

Planning Commission
Radnor Township
Wayne, Delaware County, Pennsylvania

Thursday
March 7, 2013
7:30 P.M.

Agenda

1. Update on the research conducted and a discussion on the Planned Institutional District Regulations

Public Participation

Next PI Zoning Thursday April 4, 2013 7 PM

Significant draft changes from the existing text are highlighted in italics. Revisions from the 2/1/2013 draft are underlined or highlighted with a strike-out.

Please note that written comments were received on behalf of several institutions in late January 2013. We have highlighted a few locations in the draft where those comments would apply. Few decisions were made at the February meeting, so most of these revisions involve clarifying the notes, which are in parentheses.

Ordinance No. ____

*AN AMENDMENT TO THE RADNOR TOWNSHIP
ZONING ORDINANCE TO ENACT NEW TEXT FOR THE
THE PI PLANNED INSTITUTIONAL DISTRICT, REVISE SIGN
REGULATIONS FOR THE PI DISTRICT, REVISE PARKING
REQUIREMENTS FOR CERTAIN USES,
AND REVISE THE DEFINITION OF A BUILDING
AND TO ADD A DEFINITION OF TRACT.*

In compliance with the procedures and authority of the Pennsylvania Municipalities Planning Code, as amended, the Board of Commissioners of Radnor Township, Delaware County, Pennsylvania hereby adopt and ordain the following amendment to the Zoning Ordinance of Radnor Township:

Part 1. PI District. The existing text of Article XVI is hereby replaced with the following new text:

“ARTICLE XVI. PI Planned Institutional District

§ 280-66. Territory.

The PI Planned Institutional District shall consist of land shown as being zoned PI on the Zoning Map, as amended.

§ 280-67. Purposes; Application of regulations.

A. The PI District is designed to provide for the special needs of institutional uses. In addition to serving the overall goals of this Ordinance, the PI District is intended *to balance the following purposes:*

- (1) Preserve the open character of *large areas of the Township* that include institutional and semi-public uses.
- (2) Encourage a harmonious pattern of institutional development which can mutually benefit the Township, the immediate neighbors of the institutions and the institutions themselves.
- (3) *Provide compatible development, particularly where institutions are located near residential areas.*

B. In the PI District, the regulations of this Article XVI shall apply to regulate the development of institutional uses to protect adjacent non-institutional uses from adverse impacts. *All other requirements of Township ordinances shall also apply, except where they specifically differ from this Article XVI regarding a specific matter.*

§ 280-68. Use regulations.

Structure(s) may be erected or used and land may be used for any one of the following purposes:

A. *Permitted by Right Uses.*

- (1) *Educational, recreational, research, office, administrative and support uses of a college or university ~~or trade school~~ approved or licensed by the Pennsylvania Department of Education to offer post-secondary academic programs. A hobby or dance school shall not be allowed as a principal use.*
- (2) *Elementary or secondary school.*
- (3) *Dormitories, one family dwellings, townhouses, apartments or other residence halls for staff or full-time students of a college, university or elementary or secondary school. The number of students allowed to live together within the PI district within student residence halls and apartment buildings that are owned and/or operated by a college or university within the PI district is not restricted by the Zoning Ordinance, except as follows:*
 - (a) *In student residence halls and student apartment buildings, every room occupied for sleeping purposes by one occupant shall have a minimum gross floor area of at least 70 square feet. Every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of gross floor area for each occupant thereof.*
 - (b) *See also regulations of Chapter 222 - Property Maintenance of the Township Code.*
 - (c) *A sorority or fraternity shall only be allowed if it is within a residence hall owned by a college or university within the PI district, and shall be regulated in the same manner as a residence hall.*

(Note - A public comment was received that effectively sought that a new student residence hall should not be allowed unless it is on the same lot or a contiguous lot as a principal academic building in common ownership. The Commission may wish to discuss this matter.)

