prohibited Materials.

- a) The use of Exterior Insulation and Finish System (EIFS) material, stucco, vinyl, fiberglass, plastic panels, sheet metal, clear-coated or corrugated aluminum, iron, stainless steel, mirrored glass, concrete block, or smooth concrete is prohibited.
- b) Finishes that are intended or designed to reflect light and glare are not permitted.

(4) Color. Florescent, neon, and day-glow colors are prohibited.

G. Site Amenities.

- (1) Lighting fixtures shall be of a style as approved by the Township.
- (2) Benches, trash receptacles, and other street furniture shall be provided along all pedestrian accessways and in a style approved by the Township. This may include bicycle parking facilities as required by § 116-320 (I).

§ 116-322 Landscaping and screening.

- A. Landscape Plans. All landscaping and screening plans shall be reviewed by the Shade Tree Commission and shall include size, location, and species of all new or existing plant materials proposed to be used and size and location of all walls, berms or fences. All tree plan and survey requirements of Chapter 55 shall also apply.
- B. Mixing of Species. Landscape plans should include a variety of trees, shrubs, and ornamental planting (annuals and perennials) as part of the site design. The mixing of trees and shrubs helps to avoid a uniform, unnatural appearance, and to protect against extreme loss due to disease or infestation.
- C. Appropriateness of Species.
 - (1) All plant material, including grasses, shall be compatible with soil conditions on-site and the regional climate and in accordance with those appropriate for the Hardiness Zone applicable to Whitemarsh Township, as defined by the United States Department of Agriculture, including any amendments thereto.
 - (2) No less than 75% of canopy trees shall be native species. All other proposed trees and plantings shall consist of native species.
 - (3) Plastic or other artificial plantings or vegetation are not permitted.
 - (4) Under no circumstance shall any site include plant material that is considered by the Pennsylvania Department of Conservation and Natural Resources to be an invasive species.
- D. Existing Vegetation. Existing vegetation (of all sizes and stages of maturity) shall be maintained, wherever possible. Trees shall be protected and preserved in accordance with Chapter 55 (Tree Protection Standards).
- E. Minimum Specifications.
 - (1) Trees shall have a minimum caliper of three inches measured two feet above ground level at the time of planting or as otherwise approved by the Shade Tree Commission.
 - (2) Shrubs shall be a minimum of two feet in height when measured immediately after planting.
 - (3) Hedges shall be planted and maintained to form a continuous visual screen within

two years after time of planting.

F. Trees.

- (1) Street trees shall be planted in accordance with § 105-48 of the Subdivision and Land Development Ordinance for Whitemarsh Township.
- (2) All requirements of Chapter 55 (Tree Protection Standards) and Chapter 100 (Shade Trees) shall also apply.
- (3) Trees located in plazas, sidewalk areas, courtyards, or other highly traveled areas shall include tree grates and guards and be subject to Township approval.

G. General Landscaping Design.

- (1) Planters and other vessels for containerized landscaping are encouraged, especially at building entrances. All planters shall be safely and securely anchored.
- (2) Buffer yards shall be landscaped in accordance with § 105-52 of the Subdivision and Land Development Ordinance of Whitemarsh Township.
- (3) In no case shall tree trunks or shrubs negatively impact required sight triangles or interfere with the opening of vehicle doors.
- (4) Planting strips and/or tree lawns shall be provided between the curb and sidewalk where required by Chapter 105 (Subdivision and Land Development).

H. Parking Lot Landscaping and Screening.

- (1) Screening from Residential. Off-street parking and loading areas abutting a residential district or property line shall conform to the following:
 - a) Where the minimum setback requirements are met, the perimeter shall be landscaped with ground cover, low shrubs or flowering plants, and trees planted at intervals of not more than 25 feet.
 - b) Where the minimum setback requirements are unable to be met due to the physical constraints of the site, a solid wall or fence shall be provided in addition to the above. Such wall or fence shall be at least five feet in height unless a lesser height is required under § 116-33 of this Chapter.
 - c) Fences shall not exceed six feet in height in accordance with §116-33, unless otherwise permitted for a recreational feature as provided by this Chapter.
- (2) Landscaped Islands and Medians. Parking areas containing 10 or more spaces shall include landscaped islands and/or medians in accordance with the following:
 - a) Landscaped islands shall be utilized in parking areas to separate parking stalls into groupings of not more than 20 spaces between islands.
 - b) Parking areas shall be broken up into "rooms" of no more than 40 spaces,

separated by landscaped medians or pedestrian accessways.

- c) The dimensions of all islands and medians should be a minimum of eight feet wide at the shortest side to protect plant materials and ensure proper growth.
- d) Each island and median shall include at least one tree. Low shrubs and ground covers will be required in the remainder of the area.
- e) Trees within islands and medians shall be provided at a rate of one shade tree per eight spaces. Large and medium shade trees (no less than eight feet in height at maturity) are recommended. Due to heat and drought stress and vision clearances, ornamental and evergreen trees are not recommended in parking areas.
- f) Islands and medians shall be protected with concrete curbing.

I. Dumpster Screening.

- (1) Location. No dumpster shall be located near or adjacent to a primary roadway or otherwise visible from the public right-of-way.
- (2) Screening. Dumpsters shall be screened from public view in accordance with the following:
 - a) Screening shall include a combination of landscaping and decorative opaque fencing, walls, or similar enclosure. Such enclosure shall be of a high-quality, durable material, such as wood or masonry. The use of vinyl or chain link fencing is prohibited.
 - b) Enclosures must be equal to or taller than the dumpster being screened.

J. Mechanical Equipment Screening.

- (1) Ground Level Equipment. Mechanical equipment located at ground level must be effectively screened with vegetation, low berms, fencing, or others measures that are equal to or taller than the equipment being screened.
- (2) Rooftop Mounted Equipment.
 - a) Rooftop equipment should be so grouped and located to minimize visibility from the ground to the greatest extent practicable.
 - b) Where visible from the public right-of-way or abutting residential uses, architectural screening in the form of a parapet wall or other design feature, up to eight feet in height, shall be utilized.
 - c) Equipment placed on the building roof may be permitted above the maximum height specified, provided that such mechanical equipment is set back a minimum of 15 feet from any exterior walls and does not exceed 10 feet in height above the finished roof line of the building upon which it is installed.

§ 116-323 Open space.

- A. Preservation of Existing. Existing open spaces, parklands, vegetative buffers, woodlots, and other such natural areas shall be retained and established as required by this Chapter and Chapter 55.
- B. Minimum Area. Open space areas shall be provided at the rate required by the SM-MU District. Open space areas need not be contiguous but shall be of a useable size and area deemed appropriate by the Township.
- C. Landscaped Areas.
 - (1) Landscaped medians and islands shall not be considered useable open space.
 - (2) Landscaped buffer areas and yards shall not be considered useable open space unless such areas are designed and maintained to serve additional environmental benefit as natural habitat or green infrastructure facilities.
- D. Stormwater Facilities. Stormwater management facilities, such as detention ponds, shall not be considered open space for the purposes of this Chapter unless they are designed to be a multi-functional, productive, working landscape that serves local environmental, aesthetic, and recreational benefits. This may include, but is not limited to, bioswales and constructed wetlands that help to support local biodiversity and connect residents and visitors to nature.
- E. Passive Recreation Space.
 - (1) Passive recreation areas, such as walking trails, picnic areas, gardens, preserves, or similar uses, may be counted as open space provided the lands are preserved in their natural state to the greatest extent practicable.
 - (2) Buffer areas may be used for passive recreation activities and may contain bicycle or pedestrian pathways, provided such activities do not compromise the primary buffering function of such areas.
- F. Additional Designation of Open Space. The Township may require reservation or creation of open space more than the minimum requirements, provided such designation is determined to be consistent with the Township's adopted plans and studies with respect to environmental conservation and improving public use of and access to green spaces, recreational areas, trails, and the Schuylkill River waterfront.

§ 116-324 Riverfront access.

- A. An area of not less than 150 feet in width, parallel to the river, measured from the mean water elevation of the Rivers of the United States/Pennsylvania, shall be provided along the length of the river on each development site. This area shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township. This area shall include:

- (1) A trail of at least 10 feet in width, the length of the river, to connect to adjoining property trails. The use of permeable paving material is required.
 - (2) Seating areas at intervals of not more than 300 feet.
 - (3) Landscaping to enhance the trail, which at a minimum shall include trees in a naturalized setting at the rate of one tree per every 50 feet of trail. Other landscape treatments may be utilized if approved by the Township.
 - (4) Appropriate lighting fixtures shall be of a style as approved by the Township.
 - (5) Street furniture located in the floodway shall be anchored in accordance with the requirements of Chapter 101 and the floodplain regulations in the Township's currently adopted building code.
- B. The width of the riverfront area may be reduced to no less than 125 feet, provided at least one public amenity is provided for buildings four stories or less, the suitability of which shall be determined by the Township. If the building is greater than four habitable stories, then one additional public amenity must be provided.
- C. The width of the riverfront area may be reduced to no less than 100 feet, provided at least two public amenities are provided for buildings four stories or less, the suitability of which shall be determined by the Township. If the building is greater than four habitable stories, then two additional public amenities must be provided.
- D. Public riverfront access is required in accordance with Chapter 105 (Subdivision and Land Development).
- E. Other public access. For all parcels with frontage on or bounded by Hector Street and Elm Street which do not have riverfront access, a connection perpendicular to said street and the Montgomery County Schuylkill River Trail shall be provided. Said right-of-way shall be 15 feet in width or of a width that includes the limits of an alternative trail configuration and is subject to the following:
- (1) This right-of-way shall not be contained within any road right-of-way.
 - (2) The right-of-way shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township.
 - (3) A pathway with a minimum of 10 feet in width shall be provided and separated from any vehicular traffic. Alternate configurations of the pathway, such as, but not limited to, two five-foot lanes divided by landscaping may be considered as long as the combined total hardscape width of the path is determined to be equivalent to a 10-foot pathway.
 - (4) Lighting fixtures shall be installed along the pathway and shall be of a style as approved by the Township.
 - (5) The access shall contain appropriate signage to direct pedestrians to the

Montgomery County Schuylkill River Trail.

§ 116-325 Signs permitted in the TDO District.

- A. General provisions.
- (1) All signs in the TDO District shall be consistent with the overall design concept for the development and be appropriate to the type of activity to which they pertain.
 - (2) Design elements, such as the size, shape, materials, lighting, color, lettering style and the number and arrangement of signs, should present a unified appearance.
 - (3) The color of individual commercial or office signage should coordinate with any awnings that are provided.
 - (4) Signs anchored in the ground shall not exceed 10 feet in height and shall be of a monument type.
 - (5) Signs shall be illuminated in accordance with § 116-210 with the exception that there shall be no internally illuminated box signs.
- B. In the TDO District, the following signs shall be permitted and no other:
- (1) Any sign which may be permitted in any residential district, provided that the use to which it refers is permitted in the TDO District.
 - (2) Along each street frontage building facade, one wall sign for each use. The total sign area may be 5% of the wall area on which it is placed not to exceed 35 square feet.
 - (3) Any property which has two or more uses permitted in the district shall be permitted a directory sign. Each business in single and separate ownership shall be entitled to not more than three square feet of signage, and the total area of the directory sign shall not exceed 30 square feet.
 - (4) In the TDO-1 District, one monument sign is permitted for each property entrance. The area of the sign shall be no larger than 24 square feet.
 - (5) Interior property parking and traffic control signs are permitted in accordance with § 116-208 A. Signs are also permitted to direct people to the public trail or other public amenities, provided the signs do not exceed four square feet in area.
 - (6) Each use located in a building fronting along the river, may have one sign to identify it from the riverfront trail. Said sign may either be on the building or be a monument sign. Said sign shall not exceed 12 square feet.

§ 116-326 Community benefits and bonuses.

- A. Public Restrooms. Developments with facilities intended for use by the general public shall include public restrooms maintained by the property owner.

- B. Recreational Facilities. All development shall provide recreational facilities for the use and enjoyment of residents and/or visitors. ADA accessible pedestrian connectivity shall be provided between all recreational facilities and adjacent buildings and uses. Permissible recreational facilities include the following. Alternate facilities may be permitted with Township approval.
- (1) Boat Launches. Boat launches shall use the most current specifications of the Pennsylvania Fish and Boat Commission. Boat launches shall include a minimum of five parking spaces or be in accordance with § 116-184 A, whichever requires a greater number of spaces. No overnight parking of boats or other recreational vehicles shall be permitted in any development in this district. A minimum of 50% of the required parking spaces must be tandem spaces to allow for the parking of vehicles with boat trailers.
 - (2) Scenic Overlooks. Scenic overlook areas shall be ADA accessible, and regularly maintained. They shall be made of durable, permanent materials that meet all ANSI specifications. Scenic overlooks shall be lit and designed so that all public safety and security issues are adequately addressed.
 - (3) Recreational Fields and Courts. Such facilities shall conform to standards set forth by their respective associations (i.e., tennis facilities shall meet United States Tennis Association guidelines).
 - (4) Public Gathering Places.
 - a) All public gathering spaces shall be designed to safely provide pedestrians with ingress and egress, shall be adequately lit, and shall be ADA compliant. Adequate seating and trash receptacles shall be provided.
 - b) Such gathering space shall be conveniently located and accessible from all adjacent buildings.
 - c) The gathering space shall not be used for parking, loading, or vehicular access, except emergency and maintenance vehicular access.
- C. Transit Area Improvements.
- (1) Developers shall coordinate with SEPTA on providing or improving existing transit accommodations when a public transit route operates or has a stop located on a public or private street frontage directly adjoining a subdivision or land development.
 - (2) Such improvements shall include seating and electronic mass transit schedule boards, constructed according to SEPTA standards.
 - (3) The developer shall sign a perpetual maintenance agreement with Whitemarsh Township demonstrating that the developer is responsible for the maintenance of the shelter and associated amenities or accommodations.
- D. Green Infrastructure. All development within the TDO District shall employ green

infrastructure best management practices in accordance with and as defined in Chapter 58 of the Township Code.

- E. Building Height Bonuses. The maximum building height may be increased in accordance with § 116-312 provided one or more of the following community benefits are provided.
- (1) Moderate-Income Housing. At least 10% of the total number of dwelling units are reserved for moderate income housing. The units shall be reserved for households with incomes not exceeding the income limits by household size specified by the Pennsylvania Housing Finance Agency for Montgomery County. The units must remain affordable in perpetuity with a covenant that runs with the land.
 - (2) Alternative Energy Sources. A solar, geothermal, or other renewable energy power-generation facility is installed on-site with an energy generation capacity of at least 10% of the expected annual energy usage for the building(s) in which it is intended to serve.
 - (3) Off-Site Pedestrian Improvements. To qualify for a bonus, such improvements shall include both of the following:
 - a) Construction of a minimum of 100 linear feet of off-site sidewalks and/or pedestrian walkways meeting all of the requirements of this Chapter and Whitemarsh Township construction guidelines.
 - b) Provision of pedestrian wayfinding signage between the proposed development and other walking destinations within the area.
 - (4) Gateway Installation. A gateway feature is installed and maintained by the applicant at key building, street, alleyway, trail, and park entrances. Gateway features should be designed to bring visual interest to the development, create a unique identity, and help establish landmarks and points of interest. Examples include sculptures, monument signage, decorative arches, and artistic lighting.

§ 116-327 Application and review of development proposals.

- A. The submission of a sketch plan, in accordance with § 105-20 of the Township's Subdivision and Land Development Ordinance, is strongly encouraged. In addition to the requirements of § 105-13, the sketch plan shall include building setbacks, building heights, and the size and dimensions for all buildings. However, a sketch plan submission is neither required nor mandatory.
- B. All submissions, including sketch, preliminary and final plans, shall include:
- (1) A site plan to include buildings, pedestrian access, river access (both physical and visual) and open space areas.
 - (2) Architectural plans for any proposed buildings in adequate detail to indicate building setback, footprint dimensions, building heights, and building mass. Architectural elevations or sections in adequate detail to indicate how proposed buildings will affect views to the river and across the river to the hills and ridges. Architectural

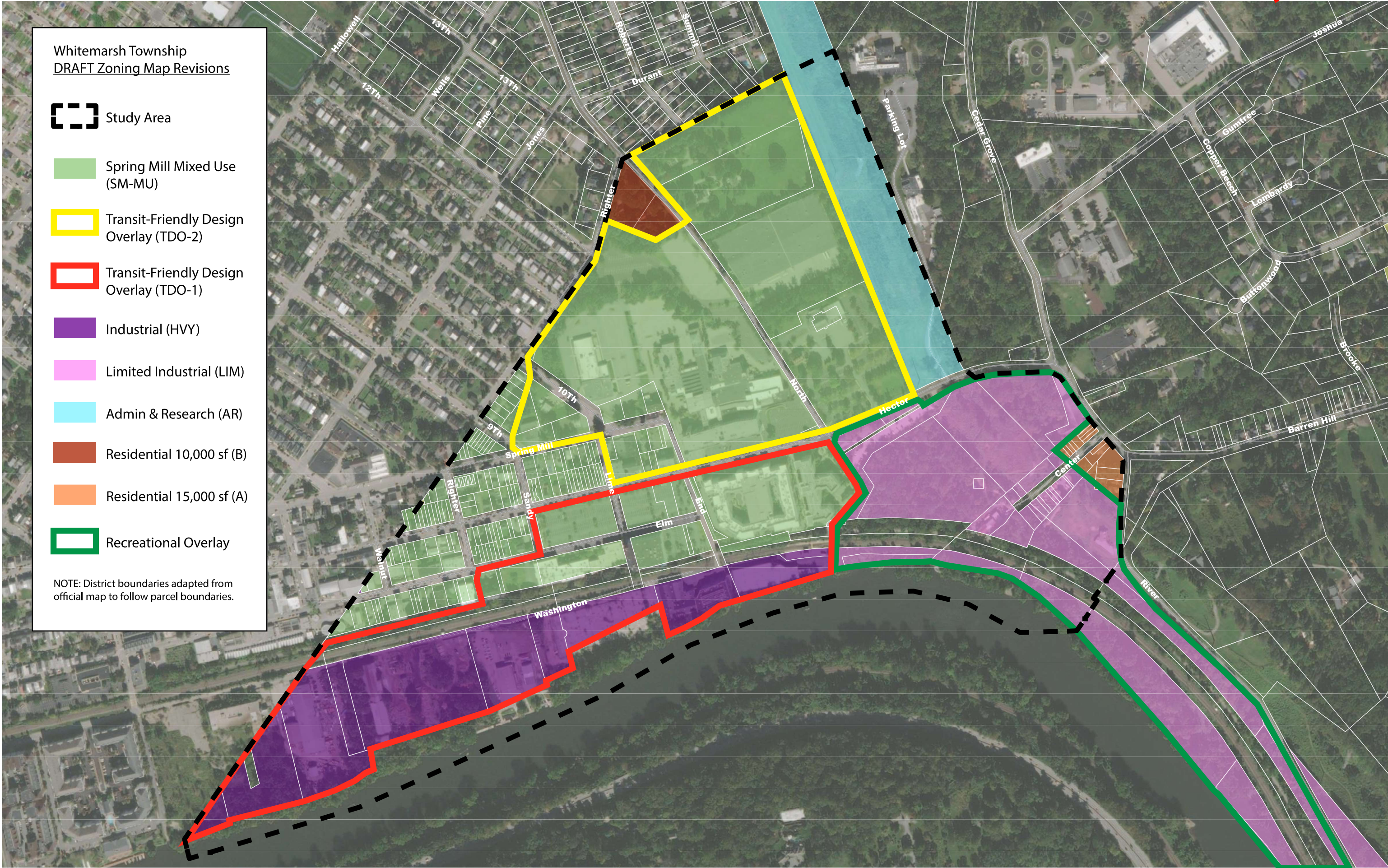
drawings showing concepts for facades, roof design and materials for buildings, structured parking facilities, signs as well as proposed lighting, street furniture and sidewalk design.

- (3) Landscape plans in accordance with Chapter 105 (Subdivision and Land Development) and Chapter 55 (Tree Protection Standards).
 - (4) A transportation impact study (TIS) in accordance with the provisions of § 105-21 B (9) of the Subdivision and Land Development Ordinance.
 - (5) Any other pertinent data as the Township may require.
- C. In a review of a sketch plan, the Township shall provide the applicant with general guidance as to whether the design, layout and other features of the proposed development are in keeping with the intent and purposes of this article and will consider whether any of the following criteria have been met:
- (1) The plan meets or exceeds applicable provisions.
 - (2) The plan is in best interest of the health, safety and welfare.
 - (3) General site considerations (including site layout, open space, and topography; orientation and location of buildings; circulation and parking; setbacks; height; walls; fences and similar elements) and general architectural considerations (including the character, scale and quality of design) have been designed and incorporated to invite pedestrian circulation in this area, will maintain a usable open space area along the river, will provide unobstructed views of the river from nearby streets and will not unduly restrict view of the ridges and hills across the Schuylkill River.

Whitemarsh Township
DRAFT Zoning Map Revisions

-  Study Area
-  Spring Mill Mixed Use (SM-MU)
-  Transit-Friendly Design Overlay (TDO-2)
-  Transit-Friendly Design Overlay (TDO-1)
-  Industrial (HVY)
-  Limited Industrial (LIM)
-  Admin & Research (AR)
-  Residential 10,000 sf (B)
-  Residential 15,000 sf (A)
-  Recreational Overlay

NOTE: District boundaries adapted from official map to follow parcel boundaries.



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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 15, 2024

Mr. Charles L. Guttenplan, AICP
Director of Planning & Zoning Officer
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #24-0029-001
Proposal: Spring Mill Mixed-Use Zoning Ordinance & Transit-Friendly Design Overlay & DRAFT Zoning Map

Whitemarsh Township

Dear Mr. Guttenplan:

We have reviewed the above-referenced DRAFT Zoning Ordinance and Zoning Map Amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested in documentation received by this office on February 2, 2024. We forward this letter as a report of our review.

BACKGROUND

The township has submitted the DRAFT Spring Mill Mixed-Use (SP-MU) Zoning Ordinance and Zoning Map Amendment for the Planning Commission's review. The proposed ordinance would repeal in its entirety the RDD-Riverfront Development District Overlay District and adopt the Spring Mill Mixed Use (SM-MU) District & the Transit-Friendly Design Overlay District (TDO). Several of the existing underlying zoning districts will be retained in the revised Zoning Map, including the HVY-Industrial District along the Schuylkill River, and several underlying district boundaries are proposed for modification. The zoning map for several existing districts proposed for modification, including the LI-Limited Industrial and AR-Admin.-Research Zoning Districts date to the 1970s and 1980s. The draft is the result of a task force appointed by the Township Commissioners and their Consultant – Colliers/Bergmann. At the request of the township, on February 26, 2024 several members of the Planning Commission



met with the township's Consultants via a Zoom call. An overview of the ordinance was provided and the township and its consultant responded to various questions and issues that were raised.

One of the chief goals of the new zoning ordinance and revised zoning map is to promote the transformation of Spring Mill area into a walkable, vibrant mixed-use destination. Much has changed around the Spring Mill SEPTA station area since the underlying zoning districts were put in place. According to the township, the Consultant used the Montgomery County Planning Commission's (MCPC) *Transit Oriented Development (TOD) -Model Ordinance* and with the Spring Mill study's land use recommendations to guide their work. The township seeks an ordinance promoting the vision laid out by the *Spring Mill Multi-Modal and Land Use Study, 2022*.

CONSISTENCY WITH COMPREHENSIVE PLANS

Consistency with the *Montco 2040 – County Comprehensive Plan*

The proposed DRAFT Spring Mill-Mixed-Use Zoning Ordinance and Transit-Friendly Design Overlay & DRAFT Zoning Map revision is consistent with the county's future land use vision. The ordinance addresses many of the goals of *Montco 2040: A Shared Vision*, the county comprehensive plan. The Future Land Use Map of the plan designates the land use vision for the Spring Mill Transit Center as an 'Employment Center'. The 'EC' designation supports intensely developed areas that serve as an employment center, including 'mixed-use' development. Much of the area is in the 100-year floodplain and it is experiencing extreme flooding events with greater frequency. The mixed-use development of under-utilized, vacant tracts of land with a high-residential density developments can be problematic, and the township should proceed with caution and establish mitigation measures for flooding events.

Consistency with the *Whitemarsh Township Selective Comprehensive Plan Update, 2020, & The Spring Mill Multi-Modal and Land Use Study, March 2022*

The proposed DRAFT SP-MU Ordinance and Zoning Map revision is consistent with the township's future land use vision for this area as a 'Waterfront District Character Area', as recommended by the *Whitemarsh Township Selective Comprehensive Plan Update, 2020*, specifically in Chapter Four - Future Land Use Plan. The future land use goal for this character area is to support high-density development and quality public spaces along the riverfront. The proposal is consistent with the land use vision for this area as recommended by the township's *Spring Mill Multi-Modal and Land Use Study, March 2022*. The study recommends that underutilized parcels be redeveloped in a manner that leverages the regionally significant assets along the junction of the Schuylkill River Trail, Washington Street redevelopment

projects, and the Spring Mill SEPTA transit station.

RECOMMENDATION

The Montgomery County Planning Commission supports the proposed DRAFT SM-MU Ordinance, the Transit-Friendly Design Overlay (TDO), and the proposed revision in the Zoning Map. We commend the township for its initiative and vision in aspiring to create a more transit-oriented mixed-use community surrounding the Spring Mill Rail Station.

We believe the DRAFT Ordinance should be strengthened in several aspects which will be discussed below in greater detail. There are several areas of concern including: the TDO-1 design standards, the building and site design requirements, and landscape requirements. These comments are guided by the MCPC Transit Oriented Development Model Ordinance and Guidebook referenced below, and we look forward to continue to work together on the development of this ordinance and its eventual implementation.

<https://www.montgomerycountypa.gov/3907/Transit-Oriented-Development-TOD#:~:text=The%20TOD%20Model%20Ordinance%20and,oriented%20development%20in%20their%20communities.>

COMMENTS

1. TDO-District Overlay-

Overall Comment- We suggest that the ordinance and the effectiveness of its design requirements should be tested on vacant and underutilized properties within 1,000-1,500 ft. of the Spring Mill Rail Station. Design-testing with visualizations could assist the township in ensuring that its vision for the Spring Mill Station Area is achieved.

- a. *TDO-1 Overlay District Design Standards-* Section 116-318.B.(1)- The Design Standards for the Overlay prohibit single, twin, and multi-family dwellings under 8 units in the district. At the February 26th information session the township was asked whether the threshold of 8 units may be too low, relative to the desired density being sought in the TDO-1. It was acknowledged that a higher number could be considered. We believe the threshold number was set low. An example is that a small in-fill townhouse/multi-family (10-15 units) development is a potentially developable along Hector Street. We recommend the township consider a higher threshold for the TDO-1 Overlay District. This is envisioned as the highest density residential district in the new MU-Transit – Friendly Design Overlay District. We suggest that vacant and potentially redeveloped parcels within 1,000 ft. of the Spring Mill SEPTA Station, such as the TDO-1 should be

reserved and targeted for a taller residential structure with a higher density than a small infill residential grouping of 8 units. We recommend the township re-visit this regulation and consider a threshold that is in keeping with the goal of the TDO-1 District Overlay.

- b. *Dimensional Requirements- Section 116-311 – Bonus- Larger Setback in TDO-1 Overlay*
It appears the maximum setback for buildings of 30 ft. and 40 ft. (if additional green space is provided in the TDO-1 Overlay District) is the same as the setback for buildings in the SP-MU District. We believe these are potentially very different mixed-use areas. We recommend the township consider differentiating the maximum building-setback in the TDO-1 Overlay from the SP-MU building setback. The TDO-1 is designed to potentially be the densest, mixed-use residential developed area, closest to the Spring Mill Rail Station, with possibly 4-6 story buildings. We recommend that if a 30 ft. setback provision is used for the TDO-1 district, it should be a bonus provision and awarded if a high-quality public gathering space occupies the frontage. A green space can be a landscape of tree clusters and turf and not necessarily an attractive, vibrant public gathering space.
- c. *Building-Frontage Occupation Requirement is Needed in TDO-1 District*
Related to the above wide setback allowed in the DRAFT Ordinance in the TDO-1 District, we recommend the township consider including a 'Building-Frontage' Occupation Requirement for the TDO-1 Overlay District. The MCPC Model Ordinance recommends this as a TOD building design requirement. This will ensure that the primary street have a continuous building frontage along the sidewalk by establishing a build-to-line or a maximum front setback.

See the following link below for further information on Best Practices for TOD Design-
<https://experience.arcgis.com/experience/ab1284e74eb84cf78eedb513105bd2ba/page/Section-3---Design-Elements-and-Best-Practices/>

2. Section 116-312: Use, Bulk, and Dimensional Regulations- Multi-Family

- a. *Section 116-312.B.(1.) - TDO- Building Requirements –*
In our February 26th discussion, we questioned whether the proposed maximum footprint of a residential building set at 15,000 is a desirable maximum from an economic development perspective. We expressed concerns that the maximum footprint is on the low side. As an example, we cited the most recent residential development at 401-433 Washington Street in both Conshohocken Borough and a portion in the township. In this proposal the footprint of a 4-story, 50 unit-condominium building's footprint was +/- 19,500 sq. ft. We recommend the township

consider testing this building footprint in a redevelopment scenario to help determine whether an adjustment is needed.

3. Streetscape Planning - Primary

A key element we believe is missing in the township’s Transit – Friendly Design Ordinance, which is an essential part of the MCPC TOD Model Ordinance – is the designation of district streets by categories of ‘Primary’ and ‘Secondary’. This is an essential step in the process of the development of a TOD Ordinance. We recommend the township undertake this step to ensure that the pedestrian environment and building design is compatible and design standards are appropriately applied. We recommend designating the streets and adapting the county’s Model Ordinance building design standards to its vision of how Hector Street, North Lane and the other intersecting streets should be built.

NOTES

Primary vs. Secondary Streets

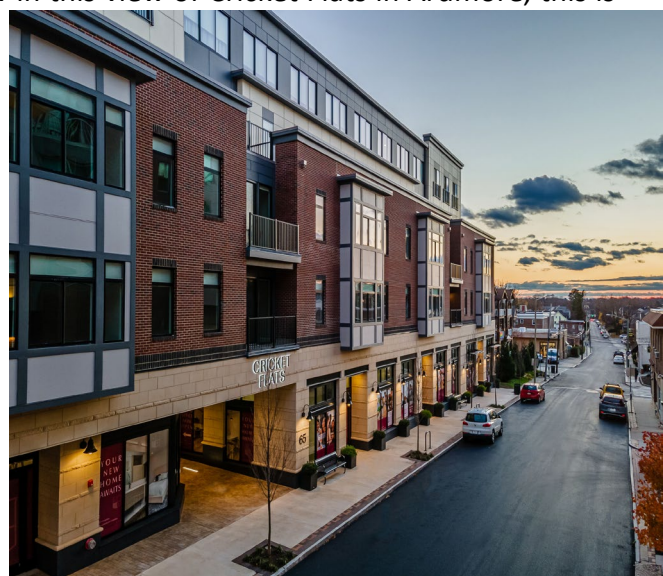
Once the municipality identifies the boundaries of the station area for which the TOD ordinance will apply, the municipality should make a map of the station area identifying which streets are considered primary streets and which are secondary streets. This distinction will determine how certain land use and building design standards within the model ordinance are applied.

The image below is an example of the type of map the municipality could create and insert into Section B.2. in order to establish what are the primary and secondary streets within the station area.

Building & Site Design – Transit Friendly Design District

Building Stepback- Section 116-321.B.- Building Massing and Form. (1.) – The DRAFT ordinance provisions for this section could be strengthened with a building step back requirement. We recommend the architectural requirements include a provision for building stepback above three-story for multi-family residential structures. A more pedestrian-friendly streetscape could be achieved by ensuring the building façade does not overwhelm the street. As shown below in this view of Cricket Flats in Ardmore, this is generally above the third floor.

The proposed text states that the building design should avoid “a massive scale and uniform impersonal appearances of big box structures through façade ornamentation, building effects, window treatments, variations in rooflines, entry treatments” This guidance is a good beginning, however the architectural requirement needs a metric like the



building stepback for the township to ensure its desired outcome.

3. Enhancements for the Public Realm

a. Bonus-plaza and accessible public space within the TDO-Overlay

The DRAFT Ordinance could be improved by including public space regulation(s) that incentivizes the development of high quality public spaces along primary streets and or the frontages of mixed-use buildings. Creating high quality public space for supportive activities and uses, such as outdoor dining can enhance the sense of place for Spring Mill and create a more vibrant area. The MCPC Model Ordinance recommends that a TOD ordinance include specific provisions to achieve high quality public gathering spaces and their related elements. We recommend the township consult the guidebook on how regulations and bonuses could be used to support the transit-center area’s complementary activities and uses.

4. Landscape Design Regulations §116-322-

a. Appropriate Species Requirements

The requirement states that 75% of the canopy trees shall be native and all other proposed plantings shall consist of native species (Section 116-323.C.(2)). We have concerns about this requirement and recommend the township modify it in a manner that allows for introduced plant species to be used in a planting plan without a variance. We recommend that this or similar species requirements should be placed in the township’s Subdivision and Land Development Ordinance rather than in the Zoning Code. In addition, while the focus on native plant selection is beneficial, most urban landscapes have limited pervious areas and are surrounded by pavement. Places like parking lots are inhospitable to many native species acclimated to natural forests that host the majority of mid-Atlantic native flora. Another concern is that the selection of native evergreen species is limited, and many landscape settings need a broader range of both native and introduced evergreen species for screening and landscape buffers. We recommend the township modify this requirement to include greater flexibility in using appropriate introduced species.

b. Tree Planting Requirements- Tree Grates:

The DRAFT requirement of Section 116-322.F.-Trees- states that “trees located in plaza, sidewalk areas, courtyards, or other highly traveled areas shall include tree-grates. . .” We strongly recommend this requirement should be removed



from the DRAFT ordinance. It restricts the design from incorporating more innovative and proven solutions for the establishment of urban tree canopy and tree success. In general, tree grates are discouraged; while they support pedestrian traffic they are often heave and restrict the root collar of the tree, and eventually girdle the tree. Tree coverings as shown in the example above can be covered with porous pavers or other materials that allow air/water exchange and support pedestrian walkability.

c. *Minimum Soil Volume & Soil Area Requirement*

A minimum soil volume and soil area requirement would improve the effectiveness and health of the trees in the TOD District and its streetscapes. This would set a minimum tree pit surface opening area and a minimum soil volume. The tree surface area minimum requirement is needed to ensure that an opening for rainwater infiltration and oxygen are available to support tree health. We recommend including a statement, 'To the greatest extent feasible- tree plantings should incorporate a soil surface area for tree pits with a minimum of 6' by 4' opening area for tree expansion and for air and water exchange and an enlarged soil volume needed for tree growth and health.'" The range for a soil volume requirement exists along a continuum of cubic feet dependent upon the type of tree being grown and its ultimate size. We suggest a minimum soil volume of 1,000-1,200 cu. ft. of soil is needed to grow a 40-50 ft. tall tree. If the tree soil volume required is not feasible, we suggest that an alternative compliance could include Silva Cells or cantilevered pavements which allow for soil volume under walkways that support vehicular traffic. This will create a successful, green, urban tree planting and canopy coverage for streetscape and plazas. The graphic above illustrates a DEEPRoot® installation. We recommend that a tree-soil volume requirement be included in the township's SALDO requirements rather than in the TOD Overlay.

NOTE- Photo from - <https://www.thebluelinegroup.com/news/designing-for-the-long-term-health-of-trees-in-our-urban-environment/>

5. Schuylkill Riverfront Open Space

The DRAFT Ordinance's Purpose Statement §116-309 does not mention the importance of the Schuylkill Riverfront and Trail as an asset of the Spring Mill MU District. The river and regional trail are key assets of Spring Mill and should be referenced in the Purpose Statement. There are multiple requirements in the DRAFT Ordinance's Section 116-323-Open Space and Section 116-324 Riverfront Access which require the preservation of the Schuylkill Riverfront's open space with public access in perpetuity, and a wide setback area with a 10-wide riverfront trail with various amenities. Also, river views and vista preservation are also referred to in various building design requirements. These are very positive aspects of the DRAFT Ordinance and we recommend the Purpose Section (§116-309), include a statement acknowledging this and stating that the preservation and

enhancement of the Schuylkill River Greenway corridor and public access to the riverfront is an important goal for Spring Mill-MU District Zoning.

6. Section 116-326 Community Benefits and bonuses

a. *Moderate Income Housing Bonus*

Section 116-326.E.(1.) - Community Benefits and Bonuses-This provision provides an increase in maximum building height if at least 10% of the dwelling units are reserved for moderate-income housing. Moderate-income housing is subject to a wide interpretation, and we believe the affordability bonus provision should be strengthened by establishing a target income range with a numerical percentage of the median income. This is a policy decision by the township and should reflect the locality's median income range and what percentage is considered 'moderate'. Typically it is set at 80% of the area median income (AMI). In addition, the township should consider how these affordability provisions are maintained over time and the length of time the provision is enforced. Some municipalities have deed restrictions on property that is maintained for 50 years. These considerations should be addressed by the township in awarding bonuses.

b. *Community Benefits- Section 116-326. A. Public Restrooms, & B. Recreational Facilities and B.(4.)- Public Gathering Areas*

The list of public amenities listed in the *Community Benefit & Bonuses Section* does not appear to be part of the logical sequence of organizing the bonuses and required amenities. Several of the required Recreational Improvements -- Boat Launches, Scenic Overlooks, and Recreational Fields would be more appropriately organized within the Open Space Section (Section 116-323) of the DRAFT.

c. *Section 116-326.B.(4.) Public Gathering Places*

The Public Gathering Places bonus is arranged in the category of Recreational Facilities. We suggest that aligns more closely with a bonus for incentives for best design practices in building and site design rather than recreational space. As stated previously, we regard well-designed public gathering spaces as essential elements in an SP-MU- Transit-Friendly Design Overlay District. We recommend the township include this section with the Design Standards of the SP-MU & TDO Overlay Districts and include the specific design elements that make a public gathering space an asset to a mixed-used residential development.

CONCLUSION

We recommend the township consider to its satisfaction our comments and concerns for the DRAFT Ordinance.

Please note that the review comments and recommendations contained in this report are advisory to the township and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt this zoning ordinance amendment, Section 609 of the Municipalities Planning Code requires that the County Planning Commission be sent an official copy within 30 days.

Sincerely,



Barry W. Jeffries, ASLA, Senior Design Planner

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C:

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Krista Heinrich, PE, Township Engineer

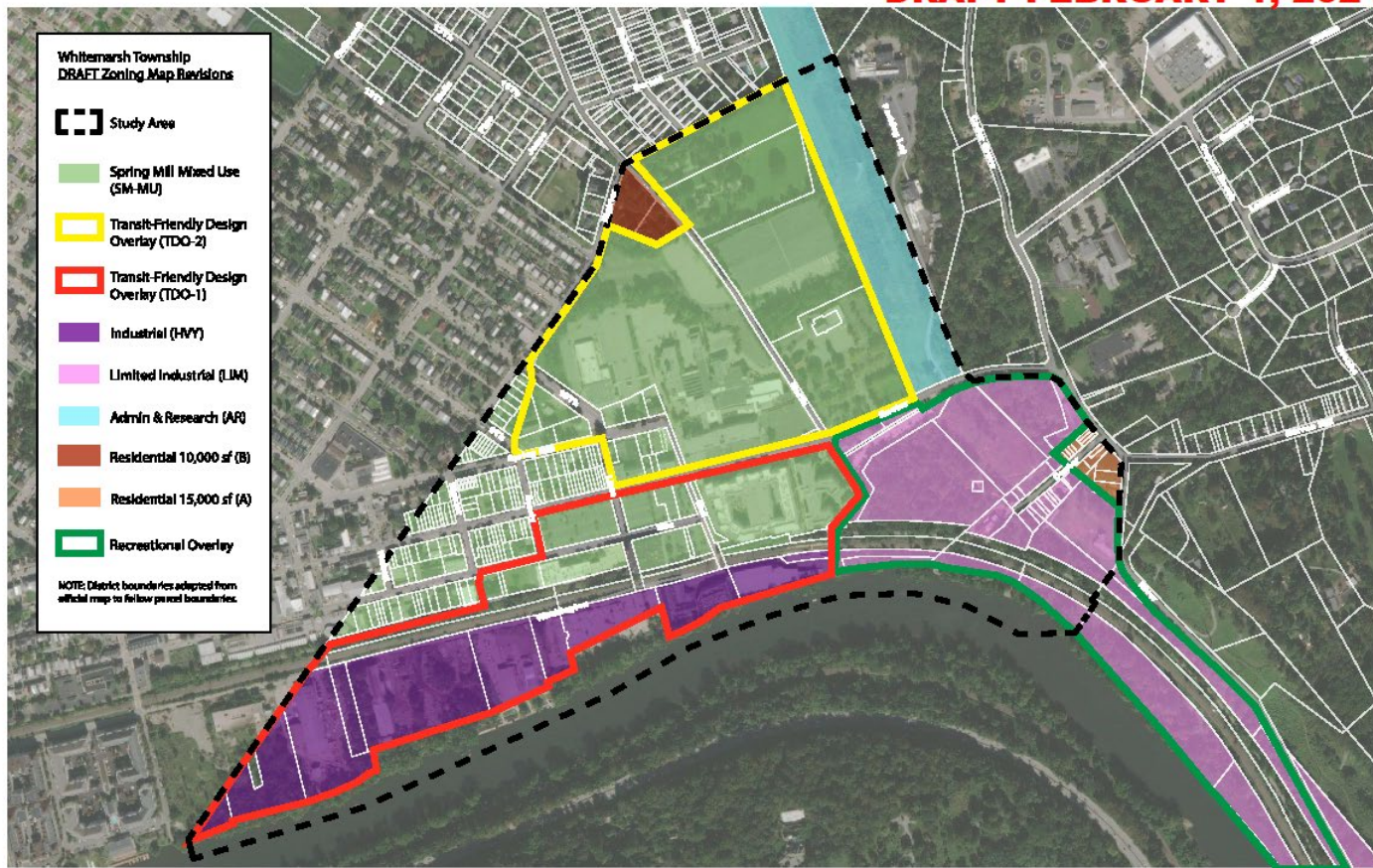
Colliers/Bergmann – Planning Consultants for Whitemarsh Township

Aaron Kostyk, Chair, Whitemarsh Township Planning Commission

Attachment

ATTACHMENT

DRAFT FEBRUARY 1, 2024



Memorandum

To: Charles Guttenplan, AICP
Director of Planning & Zoning
Whitemarsh Township, PA

From: Molly Gaudio, AICP
Kimberly Baptiste, AICP

Date: May 8, 2024

Subject: Spring Mill Rezoning Status Update

The purpose of this memo is to provide an update to the Whitemarsh Township Planning Commission on the status of the Spring Mill zoning amendments and next steps. The proposed rezoning includes amendments to the Township zoning map and text to implement a new base zoning district, the Spring Mill Mixed Use (SM-MU) District, a removal/replacement of the Riverfront Development Overlay District (RDD) with a Transit-Friendly Design Overlay (TDO) District. The most recent Draft Spring Mill Rezoning materials are dated February 1, 2024.

