

Article X Garrett Hill Overlay District

Section 255.88 Legal basis

A new Article X creating provisions for the "Garrett Hill Overlay District" within Chapter 255 (SUBDIVISION) of the Township Code is enabled through provisions of the Pennsylvania Municipalities Code, PL 805, No. 247, as reenacted and amended. .

Section 255.89 Purpose; intent of regulations

Article X of the Zoning Code is hereby enacted to provide and manage opportunities for development and redevelopment within the "Garrett Hill Overlay District" (hereinafter GHOD) as set forth in the "Master Plan" adopted by the Board of Commissioners on XX 2008. These regulations are intended to provide for enhanced vibrancy through building, site, and streetscape design.

Section 255.90 Designation of District Boundaries

The GHOD shall be the boundaries designated within the "Master Plan," as set forth in Exhibit "A."

Section 255.91 Conflict with Other Code Sections

The definitions and regulations set forth in this article shall apply to the GHOD. Wherever there is a conflict or inconsistency between these GHOD regulations and other definitions and regulations of Chapter 255, those regulations set forth in this article shall govern development and redevelopment within the GHOD.

Section 255.92 Site Amenity Requirements

- A. As part of every application for land development site amenities shall be provided and installed by the

applicant where required by this chapter.

- B. The amenities shall be installed by the applicant or, at the discretion of the Township, the cost for such installation shall be escrowed in a Township fund or a Township-approved trust fund dedicated to GHOD improvements, provided that the applicant shall not be required to spend more than 5% of the cost of improvements for the site amenities.
- C. The maintenance of these amenities shall be provided by the property owner where applicable. Each application will be reviewed individually. Required amenities, or any deviation there from, shall be at the discretion of the Township.

Section 255.93 Tree Design Standards

Street trees shall be installed and maintained as follows:

- A. Street trees, 2 1/2 to 3 inches in caliper, shall be planted along both sides of Conestoga Road at an interval of 25 feet on center, but they shall not block visibility of existing store windows. In spacing trees, consideration shall be made for driveways, street lights, utility poles, underground utilities, traffic light poles and other obstructions, the existing streetscape, as well as future placement of trees in front of adjacent properties. (See Figure 1)
- B. Street trees shall be deep rooted and stress tolerant and shall be of the following species or as approved by the Shade Tree Commission:
Acer buergerianum – Trident Maple

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- Acer Japonicum – Fullmoon Maple
- Acer palmatum – Japanese Maple
- Acer trifolium – Three-flower Maple
- Acer truncatum – Shantung Maple
- Carpinus betulus ‘fastigiata’ - American Hornbeam
- Crataegus viridis ‘Winter King’ - Winter King Hawthorn
- Maackia amurensis – Amur Maackia
- Magnolia virginiana [single stem] - Sweet Bay Magnolia
- Malus ‘Donald Wyman’ - flowering crabapple selection
- Prunus x incam ‘Okame’ - Okame Cherry
- Sorbus alnifolia – Korean mountain Ash
- Syringa reticulata – Japanese Tree Lilac

Section 255.94 Streetlight, Parking Lot and Exterior Light Standards

- A. Street lights shall be installed as follows:
 - 1. Fixtures shall be 12 feet high and shall meet Illuminating Engineering Society of North America (IESNA) “cutoff” or “full-cutoff” criteria.
 - 2. Street lights shall be spaced a maximum of 40 feet apart on each side of the street in an offset alternating arrangement along both sides of street.
 - 3. Street light poles and fixtures shall be of compatible design throughout the GHOD, unifying the Route 100 station area and all subdistricts.
- B. Parking lot lights shall be installed as follows
 - 1. Full cutoff light fixtures shall be used to direct light downwards.

Fixture height shall not be higher than 12 feet.

- 2. For lighting that abuts a residential property, a shield shall be used to deflect light away from the property.
- C. Exterior lights attached to buildings:
 - 1. External lighting shall be restricted to that which is necessary for minimum safety and security levels. Light standards shall be low profile and shall have a sharp cut-off shield and directed downward to reduce dispersal of ambient light to the night sky. Sodium vapor lights shall not be allowed.