- (4) *Day care center or Hospice.*
- (5) *Place of worship and any accessory convent, monastery, rectory, parish house or housing for retired religious staff, provided that a place of worship on a lot of less than 10 acres shall not include more than 2 accessory dwelling units.*
- (6) *Museum.*
- (7) *Children's Home, which shall mean a use that serves the housing, counseling, dining and educational needs of persons age 18 or younger, and which may also provide out-patient counseling and similar support services for persons who have aged out of the home.*
- (8) *Cemetery for humans, as an accessory use to a place of worship, and which shall not include a crematorium.*
- (9) *Stadium, arena, natatorium, auditorium, theater or similar facilities.*

(10) *Uses that are customarily accessory to an allowed principal use, such as recreational facilities, a health center for students, a parking structure, or a utility or maintenance building. Any area for play or recreation shall be fenced or otherwise screened from any adjacent residentially zoned lot line in accordance with § 280-71 of this article.*

B. *Special Exception Uses, when approved by the Zoning Hearing Board, subject to the standards in § 280-145.*

(1) *Medical offices or State-licensed medical hospital or surgery center.*

(2) *State-licensed personal care home, life care center, assisted living center or nursing home.*

(3) *Cemetery for humans, other than as an accessory use to a place of worship, and which shall not include a crematorium.*

§ 280-69. Area and height regulations.

A. *Lot area and width. Every lot on which a building(s) is erected shall have an area of not less than 10 acres, and a minimum lot width of 300 feet, measured at the building line.*

B. *Building area. Not more than 30% of each lot area may be occupied by buildings, and not less than 55% of the total tract area shall be devoted to *Green Areas*. For the purposes of the *PI District*, *Green Areas* shall mean areas planted with trees, shrubs and vegetative ground cover in accordance with Chapter 255 Subdivision of Land, or areas maintained in woodland, or areas occupied by rain gardens or other vegetated stormwater management areas.*

(1) *The maximum impervious coverage of any individual lot shall be 70 percent, provided that the other requirements of this District are also met.*

(Note - *Among other comments, a letter provided by several institutions took issue with the above requirement for individual lots, as opposed to setting standards for an entire institution.*)

(2) *Area within public street rights-of-way shall be deleted before calculating lot area and total tract area.*

(3) *Required buffers shall be provided in accordance with § 280-71 of this article. See Green Incentives in Section 280-70.F., which may allow higher coverages.*

(4) *Total tract area shall include the total lot area of lots in common ownership that are adjacent to each other and which may be separated by a rail line or a street or highway. If one lot within a tract is critical to meeting the landscaped area requirements of this Section, the Township may require a condition that such lot not be allowed to be separately sold if would cause the tract to no longer comply with this Ordinance.*

C. *Height regulations. No building or structure shall exceed three stories or 38 feet in height. However, a building or structure that is more than 600 feet from the lot line of a lot occupied by any dwelling in a residential or agricultural district may be approved to have a maximum*

height of up to 58 feet if the height is approved under Section 280-69.F. below. For the height of a light standard, see Section 280-70.I. below.

- (1) Only the portion of the building that is more than 600 feet from such lot line shall be allowed to have the taller height. In no case shall any building be permitted to have a height of more than 5 stories under the above option.

(Note - This revision would only allow the taller height if the institution agreed to restrict other areas of land that are closer to homes to prevent their development. This is known as a "conservation easement." This incentive process would effectively transfer new development from being able to occur at the residential edges to instead occur with taller heights on the interior of campuses.)

(Note - Among other comments, written comments were received on behalf of several institutions requesting that an additional X increase in building height be allowed for every Y increase in building setback, in place of the above conservation easement option. Hypothetically, a 38 feet height might have a 200 feet setback from a residentially zoned lot, a 48 feet height might be allowed for a 300 feet setback, and a 58 feet height might be allowed for a 400 feet setback. That example would effectively allow one foot of additional height for each 10 feet of additional setback.)

- (2) Enclosed mechanical areas and mechanical penthouses that are not routinely occupied by persons shall not extend more than 10 feet above the maximum building height.

(Note - Among other comments, written comments were received on behalf of several institutions requesting that mechanical areas be allowed to exceed the height by 15 feet instead of 10 feet).