In this document we have included a summary of the following:

1. Agreed Upon Amendments
2. Next Steps for Draft Review
3. Remaining Discussion Points & Future Considerations

The information in this memo is based on discussions with Township Staff, the Planning Commission, and comments provided by Montgomery County and the public.

Amendments to February 2024 Draft

During the March 16, 2024, Planning Commission meeting several revisions were noted by the consultant team that would be incorporated based on the feedback by Montgomery County and public comment. Additional comments and questions from the Township Planning Commission members were also addressed. Below is an itemized list of edits that are planned to be incorporated into the revised Draft Spring Mill Rezoning materials.

§116-309

- Update SM-MU District purpose statement to include language on improved transportation network connections and safety.
- Specifically incorporate desire for development to provide multi-modal accommodations and traffic-calming measures.

§116-316

- Update TDO District purpose statement to emphasize importance of the Schuylkill Riverfront & Trail.
- Also note the importance of the ecology of the area and acknowledgement of recent severe weather events.

§116-318 (B)

- Clarify that parking on the first floor is okay, even when supporting a residential use.
- Adjust minimum density threshold in TDO-1 Subarea to prohibit single-, two-, and multi-family dwellings under 15 units (increase from 8 units).

§116-318 (D)

- Implement minimum façade setback requirement where buildings exceed three stories.

§116-321 (B)

- Cap four-story buildings at 200 feet in length, regardless of height variations in building sections.

§116-322 (C)

- Reduce native species requirement for all plantings to 75%.
- Allow for consideration of hardships or best practices that account for tree survival in various weather/urban conditions.
- Include reference to native species lists based on region and/or environmental conditions for appropriate species selection guidance.

§116-322 (F)

- Remove requirement for tree grates.

§116-323 (D)

- Incorporate “naturalized” and other biodiversity language for stormwater facilities and strengthen language to prioritize natural retention systems.

§116-324

- Provide reference to §105-147 (K) which requires trails to be provided at sites along the river at a minimum interval of 500 feet.
- Revisit setback/riparian buffer requirements for riverfront. Make sure this aligns with the Riparian Corridor Conservation Overlay (RCCO) District.

§§116-323, 324, & 326

- Relocate open space and recreation amenity requirements as necessary to provide more clarity and context of requirements.

§116-326 (E)

- Include definition for “moderate income.” Based on 80% of the Area Median Income (AMI).

§116-327

- Add requirement for emergency response plans and associated arrangements for properties in the floodplain.

Various

- Ensure all tree requirements align with and reference §105-39 of the SALDO, which regulates planting in islands and refers to trees.

SALDO

- Add minimum soil volume and soil area requirement for tree plantings.

Next Steps for Draft Review

During the review and discussion of the current Spring Mill rezoning material, a few questions came out that require follow up from the consultant team and Township staff. The information below is a summary of the topics identified for further evaluation and steps that will be taken to address them.

SITE TEST

The consultant team will work with Township Staff to apply the proposed bulk and dimensional regulations on a potential redevelopment site on the east side of North Lane (see figure at right).

An assessment will be made showing how the regulations currently shown in the draft will apply to the site. We will also consider the specifications of recent development proposals to see how they may have been permitted or restricted under the proposed regulations.



SPOT CHECKS

A spot check of proposed setback and bulk requirements will be conducted to ensure the regulations are consistent with existing and desired future development patterns. Specific regulations to be tested include front setbacks (minimum and maximum), building heights (minimum and maximum), and maximum building footprint. Consideration will be given to incorporating a provision for maximum building footprints that allows for larger buildings, provided such structure is designed so as to appear as smaller building segments.

OVERLAY DISTRICT CLARIFICATIONS

There are three overlay districts applied to the Spring Mill Mixed Use District area in addition to the proposed TDO District. This includes the:

- Floodplain Conservation Overlay (Article XXII)
- Riparian Corridor Conservation Overlay (Article XXXV)
- Recreational Overlay (Article XXV)

An assessment will be made to clarify the relationship between these districts and how they would apply to the Spring Mill area. This includes consideration of provisions that may be in

conflict or redundant as well as which take precedence or supersede that of others. From this assessment a recommendation may be made for ways to better clarify the district applicability and support the goals of the proposed SM-MU and TDO Districts. The consultant team will incorporate these recommendations into the draft regulations, as appropriate.

Remaining Discussion Points & Future Considerations

During the initial review and discussion of the Draft Spring Mill rezoning materials there were several comments and questions that came up which have not yet been addressed. For some of these actions, additional information or direction is needed from the Planning Commission while others have been identified as potential follow-on actions to this rezoning effort. Details for each of these remaining points are provided below.

DISCUSSION POINTS

- Pervious Surfaces – Desire to require pervious paving for parking areas, driveways, and/or sidewalks. Alternatively could incentivize use of pervious paving by providing reduction in the extent of areas counted towards the calculation of lot coverage.
- Requirements vs. Recommendations – Review design standards of TDO District and use of “should” versus “shall” to determine if appropriate elements are established as a requirement or okay as recommended treatments.
- Public Amenities & Community Benefits – Consideration of what constitutes a public amenity or community benefit. How are these defined? Are the minimum expectations for desired amenities appropriately captured? What are appropriate trade-offs? See §§116-324 (B) and (C) as well as §116-326.

FUTURE CONSIDERATIONS

- Riparian Corridor Expansion – Evaluate the merits of expanding the existing riparian corridor buffer requirement to enhance environmental protections and respond to the increase in frequency and severity of flooding along the riverfront.
- Spring Mill Area Design Guidelines – Consider establishing a series of design guidelines for the Spring Mill area to provide consistency in public and private improvements. This may include defining a “brand” or certain character for the Spring Mill area and identifying preferred sign treatments, streetscape amenities (benches, trash receptacles, etc.), lighting fixtures, and/or colors.
- Floodplain Regulation Exemptions – Currently the Floodplain Conservation Overlay District provides exemptions for residential uses only. This prohibits consideration of other desirable uses without having to go for a use variance. The Township may wish to consider exemptions for other uses and/or development configurations that may support the goals of the proposed SM-MU and TDO Districts.

Whitemarsh Township RDD District Revisions

DRAFT – REDLINE – AUGUST 7, 2024

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DEFINITIONS

KEY: Existing Definition
New/Modified Definition

ARTISANAL MANUFACTURING FACILITIES

A building used by artists and artisans as a studio or production space of handmade goods. The space may also be used for the sale and display of these goods.

BUFFER

A portion of a tract designed, constructed and maintained to separate the elements and uses of lands which abut each side. It shall function to effectively block the transmission of noise, glare and dust from one side to another at all times and seasons of the year. Buffer areas shall not be deemed to include driveways, roadways, parking areas, or areas otherwise comprised of hardscape or impervious materials.

GATEWAY INSTALLATION

A combination of traffic-calming and visual measures used to highlight entrances to a street, residential and mixed use developments, or other destination center. This may include, but is not limited to, treatments at key building, street, alleyway, public gathering space, and trail or park entrances. Gateway installations are intended to narrow a street or entrance visually to slow entering vehicles, discourage through traffic, and establish a strong sense of place.

INDOOR RECREATION OR ENTERTAINMENT FACILITIES

Establishments providing amusement, entertainment, or recreational services occurring within a fully enclosed structure for a fee or admission charge, such as: arcades containing coin-operated amusements and/or electronic games; bowling alleys; movie theaters; laser tag businesses; indoor play center (rock climbing or inflatable party place); indoor sports fields, courts, or arenas; swimming pools; and other indoor activities determined to be substantially similar to the above. Accessory uses may be permitted to include the preparation and serving of food and/or the sale of equipment related to the principal use.

LIVE-WORK UNITS NOTE: Amendment required in existing § 116-290 A (9)

A single dwelling unit (e.g., studio, loft, apartment, or single-family home) consisting of both a commercial and a residential component and the uses share a common wall or floor with direct access between the residential and non-residential area. The resident of the unit shall also be the owner and/or operator of the commercial use. Live-work units are differentiated from home occupations in that the residential and/or commercial use need not be subordinate to the other in terms of floor area. Commercial operations within live-work units may include retail sales, production of materials, art, or other such craft.

OPEN SPACE NOTE: See § 116-323 for connection with open space regulations

A portion of a tract available and accessible for use by the public and/or residents of the tract, generally undeveloped. Open space may include areas of steep slopes, floodplains, and other significant features to be preserved. Open space shall not include streets or street rights-of-way, parking areas, other areas of impervious surface, yards and lots of individual dwelling units or other public improvements nor does it include required buffer areas. Open space uses may include active and passive recreation.

PUBLIC GATHERING SPACE

Public or private outdoor space where the public is directly or indirectly invited to visit or permitted to congregate. Such areas may include, but are not limited to, pedestrian plazas, courtyards, squares, and pocket parks. The gathering space shall not be used for parking, loading, or vehicular access, except emergency and maintenance vehicular access.

STEPBACK

The horizontal distance an upper-floor building façade is stepped back towards the center of the building away from the lower-floor building façade.

UPPER-FLOOR DWELLING UNIT

A dwelling unit located within a mixed-use or multi-story building on any floor other than the ground floor.

Article XXXVII

Reserved

NOTE: Repeal existing Article XXXVII, replacing with new Article XLI

§ 116-278 Reserved.

§ 116-279 Reserved.

§ 116-280 Reserved.

§ 116-281 Reserved.

§ 116-282 Reserved.

§ 116-283 Reserved.

§ 116-284 Reserved.

§ 116-285 Reserved.

§ 116-286 Reserved.

§ 116-287 Reserved.

Article XL

Spring Mill Mixed Use (SM-MU) District

NOTE: Adding on as new Article.

§ 116-309 Purpose.

The purpose of the SM-MU District is to continue the transformation of the Spring Mill area into a vibrant and walkable mixed use destination center. The requirements of this District are intended to support the vision of the Township's Comprehensive Plan by allowing for creative redevelopment and infill projects that increase local housing, retail, entertainment, and employment opportunities served by public transit. Development proposals should seek to achieve the following:

- A. Expand housing options for residents of all ages, incomes, and life stages;
- B. Increase access to local goods, services, jobs, and community resources;
- C. Capitalize on opportunities to rehabilitate vacant or underutilized buildings and sites;
- D. Provide a proper transition in density and character of development between existing neighborhoods and mixed use activity centers;
- E. Ensure future developments support a multi-modal transportation network and incorporate traffic-calming measures to increase the level of comfort, safety, and connectivity for all modes of travel;
- F. Encourage an intensity of development and complementary mix of land uses near transit stops that is compatible with and supportive of increased ridership and fosters the creation of a livable community with opportunities to live, work, and play within walking distance of convenient transit facilities; and
- G. Create a cohesive and interconnected traditional development pattern throughout the entirety of the District, regardless of the sequence of proposals or project phasing.

§ 116-310 Permitted use table.

- A. The following uses shall be permitted in the SM-MU District. Uses not listed are prohibited.

RESIDENTIAL USES	ADDITIONAL USE REGULATIONS
Single-Family Dwellings, detached or attached	
Two-Family Dwellings	
Multi-Family Dwellings, up to 4 units	
Multi-Family Dwellings, over 4 units	§ 116-313
Upper-Floor Dwelling Units or Lofts	
Live-Work Units	
COMMERCIAL & INDUSTRIAL USES	
Retail or Personal Service Establishments	
Administrative, Professional, or Medical Offices	
Restaurants or Bars	
Dance, Music, Art, or Fitness Studios	
Indoor Recreation or Entertainment Facilities	
Hotels or Inns	
Breweries, Wineries, or Distilleries	§ 116-314 (A)
Enclosed Manufacturing, Processing, or R&D Facilities	
Artisanal Manufacturing Operations	
OTHER USES	
Community or Government Use Facilities	
Schools or Day Cares	
Outdoor Dining & Seating Areas	§ 116-314 (B)
Parks and Playgrounds	
Parking Structures	§ 116-320 C
Public Transit Facilities	

§ 116-311 Dimensional requirements.

- A. The following shall apply to the SM-MU District. Where in conflict Chapter 105 (Subdivision and Land Development), the requirements of this Section shall apply.

STANDARD	REQUIREMENT
MIN LOT AREA	
Single- or Two-Family Dwelling	6,000 sf (detached) 2,200 sf (attached)
Multi-Family Dwelling	2,200 sf / dwelling unit
Nonresidential / Mixed Use	6,000 sf
MIN LOT WIDTH	
Single- or Two-Family Dwelling	40 ft (detached) 20 ft (attached)
Multi-Family Dwelling	45 ft
Nonresidential / Mixed Use	45 ft
FRONT YARD	
Principal Building, residential use	10 ft MIN
Principal Building, nonresidential / mixed use	0 ft MIN 30 ft MAX ¹
MIN SIDE YARD	
Principal Building	10 / 30 ft ²
Principal Building, with party wall	0 ft
Accessory Building	4 ft
MIN REAR YARD	
Principal Building	30 / 40 ft ²
Accessory Building	4 ft
BUFFER AREA WIDTH	
Residential Use	-
Nonresidential / Mixed Use	5 / 15 ft ²
Nonresidential / Mixed Use, with party wall	0 ft

- NOTES: (1) The maximum front yard area may increase by 10 feet where additional greenspace is provided.
 (2) The larger shall apply where a nonresidential or mixed use is adjacent to a residential use or district, except for multi-family dwellings over four units.

§ 116-312 Bulk requirements.

STANDARD	REQUIREMENT
BUILDING HEIGHT ¹	
Principal Building, residential up to 4 units	35 ft (2 stories) MAX
Principal Building, other use	28 ft (2 stories) MIN 48 ft (4 stories) MAX
Principal Building, with bonuses ²	78 ft (6 stories) MAX
Accessory Building ³	20 ft (1 story) MAX
MAX BUILDING FOOTPRINT	
Multi-Family Dwelling	15,000 sf MAX
Noncommercial / Mixed Use	30,000 sf MAX
MAX IMPERVIOUS COVERAGE	
Residential Use	60% (MAX 50% buildings)
Nonresidential / Mixed Use	70% (MAX 60% buildings)
Uses with Buildings over 4 Stories	60% (MAX 50% buildings)
OPEN SPACE ⁴	
Residential Use	40%
Nonresidential / Mixed Use	30%
Uses with Buildings over 4 Stories	40%

- NOTES: (1) Building height shall be determined in feet, while the visual scale or appearance in height of the structure shall be determined in stories.
(2) See § 116-326 for building height bonuses.
(3) No accessory building may exceed the height of the principal structure on the lot.
(4) See § 116-323 for open space area conditions and requirements.

§ 116-313 Multi-family residential density requirements.

- A. For developments of multi-family dwellings over four units per building, the residential density shall not exceed 30 dwelling units per gross acre.
- B. As a conditional use residential density may be increased to 50 dwelling units per gross acre and building height may be increased to a maximum of six habitable stories above the floodplain, where applicable, provided the following conditions are met:
- (1) A pathway of at least 10 feet in width shall be provided within the right-of-way.
 - (2) Building height shall be varied to allow vistas to the river in accordance with § 116-321 A (3).
 - (3) The building includes more than one level of structured parking above grade and no more than 10% of the parking shall be surface parking located on the exterior of the building footprint.
 - (4) At least 75% of the building is residential.

- (5) A minimum of 5% of the parking spaces provided are designated and marked for public use.
 - (6) At least one of the community benefits is provided in accordance with § 116-326.
- C. Newly proposed multi-family developments shall provide for a gradual transition in density where abutting an existing single-family neighborhood. To achieve this, the following techniques shall be employed by new residential construction within 100 feet of existing single-family residential property lines:
- (1) Similar dwelling unit configuration (Maximum three units per dwelling);
 - (2) Similar building height, bulk, and scale; and
 - (3) Similar lotting, if applicable.

§ 116-314 Additional use regulations.

- A. Breweries, Wineries, and Distilleries. All breweries, wineries, and distilleries shall be in conformance with the following:
- (1) All such facilities shall be duly licensed by the Pennsylvania Liquor Control Board.
 - (2) A tasting room, retail, and/or restaurant area shall be provided. Such area must:
 - a) Be at least 30% of the total floor area of the use;
 - b) Be located at the front of the building in a manner visible and accessible from the street; and
 - c) Include a designated public entrance.
- B. Outdoor Dining and Seating Areas. All commercial outdoor dining and seating areas shall be in conformance with the following:
- (1) No area shall block window views, entrances, exits, pedestrian or vehicular access, sidewalks, fire lanes, or other travel lanes.
 - (2) All areas shall remain clean and free of trash or debris.
 - (3) Where located within 250 feet of a residential district, the use of outside music or speakers shall be prohibited between the hours of 9:00PM and 9:00AM.
 - (4) No outdoor dining or seating area shall be used for storage purposes.
 - (5) Tables, chairs, and equipment not permanently affixed to the ground or structure shall be removed, enclosed, screened, and/or otherwise secured during non-business hours.
 - (6) Where the outdoor dining or seating areas abut a street or parking area a barrier

shall be provided, such as bollards or planters, to protect patrons. The barrier shall be attractively designed and landscaped or otherwise incorporated into the design of the outdoor area.

- (7) Additional parking spaces may be required where the outdoor dining and seating area increases the gross floor area of the use by more than 50%.
- (8) Outdoor dining and seating areas shall not be permitted in the ultimate right-of-way, except where a property owner executes, and the Board of Supervisors approves, a hold-harmless agreement and it is recorded against the property. No such area shall be located within the clear sight triangle of any intersecting streets, unless a full and unobstructed view can be demonstrated to the Township's satisfaction as required by § 116-21. No outdoor dining or seating area shall be located within a state right-of-way without authorization from the Pennsylvania Department of Transportation.

§ 116-315 Design transitions between nonresidential and residential uses.

- A. Applicability. All nonresidential and mixed use development shall employ similar building and site design standards to ensure compatibility with adjacent low density residential development. These requirements shall be applied in addition to the design standards and guidelines of this Article and requirements set forth by this Chapter for landscaping, screening, and buffering of uses.
- B. Requirements. To the maximum extent practicable, nonresidential and mixed use developments shall use all the following building design techniques when adjacent to a single-, two-, or multi-family dwelling up to four units:
 - (1) Similar front setback;
 - (2) Similar building height;
 - (3) Similar roof form; and
 - (4) Similar exterior materials, provided such materials are consistent with the regulations of § 116-321 (F).

Article XLI

Transit-Friendly Design Overlay (TDO) District

NOTE: Adding as new Article XLI.

§ 116-316 Purpose.

The purpose of the TDO District is to leverage access to the Spring Mill transit station in accordance with the Township’s Comprehensive Plan and land use studies. Development in this District shall employ building and site design practices that:

- A. Enhance the visual character of the area through appropriate building scale, high-quality architecture, and sustainable landscaping treatments;
- B. Encourage land uses and site design practices that promote the use of transportation alternatives, such as rail, bus, bicycling, and walking, thereby reducing traffic congestion from individual automobile use;
- C. Recognize the prominence and importance of the Schuylkill Riverfront and trail to the physical, mental, and social health and wellbeing of the community;
- D. Preserve and enhance views and public access along the riverfront, ensuring greater public access and providing for a greenbelt along the river;
- E. Acknowledge the importance of the ecology of the riverfront to support climate mitigation and adaptation measures in response to increased severe weather events;
- F. Meaningfully integrate existing natural features and open space areas and design well-configured greens, landscaped streets, and civic spaces that are woven into the development pattern and dedicated to the social interaction, recreation, and visual enjoyment of residents and visitors;
- G. Promote redevelopment to correct inadequate street patterns and access, abandoned industrial buildings that are obsolete in terms of economic feasibility, or are incompatible with surrounding uses, in order to allow better use of the riverfront properties;
- H. Encourage the use of shared parking and access to minimize the number of curb cuts that interrupt the pedestrian network and to provide for more efficient utilization and distribution of parking;
- I. Promote the use of sustainable development best practices, such as the incorporation of green infrastructure and green building design; and
- J. Encourage the provision of additional amenities that benefit the public health, safety, and welfare.

§ 116-317 Application.

- A. The TDO District shall include two subareas as shown on the Zoning Map of Whitemarsh Township and described below:
- (1) The TDO-1 District subarea includes property south of East Hector Street, in closest proximity to the Spring Mill Station and/or immediately adjacent to the rail-line and the Schuylkill River.
 - (2) The TDO-2 District subarea includes the remaining property north of East Hector Street.
- B. The TDO District shall be deemed to be an overlay on the area designated on the Zoning Map of Whitemarsh Township.
- (1) In those areas of Whitemarsh Township where the TDO District applies, the design requirements of the TDO District shall be additive to the requirements of the underlying zoning district(s).
 - (2) Should the TDO District boundaries be revised as a result of legislative or administrative actions or judicial decision, the zoning requirements applicable to the area in question shall revert to the requirements of the underlying zoning district(s) without consideration of this article.
 - (3) If a structure is otherwise permitted by virtue of the requirements of the TDO District, relief from the Zoning Hearing Board from the provisions of Article XXXV, Riparian Corridor Conservation District, shall not be required, provided such relief is not found by the Township Engineer to otherwise be detrimental to public health, safety, and welfare.

§ 116-318 Use, bulk, and dimensional regulations.

- A. The permitted uses of the TDO District shall include those allowable under the SM-MU District in addition to those of any other underlying district.
- B. In the TDO-1 District subarea, the following ~~restrictions on use~~ shall ~~also apply~~ be prohibited:
- (1) Single-, two-, family dwellings, attached and detached.
 - (2) Two-family dwellings.
 - ~~(3)~~ (3) Multi-family dwellings with less than 15 units shall be prohibited per building.
 - (4) First-floor residential uses shall be prohibited.
 - ~~(2)~~ (5) Parking areas serving residential and nonresidential uses may be located provided on the first floor with Township approval of a building, unless serving a multi-family use within such building.

- C. The dimensional and bulk requirements of the TDO District shall follow those of the SM-MU District and supersede those of any other underlying district, unless otherwise provided for by the TDO District design standards.

§ 116-319 Design standards overview.

- A. Purpose. The purpose of the design standards in the TDO District is to improve the overall character and image of the Spring Mill Station area through the application of building and site design standards to future development. These regulations are further intended to guide redevelopment of existing properties in a manner compatible with the future development vision of Whitemarsh Township. As development takes place, emphasis should be placed on improving the aesthetics of the site and surrounding area, fostering high-quality investment, and promoting the Township as an attractive place for people to live, work, shop, socialize and recreate. The design standards applicable to the TDO District include:
 - (1) Off-Street Parking & Multi-Modal Connectivity (§ 116-320)
 - (2) Building & Site Design (§ 116-321)
 - (3) Landscaping & Screening (§ 116-322)
 - (4) Open Space (§ 116-323)
 - (5) [Public](#) Riverfront Access (§ 116-324)
 - (6) Other Public Amenities (§ 116-325)
 - (7) Signs (§ 116-327)
- B. Uses Subject to Regulation. These design standards shall apply to all altered or newly constructed buildings, sites, and structures of the following uses and developments:
 - (1) Nonresidential uses, including industrial uses;
 - (2) Mixed-uses, whether located on the same site or within the same structure; and
 - (3) Multi-family dwellings over four units.
- C. New Construction. New construction and infill development shall be in conformance with all requirements of this Article, unless otherwise provided herein.
- D. Existing Buildings and Sites. Improvements to existing buildings and sites shall follow the regulations of this Article to the greatest extent practicable. In the case of nonconformities, Subsection G shall apply.
- E. Substantial Improvements. Where the total cost of proposed improvements to an existing building and/or site are 75% or more of the property's assessed value, all improvements shall be in full compliance with this Article.

F. Flexibility Modification.

(1) Recognizing that the rigidity of these regulations may limit the extent to which development proposals may be sensitive of context and unique site conditions, the standards herein may be modified ~~as part of site plan review with conditional use approval.~~ In this regard, ~~a written finding must be made by the Township that the consideration of any modification is in conformance with the following shall be subject to the conditional use review procedures and~~ criteria of §116-37.

~~(1)(2)~~ (2) It shall be the applicant's burden to go forward with evidence and prove that any proposed modification meets all the following specific criteria:

- a) ~~Maintains compliance~~ The proposed modification will comply with this Article to the greatest extent practicable and ~~is otherwise~~ be in keeping with the stated purpose and intent herein;
- b) ~~Offers~~ The proposed modification will offer an innovative development/design solution for the site in question;
- c) ~~Will~~ The proposed modification will not result in a detrimental effect on the public health, safety, or general welfare or ~~are otherwise~~ be inappropriate or irrelevant to a particular site plan; and
- d) ~~Is~~ The proposed modification will otherwise be compatible with the stated vision and goals of the Township's Comprehensive Plan and other relevant plans and studies.

~~(2)(3)~~ (3) No modification may be permitted that wholly waives compliance with the applicable standard or requirement.

~~(3) It shall be the responsibility of the applicant to demonstrate that the above criteria are met for the requested waiver or modification.~~

- G. Nonconformity. An existing building or site not in conformance with this Article may not be required to bring the entirety of such building or site into conformance, however, the proposed improvements to the property shall not increase the level of nonconformity and shall otherwise be consistent with the intent of this Article.
- H. Conformance with SALDO. Where development qualifies as a subdivision and/or land development, the regulations of this Article shall be applied in addition to the requirements of Chapter 105 (Subdivision and Land Development). Where in conflict, the requirements of this Article shall take precedence.

§ 116-320 **Off-street parking and multi-modal connectivity.**

- A. Off-Street Parking and Loading. The requirements of Article XXVI (Off-Street Parking and Loading) shall apply, except for the following:
 - (1) Parking Minimums. The minimum number of parking spaces per use is as follows:

- a) Residential use. 1 space per unit
 - b) Nonresidential use. 3 per 1,000 square feet of gross floor area
 - c) Mixed use. The above requirements shall be additive.
- (2) Parking Maximums. The maximum number of parking spaces allowable for any use shall not exceed 110% of the minimum requirement, except through the submission of a parking demand analysis in accordance with Subsection G and Township approval.
- B. Location of Spaces.
- (1) Front Yard.
 - a) No off-street parking spaces shall be located between the front property line and front principal building plane, except for a single row of parking spaces and the necessary access road to said spaces.
 - b) No off-street loading spaces shall be located between the front property line and front principal building plane.
 - (2) Side Yard. Off-street parking areas may be permitted in the side yard when in compliance with the following standards:
 - a) The overall width of the parking area frontage, including the driveway or access drive, does not exceed 30% of the lot width.
 - b) The parking area, excluding the driveway or access drive, is at least 10 feet behind the front building line. Where no principal structure exists, the parking area shall meet the minimum setback requirement or be at least 10 feet behind the front building line of an adjacent property, whichever is greater.
- C. Parking Structures.
- (1) A freestanding parking structure shall not exceed a height of 60 feet.
 - (2) Parking structures, whether freestanding or integral with other uses in the same building, shall have another permitted first floor use on any portion of the structure visible from any streets, required pathways, or riverfront access or suitable architectural treatment shall be provided. For any parking structures, whether freestanding or integral with other uses in the same building, which contain three or more parking levels, another permitted first floor use on any portion of the structure visible from any streets, required pathways, or riverfront access, shall be mandatory, if the first floor is out of the floodplain. If the first floor is within the floodplain, suitable architectural treatment shall be provided. Any additional floors of exposed parking structures shall also have suitable architectural treatment.
 - (3) When part of a development with other principal uses, a parking structure must use the dominant exterior materials of the adjoining building and be of a similar

vernacular style.

- (4) Exterior materials utilized for parking structures shall effectively and attractively obscure the view to the interior of all parking decks.
 - (5) Parking structures shall be designed such that sloping circulation bays are internal to the structure and not expressed in the exterior treatment of the parking structure.
- D. On-Street and Municipal-Owned Parking. On-street and municipally owned parking spaces may be used to satisfy up to 20% of the minimum off-street parking requirement for nonresidential uses at the Township’s discretion. Such spaces must be located within 1,000 feet of the use as measured by the linear distance between the nearest property lines of the parking area and use. This credit shall not apply to areas where it is determined by the Township that the current supply of on-street and municipally owned parking spaces would be insufficient to accommodate the increase in demand from the proposed use(s).
- E. Public Transit Access. A public transit stop or station may be used to satisfy up to 10% of the minimum off-street parking requirement, provided the transit stop or station is located within 1,000 feet of the use as measured by the linear distance between the transit structure and the nearest property line of the use.
- F. Joint or Shared Parking and Loading Spaces. The following requirements shall supersede that of § 116-185.
- (1) Where two or more uses are located on the same lot or located on separate lots, an applicant may propose the use of joint or shared parking and/or loading spaces.
 - (2) Such arrangements may be authorized by the Township, provided the following conditions are met:
 - a) The parking area is located within 1,000 feet of the building(s) or use(s) it is intended to serve.
 - b) The loading area is within 100 feet of the building(s) or use(s) it is intended to serve.
 - c) The minimum number of spaces provided is at least that of the use with the greatest requirement or otherwise compliant with an approved parking demand analysis.
 - d) It is proven that the uses have different peak hour demands, or the total demand at peak times is adequately served by the total number of spaces proposed.
 - e) The applicant provides a recorded legal instrument, approved by the Township Solicitor, documenting all uses and property owners and the responsibility of each user and/or property owner in the maintenance and upkeep of such parking and/or loading areas.

- f) The applicant and property owner(s) execute all necessary cross-access agreements to ensure continued and uninterrupted use of the joint or shared parking areas between such parties. The delineation of cross-access drives shall be provided in accordance with Subsection F (4) below.
- (3) Applicants seeking authorization of such arrangement shall submit written documentation justifying their requests, including:
- a) The names and addresses of the owner(s) and tenant(s) that will be using the parking and/or loading spaces.
 - b) A description of the uses involved, including their minimum individual parking and/or loading requirements determined by this Article.
 - c) The location, design, and number of parking and/or loading spaces that are proposed, including the number to be shared and/or reserved for a certain use, where applicable.
 - d) A parking demand analysis in accordance with Subsection G below to determine the appropriate sharing factor. To be approved, this analysis must show that the uses have differing peak parking or loading times or that users overlap in visiting more than one use during peak times and that the proposed spaces will be adequate for the anticipated demands of each use.
 - e) The required recorded legal instrument as outlined Subsection F (2)(e).
- (4) Joint or shared parking and loading areas shall provide for cross-access with clearly delineated vehicular drive aisles. Separation of joint or shared parking areas by a wall, guard rail, or other structure preventing vehicular access shall be prohibited, unless otherwise approved by the Township.
- G. Parking Demand Analysis.
- (1) The number of parking spaces required for any use may be adjusted by the Township with the submittal of a parking demand analysis by the applicant.
- (2) Such analysis shall include, at a minimum:
- a) The names and addresses of the owner(s) and tenant(s) that will be using the parking;
 - b) An estimate of the number of spaces needed to accommodate the proposed use(s);
 - c) A summary and map of the proposed location and configuration of spaces (on-site, public lots, on-street, joint, shared, etc.);
 - d) A market study and/or other supporting information and rationale behind the requested number of parking spaces; and

- e) An analysis of existing parking conditions in the surrounding area, to include a radius of at least 1,000 feet.
- H. Access Management. The following shall apply to nonresidential, mixed-use, and multi-family developments over 10 units.
- (1) Driveway Width.
 - a) One-way driveways shall not exceed 12 feet in width.
 - b) Two-way driveways shall not exceed 25 feet in width.
 - (2) Number of Driveways. shall be limited as follows:
 - a) Lots of one (1) acre or less shall have no more than one (1) driveway on each street frontage.
 - b) Lots larger than one (1) acre shall have no more than two (2) driveways on each street frontage, provided the driveways are spaced a minimum of 200 feet apart.
 - (3) Joint or Shared Access Drives.
 - a) To promote more efficient traffic flow and traffic safety and minimize the number of curbcuts, every effort shall be made to provide shared means of ingress and egress to developed and developing properties.
 - b) Where deemed necessary and appropriate, shared access drives and/or cross-easement agreements may be required for rear access lanes to adjacent properties which minimize curbcuts along the primary roadway.
- I. Bicycle Parking.
- (1) Bicycle parking shall be required of all development at a rate of at least 10% of vehicle parking requirements.
 - (2) This requirement shall not apply to properties where there are publicly provided or shared bicycle parking facilities within 500 feet of the use.
- J. Pedestrian Connectivity.
- (1) Off-street parking areas of five or more spaces shall include a clearly identified pedestrian pathway from the parking spaces to building entrances and uses on site.
 - (2) Pedestrian connections to the public sidewalk shall also be required, where applicable.
 - (3) Pedestrian paths shall be distinguished from the parking area by a change in grade, change in pavement material, or protective barrier.
 - (4) All pedestrian walkways and areas intended to be publicly accessible by foot shall be

ADA compliant.

K. Off-Street Loading Facilities.

- (1) Loading facilities shall be provided through screened delivery courtyards, via underground service corridors, or in a similar fashion which is not visible from the public right-of-way or functionally obtrusive to patrons using the parking areas.
- (2) Loading areas shall be screened from views using masonry walls, landscaping, or similar treatment approved by the Township.

§ 116-321 Building and site design.

A. Building Height.

- (1) Principal buildings in the TDO-1 District subarea shall be a minimum of two stories or 28 feet in height.
- (2) All buildings proposed on a corner location in the TDO-2 District subarea shall be a minimum of two stories or 28 feet in height.
- (3) In the TDO-1 District subarea 100% of a building, other than a freestanding parking structure, shall be permitted to be constructed to the maximum habitable stories above the floodplain, where applicable, as long as no more than 75% of the footprint is at one height with the remainder being at least one story lower. This requirement applies to any building of four stories or higher.
- (4) TDO District buildings greater than three-stories (or 36 feet) in height shall provide a minimum façade stepback of at least 10 feet beginning at the finished floor elevation of the fourth story.

B. Building Massing and Form.

- (1) Architectural style of the development shall be designed to avoid the massive scale and uniform impersonal appearances of a big box structure through facade ornamentation, building offsets, [architectural/exterior](#) window treatments, variation in rooflines, entry treatments, and upgraded building materials.
- (2) The focus should be on varying the spaces among groups of buildings to avoid creating a walled corridor of long, unbroken rows of buildings along a setback, or a monotonous pattern of buildings across a site.
- (3) Facades should be divided into visual increments through the use of architectural features such as bay windows, offsets, recesses and other devices that break or minimize scale. Strong vertical and horizontal reveals, offsets and three-dimensional details between surface planes should be incorporated into building design to create shadow lines and to further break up flat surfaces.
- (4) Building facades greater than 100 feet in length, including separate buildings that are attached, shall incorporate one or more architectural features over at least 20%

of the length of the facade. There shall be no uninterrupted length of facade that exceeds 100 feet. These requirements shall also be applicable to freestanding parking structures and parking structures attached to another principal building.

- (5) Building facades greater than 250 feet in length, including separate buildings that are attached, shall incorporate setbacks of at least 20 feet over at least 50% of the length of the facade. When approved as a conditional use in accordance with § 116-37, one building facade of parallel building facades on separate unattached buildings in which both facades are greater than 250 feet in length and no greater than an average of 90 feet apart may be set back 20 feet along 50% of the facade, provided that the other facade contains some compensatory embellishment such as facade ornamentation, [architectural/exterior](#) window treatments, recesses, height differential or other devices to break or minimize the scale of the facade; and/or where a facade is parallel to a railroad, the 20-foot setback shall be at least 35% of the length of the facade, with a minimum length of 80 feet.
- C. TDO-1 Subarea View Preservation. To preserve views, the following shall apply to buildings wherein 'length' shall apply to building facades in any direction or orientation located in the TDO-1 subarea south of Washington Street:
- a) No building shall exceed 200 feet in length.
 - b) All buildings shall be spaced at least 50 feet apart.
- D. Building Design and Fenestration.
- (1) Buildings should employ four-sided architecture design practices, extending and relating architectural detailing and design elements of the principal façade across all other building faces.
 - (2) Buildings designed to advertise or promote a uniform corporate image in a manner that may render the building undesirable or unable to reasonably accommodate future uses shall be prohibited.
 - (3) All buildings shall exhibit a clearly defined base, mid-section, and crown. This can be accomplished using a combination of architectural details, materials, textures, and colors.
 - (4) All facades of nonresidential and mixed use buildings facing a public street shall meet the following minimum window area requirements per floor.
 - a) Ground Floor. Minimum 60% windows.
 - b) Upper Floor. Minimum 35% windows.
 - (5) Windows shall not use opaque, mirrored, reflective, or tinted glass with less than 50% light transmittance. If screening is necessary, the use of interior window treatments is encouraged.
- E. Storefronts and Entrances.

- (1) Primary entrances shall face the street and be so located to afford direct access from the sidewalk, where applicable.
- (2) Where parking areas are located behind the building, secondary entrances shall be provided at the rear or side of the building to offer direct access.
- (3) Upper floor entrances shall be distinguished from entrances for first floor uses.
- (4) Storefront construction should be recessed enough at the point of entry to allow the door to swing out without obstructing the sidewalk, where applicable.

F. Roof Styles and Treatments.

- (1) Variations in rooflines shall be used to screen HVAC, telecommunications, utility or other similar equipment and to provide interest and reduce the scale of large buildings.
- (2) Roofs should provide a variety of vertical dimensions. Multiplaned and intersecting rooflines are encouraged. Flat-roofed designs are discouraged. However, if utilized, then flat roofs shall include architecture/details such as cornices, decorative facings and arches to provide interest to the roofline.
- (3) All roof types should have at least one of the following features:
 - a) Overhanging eaves of at least three feet;
 - b) Sloping roofs with an average slope of between three to one and one to one that do not exceed the average height of the supporting walls; or
 - c) Three or more roof slope planes.
- (4) Roofing materials that reflect sunlight (e.g. lighter colors) or incorporate vegetated roofing are encouraged.
- (5) Where green roofs are proposed, the green roof building may be deducted from the building coverage calculations up to 50% of the green roof footprint.
- (6) The use of alternative energy materials and systems, such as solar panels or shingles, is encouraged. Their installation shall be incorporated into the design of the building so as not to detract from the architectural style and detailing. Where feasible, roof-mounted alternative energy equipment shall be located so as not to be visible from the public right-of-way or riverfront, as applicable.

G. Materials and Color.

- (1) Allowable Materials.
 - a) Building façades shall be constructed of durable materials such as brick, stone, finish masonry, or fiber cement (panels, siding, and trim boards) or finished wood, or their equivalent or better. The most stringent quality standards will be

applied to buildings in locations most visible to people in public spaces.

- b) In proposing other exterior building materials, the applicant must show that the material is appropriate to the use proposed and will not significantly impact the overall visual quality of the environment.
- c) The use of modern materials or design may be permitted by the Township. This may include, but is not limited to, the use of metal for decorative features.

(2) Variety of Colors and Materials.

- a) No less than two and no more than three building materials or colors (excluding trim) shall be used on any one façade of a building.
- b) A single material or color should be used as the dominant theme in the façade, with secondary materials and colors used to highlight and accent the design.
- c) Changes in materials shall occur at inside corners. Material changes at the outside corners or in a plane shall be prohibited, unless otherwise approved by the Township.

(3) Prohibited Materials.

- a) The use of Exterior Insulation and Finish System (EIFS) material, stucco, vinyl, fiberglass, plastic panels, sheet metal, clear-coated or corrugated aluminum, iron, stainless steel, mirrored glass, concrete block, or smooth concrete is prohibited.
- b) Finishes that are intended or designed to reflect light and glare are not permitted.

(4) Color. Florescent, neon, and day-glow colors are prohibited.

H. Site Amenities.

- (1) Lighting fixtures shall be of a style as approved by the Township.
- (2) Benches, trash receptacles, and other street furniture shall be provided along all pedestrian accessways and in a style approved by the Township. This may include bicycle parking facilities as required by § 116-320 (I).

§ 116-322 Landscaping and screening.

- A. Landscape Plans. All landscaping and screening plans shall be reviewed by the Shade Tree Commission and shall include size, location, and species of all new or existing plant materials proposed to be used and size and location of all walls, berms or fences. All tree plan and survey requirements of Chapter 55 shall also apply.
- B. Mixing of Species. Landscape plans should include a variety of trees, shrubs, and ornamental planting (annuals and perennials) as part of the site design. The mixing of

trees and shrubs helps to avoid a uniform, unnatural appearance, and to protect against extreme loss due to disease or infestation.

C. Appropriateness of Species.

(1) All plant material, including grasses, shall be compatible with soil conditions on-site and the regional climate and in accordance with those appropriate for the Hardiness Zone applicable to Whitemarsh Township, as defined by the United States Department of Agriculture, including any amendments thereto.

(2) No less than 75% of all proposed trees and plantings shall be native species. Permissible native plant species shall include those recognized by the Pennsylvania Department of Conservation and Natural Resources. Consideration ~~of hardship~~ may be made by the Township for other plants, trees, or planting practices that may improve species survival in anticipated extreme weather ~~or urban conditions~~, [urban conditions, and other varied site conditions. Alternative species shall be as recommended by the Shade Tree Commission.](#)

(3) Plastic or other artificial plantings or vegetation are not permitted.

(4) Under no circumstance shall any site include plant material that is considered by the Pennsylvania Department of Conservation and Natural Resources to be an invasive species.

D. Existing Vegetation. Existing vegetation (of all sizes and stages of maturity) shall be maintained, wherever possible. Trees shall be protected and preserved in accordance with Chapter 55 (Tree Protection Standards).

E. Minimum Specifications.

(1) Trees shall have a minimum caliper of three inches measured two feet above ground level at the time of planting or as otherwise approved by the Shade Tree Commission.

(2) Shrubs shall be a minimum of two feet in height when measured immediately after planting.

(3) Hedges shall be planted and maintained to form a continuous visual screen within two years after time of planting.

F. Trees.

(1) Street trees shall be planted in accordance with § 105-48 of the Subdivision and Land Development Ordinance for Whitemarsh Township.

(2) All requirements of Chapter 55 (Tree Protection Standards) and Chapter 100 (Shade Trees) shall also apply.

G. General Landscaping Design.

- (1) Planters and other vessels for containerized landscaping are encouraged, especially at building entrances. All planters shall be safely and securely anchored.
- (2) Buffer yards shall be landscaped in accordance with § 105-52 of the Subdivision and Land Development Ordinance of Whitemarsh Township.
- (3) In no case shall tree trunks or shrubs negatively impact required sight triangles or interfere with the opening of vehicle doors.
- (4) Planting strips and/or tree lawns shall be provided between the curb and sidewalk where required by Chapter 105 (Subdivision and Land Development).

H. Parking Lot Landscaping and Screening.

- (1) Screening from Residential. Off-street parking and loading areas abutting a residential district or property line shall conform to the following:
 - a) Where the minimum setback requirements are met, the perimeter shall be landscaped with ground cover, low shrubs or flowering plants, and trees planted at intervals of not more than 25 feet.
 - b) Where the minimum setback requirements are unable to be met due to the physical constraints of the site, a solid wall or fence shall be provided in addition to the above. Such wall or fence shall be at least five feet in height unless a lesser height is required under § 116-33 of this Chapter.
 - c) Fences shall not exceed six feet in height in accordance with §116-33, unless otherwise permitted for a recreational feature as provided by this Chapter.
- (2) Landscaping and Trees. All parking areas shall be landscaped in accordance with §105-39.
- (3) Islands and Medians. Parking areas containing 10 or more spaces shall include landscaped islands and/or medians in accordance with the following:
 - a) Landscaped islands shall be utilized in parking areas to separate parking stalls into groupings of not more than 20 spaces between islands.
 - b) Parking areas shall be broken up into “rooms” of no more than 40 spaces, separated by landscaped medians or pedestrian accessways.
 - c) The dimensions of all islands and medians should be a minimum of eight feet wide at the shortest side to protect plant materials and ensure proper growth.
 - d) Each island and median shall include at least one tree. Low shrubs and ground covers will be required in the remainder of the area.
 - e) Islands and medians shall be protected with concrete curbing.