Section 255.95 Sidewalk Design Standards

Sidewalks shall be provided as follows:

- A. Sidewalks shall have a minimum width of:
 - 1. Six (6) feet on Conestoga Road
 - 2. Four (4) feet on Garrett Avenue
- B. Whenever any perpendicular or angled parking abuts a sidewalk, wheel stops shall be installed to prevent car overhang.
- C. Sidewalks shall be made of concrete or brick.
- D. Concrete shall have no exposed aggregate or color additive.
- E. On Conestoga Road, concrete sidewalks shall be designed to be consistent with **Figure 2** and to match adjoining properties as follows:
 - 1. Have 24 inch x 24 inch squares

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2. Have a 24 inch brick herringbone border with a 6 inch curb
- F. On Garrett Avenue, concrete sidewalks shall:
1. Have 36 inch x 36 inch squares
 2. Have a 12" herringbone border with a 6 inch curb (See Figure 3);

Section 255.96 Curb Standards

Curbs shall be installed and maintained as follows:

- A. Curbs shall be provided along all streets and access drives.
- B. Curbs shall be of the vertical concrete type with a six inch reveal.
- C. Curbs shall comply with Article 255-51 of the Township Code.
- D. Curbs shall be made to provide barrier-free access and to accommodate pedestrians with disabilities, in accordance with ADA standards.
- E. All low points along curbs shall be adequately drained to prevent flooding and ponding of water.

Section 255.97 Curb Cut Design Standards

- A. New driveways shall be discouraged.
- B. Existing driveways shall be narrowed to the maximum extent possible.
- C. Two-way driveways shall not be required to meet the minimum widths standards otherwise required in this Chapter.

- D. Existing curb cuts that are no longer needed shall be sealed-off and replaced with 6 inch curbing and sidewalks.
- E. Whenever there is an existing curb cut, the sidewalk material (concrete, brick, etc.) shall be extended to promote pedestrian continuity along the sidewalk.
- F. Shared driveways through agreements between adjoining property owners are hereby encouraged and shall be subject to Township approval.

Section 255.98 Ingress and Egress

- A. Existing curb cuts may be modified, or shared with adjacent property owners, provided there is no increase in the number of existing curb cuts.
- B. Wherever possible, ingress and egress between various properties shall be shared in an attempt to minimize curb cuts. The Township encourages adjacent landowners to enter into agreements providing access easements to accomplish this goal.

Section 255.99 Parking Standards

Parking shall be as follows:

- A. On-street parking shall be provided to the maximum extent possible and as follows:
 1. Curbside, parallel on-street parking spaces shall be at least 8 feet in width and 22 feet in length.

2. Curbside perpendicular parking spaces shall be at least 9.5 feet in width and 20 feet in depth and shall have a 4.5-foot backup buffer between each row of spaces and the travel lane. (See Figure 4)
- B. Off-street parking shall be located in the front, side or rear yards and shall meet the following standards:
1. Front yard parking shall be limited to curbside perpendicular parking.
 2. Front yard perpendicular parking spaces shall meet the following standards:
 - a. Spaces shall be at least 9.5 feet in width and 20 feet in depth
 - b. A 4.5-foot backup buffer shall be provided between each row of spaces and the travel lane. (See Figure 5)
 3. Side and rear yard parking spaces shall be at least 9 feet in width and 18 feet in depth.
 4. All side and rear commercial parking areas shall be buffered from views from adjacent residential properties.
 5. The buffer shall be an opaque evergreen vegetated buffer at least 6' in height and 3' in depth at the time of planting and shall be maintained by the property owner.
 6. If fencing is incorporated in any parking lot, it shall be designed so that not more than 25% of fence permits through-views. Fencing shall be between 4-6 feet in height.
 7. Buffer screen shall not be required should existing planting,

topography or man-made structures remaining on the property be deemed acceptable for screening purposes by the Township.

- C. Parking surfaces shall be installed and maintained and shall be asphalt, concrete or approved equal. Permeable pavements that meet Pennsylvania Stormwater Management Manual Porous pavement specification are encouraged.

Section 255.100 Crosswalk Standards

Crosswalks at street intersections shall be consistent with the "Master Plan" and as follows:

- A. Crosswalks shall be provided at all street intersections.
- B. Crosswalks shall be from 6 feet to 12 feet in width.
- C. Crosswalks shall either be painted or stamped.
 1. At a minimum the design shall mark the crosswalks with broad painted stripes that are parallel to the cartway and not less than 6' in length, 12" in width and not more than 24" apart.
 2. Colored and textured pavement shall be used to enhance the aesthetics of the crosswalks at gateway locations and the Conestoga Rd./Garrett Ave. intersection. A terra cotta colored, brick pattern that is stamped into newly laid concrete with at least 8" uncolored concrete borders is preferred.