- D. Setbacks from streets. No building, *stadium* or permanent *roofed* structure (other than a guardhouse or facility which provides controlled access to a property or *bus passenger shelter*) shall be located less than 120 feet from a street right-of-way line. No surface parking area, driveway, service or interior roadway (with the exception of approved areas for vehicular access) shall be located less than 60 feet from a street right-of-way line. *Internal driveways within an institutional campus shall not be considered to be streets.*

(Note to PC - There was discussion about whether a smaller setback should be allowed from a street where the same institution owns both sides of the street. One way of structuring this provision would be to allow new or expanded buildings to match setbacks of existing institutional buildings along the same side of a specific street, where they also own the other side of the street. For example, there are existing Villanova buildings that are closer than 120 feet to N. Ithan Street.)

- (1) The minimum setback from a street right-of-way shall not apply to pedestrian/bicycle bridges or underpasses, or to extensions of a building that are solely intended to provide access to a pedestrian/bicycle bridge.

E. Minimum setbacks *from lot lines*. Where two different setbacks apply in the same situation (such as from a residential zoned lot and from a street), the more restrictive setback shall apply.

(1) For the purposes of determining setbacks *from lot lines*, uses and structures allowed within this district are classified according to the nature of the *use* and potential impacts on adjacent properties. The following table separates *allowed uses into Category 1 and Category 2 uses, with Category 2 uses having a larger minimum setback. If a building contains a mix of Category 1 and Category 2 uses, then Category 2 shall apply, unless the Category 2 use occupies less than 10 percent of the building floor area.*

(Note - *A comment was received that it may be overly restricted to regulate an entire Category 1 building based upon a small area occupied by a Category 2 use.*)

Category 1 Uses:

Academic classroom or research building

Allowed offices, other than medical offices

Day Care Center within a Place of Worship that existed prior to January 1, 2013.

Medical building serving health needs of students and staff of academic institutions

Place of Worship

Single-family detached house that is not occupied by college students

Monastery, Convent, Rectory or similar residence for full-time or retired religious professionals

Nursing home, assisted living center, personal care center, life-care center, or hospice

Surface parking lot

Cemetery or museum

Uses that are customarily accessory to allowed principal uses, other than uses specifically listed in Category 2.

Category 2 Uses:

Children's home

Day Care Center that is not within a Place of Worship that existed prior to January 1, 2013.

Dormitory or other Student or Staff Residence, such as townhouses or apartments. See restrictions on a fraternity or sorority in Section 280-68.A.3.c. above.

Food preparation, restaurant or dining facility and related storage and trash facilities

Customarily accessory commercial uses that are intended to primarily serve students, staff and patrons of athletic events, such as a book and apparel store (see sign limitations in Section 280-123.1).

Maintenance or Groundskeeping building

Field house, Gymnasium, Natatorium, Stadium or Arena

Field sport area

Utility structure, heating plant or loading docks for principal storage facilities

Service, utility, maintenance and storage areas

Theater or Auditorium

Hospital or Surgery Center

Medical office or medical treatment or testing facility

Parking structure, *which shall be regulated as a building for the purposes of the Zoning Ordinance*
 Any other use allowed in a PI District and not listed under Category 1 uses above

- (2) In the case of a hospital, *surgery center*, medical center, nursing home or similar health facility, no more than 50 beds shall be permitted on a lot of not less than five acres, except that one additional bed may be added for each 2,500 square feet of a lot area in excess of five acres.
- (3) Uses and structures shall be set back from *the following* zoning district boundary lines or lot lines in accordance with the following table *and the above list of Category 1 and Category 2 uses*:

<i>Adjacent Lot or Zoning District:</i>	Category 1 Use	Category 2 Use
Any residential or agricultural <i>or PLU</i> district boundary <i>(This setback shall apply even if the lot is separated by a street or rail right-of-way).</i>	125 feet	200 feet
<i>A Contiguous Lot Within the PI District occupied by an existing principal institutional use (This reduced setback shall not be allowed where two institutional lots are separated by a public street).</i>	50 feet	50 feet
All other zoning district boundary lines, lot lines, or the right-of-way of a rail line <i>(provided the rail line is not a residential, agricultural or PLU district boundary)</i>	75 feet	75 feet
<i>For setbacks along a street right-of-way line that is not a residential, agricultural or PLU district boundary, see subsection 280-69.D. above.</i>		

(Note - Among other items, written comments from several institutions requested smaller setbacks: a) between adjacent institutions, b) between an institution and a rail line [while still meeting a setback from a dwelling], c) along a road where both sides of the road are owned by that institution, such as along North Ithan Av., and d) adjacent to a park. We believe these matters need more discussion.)