I. Dumpster Screening.

- (1) Location. No dumpster shall be located near or adjacent to a primary roadway or otherwise visible from the public right-of-way.
- (2) Screening. Dumpsters shall be screened from public view in accordance with the following:
 - a) Screening shall include a combination of landscaping and decorative opaque fencing, walls, or similar enclosure. Such enclosure shall be of a high-quality, durable material, such as wood or masonry. The use of vinyl or chain link fencing is prohibited.
 - b) Enclosures must be equal to or taller than the dumpster being screened.

J. Mechanical Equipment Screening.

- (1) Ground Level Equipment. Mechanical equipment located at ground level must be effectively screened with vegetation, low berms, fencing, or others measures that are equal to or taller than the equipment being screened.
- (2) Rooftop Mounted Equipment.
 - a) Rooftop equipment should be so grouped and located to minimize visibility from the ground to the greatest extent practicable.
 - b) Where visible from the public right-of-way or abutting residential uses, architectural screening in the form of a parapet wall or other design feature, up to eight feet in height, shall be utilized.
 - c) Equipment placed on the building roof may be permitted above the maximum height specified, provided that such mechanical equipment is set back a minimum of 15 feet from any exterior walls and does not exceed 10 feet in height above the finished roof line of the building upon which it is installed.

§ 116-323 Open space.

- A. Preservation of Existing. Existing open spaces, parklands, vegetative buffers, woodlots, and other such natural areas shall be retained and established as required by this Chapter and Chapter 55.
- B. Minimum Area. Open space areas shall be provided at the rate required by the SM-MU District. Open space areas need not be contiguous but shall be of a useable size and area deemed appropriate by the Township.
- C. Composition of Open Space. For the purpose of calculating minimum open space areas, the following shall apply.
 - (1) Landscaped Areas.
 - a) Landscaped medians and islands shall not be considered useable open space.

- b) Landscaped buffer areas and yards shall not be considered useable open space unless such areas are designed and maintained to serve additional environmental benefit as natural habitat or green infrastructure facilities.
- (2) Stormwater Facilities. Stormwater management facilities, such as detention ponds, shall not be considered open space for the purposes of this Chapter unless they are designed to be a multi-functional, naturalized, productive, working landscape that serves local environmental, aesthetic, and recreational benefits. Examples include, but are not limited to, bioswales and constructed wetlands that help to support local biodiversity and connect residents and visitors to nature.
- (3) Passive Recreation Space.
- a) Passive recreation areas, such as walking trails, picnic areas, gardens, preserves, or similar uses, may be counted as open space provided the lands are preserved in their natural state to the greatest extent practicable.
 - b) Buffer areas may be used for passive recreation activities and may contain bicycle or pedestrian pathways, provided such activities do not compromise the primary buffering function of such areas.

D. Additional Designation of Open Space. ~~The Township~~ Upon recommendation of the Planning Commission, the Board of Supervisors may require reservation or creation of ~~open space more~~ 10% more open space than the minimum requirements, provided ~~such~~ the consideration of site conditions results in findings that the additional designation of space is determined to be:

- a) Consistent with the Township's adopted plans and studies with respect to environmental conservation and improving public use of and access to green spaces, recreational areas, trails, and the Schuylkill River waterfront; or
- b) Necessary for the protection and preservation of natural resources, local habitats, wildlife, and native species, woodlots, and/or wetlands.

§ 116-324 Public riverfront access.

- A. Public Access, Parallel to the River.
- (1) An area of not less than 150 feet in width, parallel to the river, measured from the mean water elevation of the Rivers of the United States/Pennsylvania, shall be provided along the length of the river on each development site. This area shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township. This area shall include:
- a) A trail of at least 10 feet in width, the length of the river, to connect to adjoining property trails. The use of permeable paving material is required.
 - b) Seating areas at intervals of not more than 300 feet.

- c) Landscaping to enhance the trail, which at a minimum shall include trees in a naturalized setting at the rate of one tree per every 50 feet of trail. Other landscape treatments may be utilized if approved by the Township.
 - d) Appropriate lighting fixtures shall be of a style as approved by the Township.
 - e) Street furniture located in the floodway shall be anchored in accordance with the requirements of Chapter 101 and the floodplain regulations in the Township’s currently adopted building code.
- (2) The width of the riverfront area may be reduced to no less than 125 feet, provided at least one public amenity is provided for buildings four stories or less, the suitability of which shall be determined by the Township. If the building is greater than four habitable stories, then one additional public amenity must be provided.
 - (3) The width of the riverfront area may be reduced to no less than 100 feet, provided at least two public amenities are provided for buildings four stories or less, the suitability of which shall be determined by the Township. If the building is greater than four habitable stories, then two additional public amenities must be provided.

NOTE: Below are the regulations provisions pulled from §105-47(K), which references the RDD-1 subdistrict. With replacement of that district, recommend relocating here and removing from SALDO for now.)

- B. Public Access, Perpendicular to the River. Public riverfront access, perpendicular to the river, is required for all properties that have access to the river, and shall be subject to the following:
 - (1) A right-of-way of at least 25 feet in width shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township.
 - (2) There must be at least one access to the river. Access points must be located no more than 500 feet apart.
 - (3) A red shale macadam pathway with a minimum of 10 feet in width shall be provided and separated from any vehicular traffic.
 - (4) At least one seating area shall be provided along each access.
 - (5) Lighting fixtures shall be installed along the pathway and shall be of a style as approved by the Board of Supervisors.
 - (6) The access shall contain appropriate signage to direct pedestrians to the river in accordance with Chapter 116, Zoning, § 116-286B(5).
- C. Other public access. For all parcels with frontage on or bounded by Hector Street and Elm Street which do not have riverfront access, a connection perpendicular to said street and the Montgomery County Schuylkill River Trail shall be provided. Said right-of-way shall be 15 feet in width or of a width that includes the limits of an alternative trail

configuration and is subject to the following:

- (1) This right-of-way shall not be contained within any road right-of-way.
- (2) The right-of-way shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township.
- (3) A pathway with a minimum of 10 feet in width shall be provided and separated from any vehicular traffic. Alternate configurations of the pathway, such as, but not limited to, two five-foot lanes divided by landscaping may be considered as long as the combined total hardscape width of the path is determined to be equivalent to a 10-foot pathway.
- (4) Lighting fixtures shall be installed along the pathway and shall be of a style as approved by the Township.
- (5) The access shall contain appropriate signage to direct pedestrians to the Montgomery County Schuylkill River Trail.

§ 116-325 Other public amenities.

- A. Public Restrooms. Developments with facilities intended for use by the general public shall include public restrooms maintained by the property owner. [The developer shall sign a perpetual maintenance agreement with Whitemarsh Township demonstrating that the developer is responsible for the maintenance of the restroom facilities.](#)
- B. Recreational Facilities. All development shall provide recreational facilities for the use and enjoyment of residents and/or visitors. ADA accessible pedestrian connectivity shall be provided between all recreational facilities and adjacent buildings and uses. Permissible recreational facilities include the following. Alternate facilities may be permitted with Township approval.
 - (1) Boat Launches. Boat launches shall use the most current specifications of the Pennsylvania Fish and Boat Commission. Boat launches shall include a minimum of five parking spaces or be in accordance with § 116-184 A, whichever requires a greater number of spaces. No overnight parking of boats or other recreational vehicles shall be permitted in any development in this district. A minimum of 50% of the required parking spaces must be tandem spaces to allow for the parking of vehicles with boat trailers.
 - (2) Scenic Overlooks. Scenic overlook areas shall be ADA accessible, and regularly maintained. They shall be made of durable, permanent materials that meet all ANSI specifications. Scenic overlooks shall be lit and designed so that all public safety and security issues are adequately addressed.
 - (3) Recreational Fields and Courts. Such facilities shall conform to standards set forth by their respective associations (i.e., tennis facilities shall meet United States Tennis Association guidelines).

- (4) Public Gathering ~~Places~~Spaces. The public gathering space may be in the form of a pedestrian plaza, courtyard, square, pocket park, or other such configuration integrated into the development and designed as a focal point. Such spaces shall be in conformance with the following requirements:
- a) A minimum of 30% of the public gathering space shall be landscaped with a combination of trees, shrubs, perennials, grasses, and groundcovers to provide year-round visual interest and color.
- a)b) All public gathering spaces shall be designed to safely provide pedestrians with ingress and egress, shall be adequately lit, and shall be ADA compliant. Adequate seating and trash receptacles shall be provided.
- b)c) Such gathering space shall be conveniently located and accessible from all adjacent buildings.
- d) The applicant shall have an agreement with Whitemarsh Township for public access to the public gathering space.

~~The gathering space shall not be used for parking, loading, or vehicular access, except emergency and maintenance vehicular access.~~

C. Transit Area Improvements.

- (1) Developers shall coordinate with SEPTA on providing or improving existing transit accommodations when a public transit route operates or has a stop located on a public or private street frontage directly adjoining a subdivision or land development and shall submit all correspondence with SEPTA to the Township. Should SEPTA determine no improvements are necessary or desired at such location, the provisions of this Subsection shall not apply.
- (2) The developer shall construct, complete, and maintain such improvements, unless otherwise agreed upon by SEPTA, and shall obtain approval from SEPTA and the Township on the design of such improvements.
- ~~(2)~~(3) All transit stop improvements agreed to by SEPTA and the Township shall be constructed and completed meeting the most recent SEPTA Bus or Train Stop Design Guidelines. Transit stops shall include, at a minimum, a shelter or enclosure, seating, and electronic mass transit schedule boards, constructed according to SEPTA standards. information.
- ~~(3)~~(4) The developer shall sign a perpetual maintenance agreement with Whitemarsh Township demonstrating providing that the developer is shall be responsible for the maintenance of the shelter and associated amenities or accommodations all improvements. The maintenance agreement shall run with the land, shall bind the developer and the developer's successors and assigns, and be recorded in the Office of the Recorder of Deeds of Montgomery County.

- D. Green Infrastructure. All development within the TDO District shall employ green infrastructure best management practices in accordance with and as defined in Chapter 58 of the Township Code. Where practicable, the conservation of natural areas shall be

prioritized over alternative stormwater management facilities.

§ 116-326 Building height bonuses.

A. The maximum building height may shall be increased in accordance with § 116-312 provided one or more at least one major community benefit and at least one minor community benefit are provided in accordance with the provisions below.

(1) Major Community Benefits. At least one of the following major community benefits are provided shall be required.

- a) Moderate-Income Housing. At least 10% of the total number of dwelling units are reserved for moderate income housing. The units shall be reserved for households with incomes not exceeding 80% of the Area Median Income by household size specified by the Pennsylvania Housing Finance Agency for Montgomery County. The units must remain affordable in perpetuity with a covenant that runs with the land.
- b) Alternative Energy Sources. A solar, geothermal, or other renewable energy power-generation facility is installed on-site with an energy generation capacity of at least 10% of the expected annual energy usage for the building(s) in which it is intended to serve.

(2) Minor Community Benefits. In addition to one major community benefit, at least one of the following minor benefits shall be required.

- a) Off-Site Pedestrian Improvements. To qualify for a bonus, such improvements shall include both of the following:
 - [1] Construction of a minimum of 100 linear feet of off-site sidewalks and/or pedestrian walkways meeting all of the requirements of this Chapter and Whitemarsh Township construction guidelines.
 - [2] Provision of pedestrian wayfinding signage between the proposed development and other walking destinations within the area.
- b) Gateway Installation. A gateway feature is installed and maintained by the applicant at key building, street, alleyway, trail, and park entrances. Gateway features should be designed to bring visual interest to the development, create a unique identity, and help establish landmarks and points of interest. Examples include sculptures, monument signage, decorative arches, and artistic lighting. To qualify for a bonus, such installations shall be in conformance with the following:
 - [1] A gateway feature shall be designed to bring visual interest to the development, create a unique identity, help establish landmarks and points of interest, and serve as a traffic-calming measure.
 - [2] Gateway features shall be installed and maintained by the applicant.

[3] The design elements of a gateway should include a combination of traffic-calming measures such as curb extensions, a raised crosswalk or driveway treatment, or a raised median as well as place-making features such as landscaping or trees, seating, public art, monument signage, decorative arches, and/or artistic lighting.

§ 116-327 Signs permitted in the TDO District.

- A. General provisions.
- (1) All signs in the TDO District shall be consistent with the overall design concept for the development and be appropriate to the type of activity to which they pertain.
 - (2) Design elements, such as the size, shape, materials, lighting, color, lettering style and the number and arrangement of signs, should present a unified appearance.
 - (3) The color of individual commercial or office signage should coordinate with any awnings that are provided.
 - (4) Signs anchored in the ground shall not exceed 10 feet in height and shall be of a monument type.
 - (5) Signs shall be illuminated in accordance with § 116-210 with the exception that there shall be no internally illuminated box signs.
- B. In the TDO District, the following signs shall be permitted and no other:
- (1) Any sign which may be permitted in any residential district, provided that the use to which it refers is permitted in the TDO District.
 - (2) Along each street frontage building facade, one wall sign for each use. The total sign area may be 5% of the wall area on which it is placed not to exceed 35 square feet.
 - (3) Any property which has two or more uses permitted in the district shall be permitted a directory sign. Each business in single and separate ownership shall be entitled to not more than three square feet of signage, and the total area of the directory sign shall not exceed 30 square feet.
 - (4) In the TDO-1 District, one monument sign is permitted for each property entrance. The area of the sign shall be no larger than 24 square feet.
 - (5) Interior property parking and traffic control signs are permitted in accordance with § 116-208 A. Signs are also permitted to direct people to the public trail or other public amenities, provided the signs do not exceed four square feet in area.
 - (6) Each use located in a building fronting along the river, may have one sign to identify it from the riverfront trail. Said sign may either be on the building or be a monument sign. Said sign shall not exceed 12 square feet.

§ 116-328 Application and review of development proposals.

- A. The submission of a sketch plan, in accordance with § 105-20 of the Township's Subdivision and Land Development Ordinance, is strongly encouraged. In addition to the requirements of § 105-13, the sketch plan shall include building setbacks, building heights, and the size and dimensions for all buildings. However, a sketch plan submission is neither required nor mandatory.
- B. All submissions, including sketch, preliminary and final plans, shall include:
- (1) A site plan to include buildings, pedestrian access, river access (both physical and visual) and open space areas.
 - (2) Architectural plans for any proposed buildings in adequate detail to indicate building setback, footprint dimensions, building heights, and building mass. Architectural elevations or sections in adequate detail to indicate how proposed buildings will affect views to the river and across the river to the hills and ridges. Architectural drawings showing concepts for facades, roof design and materials for buildings, structured parking facilities, signs as well as proposed lighting, street furniture and sidewalk design.
 - (3) Landscape plans in accordance with Chapter 105 (Subdivision and Land Development) and Chapter 55 (Tree Protection Standards).
 - (4) A transportation impact study (TIS) in accordance with the provisions of § 105-21 B (9) of the Subdivision and Land Development Ordinance.
 - (5) Emergency response and evacuation plans for development proposals within a flood hazard area.
 - (6) Any other pertinent data as the Township may require.
- C. In a review of a sketch plan, the Township shall provide the applicant with general guidance as to whether the design, layout and other features of the proposed development are in keeping with the intent and purposes of this article and will consider whether any of the following criteria have been met:
- (1) The plan meets or exceeds applicable provisions.
 - (2) The plan is in best interest of the health, safety and welfare.
 - (3) General site considerations (including site layout, open space, and topography; orientation and location of buildings; circulation and parking; setbacks; height; walls; fences and similar elements) and general architectural considerations (including the character, scale and quality of design) have been designed and incorporated to invite pedestrian circulation in this area, will maintain a usable open space area along the river, will provide unobstructed views of the river from nearby streets and will not unduly restrict view of the ridges and hills across the Schuylkill River.

Whitemarsh Township **RDD District Revisions**

DRAFT – AUGUST 7, 2024

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DEFINITIONS

KEY: **Existing Definition**
 New/Modified Definition

ARTISANAL MANUFACTURING FACILITIES

A building used by artists and artisans as a studio or production space of handmade goods. The space may also be used for the sale and display of these goods.

BUFFER

A portion of a tract designed, constructed and maintained to separate the elements and uses of lands which abut each side. It shall function to effectively block the transmission of noise, glare and dust from one side to another at all times and seasons of the year. Buffer areas shall not be deemed to include driveways, roadways, parking areas, or areas otherwise comprised of hardscape or impervious materials.

GATEWAY INSTALLATION

A combination of traffic-calming and visual measures used to highlight entrances to a street, residential and mixed use developments, or other destination center. This may include, but is not limited to, treatments at key building, street, alleyway, public gathering space, and trail or park entrances. Gateway installations are intended to narrow a street or entrance visually to slow entering vehicles, discourage through traffic, and establish a strong sense of place.

INDOOR RECREATION OR ENTERTAINMENT FACILITIES

Establishments providing amusement, entertainment, or recreational services occurring within a fully enclosed structure for a fee or admission charge, such as: arcades containing coin-operated amusements and/or electronic games; bowling alleys; movie theaters; laser tag businesses; indoor play center (rock climbing or inflatable party place); indoor sports fields, courts, or arenas; swimming pools; and other indoor activities determined to be substantially similar to the above. Accessory uses may be permitted to include the preparation and serving of food and/or the sale of equipment related to the principal use.

LIVE-WORK UNITS **NOTE: Amendment required in existing § 116-290 A (9)**

A single dwelling unit (e.g., studio, loft, apartment, or single-family home) consisting of both a commercial and a residential component and the uses share a common wall or floor with direct access between the residential and non-residential area. The resident of the unit shall also be the owner and/or operator of the commercial use. Live-work units are differentiated from home occupations in that the residential and/or commercial use need not be subordinate to the other in terms of floor area. Commercial operations within live-work units may include retail sales, production of materials, art, or other such craft.

OPEN SPACE **NOTE: See § 116-323 for connection with open space regulations**

A portion of a tract available and accessible for use by the public and/or residents of the tract, generally undeveloped. Open space may include areas of steep slopes, floodplains, and other significant features to be preserved. Open space shall not include streets or street rights-of-way, parking areas, other areas of impervious surface, yards and lots of individual dwelling units or other public improvements nor does it include required buffer areas. Open space uses may include active and passive recreation.

PUBLIC GATHERING SPACE

Public or private outdoor space where the public is directly or indirectly invited to visit or permitted to congregate. Such areas may include, but are not limited to, pedestrian plazas, courtyards, squares, and pocket parks. The gathering space shall not be used for parking, loading, or vehicular access, except emergency and maintenance vehicular access.

STEPBACK

The horizontal distance an upper-floor building façade is stepped back towards the center of the building away from the lower-floor building façade.

UPPER-FLOOR DWELLING UNIT

A dwelling unit located within a mixed-use or multi-story building on any floor other than the ground floor.

Article XXXVII **Reserved**

NOTE: Repeal existing Article XXXVII, replacing with new Article XLI

§ 116-278 Reserved.

§ 116-279 Reserved.

§ 116-280 Reserved.

§ 116-281 Reserved.

§ 116-282 Reserved.

§ 116-283 Reserved.

§ 116-284 Reserved.

§ 116-285 Reserved.

§ 116-286 Reserved.

§ 116-287 Reserved.

Article XL

Spring Mill Mixed Use (SM-MU) District

NOTE: Adding on as new Article.

§ 116-309 Purpose.

The purpose of the SM-MU District is to continue the transformation of the Spring Mill area into a vibrant and walkable mixed use destination center. The requirements of this District are intended to support the vision of the Township's Comprehensive Plan by allowing for creative redevelopment and infill projects that increase local housing, retail, entertainment, and employment opportunities served by public transit. Development proposals should seek to achieve the following:

- A. Expand housing options for residents of all ages, incomes, and life stages;
- B. Increase access to local goods, services, jobs, and community resources;
- C. Capitalize on opportunities to rehabilitate vacant or underutilized buildings and sites;
- D. Provide a proper transition in density and character of development between existing neighborhoods and mixed use activity centers;
- E. Ensure future developments support a multi-modal transportation network and incorporate traffic-calming measures to increase the level of comfort, safety, and connectivity for all modes of travel;
- F. Encourage an intensity of development and complementary mix of land uses near transit stops that is compatible with and supportive of increased ridership and fosters the creation of a livable community with opportunities to live, work, and play within walking distance of convenient transit facilities; and
- G. Create a cohesive and interconnected traditional development pattern throughout the entirety of the District, regardless of the sequence of proposals or project phasing.

§ 116-310 Permitted use table.

- A. The following uses shall be permitted in the SM-MU District. Uses not listed are prohibited.

RESIDENTIAL USES	ADDITIONAL USE REGULATIONS
Single-Family Dwellings, detached or attached	
Two-Family Dwellings	
Multi-Family Dwellings, up to 4 units	
Multi-Family Dwellings, over 4 units	§ 116-313
Upper-Floor Dwelling Units or Lofts	
Live-Work Units	
COMMERCIAL & INDUSTRIAL USES	
Retail or Personal Service Establishments	
Administrative, Professional, or Medical Offices	
Restaurants or Bars	
Dance, Music, Art, or Fitness Studios	
Indoor Recreation or Entertainment Facilities	
Hotels or Inns	
Breweries, Wineries, or Distilleries	§ 116-314 (A)
Enclosed Manufacturing, Processing, or R&D Facilities	
Artisanal Manufacturing Operations	
OTHER USES	
Community or Government Use Facilities	
Schools or Day Cares	
Outdoor Dining & Seating Areas	§ 116-314 (B)
Parks and Playgrounds	
Parking Structures	§ 116-320 C
Public Transit Facilities	

§ 116-311 Dimensional requirements.

- A. The following shall apply to the SM-MU District. Where in conflict Chapter 105 (Subdivision and Land Development), the requirements of this Section shall apply.

STANDARD	REQUIREMENT
MIN LOT AREA	
Single- or Two-Family Dwelling	6,000 sf (detached) 2,200 sf (attached)
Multi-Family Dwelling	2,200 sf / dwelling unit
Nonresidential / Mixed Use	6,000 sf
MIN LOT WIDTH	
Single- or Two-Family Dwelling	40 ft (detached) 20 ft (attached)
Multi-Family Dwelling	45 ft
Nonresidential / Mixed Use	45 ft
FRONT YARD	
Principal Building, residential use	10 ft MIN
Principal Building, nonresidential / mixed use	0 ft MIN 30 ft MAX ¹
MIN SIDE YARD	
Principal Building	10 / 30 ft ²
Principal Building, with party wall	0 ft
Accessory Building	4 ft
MIN REAR YARD	
Principal Building	30 / 40 ft ²
Accessory Building	4 ft
BUFFER AREA WIDTH	
Residential Use	-
Nonresidential / Mixed Use	5 / 15 ft ²
Nonresidential / Mixed Use, with party wall	0 ft

- NOTES: (1) The maximum front yard area may increase by 10 feet where additional greenspace is provided.
 (2) The larger shall apply where a nonresidential or mixed use is adjacent to a residential use or district, except for multi-family dwellings over four units.

§ 116-312 Bulk requirements.

STANDARD	REQUIREMENT
BUILDING HEIGHT ¹	
Principal Building, residential up to 4 units	35 ft (2 stories) MAX
Principal Building, other use	28 ft (2 stories) MIN 48 ft (4 stories) MAX
Principal Building, with bonuses ²	78 ft (6 stories) MAX
Accessory Building ³	20 ft (1 story) MAX
MAX BUILDING FOOTPRINT	
Multi-Family Dwelling	15,000 sf MAX
Noncommercial / Mixed Use	30,000 sf MAX
MAX IMPERVIOUS COVERAGE	
Residential Use	60% (MAX 50% buildings)
Nonresidential / Mixed Use	70% (MAX 60% buildings)
Uses with Buildings over 4 Stories	60% (MAX 50% buildings)
OPEN SPACE ⁴	
Residential Use	40%
Nonresidential / Mixed Use	30%
Uses with Buildings over 4 Stories	40%

- NOTES: (1) Building height shall be determined in feet, while the visual scale or appearance in height of the structure shall be determined in stories.
(2) See § 116-326 for building height bonuses.
(3) No accessory building may exceed the height of the principal structure on the lot.
(4) See § 116-323 for open space area conditions and requirements.

§ 116-313 Multi-family residential density requirements.

- A. For developments of multi-family dwellings over four units per building, the residential density shall not exceed 30 dwelling units per gross acre.
- B. As a conditional use residential density may be increased to 50 dwelling units per gross acre and building height may be increased to a maximum of six habitable stories above the floodplain, where applicable, provided the following conditions are met:
- (1) A pathway of at least 10 feet in width shall be provided within the right-of-way.
 - (2) Building height shall be varied to allow vistas to the river in accordance with § 116-321 A (3).
 - (3) The building includes more than one level of structured parking above grade and no more than 10% of the parking shall be surface parking located on the exterior of the building footprint.
 - (4) At least 75% of the building is residential.

- (5) A minimum of 5% of the parking spaces provided are designated and marked for public use.
 - (6) At least one of the community benefits is provided in accordance with § 116-326.
- C. Newly proposed multi-family developments shall provide for a gradual transition in density where abutting an existing single-family neighborhood. To achieve this, the following techniques shall be employed by new residential construction within 100 feet of existing single-family residential property lines:
- (1) Similar dwelling unit configuration (Maximum three units per dwelling);
 - (2) Similar building height, bulk, and scale; and
 - (3) Similar lotting, if applicable.

§ 116-314 Additional use regulations.

- A. Breweries, Wineries, and Distilleries. All breweries, wineries, and distilleries shall be in conformance with the following:
- (1) All such facilities shall be duly licensed by the Pennsylvania Liquor Control Board.
 - (2) A tasting room, retail, and/or restaurant area shall be provided. Such area must:
 - a) Be at least 30% of the total floor area of the use;
 - b) Be located at the front of the building in a manner visible and accessible from the street; and
 - c) Include a designated public entrance.
- B. Outdoor Dining and Seating Areas. All commercial outdoor dining and seating areas shall be in conformance with the following:
- (1) No area shall block window views, entrances, exits, pedestrian or vehicular access, sidewalks, fire lanes, or other travel lanes.
 - (2) All areas shall remain clean and free of trash or debris.
 - (3) Where located within 250 feet of a residential district, the use of outside music or speakers shall be prohibited between the hours of 9:00PM and 9:00AM.
 - (4) No outdoor dining or seating area shall be used for storage purposes.
 - (5) Tables, chairs, and equipment not permanently affixed to the ground or structure shall be removed, enclosed, screened, and/or otherwise secured during non-business hours.
 - (6) Where the outdoor dining or seating areas abut a street or parking area a barrier

shall be provided, such as bollards or planters, to protect patrons. The barrier shall be attractively designed and landscaped or otherwise incorporated into the design of the outdoor area.

- (7) Additional parking spaces may be required where the outdoor dining and seating area increases the gross floor area of the use by more than 50%.
- (8) Outdoor dining and seating areas shall not be permitted in the ultimate right-of-way, except where a property owner executes, and the Board of Supervisors approves, a hold-harmless agreement and it is recorded against the property. No such area shall be located within the clear sight triangle of any intersecting streets, unless a full and unobstructed view can be demonstrated to the Township's satisfaction as required by § 116-21. No outdoor dining or seating area shall be located within a state right-of-way without authorization from the Pennsylvania Department of Transportation.

§ 116-315 Design transitions between nonresidential and residential uses.

- A. Applicability. All nonresidential and mixed use development shall employ similar building and site design standards to ensure compatibility with adjacent low density residential development. These requirements shall be applied in addition to the design standards and guidelines of this Article and requirements set forth by this Chapter for landscaping, screening, and buffering of uses.
- B. Requirements. To the maximum extent practicable, nonresidential and mixed use developments shall use all the following building design techniques when adjacent to a single-, two-, or multi-family dwelling up to four units:
 - (1) Similar front setback;
 - (2) Similar building height;
 - (3) Similar roof form; and
 - (4) Similar exterior materials, provided such materials are consistent with the regulations of § 116-321 (F).

Article XLI

Transit-Friendly Design Overlay (TDO) District

NOTE: Adding as new Article XLI.

§ 116-316 Purpose.

The purpose of the TDO District is to leverage access to the Spring Mill transit station in accordance with the Township's Comprehensive Plan and land use studies. Development in this District shall employ building and site design practices that:

- A. Enhance the visual character of the area through appropriate building scale, high-quality architecture, and sustainable landscaping treatments;
- B. Encourage land uses and site design practices that promote the use of transportation alternatives, such as rail, bus, bicycling, and walking, thereby reducing traffic congestion from individual automobile use;
- C. Recognize the prominence and importance of the Schuylkill Riverfront and trail to the physical, mental, and social health and wellbeing of the community;
- D. Preserve and enhance views and public access along the riverfront, ensuring greater public access and providing for a greenbelt along the river;
- E. Acknowledge the importance of the ecology of the riverfront to support climate mitigation and adaptation measures in response to increased severe weather events;
- F. Meaningfully integrate existing natural features and open space areas and design well-configured greens, landscaped streets, and civic spaces that are woven into the development pattern and dedicated to the social interaction, recreation, and visual enjoyment of residents and visitors;
- G. Promote redevelopment to correct inadequate street patterns and access, abandoned industrial buildings that are obsolete in terms of economic feasibility, or are incompatible with surrounding uses, in order to allow better use of the riverfront properties;
- H. Encourage the use of shared parking and access to minimize the number of curb cuts that interrupt the pedestrian network and to provide for more efficient utilization and distribution of parking;
- I. Promote the use of sustainable development best practices, such as the incorporation of green infrastructure and green building design; and
- J. Encourage the provision of additional amenities that benefit the public health, safety, and welfare.

§ 116-317 Application.

- A. The TDO District shall include two subareas as shown on the Zoning Map of Whitemarsh Township and described below:
 - (1) The TDO-1 District subarea includes property south of East Hector Street, in closest proximity to the Spring Mill Station and/or immediately adjacent to the rail-line and the Schuylkill River.
 - (2) The TDO-2 District subarea includes the remaining property north of East Hector Street.
- B. The TDO District shall be deemed to be an overlay on the area designated on the Zoning Map of Whitemarsh Township.
 - (1) In those areas of Whitemarsh Township where the TDO District applies, the design requirements of the TDO District shall be additive to the requirements of the underlying zoning district(s).
 - (2) Should the TDO District boundaries be revised as a result of legislative or administrative actions or judicial decision, the zoning requirements applicable to the area in question shall revert to the requirements of the underlying zoning district(s) without consideration of this article.
 - (3) If a structure is otherwise permitted by virtue of the requirements of the TDO District, relief from the Zoning Hearing Board from the provisions of Article XXXV, Riparian Corridor Conservation District, shall not be required, provided such relief is not found by the Township Engineer to otherwise be detrimental to public health, safety, and welfare.

§ 116-318 Use, bulk, and dimensional regulations.

- A. The permitted uses of the TDO District shall include those allowable under the SM-MU District in addition to those of any other underlying district.
- B. In the TDO-1 District subarea, the following uses shall be prohibited:
 - (1) Single-family dwellings, attached and detached.
 - (2) Two-family dwellings.
 - (3) Multi-family dwellings with less than 15 units per building.
 - (4) First-floor residential uses.
 - (5) Parking areas provided on the first floor of a building, unless serving a multi-family use within such building.
- C. The dimensional and bulk requirements of the TDO District shall follow those of the SM-MU District and supersede those of any other underlying district, unless otherwise

provided for by the TDO District design standards.

§ 116-319 Design standards overview.

- A. Purpose. The purpose of the design standards in the TDO District is to improve the overall character and image of the Spring Mill Station area through the application of building and site design standards to future development. These regulations are further intended to guide redevelopment of existing properties in a manner compatible with the future development vision of Whitemarsh Township. As development takes place, emphasis should be placed on improving the aesthetics of the site and surrounding area, fostering high-quality investment, and promoting the Township as an attractive place for people to live, work, shop, socialize and recreate. The design standards applicable to the TDO District include:
- (1) Off-Street Parking & Multi-Modal Connectivity (§ 116-320)
 - (2) Building & Site Design (§ 116-321)
 - (3) Landscaping & Screening (§ 116-322)
 - (4) Open Space (§ 116-323)
 - (5) Public Riverfront Access (§ 116-324)
 - (6) Other Public Amenities (§ 116-325)
 - (7) Signs (§ 116-327)
- B. Uses Subject to Regulation. These design standards shall apply to all altered or newly constructed buildings, sites, and structures of the following uses and developments:
- (1) Nonresidential uses, including industrial uses;
 - (2) Mixed-uses, whether located on the same site or within the same structure; and
 - (3) Multi-family dwellings over four units.
- C. New Construction. New construction and infill development shall be in conformance with all requirements of this Article, unless otherwise provided herein.
- D. Existing Buildings and Sites. Improvements to existing buildings and sites shall follow the regulations of this Article to the greatest extent practicable. In the case of nonconformities, Subsection G shall apply.
- E. Substantial Improvements. Where the total cost of proposed improvements to an existing building and/or site are 75% or more of the property's assessed value, all improvements shall be in full compliance with this Article.
- F. Modification.

- (1) Recognizing that the rigidity of these regulations may limit the extent to which development proposals may be sensitive of context and unique site conditions, the standards herein may be modified with conditional use approval. In this regard, the consideration of any modification shall be subject to the conditional use review procedures and criteria of §116-37.
 - (2) It shall be the applicant's burden to go forward with evidence and prove that any proposed modification meets all the following specific criteria:
 - a) The proposed modification will comply with this Article to the greatest extent practicable and otherwise be in keeping with the stated purpose and intent herein;
 - b) The proposed modification will offer an innovative development/design solution for the site in question;
 - c) The proposed modification will not result in a detrimental effect on the public health, safety, or general welfare or otherwise be inappropriate or irrelevant to a particular site plan; and
 - d) The proposed modification will otherwise be compatible with the stated vision and goals of the Township's Comprehensive Plan and other relevant plans and studies.
 - (3) No modification may be permitted that wholly waives compliance with the applicable standard or requirement.
- G. Nonconformity. An existing building or site not in conformance with this Article may not be required to bring the entirety of such building or site into conformance, however, the proposed improvements to the property shall not increase the level of nonconformity and shall otherwise be consistent with the intent of this Article.
- H. Conformance with SALDO. Where development qualifies as a subdivision and/or land development, the regulations of this Article shall be applied in addition to the requirements of Chapter 105 (Subdivision and Land Development). Where in conflict, the requirements of this Article shall take precedence.

§ 116-320 Off-street parking and multi-modal connectivity.

- A. Off-Street Parking and Loading. The requirements of Article XXVI (Off-Street Parking and Loading) shall apply, except for the following:
- (1) Parking Minimums. The minimum number of parking spaces per use is as follows:
 - a) Residential use. 1 space per unit
 - b) Nonresidential use. 3 per 1,000 square feet of gross floor area
 - c) Mixed use. The above requirements shall be additive.

- (2) Parking Maximums. The maximum number of parking spaces allowable for any use shall not exceed 110% of the minimum requirement, except through the submission of a parking demand analysis in accordance with Subsection G and Township approval.
- B. Location of Spaces.
- (1) Front Yard.
 - a) No off-street parking spaces shall be located between the front property line and front principal building plane, except for a single row of parking spaces and the necessary access road to said spaces.
 - b) No off-street loading spaces shall be located between the front property line and front principal building plane.
 - (2) Side Yard. Off-street parking areas may be permitted in the side yard when in compliance with the following standards:
 - a) The overall width of the parking area frontage, including the driveway or access drive, does not exceed 30% of the lot width.
 - b) The parking area, excluding the driveway or access drive, is at least 10 feet behind the front building line. Where no principal structure exists, the parking area shall meet the minimum setback requirement or be at least 10 feet behind the front building line of an adjacent property, whichever is greater.
- C. Parking Structures.
- (1) A freestanding parking structure shall not exceed a height of 60 feet.
 - (2) Parking structures, whether freestanding or integral with other uses in the same building, shall have another permitted first floor use on any portion of the structure visible from any streets, required pathways, or riverfront access or suitable architectural treatment shall be provided. For any parking structures, whether freestanding or integral with other uses in the same building, which contain three or more parking levels, another permitted first floor use on any portion of the structure visible from any streets, required pathways, or riverfront access, shall be mandatory, if the first floor is out of the floodplain. If the first floor is within the floodplain, suitable architectural treatment shall be provided. Any additional floors of exposed parking structures shall also have suitable architectural treatment.
 - (3) When part of a development with other principal uses, a parking structure must use the dominant exterior materials of the adjoining building and be of a similar vernacular style.
 - (4) Exterior materials utilized for parking structures shall effectively and attractively obscure the view to the interior of all parking decks.
 - (5) Parking structures shall be designed such that sloping circulation bays are internal to

the structure and not expressed in the exterior treatment of the parking structure.

- D. On-Street and Municipal-Owned Parking. On-street and municipally owned parking spaces may be used to satisfy up to 20% of the minimum off-street parking requirement for nonresidential uses at the Township's discretion. Such spaces must be located within 1,000 feet of the use as measured by the linear distance between the nearest property lines of the parking area and use. This credit shall not apply to areas where it is determined by the Township that the current supply of on-street and municipally owned parking spaces would be insufficient to accommodate the increase in demand from the proposed use(s).
- E. Public Transit Access. A public transit stop or station may be used to satisfy up to 10% of the minimum off-street parking requirement, provided the transit stop or station is located within 1,000 feet of the use as measured by the linear distance between the transit structure and the nearest property line of the use.
- F. Joint or Shared Parking and Loading Spaces. The following requirements shall supersede that of § 116-185.
- (1) Where two or more uses are located on the same lot or located on separate lots, an applicant may propose the use of joint or shared parking and/or loading spaces.
 - (2) Such arrangements may be authorized by the Township, provided the following conditions are met:
 - a) The parking area is located within 1,000 feet of the building(s) or use(s) it is intended to serve.
 - b) The loading area is within 100 feet of the building(s) or use(s) it is intended to serve.
 - c) The minimum number of spaces provided is at least that of the use with the greatest requirement or otherwise compliant with an approved parking demand analysis.
 - d) It is proven that the uses have different peak hour demands, or the total demand at peak times is adequately served by the total number of spaces proposed.
 - e) The applicant provides a recorded legal instrument, approved by the Township Solicitor, documenting all uses and property owners and the responsibility of each user and/or property owner in the maintenance and upkeep of such parking and/or loading areas.
 - f) The applicant and property owner(s) execute all necessary cross-access agreements to ensure continued and uninterrupted use of the joint or shared parking areas between such parties. The delineation of cross-access drives shall be provided in accordance with Subsection F (4) below.
 - (3) Applicants seeking authorization of such arrangement shall submit written

documentation justifying their requests, including:

- a) The names and addresses of the owner(s) and tenant(s) that will be using the parking and/or loading spaces.
 - b) A description of the uses involved, including their minimum individual parking and/or loading requirements determined by this Article.
 - c) The location, design, and number of parking and/or loading spaces that are proposed, including the number to be shared and/or reserved for a certain use, where applicable.
 - d) A parking demand analysis in accordance with Subsection G below to determine the appropriate sharing factor. To be approved, this analysis must show that the uses have differing peak parking or loading times or that users overlap in visiting more than one use during peak times and that the proposed spaces will be adequate for the anticipated demands of each use.
 - e) The required recorded legal instrument as outlined Subsection F (2)(e).
- (4) Joint or shared parking and loading areas shall provide for cross-access with clearly delineated vehicular drive aisles. Separation of joint or shared parking areas by a wall, guard rail, or other structure preventing vehicular access shall be prohibited, unless otherwise approved by the Township.

G. Parking Demand Analysis.

- (1) The number of parking spaces required for any use may be adjusted by the Township with the submittal of a parking demand analysis by the applicant.
- (2) Such analysis shall include, at a minimum:
 - a) The names and addresses of the owner(s) and tenant(s) that will be using the parking;
 - b) An estimate of the number of spaces needed to accommodate the proposed use(s);
 - c) A summary and map of the proposed location and configuration of spaces (on-site, public lots, on-street, joint, shared, etc.);
 - d) A market study and/or other supporting information and rationale behind the requested number of parking spaces; and
 - e) An analysis of existing parking conditions in the surrounding area, to include a radius of at least 1,000 feet.

H. Access Management. The following shall apply to nonresidential, mixed-use, and multi-family developments over 10 units.

- (1) Driveway Width.
 - a) One-way driveways shall not exceed 12 feet in width.
 - b) Two-way driveways shall not exceed 25 feet in width.
- (2) Number of Driveways. shall be limited as follows:
 - a) Lots of one (1) acre or less shall have no more than one (1) driveway on each street frontage.
 - b) Lots larger than one (1) acre shall have no more than two (2) driveways on each street frontage, provided the driveways are spaced a minimum of 200 feet apart.
- (3) Joint or Shared Access Drives.
 - a) To promote more efficient traffic flow and traffic safety and minimize the number of curbcuts, every effort shall be made to provide shared means of ingress and egress to developed and developing properties.
 - b) Where deemed necessary and appropriate, shared access drives and/or cross-easement agreements may be required for rear access lanes to adjacent properties which minimize curbcuts along the primary roadway.
- I. Bicycle Parking.
 - (1) Bicycle parking shall be required of all development at a rate of at least 10% of vehicle parking requirements.
 - (2) This requirement shall not apply to properties where there are publicly provided or shared bicycle parking facilities within 500 feet of the use.
- J. Pedestrian Connectivity.
 - (1) Off-street parking areas of five or more spaces shall include a clearly identified pedestrian pathway from the parking spaces to building entrances and uses on site.
 - (2) Pedestrian connections to the public sidewalk shall also be required, where applicable.
 - (3) Pedestrian paths shall be distinguished from the parking area by a change in grade, change in pavement material, or protective barrier.
 - (4) All pedestrian walkways and areas intended to be publicly accessible by foot shall be ADA compliant.
- K. Off-Street Loading Facilities.
 - (1) Loading facilities shall be provided through screened delivery courtyards, via underground service corridors, or in a similar fashion which is not visible from the

public right-of-way or functionally obtrusive to patrons using the parking areas.

- (2) Loading areas shall be screened from views using masonry walls, landscaping, or similar treatment approved by the Township.

§ 116-321 Building and site design.

A. Building Height.

- (1) Principal buildings in the TDO-1 District subarea shall be a minimum of two stories or 28 feet in height.
- (2) All buildings proposed on a corner location in the TDO-2 District subarea shall be a minimum of two stories or 28 feet in height.
- (3) In the TDO-1 District subarea 100% of a building, other than a freestanding parking structure, shall be permitted to be constructed to the maximum habitable stories above the floodplain, where applicable, as long as no more than 75% of the footprint is at one height with the remainder being at least one story lower. This requirement applies to any building of four stories or higher.
- (4) TDO District buildings greater than three-stories (or 36 feet) in height shall provide a minimum façade setback of at least 10 feet beginning at the finished floor elevation of the fourth story.