- D. Crosswalks shall otherwise comply with §255-39.

Section 255.101 Trash Receptacle Standards

Waste and recycling receptacles shall be provided consistent with Figure 3 and the following:

- A. Victor Stanley, Model S-42 Ironsite in a color to match the streetlights, or approved equal shall be installed, anchored, and serviced.
- B. Waste and recycling receptacles shall be located at each corner and at the discretion of the Township at a minimum of every 200 feet of sidewalk length along Conestoga Road in the GHOD.



Figure 3

Section 255.102 Wayfinding Standards

- A. Wayfinding signage to aid in finding locations for parking and the Route

100 station shall be installed and maintained.

- B. Design and location of wayfinding standards shall be subject to Design Review Board approval.

Section 255.103 Site Amenity Standards

The following standards shall apply to all new or redeveloped properties in the GHOD:

- A. Conestoga Road (Without front yard parking) (See Figure 6)
 - 1. Six inch curb
 - 2. A 24" brick border at curblines
 - 3. Minimum concrete sidewalk width of 4'
 - 4. 3.5 foot planted buffer
 - 5. Lights within 24" of the curblines
 - 6. Street trees centered in the 24" brick border; trees shall be in grates manufactured by Neenah Foundry or an equal approved by the Zoning Officer
 - 7. Bulbouts plus stamped concrete paving to match brick borders in color, texture and size for properties at corner locations
 - 8. Planters are encouraged against the building front or along the curblines.
- B. Conestoga Road (Perpendicular parking in the front yard) (See Figure 7):
 - 1. Parking plus 6" curb, 24" brick border and 4' concrete sidewalk
 - 2. Concrete paving to building
 - 3. Lights within 24" of the curblines
 - 4. Street trees centered in the 24" brick border; trees shall be in grates manufactured by Neenah Foundry or an equal approved by the Zoning Officer

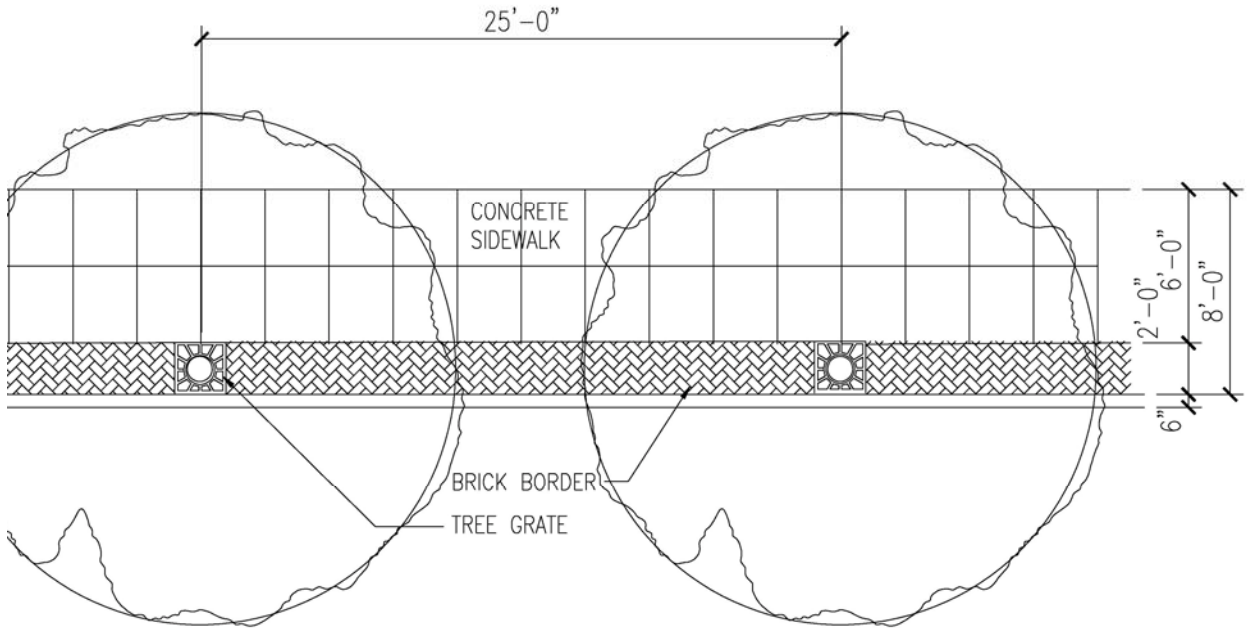
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5. Bulbouts plus stamped concrete paving to match brick borders in color, texture and size for properties at corner locations
 6. Planters are encouraged against the building front or along the curblineline.
- C. On a local or collector street in the Conestoga Road Sub-district, when perpendicular parking is constructed:
1. Parking plus 6" curb, 24" brick border and 4' sidewalk
 2. Concrete paving to building
 3. Bulbouts stamped concrete paving to match brick borders in color texture and size for properties at corner locations
 4. Planters are encouraged against the building front or along the curblineline.
- D. Garrett Avenue in the Garrett Avenue Mixed-Use Sub-district (See Figure 8):
1. Lights in bulbouts according to the Garrett Hill Master Plan design shall be required.
 2. The installation of light fixtures in the front yard is hereby encouraged. Fixtures shall be 6 feet high and meet Illuminating Engineering Society of North America "cutoff" or "full-cutoff" criteria.
- E. Garrett Avenue in the Garrett Avenue Neighborhood Sub-district:
1. Lights in bulbouts according to the Garrett Hill Master Plan design are hereby encouraged.
 2. The installation of light fixtures in the front yard shall be encouraged. Fixtures shall be 6 feet high and meet Illuminating