(Note - A comment was received from institutions saying that a larger setback and landscaped buffers should not apply where the same institution owns the land in the adjacent residential district. However, that change would encourage the institutions to buy existing homes and other property in the adjacent residential districts.)

~~F. When land zoned PI completely surrounds land zoned residential, agricultural or public land use, and to the extent that the property on both sides of a zoning boundary is owned by the same institution, at the effective date of this article the above setback requirements shall be 75 feet.~~

F. *Option to Preserve Land Adjacent to Dwellings or Parks.*

- (1) *If an institution establishes a conservation easement that prevents the construction of buildings and use for vehicle parking in perpetuity on land that abuts or is across a minor (local) or two lane street from land within a residential zoning district, each 3 acres of such preserved land may be used to increase the allowed maximum height of one institutional building or structure by 10 feet above the height that would otherwise be allowed, up to a maximum height of 58 feet. One additional story shall be allowed for each 10 feet in additional height. Such institutional building that is allowed the taller height shall be at least partly within 2,000 feet from the area of land that is preserved. This provision shall not allow a building to have any story of more than 40,000 square feet that exceeds the 38 feet maximum height.*
 - (a) *In order to be eligible for the taller height, the building or structure must be located a minimum of 600 feet from the lot line of a lot occupied by any dwelling in a residential or agricultural district.*
 - (b) *Such conservation easement may also be placed adjacent to a Township owned park or in a location that the Board of Commissioners has officially designated by written resolution as an Important Viewshed for this purpose.*
 - (c) *Only land that is within the PI district shall be used to meet this Conservation Easement requirement.*
- (2) *Land that is within the 100 year floodplain, wetlands, existing engineered stormwater detention basins, or that is within a lake or pond during normal conditions or has a slope of 25 percent or greater or that has a width of less than 100 feet shall not be used to meet this requirement.*
- (3) *The form of the Conservation Easement must be acceptable to the Township, after a review by the Township Solicitor. The Township shall be provided with the right to enforce the Conservation Easement, with the landowner responsible to reimburse the Township for any costs of enforcement.*

G. *Riparian buffer setback: 100 feet.*

(Notes - Comments were received that took issue with requiring a larger setback from creeks for institutions than is required for all other uses in the Township. URDC believe this setback should be increased for several other districts where larger lots predominate, but that is not part of our current work scope.)

We were asked to review the Comprehensive Plan recommendations. That Plan does not set a specific recommended width, but does assume an average width of 75 feet. Many studies have found that a 75 feet vegetative buffer width on each side of a stream has major water quality benefits. We recommend this provision only apply to perennial waterways based upon the USGS map or one of the waterway maps in the Comprehensive Plan. Under the current ordinance, this width would also apply around each side of a lake or pond. The institution that would be most affected by

this provision would be Eastern University.)

§ 280-70. PI District *Additional Regulations.*

A. The tract of land on which each permitted use is conducted shall, in its entirety, be owned and operated as a single or common management and maintenance unit, with common open space, parking, utility, maintenance and service facilities and services.

B. Building size and spacing.

(1) No building may have a length greater than 160 feet, *unless the building includes variations/articulations in facade materials, heights, setbacks of at least 30 feet difference, and/or rooflines at least once every 160 feet that provides the appearance of at least 2 separate buildings.*

(Note - A comment was received from institutions that a 30 feet setback variation is too big, and that variations in design can be achieved without it.)