B. Building Massing and Form.

- (1) Architectural style of the development shall be designed to avoid the massive scale and uniform impersonal appearances of a big box structure through facade ornamentation, building offsets, architectural/exterior window treatments, variation in rooflines, entry treatments, and upgraded building materials.
- (2) The focus should be on varying the spaces among groups of buildings to avoid creating a walled corridor of long, unbroken rows of buildings along a setback, or a monotonous pattern of buildings across a site.
- (3) Facades should be divided into visual increments through the use of architectural features such as bay windows, offsets, recesses and other devices that break or minimize scale. Strong vertical and horizontal reveals, offsets and three-dimensional details between surface planes should be incorporated into building design to create shadow lines and to further break up flat surfaces.
- (4) Building facades greater than 100 feet in length, including separate buildings that are attached, shall incorporate one or more architectural features over at least 20% of the length of the facade. There shall be no uninterrupted length of facade that exceeds 100 feet. These requirements shall also be applicable to freestanding parking structures and parking structures attached to another principal building.
- (5) Building facades greater than 250 feet in length, including separate buildings that are attached, shall incorporate setbacks of at least 20 feet over at least 50% of the

length of the facade. When approved as a conditional use in accordance with § 116-37, one building facade of parallel building facades on separate unattached buildings in which both facades are greater than 250 feet in length and no greater than an average of 90 feet apart may be set back 20 feet along 50% of the facade, provided that the other facade contains some compensatory embellishment such as facade ornamentation, architectural/exterior window treatments, recesses, height differential or other devices to break or minimize the scale of the facade; and/or where a facade is parallel to a railroad, the 20-foot setback shall be at least 35% of the length of the facade, with a minimum length of 80 feet.

- C. TDO-1 Subarea View Preservation. To preserve views, the following shall apply to buildings wherein 'length' shall apply to building facades in any direction or orientation located in the TDO-1 subarea south of Washington Street:
- a) No building shall exceed 200 feet in length.
 - b) All buildings shall be spaced at least 50 feet apart.
- D. Building Design and Fenestration.
- (1) Buildings should employ four-sided architecture design practices, extending and relating architectural detailing and design elements of the principal façade across all other building faces.
 - (2) Buildings designed to advertise or promote a uniform corporate image in a manner that may render the building undesirable or unable to reasonably accommodate future uses shall be prohibited.
 - (3) All buildings shall exhibit a clearly defined base, mid-section, and crown. This can be accomplished using a combination of architectural details, materials, textures, and colors.
 - (4) All facades of nonresidential and mixed use buildings facing a public street shall meet the following minimum window area requirements per floor.
 - a) Ground Floor. Minimum 60% windows.
 - b) Upper Floor. Minimum 35% windows.
 - (5) Windows shall not use opaque, mirrored, reflective, or tinted glass with less than 50% light transmittance. If screening is necessary, the use of interior window treatments is encouraged.
- E. Storefronts and Entrances.
- (1) Primary entrances shall face the street and be so located to afford direct access from the sidewalk, where applicable.
 - (2) Where parking areas are located behind the building, secondary entrances shall be provided at the rear or side of the building to offer direct access.

- (3) Upper floor entrances shall be distinguished from entrances for first floor uses.
- (4) Storefront construction should be recessed enough at the point of entry to allow the door to swing out without obstructing the sidewalk, where applicable.

F. Roof Styles and Treatments.

- (1) Variations in rooflines shall be used to screen HVAC, telecommunications, utility or other similar equipment and to provide interest and reduce the scale of large buildings.
- (2) Roofs should provide a variety of vertical dimensions. Multiplaned and intersecting rooflines are encouraged. Flat-roofed designs are discouraged. However, if utilized, then flat roofs shall include architecture/details such as cornices, decorative facings and arches to provide interest to the roofline.
- (3) All roof types should have at least one of the following features:
 - a) Overhanging eaves of at least three feet;
 - b) Sloping roofs with an average slope of between three to one and one to one that do not exceed the average height of the supporting walls; or
 - c) Three or more roof slope planes.
- (4) Roofing materials that reflect sunlight (e.g. lighter colors) or incorporate vegetated roofing are encouraged.
- (5) Where green roofs are proposed, the green roof building may be deducted from the building coverage calculations up to 50% of the green roof footprint.
- (6) The use of alternative energy materials and systems, such as solar panels or shingles, is encouraged. Their installation shall be incorporated into the design of the building so as not to detract from the architectural style and detailing. Where feasible, roof-mounted alternative energy equipment shall be located so as not to be visible from the public right-of-way or riverfront, as applicable.

G. Materials and Color.

- (1) Allowable Materials.
 - a) Building façades shall be constructed of durable materials such as brick, stone, finish masonry, or fiber cement (panels, siding, and trim boards) or finished wood, or their equivalent or better. The most stringent quality standards will be applied to buildings in locations most visible to people in public spaces.
 - b) In proposing other exterior building materials, the applicant must show that the material is appropriate to the use proposed and will not significantly impact the overall visual quality of the environment.

- c) The use of modern materials or design may be permitted by the Township. This may include, but is not limited to, the use of metal for decorative features.
- (2) Variety of Colors and Materials.
- a) No less than two and no more than three building materials or colors (excluding trim) shall be used on any one façade of a building.
 - b) A single material or color should be used as the dominant theme in the façade, with secondary materials and colors used to highlight and accent the design.
 - c) Changes in materials shall occur at inside corners. Material changes at the outside corners or in a plane shall be prohibited, unless otherwise approved by the Township.
- (3) Prohibited Materials.
- a) The use of Exterior Insulation and Finish System (EIFS) material, stucco, vinyl, fiberglass, plastic panels, sheet metal, clear-coated or corrugated aluminum, iron, stainless steel, mirrored glass, concrete block, or smooth concrete is prohibited.
 - b) Finishes that are intended or designed to reflect light and glare are not permitted.
- (4) Color. Florescent, neon, and day-glow colors are prohibited.
- H. Site Amenities.
- (1) Lighting fixtures shall be of a style as approved by the Township.
 - (2) Benches, trash receptacles, and other street furniture shall be provided along all pedestrian accessways and in a style approved by the Township. This may include bicycle parking facilities as required by § 116-320 (I).

§ 116-322 Landscaping and screening.

- A. Landscape Plans. All landscaping and screening plans shall be reviewed by the Shade Tree Commission and shall include size, location, and species of all new or existing plant materials proposed to be used and size and location of all walls, berms or fences. All tree plan and survey requirements of Chapter 55 shall also apply.
- B. Mixing of Species. Landscape plans should include a variety of trees, shrubs, and ornamental planting (annuals and perennials) as part of the site design. The mixing of trees and shrubs helps to avoid a uniform, unnatural appearance, and to protect against extreme loss due to disease or infestation.
- C. Appropriateness of Species.
 - (1) All plant material, including grasses, shall be compatible with soil conditions on-site

and the regional climate and in accordance with those appropriate for the Hardiness Zone applicable to Whitemarsh Township, as defined by the United States Department of Agriculture, including any amendments thereto.

- (2) No less than 75% of all proposed trees and plantings shall be native species. Permissible native plant species shall include those recognized by the Pennsylvania Department of Conservation and Natural Resources. Consideration may be made by the Township for other plants, trees, or planting practices that may improve species survival in anticipated extreme weather, urban conditions, and other varied site conditions. Alternative species shall be as recommended by the Shade Tree Commission.
 - (3) Plastic or other artificial plantings or vegetation are not permitted.
 - (4) Under no circumstance shall any site include plant material that is considered by the Pennsylvania Department of Conservation and Natural Resources to be an invasive species.
- D. Existing Vegetation. Existing vegetation (of all sizes and stages of maturity) shall be maintained, wherever possible. Trees shall be protected and preserved in accordance with Chapter 55 (Tree Protection Standards).
- E. Minimum Specifications.
- (1) Trees shall have a minimum caliper of three inches measured two feet above ground level at the time of planting or as otherwise approved by the Shade Tree Commission.
 - (2) Shrubs shall be a minimum of two feet in height when measured immediately after planting.
 - (3) Hedges shall be planted and maintained to form a continuous visual screen within two years after time of planting.
- F. Trees.
- (1) Street trees shall be planted in accordance with § 105-48 of the Subdivision and Land Development Ordinance for Whitemarsh Township.
 - (2) All requirements of Chapter 55 (Tree Protection Standards) and Chapter 100 (Shade Trees) shall also apply.
- G. General Landscaping Design.
- (1) Planters and other vessels for containerized landscaping are encouraged, especially at building entrances. All planters shall be safely and securely anchored.
 - (2) Buffer yards shall be landscaped in accordance with § 105-52 of the Subdivision and Land Development Ordinance of Whitemarsh Township.

- (3) In no case shall tree trunks or shrubs negatively impact required sight triangles or interfere with the opening of vehicle doors.
- (4) Planting strips and/or tree lawns shall be provided between the curb and sidewalk where required by Chapter 105 (Subdivision and Land Development).

H. Parking Lot Landscaping and Screening.

- (1) Screening from Residential. Off-street parking and loading areas abutting a residential district or property line shall conform to the following:
 - a) Where the minimum setback requirements are met, the perimeter shall be landscaped with ground cover, low shrubs or flowering plants, and trees planted at intervals of not more than 25 feet.
 - b) Where the minimum setback requirements are unable to be met due to the physical constraints of the site, a solid wall or fence shall be provided in addition to the above. Such wall or fence shall be at least five feet in height unless a lesser height is required under § 116-33 of this Chapter.
 - c) Fences shall not exceed six feet in height in accordance with §116-33, unless otherwise permitted for a recreational feature as provided by this Chapter.
- (2) Landscaping and Trees. All parking areas shall be landscaped in accordance with §105-39.
- (3) Islands and Medians. Parking areas containing 10 or more spaces shall include landscaped islands and/or medians in accordance with the following:
 - a) Landscaped islands shall be utilized in parking areas to separate parking stalls into groupings of not more than 20 spaces between islands.
 - b) Parking areas shall be broken up into “rooms” of no more than 40 spaces, separated by landscaped medians or pedestrian accessways.
 - c) The dimensions of all islands and medians should be a minimum of eight feet wide at the shortest side to protect plant materials and ensure proper growth.
 - d) Each island and median shall include at least one tree. Low shrubs and ground covers will be required in the remainder of the area.
 - e) Islands and medians shall be protected with concrete curbing.

I. Dumpster Screening.

- (1) Location. No dumpster shall be located near or adjacent to a primary roadway or otherwise visible from the public right-of-way.
- (2) Screening. Dumpsters shall be screened from public view in accordance with the following:

- a) Screening shall include a combination of landscaping and decorative opaque fencing, walls, or similar enclosure. Such enclosure shall be of a high-quality, durable material, such as wood or masonry. The use of vinyl or chain link fencing is prohibited.
 - b) Enclosures must be equal to or taller than the dumpster being screened.
- J. Mechanical Equipment Screening.
- (1) Ground Level Equipment. Mechanical equipment located at ground level must be effectively screened with vegetation, low berms, fencing, or others measures that are equal to or taller than the equipment being screened.
 - (2) Rooftop Mounted Equipment.
 - a) Rooftop equipment should be so grouped and located to minimize visibility from the ground to the greatest extent practicable.
 - b) Where visible from the public right-of-way or abutting residential uses, architectural screening in the form of a parapet wall or other design feature, up to eight feet in height, shall be utilized.
 - c) Equipment placed on the building roof may be permitted above the maximum height specified, provided that such mechanical equipment is set back a minimum of 15 feet from any exterior walls and does not exceed 10 feet in height above the finished roof line of the building upon which it is installed.

§ 116-323 Open space.

- A. Preservation of Existing. Existing open spaces, parklands, vegetative buffers, woodlots, and other such natural areas shall be retained and established as required by this Chapter and Chapter 55.
- B. Minimum Area. Open space areas shall be provided at the rate required by the SM-MU District. Open space areas need not be contiguous but shall be of a useable size and area deemed appropriate by the Township.
- C. Composition of Open Space. For the purpose of calculating minimum open space areas, the following shall apply.
 - (1) Landscaped Areas.
 - a) Landscaped medians and islands shall not be considered useable open space.
 - b) Landscaped buffer areas and yards shall not be considered useable open space unless such areas are designed and maintained to serve additional environmental benefit as natural habitat or green infrastructure facilities.
 - (2) Stormwater Facilities. Stormwater management facilities, such as detention ponds, shall not be considered open space for the purposes of this Chapter unless they are

designed to be a multi-functional, naturalized, productive, working landscape that serves local environmental, aesthetic, and recreational benefits. Examples include, but are not limited to, bioswales and constructed wetlands that help to support local biodiversity and connect residents and visitors to nature.

(3) Passive Recreation Space.

- a) Passive recreation areas, such as walking trails, picnic areas, gardens, preserves, or similar uses, may be counted as open space provided the lands are preserved in their natural state to the greatest extent practicable.
- b) Buffer areas may be used for passive recreation activities and may contain bicycle or pedestrian pathways, provided such activities do not compromise the primary buffering function of such areas.

D. Additional Designation of Open Space. Upon recommendation of the Planning Commission, the Board of Supervisors may require reservation or creation of 10% more open space than the minimum requirements, provided the consideration of site conditions results in findings that the additional designation of space is:

- a) Consistent with the Township's adopted plans and studies with respect to environmental conservation and improving public use of and access to green spaces, recreational areas, trails, and the Schuylkill River waterfront; or
- b) Necessary for the protection and preservation of natural resources, local habitats, wildlife, and native species, woodlots, and/or wetlands.

§ 116-324 Public riverfront access.

A. Public Access, Parallel to the River.

- (1) An area of not less than 150 feet in width, parallel to the river, measured from the mean water elevation of the Rivers of the United States/Pennsylvania, shall be provided along the length of the river on each development site. This area shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township. This area shall include:
 - a) A trail of at least 10 feet in width, the length of the river, to connect to adjoining property trails. The use of permeable paving material is required.
 - b) Seating areas at intervals of not more than 300 feet.
 - c) Landscaping to enhance the trail, which at a minimum shall include trees in a naturalized setting at the rate of one tree per every 50 feet of trail. Other landscape treatments may be utilized if approved by the Township.
 - d) Appropriate lighting fixtures shall be of a style as approved by the Township.
 - e) Street furniture located in the floodway shall be anchored in accordance with

the requirements of Chapter 101 and the floodplain regulations in the Township's currently adopted building code.

- (2) The width of the riverfront area may be reduced to no less than 125 feet, provided at least one public amenity is provided for buildings four stories or less, the suitability of which shall be determined by the Township. If the building is greater than four habitable stories, then one additional public amenity must be provided.
- (3) The width of the riverfront area may be reduced to no less than 100 feet, provided at least two public amenities are provided for buildings four stories or less, the suitability of which shall be determined by the Township. If the building is greater than four habitable stories, then two additional public amenities must be provided.

NOTE: Below provisions pulled from §105-47(K).

- B. Public Access, Perpendicular to the River. Public riverfront access, perpendicular to the river, is required for all properties that have access to the river, and shall be subject to the following:
- (1) A right-of-way of at least 25 feet in width shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township.
 - (2) There must be at least one access to the river. Access points must be located no more than 500 feet apart.
 - (3) A red shale macadam pathway with a minimum of 10 feet in width shall be provided and separated from any vehicular traffic.
 - (4) At least one seating area shall be provided along each access.
 - (5) Lighting fixtures shall be installed along the pathway and shall be of a style as approved by the Board of Supervisors.
 - (6) The access shall contain appropriate signage to direct pedestrians to the river in accordance with Chapter 116, Zoning, § 116-286B(5).
- C. Other public access. For all parcels with frontage on or bounded by Hector Street and Elm Street which do not have riverfront access, a connection perpendicular to said street and the Montgomery County Schuylkill River Trail shall be provided. Said right-of-way shall be 15 feet in width or of a width that includes the limits of an alternative trail configuration and is subject to the following:
- (1) This right-of-way shall not be contained within any road right-of-way.
 - (2) The right-of-way shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township.
 - (3) A pathway with a minimum of 10 feet in width shall be provided and separated from

any vehicular traffic. Alternate configurations of the pathway, such as, but not limited to, two five-foot lanes divided by landscaping may be considered as long as the combined total hardscape width of the path is determined to be equivalent to a 10-foot pathway.

- (4) Lighting fixtures shall be installed along the pathway and shall be of a style as approved by the Township.
- (5) The access shall contain appropriate signage to direct pedestrians to the Montgomery County Schuylkill River Trail.

§ 116-325 Other public amenities.

- A. Public Restrooms. Developments with facilities intended for use by the general public shall include public restrooms maintained by the property owner. The developer shall sign a perpetual maintenance agreement with Whitemarsh Township demonstrating that the developer is responsible for the maintenance of the restroom facilities.
- B. Recreational Facilities. All development shall provide recreational facilities for the use and enjoyment of residents and/or visitors. ADA accessible pedestrian connectivity shall be provided between all recreational facilities and adjacent buildings and uses. Permissible recreational facilities include the following. Alternate facilities may be permitted with Township approval.
 - (1) Boat Launches. Boat launches shall use the most current specifications of the Pennsylvania Fish and Boat Commission. Boat launches shall include a minimum of five parking spaces or be in accordance with § 116-184 A, whichever requires a greater number of spaces. No overnight parking of boats or other recreational vehicles shall be permitted in any development in this district. A minimum of 50% of the required parking spaces must be tandem spaces to allow for the parking of vehicles with boat trailers.
 - (2) Scenic Overlooks. Scenic overlook areas shall be ADA accessible, and regularly maintained. They shall be made of durable, permanent materials that meet all ANSI specifications. Scenic overlooks shall be lit and designed so that all public safety and security issues are adequately addressed.
 - (3) Recreational Fields and Courts. Such facilities shall conform to standards set forth by their respective associations (i.e., tennis facilities shall meet United States Tennis Association guidelines).
 - (4) Public Gathering Spaces. The public gathering space may be in the form of a pedestrian plaza, courtyard, square, pocket park, or other such configuration integrated into the development and designed as a focal point. Such spaces shall be in conformance with the following requirements:
 - a) A minimum of 30% of the public gathering space shall be landscaped with a combination of trees, shrubs, perennials, grasses, and groundcovers to provide year-round visual interest and color.

- b) All public gathering spaces shall be designed to safely provide pedestrians with ingress and egress, shall be adequately lit, and shall be ADA compliant. Adequate seating and trash receptacles shall be provided.
 - c) Such gathering space shall be conveniently located and accessible from all adjacent buildings.
 - d) The applicant shall have an agreement with Whitemarsh Township for public access to the public gathering space.
- C. Transit Area Improvements.
- (1) Developers shall coordinate with SEPTA on providing or improving existing transit accommodations when a public transit route operates or has a stop located on a public or private street frontage directly adjoining a subdivision or land development and shall submit all correspondence with SEPTA to the Township. Should SEPTA determine no improvements are necessary or desired at such location, the provisions of this Subsection shall not apply.
 - (2) The developer shall construct, complete, and maintain such improvements, unless otherwise agreed upon by SEPTA, and shall obtain approval from SEPTA and the Township on the design of such improvements.
 - (3) All transit stop improvements agreed to by SEPTA and the Township shall be constructed and completed meeting the most recent SEPTA Bus or Train Stop Design Guidelines. Transit stops shall include, at a minimum, a shelter or enclosure, seating, and schedule information.
 - (4) The developer shall sign a perpetual maintenance agreement with Whitemarsh Township providing that the developer shall be responsible for the maintenance of all improvements. The maintenance agreement shall run with the land, shall bind the developer and the developer's successors and assigns, and be recorded in the Office of the Recorder of Deeds of Montgomery County.
- D. Green Infrastructure. All development within the TDO District shall employ green infrastructure best management practices in accordance with and as defined in Chapter 58 of the Township Code. Where practicable, the conservation of natural areas shall be prioritized over alternative stormwater management facilities.

§ 116-326 Building height bonuses.

- A. The maximum building height shall be increased in accordance with § 116-312 provided at least one major community benefit and at least one minor community benefit are provided in accordance with the provisions below.
 - (1) Major Community Benefits. At least one of the following major community benefits shall be required.
 - a) Moderate-Income Housing. At least 10% of the total number of dwelling units are reserved for moderate income housing. The units shall be reserved for

households with incomes not exceeding 80% of the Area Median Income by household size specified by the Pennsylvania Housing Finance Agency for Montgomery County. The units must remain affordable in perpetuity with a covenant that runs with the land.

- b) **Alternative Energy Sources.** A solar, geothermal, or other renewable energy power-generation facility is installed on-site with an energy generation capacity of at least 10% of the expected annual energy usage for the building(s) in which it is intended to serve.
- (2) **Minor Community Benefits.** In addition to one major community benefit, at least one of the following minor benefits shall be required.
- a) **Off-Site Pedestrian Improvements.** To qualify for a bonus, such improvements shall include both of the following:
 - [1] Construction of a minimum of 100 linear feet of off-site sidewalks and/or pedestrian walkways meeting all of the requirements of this Chapter and Whitemarsh Township construction guidelines.
 - [2] Provision of pedestrian wayfinding signage between the proposed development and other walking destinations within the area.
 - b) **Gateway Installation.** To qualify for a bonus, such installations shall be in conformance with the following:
 - [1] A gateway feature shall be designed to bring visual interest to the development, create a unique identity, help establish landmarks and points of interest, and serve as a traffic-calming measure.
 - [2] Gateway features shall be installed and maintained by the applicant.
 - [3] The design elements of a gateway should include a combination of traffic-calming measures such as curb extensions, a raised crosswalk or driveway treatment, or a raised median as well as place-making features such as landscaping or trees, seating, public art, monument signage, decorative arches, and/or artistic lighting.

§ 116-327 Signs permitted in the TDO District.

- A. **General provisions.**
 - (1) All signs in the TDO District shall be consistent with the overall design concept for the development and be appropriate to the type of activity to which they pertain.
 - (2) Design elements, such as the size, shape, materials, lighting, color, lettering style and the number and arrangement of signs, should present a unified appearance.
 - (3) The color of individual commercial or office signage should coordinate with any awnings that are provided.

- (4) Signs anchored in the ground shall not exceed 10 feet in height and shall be of a monument type.
 - (5) Signs shall be illuminated in accordance with § 116-210 with the exception that there shall be no internally illuminated box signs.
- B. In the TDO District, the following signs shall be permitted and no other:
- (1) Any sign which may be permitted in any residential district, provided that the use to which it refers is permitted in the TDO District.
 - (2) Along each street frontage building facade, one wall sign for each use. The total sign area may be 5% of the wall area on which it is placed not to exceed 35 square feet.
 - (3) Any property which has two or more uses permitted in the district shall be permitted a directory sign. Each business in single and separate ownership shall be entitled to not more than three square feet of signage, and the total area of the directory sign shall not exceed 30 square feet.
 - (4) In the TDO-1 District, one monument sign is permitted for each property entrance. The area of the sign shall be no larger than 24 square feet.
 - (5) Interior property parking and traffic control signs are permitted in accordance with § 116-208 A. Signs are also permitted to direct people to the public trail or other public amenities, provided the signs do not exceed four square feet in area.
 - (6) Each use located in a building fronting along the river, may have one sign to identify it from the riverfront trail. Said sign may either be on the building or be a monument sign. Said sign shall not exceed 12 square feet.

§ 116-328 Application and review of development proposals.

- A. The submission of a sketch plan, in accordance with § 105-20 of the Township's Subdivision and Land Development Ordinance, is strongly encouraged. In addition to the requirements of § 105-13, the sketch plan shall include building setbacks, building heights, and the size and dimensions for all buildings. However, a sketch plan submission is neither required nor mandatory.
- B. All submissions, including sketch, preliminary and final plans, shall include:
 - (1) A site plan to include buildings, pedestrian access, river access (both physical and visual) and open space areas.
 - (2) Architectural plans for any proposed buildings in adequate detail to indicate building setback, footprint dimensions, building heights, and building mass. Architectural elevations or sections in adequate detail to indicate how proposed buildings will affect views to the river and across the river to the hills and ridges. Architectural drawings showing concepts for facades, roof design and materials for buildings, structured parking facilities, signs as well as proposed lighting, street furniture and

sidewalk design.

- (3) Landscape plans in accordance with Chapter 105 (Subdivision and Land Development) and Chapter 55 (Tree Protection Standards).
 - (4) A transportation impact study (TIS) in accordance with the provisions of § 105-21 B (9) of the Subdivision and Land Development Ordinance.
 - (5) Emergency response and evacuation plans for development proposals within a flood hazard area.
 - (6) Any other pertinent data as the Township may require.
- C. In a review of a sketch plan, the Township shall provide the applicant with general guidance as to whether the design, layout and other features of the proposed development are in keeping with the intent and purposes of this article and will consider whether any of the following criteria have been met:
- (1) The plan meets or exceeds applicable provisions.
 - (2) The plan is in best interest of the health, safety and welfare.
 - (3) General site considerations (including site layout, open space, and topography; orientation and location of buildings; circulation and parking; setbacks; height; walls; fences and similar elements) and general architectural considerations (including the character, scale and quality of design) have been designed and incorporated to invite pedestrian circulation in this area, will maintain a usable open space area along the river, will provide unobstructed views of the river from nearby streets and will not unduly restrict view of the ridges and hills across the Schuylkill River.

Whitemarsh Township RDD District Revisions

DRAFT – ~~AUGUST 7~~ SEPTEMBER 4, 2024

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DEFINITIONS

KEY: **Existing Definition**
 New/Modified Definition

ARTISANAL MANUFACTURING FACILITIES

A building used by artists and artisans as a studio or production space of handmade goods. The space may also be used for the sale and display of these goods.

BUFFER

A portion of a tract designed, constructed and maintained to separate the elements and uses of lands which abut each side. It shall function to effectively block the transmission of noise, glare and dust from one side to another at all times and seasons of the year. Buffer areas shall not be deemed to include driveways, roadways, parking areas, or areas otherwise comprised of hardscape or impervious materials.

GATEWAY INSTALLATION

A combination of traffic-calming and visual measures used to highlight entrances to a street, residential and mixed use developments, or other destination center. This may include, but is not limited to, treatments at key building, street, alleyway, public gathering space, and trail or park entrances. Gateway installations are intended to narrow a street or entrance visually to slow entering vehicles, discourage through traffic, and establish a strong sense of place.

INDOOR RECREATION OR ENTERTAINMENT FACILITIES

Establishments providing amusement, entertainment, or recreational services occurring within a fully enclosed structure for a fee or admission charge, such as: arcades containing coin-operated amusements and/or electronic games; bowling alleys; movie theaters; laser tag businesses; indoor play center (rock climbing or inflatable party place); indoor sports fields, courts, or arenas; swimming pools; and other indoor activities determined to be substantially similar to the above. Accessory uses may be permitted to include the preparation and serving of food and/or the sale of equipment related to the principal use.

LIVE-WORK UNITS **NOTE: Amendment required in existing § 116-290 A (9)**

A single dwelling unit (e.g., studio, loft, apartment, or single-family home) consisting of both a commercial and a residential component and the uses share a common wall or floor with direct access between the residential and non-residential area. The resident of the unit shall also be the owner and/or operator of the commercial use. Live-work units are differentiated from home occupations in that the residential and/or commercial use need not be subordinate to the other in terms of floor area. Commercial operations within live-work units may include retail sales, production of materials, art, or other such craft.

OPEN SPACE **NOTE: See § 116-323 for connection with open space regulations**

A portion of a tract available and accessible for use by the public and/or residents of the tract, generally undeveloped. Open space may include areas of steep slopes, floodplains, and other significant features to be preserved. Open space shall not include streets or street rights-of-way, parking areas, other areas of impervious surface, yards and lots of individual dwelling units or other public improvements nor does it include required buffer areas. Open space uses may include active and passive recreation.

PUBLIC GATHERING SPACE

Public or private outdoor space where the public is directly or indirectly invited to visit or permitted to congregate. Such areas may include, but are not limited to, pedestrian plazas, courtyards, squares, and pocket parks. The gathering space shall not be used for parking, loading, or vehicular access, except emergency and maintenance vehicular access.

STEPBACK

The horizontal distance an upper-floor building façade is stepped back towards the center of the building away from the lower-floor building façade.

UPPER-FLOOR DWELLING UNIT

A dwelling unit located within a mixed-use or multi-story building on any floor other than the ground floor.

Article XXXVII

Reserved

NOTE: Repeal existing Article XXXVII, replacing with new Article XLI

§ 116-278 Reserved.

§ 116-279 Reserved.

§ 116-280 Reserved.

§ 116-281 Reserved.

§ 116-282 Reserved.

§ 116-283 Reserved.

§ 116-284 Reserved.

§ 116-285 Reserved.

§ 116-286 Reserved.

§ 116-287 Reserved.

Article XL

Spring Mill Mixed Use (SM-MU) District

NOTE: Adding on as new Article.

§ 116-309 Purpose.

The purpose of the SM-MU District is to continue the transformation of the Spring Mill area into a vibrant and walkable mixed use destination center. The requirements of this District are intended to support the vision of the Township's Comprehensive Plan by allowing for creative redevelopment and infill projects that increase local housing, retail, entertainment, and employment opportunities served by public transit. Development proposals should seek to achieve the following:

- A. Expand housing options for residents of all ages, incomes, and life stages;
- B. Increase access to local goods, services, jobs, and community resources;
- C. Capitalize on opportunities to rehabilitate vacant or underutilized buildings and sites;
- D. Provide a proper transition in density and character of development between existing neighborhoods and mixed use activity centers;
- E. Ensure future developments support a multi-modal transportation network and incorporate traffic-calming measures to increase the level of comfort, safety, and connectivity for all modes of travel;
- F. Encourage an intensity of development and complementary mix of land uses near transit stops that is compatible with and supportive of increased ridership and fosters the creation of a livable community with opportunities to live, work, and play within walking distance of convenient transit facilities; and
- G. Create a cohesive and interconnected traditional development pattern throughout the entirety of the District, regardless of the sequence of proposals or project phasing.

§ 116-310 Permitted use table.

- A. The following uses shall be permitted in the SM-MU District. Uses not listed are prohibited.

RESIDENTIAL USES	ADDITIONAL USE REGULATIONS
Single-Family Dwellings, detached or attached	
Two-Family Dwellings	
Multi-Family Dwellings, up to 4 units	
Multi-Family Dwellings, over 4 units	§ 116-313
Upper-Floor Dwelling Units or Lofts	
Live-Work Units	
COMMERCIAL & INDUSTRIAL USES	
Retail or Personal Service Establishments	
Administrative, Professional, or Medical Offices	
Restaurants or Bars	
Dance, Music, Art, or Fitness Studios	
Indoor Recreation or Entertainment Facilities	
Hotels or Inns	
Breweries, Wineries, or Distilleries	§ 116-314 (A)
Enclosed Manufacturing, Processing, or R&D Facilities	
Artisanal Manufacturing Operations	
OTHER USES	
Community or Government Use Facilities	
Schools or Day Cares	
Outdoor Dining & Seating Areas	§ 116-314 (B)
Parks and Playgrounds	
Parking Structures	§ 116-320 C
Public Transit Facilities	

§ 116-311 Dimensional requirements.

- A. The following shall apply to the SM-MU District. Where in conflict Chapter 105 (Subdivision and Land Development), the requirements of this Section shall apply.

STANDARD	REQUIREMENT
MIN LOT AREA	
Single- or Two-Family Dwelling	6,000 sf (detached) 2,200 sf (attached)
Multi-Family Dwelling	2,200 sf / dwelling unit
Nonresidential / Mixed Use	6,000 sf
MIN LOT WIDTH	
Single- or Two-Family Dwelling	40 ft (detached) 20 ft (attached)
Multi-Family Dwelling	45 ft
Nonresidential / Mixed Use	45 ft
FRONT YARD	
Principal Building, residential use	10 ft MIN
Principal Building, nonresidential / mixed use	0 ft MIN 30 ft MAX ¹
MIN SIDE YARD	
Principal Building	10 / 30 ft ²
Principal Building, with party wall	0 ft
Accessory Building	4 ft
MIN REAR YARD	
Principal Building	30 / 40 ft ²
Accessory Building	4 ft
BUFFER AREA WIDTH	
Residential Use	-
Nonresidential / Mixed Use	5 / 15 ft ²
Nonresidential / Mixed Use, with party wall	0 ft

- NOTES: (1) The maximum front yard area may increase by 10 feet where additional greenspace is provided.
 (2) The larger shall apply where a nonresidential or mixed use is adjacent to a residential use or district, except for multi-family dwellings over four units.

§ 116-312 Bulk requirements.

STANDARD	REQUIREMENT
BUILDING HEIGHT ¹	
Principal Building, residential up to 4 units	35 ft (2 stories) MAX
Principal Building, other use	28 ft (2 stories) MIN 48 ft (4 stories) MAX
Principal Building, with bonuses ²	78 ft (6 stories) MAX
Accessory Building ³	20 ft (1 story) MAX
MAX BUILDING FOOTPRINT	
Multi-Family Dwelling	15,000 sf MAX
Noncommercial / Mixed Use	30,000 sf MAX
MAX IMPERVIOUS COVERAGE	
Residential Use	60% (MAX 50% buildings)
Nonresidential / Mixed Use	70% (MAX 60% buildings)
Uses with Buildings over 4 Stories	60% (MAX 50% buildings)
OPEN SPACE ⁴	
Residential Use	40%
Nonresidential / Mixed Use	30%
Uses with Buildings over 4 Stories	40%

- NOTES: (1) Building height shall be determined in feet, while the visual scale or appearance in height of the structure shall be determined in stories.
(2) See § 116-326 for building height bonuses.
(3) No accessory building may exceed the height of the principal structure on the lot.
(4) See § 116-323 for open space area conditions and requirements.

§ 116-313 Multi-family residential density requirements.

- A. For developments of multi-family dwellings over four units per building, the residential density shall not exceed 30 dwelling units per gross acre.
- B. As a conditional use residential density may be increased to 50 dwelling units per gross acre and building height may be increased to a maximum of six habitable stories above the floodplain, where applicable, provided the following conditions are met:
- (1) A pathway of at least 10 feet in width shall be provided within the right-of-way.
 - (2) Building height shall be varied to allow vistas to the river in accordance with § 116-321 A (3).
 - (3) The building includes more than one level of structured parking above grade and no more than 10% of the parking shall be surface parking located on the exterior of the building footprint.
 - (4) At least 75% of the building is residential.

- (5) A minimum of 5% of the parking spaces provided are designated and marked for public use.
 - (6) At least one of the community benefits is provided in accordance with § 116-326.
- C. Newly proposed multi-family developments shall provide for a gradual transition in density where abutting an existing single-family neighborhood. To achieve this, the following techniques shall be employed by new residential construction within 100 feet of existing single-family residential property lines:
- (1) Similar dwelling unit configuration (Maximum three units per dwelling);
 - (2) Similar building height, bulk, and scale; and
 - (3) Similar lotting, if applicable.

§ 116-314 Additional use regulations.

- A. Breweries, Wineries, and Distilleries. All breweries, wineries, and distilleries shall be in conformance with the following:
- (1) All such facilities shall be duly licensed by the Pennsylvania Liquor Control Board.
 - (2) A tasting room, retail, and/or restaurant area shall be provided. Such area must:
 - a) Be at least 30% of the total floor area of the use;
 - b) Be located at the front of the building in a manner visible and accessible from the street; and
 - c) Include a designated public entrance.
- B. Outdoor Dining and Seating Areas. All commercial outdoor dining and seating areas shall be in conformance with the following:
- (1) No area shall block window views, entrances, exits, pedestrian or vehicular access, sidewalks, fire lanes, or other travel lanes.
 - (2) All areas shall remain clean and free of trash or debris.
 - (3) Where located within 250 feet of a residential district, the use of outside music or speakers shall be prohibited between the hours of 9:00PM and 9:00AM.
 - (4) No outdoor dining or seating area shall be used for storage purposes.
 - (5) Tables, chairs, and equipment not permanently affixed to the ground or structure shall be removed, enclosed, screened, and/or otherwise secured during non-business hours.
 - (6) Where the outdoor dining or seating areas abut a street or parking area a barrier

shall be provided, such as bollards or planters, to protect patrons. The barrier shall be attractively designed and landscaped or otherwise incorporated into the design of the outdoor area.

- (7) Additional parking spaces may be required where the outdoor dining and seating area increases the gross floor area of the use by more than 50%.
- (8) Outdoor dining and seating areas shall not be permitted in the ultimate right-of-way, except where a property owner executes, and the Board of Supervisors approves, a hold-harmless agreement and it is recorded against the property. No such area shall be located within the clear sight triangle of any intersecting streets, unless a full and unobstructed view can be demonstrated to the Township's satisfaction as required by § 116-21. No outdoor dining or seating area shall be located within a state right-of-way without authorization from the Pennsylvania Department of Transportation.

§ 116-315 Design transitions between nonresidential and residential uses.

- A. Applicability. All nonresidential and mixed use development shall employ similar building and site design standards to ensure compatibility with adjacent low density residential development. These requirements shall be applied in addition to the design standards and guidelines of this Article and requirements set forth by this Chapter for landscaping, screening, and buffering of uses.
- B. Requirements. To the maximum extent practicable, nonresidential and mixed use developments shall use all the following building design techniques when adjacent to a single-, two-, or multi-family dwelling up to four units:
 - (1) Similar front setback;
 - (2) Similar building height;
 - (3) Similar roof form; and
 - (4) Similar exterior materials, provided such materials are consistent with the regulations of § 116-321 (F).

Article XLI

Transit-Friendly Design Overlay (TDO) District

NOTE: Adding as new Article XLI.

§ 116-316 Purpose.

The purpose of the TDO District is to leverage access to the Spring Mill transit station in accordance with the Township’s Comprehensive Plan and land use studies. Development in this District shall employ building and site design practices that:

- A. Enhance the visual character of the area through appropriate building scale, high-quality architecture, and sustainable landscaping treatments;
- B. Encourage land uses and site design practices that promote the use of transportation alternatives, such as rail, bus, bicycling, and walking, thereby reducing traffic congestion from individual automobile use;
- C. Recognize the prominence and importance of the Schuylkill Riverfront and trail to the physical, mental, and social health and wellbeing of the community;
- D. Preserve and enhance views and public access along the riverfront, ensuring greater public access and providing for a greenbelt along the river;
- E. Acknowledge the importance of the ecology of the riverfront to support climate mitigation and adaptation measures in response to increased severe weather events;
- F. Meaningfully integrate existing natural features and open space areas and design well-configured greens, landscaped streets, and civic spaces that are woven into the development pattern and dedicated to the social interaction, recreation, and visual enjoyment of residents and visitors;
- G. Promote redevelopment to correct inadequate street patterns and access, abandoned industrial buildings that are obsolete in terms of economic feasibility, or are incompatible with surrounding uses, in order to allow better use of the riverfront properties;
- H. Encourage the use of shared parking and access to minimize the number of curb cuts that interrupt the pedestrian network and to provide for more efficient utilization and distribution of parking;
- I. Promote the use of sustainable development best practices, such as the incorporation of green infrastructure and green building design; and
- J. Encourage the provision of additional amenities that benefit the public health, safety, and welfare.

§ 116-317 Application.

- A. The TDO District shall include two subareas as shown on the Zoning Map of Whitemarsh Township and described below:
 - (1) The TDO-1 District subarea includes property south of East Hector Street, in closest proximity to the Spring Mill Station and/or immediately adjacent to the rail-line and the Schuylkill River.
 - (2) The TDO-2 District subarea includes the remaining property north of East Hector Street.
- B. The TDO District shall be deemed to be an overlay on the area designated on the Zoning Map of Whitemarsh Township.
 - (1) In those areas of Whitemarsh Township where the TDO District applies, the design requirements of the TDO District shall be additive to the requirements of the underlying zoning district(s).
 - (2) Should the TDO District boundaries be revised as a result of legislative or administrative actions or judicial decision, the zoning requirements applicable to the area in question shall revert to the requirements of the underlying zoning district(s) without consideration of this article.
 - (3) If a structure is otherwise permitted by virtue of the requirements of the TDO District, relief from the Zoning Hearing Board from the provisions of Article XXXV, Riparian Corridor Conservation District, shall not be required, provided such relief is not found by the Township Engineer to otherwise be detrimental to public health, safety, and welfare.

§ 116-318 Use, bulk, and dimensional regulations.

- A. The permitted uses of the TDO District shall include those allowable under the SM-MU District in addition to those of any other underlying district.
- B. In the TDO-1 District subarea, the following uses shall be prohibited:
 - (1) Single-family dwellings, attached and detached.
 - (2) Two-family dwellings.
 - (3) Multi-family dwellings with less than 15 units per building.
 - (4) First-floor residential uses.
 - (5) Parking areas provided on the first floor of a building, unless serving a multi-family use within such building.
- C. The dimensional and bulk requirements of the TDO District shall follow those of the SM-MU District and supersede those of any other underlying district, unless otherwise

provided for by the TDO District design standards.

§ 116-319 Design standards overview.

- A. Purpose. The purpose of the design standards in the TDO District is to improve the overall character and image of the Spring Mill Station area through the application of building and site design standards to future development. These regulations are further intended to guide redevelopment of existing properties in a manner compatible with the future development vision of Whitemarsh Township. As development takes place, emphasis should be placed on improving the aesthetics of the site and surrounding area, fostering high-quality investment, and promoting the Township as an attractive place for people to live, work, shop, socialize and recreate. The design standards applicable to the TDO District include:
- (1) Off-Street Parking & Multi-Modal Connectivity (§ 116-320)
 - (2) Building & Site Design (§ 116-321)
 - (3) Landscaping & Screening (§ 116-322)
 - (4) Open Space (§ 116-323)
 - (5) Public Riverfront Access (§ 116-324)
 - (6) Other Public Amenities (§ 116-325)
 - (7) Signs (§ 116-327)
- B. Uses Subject to Regulation. These design standards shall apply to all altered or newly constructed buildings, sites, and structures of the following uses and developments:
- (1) Nonresidential uses, including industrial uses;
 - (2) Mixed-uses, whether located on the same site or within the same structure; and
 - (3) Multi-family dwellings over four units.
- C. New Construction. New construction and infill development shall be in conformance with all requirements of this Article, unless otherwise provided herein.
- D. Existing Buildings and Sites. Improvements to existing buildings and sites shall follow the regulations of this Article to the greatest extent practicable. In the case of nonconformities, Subsection G shall apply.
- E. Substantial Improvements. Where the total cost of proposed improvements to an existing building and/or site are 75% or more of the property's assessed value, all improvements shall be in full compliance with this Article.
- F. Modification.

- (1) Recognizing that the rigidity of these regulations may limit the extent to which development proposals may be sensitive of context and unique site conditions, the standards herein may be modified with conditional use approval. In this regard, the consideration of any modification shall be subject to the conditional use review procedures and criteria of §116-37.
- (2) It shall be the applicant's burden to go forward with evidence and prove that any proposed modification meets all the following specific criteria:
 - a) The proposed modification will comply with this Article to the greatest extent practicable and otherwise be in keeping with the stated purpose and intent herein;
 - b) The proposed modification will offer an innovative development/design solution for the site in question;
 - c) The proposed modification will not result in a detrimental effect on the public health, safety, or general welfare or otherwise be inappropriate or irrelevant to a particular site plan; and
 - d) The proposed modification will otherwise be compatible with the stated vision and goals of the Township's Comprehensive Plan and other relevant plans and studies.
- (3) No modification may be permitted that wholly waives compliance with the applicable standard or requirement.