Engineering Society of North America "cutoff" or "full-cutoff" criteria.

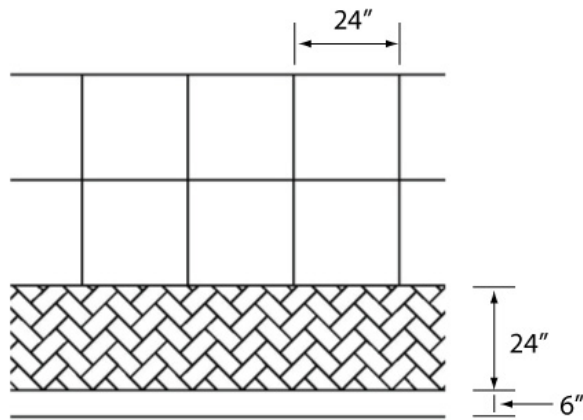
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Figure 1



Conestoga Road (without front yard parking)

Figure 2: Conestoga Road



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Figure 3: Garrett Avenue

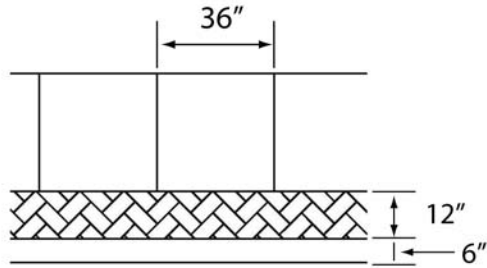
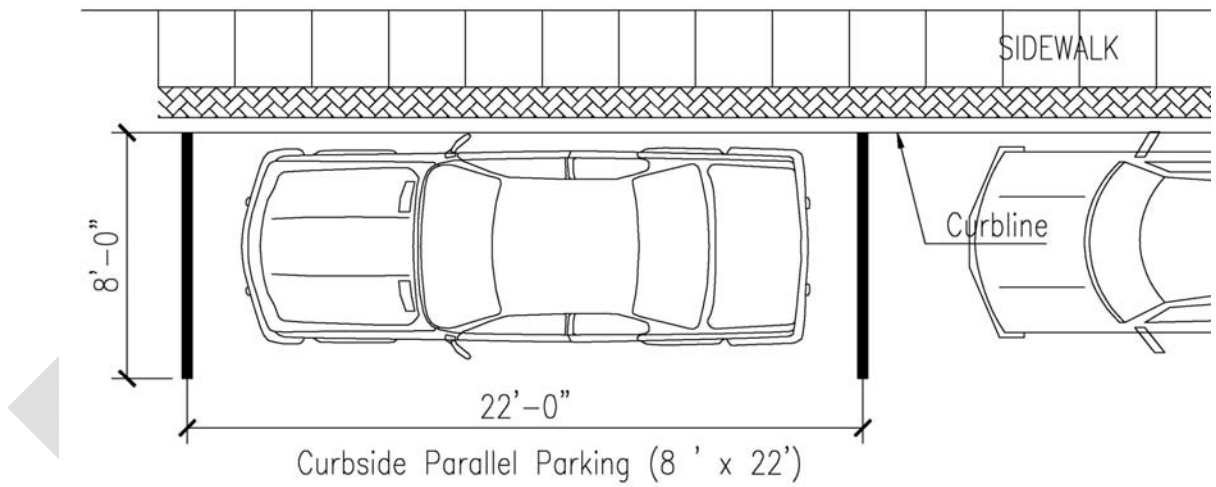