~~G. Nonconformity. An existing building or site not in conformance with this Article may not be required to bring the entirety of such building or site into conformance, however, the proposed improvements to the property shall not increase the level of nonconformity and shall otherwise be consistent with the intent of this Article.~~

H.G. Conformance with SALDO. Where development qualifies as a subdivision and/or land development, the regulations of this Article shall be applied in addition to the requirements of Chapter 105 (Subdivision and Land Development). Where in conflict, the requirements of this Article shall take precedence.

§ 116-320 Off-street parking and multi-modal connectivity.

- A. Off-Street Parking and Loading. The requirements of Article XXVI (Off-Street Parking and Loading) shall apply, except for the following:
 - (1) Parking Minimums. The minimum number of parking spaces per use is as follows:
 - a) Residential use. 1 space per unit
 - b) Nonresidential use. 3 per 1,000 square feet of gross floor area
 - c) Mixed use. The above requirements shall be additive.

- (2) Parking Maximums. The maximum number of parking spaces allowable for any use shall not exceed 110% of the minimum requirement, except through the submission of a parking demand analysis in accordance with Subsection G and Township approval.
- B. Location of Spaces.
- (1) Front Yard.
 - a) No off-street parking spaces shall be located between the front property line and front principal building plane, except for a single row of parking spaces and the necessary access road to said spaces.
 - b) No off-street loading spaces shall be located between the front property line and front principal building plane.
 - (2) Side Yard. Off-street parking areas may be permitted in the side yard when in compliance with the following standards:
 - a) The overall width of the parking area frontage, including the driveway or access drive, does not exceed 30% of the lot width.
 - b) The parking area, excluding the driveway or access drive, is at least 10 feet behind the front building line. Where no principal structure exists, the parking area shall meet the minimum setback requirement or be at least 10 feet behind the front building line of an adjacent property, whichever is greater.
- C. Parking Structures.
- (1) A freestanding parking structure shall not exceed a height of 60 feet.
 - (2) Parking structures, whether freestanding or integral with other uses in the same building, shall have another permitted first floor use on any portion of the structure visible from any streets, required pathways, or riverfront access or suitable architectural treatment shall be provided. For any parking structures, whether freestanding or integral with other uses in the same building, which contain three or more parking levels, another permitted first floor use on any portion of the structure visible from any streets, required pathways, or riverfront access, shall be mandatory, if the first floor is out of the floodplain. If the first floor is within the floodplain, suitable architectural treatment shall be provided. Any additional floors of exposed parking structures shall also have suitable architectural treatment.
 - (3) When part of a development with other principal uses, a parking structure must use the dominant exterior materials of the adjoining building and be of a similar vernacular style.
 - (4) Exterior materials utilized for parking structures shall effectively and attractively obscure the view to the interior of all parking decks.
 - (5) Parking structures shall be designed such that sloping circulation bays are internal to

the structure and not expressed in the exterior treatment of the parking structure.

- D. On-Street and Municipal-Owned Parking. On-street and municipally owned parking spaces may be used to satisfy up to 20% of the minimum off-street parking requirement for nonresidential uses at the Township’s discretion. Such spaces must be located within 1,000 feet of the use as measured by the linear distance between the nearest property lines of the parking area and use. This credit shall not apply to areas where it is determined by the Township that the current supply of on-street and municipally owned parking spaces would be insufficient to accommodate the increase in demand from the proposed use(s).
- E. Public Transit Access. A public transit stop or station may be used to satisfy up to 10% of the minimum off-street parking requirement, provided the transit stop or station is located within 1,000 feet of the use as measured by the linear distance between the transit structure and the nearest property line of the use.
- F. Joint or Shared Parking and Loading Spaces. The following requirements shall supersede that of § 116-185.
 - (1) Where two or more uses are located on the same lot or located on separate lots, an applicant may propose the use of joint or shared parking and/or loading spaces.
 - (2) Such arrangements may be authorized by the Township, provided the following conditions are met:
 - a) The parking area is located within 1,000 feet of the building(s) or use(s) it is intended to serve.
 - b) The loading area is within 100 feet of the building(s) or use(s) it is intended to serve.
 - c) The minimum number of spaces provided is at least that of the use with the greatest requirement or otherwise compliant with an approved parking demand analysis.
 - d) It is proven that the uses have different peak hour demands, or the total demand at peak times is adequately served by the total number of spaces proposed.
 - e) The applicant provides a recorded legal instrument, approved by the Township Solicitor, documenting all uses and property owners and the responsibility of each user and/or property owner in the maintenance and upkeep of such parking and/or loading areas.
 - f) The applicant and property owner(s) execute all necessary cross-access agreements to ensure continued and uninterrupted use of the joint or shared parking areas between such parties. The delineation of cross-access drives shall be provided in accordance with Subsection F (4) below.
 - (3) Applicants seeking authorization of such arrangement shall submit written

documentation justifying their requests, including:

- a) The names and addresses of the owner(s) and tenant(s) that will be using the parking and/or loading spaces.
- b) A description of the uses involved, including their minimum individual parking and/or loading requirements determined by this Article.
- c) The location, design, and number of parking and/or loading spaces that are proposed, including the number to be shared and/or reserved for a certain use, where applicable.
- d) A parking demand analysis in accordance with Subsection G below to determine the appropriate sharing factor. To be approved, this analysis must show that the uses have differing peak parking or loading times or that users overlap in visiting more than one use during peak times and that the proposed spaces will be adequate for the anticipated demands of each use.
- e) The required recorded legal instrument as outlined Subsection F (2)(e).

- (4) Joint or shared parking and loading areas shall provide for cross-access with clearly delineated vehicular drive aisles. Separation of joint or shared parking areas by a wall, guard rail, or other structure preventing vehicular access shall be prohibited, unless otherwise approved by the Township.

G. Parking Demand Analysis.

- (1) The number of parking spaces required for any use may be adjusted by the Township with the submittal of a parking demand analysis by the applicant.
- (2) Such analysis shall include, at a minimum:
 - a) The names and addresses of the owner(s) and tenant(s) that will be using the parking;
 - b) An estimate of the number of spaces needed to accommodate the proposed use(s);
 - c) A summary and map of the proposed location and configuration of spaces (on-site, public lots, on-street, joint, shared, etc.);
 - d) A market study and/or other supporting information and rationale behind the requested number of parking spaces; and
 - e) An analysis of existing parking conditions in the surrounding area, to include a radius of at least 1,000 feet.

H. Access Management. The following shall apply to nonresidential, mixed-use, and multi-family developments over 10 units.

- (1) Driveway Width.
 - a) One-way driveways shall not exceed 12 feet in width.
 - b) Two-way driveways shall not exceed 25 feet in width.
 - (2) Number of Driveways. shall be limited as follows:
 - a) Lots of one (1) acre or less shall have no more than one (1) driveway on each street frontage.
 - b) Lots larger than one (1) acre shall have no more than two (2) driveways on each street frontage, provided the driveways are spaced a minimum of 200 feet apart.
 - (3) Joint or Shared Access Drives.
 - a) To promote more efficient traffic flow and traffic safety and minimize the number of curbcuts, every effort shall be made to provide shared means of ingress and egress to developed and developing properties.
 - b) Where deemed necessary and appropriate, shared access drives and/or cross-easement agreements may be required for rear access lanes to adjacent properties which minimize curbcuts along the primary roadway.
- I. Bicycle Parking.
- (1) Bicycle parking shall be required of all development at a rate of at least 10% of vehicle parking requirements.
 - (2) This requirement shall not apply to properties where there are publicly provided or shared bicycle parking facilities within 500 feet of the use.
- J. Pedestrian Connectivity.
- (1) Off-street parking areas of five or more spaces shall include a clearly identified pedestrian pathway from the parking spaces to building entrances and uses on site.
 - (2) Pedestrian connections to the public sidewalk shall also be required, where applicable.
 - (3) Pedestrian paths shall be distinguished from the parking area by a change in grade, change in pavement material, or protective barrier.
 - (4) All pedestrian walkways and areas intended to be publicly accessible by foot shall be ADA compliant.
- K. Off-Street Loading Facilities.
- (1) Loading facilities shall be provided through screened delivery courtyards, via underground service corridors, or in a similar fashion which is not visible from the

public right-of-way or functionally obtrusive to patrons using the parking areas.

- (2) Loading areas shall be screened from views using masonry walls, landscaping, or similar treatment approved by the Township.

§ 116-321 Building and site design.

A. Building Height.

- (1) Principal buildings in the TDO-1 District subarea shall be a minimum of two stories or 28 feet in height.
- (2) All buildings proposed on a corner location in the TDO-2 District subarea shall be a minimum of two stories or 28 feet in height.
- (3) In the TDO-1 District subarea 100% of a building, other than a freestanding parking structure, shall be permitted to be constructed to the maximum habitable stories above the floodplain, where applicable, as long as no more than 75% of the footprint is at one height with the remainder being at least one story lower. This requirement applies to any building of four stories or higher.
- (4) TDO District buildings greater than three-stories (or 36 feet) in height shall provide a minimum façade setback of at least 10 feet beginning at the finished floor elevation of the fourth story.

B. Building Massing and Form.

- (1) Architectural style of the development shall be designed to avoid the massive scale and uniform impersonal appearances of a big box structure through facade ornamentation, building offsets, architectural/exterior window treatments, variation in rooflines, entry treatments, and upgraded building materials.
- (2) The focus should be on varying the spaces among groups of buildings to avoid creating a walled corridor of long, unbroken rows of buildings along a setback, or a monotonous pattern of buildings across a site.
- (3) Facades should be divided into visual increments through the use of architectural features such as bay windows, offsets, recesses and other devices that break or minimize scale. Strong vertical and horizontal reveals, offsets and three-dimensional details between surface planes should be incorporated into building design to create shadow lines and to further break up flat surfaces.
- (4) Building facades greater than 100 feet in length, including separate buildings that are attached, shall incorporate one or more architectural features over at least 20% of the length of the facade. There shall be no uninterrupted length of facade that exceeds 100 feet. These requirements shall also be applicable to freestanding parking structures and parking structures attached to another principal building.
- (5) Building facades greater than 250 feet in length, including separate buildings that are attached, shall incorporate setbacks of at least 20 feet over at least 50% of the

length of the facade. When approved as a conditional use in accordance with § 116-37, one building facade of parallel building facades on separate unattached buildings in which both facades are greater than 250 feet in length and no greater than an average of 90 feet apart may be set back 20 feet along 50% of the facade, provided that the other facade contains some compensatory embellishment such as facade ornamentation, architectural/exterior window treatments, recesses, height differential or other devices to break or minimize the scale of the facade; and/or where a facade is parallel to a railroad, the 20-foot setback shall be at least 35% of the length of the facade, with a minimum length of 80 feet.

- C. TDO-1 Subarea View Preservation. To preserve views, the following shall apply to buildings wherein 'length' shall apply to building facades in any direction or orientation located in the TDO-1 subarea south of Washington Street:
- a) No building shall exceed 200 feet in length.
 - b) All buildings shall be spaced at least 50 feet apart.
- D. Building Design and Fenestration.
- (1) Buildings should employ four-sided architecture design practices, extending and relating architectural detailing and design elements of the principal façade across all other building faces.
 - (2) Buildings designed to advertise or promote a uniform corporate image in a manner that may render the building undesirable or unable to reasonably accommodate future uses shall be prohibited.
 - (3) All buildings shall exhibit a clearly defined base, mid-section, and crown. This can be accomplished using a combination of architectural details, materials, textures, and colors.
 - (4) All facades of nonresidential and mixed use buildings facing a public street shall meet the following minimum window area requirements per floor.
 - a) Ground Floor. Minimum 60% windows.
 - b) Upper Floor. Minimum 35% windows.
 - (5) Windows shall not use opaque, mirrored, reflective, or tinted glass with less than 50% light transmittance. If screening is necessary, the use of interior window treatments is encouraged.
- E. Storefronts and Entrances.
- (1) Primary entrances shall face the street and be so located to afford direct access from the sidewalk, where applicable.
 - (2) Where parking areas are located behind the building, secondary entrances shall be provided at the rear or side of the building to offer direct access.

- (3) Upper floor entrances shall be distinguished from entrances for first floor uses.
- (4) Storefront construction should be recessed enough at the point of entry to allow the door to swing out without obstructing the sidewalk, where applicable.

F. Roof Styles and Treatments.

- (1) Variations in rooflines shall be used to screen HVAC, telecommunications, utility or other similar equipment and to provide interest and reduce the scale of large buildings.
- (2) Roofs should provide a variety of vertical dimensions. Multiplaned and intersecting rooflines are encouraged. Flat-roofed designs are discouraged. However, if utilized, then flat roofs shall include architecture/details such as cornices, decorative facings and arches to provide interest to the roofline.
- (3) All roof types should have at least one of the following features:
 - a) Overhanging eaves of at least three feet;
 - b) Sloping roofs with an average slope of between three to one and one to one that do not exceed the average height of the supporting walls; or
 - c) Three or more roof slope planes.
- (4) Roofing materials that reflect sunlight (e.g. lighter colors) or incorporate vegetated roofing are encouraged.
- (5) Where green roofs are proposed, the green roof building may be deducted from the building coverage calculations up to 50% of the green roof footprint.
- (6) The use of alternative energy materials and systems, such as solar panels or shingles, is encouraged. Their installation shall be incorporated into the design of the building so as not to detract from the architectural style and detailing. Where feasible, roof-mounted alternative energy equipment shall be located so as not to be visible from the public right-of-way or riverfront, as applicable.

G. Materials and Color.

- (1) Allowable Materials.
 - a) Building façades shall be constructed of durable materials such as brick, stone, finish masonry, or fiber cement (panels, siding, and trim boards) or finished wood, or their equivalent or better. The most stringent quality standards will be applied to buildings in locations most visible to people in public spaces.
 - b) In proposing other exterior building materials, the applicant must show that the material is appropriate to the use proposed and will not significantly impact the overall visual quality of the environment.

- c) The use of modern materials or design may be permitted by the Township. This may include, but is not limited to, the use of metal for decorative features.
- (2) Variety of Colors and Materials.
 - a) No less than two and no more than three building materials or colors (excluding trim) shall be used on any one façade of a building.
 - b) A single material or color should be used as the dominant theme in the façade, with secondary materials and colors used to highlight and accent the design.
 - c) Changes in materials shall occur at inside corners. Material changes at the outside corners or in a plane shall be prohibited, unless otherwise approved by the Township.
- (3) Prohibited Materials.
 - a) The use of Exterior Insulation and Finish System (EIFS) material, stucco, vinyl, fiberglass, plastic panels, sheet metal, clear-coated or corrugated aluminum, iron, stainless steel, mirrored glass, concrete block, or smooth concrete is prohibited.
 - b) Finishes that are intended or designed to reflect light and glare are not permitted.
- (4) Color. Florescent, neon, and day-glow colors are prohibited.
- H. Site Amenities.
 - (1) Lighting fixtures shall be of a style as approved by the Township.
 - (2) Benches, trash receptacles, and other street furniture shall be provided along all pedestrian accessways and in a style approved by the Township. This may include bicycle parking facilities as required by § 116-320 (I).

§ 116-322 Landscaping and screening.

- A. Landscape Plans. All landscaping and screening plans shall be reviewed by the Shade Tree Commission and shall include size, location, and species of all new or existing plant materials proposed to be used and size and location of all walls, berms or fences. All tree plan and survey requirements of Chapter 55 shall also apply.
- B. Mixing of Species. Landscape plans should include a variety of trees, shrubs, and ornamental planting (annuals and perennials) as part of the site design. The mixing of trees and shrubs helps to avoid a uniform, unnatural appearance, and to protect against extreme loss due to disease or infestation.
- C. Appropriateness of Species.
 - (1) All plant material, including grasses, shall be compatible with soil conditions on-site

and the regional climate and in accordance with those appropriate for the Hardiness Zone applicable to Whitemarsh Township, as defined by the United States Department of Agriculture, including any amendments thereto.

- (2) No less than 75% of all proposed trees and plantings shall be native species. Permissible native plant species shall include those recognized by the Pennsylvania Department of Conservation and Natural Resources. Consideration may be made by the Township for other plants, trees, or planting practices that may improve species survival in anticipated extreme weather, urban conditions, and other varied site conditions. Alternative species ~~shall recommendations may be as recommended~~ made by the Shade Tree Commission as part of landscape plan review.
 - (3) Plastic or other artificial plantings or vegetation are not permitted.
 - (4) Under no circumstance shall any site include plant material that is considered by the Pennsylvania Department of Conservation and Natural Resources to be an invasive species.
- D. Existing Vegetation. Existing vegetation (of all sizes and stages of maturity) shall be maintained, wherever possible. Trees shall be protected and preserved in accordance with Chapter 55 (Tree Protection Standards).
- E. Minimum Specifications.
- (1) Trees shall have a minimum caliper of three inches measured two feet above ground level at the time of planting or as otherwise approved by the Shade Tree Commission.
 - (2) Shrubs shall be a minimum of two feet in height when measured immediately after planting.
 - (3) Hedges shall be planted and maintained to form a continuous visual screen within two years after time of planting.
- F. Trees.
- (1) Street trees shall be planted in accordance with § 105-48 of the Subdivision and Land Development Ordinance for Whitemarsh Township.
 - (2) All requirements of Chapter 55 (Tree Protection Standards) and Chapter 100 (Shade Trees) shall also apply.
- G. General Landscaping Design.
- (1) Planters and other vessels for containerized landscaping are encouraged, especially at building entrances. All planters shall be safely and securely anchored.
 - (2) Buffer yards shall be landscaped in accordance with § 105-52 of the Subdivision and Land Development Ordinance of Whitemarsh Township.

- (3) In no case shall tree trunks or shrubs negatively impact required sight triangles or interfere with the opening of vehicle doors.
- (4) Planting strips and/or tree lawns shall be provided between the curb and sidewalk where required by Chapter 105 (Subdivision and Land Development).

H. Parking Lot Landscaping and Screening.

- (1) Screening from Residential. Off-street parking and loading areas abutting a residential district or property line shall conform to the following:
 - a) Where the minimum setback requirements are met, the perimeter shall be landscaped with ground cover, low shrubs or flowering plants, and trees planted at intervals of not more than 25 feet.
 - b) Where the minimum setback requirements are unable to be met due to the physical constraints of the site, a solid wall or fence shall be provided in addition to the above. Such wall or fence shall be at least five feet in height unless a lesser height is required under § 116-33 of this Chapter.
 - c) Fences shall not exceed six feet in height in accordance with §116-33, unless otherwise permitted for a recreational feature as provided by this Chapter.
- (2) Landscaping and Trees. All parking areas shall be landscaped in accordance with §105-39.
- (3) Islands and Medians. Parking areas containing 10 or more spaces shall include landscaped islands and/or medians in accordance with the following:
 - a) Landscaped islands shall be utilized in parking areas to separate parking stalls into groupings of not more than 20 spaces between islands.
 - b) Parking areas shall be broken up into “rooms” of no more than 40 spaces, separated by landscaped medians or pedestrian accessways.
 - c) The dimensions of all islands and medians should be a minimum of eight feet wide at the shortest side to protect plant materials and ensure proper growth.
 - d) Each island and median shall include at least one tree. Low shrubs and ground covers will be required in the remainder of the area.
 - e) Islands and medians shall be protected with concrete curbing.

I. Dumpster Screening.

- (1) Location. No dumpster shall be located near or adjacent to a primary roadway or otherwise visible from the public right-of-way.
- (2) Screening. Dumpsters shall be screened from public view in accordance with the following:

- a) Screening shall include a combination of landscaping and decorative opaque fencing, walls, or similar enclosure. Such enclosure shall be of a high-quality, durable material, such as wood or masonry. The use of vinyl or chain link fencing is prohibited.
 - b) Enclosures must be equal to or taller than the dumpster being screened.
- J. Mechanical Equipment Screening.
 - (1) Ground Level Equipment. Mechanical equipment located at ground level must be effectively screened with vegetation, low berms, fencing, or others measures that are equal to or taller than the equipment being screened.
 - (2) Rooftop Mounted Equipment.
 - a) Rooftop equipment should be so grouped and located to minimize visibility from the ground to the greatest extent practicable.
 - b) Where visible from the public right-of-way or abutting residential uses, architectural screening in the form of a parapet wall or other design feature, up to eight feet in height, shall be utilized.
 - c) Equipment placed on the building roof may be permitted above the maximum height specified, provided that such mechanical equipment is set back a minimum of 15 feet from any exterior walls and does not exceed 10 feet in height above the finished roof line of the building upon which it is installed.

§ 116-323 Open space.

- A. Preservation of Existing. Existing open spaces, parklands, vegetative buffers, woodlots, and other such natural areas shall be retained and established as required by this Chapter and Chapter 55.
- B. Minimum Area. Open space areas shall be provided at the rate required by the SM-MU District. Open space areas need not be contiguous but shall be of a useable size and area deemed appropriate by the Township.
- C. Composition of Open Space. For the purpose of calculating minimum open space areas, the following shall apply.
 - (1) Landscaped Areas.
 - a) Landscaped medians and islands shall not be considered useable open space.
 - b) Landscaped buffer areas and yards shall not be considered useable open space unless such areas are designed and maintained to serve additional environmental benefit as natural habitat or green infrastructure facilities.
 - (2) Stormwater Facilities. Stormwater management facilities, such as detention ponds, shall not be considered open space for the purposes of this Chapter unless they are

designed to be a multi-functional, naturalized, productive, working landscape that serves local environmental, aesthetic, and recreational benefits. Examples include, but are not limited to, bioswales and constructed wetlands that help to support local biodiversity and connect residents and visitors to nature.

(3) Passive Recreation Space.

- a) Passive recreation areas, such as walking trails, picnic areas, gardens, preserves, or similar uses, may be counted as open space provided the lands are preserved in their natural state to the greatest extent practicable.
- b) Buffer areas may be used for passive recreation activities and may contain bicycle or pedestrian pathways, provided such activities do not compromise the primary buffering function of such areas.

D. Additional Designation of Open Space. ~~Upon recommendation of the Planning Commission,~~ The Board of Supervisors may require reservation or creation of 10% more open space than the minimum requirements, provided the consideration of site conditions results in findings that the additional designation of space is:

- (1) Consistent with the Township's adopted plans and studies with respect to environmental conservation and improving public use of and access to green spaces, recreational areas, trails, and the Schuylkill River waterfront; or
- (2) Necessary for the protection and preservation of natural resources, local habitats, wildlife, and native species, woodlots, and/or wetlands.

§ 116-324 Public riverfront access.

A. Public Access, Parallel to the River. An area of not less than 150 feet in width, parallel to the river, measured from the mean water elevation of the Rivers of the United States/Pennsylvania, shall be provided along the length of the river on each development site. This area shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township. This area shall include:

- (1) A trail of at least 10 feet in width, the length of the river, to connect to adjoining property trails. The use of permeable paving material is required.
- (2) Seating areas at intervals of not more than 300 feet.
- (3) Landscaping to enhance the trail, which at a minimum shall include trees in a naturalized setting at the rate of one tree per every 50 feet of trail. Other landscape treatments may be utilized if approved by the Township.
- (4) Appropriate lighting fixtures shall be of a style as approved by the Township.
- (5) Street furniture located in the floodway shall be anchored in accordance with the requirements of Chapter 101 and the floodplain regulations in the Township's currently adopted building code.

~~(6) The width of the riverfront area may be reduced to no less than 125 feet, provided at least one public amenity is provided for buildings four stories or less, the suitability of which shall be determined by the Township. If the building is greater than four habitable stories, then one additional public amenity must be provided.~~

~~(7) The width of the riverfront area may be reduced to no less than 100 feet, provided at least two public amenities are provided for buildings four stories or less, the suitability of which shall be determined by the Township. If the building is greater than four habitable stories, then two additional public amenities must be provided.~~

NOTE: Below provisions pulled from §105-47(K). Section in Chapter 105 will need to be repealed.

- B. Public Access, Perpendicular to the River. Public riverfront access, perpendicular to the river, is required for all properties that have access to the river, and shall be subject to the following:
- (1) A right-of-way of at least 25 feet in width shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township.
 - (2) There must be at least one access to the river. Access points must be located no more than 500 feet apart.
 - (3) A red shale macadam pathway with a minimum of 10 feet in width shall be provided and separated from any vehicular traffic.
 - (4) At least one seating area shall be provided along each access.
 - (5) Lighting fixtures shall be installed along the pathway and shall be of a style as approved by the Board of Supervisors.
 - (6) The access shall contain appropriate signage to direct pedestrians to the river in accordance with Chapter 116, Zoning, § 116-286B(5).
- C. ~~Other public access.~~ Public Access, to the River Trail. For all parcels with frontage on or bounded by Hector Street and Elm Street which do not have riverfront access, a connection perpendicular to said street and the Montgomery County Schuylkill River Trail shall be provided. Said right-of-way shall be 15 feet in width or of a width that includes the limits of an alternative trail configuration and is subject to the following:
- (1) This right-of-way shall not be contained within any road right-of-way.
 - (2) The right-of-way shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township.
 - (3) A pathway with a minimum of 10 feet in width shall be provided and separated from any vehicular traffic. Alternate configurations of the pathway, such as, but not limited to, two five-foot lanes divided by landscaping may be considered as long as

the combined total hardscape width of the path is determined to be equivalent to a 10-foot pathway.

- (4) Lighting fixtures shall be installed along the pathway and shall be of a style as approved by the Township.
- (5) The access shall contain appropriate signage to direct pedestrians to the Montgomery County Schuylkill River Trail.

§ 116-325 ~~Other~~ Public amenities.

~~A. — Public Restrooms. Developments with facilities intended for use by the general public shall include public restrooms maintained by the property owner. The developer shall sign a perpetual maintenance agreement with Whitemarsh Township demonstrating that the developer is responsible for the maintenance of the restroom facilities.~~

A. Recreational Facilities. All development shall provide recreational facilities for the use and enjoyment of residents and/or visitors. ADA accessible pedestrian connectivity shall be provided between all recreational facilities and adjacent buildings and uses. Permissible recreational facilities include the following. Alternate facilities may be permitted with Township approval.

- (1) Boat Launches. Boat launches shall use the most current specifications of the Pennsylvania Fish and Boat Commission. Boat launches shall include a minimum of five parking spaces or be in accordance with § 116-184 A, whichever requires a greater number of spaces. No overnight parking of boats or other recreational vehicles shall be permitted in any development in this district. A minimum of 50% of the required parking spaces must be tandem spaces to allow for the parking of vehicles with boat trailers.
- (2) Scenic Overlooks. Scenic overlook areas shall be ADA accessible, and regularly maintained. They shall be made of durable, permanent materials that meet all ANSI specifications. Scenic overlooks shall be lit and designed so that all public safety and security issues are adequately addressed.
- (3) Recreational Fields and Courts. Such facilities shall conform to standards set forth by their respective associations (i.e., tennis facilities shall meet United States Tennis Association guidelines).

B. Public Gathering Spaces. The public gathering space may be in the form of a pedestrian plaza, courtyard, square, pocket park, or other such configuration integrated into the development and designed as a focal point. Such spaces shall be in conformance with the following requirements:

- (1) A minimum of 30% of the public gathering space shall be landscaped with a combination of trees, shrubs, perennials, grasses, and groundcovers to provide year-round visual interest and color.
- (2) All public gathering spaces shall be designed to safely provide pedestrians with ingress and egress, shall be adequately lit, and shall be ADA compliant. Adequate

seating and trash receptacles shall be provided.

- (3) Such gathering space shall be conveniently located and accessible from all adjacent buildings.
- (4) The applicant shall have an agreement with Whitemarsh Township for public access to the public gathering space.

C. Transit Area Improvements.

- (1) Developers shall coordinate with SEPTA on providing or improving existing transit accommodations when a public transit route operates or has a stop located on a public or private street frontage directly adjoining a subdivision or land development and shall submit all correspondence with SEPTA to the Township. Should SEPTA determine no ~~improvements~~transit accommodations are necessary or desired at such location, the provisions of this Subsection shall not apply.
- (2) The developer shall construct, complete, and maintain such ~~improvements, unless otherwise agreed upon by SEPTA,~~transit accommodations and shall obtain approval from SEPTA and the Township on the design of such ~~improvements~~transit accommodations.
- (3) All transit ~~stop improvements~~accommodations agreed to by SEPTA and the Township shall be constructed and completed meeting the most recent SEPTA Bus or Train Stop Design Guidelines. Transit ~~stops~~accommodations shall include, at a minimum, a shelter or enclosure, seating, and schedule information.
- (4) The developer shall sign a perpetual maintenance agreement with Whitemarsh Township providing that the developer shall be responsible for the maintenance of all ~~improvements~~transit accommodations. The maintenance agreement shall run with the land, shall bind the developer and the developer's successors and assigns, and shall be recorded in the Office of the Recorder of Deeds of Montgomery County.

- D. Green Infrastructure. All development within the TDO District shall employ green infrastructure best management practices in accordance with and as defined in Chapter 58 of the Township Code. Where practicable, the conservation of natural areas shall be prioritized over alternative stormwater management facilities.

§ 116-326 Building height bonuses.

- A. The maximum permissible building height shall be increased in accordance with § 116-312 provided at least one major community benefit and at least one ~~minor~~other community benefit are provided in accordance with the provisions below.
 - (1) Major Community Benefits. At least one of the following major community benefits shall be required.
 - a) Moderate-Income Housing. At least 10% of the total number of dwelling units are reserved for moderate income housing. The units shall be reserved for households with incomes not exceeding 80% of the Area Median Income by

household size specified by the Pennsylvania Housing Finance Agency for Montgomery County. The units must remain affordable in perpetuity with a covenant that runs with the land.

- b) Alternative Energy Sources. A solar, geothermal, or other renewable energy power-generation facility is installed on-site with an energy generation capacity of at least 10% of the expected annual energy usage for the building(s) in which it is intended to serve.
- (2) ~~Minor~~Other Community Benefits. In addition to one major community benefit, at least one of the following ~~minor~~additional benefits shall be required.
- a) Off-Site Pedestrian Improvements. To qualify for a bonus, such improvements shall include both of the following:
 - [1] Construction of a minimum of 100 linear feet of off-site sidewalks and/or pedestrian walkways meeting all of the requirements of this Chapter and Whitemarsh Township construction guidelines.
 - [2] Provision of pedestrian wayfinding signage between the proposed development and other walking destinations within the area.
 - b) Gateway Installation. To qualify for a bonus, such installations shall be in conformance with the following:
 - [1] A gateway feature shall be designed to bring visual interest to the development, create a unique identity, help establish landmarks and points of interest, and serve as a traffic-calming measure.
 - [2] Gateway features shall be installed and maintained by the applicant.
 - [3] The design elements of a gateway should include a combination of traffic-calming measures such as curb extensions, a raised crosswalk or driveway treatment, or a raised median as well as place-making features such as landscaping or trees, seating, public art, monument signage, decorative arches, and/or artistic lighting.

§ 116-327 Signs permitted in the TDO District.

- A. General provisions.
 - (1) All signs in the TDO District shall be consistent with the overall design concept for the development and be appropriate to the type of activity to which they pertain.
 - (2) Design elements, such as the size, shape, materials, lighting, color, lettering style and the number and arrangement of signs, should present a unified appearance.
 - (3) The color of individual commercial or office signage should coordinate with any awnings that are provided.

- (4) Signs anchored in the ground shall not exceed 10 feet in height and shall be of a monument type.
 - (5) Signs shall be illuminated in accordance with § 116-210 with the exception that there shall be no internally illuminated box signs.
- B. In the TDO District, the following signs shall be permitted and no other:
- (1) Any sign which may be permitted in any residential district, provided that the use to which it refers is permitted in the TDO District.
 - (2) Along each street frontage building facade, one wall sign for each use. The total sign area may be 5% of the wall area on which it is placed not to exceed 35 square feet.
 - (3) Any property which has two or more uses permitted in the district shall be permitted a directory sign. Each business in single and separate ownership shall be entitled to not more than three square feet of signage, and the total area of the directory sign shall not exceed 30 square feet.
 - (4) In the TDO-1 District, one monument sign is permitted for each property entrance. The area of the sign shall be no larger than 24 square feet.
 - (5) Interior property parking and traffic control signs are permitted in accordance with § 116-208 A. Signs are also permitted to direct people to the public trail or other public amenities, provided the signs do not exceed four square feet in area.
 - (6) Each use located in a building fronting along the river, may have one sign to identify it from the riverfront trail. Said sign may either be on the building or be a monument sign. Said sign shall not exceed 12 square feet.

§ 116-328 Application and review of development proposals.

- A. The submission of a sketch plan, in accordance with § 105-20 of the Township's Subdivision and Land Development Ordinance, is strongly encouraged. In addition to the requirements of § 105-13, the sketch plan shall include building setbacks, building heights, and the size and dimensions for all buildings. However, a sketch plan submission is neither required nor mandatory.
- B. All submissions, including sketch, preliminary and final plans, shall include:
 - (1) A site plan to include buildings, pedestrian access, river access (both physical and visual) and open space areas.
 - (2) Architectural plans for any proposed buildings in adequate detail to indicate building setback, footprint dimensions, building heights, and building mass. Architectural elevations or sections in adequate detail to indicate how proposed buildings will affect views to the river and across the river to the hills and ridges. Architectural drawings showing concepts for facades, roof design and materials for buildings, structured parking facilities, signs as well as proposed lighting, street furniture and

sidewalk design.

- (3) Landscape plans in accordance with Chapter 105 (Subdivision and Land Development) and Chapter 55 (Tree Protection Standards).
 - (4) A transportation impact study (TIS) in accordance with the provisions of § 105-21 B (9) of the Subdivision and Land Development Ordinance.
 - (5) Emergency response and evacuation plans for development proposals within a flood hazard area.
 - (6) Any other pertinent data as the Township may require.
- C. In a review of a sketch plan, the Township shall provide the applicant with general guidance as to whether the design, layout and other features of the proposed development are in keeping with the intent and purposes of this article and will consider whether any of the following criteria have been met:
- (1) The plan meets or exceeds applicable provisions.
 - (2) The plan is in best interest of the health, safety and welfare.
 - (3) General site considerations (including site layout, open space, and topography; orientation and location of buildings; circulation and parking; setbacks; height; walls; fences and similar elements) and general architectural considerations (including the character, scale and quality of design) have been designed and incorporated to invite pedestrian circulation in this area, will maintain a usable open space area along the river, will provide unobstructed views of the river from nearby streets and will not unduly restrict view of the ridges and hills across the Schuylkill River.

Whitemarsh Township RDD District Revisions

DRAFT – SEPTEMBER 4, 2024

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DEFINITIONS

KEY: **Existing Definition**
 New/Modified Definition

ARTISANAL MANUFACTURING FACILITIES

A building used by artists and artisans as a studio or production space of handmade goods. The space may also be used for the sale and display of these goods.

BUFFER

A portion of a tract designed, constructed and maintained to separate the elements and uses of lands which abut each side. It shall function to effectively block the transmission of noise, glare and dust from one side to another at all times and seasons of the year. Buffer areas shall not be deemed to include driveways, roadways, parking areas, or areas otherwise comprised of hardscape or impervious materials.

GATEWAY INSTALLATION

A combination of traffic-calming and visual measures used to highlight entrances to a street, residential and mixed use developments, or other destination center. This may include, but is not limited to, treatments at key building, street, alleyway, public gathering space, and trail or park entrances. Gateway installations are intended to narrow a street or entrance visually to slow entering vehicles, discourage through traffic, and establish a strong sense of place.

INDOOR RECREATION OR ENTERTAINMENT FACILITIES

Establishments providing amusement, entertainment, or recreational services occurring within a fully enclosed structure for a fee or admission charge, such as: arcades containing coin-operated amusements and/or electronic games; bowling alleys; movie theaters; laser tag businesses; indoor play center (rock climbing or inflatable party place); indoor sports fields, courts, or arenas; swimming pools; and other indoor activities determined to be substantially similar to the above. Accessory uses may be permitted to include the preparation and serving of food and/or the sale of equipment related to the principal use.

LIVE-WORK UNITS **NOTE: Amendment required in existing § 116-290 A (9)**

A single dwelling unit (e.g., studio, loft, apartment, or single-family home) consisting of both a commercial and a residential component and the uses share a common wall or floor with direct access between the residential and non-residential area. The resident of the unit shall also be the owner and/or operator of the commercial use. Live-work units are differentiated from home occupations in that the residential and/or commercial use need not be subordinate to the other in terms of floor area. Commercial operations within live-work units may include retail sales, production of materials, art, or other such craft.

OPEN SPACE **NOTE: See § 116-323 for connection with open space regulations**

A portion of a tract available and accessible for use by the public and/or residents of the tract, generally undeveloped. Open space may include areas of steep slopes, floodplains, and other significant features to be preserved. Open space shall not include streets or street rights-of-way, parking areas, other areas of impervious surface, yards and lots of individual dwelling units or other public improvements nor does it include required buffer areas. Open space uses may include active and passive recreation.

PUBLIC GATHERING SPACE

Public or private outdoor space where the public is directly or indirectly invited to visit or permitted to congregate. Such areas may include, but are not limited to, pedestrian plazas, courtyards, squares, and pocket parks. The gathering space shall not be used for parking, loading, or vehicular access, except emergency and maintenance vehicular access.

STEPBACK

The horizontal distance an upper-floor building façade is stepped back towards the center of the building away from the lower-floor building façade.

UPPER-FLOOR DWELLING UNIT

A dwelling unit located within a mixed-use or multi-story building on any floor other than the ground floor.

Article XXXVII

Reserved

NOTE: Repeal existing Article XXXVII, replacing with new Article XLI

§ 116-278 Reserved.

§ 116-279 Reserved.

§ 116-280 Reserved.

§ 116-281 Reserved.

§ 116-282 Reserved.

§ 116-283 Reserved.

§ 116-284 Reserved.

§ 116-285 Reserved.

§ 116-286 Reserved.

§ 116-287 Reserved.

Article XL

Spring Mill Mixed Use (SM-MU) District

NOTE: Adding on as new Article.

§ 116-309 Purpose.

The purpose of the SM-MU District is to continue the transformation of the Spring Mill area into a vibrant and walkable mixed use destination center. The requirements of this District are intended to support the vision of the Township's Comprehensive Plan by allowing for creative redevelopment and infill projects that increase local housing, retail, entertainment, and employment opportunities served by public transit. Development proposals should seek to achieve the following:

- A. Expand housing options for residents of all ages, incomes, and life stages;
- B. Increase access to local goods, services, jobs, and community resources;
- C. Capitalize on opportunities to rehabilitate vacant or underutilized buildings and sites;
- D. Provide a proper transition in density and character of development between existing neighborhoods and mixed use activity centers;
- E. Ensure future developments support a multi-modal transportation network and incorporate traffic-calming measures to increase the level of comfort, safety, and connectivity for all modes of travel;
- F. Encourage an intensity of development and complementary mix of land uses near transit stops that is compatible with and supportive of increased ridership and fosters the creation of a livable community with opportunities to live, work, and play within walking distance of convenient transit facilities; and
- G. Create a cohesive and interconnected traditional development pattern throughout the entirety of the District, regardless of the sequence of proposals or project phasing.

§ 116-310 Permitted use table.

- A. The following uses shall be permitted in the SM-MU District. Uses not listed are prohibited.

RESIDENTIAL USES	ADDITIONAL USE REGULATIONS
Single-Family Dwellings, detached or attached	
Two-Family Dwellings	
Multi-Family Dwellings, up to 4 units	
Multi-Family Dwellings, over 4 units	§ 116-313
Upper-Floor Dwelling Units or Lofts	
Live-Work Units	
COMMERCIAL & INDUSTRIAL USES	
Retail or Personal Service Establishments	
Administrative, Professional, or Medical Offices	
Restaurants or Bars	
Dance, Music, Art, or Fitness Studios	
Indoor Recreation or Entertainment Facilities	
Hotels or Inns	
Breweries, Wineries, or Distilleries	§ 116-314 (A)
Enclosed Manufacturing, Processing, or R&D Facilities	
Artisanal Manufacturing Operations	
OTHER USES	
Community or Government Use Facilities	
Schools or Day Cares	
Outdoor Dining & Seating Areas	§ 116-314 (B)
Parks and Playgrounds	
Parking Structures	§ 116-320 C
Public Transit Facilities	

§ 116-311 Dimensional requirements.

- A. The following shall apply to the SM-MU District. Where in conflict Chapter 105 (Subdivision and Land Development), the requirements of this Section shall apply.

STANDARD	REQUIREMENT
MIN LOT AREA	
Single- or Two-Family Dwelling	6,000 sf (detached) 2,200 sf (attached)
Multi-Family Dwelling	2,200 sf / dwelling unit
Nonresidential / Mixed Use	6,000 sf
MIN LOT WIDTH	
Single- or Two-Family Dwelling	40 ft (detached) 20 ft (attached)
Multi-Family Dwelling	45 ft
Nonresidential / Mixed Use	45 ft
FRONT YARD	
Principal Building, residential use	10 ft MIN
Principal Building, nonresidential / mixed use	0 ft MIN 30 ft MAX ¹
MIN SIDE YARD	
Principal Building	10 / 30 ft ²
Principal Building, with party wall	0 ft
Accessory Building	4 ft
MIN REAR YARD	
Principal Building	30 / 40 ft ²
Accessory Building	4 ft
BUFFER AREA WIDTH	
Residential Use	-
Nonresidential / Mixed Use	5 / 15 ft ²
Nonresidential / Mixed Use, with party wall	0 ft

- NOTES: (1) The maximum front yard area may increase by 10 feet where additional greenspace is provided.
 (2) The larger shall apply where a nonresidential or mixed use is adjacent to a residential use or district, except for multi-family dwellings over four units.

§ 116-312 Bulk requirements.

STANDARD	REQUIREMENT
BUILDING HEIGHT ¹	
Principal Building, residential up to 4 units	35 ft (2 stories) MAX
Principal Building, other use	28 ft (2 stories) MIN 48 ft (4 stories) MAX
Principal Building, with bonuses ²	78 ft (6 stories) MAX
Accessory Building ³	20 ft (1 story) MAX
MAX BUILDING FOOTPRINT	
Multi-Family Dwelling	15,000 sf MAX
Noncommercial / Mixed Use	30,000 sf MAX
MAX IMPERVIOUS COVERAGE	
Residential Use	60% (MAX 50% buildings)
Nonresidential / Mixed Use	70% (MAX 60% buildings)
Uses with Buildings over 4 Stories	60% (MAX 50% buildings)
OPEN SPACE ⁴	
Residential Use	40%
Nonresidential / Mixed Use	30%
Uses with Buildings over 4 Stories	40%

- NOTES: (1) Building height shall be determined in feet, while the visual scale or appearance in height of the structure shall be determined in stories.
(2) See § 116-326 for building height bonuses.
(3) No accessory building may exceed the height of the principal structure on the lot.
(4) See § 116-323 for open space area conditions and requirements.

§ 116-313 Multi-family residential density requirements.

- A. For developments of multi-family dwellings over four units per building, the residential density shall not exceed 30 dwelling units per gross acre.
- B. As a conditional use residential density may be increased to 50 dwelling units per gross acre and building height may be increased to a maximum of six habitable stories above the floodplain, where applicable, provided the following conditions are met:
- (1) A pathway of at least 10 feet in width shall be provided within the right-of-way.
 - (2) Building height shall be varied to allow vistas to the river in accordance with § 116-321 A (3).
 - (3) The building includes more than one level of structured parking above grade and no more than 10% of the parking shall be surface parking located on the exterior of the building footprint.
 - (4) At least 75% of the building is residential.

- (5) A minimum of 5% of the parking spaces provided are designated and marked for public use.
 - (6) At least one of the community benefits is provided in accordance with § 116-326.
- C. Newly proposed multi-family developments shall provide for a gradual transition in density where abutting an existing single-family neighborhood. To achieve this, the following techniques shall be employed by new residential construction within 100 feet of existing single-family residential property lines:
- (1) Similar dwelling unit configuration (Maximum three units per dwelling);
 - (2) Similar building height, bulk, and scale; and
 - (3) Similar lotting, if applicable.

§ 116-314 Additional use regulations.

- A. Breweries, Wineries, and Distilleries. All breweries, wineries, and distilleries shall be in conformance with the following:
- (1) All such facilities shall be duly licensed by the Pennsylvania Liquor Control Board.
 - (2) A tasting room, retail, and/or restaurant area shall be provided. Such area must:
 - a) Be at least 30% of the total floor area of the use;
 - b) Be located at the front of the building in a manner visible and accessible from the street; and
 - c) Include a designated public entrance.
- B. Outdoor Dining and Seating Areas. All commercial outdoor dining and seating areas shall be in conformance with the following:
- (1) No area shall block window views, entrances, exits, pedestrian or vehicular access, sidewalks, fire lanes, or other travel lanes.
 - (2) All areas shall remain clean and free of trash or debris.
 - (3) Where located within 250 feet of a residential district, the use of outside music or speakers shall be prohibited between the hours of 9:00PM and 9:00AM.
 - (4) No outdoor dining or seating area shall be used for storage purposes.
 - (5) Tables, chairs, and equipment not permanently affixed to the ground or structure shall be removed, enclosed, screened, and/or otherwise secured during non-business hours.
 - (6) Where the outdoor dining or seating areas abut a street or parking area a barrier

shall be provided, such as bollards or planters, to protect patrons. The barrier shall be attractively designed and landscaped or otherwise incorporated into the design of the outdoor area.

- (7) Additional parking spaces may be required where the outdoor dining and seating area increases the gross floor area of the use by more than 50%.
- (8) Outdoor dining and seating areas shall not be permitted in the ultimate right-of-way, except where a property owner executes, and the Board of Supervisors approves, a hold-harmless agreement and it is recorded against the property. No such area shall be located within the clear sight triangle of any intersecting streets, unless a full and unobstructed view can be demonstrated to the Township's satisfaction as required by § 116-21. No outdoor dining or seating area shall be located within a state right-of-way without authorization from the Pennsylvania Department of Transportation.

§ 116-315 Design transitions between nonresidential and residential uses.

- A. Applicability. All nonresidential and mixed use development shall employ similar building and site design standards to ensure compatibility with adjacent low density residential development. These requirements shall be applied in addition to the design standards and guidelines of this Article and requirements set forth by this Chapter for landscaping, screening, and buffering of uses.
- B. Requirements. To the maximum extent practicable, nonresidential and mixed use developments shall use all the following building design techniques when adjacent to a single-, two-, or multi-family dwelling up to four units:
 - (1) Similar front setback;
 - (2) Similar building height;
 - (3) Similar roof form; and
 - (4) Similar exterior materials, provided such materials are consistent with the regulations of § 116-321 (F).

Article XLI

Transit-Friendly Design Overlay (TDO) District

NOTE: Adding as new Article XLI.

§ 116-316 Purpose.

The purpose of the TDO District is to leverage access to the Spring Mill transit station in accordance with the Township's Comprehensive Plan and land use studies. Development in this District shall employ building and site design practices that:

- A. Enhance the visual character of the area through appropriate building scale, high-quality architecture, and sustainable landscaping treatments;
- B. Encourage land uses and site design practices that promote the use of transportation alternatives, such as rail, bus, bicycling, and walking, thereby reducing traffic congestion from individual automobile use;
- C. Recognize the prominence and importance of the Schuylkill Riverfront and trail to the physical, mental, and social health and wellbeing of the community;
- D. Preserve and enhance views and public access along the riverfront, ensuring greater public access and providing for a greenbelt along the river;
- E. Acknowledge the importance of the ecology of the riverfront to support climate mitigation and adaptation measures in response to increased severe weather events;
- F. Meaningfully integrate existing natural features and open space areas and design well-configured greens, landscaped streets, and civic spaces that are woven into the development pattern and dedicated to the social interaction, recreation, and visual enjoyment of residents and visitors;
- G. Promote redevelopment to correct inadequate street patterns and access, abandoned industrial buildings that are obsolete in terms of economic feasibility, or are incompatible with surrounding uses, in order to allow better use of the riverfront properties;
- H. Encourage the use of shared parking and access to minimize the number of curb cuts that interrupt the pedestrian network and to provide for more efficient utilization and distribution of parking;
- I. Promote the use of sustainable development best practices, such as the incorporation of green infrastructure and green building design; and
- J. Encourage the provision of additional amenities that benefit the public health, safety, and welfare.

§ 116-317 Application.

- A. The TDO District shall include two subareas as shown on the Zoning Map of Whitemarsh Township and described below:
 - (1) The TDO-1 District subarea includes property south of East Hector Street, in closest proximity to the Spring Mill Station and/or immediately adjacent to the rail-line and the Schuylkill River.
 - (2) The TDO-2 District subarea includes the remaining property north of East Hector Street.
- B. The TDO District shall be deemed to be an overlay on the area designated on the Zoning Map of Whitemarsh Township.
 - (1) In those areas of Whitemarsh Township where the TDO District applies, the design requirements of the TDO District shall be additive to the requirements of the underlying zoning district(s).
 - (2) Should the TDO District boundaries be revised as a result of legislative or administrative actions or judicial decision, the zoning requirements applicable to the area in question shall revert to the requirements of the underlying zoning district(s) without consideration of this article.
 - (3) If a structure is otherwise permitted by virtue of the requirements of the TDO District, relief from the Zoning Hearing Board from the provisions of Article XXXV, Riparian Corridor Conservation District, shall not be required, provided such relief is not found by the Township Engineer to otherwise be detrimental to public health, safety, and welfare.

§ 116-318 Use, bulk, and dimensional regulations.

- A. The permitted uses of the TDO District shall include those allowable under the SM-MU District in addition to those of any other underlying district.
- B. In the TDO-1 District subarea, the following uses shall be prohibited:
 - (1) Single-family dwellings, attached and detached.
 - (2) Two-family dwellings.
 - (3) Multi-family dwellings with less than 15 units per building.
 - (4) First-floor residential uses.
 - (5) Parking areas provided on the first floor of a building, unless serving a multi-family use within such building.
- C. The dimensional and bulk requirements of the TDO District shall follow those of the SM-MU District and supersede those of any other underlying district, unless otherwise

provided for by the TDO District design standards.

§ 116-319 Design standards overview.

- A. Purpose. The purpose of the design standards in the TDO District is to improve the overall character and image of the Spring Mill Station area through the application of building and site design standards to future development. These regulations are further intended to guide redevelopment of existing properties in a manner compatible with the future development vision of Whitemarsh Township. As development takes place, emphasis should be placed on improving the aesthetics of the site and surrounding area, fostering high-quality investment, and promoting the Township as an attractive place for people to live, work, shop, socialize and recreate. The design standards applicable to the TDO District include:
- (1) Off-Street Parking & Multi-Modal Connectivity (§ 116-320)
 - (2) Building & Site Design (§ 116-321)
 - (3) Landscaping & Screening (§ 116-322)
 - (4) Open Space (§ 116-323)
 - (5) Public Riverfront Access (§ 116-324)
 - (6) Other Public Amenities (§ 116-325)
 - (7) Signs (§ 116-327)
- B. Uses Subject to Regulation. These design standards shall apply to all altered or newly constructed buildings, sites, and structures of the following uses and developments:
- (1) Nonresidential uses, including industrial uses;
 - (2) Mixed-uses, whether located on the same site or within the same structure; and
 - (3) Multi-family dwellings over four units.
- C. New Construction. New construction and infill development shall be in conformance with all requirements of this Article, unless otherwise provided herein.
- D. Existing Buildings and Sites. Improvements to existing buildings and sites shall follow the regulations of this Article to the greatest extent practicable. In the case of nonconformities, Subsection G shall apply.
- E. Substantial Improvements. Where the total cost of proposed improvements to an existing building and/or site are 75% or more of the property's assessed value, all improvements shall be in full compliance with this Article.
- F. Modification.

- (1) Recognizing that the rigidity of these regulations may limit the extent to which development proposals may be sensitive of context and unique site conditions, the standards herein may be modified with conditional use approval. In this regard, the consideration of any modification shall be subject to the conditional use review procedures and criteria of §116-37.
 - (2) It shall be the applicant's burden to go forward with evidence and prove that any proposed modification meets all the following specific criteria:
 - a) The proposed modification will comply with this Article to the greatest extent practicable and otherwise be in keeping with the stated purpose and intent herein;
 - b) The proposed modification will offer an innovative development/design solution for the site in question;
 - c) The proposed modification will not result in a detrimental effect on the public health, safety, or general welfare or otherwise be inappropriate or irrelevant to a particular site plan; and
 - d) The proposed modification will otherwise be compatible with the stated vision and goals of the Township's Comprehensive Plan and other relevant plans and studies.
 - (3) No modification may be permitted that wholly waives compliance with the applicable standard or requirement.
- G. Conformance with SALDO. Where development qualifies as a subdivision and/or land development, the regulations of this Article shall be applied in addition to the requirements of Chapter 105 (Subdivision and Land Development). Where in conflict, the requirements of this Article shall take precedence.

§ 116-320 Off-street parking and multi-modal connectivity.

- A. Off-Street Parking and Loading. The requirements of Article XXVI (Off-Street Parking and Loading) shall apply, except for the following:
- (1) Parking Minimums. The minimum number of parking spaces per use is as follows:
 - a) Residential use. 1 space per unit
 - b) Nonresidential use. 3 per 1,000 square feet of gross floor area
 - c) Mixed use. The above requirements shall be additive.
 - (2) Parking Maximums. The maximum number of parking spaces allowable for any use shall not exceed 110% of the minimum requirement, except through the submission of a parking demand analysis in accordance with Subsection G and Township approval.

- B. Location of Spaces.
- (1) Front Yard.
 - a) No off-street parking spaces shall be located between the front property line and front principal building plane, except for a single row of parking spaces and the necessary access road to said spaces.
 - b) No off-street loading spaces shall be located between the front property line and front principal building plane.
 - (2) Side Yard. Off-street parking areas may be permitted in the side yard when in compliance with the following standards:
 - a) The overall width of the parking area frontage, including the driveway or access drive, does not exceed 30% of the lot width.
 - b) The parking area, excluding the driveway or access drive, is at least 10 feet behind the front building line. Where no principal structure exists, the parking area shall meet the minimum setback requirement or be at least 10 feet behind the front building line of an adjacent property, whichever is greater.
- C. Parking Structures.
- (1) A freestanding parking structure shall not exceed a height of 60 feet.
 - (2) Parking structures, whether freestanding or integral with other uses in the same building, shall have another permitted first floor use on any portion of the structure visible from any streets, required pathways, or riverfront access or suitable architectural treatment shall be provided. For any parking structures, whether freestanding or integral with other uses in the same building, which contain three or more parking levels, another permitted first floor use on any portion of the structure visible from any streets, required pathways, or riverfront access, shall be mandatory, if the first floor is out of the floodplain. If the first floor is within the floodplain, suitable architectural treatment shall be provided. Any additional floors of exposed parking structures shall also have suitable architectural treatment.
 - (3) When part of a development with other principal uses, a parking structure must use the dominant exterior materials of the adjoining building and be of a similar vernacular style.
 - (4) Exterior materials utilized for parking structures shall effectively and attractively obscure the view to the interior of all parking decks.
 - (5) Parking structures shall be designed such that sloping circulation bays are internal to the structure and not expressed in the exterior treatment of the parking structure.
- D. On-Street and Municipal-Owned Parking. On-street and municipally owned parking spaces may be used to satisfy up to 20% of the minimum off-street parking requirement for nonresidential uses at the Township's discretion. Such spaces must be located within

1,000 feet of the use as measured by the linear distance between the nearest property lines of the parking area and use. This credit shall not apply to areas where it is determined by the Township that the current supply of on-street and municipally owned parking spaces would be insufficient to accommodate the increase in demand from the proposed use(s).

- E. Public Transit Access. A public transit stop or station may be used to satisfy up to 10% of the minimum off-street parking requirement, provided the transit stop or station is located within 1,000 feet of the use as measured by the linear distance between the transit structure and the nearest property line of the use.
- F. Joint or Shared Parking and Loading Spaces. The following requirements shall supersede that of § 116-185.
 - (1) Where two or more uses are located on the same lot or located on separate lots, an applicant may propose the use of joint or shared parking and/or loading spaces.
 - (2) Such arrangements may be authorized by the Township, provided the following conditions are met:
 - a) The parking area is located within 1,000 feet of the building(s) or use(s) it is intended to serve.
 - b) The loading area is within 100 feet of the building(s) or use(s) it is intended to serve.
 - c) The minimum number of spaces provided is at least that of the use with the greatest requirement or otherwise compliant with an approved parking demand analysis.
 - d) It is proven that the uses have different peak hour demands, or the total demand at peak times is adequately served by the total number of spaces proposed.
 - e) The applicant provides a recorded legal instrument, approved by the Township Solicitor, documenting all uses and property owners and the responsibility of each user and/or property owner in the maintenance and upkeep of such parking and/or loading areas.
 - f) The applicant and property owner(s) execute all necessary cross-access agreements to ensure continued and uninterrupted use of the joint or shared parking areas between such parties. The delineation of cross-access drives shall be provided in accordance with Subsection F (4) below.
 - (3) Applicants seeking authorization of such arrangement shall submit written documentation justifying their requests, including:
 - a) The names and addresses of the owner(s) and tenant(s) that will be using the parking and/or loading spaces.

- b) A description of the uses involved, including their minimum individual parking and/or loading requirements determined by this Article.
 - c) The location, design, and number of parking and/or loading spaces that are proposed, including the number to be shared and/or reserved for a certain use, where applicable.
 - d) A parking demand analysis in accordance with Subsection G below to determine the appropriate sharing factor. To be approved, this analysis must show that the uses have differing peak parking or loading times or that users overlap in visiting more than one use during peak times and that the proposed spaces will be adequate for the anticipated demands of each use.
 - e) The required recorded legal instrument as outlined Subsection F (2)(e).
- (4) Joint or shared parking and loading areas shall provide for cross-access with clearly delineated vehicular drive aisles. Separation of joint or shared parking areas by a wall, guard rail, or other structure preventing vehicular access shall be prohibited, unless otherwise approved by the Township.
- G. Parking Demand Analysis.
- (1) The number of parking spaces required for any use may be adjusted by the Township with the submittal of a parking demand analysis by the applicant.
 - (2) Such analysis shall include, at a minimum:
 - a) The names and addresses of the owner(s) and tenant(s) that will be using the parking;
 - b) An estimate of the number of spaces needed to accommodate the proposed use(s);
 - c) A summary and map of the proposed location and configuration of spaces (on-site, public lots, on-street, joint, shared, etc.);
 - d) A market study and/or other supporting information and rationale behind the requested number of parking spaces; and
 - e) An analysis of existing parking conditions in the surrounding area, to include a radius of at least 1,000 feet.
- H. Access Management. The following shall apply to nonresidential, mixed-use, and multi-family developments over 10 units.
- (1) Driveway Width.
 - a) One-way driveways shall not exceed 12 feet in width.
 - b) Two-way driveways shall not exceed 25 feet in width.

- (2) Number of Driveways. shall be limited as follows:
 - a) Lots of one (1) acre or less shall have no more than one (1) driveway on each street frontage.
 - b) Lots larger than one (1) acre shall have no more than two (2) driveways on each street frontage, provided the driveways are spaced a minimum of 200 feet apart.
- (3) Joint or Shared Access Drives.
 - a) To promote more efficient traffic flow and traffic safety and minimize the number of curbcuts, every effort shall be made to provide shared means of ingress and egress to developed and developing properties.
 - b) Where deemed necessary and appropriate, shared access drives and/or cross-easement agreements may be required for rear access lanes to adjacent properties which minimize curbcuts along the primary roadway.
- I. Bicycle Parking.
 - (1) Bicycle parking shall be required of all development at a rate of at least 10% of vehicle parking requirements.
 - (2) This requirement shall not apply to properties where there are publicly provided or shared bicycle parking facilities within 500 feet of the use.
- J. Pedestrian Connectivity.
 - (1) Off-street parking areas of five or more spaces shall include a clearly identified pedestrian pathway from the parking spaces to building entrances and uses on site.
 - (2) Pedestrian connections to the public sidewalk shall also be required, where applicable.
 - (3) Pedestrian paths shall be distinguished from the parking area by a change in grade, change in pavement material, or protective barrier.
 - (4) All pedestrian walkways and areas intended to be publicly accessible by foot shall be ADA compliant.
- K. Off-Street Loading Facilities.
 - (1) Loading facilities shall be provided through screened delivery courtyards, via underground service corridors, or in a similar fashion which is not visible from the public right-of-way or functionally obtrusive to patrons using the parking areas.
 - (2) Loading areas shall be screened from views using masonry walls, landscaping, or similar treatment approved by the Township.

§ 116-321 Building and site design.**A. Building Height.**

- (1) Principal buildings in the TDO-1 District subarea shall be a minimum of two stories or 28 feet in height.
- (2) All buildings proposed on a corner location in the TDO-2 District subarea shall be a minimum of two stories or 28 feet in height.
- (3) In the TDO-1 District subarea 100% of a building, other than a freestanding parking structure, shall be permitted to be constructed to the maximum habitable stories above the floodplain, where applicable, as long as no more than 75% of the footprint is at one height with the remainder being at least one story lower. This requirement applies to any building of four stories or higher.
- (4) TDO District buildings greater than three-stories (or 36 feet) in height shall provide a minimum façade setback of at least 10 feet beginning at the finished floor elevation of the fourth story.

B. Building Massing and Form.

- (1) Architectural style of the development shall be designed to avoid the massive scale and uniform impersonal appearances of a big box structure through facade ornamentation, building offsets, architectural/exterior window treatments, variation in rooflines, entry treatments, and upgraded building materials.
- (2) The focus should be on varying the spaces among groups of buildings to avoid creating a walled corridor of long, unbroken rows of buildings along a setback, or a monotonous pattern of buildings across a site.
- (3) Facades should be divided into visual increments through the use of architectural features such as bay windows, offsets, recesses and other devices that break or minimize scale. Strong vertical and horizontal reveals, offsets and three-dimensional details between surface planes should be incorporated into building design to create shadow lines and to further break up flat surfaces.
- (4) Building facades greater than 100 feet in length, including separate buildings that are attached, shall incorporate one or more architectural features over at least 20% of the length of the facade. There shall be no uninterrupted length of facade that exceeds 100 feet. These requirements shall also be applicable to freestanding parking structures and parking structures attached to another principal building.
- (5) Building facades greater than 250 feet in length, including separate buildings that are attached, shall incorporate setbacks of at least 20 feet over at least 50% of the length of the facade. When approved as a conditional use in accordance with § 116-37, one building facade of parallel building facades on separate unattached buildings in which both facades are greater than 250 feet in length and no greater than an average of 90 feet apart may be set back 20 feet along 50% of the facade, provided that the other facade contains some compensatory embellishment such as facade

ornamentation, architectural/exterior window treatments, recesses, height differential or other devices to break or minimize the scale of the facade; and/or where a facade is parallel to a railroad, the 20-foot setback shall be at least 35% of the length of the facade, with a minimum length of 80 feet.

- C. TDO-1 Subarea View Preservation. To preserve views, the following shall apply to buildings wherein 'length' shall apply to building facades in any direction or orientation located in the TDO-1 subarea south of Washington Street:
- a) No building shall exceed 200 feet in length.
 - b) All buildings shall be spaced at least 50 feet apart.
- D. Building Design and Fenestration.
- (1) Buildings should employ four-sided architecture design practices, extending and relating architectural detailing and design elements of the principal façade across all other building faces.
 - (2) Buildings designed to advertise or promote a uniform corporate image in a manner that may render the building undesirable or unable to reasonably accommodate future uses shall be prohibited.
 - (3) All buildings shall exhibit a clearly defined base, mid-section, and crown. This can be accomplished using a combination of architectural details, materials, textures, and colors.
 - (4) All facades of nonresidential and mixed use buildings facing a public street shall meet the following minimum window area requirements per floor.
 - a) Ground Floor. Minimum 60% windows.
 - b) Upper Floor. Minimum 35% windows.
 - (5) Windows shall not use opaque, mirrored, reflective, or tinted glass with less than 50% light transmittance. If screening is necessary, the use of interior window treatments is encouraged.
- E. Storefronts and Entrances.
- (1) Primary entrances shall face the street and be so located to afford direct access from the sidewalk, where applicable.
 - (2) Where parking areas are located behind the building, secondary entrances shall be provided at the rear or side of the building to offer direct access.
 - (3) Upper floor entrances shall be distinguished from entrances for first floor uses.
 - (4) Storefront construction should be recessed enough at the point of entry to allow the door to swing out without obstructing the sidewalk, where applicable.

F. Roof Styles and Treatments.

- (1) Variations in rooflines shall be used to screen HVAC, telecommunications, utility or other similar equipment and to provide interest and reduce the scale of large buildings.
- (2) Roofs should provide a variety of vertical dimensions. Multiplaned and intersecting rooflines are encouraged. Flat-roofed designs are discouraged. However, if utilized, then flat roofs shall include architecture/details such as cornices, decorative facings and arches to provide interest to the roofline.
- (3) All roof types should have at least one of the following features:
 - a) Overhanging eaves of at least three feet;
 - b) Sloping roofs with an average slope of between three to one and one to one that do not exceed the average height of the supporting walls; or
 - c) Three or more roof slope planes.
- (4) Roofing materials that reflect sunlight (e.g. lighter colors) or incorporate vegetated roofing are encouraged.
- (5) Where green roofs are proposed, the green roof building may be deducted from the building coverage calculations up to 50% of the green roof footprint.
- (6) The use of alternative energy materials and systems, such as solar panels or shingles, is encouraged. Their installation shall be incorporated into the design of the building so as not to detract from the architectural style and detailing. Where feasible, roof-mounted alternative energy equipment shall be located so as not to be visible from the public right-of-way or riverfront, as applicable.

G. Materials and Color.

- (1) Allowable Materials.
 - a) Building façades shall be constructed of durable materials such as brick, stone, finish masonry, or fiber cement (panels, siding, and trim boards) or finished wood, or their equivalent or better. The most stringent quality standards will be applied to buildings in locations most visible to people in public spaces.
 - b) In proposing other exterior building materials, the applicant must show that the material is appropriate to the use proposed and will not significantly impact the overall visual quality of the environment.
 - c) The use of modern materials or design may be permitted by the Township. This may include, but is not limited to, the use of metal for decorative features.
- (2) Variety of Colors and Materials.

- a) No less than two and no more than three building materials or colors (excluding trim) shall be used on any one façade of a building.
- b) A single material or color should be used as the dominant theme in the façade, with secondary materials and colors used to highlight and accent the design.
- c) Changes in materials shall occur at inside corners. Material changes at the outside corners or in a plane shall be prohibited, unless otherwise approved by the Township.

(3) Prohibited Materials.

- a) The use of Exterior Insulation and Finish System (EIFS) material, stucco, vinyl, fiberglass, plastic panels, sheet metal, clear-coated or corrugated aluminum, iron, stainless steel, mirrored glass, concrete block, or smooth concrete is prohibited.
- b) Finishes that are intended or designed to reflect light and glare are not permitted.

(4) Color. Florescent, neon, and day-glow colors are prohibited.

H. Site Amenities.

- (1) Lighting fixtures shall be of a style as approved by the Township.
- (2) Benches, trash receptacles, and other street furniture shall be provided along all pedestrian accessways and in a style approved by the Township. This may include bicycle parking facilities as required by § 116-320 (I).

§ 116-322 Landscaping and screening.

- A. Landscape Plans. All landscaping and screening plans shall be reviewed by the Shade Tree Commission and shall include size, location, and species of all new or existing plant materials proposed to be used and size and location of all walls, berms or fences. All tree plan and survey requirements of Chapter 55 shall also apply.
- B. Mixing of Species. Landscape plans should include a variety of trees, shrubs, and ornamental planting (annuals and perennials) as part of the site design. The mixing of trees and shrubs helps to avoid a uniform, unnatural appearance, and to protect against extreme loss due to disease or infestation.
- C. Appropriateness of Species.
 - (1) All plant material, including grasses, shall be compatible with soil conditions on-site and the regional climate and in accordance with those appropriate for the Hardiness Zone applicable to Whitemarsh Township, as defined by the United States Department of Agriculture, including any amendments thereto.
 - (2) No less than 75% of all proposed trees and plantings shall be native species.

Permissible native plant species shall include those recognized by the Pennsylvania Department of Conservation and Natural Resources. Consideration may be made by the Township for other plants, trees, or planting practices that may improve species survival in anticipated extreme weather, urban conditions, and other varied site conditions. Alternative species recommendations may be made by the Shade Tree Commission as part of landscape plan review.

- (3) Plastic or other artificial plantings or vegetation are not permitted.
 - (4) Under no circumstance shall any site include plant material that is considered by the Pennsylvania Department of Conservation and Natural Resources to be an invasive species.
- D. Existing Vegetation. Existing vegetation (of all sizes and stages of maturity) shall be maintained, wherever possible. Trees shall be protected and preserved in accordance with Chapter 55 (Tree Protection Standards).
- E. Minimum Specifications.
- (1) Trees shall have a minimum caliper of three inches measured two feet above ground level at the time of planting or as otherwise approved by the Shade Tree Commission.
 - (2) Shrubs shall be a minimum of two feet in height when measured immediately after planting.
 - (3) Hedges shall be planted and maintained to form a continuous visual screen within two years after time of planting.
- F. Trees.
- (1) Street trees shall be planted in accordance with § 105-48 of the Subdivision and Land Development Ordinance for Whitemarsh Township.
 - (2) All requirements of Chapter 55 (Tree Protection Standards) and Chapter 100 (Shade Trees) shall also apply.
- G. General Landscaping Design.
- (1) Planters and other vessels for containerized landscaping are encouraged, especially at building entrances. All planters shall be safely and securely anchored.
 - (2) Buffer yards shall be landscaped in accordance with § 105-52 of the Subdivision and Land Development Ordinance of Whitemarsh Township.
 - (3) In no case shall tree trunks or shrubs negatively impact required sight triangles or interfere with the opening of vehicle doors.
 - (4) Planting strips and/or tree lawns shall be provided between the curb and sidewalk where required by Chapter 105 (Subdivision and Land Development).

H. Parking Lot Landscaping and Screening.

- (1) Screening from Residential. Off-street parking and loading areas abutting a residential district or property line shall conform to the following:
 - a) Where the minimum setback requirements are met, the perimeter shall be landscaped with ground cover, low shrubs or flowering plants, and trees planted at intervals of not more than 25 feet.
 - b) Where the minimum setback requirements are unable to be met due to the physical constraints of the site, a solid wall or fence shall be provided in addition to the above. Such wall or fence shall be at least five feet in height unless a lesser height is required under § 116-33 of this Chapter.
 - c) Fences shall not exceed six feet in height in accordance with §116-33, unless otherwise permitted for a recreational feature as provided by this Chapter.
- (2) Landscaping and Trees. All parking areas shall be landscaped in accordance with §105-39.
- (3) Islands and Medians. Parking areas containing 10 or more spaces shall include landscaped islands and/or medians in accordance with the following:
 - a) Landscaped islands shall be utilized in parking areas to separate parking stalls into groupings of not more than 20 spaces between islands.
 - b) Parking areas shall be broken up into "rooms" of no more than 40 spaces, separated by landscaped medians or pedestrian accessways.
 - c) The dimensions of all islands and medians should be a minimum of eight feet wide at the shortest side to protect plant materials and ensure proper growth.
 - d) Each island and median shall include at least one tree. Low shrubs and ground covers will be required in the remainder of the area.
 - e) Islands and medians shall be protected with concrete curbing.

I. Dumpster Screening.

- (1) Location. No dumpster shall be located near or adjacent to a primary roadway or otherwise visible from the public right-of-way.
- (2) Screening. Dumpsters shall be screened from public view in accordance with the following:
 - a) Screening shall include a combination of landscaping and decorative opaque fencing, walls, or similar enclosure. Such enclosure shall be of a high-quality, durable material, such as wood or masonry. The use of vinyl or chain link fencing is prohibited.

- b) Enclosures must be equal to or taller than the dumpster being screened.
- J. Mechanical Equipment Screening.
- (1) Ground Level Equipment. Mechanical equipment located at ground level must be effectively screened with vegetation, low berms, fencing, or other measures that are equal to or taller than the equipment being screened.
 - (2) Rooftop Mounted Equipment.
 - a) Rooftop equipment should be so grouped and located to minimize visibility from the ground to the greatest extent practicable.
 - b) Where visible from the public right-of-way or abutting residential uses, architectural screening in the form of a parapet wall or other design feature, up to eight feet in height, shall be utilized.
 - c) Equipment placed on the building roof may be permitted above the maximum height specified, provided that such mechanical equipment is set back a minimum of 15 feet from any exterior walls and does not exceed 10 feet in height above the finished roof line of the building upon which it is installed.

§ 116-323 Open space.

- A. Preservation of Existing. Existing open spaces, parklands, vegetative buffers, woodlots, and other such natural areas shall be retained and established as required by this Chapter and Chapter 55.
- B. Minimum Area. Open space areas shall be provided at the rate required by the SM-MU District. Open space areas need not be contiguous but shall be of a useable size and area deemed appropriate by the Township.
- C. Composition of Open Space. For the purpose of calculating minimum open space areas, the following shall apply.
 - (1) Landscaped Areas.
 - a) Landscaped medians and islands shall not be considered useable open space.
 - b) Landscaped buffer areas and yards shall not be considered useable open space unless such areas are designed and maintained to serve additional environmental benefit as natural habitat or green infrastructure facilities.
 - (2) Stormwater Facilities. Stormwater management facilities, such as detention ponds, shall not be considered open space for the purposes of this Chapter unless they are designed to be a multi-functional, naturalized, productive, working landscape that serves local environmental, aesthetic, and recreational benefits. Examples include, but are not limited to, bioswales and constructed wetlands that help to support local biodiversity and connect residents and visitors to nature.

- (3) Passive Recreation Space.
 - a) Passive recreation areas, such as walking trails, picnic areas, gardens, preserves, or similar uses, may be counted as open space provided the lands are preserved in their natural state to the greatest extent practicable.
 - b) Buffer areas may be used for passive recreation activities and may contain bicycle or pedestrian pathways, provided such activities do not compromise the primary buffering function of such areas.

- D. Additional Designation of Open Space. The Board of Supervisors may require reservation or creation of 10% more open space than the minimum requirements, provided the consideration of site conditions results in findings that the additional designation of space is:
 - (1) Consistent with the Township’s adopted plans and studies with respect to environmental conservation and improving public use of and access to green spaces, recreational areas, trails, and the Schuylkill River waterfront; or
 - (2) Necessary for the protection and preservation of natural resources, local habitats, wildlife, and native species, woodlots, and/or wetlands.

§ 116-324 Public riverfront access.

- A. Public Access, Parallel to the River. An area of not less than 150 feet in width, parallel to the river, measured from the mean water elevation of the Rivers of the United States/Pennsylvania, shall be provided along the length of the river on each development site. This area shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township. This area shall include:
 - (1) A trail of at least 10 feet in width, the length of the river, to connect to adjoining property trails. The use of permeable paving material is required.
 - (2) Seating areas at intervals of not more than 300 feet.
 - (3) Landscaping to enhance the trail, which at a minimum shall include trees in a naturalized setting at the rate of one tree per every 50 feet of trail. Other landscape treatments may be utilized if approved by the Township.
 - (4) Appropriate lighting fixtures shall be of a style as approved by the Township.
 - (5) Street furniture located in the floodway shall be anchored in accordance with the requirements of Chapter 101 and the floodplain regulations in the Township’s currently adopted building code.

NOTE: Below provisions pulled from §105-47(K). Section in Chapter 105 will need to be repealed.

- B. Public Access, Perpendicular to the River. Public riverfront access, perpendicular to the

river, is required for all properties that have access to the river, and shall be subject to the following:

- (1) A right-of-way of at least 25 feet in width shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township.
 - (2) There must be at least one access to the river. Access points must be located no more than 500 feet apart.
 - (3) A red shale macadam pathway with a minimum of 10 feet in width shall be provided and separated from any vehicular traffic.
 - (4) At least one seating area shall be provided along each access.
 - (5) Lighting fixtures shall be installed along the pathway and shall be of a style as approved by the Board of Supervisors.
 - (6) The access shall contain appropriate signage to direct pedestrians to the river in accordance with Chapter 116, Zoning, § 116-286B(5).
- C. Public Access, to the River Trail. For all parcels with frontage on or bounded by Hector Street and Elm Street which do not have riverfront access, a connection perpendicular to said street and the Montgomery County Schuylkill River Trail shall be provided. Said right-of-way shall be 15 feet in width or of a width that includes the limits of an alternative trail configuration and is subject to the following:
- (1) This right-of-way shall not be contained within any road right-of-way.
 - (2) The right-of-way shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township.
 - (3) A pathway with a minimum of 10 feet in width shall be provided and separated from any vehicular traffic. Alternate configurations of the pathway, such as, but not limited to, two five-foot lanes divided by landscaping may be considered as long as the combined total hardscape width of the path is determined to be equivalent to a 10-foot pathway.
 - (4) Lighting fixtures shall be installed along the pathway and shall be of a style as approved by the Township.
 - (5) The access shall contain appropriate signage to direct pedestrians to the Montgomery County Schuylkill River Trail.

§ 116-325 Public amenities.

- A. Recreational Facilities. All development shall provide recreational facilities for the use and enjoyment of residents and/or visitors. ADA accessible pedestrian connectivity shall be provided between all recreational facilities and adjacent buildings and uses. Permissible

recreational facilities include the following. Alternate facilities may be permitted with Township approval.

- (1) Boat Launches. Boat launches shall use the most current specifications of the Pennsylvania Fish and Boat Commission. Boat launches shall include a minimum of five parking spaces or be in accordance with § 116-184 A, whichever requires a greater number of spaces. No overnight parking of boats or other recreational vehicles shall be permitted in any development in this district. A minimum of 50% of the required parking spaces must be tandem spaces to allow for the parking of vehicles with boat trailers.
 - (2) Scenic Overlooks. Scenic overlook areas shall be ADA accessible, and regularly maintained. They shall be made of durable, permanent materials that meet all ANSI specifications. Scenic overlooks shall be lit and designed so that all public safety and security issues are adequately addressed.
 - (3) Recreational Fields and Courts. Such facilities shall conform to standards set forth by their respective associations (i.e., tennis facilities shall meet United States Tennis Association guidelines).
- B. Public Gathering Spaces. The public gathering space may be in the form of a pedestrian plaza, courtyard, square, pocket park, or other such configuration integrated into the development and designed as a focal point. Such spaces shall be in conformance with the following requirements:
- (1) A minimum of 30% of the public gathering space shall be landscaped with a combination of trees, shrubs, perennials, grasses, and groundcovers to provide year-round visual interest and color.
 - (2) All public gathering spaces shall be designed to safely provide pedestrians with ingress and egress, shall be adequately lit, and shall be ADA compliant. Adequate seating and trash receptacles shall be provided.
 - (3) Such gathering space shall be conveniently located and accessible from all adjacent buildings.
 - (4) The applicant shall have an agreement with Whitemarsh Township for public access to the public gathering space.
- C. Transit Area Improvements.
- (1) Developers shall coordinate with SEPTA on providing or improving existing transit accommodations when a public transit route operates or has a stop located on a public or private street frontage directly adjoining a subdivision or land development and shall submit all correspondence with SEPTA to the Township. Should SEPTA determine no transit accommodations are necessary or desired at such location, the provisions of this Subsection shall not apply.
 - (2) The developer shall construct, complete, and maintain such transit accommodations and shall obtain approval from SEPTA and the Township on the design of such

transit accommodations.

- (3) All transit accommodations agreed to by SEPTA and the Township shall be constructed and completed meeting the most recent SEPTA Bus or Train Stop Design Guidelines. Transit accommodations shall include, at a minimum, a shelter or enclosure, seating, and schedule information.
 - (4) The developer shall sign a perpetual maintenance agreement with Whitemarsh Township providing that the developer shall be responsible for the maintenance of all transit accommodations. The maintenance agreement shall run with the land, shall bind the developer and the developer's successors and assigns, and shall be recorded in the Office of the Recorder of Deeds of Montgomery County.
- D. Green Infrastructure. All development within the TDO District shall employ green infrastructure best management practices in accordance with and as defined in Chapter 58 of the Township Code. Where practicable, the conservation of natural areas shall be prioritized over alternative stormwater management facilities.

§ 116-326 Building height bonuses.

- A. The maximum permissible building height shall be increased in accordance with § 116-312 provided at least one major community benefit and at least one other community benefit are provided in accordance with the provisions below.
 - (1) Major Community Benefits. At least one of the following major community benefits shall be required.
 - a) Moderate-Income Housing. At least 10% of the total number of dwelling units are reserved for moderate income housing. The units shall be reserved for households with incomes not exceeding 80% of the Area Median Income by household size specified by the Pennsylvania Housing Finance Agency for Montgomery County. The units must remain affordable in perpetuity with a covenant that runs with the land.
 - b) Alternative Energy Sources. A solar, geothermal, or other renewable energy power-generation facility is installed on-site with an energy generation capacity of at least 10% of the expected annual energy usage for the building(s) in which it is intended to serve.
 - (2) Other Community Benefits. In addition to one major community benefit, at least one of the following additional benefits shall be required.
 - a) Off-Site Pedestrian Improvements. To qualify for a bonus, such improvements shall include both of the following:
 - [1] Construction of a minimum of 100 linear feet of off-site sidewalks and/or pedestrian walkways meeting all of the requirements of this Chapter and Whitemarsh Township construction guidelines.
 - [2] Provision of pedestrian wayfinding signage between the proposed

development and other walking destinations within the area.

- b) Gateway Installation. To qualify for a bonus, such installations shall be in conformance with the following:
 - [1] A gateway feature shall be designed to bring visual interest to the development, create a unique identity, help establish landmarks and points of interest, and serve as a traffic-calming measure.
 - [2] Gateway features shall be installed and maintained by the applicant.
 - [3] The design elements of a gateway should include a combination of traffic-calming measures such as curb extensions, a raised crosswalk or driveway treatment, or a raised median as well as place-making features such as landscaping or trees, seating, public art, monument signage, decorative arches, and/or artistic lighting.

§ 116-327 Signs permitted in the TDO District.

- A. General provisions.
 - (1) All signs in the TDO District shall be consistent with the overall design concept for the development and be appropriate to the type of activity to which they pertain.
 - (2) Design elements, such as the size, shape, materials, lighting, color, lettering style and the number and arrangement of signs, should present a unified appearance.
 - (3) The color of individual commercial or office signage should coordinate with any awnings that are provided.
 - (4) Signs anchored in the ground shall not exceed 10 feet in height and shall be of a monument type.
 - (5) Signs shall be illuminated in accordance with § 116-210 with the exception that there shall be no internally illuminated box signs.
- B. In the TDO District, the following signs shall be permitted and no other:
 - (1) Any sign which may be permitted in any residential district, provided that the use to which it refers is permitted in the TDO District.
 - (2) Along each street frontage building facade, one wall sign for each use. The total sign area may be 5% of the wall area on which it is placed not to exceed 35 square feet.
 - (3) Any property which has two or more uses permitted in the district shall be permitted a directory sign. Each business in single and separate ownership shall be entitled to not more than three square feet of signage, and the total area of the directory sign shall not exceed 30 square feet.

- (4) In the TDO-1 District, one monument sign is permitted for each property entrance. The area of the sign shall be no larger than 24 square feet.
- (5) Interior property parking and traffic control signs are permitted in accordance with § 116-208 A. Signs are also permitted to direct people to the public trail or other public amenities, provided the signs do not exceed four square feet in area.
- (6) Each use located in a building fronting along the river, may have one sign to identify it from the riverfront trail. Said sign may either be on the building or be a monument sign. Said sign shall not exceed 12 square feet.

§ 116-328 Application and review of development proposals.

- A. The submission of a sketch plan, in accordance with § 105-20 of the Township's Subdivision and Land Development Ordinance, is strongly encouraged. In addition to the requirements of § 105-13, the sketch plan shall include building setbacks, building heights, and the size and dimensions for all buildings. However, a sketch plan submission is neither required nor mandatory.
- B. All submissions, including sketch, preliminary and final plans, shall include:
 - (1) A site plan to include buildings, pedestrian access, river access (both physical and visual) and open space areas.
 - (2) Architectural plans for any proposed buildings in adequate detail to indicate building setback, footprint dimensions, building heights, and building mass. Architectural elevations or sections in adequate detail to indicate how proposed buildings will affect views to the river and across the river to the hills and ridges. Architectural drawings showing concepts for facades, roof design and materials for buildings, structured parking facilities, signs as well as proposed lighting, street furniture and sidewalk design.
 - (3) Landscape plans in accordance with Chapter 105 (Subdivision and Land Development) and Chapter 55 (Tree Protection Standards).
 - (4) A transportation impact study (TIS) in accordance with the provisions of § 105-21 B (9) of the Subdivision and Land Development Ordinance.
 - (5) Emergency response and evacuation plans for development proposals within a flood hazard area.
 - (6) Any other pertinent data as the Township may require.
- C. In a review of a sketch plan, the Township shall provide the applicant with general guidance as to whether the design, layout and other features of the proposed development are in keeping with the intent and purposes of this article and will consider whether any of the following criteria have been met:
 - (1) The plan meets or exceeds applicable provisions.

- (2) The plan is in best interest of the health, safety and welfare.
- (3) General site considerations (including site layout, open space, and topography; orientation and location of buildings; circulation and parking; setbacks; height; walls; fences and similar elements) and general architectural considerations (including the character, scale and quality of design) have been designed and incorporated to invite pedestrian circulation in this area, will maintain a usable open space area along the river, will provide unobstructed views of the river from nearby streets and will not unduly restrict view of the ridges and hills across the Schuylkill River.

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 11, 2024

Mr. Charles L. Guttenplan, AICP
Director of Planning & Zoning Officer
Whitemarsh Township
616 Germantown Pike
Lafayette Hill, Pennsylvania 19444

Re: MCPC #24-0029-002
Plan Name: Spring Mill Area Zoning Amendments
An Ordinance to Amend the Whitemarsh Township Zoning Code & Zoning Map

Dear Mr. Guttenplan:

We have reviewed the above-referenced zoning text and map amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 6, 2024. We forward this letter as a report of our review.