Figure 4



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Figure 5

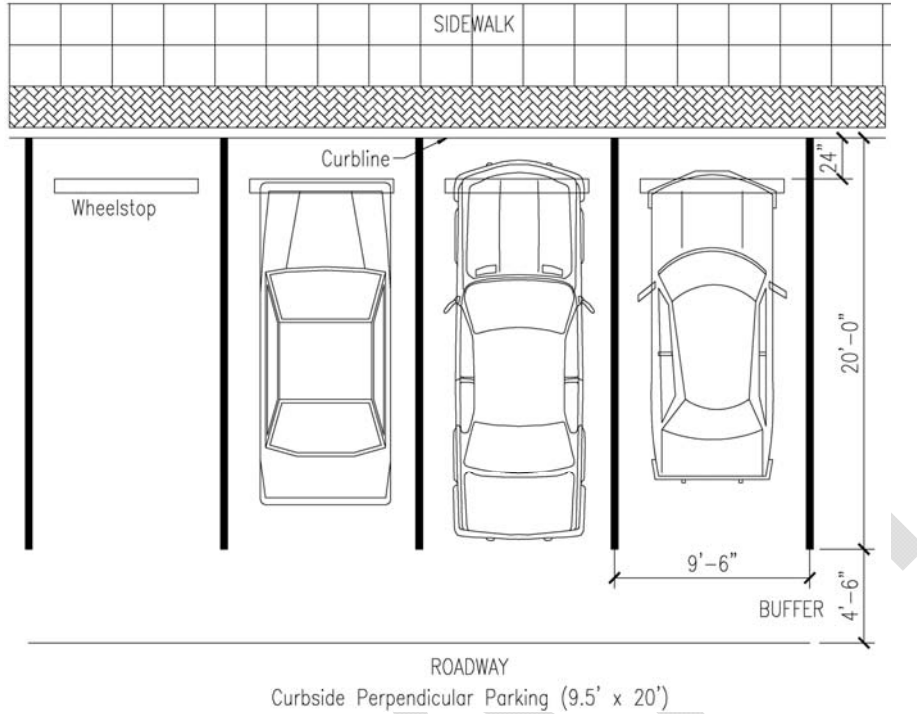


Figure 6

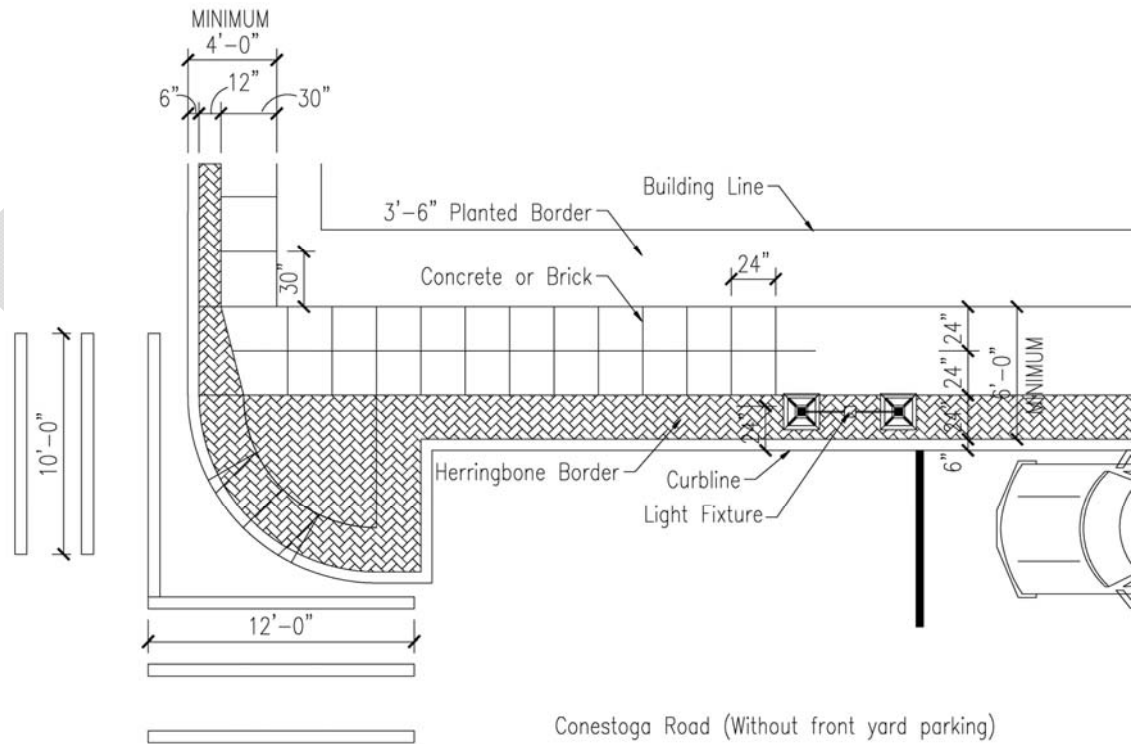