BACKGROUND

The township has submitted for review an ordinance which amends the township's Zoning Ordinance and Zoning Map with the establishment of the Spring Mill Mixed-Use (SP-MU) District and the Transit-Friendly Design Overlay (TDO) District; the submitted Zoning Map amendment establishes the district boundaries for the district and the overlay. The proposed ordinance would repeal in its entirety the RDD-Riverfront Development District Overlay District and adopt the Spring Mill Mixed-Use (SM-MU) District & the Transit-Friendly Design Overlay District (TDO). Several of the existing underlying zoning districts will be retained and modified, including the HVY-Industrial District along the Schuylkill River, and the LI-Limited Industrial and AR-Admin. Research Zoning Districts, which date back to the 1970s and 1980s. MCPC provided a review of the draft ordinance in a letter to the township dated March 15, 2024. As part of this current submission, MCPC met with the township planning consultant and township staff via Zoom meeting on September 26, 2024 at the township's request to review the submitted revised zoning amendments and changes.



CONSISTENCY WITH COMPREHENSIVE PLANS

Consistency with the *Montco 2040* – County Comprehensive Plan

The proposed Spring Mill-Mixed-Use Zoning Ordinance and Transit-Friendly Design Overlay & Zoning Map amendment is consistent with the county's future land use vision. The ordinance addresses many of the goals of *Montco 2040: A Shared Vision*, the county comprehensive plan. The Future Land Use Map of the plan designates the land use vision for the Spring Mill Transit Center as an 'Employment Center'. The 'EC' designation supports intensely developed areas that serve as an employment center, including 'mixed-use' development. Much of the area is in the 100-year floodplain and is experiencing extreme flooding events with greater frequency. The mixed-use development of under-utilized, vacant tracts of land with a high-residential density developments can be problematic, and the township should proceed with this understanding and establish mitigation measures for flooding events.

Consistency with the *Whitemarsh Township Selective Comprehensive Plan Update, 2020, & The Spring Mill Multi-Modal and Land Use Study, March 2022*

The proposed SP-MU Ordinance and Zoning Map revision is consistent with the township's future land use vision for this area as a 'Waterfront District Character Area', as recommended by the *Whitemarsh Township Selective Comprehensive Plan Update, 2020*, specifically in Chapter Four - Future Land Use Plan. The future land use goal for this character area is to support high-density development and quality public spaces along the riverfront. The proposal is also consistent with the land use vision for this area as recommended by the township's *Spring Mill Multi-Modal and Land Use Study, March 2022*. The study recommends that underutilized parcels be redeveloped in a manner that leverages the regionally significant assets.

RECOMMENDATION

The Montgomery County Planning Commission supports the proposed Spring Mill Mixed-Use Ordinance, the Transit-Friendly Design Overlay (TDO), and the proposed revisions to the township's Zoning Map. We commend the township for its initiative and vision in aspiring to create a more transit-oriented mixed-use community surrounding the Spring Mill Regional Rail Station. In our recent Zoom meeting it is evident the township is committed to implementing many of the 'best practices' recommended by the *MCPC Transit Oriented Development Model Ordinance and Guidebook*. In our review of this proposal we have several concerns, primarily regarding the building height bonus provision for major community benefits and the option offered for either moderate-income housing or green-energy initiatives.

COMMENTS

Many of our concerns and issues raised in the March 15, 2024 review letter were addressed by the township in the submitted ordinance amendment. In the recent Zoom call (September 26, 2024) with the township and the project consultant, we received feedback from the township on our review comments. We appreciate the township working through our comments in a deliberate manner, and in many cases, incorporating them into the final amendment. We understand that several recommendations were considered, but the township chose not to advance them at this time. Several of these recommendations remain pertinent for consideration in this submission. They are as follows:

1. Moderate Income Housing Bonus Provisions

In our previous review letter, we recommended the township include incentives or regulatory provisions that encourage the development of moderate-income housing in the newly defined MU-District as part of the proposed ordinance. As submitted, the regulations provide a choice for the building height bonus as an option between green building incentives or moderate-income housing. Although we support both, we believe that moderate-income housing provides greater benefits to the community and thus should receive more weight in the bonus height or residential density. Our concern is whether any moderate-income housing will be built in the Spring Mill (SM-MU) or in the Transit Friendly Overlay (TDO) District.

The Whitemarsh Township's median housing sale price, at \$580,500, is well above the county's median housing price. Rapidly increasing housing prices are of concern to MCPC staff as well as many others in the region. The township has an opportunity to provide a stronger incentive for housing affordability in its zoning ordinance as part of this proposal. We encourage the township to proactively address housing needs as development opportunities arise. MCPC has an ongoing initiative to work with municipalities, free of charge, to review their zoning codes and maps to determine where changes could be made that would encourage more affordability and targeted increases in density, and we would be happy to meet with township staff to discuss these ideas in more detail.

2. Building Frontage Occupation Requirement

We continue to support the recommended Building Frontage Occupation Requirement for the TDO-1 Overlay District as a requirement in the ordinance. A build-to-line in the TOD-1 District Overlay is needed, especially along large underutilized blocks of East Hector Street which will assist in establishing a continuous building frontage along the street. The build-to-line will ensure a better quality pedestrian environment is developed in the TOD-1 district. However, we do recognize that the township is proposing a maximum setback and this may produce the same results, if implemented properly.

A related provision that we recommend be included is to establish a street hierarchy designation for 'Primary' and 'Secondary' streets. This will ensure that building design standards and a viable pedestrian environment are appropriately applied along North Lane, East Hector Streets, and any adjoining streets. In the Zoom meeting, the township stated that it may revisit some of these provisions at a later date.

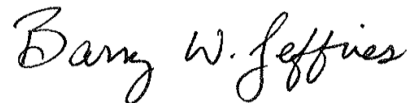
CONCLUSION

We are supportive of the submitted ordinance, which serves as the foundation for significant steps in the process of creating a vibrant, walkable, mixed use neighborhood while leveraging the Spring Mill transit center.

Please note that any review comments and recommendations contained in this report are advisory to the township and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt this zoning ordinance amendment, Section 609(G.) of the Municipalities Planning Code requires that the County Planning Commission be sent an official copy within 30 days.

Sincerely,



Barry W. Jeffries, ASLA, Senior Design Planner

Barry.Jeffries@montgomerycountypa.gov - 610.278.3444

c: David Sander, Esq., Township Solicitor
Krista Heinrich, PE, Township Engineer
Aaron Kostyk, Chair, Township Planning Commission

**WHITEMARSH TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF WHITEMARSH, MONTGOMERY COUNTY, PENNSYLVANIA, AMENDING THE WHITEMARSH TOWNSHIP ZONING ORDINANCE TO REPEAL ARTICLE XXXVII, "RIVERFRONT DEVELOPMENT OVERLAY DISTRICT (RDD)" AND TO REPLACE IT WITH NEW PROVISIONS ESTABLISHING THE "SPRING MILL MIXED USE (SM-MU) DISTRICT" AND THE "TRANSIT-FRIENDLY DESIGN OVERLAY (TDO) DISTRICT"; PROVIDING AMENDED AND NEW DEFINITIONS OF TERMS; REPEALING ARTICLE XI AND ALL REFERENCES TO THE C RESIDENTIAL ZONING DISTRICT; AMENDING THE WHITEMARSH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO REPEAL PROVISIONS THAT HAVE BEEN MOVED TO THE ZONING ORDINANCE; AND AMENDING THE WHITEMARSH TOWNSHIP ZONING MAP TO REZONE CERTAIN PROPERTIES IN CONJUNCTION WITH THE ESTABLISHMENT OF THE SM-MU AND TDO OVERLAY DISTRICTS; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of Whitemarsh Township has enacted the Whitemarsh Township Zoning Ordinance which contains, *inter alia*, provisions establishing and governing the "Riverfront Development Overlay District (RDD)"; and

WHEREAS, the Board of Supervisors has determined that the current uses permitted in the RDD District require updating in order to meet the changing demands for appropriate uses along the Schuylkill River waterfront area of the Township; and

WHEREAS, the Township engaged Colliers Engineering to perform an in-depth study of the area currently zoned RDD, and to make recommendations as to revisions to the Zoning Ordinance to meet the planning goals of the Township for future development in the area; and

WHEREAS, the Board of Supervisors worked with a subcommittee and the Township Planning Commission to formulate new use and design regulations for the area currently zoned RDD, and have determined that it is

in the best interests of the health, safety, and general welfare of the residents of Whitemarsh Township to revise the Zoning Ordinance to adopt the recommendations made by Colliers, the subcommittee, and the Planning Commission;

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Board of Supervisors of Whitemarsh Township, Montgomery County, Pennsylvania, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

I. Article XXXVII, "Riverfront Development Overlay District (RDD)" of the Whitemarsh Township Zoning Ordinance is hereby repealed. Existing Sections 116-278 through 116-287, inclusive, shall be labeled "RESERVED".

II. Section 116-11 of the Whitemarsh Township Zoning Ordinance is hereby amended to amend the following definitions to read as follows:

BUFFER

A portion of a tract designed, constructed and maintained to separate the elements and uses of lands which abut each side. It shall function to effectively block the transmission of noise, glare and dust from one side to another at all times and seasons of the year. Buffer areas shall not be deemed to include driveways, roadways, parking areas, or areas otherwise comprised of hardscape or impervious materials.

OPEN SPACE

A portion of a tract available and accessible for use by the public and/or residents of the tract, generally undeveloped. Open space may include areas of steep slopes, floodplains, and other significant features to be preserved. Open space shall not include streets or street rights-of-way, parking areas, other areas of impervious surface, yards and lots of individual dwelling units or other public improvements nor does it include required buffer areas. Open space uses may include active and passive recreation.

III. Section 116-11 of the Whitemarsh Township Zoning Ordinance is amended to add the following new definitions in alphabetical order:

ARTISANAL MANUFACTURING FACILITIES

A building used by artists and artisans as a studio or production space of handmade goods. The space may also be used for the sale and display of these goods.

GATEWAY INSTALLATION

A combination of traffic-calming and visual measures used to highlight entrances to a street, residential and mixed use developments, or other destination center. This may include, but is not limited to, treatments at key building, street, alleyway, public gathering space, and trail or park entrances. Gateway installations are intended to narrow a street or entrance visually to slow entering vehicles, discourage through traffic, and establish a strong sense of place.

INDOOR RECREATION OR ENTERTAINMENT FACILITIES

Establishments providing amusement, entertainment, or recreational services occurring within a fully enclosed structure for a fee or admission charge, such as: arcades containing coin-operated amusements and/or electronic games; bowling alleys; movie theaters; laser tag businesses; indoor play center (rock climbing or inflatable party place); indoor sports fields, courts, or arenas; swimming pools; and other indoor activities determined to be substantially similar to the above. Accessory uses may be permitted to include the preparation and serving of food and/or the sale of equipment related to the principal use.

LIVE-WORK UNITS

A single dwelling unit (e.g., studio, loft, apartment, or single-family home) consisting of both a commercial and a residential component and the uses share a common wall or floor with direct access between the residential and non-residential area. The resident of the unit shall also be the owner and/or operator of the commercial use. Live-work units are differentiated from home occupations in that the residential and/or commercial use need not be subordinate to the other in terms of floor area. Commercial operations within live-work units may include retail sales, production of materials, art, or other such craft.

PUBLIC GATHERING SPACE

Public or private outdoor space where the public is directly or indirectly invited to visit or permitted to congregate. Such areas may include, but are not limited to, pedestrian plazas, courtyards, squares, and pocket parks. The gathering space shall not be used for parking, loading, or vehicular access, except emergency and maintenance vehicular access.

STEPBACK

The horizontal distance an upper-floor building façade is stepped back towards the center of the building away from the lower-floor building façade.

UPPER-FLOOR DWELLING UNIT

A dwelling unit located within a mixed-use or multi-story building on any floor other than the ground floor.

IV. The Whitemarsh Township Zoning Ordinance is amended to add a new Article XL as follows:

Article XL Spring Mill Mixed Use (SM-MU) District

§ 116-309. Purpose.

The purpose of the SM-MU District is to continue the transformation of the Spring Mill area into a vibrant and walkable mixed use destination center. The requirements of this District are intended to support the vision of the Township's Comprehensive Plan by allowing for creative redevelopment and infill projects that increase local housing, retail, entertainment, and employment opportunities served by public transit. Development proposals should seek to achieve the following:

- A. Expand housing options for residents of all ages, incomes, and life stages;
- B. Increase access to local goods, services, jobs, and community resources;

- C. Capitalize on opportunities to rehabilitate vacant or underutilized buildings and sites;
- D. Provide a proper transition in density and character of development between existing neighborhoods and mixed use activity centers;
- E. Ensure future developments support a multi-modal transportation network and incorporate traffic-calming measures to increase the level of comfort, safety, and connectivity for all modes of travel;
- F. Encourage an intensity of development and complementary mix of land uses near transit stops that is compatible with and supportive of increased ridership and fosters the creation of a livable community with opportunities to live, work, and play within walking distance of convenient transit facilities; and
- G. Create a cohesive and interconnected traditional development pattern throughout the entirety of the District regardless of the sequence of proposals or project phasing.

§ 116-310. Permitted use table.

- A. The following uses shall be permitted in the SM-MU District. Uses not listed are prohibited.

RESIDENTIAL USES	ADDITIONAL USE REGULATIONS
Single-Family Dwellings, detached or attached	
Two-Family Dwellings	
Multi-Family Dwellings, up to 4 units	
Multi-Family Dwellings, over 4 units	§ 116-313

Upper-Floor Dwelling Units or Lofts	
Live-Work Units	
COMMERCIAL & INDUSTRIAL USES	
Retail or Personal Service Establishments	
Administrative, Professional, or Medical Offices	
Restaurants or Bars	
Dance, Music, Art, or Fitness Studios	
Indoor Recreation or Entertainment Facilities	
Hotels or Inns	
Breweries, Wineries, or Distilleries	§ 116-314 (A)
Enclosed Manufacturing, Processing, or R&D Facilities	
Artisanal Manufacturing Operations	
OTHER USES	
Community or Government Use Facilities	
Schools or Day Cares	

Outdoor Dining & Seating Areas	§ 116-314 (B)
Parks and Playgrounds	
Parking Structures	§ 116-320 C
Public Transit Facilities	

§ 116-311. Dimensional requirements.

- A. The following shall apply to the SM-MU District. Where in conflict Chapter 105 (Subdivision and Land Development), the requirements of this Section shall apply.

STANDARD	REQUIREMENT
MIN LOT AREA	
Single- or Two-Family Dwelling	6,000 sf (detached) 2,200 sf (attached)
Multi-Family Dwelling	2,200 sf / dwelling unit
Nonresidential / Mixed Use	6,000 sf
MIN LOT WIDTH	
Single- or Two-Family Dwelling	40 ft (detached) 20 ft (attached)

Multi-Family Dwelling	45 ft
Nonresidential / Mixed Use	45 ft

FRONT YARD

Principal Building, residential use	10 ft MIN
Principal Building, nonresidential / mixed use	0 ft MIN 30 ft MAX ¹

MIN SIDE YARD

Principal Building	10 / 30 ft ²
Principal Building, with party wall	0 ft
Accessory Building	4 ft

MIN REAR YARD

Principal Building	30 / 40 ft ²
Accessory Building	4 ft

BUFFER AREA WIDTH

Residential Use	-
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Nonresidential / Mixed Use	5 / 15 ft ²
Nonresidential / Mixed Use, with party wall	0 ft

NOTES: (1) The maximum front yard area may increase by 10 feet where additional greenspace is provided.

(2) The larger shall apply where a nonresidential or mixed use is adjacent to a residential use or district, except for multi-family dwellings over four units.

§ 116-312. Bulk requirements.

STANDARD BUILDING HEIGHT ¹	REQUIREMENT
Principal Building, residential up to 4 units	35 ft (2 stories) MAX
Principal Building, other use	28 ft (2 stories) MIN 48 ft (4 stories) MAX
Principal Building, with bonuses ²	78 ft (6 stories) MAX
Accessory Building ³	20 ft (1 story) MAX

MAX BUILDING FOOTPRINT	
Multi-Family Dwelling	15,000 sf MAX
Noncommercial / Mixed Use	30,000 sf MAX
MAX IMPERVIOUS COVERAGE	
Residential Use	60% (MAX 50% buildings)
Nonresidential / Mixed Use	70% (MAX 60% buildings)
Uses with Buildings over 4 Stories	60% (MAX 50% buildings)
OPEN SPACE ⁴	
Residential Use	40%
Nonresidential / Mixed Use	30%
Uses with Buildings over 4 Stories	40%

NOTES: (1) Building height shall be determined in feet, while the visual scale or appearance in height of the structure shall be determined in stories.

(2) See § 116-326 for building height bonuses.

(3) No accessory building may exceed the height of the principal structure on the lot.

(4) See § 116-323 for open space area conditions and requirements.

§ 116-313. Multi-family residential density requirements.

- A. For developments of multi-family dwellings over four units per building, the residential density shall not exceed 30 dwelling units per gross acre.
- B. As a conditional use residential density may be increased to 50 dwelling units per gross acre and building height may be increased to a maximum of six habitable stories above the floodplain, where applicable, provided the following conditions are met:
 - (1) A pathway of at least 10 feet in width shall be provided within the right-of-way.
 - (2) Building height shall be varied to allow vistas to the river in accordance with § 116-321 A (3).
 - (3) The building includes more than one level of structured parking above grade and no more than 10% of the parking shall be surface parking located on the exterior of the building footprint.
 - (4) At least 75% of the building is residential.
 - (5) A minimum of 5% of the parking spaces provided are designated and marked for public use.
 - (6) At least one of the community benefits is provided in accordance with § 116-326.
- C. Newly proposed multi-family developments shall provide for a gradual transition in density where abutting an existing single-family neighborhood. To achieve this, the following techniques shall be employed by new residential construction within 100 feet of existing single-family residential property lines:
 - (1) Similar dwelling unit configuration (Maximum three units per dwelling);
 - (2) Similar building height, bulk, and scale; and
 - (3) Similar lotting, if applicable.

§ 116-314. Additional use regulations.

- A. Breweries, Wineries, and Distilleries. All breweries, wineries, and distilleries shall be in conformance with the following:
 - (1) All such facilities shall be duly licensed by the Pennsylvania Liquor Control Board.
 - (2) A tasting room, retail, and/or restaurant area shall be provided. Such area must:
 - a) Be at least 30% of the total floor area of the use;
 - b) Be located at the front of the building in a manner visible and accessible from the street; and
 - c) Include a designated public entrance.
- B. Outdoor Dining and Seating Areas. All commercial outdoor dining and seating areas shall be in conformance with the following:
 - (1) No area shall block window views, entrances, exits, pedestrian or vehicular access, sidewalks, fire lanes, or other travel lanes.
 - (2) All areas shall remain clean and free of trash or debris.
 - (3) Where located within 250 feet of a residential district, the use of outside music or speakers shall be prohibited between the hours of 9:00PM and 9:00AM.
 - (4) No outdoor dining or seating area shall be used for storage purposes.
 - (5) Tables, chairs, and equipment not permanently affixed to the ground or structure shall be removed, enclosed, screened, and/or otherwise secured during non-business hours.
 - (6) Where the outdoor dining or seating areas abut a street or parking area a barrier shall be provided, such as bollards or planters, to protect patrons. The barrier shall be attractively designed and landscaped or otherwise incorporated into the

design of the outdoor area.

- (7) Additional parking spaces may be required where the outdoor dining and seating area increases the gross floor area of the use by more than 50%.
- (8) Outdoor dining and seating areas shall not be permitted in the ultimate right-of-way, except where a property owner executes, and the Board of Supervisors approves, a hold-harmless agreement and it is recorded against the property. No such area shall be located within the clear sight triangle of any intersecting streets, unless a full and unobstructed view can be demonstrated to the Township's satisfaction as required by § 116-21. No outdoor dining or seating area shall be located within a state right-of-way without authorization from the Pennsylvania Department of Transportation.

§ 116-315. Design transitions between nonresidential and residential uses.

- A. Applicability. All nonresidential and mixed-use development shall employ similar building and site design standards to ensure compatibility with adjacent low density residential development. These requirements shall be applied in addition to the design standards and guidelines of this Article and requirements set forth by this Chapter for landscaping, screening, and buffering of uses.
 - B. Requirements. To the maximum extent practicable, nonresidential and mixed use developments shall use all the following building design techniques when adjacent to a single-, two-, or multi-family dwelling up to four units:
 - (1) Similar front setback;
 - (2) Similar building height;
 - (3) Similar roof form; and
 - (4) Similar exterior materials, provided such materials are consistent with the regulations of § 116-321 (F).
- V. The Whitemarsh Township Zoning Ordinance is amended to add a new

Article XLI as follows:

Article XLI
Transit-Friendly Design Overlay (TDO) District

§ 116-316. Purpose.

The purpose of the TDO District is to leverage access to the Spring Mill transit station in accordance with the Township's Comprehensive Plan and land use studies. Development in this District shall employ building and site design practices that:

- A. Enhance the visual character of the area through appropriate building scale, high-quality architecture, and sustainable landscaping treatments;
- B. Encourage land uses and site design practices that promote the use of transportation alternatives, such as rail, bus, bicycling, and walking, thereby reducing traffic congestion from individual automobile use;
- C. Recognize the prominence and importance of the Schuylkill Riverfront and trail to the physical, mental, and social health and wellbeing of the community;
- D. Preserve and enhance views and public access along the riverfront, ensuring greater public access and providing for a greenbelt along the river;
- E. Acknowledge the importance of the ecology of the riverfront to support climate mitigation and adaptation measures in response to increased severe weather events;
- F. Meaningfully integrate existing natural features and open space areas and design well-configured greens, landscaped streets, and civic spaces that are woven into the development pattern and dedicated to the social interaction, recreation, and visual enjoyment of residents and visitors;
- G. Promote redevelopment to correct inadequate street patterns and access, abandoned industrial buildings that are obsolete in

terms of economic feasibility, or are incompatible with surrounding uses, in order to allow better use of the riverfront properties;

- H. Encourage the use of shared parking and access to minimize the number of curb cuts that interrupt the pedestrian network and to provide for more efficient utilization and distribution of parking;
- I. Promote the use of sustainable development best practices, such as the incorporation of green infrastructure and green building design; and
- J. Encourage the provision of additional amenities that benefit the public health, safety, and welfare.

§ 116-317 Application.

- A. The TDO District shall include two subareas as shown on the Zoning Map of Whitemarsh Township and described below:
 - (1) The TDO-1 District subarea includes property south of East Hector Street, in closest proximity to the Spring Mill Station and/or immediately adjacent to the rail-line and the Schuylkill River.
 - (2) The TDO-2 District subarea includes the remaining property north of East Hector Street.
- B. The TDO District shall be deemed to be an overlay on the area designated on the Zoning Map of Whitemarsh Township.
 - (1) In those areas of Whitemarsh Township where the TDO District applies, the design requirements of the TDO District shall be additive to the requirements of the underlying zoning district(s).
 - (2) Should the TDO District boundaries be revised as a result of legislative or administrative actions or judicial decision, the zoning requirements applicable to the area in question shall revert to the requirements of the underlying zoning district(s) without consideration of this article.

- (3) If a structure is otherwise permitted by virtue of the requirements of the TDO District, relief from the Zoning Hearing Board from the provisions of Article XXXV, Riparian Corridor Conservation District, shall not be required, provided such relief is not found by the Township Engineer to otherwise be detrimental to public health, safety, and welfare.

§ 116-318 Use, bulk, and dimensional regulations.

- A. The permitted uses of the TDO District shall include those allowable under the SM-MU District in addition to those of any other underlying district.
- B. In the TDO-1 District subarea, the following uses shall be prohibited:
 - (1) Single-family dwellings, attached and detached.
 - (2) Two-family dwellings.
 - (3) Multi-family dwellings with less than 15 units per building.
 - (4) First-floor residential uses.
 - (5) Parking areas provided on the first floor of a building, unless serving a multi-family use within such building.
- C. The dimensional and bulk requirements of the TDO District shall follow those of the SM-MU District and supersede those of any other underlying district, unless otherwise provided for by the TDO District design standards.

§ 116-319 Design standards overview.

- A. Purpose. The purpose of the design standards in the TDO District is to improve the overall character and image of the Spring Mill Station area through the application of building and site design standards to future development. These regulations are further intended to guide redevelopment of existing properties in a manner compatible with the future development vision of

Whitemarsh Township. As development takes place, emphasis should be placed on improving the aesthetics of the site and surrounding area, fostering high-quality investment, and promoting the Township as an attractive place for people to live, work, shop, socialize and recreate. The design standards applicable to the TDO District include:

- (1) Off-Street Parking & Multi-Modal Connectivity (§ 116-320)
- (2) Building & Site Design (§ 116-321)
- (3) Landscaping & Screening (§ 116-322)
- (4) Open Space (§ 116-323)
- (5) Public Riverfront Access (§ 116-324)
- (6) Other Public Amenities (§ 116-325)
- (7) Signs (§ 116-327)

- B. Uses Subject to Regulation. These design standards shall apply to all altered or newly constructed buildings, sites, and structures of the following uses and developments:
 - (1) Nonresidential uses, including industrial uses;
 - (2) Mixed-uses, whether located on the same site or within the same structure; and
 - (3) Multi-family dwellings over four units.
- C. New Construction. New construction and infill development shall be in conformance with all requirements of this Article, unless otherwise provided herein.
- D. Existing Buildings and Sites. Improvements to existing buildings and sites shall follow the regulations of this Article to the greatest extent practicable. In the case of nonconformities, Subsection G shall apply.
- E. Substantial Improvements. Where the total cost of proposed improvements to an existing building and/or site are 75% or

more of the property's assessed value, all improvements shall be in full compliance with this Article.

F. Modification.

(1) Recognizing that the rigidity of these regulations may limit the extent to which development proposals may be sensitive of context and unique site conditions, the standards herein may be modified with conditional use approval. In this regard, the consideration of any modification shall be subject to the conditional use review procedures and criteria of §116-37.

(2) It shall be the applicant's burden to go forward with evidence and prove that any proposed modification meets all the following specific criteria:

- a) The proposed modification will comply with this Article to the greatest extent practicable and otherwise be in keeping with the stated purpose and intent herein;
- b) The proposed modification will offer an innovative development/design solution for the site in question;
- c) The proposed modification will not result in a detrimental effect on the public health, safety, or general welfare or otherwise be inappropriate or irrelevant to a particular site plan; and
- d) The proposed modification will otherwise be compatible with the stated vision and goals of the Township's Comprehensive Plan and other relevant plans and studies.

(3) No modification may be permitted that wholly waives compliance with the applicable standard or requirement.

G. Conformance with SALDO. Where development qualifies as a subdivision and/or land development, the regulations of this Article shall be applied in addition to the requirements of

Chapter 105 (Subdivision and Land Development). Where in conflict, the requirements of this Article shall take precedence.

§ 116-320. Off-street parking and multi-modal connectivity.

A. Off-Street Parking and Loading. The requirements of Article XXVI (Off-Street Parking and Loading) shall apply, except for the following:

(1) Parking Minimums. The minimum number of parking spaces per use is as follows:

- a) Residential use. 1 space per unit
- b) Nonresidential use. 3 per 1,000 square feet of gross floor area
- c) Mixed use. The above requirements shall be additive.

(2) Parking Maximums. The maximum number of parking spaces allowable for any use shall not exceed 110% of the minimum requirement, except through the submission of a parking demand analysis in accordance with Subsection G and Township approval.

B. Location of Spaces.

(1) Front Yard.

- a) No off-street parking spaces shall be located between the front property line and front principal building plane, except for a single row of parking spaces and the necessary access road to said spaces.
- b) No off-street loading spaces shall be located between the front property line and front principal building plane.

(2) Side Yard. Off-street parking areas may be permitted in the side yard when in compliance with the following standards:

- a) The overall width of the parking area frontage, including the driveway or access drive, does not exceed 30% of the lot width.
- b) The parking area, excluding the driveway or access drive, is at least 10 feet behind the front building line. Where no principal structure exists, the parking area shall meet the minimum setback requirement or be at least 10 feet behind the front building line of an adjacent property, whichever is greater.

C. Parking Structures.

- (1) A freestanding parking structure shall not exceed a height of 60 feet.
- (2) Parking structures, whether freestanding or integral with other uses in the same building, shall have another permitted first floor use on any portion of the structure visible from any streets, required pathways, or riverfront access or suitable architectural treatment shall be provided. For any parking structures, whether freestanding or integral with other uses in the same building, which contain three or more parking levels, another permitted first floor use on any portion of the structure visible from any streets, required pathways, or riverfront access, shall be mandatory, if the first floor is out of the floodplain. If the first floor is within the floodplain, suitable architectural treatment shall be provided. Any additional floors of exposed parking structures shall also have suitable architectural treatment.
- (3) When part of a development with other principal uses, a parking structure must use the dominant exterior materials of the adjoining building and be of a similar vernacular style.
- (4) Exterior materials utilized for parking structures shall effectively and attractively obscure the view to the interior of all parking decks.

- (5) Parking structures shall be designed such that sloping circulation bays are internal to the structure and not expressed in the exterior treatment of the parking structure.
- D. On-Street and Municipal-Owned Parking. On-street and municipally owned parking spaces may be used to satisfy up to 20% of the minimum off-street parking requirement for nonresidential uses at the Township's discretion. Such spaces must be located within 1,000 feet of the use as measured by the linear distance between the nearest property lines of the parking area and use. This credit shall not apply to areas where it is determined by the Township that the current supply of on-street and municipally owned parking spaces would be insufficient to accommodate the increase in demand from the proposed use(s).
- E. Public Transit Access. A public transit stop or station may be used to satisfy up to 10% of the minimum off-street parking requirement, provided the transit stop or station is located within 1,000 feet of the use as measured by the linear distance between the transit structure and the nearest property line of the use.
- F. Joint or Shared Parking and Loading Spaces. The following requirements shall supersede that of § 116-185.
 - (1) Where two or more uses are located on the same lot or located on separate lots, an applicant may propose the use of joint or shared parking and/or loading spaces.
 - (2) Such arrangements may be authorized by the Township, provided the following conditions are met:
 - a) The parking area is located within 1,000 feet of the building(s) or use(s) it is intended to serve.
 - b) The loading area is within 100 feet of the building(s) or use(s) it is intended to serve.
 - c) The minimum number of spaces provided is at least that of the use with the greatest requirement or otherwise compliant with an approved parking

demand analysis.

- d) It is proven that the uses have different peak hour demands, or the total demand at peak times is adequately served by the total number of spaces proposed.
 - e) The applicant provides a recorded legal instrument, approved by the Township Solicitor, documenting all uses and property owners and the responsibility of each user and/or property owner in the maintenance and upkeep of such parking and/or loading areas.
 - f) The applicant and property owner(s) execute all necessary cross-access agreements to ensure continued and uninterrupted use of the joint or shared parking areas between such parties. The delineation of cross-access drives shall be provided in accordance with Subsection F (4) below.
- (3) Applicants seeking authorization of such arrangement shall submit written documentation justifying their requests, including:
- a) The names and addresses of the owner(s) and tenant(s) that will be using the parking and/or loading spaces.
 - b) A description of the uses involved, including their minimum individual parking and/or loading requirements determined by this Article.
 - c) The location, design, and number of parking and/or loading spaces that are proposed, including the number to be shared and/or reserved for a certain use, where applicable.
 - d) A parking demand analysis in accordance with Subsection G below to determine the appropriate sharing factor. To be approved, this analysis must show that the uses have differing peak parking or

loading times or that users overlap in visiting more than one use during peak times and that the proposed spaces will be adequate for the anticipated demands of each use.

e) The required recorded legal instrument as outlined Subsection F (2)(e).

(4) Joint or shared parking and loading areas shall provide for cross-access with clearly delineated vehicular drive aisles. Separation of joint or shared parking areas by a wall, guard rail, or other structure preventing vehicular access shall be prohibited, unless otherwise approved by the Township.

G. Parking Demand Analysis.

(1) The number of parking spaces required for any use may be adjusted by the Township with the submittal of a parking demand analysis by the applicant.

(2) Such analysis shall include, at a minimum:

a) The names and addresses of the owner(s) and tenant(s) that will be using the parking;

b) An estimate of the number of spaces needed to accommodate the proposed use(s);

c) A summary and map of the proposed location and configuration of spaces (on-site, public lots, on-street, joint, shared, etc.);

d) A market study and/or other supporting information and rationale behind the requested number of parking spaces; and

e) An analysis of existing parking conditions in the surrounding area, to include a radius of at least 1,000 feet.

H. Access Management. The following shall apply to nonresidential, mixed-use, and multi-family developments over 10 units.

(1) Driveway Width.

- a) One-way driveways shall not exceed 12 feet in width.
- b) Two-way driveways shall not exceed 25 feet in width.

(2) Number of Driveways. shall be limited as follows:

- a) Lots of one (1) acre or less shall have no more than one (1) driveway on each street frontage.
- b) Lots larger than one (1) acre shall have no more than two (2) driveways on each street frontage, provided the driveways are spaced a minimum of 200 feet apart.

(3) Joint or Shared Access Drives.

- a) To promote more efficient traffic flow and traffic safety and minimize the number of curbcuts, every effort shall be made to provide shared means of ingress and egress to developed and developing properties.
- b) Where deemed necessary and appropriate, shared access drives and/or cross-easement agreements may be required for rear access lanes to adjacent properties which minimize curbcuts along the primary roadway.

I. Bicycle Parking.

- (1) Bicycle parking shall be required of all development at a rate of at least 10% of vehicle parking requirements.
- (2) This requirement shall not apply to properties where there are publicly provided or shared bicycle parking facilities within 500 feet of the use.

J. Pedestrian Connectivity.

- (1) Off-street parking areas of five or more spaces shall

include a clearly identified pedestrian pathway from the parking spaces to building entrances and uses on site.

- (2) Pedestrian connections to the public sidewalk shall also be required, where applicable.
- (3) Pedestrian paths shall be distinguished from the parking area by a change in grade, change in pavement material, or protective barrier.
- (4) All pedestrian walkways and areas intended to be publicly accessible by foot shall be ADA compliant.

K. Off-Street Loading Facilities.

- (1) Loading facilities shall be provided through screened delivery courtyards, via underground service corridors, or in a similar fashion which is not visible from the public right-of-way or functionally obtrusive to patrons using the parking areas.
- (2) Loading areas shall be screened from views using masonry walls, landscaping, or similar treatment approved by the Township.

§ 116-321. Building and site design.

A. Building Height.

- (1) Principal buildings in the TDO-1 District subarea shall be a minimum of two stories or 28 feet in height.
- (2) All buildings proposed on a corner location in the TDO-2 District subarea shall be a minimum of two stories or 28 feet in height.
- (3) In the TDO-1 District subarea 100% of a building, other than a freestanding parking structure, shall be permitted to be constructed to the maximum habitable stories above the floodplain, where applicable, as long as no more than 75% of the footprint is at one height with the remainder being at least one story lower. This requirement applies to any building of four stories or

higher.

- (4) TDO District buildings greater than three-stories (or 36 feet) in height shall provide a minimum façade stepback of at least 10 feet beginning at the finished floor elevation of the fourth story.

B. Building Massing and Form.

- (1) Architectural style of the development shall be designed to avoid the massive scale and uniform impersonal appearances of a big box structure through facade ornamentation, building offsets, architectural/exterior window treatments, variation in rooflines, entry treatments, and upgraded building materials.
- (2) The focus should be on varying the spaces among groups of buildings to avoid creating a walled corridor of long, unbroken rows of buildings along a setback, or a monotonous pattern of buildings across a site.
- (3) Facades should be divided into visual increments through the use of architectural features such as bay windows, offsets, recesses and other devices that break or minimize scale. Strong vertical and horizontal reveals, offsets and three-dimensional details between surface planes should be incorporated into building design to create shadow lines and to further break up flat surfaces.
- (4) Building facades greater than 100 feet in length, including separate buildings that are attached, shall incorporate one or more architectural features over at least 20% of the length of the facade. There shall be no uninterrupted length of facade that exceeds 100 feet. These requirements shall also be applicable to freestanding parking structures and parking structures attached to another principal building.
- (5) Building facades greater than 250 feet in length, including separate buildings that are attached, shall

incorporate setbacks of at least 20 feet over at least 50% of the length of the facade. When approved as a conditional use in accordance with § 116-37, one building facade of parallel building facades on separate unattached buildings in which both facades are greater than 250 feet in length and no greater than an average of 90 feet apart may be set back 20 feet along 50% of the facade, provided that the other facade contains some compensatory embellishment such as facade ornamentation, architectural/exterior window treatments, recesses, height differential or other devices to break or minimize the scale of the facade; and/or where a facade is parallel to a railroad, the 20-foot setback shall be at least 35% of the length of the facade, with a minimum length of 80 feet.

- C. TDO-1 Subarea View Preservation. To preserve views, the following shall apply to buildings wherein 'length' shall apply to building facades in any direction or orientation located in the TDO-1 subarea south of Washington Street:
 - (1) No building shall exceed 200 feet in length.
 - (2) All buildings shall be spaced at least 50 feet apart.

- D. Building Design and Fenestration.
 - (1) Buildings should employ four-sided architecture design practices, extending and relating architectural detailing and design elements of the principal façade across all other building faces.
 - (2) Buildings designed to advertise or promote a uniform corporate image in a manner that may render the building undesirable or unable to reasonably accommodate future uses shall be prohibited.
 - (3) All buildings shall exhibit a clearly defined base, mid-section, and crown. This can be accomplished using a combination of architectural details, materials, textures, and colors.

- (4) All facades of nonresidential and mixed-use buildings facing a public street shall meet the following minimum window area requirements per floor.
 - a) Ground Floor. Minimum 60% windows.
 - b) Upper Floor. Minimum 35% windows.
- (5) Windows shall not use opaque, mirrored, reflective, or tinted glass with less than 50% light transmittance. If screening is necessary, the use of interior window treatments is encouraged.

E. Storefronts and Entrances.

- (1) Primary entrances shall face the street and be so located to afford direct access from the sidewalk, where applicable.
- (2) Where parking areas are located behind the building, secondary entrances shall be provided at the rear or side of the building to offer direct access.
- (3) Upper floor entrances shall be distinguished from entrances for first floor uses.
- (4) Storefront construction should be recessed enough at the point of entry to allow the door to swing out without obstructing the sidewalk, where applicable.

F. Roof Styles and Treatments.

- (1) Variations in rooflines shall be used to screen HVAC, telecommunications, utility or other similar equipment and to provide interest and reduce the scale of large buildings.
- (2) Roofs should provide a variety of vertical dimensions. Multiplaned and intersecting rooflines are encouraged. Flat-roofed designs are discouraged. However, if utilized, then flat roofs shall include architecture/details such as cornices, decorative facings and arches to provide interest to the roofline.

- (3) All roof types should have at least one of the following features:
 - a) Overhanging eaves of at least three feet;
 - b) Sloping roofs with an average slope of between three to one and one to one that do not exceed the average height of the supporting walls; or
 - c) Three or more roof slope planes.
- (4) Roofing materials that reflect sunlight (e.g. lighter colors) or incorporate vegetated roofing are encouraged.
- (5) Where green roofs are proposed, the green roof building may be deducted from the building coverage calculations up to 50% of the green roof footprint.
- (6) The use of alternative energy materials and systems, such as solar panels or shingles, is encouraged. Their installation shall be incorporated into the design of the building so as not to detract from the architectural style and detailing. Where feasible, roof-mounted alternative energy equipment shall be located so as not to be visible from the public right-of-way or riverfront, as applicable.

G. Materials and Color.

- (1) Allowable Materials.
 - a) Building façades shall be constructed of durable materials such as brick, stone, finish masonry, or fiber cement (panels, siding, and trim boards) or finished wood, or their equivalent or better. The most stringent quality standards will be applied to buildings in locations most visible to people in public spaces.
 - b) In proposing other exterior building materials, the applicant must show that the material is appropriate to the use proposed and will not

significantly impact the overall visual quality of the environment.

- c) The use of modern materials or design may be permitted by the Township. This may include, but is not limited to, the use of metal for decorative features.

(2) Variety of Colors and Materials.

- a) No less than two and no more than three building materials or colors (excluding trim) shall be used on any one façade of a building.
- b) A single material or color should be used as the dominant theme in the façade, with secondary materials and colors used to highlight and accent the design.
- c) Changes in materials shall occur at inside corners. Material changes at the outside corners or in a plane shall be prohibited, unless otherwise approved by the Township.

(3) Prohibited Materials.

- a) The use of Exterior Insulation and Finish System (EIFS) material, stucco, vinyl, fiberglass, plastic panels, sheet metal, clear-coated or corrugated aluminum, iron, stainless steel, mirrored glass, concrete block, or smooth concrete is prohibited.
- b) Finishes that are intended or designed to reflect light and glare are not permitted.

(4) Color. Florescent, neon, and day-glow colors are prohibited.

H. Site Amenities.

- (1) Lighting fixtures shall be of a style as approved by the Township.

- (2) Benches, trash receptacles, and other street furniture shall be provided along all pedestrian accessways and in a style approved by the Township. This may include bicycle parking facilities as required by § 116-320 (I).

§ 116-322. Landscaping and screening.

- A. Landscape Plans. All landscaping and screening plans shall be reviewed by the Shade Tree Commission and shall include size, location, and species of all new or existing plant materials proposed to be used and size and location of all walls, berms or fences. All tree plan and survey requirements of Chapter 55 shall also apply.
- B. Mixing of Species. Landscape plans should include a variety of trees, shrubs, and ornamental planting (annuals and perennials) as part of the site design. The mixing of trees and shrubs helps to avoid a uniform, unnatural appearance, and to protect against extreme loss due to disease or infestation.
- C. Appropriateness of Species.
 - (1) All plant material, including grasses, shall be compatible with soil conditions on-site and the regional climate and in accordance with those appropriate for the Hardiness Zone applicable to Whitemarsh Township, as defined by the United States Department of Agriculture, including any amendments thereto.
 - (2) No less than 75% of all proposed trees and plantings shall be native species. Permissible native plant species shall include those recognized by the Pennsylvania Department of Conservation and Natural Resources. Consideration may be made by the Township for other plants, trees, or planting practices that may improve species survival in anticipated extreme weather, urban conditions, and other varied site conditions. Alternative species recommendations may be made by the Shade Tree Commission as part of landscape plan review.
 - (3) Plastic or other artificial plantings or vegetation are not permitted.

- (4) Under no circumstance shall any site include plant material that is considered by the Pennsylvania Department of Conservation and Natural Resources to be an invasive species.
- D. Existing Vegetation. Existing vegetation (of all sizes and stages of maturity) shall be maintained, wherever possible. Trees shall be protected and preserved in accordance with Chapter 55 (Tree Protection Standards).
- E. Minimum Specifications.
- (1) Trees shall have a minimum caliper of three inches measured two feet above ground level at the time of planting or as otherwise approved by the Shade Tree Commission.
 - (2) Shrubs shall be a minimum of two feet in height when measured immediately after planting.
 - (3) Hedges shall be planted and maintained to form a continuous visual screen within two years after time of planting.
- F. Trees.
- (1) Street trees shall be planted in accordance with § 105-48 of the Subdivision and Land Development Ordinance for Whitemarsh Township.
 - (2) All requirements of Chapter 55 (Tree Protection Standards) and Chapter 100 (Shade Trees) shall also apply.
- G. General Landscaping Design.
- (1) Planters and other vessels for containerized landscaping are encouraged, especially at building entrances. All planters shall be safely and securely anchored.
 - (2) Buffer yards shall be landscaped in accordance with § 105-52 of the Subdivision and Land Development

Ordinance of Whitemarsh Township.

- (3) In no case shall tree trunks or shrubs negatively impact required sight triangles or interfere with the opening of vehicle doors.
- (4) Planting strips and/or tree lawns shall be provided between the curb and sidewalk where required by Chapter 105 (Subdivision and Land Development).

H. Parking Lot Landscaping and Screening.

- (1) Screening from Residential. Off-street parking and loading areas abutting a residential district or property line shall conform to the following:
 - a) Where the minimum setback requirements are met, the perimeter shall be landscaped with ground cover, low shrubs or flowering plants, and trees planted at intervals of not more than 25 feet.
 - b) Where the minimum setback requirements are unable to be met due to the physical constraints of the site, a solid wall or fence shall be provided in addition to the above. Such wall or fence shall be at least five feet in height unless a lesser height is required under § 116-33 of this Chapter.
 - c) Fences shall not exceed six feet in height in accordance with §116-33, unless otherwise permitted for a recreational feature as provided by this Chapter.
- (2) Landscaping and Trees. All parking areas shall be landscaped in accordance with §105-39.
- (3) Islands and Medians. Parking areas containing 10 or more spaces shall include landscaped islands and/or medians in accordance with the following:
 - a) Landscaped islands shall be utilized in parking areas to separate parking stalls into groupings of not more than 20 spaces between islands.

- b) Parking areas shall be broken up into “rooms” of no more than 40 spaces, separated by landscaped medians or pedestrian accessways.
- c) The dimensions of all islands and medians should be a minimum of eight feet wide at the shortest side to protect plant materials and ensure proper growth.
- d) Each island and median shall include at least one tree. Low shrubs and ground covers will be required in the remainder of the area.
- e) Islands and medians shall be protected with concrete curbing.

I. Dumpster Screening.

- (1) Location. No dumpster shall be located near or adjacent to a primary roadway or otherwise visible from the public right-of-way.
- (2) Screening. Dumpsters shall be screened from public view in accordance with the following:
 - a) Screening shall include a combination of landscaping and decorative opaque fencing, walls, or similar enclosure. Such enclosure shall be of a high-quality, durable material, such as wood or masonry. The use of vinyl or chain link fencing is prohibited.
 - b) Enclosures must be equal to or taller than the dumpster being screened.

J. Mechanical Equipment Screening.

- (1) Ground Level Equipment. Mechanical equipment located at ground level must be effectively screened with vegetation, low berms, fencing, or others measures that are equal to or taller than the equipment being screened.

(2) Rooftop Mounted Equipment.

- a) Rooftop equipment should be so grouped and located to minimize visibility from the ground to the greatest extent practicable.
- b) Where visible from the public right-of-way or abutting residential uses, architectural screening in the form of a parapet wall or other design feature, up to eight feet in height, shall be utilized.
- c) Equipment placed on the building roof may be permitted above the maximum height specified, provided that such mechanical equipment is set back a minimum of 15 feet from any exterior walls and does not exceed 10 feet in height above the finished roof line of the building upon which it is installed.

§ 116-323. Open space.

- A. Preservation of Existing. Existing open spaces, parklands, vegetative buffers, woodlots, and other such natural areas shall be retained and established as required by this Chapter and Chapter 55.
- B. Minimum Area. Open space areas shall be provided at the rate required by the SM-MU District. Open space areas need not be contiguous but shall be of a useable size and area deemed appropriate by the Township.
- C. Composition of Open Space. For the purpose of calculating minimum open space areas, the following shall apply.

(1) Landscaped Areas.

- a) Landscaped medians and islands shall not be considered useable open space.
- b) Landscaped buffer areas and yards shall not be considered useable open space unless such areas are designed and maintained to serve additional

environmental benefit as natural habitat or green infrastructure facilities.

(2) Stormwater Facilities. Stormwater management facilities, such as detention ponds, shall not be considered open space for the purposes of this Chapter unless they are designed to be a multi-functional, naturalized, productive, working landscape that serves local environmental, aesthetic, and recreational benefits. Examples include, but are not limited to, bioswales and constructed wetlands that help to support local biodiversity and connect residents and visitors to nature.

(3) Passive Recreation Space.

a) Passive recreation areas, such as walking trails, picnic areas, gardens, preserves, or similar uses, may be counted as open space provided the lands are preserved in their natural state to the greatest extent practicable.

b) Buffer areas may be used for passive recreation activities and may contain bicycle or pedestrian pathways, provided such activities do not compromise the primary buffering function of such areas.

D. Additional Designation of Open Space. The Board of Supervisors may require reservation or creation of 10% more open space than the minimum requirements, provided the consideration of site conditions results in findings that the additional designation of space is:

(1) Consistent with the Township's adopted plans and studies with respect to environmental conservation and improving public use of and access to green spaces, recreational areas, trails, and the Schuylkill River waterfront; or

(2) Necessary for the protection and preservation of natural resources, local habitats, wildlife, and native

species, woodlots, and/or wetlands.

§ 116-324. *Public riverfront access.*

A. **Public Access, Parallel to the River.** An area of not less than 150 feet in width, parallel to the river, measured from the mean water elevation of the Rivers of the United States/Pennsylvania, shall be provided along the length of the river on each development site. This area shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township. This area shall include:

- (1) A trail of at least 10 feet in width, the length of the river, to connect to adjoining property trails. The use of permeable paving material is required.
- (2) Seating areas at intervals of not more than 300 feet.
- (3) Landscaping to enhance the trail, which at a minimum shall include trees in a naturalized setting at the rate of one tree per every 50 feet of trail. Other landscape treatments may be utilized if approved by the Township.
- (4) Appropriate lighting fixtures shall be of a style as approved by the Township.
- (5) Street furniture located in the floodway shall be anchored in accordance with the requirements of Chapter 101 and the floodplain regulations in the Township's currently adopted building code.

B. **Public Access, Perpendicular to the River.** Public riverfront access, perpendicular to the river, is required for all properties that have access to the river, and shall be subject to the following:

- (1) A right-of-way of at least 25 feet in width shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use

must be provided along with maintenance agreements acceptable to the Township.

- (2) There must be at least one access to the river. Access points must be located no more than 500 feet apart.
- (3) A red shale macadam pathway with a minimum of 10 feet in width shall be provided and separated from any vehicular traffic.
- (4) At least one seating area shall be provided along each access.
- (5) Lighting fixtures shall be installed along the pathway and shall be of a style as approved by the Board of Supervisors.
- (6) The access shall contain appropriate signage to direct pedestrians to the river in accordance with Chapter 116, Zoning, § 116-208.A. Signs are also permitted to direct people to the public trail or other public amenities, provided the signs do not exceed four (4) square feet in area.

C. Public Access, to the River Trail. For all parcels with frontage on or bounded by Hector Street and Elm Street which do not have riverfront access, a connection perpendicular to said street and the Montgomery County Schuylkill River Trail shall be provided. Said right-of-way shall be 15 feet in width or of a width that includes the limits of an alternative trail configuration and is subject to the following:

- (1) This right-of-way shall not be contained within any road right-of-way.
- (2) The right-of-way shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township.
- (3) A pathway with a minimum of 10 feet in width shall be provided and separated from any vehicular traffic. Alternate configurations of the pathway, such as, but

not limited to, two five-foot lanes divided by landscaping may be considered as long as the combined total hardscape width of the path is determined to be equivalent to a 10-foot pathway.

- (4) Lighting fixtures shall be installed along the pathway and shall be of a style as approved by the Township.
- (5) The access shall contain appropriate signage to direct pedestrians to the Montgomery County Schuylkill River Trail.

§ 116-325. Public amenities.

A. Recreational Facilities. All development shall provide recreational facilities for the use and enjoyment of residents and/or visitors. ADA accessible pedestrian connectivity shall be provided between all recreational facilities and adjacent buildings and uses. Permissible recreational facilities include the following. Alternate facilities may be permitted with Township approval.

- (1) Boat Launches. Boat launches shall use the most current specifications of the Pennsylvania Fish and Boat Commission. Boat launches shall include a minimum of five parking spaces or be in accordance with § 116-184 A, whichever requires a greater number of spaces. No overnight parking of boats or other recreational vehicles shall be permitted in any development in this district. A minimum of 50% of the required parking spaces must be tandem spaces to allow for the parking of vehicles with boat trailers.
- (2) Scenic Overlooks. Scenic overlook areas shall be ADA accessible, and regularly maintained. They shall be made of durable, permanent materials that meet all ANSI specifications. Scenic overlooks shall be lit and designed so that all public safety and security issues are adequately addressed.
- (3) Recreational Fields and Courts. Such facilities shall conform to standards set forth by their respective associations (i.e., tennis facilities shall meet United

States Tennis Association guidelines).

B. Public Gathering Spaces. The public gathering space may be in the form of a pedestrian plaza, courtyard, square, pocket park, or other such configuration integrated into the development and designed as a focal point. Such spaces shall be in conformance with the following requirements:

- (1) A minimum of 30% of the public gathering space shall be landscaped with a combination of trees, shrubs, perennials, grasses, and groundcovers to provide year-round visual interest and color.
- (2) All public gathering spaces shall be designed to safely provide pedestrians with ingress and egress, shall be adequately lit, and shall be ADA compliant. Adequate seating and trash receptacles shall be provided.
- (3) Such gathering space shall be conveniently located and accessible from all adjacent buildings.
- (4) The applicant shall have an agreement with Whitemarsh Township for public access to the public gathering space.

C. Transit Area Improvements.

- (1) Developers shall coordinate with SEPTA on providing or improving existing transit accommodations when a public transit route operates or has a stop located on a public or private street frontage directly adjoining a subdivision or land development and shall submit all correspondence with SEPTA to the Township. Should SEPTA determine no transit accommodations are necessary or desired at such location, the provisions of this Subsection shall not apply.
- (2) The developer shall construct, complete, and maintain such transit accommodations and shall obtain approval from SEPTA and the Township on the design of such transit accommodations.
- (3) All transit accommodations agreed to by SEPTA and the

Township shall be constructed and completed meeting the most recent SEPTA Bus or Train Stop Design Guidelines. Transit accommodations shall include, at a minimum, a shelter or enclosure, seating, and schedule information.

- (4) The developer shall sign a perpetual maintenance agreement with Whitemarsh Township providing that the developer shall be responsible for the maintenance of all transit accommodations. The maintenance agreement shall run with the land, shall bind the developer and the developer's successors and assigns, and shall be recorded in the Office of the Recorder of Deeds of Montgomery County.

- D. Green Infrastructure. All development within the TDO District shall employ green infrastructure best management practices in accordance with and as defined in Chapter 58 of the Township Code. Where practicable, the conservation of natural areas shall be prioritized over alternative stormwater management facilities.

§ 116-326. Building height bonuses.

- A. The maximum permissible building height shall be increased in accordance with § 116-312 provided at least one major community benefit and at least one other community benefit are provided in accordance with the provisions below.

- (1) Major Community Benefits. At least one of the following major community benefits shall be required.

- a) Moderate-Income Housing. At least 10% of the total number of dwelling units are reserved for moderate income housing. The units shall be reserved for households with incomes not exceeding 80% of the Area Median Income by household size specified by the Pennsylvania Housing Finance Agency for Montgomery County. The units must remain affordable in perpetuity with a covenant that runs with the land.

- b) Alternative Energy Sources. A solar, geothermal, or

other renewable energy power-generation facility is installed on-site with an energy generation capacity of at least 10% of the expected annual energy usage for the building(s) in which it is intended to serve.

(2) Other Community Benefits. In addition to one major community benefit, at least one of the following additional benefits shall be required.

a) Off-Site Pedestrian Improvements. To qualify for a bonus, such improvements shall include both of the following:

[1] Construction of a minimum of 100 linear feet of off-site sidewalks and/or pedestrian walkways meeting all of the requirements of this Chapter and Whitemarsh Township construction guidelines.

[2] Provision of pedestrian wayfinding signage between the proposed development and other walking destinations within the area.

b) Gateway Installation. To qualify for a bonus, such installations shall be in conformance with the following:

[1] A gateway feature shall be designed to bring visual interest to the development, create a unique identity, help establish landmarks and points of interest, and serve as a traffic-calming measure.

[2] Gateway features shall be installed and maintained by the applicant.

[3] The design elements of a gateway should include a combination of traffic-calming measures such as curb extensions, a raised crosswalk or driveway treatment, or a raised median as well as place-making features such

as landscaping or trees, seating, public art, monument signage, decorative arches, and/or artistic lighting.

§ 116-327. Signs permitted in the TDO District.

A. General provisions.

- (1) All signs in the TDO District shall be consistent with the overall design concept for the development and be appropriate to the type of activity to which they pertain.
- (2) Design elements, such as the size, shape, materials, lighting, color, lettering style and the number and arrangement of signs, should present a unified appearance.
- (3) The color of individual commercial or office signage should coordinate with any awnings that are provided.
- (4) Signs anchored in the ground shall not exceed 10 feet in height and shall be of a monument type.
- (5) Signs shall be illuminated in accordance with § 116-210 with the exception that there shall be no internally illuminated box signs.

B. In the TDO District, the following signs shall be permitted and no other:

- (1) Any sign which may be permitted in any residential district, provided that the use to which it refers is permitted in the TDO District.
- (2) Along each street frontage building facade, one wall sign for each use. The total sign area may be 5% of the wall area on which it is placed not to exceed 35 square feet.
- (3) Any property which has two or more uses permitted in the district shall be permitted a directory sign. Each business in single and separate ownership shall be

entitled to not more than three square feet of signage, and the total area of the directory sign shall not exceed 30 square feet.

- (4) In the TDO-1 District, one monument sign is permitted for each property entrance. The area of the sign shall be no larger than 24 square feet.
- (5) Interior property parking and traffic control signs are permitted in accordance with § 116-208 A. Signs are also permitted to direct people to the public trail or other public amenities, provided the signs do not exceed four square feet in area.
- (6) Each use located in a building fronting along the river, may have one sign to identify it from the riverfront trail. Said sign may either be on the building or be a monument sign. Said sign shall not exceed 12 square feet.

§ 116-328. Application and review of development proposals.

- A. The submission of a sketch plan, in accordance with § 105-20 of the Township's Subdivision and Land Development Ordinance, is strongly encouraged. In addition to the requirements of § 105-13, the sketch plan shall include building setbacks, building heights, and the size and dimensions for all buildings. However, a sketch plan submission is neither required nor mandatory.
- B. All submissions, including sketch, preliminary and final plans, shall include:
 - (1) A site plan to include buildings, pedestrian access, river access (both physical and visual) and open space areas.
 - (2) Architectural plans for any proposed buildings in adequate detail to indicate building setback, footprint dimensions, building heights, and building mass. Architectural elevations or sections in adequate detail to indicate how proposed buildings will affect views to the river and across the river to the hills and ridges.

Architectural drawings showing concepts for facades, roof design and materials for buildings, structured parking facilities, signs as well as proposed lighting, street furniture and sidewalk design.

- (3) Landscape plans in accordance with Chapter 105 (Subdivision and Land Development) and Chapter 55 (Tree Protection Standards).
- (4) A transportation impact study (TIS) in accordance with the provisions of § 105-21 B (9) of the Subdivision and Land Development Ordinance.
- (5) Emergency response and evacuation plans for development proposals within a flood hazard area.
- (6) Any other pertinent data as the Township may require.

C. In a review of a sketch plan, the Township shall provide the applicant with general guidance as to whether the design, layout and other features of the proposed development are in keeping with the intent and purposes of this article and will consider whether any of the following criteria have been met:

- (1) The plan meets or exceeds applicable provisions.
- (2) The plan is in best interest of the health, safety and welfare.
- (3) General site considerations (including site layout, open space, and topography; orientation and location of buildings; circulation and parking; setbacks; height; walls; fences and similar elements) and general architectural considerations (including the character, scale and quality of design) have been designed and incorporated to invite pedestrian circulation in this area, will maintain a usable open space area along the river, will provide unobstructed views of the river from nearby streets and will not unduly restrict view of the ridges and hills across the Schuylkill River.

- VI. Section 116-290.A(9) of the Whitemarsh Township Zoning Ordinance is amended to read as follows:
- “(9) Live/work units for artisans, professionals and service providers.”
- VII. Article XI, “C Residential District (Neighborhood Preservation)” of the Whitemarsh Township Zoning Ordinance, and all other references to the “C Residential District” found elsewhere in the Whitemarsh Township Zoning Ordinance, are hereby repealed in their entirety. Article XI of the Whitemarsh Township Zoning Ordinance shall be marked “Reserved”.
- VIII. Section 105-47.K. and all its subsections of the Whitemarsh Township Subdivision and Land Development Ordinance is repealed in its entirety.
- IX. The Whitemarsh Township Zoning Map is amended to adopt the zoning as depicted on Exhibit “A” hereto and incorporated herein by reference. The tax parcels subject to the amendment of the Zoning Map are listed along with their zoning classifications as Exhibit “B” hereto and incorporated herein by reference.
- X. All ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.
- XI. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the Code of Ordinances of Whitemarsh Township, including but not limited to the Whitemarsh Township Zoning Ordinance, the Whitemarsh Township Zoning Map, and the Whitemarsh Township Subdivision and Land Development Ordinance.
- XII. This Ordinance shall become effective on the earliest possible date as provided by the Whitemarsh Township Charter.

ENACTED and **ORDAINED** this _____ day of _____, 2024.

ATTEST:

**BOARD OF SUPERVISORS OF
WHITEMARSH TOWNSHIP**

Craig McAnally, Secretary

Fran McCusker, Chairman

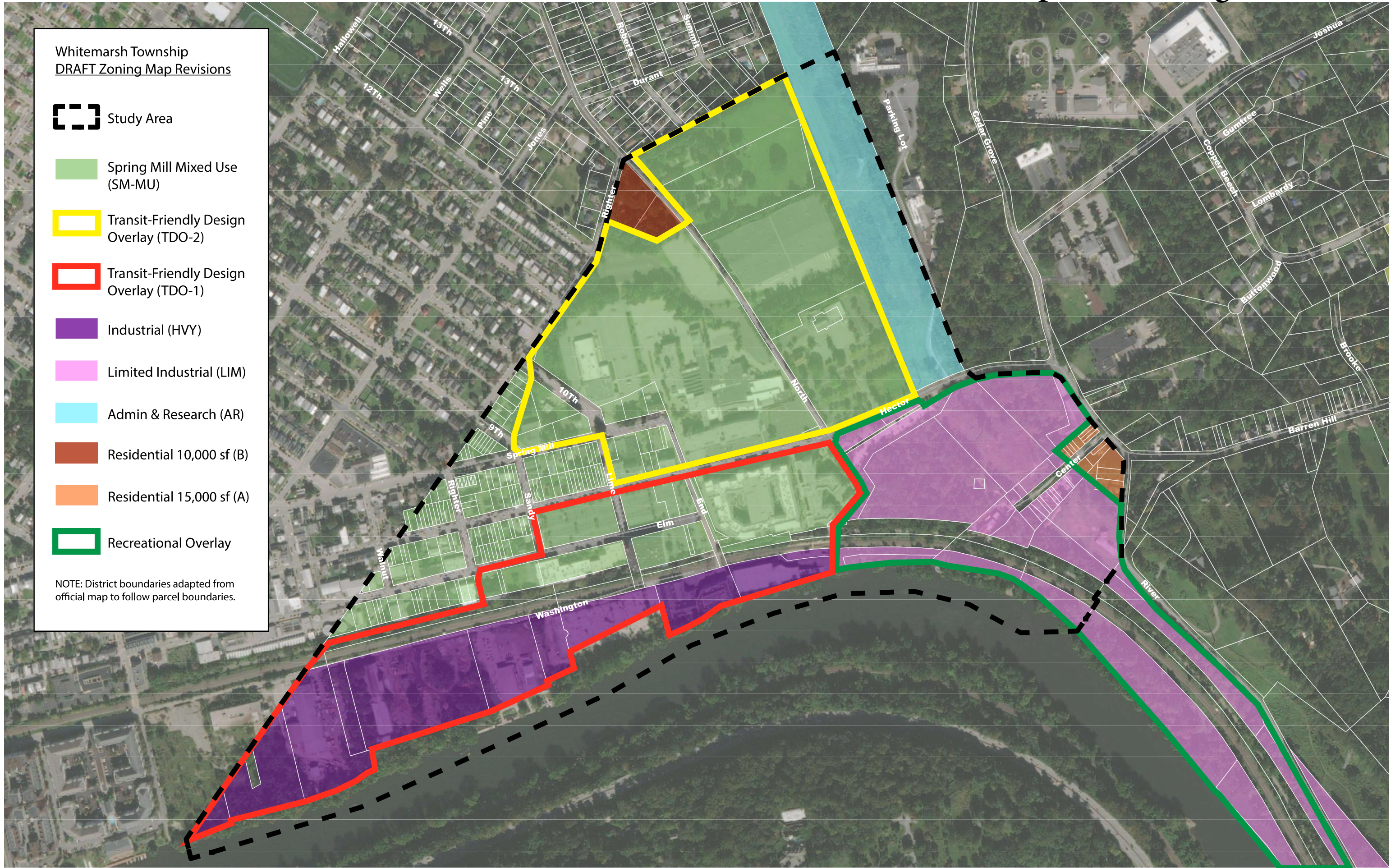


EXHIBIT 'B'

Existing & Proposed Zoning by Address & Parcel Number

TAXPIN	Location Address	Existing Zoning	Existing Overlay(s)	Proposed Zoning	Proposed Overlay(s)
650005503003	1 RIGHTER ST	C	RDD-2	SM-MU	-
650005569009	1000 E HECTOR ST	HVY	RDD-2	SM-MU	TDO-2
650003169006	1001 E HECTOR STREET	HVY	RDD-1	SM-MU	TDO-1
650010747006	1001 SPRING MILL AVE	HVY	RDD-2	SM-MU	TDO-2
650012673006	1001 WASHINGTON ST	HVY	REC, RDD-1	HVY	TDO-1
650005454007	101 BARREN HILL RD	LIM	-	LIM	REC
650005581006	1010 Spring Mill Avenue	HVY	RDD-2	SM-MU	TDO-2
650005572006	1016 E HECTOR ST	HVY	RDD-2	SM-MU	TDO-2
650005575003	1018 E HECTOR ST	HVY	RDD-2	SM-MU	TDO-2
650005581006	1020 Spring Mill Avenue	HVY	RDD-2	SM-MU	TDO-2
650010741003	1029 SPRING MILL AVE	HVY	RDD-2	SM-MU	TDO-2
650002032009	103 CENTER ST	A	-	A	-
650005578009	1032 E HECTOR ST	HVY	RDD-2	SM-MU	TDO-2
650002005018	104 CENTER ST	A	-	A	-
650002026006	105 CENTER ST	A	-	A	-
650002026105	107 CENTER ST	A	-	A	-
650010078009	11 RIVER RD	A	-	A	-
650005581006	1100 E HECTOR ST	HVY	RDD-2	SM-MU	TDO-2
650005452009	1101 -1151 E HECTOR ST	HVY	RDD-1	SM-MU	TDO-1
650008341009	1201 E HECTOR ST	LIM	REC	LIM	REC
650002023054	1210 CENTER ST	LIM	REC	LIM	REC
650008347003	1210 E HECTOR ST	AR	-	SM-MU	TDO-2
650000529009	131 BARREN HILL RD	A	-	A	-
650000526003	133 BARREN HILL RD	A	-	A	-
650000523006	135 BARREN HILL RD	A	-	A	-
650000520009	137 BARREN HILL RD	A	-	A	-
650000517003	145 BARREN HILL RD	A	-	A	-
650000514006	147 BARREN HILL RD	A	-	A	-
650010081006	15 RIVER RD (PART-- SPLIT ZONED)	A	-	A	-
650010081006	15 RIVER RD (PART-- SPLIT ZONED)	LIM	REC	LIM	REC
650002008006	200 CENTER ST	LIM	REC	LIM	REC
650010084003	21 RIVER RD	LIM	REC	LIM	REC

TAXPIN	Location Address	Existing Zoning	Existing Overlay(s)	Proposed Zoning	Proposed Overlay(s)
650005503021	3 RIGHTER ST	C	RDD-2	SM-MU	-
650012685012	401 WASHINGTON ST	HVY	RDD-1	HVY	TDO-1
650011904007	433 WASHINGTON ST	HVY	RDD-1	HVY	TDO-1
650008353006	434 E NORTH LN	AR	-	SM-MU	TDO-2
650008473003	435 E NORTH LN	B	-	B	-
650008350009	440 E NORTH LN	AR	-	SM-MU	TDO-2
650008347507	444 E NORTH LN	LIM	-	SM-MU	TDO-2
650008344006	446 NORTH LN	AR	-	SM-MU	TDO-2
650005503012	5 RIGHTER ST	C	RDD-2	SM-MU	-
650012685003	501 WASHINGTON ST	HVY	RDD-1	HVY	TDO-1
650008338012	503 E NINTH AVE	C	RDD-2	SM-MU	-
650008338021	505 E NINTH AVE	C	RDD-2	SM-MU	-
650008338039	507 E NINTH AVE	C	RDD-2	SM-MU	-
650008338048	509 E NINTH AVE	C	RDD-2	SM-MU	-
650008338003	510 E NINTH AVE	C	RDD-2	SM-MU	-
650008338057	511 E NINTH AVE	C	RDD-2	SM-MU	-
650008338066	513 E NINTH AVE	C	RDD-2	SM-MU	-
650008338075	515 E NINTH AVE	C	RDD-2	SM-MU	-
650008338084	517 E NINTH AVE	C	RDD-2	SM-MU	-
650011596003	520 E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596003	522 E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596003	524 E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596003	526 E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596003	528 E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596003	530 E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596003	532 E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596003	534 E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596003	536 E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596003	538 E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596003	540 E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596003	551 E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650005581006	555 E North Lane	HVY	RDD-2	SM-MU	TDO-2

TAXPIN	Location Address	Existing Zoning	Existing Overlay(s)	Proposed Zoning	Proposed Overlay(s)
650010795003	561 SPRING MILL AVE	HVY	RDD-2	SM-MU	TDO-2
650012679009	601 WASHINGTON ST	HVY	RDD-1	HVY	TDO-1
650003280003	621 E ELM ST	HVY	RDD-2	SM-MU	-
650003277006	627 E ELM ST	HVY	RDD-2	SM-MU	-
650003274009	631 E ELM ST	HVY	RDD-2	SM-MU	-
650003271003	633 E ELM ST	HVY	RDD-2	SM-MU	-
650003268006	635 E ELM ST	HVY	RDD-2	SM-MU	-
650003208003	700 E ELM ST	HVY	RDD-2	SM-MU	-
650003265009	701 E ELM ST	HVY	RDD-2	SM-MU	-
650003265018	701 E ELM ST	HVY	RDD-2	SM-MU	-
650005395003	701 E HECTOR ST	HVY	RDD-2	SM-MU	-
650005398009	703 E HECTOR ST	HVY	RDD-2	SM-MU	-
650005401006	705 E HECTOR ST	HVY	RDD-2	SM-MU	-
650003205006	709 E ELM ST	HVY	RDD-2	SM-MU	-
650005404003	709 E HECTOR ST	HVY	RDD-2	SM-MU	-
650003262003	711 E ELM ST	HVY	RDD-2	SM-MU	-
650005407009	711 E HECTOR ST	HVY	RDD-2	SM-MU	-
650005470009	712 E HECTOR ST	C	RDD-2	SM-MU	-
650003259006	713 E ELM ST	HVY	RDD-2	SM-MU	-
650005473006	714 E HECTOR ST	C	RDD-2	SM-MU	-
650003256009	715 E ELM ST	HVY	RDD-2	SM-MU	-
650005476003	718 E HECTOR ST	C	RDD-2	SM-MU	-
650003253003	719 E ELM ST	HVY	RDD-2	SM-MU	-
650005410006	719 E HECTOR ST	HVY	RDD-2	SM-MU	-
650005479009	720 E HECTOR ST	C	RDD-2	SM-MU	-
650005482006	722 E HECTOR ST	C	RDD-2	SM-MU	-
650003250006	723 E ELM ST	HVY	RDD-2	SM-MU	-
650005485003	724 E HECTOR ST	C	RDD-2	SM-MU	-
650003202009	726 E ELM ST	HVY	RDD-2	SM-MU	-
650005488009	726 E HECTOR ST	C	RDD-2	SM-MU	-
650005413003	729 E HECTOR ST	HVY	RDD-2	SM-MU	-
650003199003	730 E ELM ST	HVY	RDD-2	SM-MU	-

TAXPIN	Location Address	Existing Zoning	Existing Overlay(s)	Proposed Zoning	Proposed Overlay(s)
650005491006	730 E HECTOR ST	C	RDD-2	SM-MU	-
650003247009	731 E ELM ST	HVY	RDD-2	SM-MU	-
650005494003	732 E HECTOR ST	C	RDD-2	SM-MU	-
650003244003	733 E ELM ST	HVY	RDD-2	SM-MU	-
650005497009	734 E HECTOR ST	C	RDD-2	SM-MU	-
650005416009	735 E HECTOR ST	HVY	RDD-2	SM-MU	-
650005497504	736 E HECTOR ST	C	RDD-2	SM-MU	-
650010789009	737 SPRING MILL AVE	C	RDD-2	SM-MU	-
650005500006	738 E HECTOR ST	C	RDD-2	SM-MU	-
650003241006	739 E ELM ST	HVY	RDD-1	SM-MU	TDO-1
650010789063	739 SPRING MILL AVE	C	RDD-2	SM-MU	-
650010789054	741 SPRING MILL AVE	C	RDD-2	SM-MU	-
650010789045	743 SPRING MILL AVE	C	RDD-2	SM-MU	-
650010789036	745 SPRING MILL AVE	C	RDD-2	SM-MU	-
650010789027	747 SPRING MILL AVE	C	RDD-2	SM-MU	-
650010789018	749 SPRING MILL AVE	C	RDD-2	SM-MU	-
650010804003	800 SPRING MILL AVE	C	RDD-2	SM-MU	-
650010786081	801 -A SPRING MILL AVE	C	RDD-2	SM-MU	-
650010783006	801 -B SPRING MILL AVE	C	RDD-2	SM-MU	-
650005419006	801 E HECTOR ST	C	RDD-2	SM-MU	-
650012676003	801 WASHINGTON ST	HVY	RDD-1	HVY	TDO-1
650003196006	802 E ELM ST	C	RDD-2	SM-MU	-
650010786063	803 -A SPRING MILL AVE	C	RDD-2	SM-MU	-
650010786072	803 -B SPRING MILL AVE	C	RDD-2	SM-MU	-
650003193009	804 E ELM ST	C	RDD-2	SM-MU	-
650010786045	805 -A SPRING MILL AVE	C	RDD-2	SM-MU	-
650010786054	805 -B SPRING MILL AVE	C	RDD-2	SM-MU	-
650005422003	805 E HECTOR ST	C	RDD-2	SM-MU	-
650003190003	806 E ELM ST	C	RDD-2	SM-MU	-
650010786027	807 -A SPRING MILL AVE	C	RDD-2	SM-MU	-
650010786036	807 -B SPRING MILL AVE	C	RDD-2	SM-MU	-
650005425009	807 E HECTOR ST	C	RDD-2	SM-MU	-

TAXPIN	Location Address	Existing Zoning	Existing Overlay(s)	Proposed Zoning	Proposed Overlay(s)
650003187006	808 E ELM ST	C	RDD-2	SM-MU	-
650010786009	809 -A SPRING MILL AVE	C	RDD-2	SM-MU	-
650010786018	809 -B SPRING MILL AVE	C	RDD-2	SM-MU	-
650005428006	809 E HECTOR ST	C	RDD-2	SM-MU	-
650003184009	810 E ELM ST	C	RDD-2	SM-MU	-
650003169006	811 E ELM ST	HVY	RDD-1	SM-MU	TDO-1
650003226003	811 E ELM ST	HVY	RDD-1	SM-MU	TDO-1
650005431003	811 E HECTOR ST	C	RDD-2	SM-MU	-
650003181003	812 E ELM ST	C	RDD-2	SM-MU	-
650003178006	814 E ELM ST	C	RDD-2	SM-MU	-
650005506009	814 E HECTOR ST	C	RDD-2	SM-MU	-
650003175009	816 E ELM ST	C	RDD-2	SM-MU	-
650005509006	816 E HECTOR ST	C	RDD-2	SM-MU	-
650010798018	816 SPRING MILL AVE	C	RDD-2	SM-MU	-
650005434009	817 E HECTOR ST	C	RDD-2	SM-MU	-
650005512003	818 E HECTOR ST	C	RDD-2	SM-MU	-
650010798027	818 SPRING MILL AVE	C	RDD-2	SM-MU	-
650010780009	819 SPRING MILL AVE	C	RDD-2	SM-MU	-
650010798036	820 SPRING MILL AVE	C	RDD-2	SM-MU	-
650005437006	821 E HECTOR ST	C	RDD-2	SM-MU	-
650010777003	821 SPRING MILL AVE	C	RDD-2	SM-MU	-
650005515009	822 E HECTOR ST	C	RDD-2	SM-MU	-
650010777309	823 SPRING MILL AVE	C	RDD-2	SM-MU	-
650005518006	824 E HECTOR ST	C	RDD-2	SM-MU	-
650005440003	825 E HECTOR ST	C	RDD-2	SM-MU	-
650010776202	825 SPRING MILL AVE	C	RDD-2	SM-MU	-
650005521003	826 E HECTOR ST	C	RDD-2	SM-MU	-
650005443009	827 E HECTOR ST	C	RDD-2	SM-MU	-
650010776103	827 SPRING MILL AVE	C	RDD-2	SM-MU	-
650010776004	829 SPRING MILL AVE	C	RDD-2	SM-MU	-
650003172003	830 E ELM ST	C	RDD-2	SM-MU	-
650005524009	900 E HECTOR ST	C	RDD-2	SM-MU	-

TAXPIN	Location Address	Existing Zoning	Existing Overlay(s)	Proposed Zoning	Proposed Overlay(s)
650010774006	900 SPRING MILL AVE	C	RDD-2	SM-MU	-
650010771018	901 -A SPRING MILL AVE	C	RDD-2	SM-MU	-
650010771081	901 -B SPRING MILL AVE	C	RDD-2	SM-MU	-
650003169006	901 E Hector Street Administration Building	HVY	RDD-1	SM-MU	TDO-1
650010003003	901 RIGHTER ST	C	RDD-2	SM-MU	-
650012672016	901 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650005524108	902 E HECTOR ST	C	RDD-2	SM-MU	-
650012672025	902 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650010771027	903 -A SPRING MILL AVE	C	RDD-2	SM-MU	-
650010771072	903 -B SPRING MILL AVE	C	RDD-2	SM-MU	-
650010006009	903 RIGHTER ST	C	RDD-2	SM-MU	-
650012672034	903 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650005524207	904 E HECTOR ST	C	RDD-2	SM-MU	-
650012672043	904 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650010771036	905 -A SPRING MILL AVE	C	RDD-2	SM-MU	-
650010771063	905 -B SPRING MILL AVE	C	RDD-2	SM-MU	-
650010009006	905 RIGHTER ST	C	RDD-2	SM-MU	-
650012672052	905 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672061	906 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650010771045	907 -A SPRING MILL AVE	C	RDD-2	SM-MU	-
650010771054	907 -B SPRING MILL AVE	C	RDD-2	SM-MU	-
650010012003	907 RIGHTER ST	C	RDD-2	SM-MU	-
650012672079	907 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672088	908 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650010015009	909 RIGHTER ST	C	RDD-2	SM-MU	-
650012672097	909 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650005527006	910 E HECTOR ST	C	RDD-2	SM-MU	-
650012672106	910 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650010018006	911 RIGHTER ST	C	RDD-2	SM-MU	-
650012672115	911 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672124	912 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1

TAXPIN	Location Address	Existing Zoning	Existing Overlay(s)	Proposed Zoning	Proposed Overlay(s)
650010798009	912 SPRING MILL AVE	HVY	RDD-2	SM-MU	TDO-2
650010021003	913 RIGHTER ST	C	RDD-2	SM-MU	-
650012672295	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672304	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672313	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672322	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672331	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672349	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672358	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672367	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672376	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672385	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672583	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672592	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672601	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672601	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672619	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650012672628	913-928 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650005530003	914 E HECTOR ST	C	RDD-2	SM-MU	-
650010768003	915 SPRING MILL AVE	C	RDD-2	SM-MU	-
650005533009	916 E HECTOR ST	C	RDD-2	SM-MU	-
650010765006	917 SPRING MILL AVE	C	RDD-2	SM-MU	-
650005536006	918 E HECTOR ST	C	RDD-2	SM-MU	-
650005539003	920 E HECTOR ST	C	RDD-2	SM-MU	-
650010795003	920 SPRING MILL AVE	HVY	RDD-2	SM-MU	TDO-2
650005542009	922 E HECTOR ST	C	RDD-2	SM-MU	-
650010795003	922 SPRING MILL AVE	HVY	RDD-2	SM-MU	TDO-2
650005545006	924 E HECTOR ST	C	RDD-2	SM-MU	-
650010795003	924 SPRING MILL AVE	HVY	RDD-2	SM-MU	TDO-2
650010762009	925 SPRING MILL AVE	C	RDD-2	SM-MU	-
650005548003	926 E HECTOR ST	C	RDD-2	SM-MU	-
650010795003	926 SPRING MILL AVE	HVY	RDD-2	SM-MU	TDO-2

TAXPIN	Location Address	Existing Zoning	Existing Overlay(s)	Proposed Zoning	Proposed Overlay(s)
650010759003	927 SPRING MILL AVE	C	RDD-2	SM-MU	-
650005551009	928 E HECTOR ST	C	RDD-2	SM-MU	-
650010795003	928 SPRING MILL AVE	HVY	RDD-2	SM-MU	TDO-2
650012672007	929-962 RIVERPLACE DRIVE	HVY	RDD-1	HVY	TDO-1
650005554006	930 E HECTOR ST	C	RDD-2	SM-MU	-
650010795003	930 SPRING MILL AVE	HVY	RDD-2	SM-MU	TDO-2
650005557003	932 E HECTOR ST	C	RDD-2	SM-MU	-
650010795003	932 SPRING MILL AVE	HVY	RDD-2	SM-MU	TDO-2
650005560009	934 E HECTOR ST	C	RDD-2	SM-MU	-
650010795003	934 SPRING MILL AVE	HVY	RDD-2	SM-MU	TDO-2
650005563006	936 E HECTOR ST	C	RDD-2	SM-MU	-
650003169006	951 E Hector Street DMARK BUILDING	HVY	RDD-1	SM-MU	TDO-1
650000511009	BARREN HILL RD	A	-	A	-
650001979008	CENTER ST	A	-	A	-
650002023009	CENTER ST	LIM	REC	LIM	REC
650001975003	CENTER ST	LIM	REC	LIM	REC
650001978009	CENTER ST	LIM	REC	LIM	REC
650001981006	CENTER ST	LIM	REC	LIM	REC
650001987009	CENTER ST	LIM	REC	LIM	REC
650001990006	CENTER ST	LIM	REC	LIM	REC
650002005009	CENTER ST	LIM	REC	LIM	REC
650002014009	CENTER ST	LIM	REC	LIM	REC
650002320051	E ELM ST	HVY	RDD-2	SM-MU	-
650003169024	E ELM ST	HVY	RDD-1	SM-MU	TDO-1
650002080003	E ELM ST	HVY	RDD-2	SM-MU	-
650003211009	E ELM ST	HVY	RDD-2	SM-MU	-
650003214006	E ELM ST	HVY	RDD-2	SM-MU	-
650005464006	E HECTOR ST	HVY	REC, RDD-1	HVY	TDO-1
650005462008	E HECTOR ST	HVY	RDD-1	SM-MU	TDO-1
650005453008	E HECTOR ST	LIM	REC	LIM	REC
650005453107	E HECTOR ST	LIM	REC	LIM	REC
650005449003	E HECTOR ST	HVY	RDD-1	SM-MU	TDO-1

TAXPIN	Location Address	Existing Zoning	Existing Overlay(s)	Proposed Zoning	Proposed Overlay(s)
650005566003	E HECTOR ST	C	RDD-2	SM-MU	-
650005461009	E HECTOR ST (PART--SPLIT ZONED)	HVY	RDD-1	SM-MU	TDO-1
650005461010	E HECTOR ST (PART--SPLIT ZONED)	LIM	REC	LIM	REC
650005467003	E HECTOR ST (PART--SPLIT ZONED)	HVY	RDD-1	SM-MU	TDO-1
650005467004	E HECTOR ST (PART--SPLIT ZONED)	LIM	REC	LIM	REC
650005453017	E NORTH LN (PART-- SPLIT ZONED)	HVY	RDD-1	LIM	REC
650005453018	E NORTH LN (PART--SPLIT ZONED)	LIM	REC	LIM	REC
650011596103	E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596112	E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596121	E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596139	E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596148	E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596157	E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596166	E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596175	E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596184	E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596193	E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650011596202	E TENTH AVE	HVY	RDD-2	SM-MU	TDO-2
650003169015	ELM ST	HVY	RDD-1	SM-MU	TDO-1
650005233003	HARTS LN	LIM	REC	LIM	REC
650005230006	HARTS LN	LIM	REC	LIM	REC
650007207009	LEE ST	HVY	RDD-1	SM-MU	TDO-1
650010786003	RIGHTER ST	C	RDD-2	SM-MU	-
650005581015	RIGHTER ST (PART-- SPLIT ZONED)	B	-	B	-
650005581015	RIGHTER ST (PART-- SPLIT ZONED)	HVY	RDD-2	SM-MU	TDO-2
650010093003	RIVER RD	LIM	REC	LIM	REC
650010069009	RIVER RD	LIM	REC	LIM	REC
650005242012	RIVER RD	LIM	REC	LIM	REC
650010075003	RIVER RD	LIM	REC	LIM	REC
650010087009	RIVER RD	LIM	REC	LIM	REC
650010090006	RIVER RD	LIM	REC	LIM	REC
650010072006	RIVER RD	LIM	REC	LIM	REC

TAXPIN	Location Address	Existing Zoning	Existing Overlay(s)	Proposed Zoning	Proposed Overlay(s)
650010750003	SPRING MILL AVE	C	RDD-2	SM-MU	-
650010751002	SPRING MILL AVE	C	RDD-2	SM-MU	-
650010753009	SPRING MILL AVE	C	RDD-2	SM-MU	-
650010744009	SPRING MILL AVE	HVY	RDD-2	SM-MU	TDO-2
650010787002	SPRING MILL AVE	C	RDD-2	SM-MU	-
650012682006	WASHINGTON ST	HVY	RDD-1	HVY	TDO-1

Legend- Existing Zoning & Overlays	
<i>Zoning Classifications</i>	
A	A- Residential
AR	Administration & Research
B	B- Residential
C	C- Residential
HVY	Heavy Industrial
LIM	Limited Industrial
<i>Overlays</i>	
RDD-1	Riverfront Development- Subdistrict 1
RDD-2	Riverfront Development- Subdistrict 2
REC	Recreational

Legend- Proposed Zoning & Overlays	
<i>Zoning Classifications</i>	
A	A- Residential
B	B- Residential
HVY	Heavy Industrial
LIM	Limited Industrial
SM-MU	Spring Mill Mixed Use
<i>Overlays</i>	
REC	Recreational
TDO-1	Transit Friendly Design- Subdistrict 1
TDO-2	Transit Friendly Design- Subdistrict 2