Figure 7

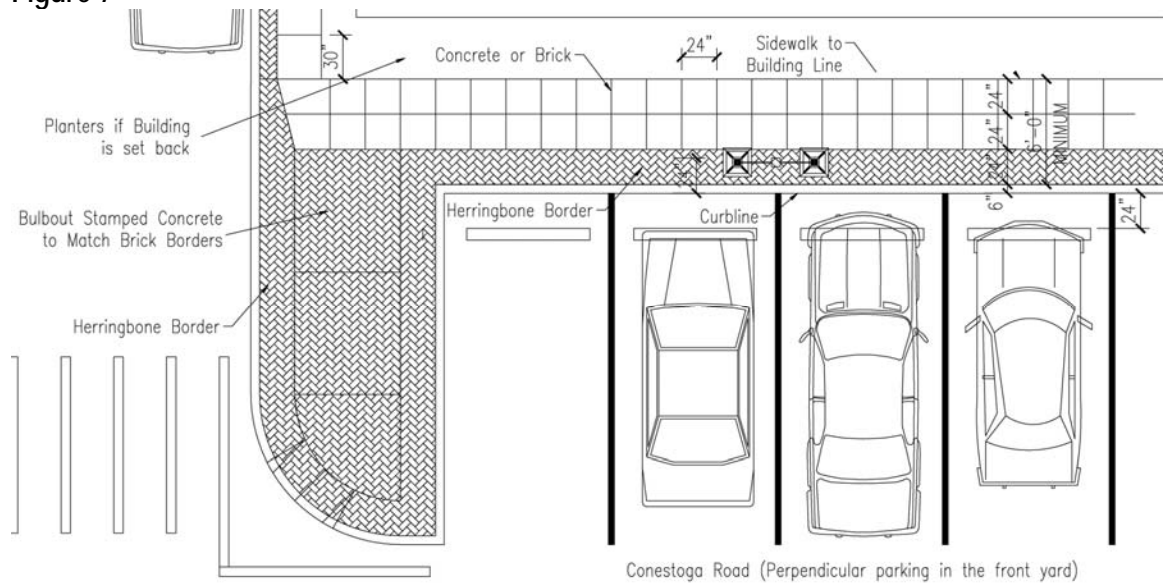
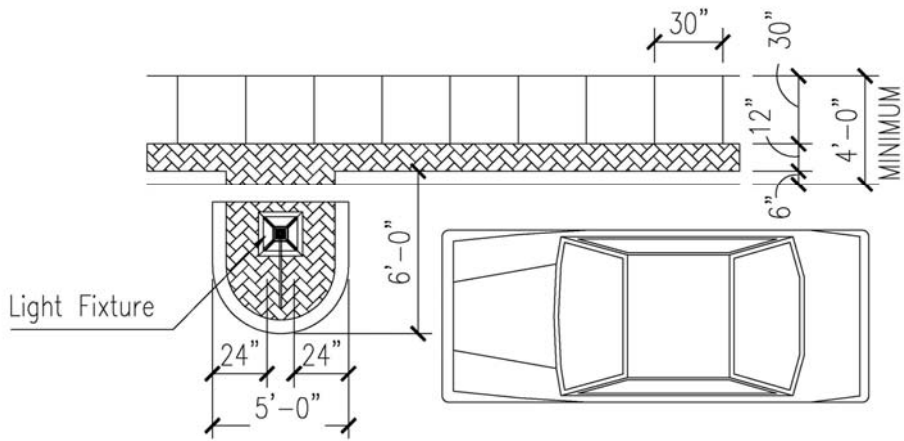


Figure 8



ON GARRETT AVENUE
LIGHTS IN BULBOUTS
ARE ENCOURAGED