(2) The distance at the closest point between any two buildings or groups of attached buildings, including accessory buildings, shall be not less than 45 feet. *If a building has a height of greater than 50 feet, it shall be setback a minimum distance of 75 feet from another building. This provision shall not restrict buildings being connected together by enclosed or unenclosed walkways, colonnades or pedestrian/bicycle bridges.*

(Note - A comment was received from institutions asking that the setback between buildings be reduced to 25 feet, provided there is adequate fire apparatus access.)

~~(3) In no case shall the width of a building or the aggregate widths of buildings fronting on a street on the same lot exceed 80% of the width of a lot.~~

C. Screening. *See Section 280-71.H. below.*

D. Storage of vehicles.

(1) Vending trucks and other vehicles similarly used for selling *food or goods* shall: a) not be parked overnight outdoors on a lot, b) *not be parked within a public street right-of-way while sales are in progress, and c) be setback a distance equal to what would apply to a restaurant when sales are in progress.*

(2) Any vehicle with a length exceeding 22 feet parked overnight on a lot shall be screened from view from public streets, and immediately adjacent portions of the PLU, Agricultural or Residential Districts in a manner consistent with Section 280-71.H.

(Note to PC - the current 18 feet length would apply to many common types of pickup trucks).

E. Off-street parking and service areas and access.

(1) All off-street parking, unloading and service areas shall comply with the other provisions of this Ordinance, including but not limited to §§ 280-103, 280-104 and 280-105.

- (2) *Buffers - See Section 280-71 below.*
- (3) *Vehicular access to any property shall be limited to streets classified in Chapter 255, Subdivision of Land, § 255-27B, as arterial, primary collector or secondary collector, unless specifically approved otherwise by the Township under Chapter 255, such as for access limited to emergency vehicles.*

F. Green Incentives and Standards.

- (1) *Solar screens over windows may intrude into a setback area by up to 10 feet.*
- (2) *Solar panels and skylights may extend above 6 feet above the maximum building height. For new buildings, consideration should be given to using parapet walls to reduce visibility of solar panels.*
- (3) *If a building or parking structure includes an approved "Green Roof", the area covered by the Green Roof may exceed the 30 percent maximum building coverage of the lot, provided that in no case shall the maximum total building coverage exceed 35 percent. For instance, if a lot includes 40,000 square feet, and a Green Roof includes 5,000 square feet, the maximum building coverage could be increased from 12,000 to 14,000 square feet, which is 35 percent of the lot.*
 - (a) *In order to be considered a "Green Roof," such area shall be exposed to direct sunlight at noon-time and shall be covered with vegetation that is designed to absorb stormwater runoff. Vegetation shall be planted in a minimum of 4 inches of depth of soil or other growing material. Up to 10 percent of an area of a Green Roof may include walkways. If such vegetation dies, it shall be required to be replaced within 150 days.*
- (4) *The minimum 55 percent of a tract that must be landscaped may be reduced to 50 percent, if the additional 5 percent is occupied by Township-approved porous pavement.*
- (5) *This subsection (5) applies if the applicant proves that a new building will be "Certified" or meets a higher standard under the published standards of the Leadership in Energy and Environmental Design (LEED) Certified building, following the latest published standards of the U.S. Green Building Council or its successor entity for New Construction. In such case, the Certified building may exceed the 30 percent maximum building coverage, up to a maximum total building coverage of 35 percent. This incentive may not be added on top of the incentive in subsection (3) above.*
 - (a) *The applicant is required to have a Registered Architect who is a LEED-certified professional provide a statement in writing to the Township at each of the following times: a) the land development application, b) at the time of the building permit application and c) at a point half-way through construction. Such statement shall provide a professional opinion that the project will be able to meet the LEED Certification, and specifying the point system that will be used.*
 - (b) *If a building fails to have LEED Certification after occupancy, the Township shall have the authority to require that the current building owner make sufficient changes to the building and submittals to obtain the intended certification.*
- (6) *A minimum of one electric vehicle recharging station for electric motor vehicles shall be provided if an institution includes more than 1,000 total parking spaces.*

G. Late Night Activities.

- (1) *See the Noise Control chapter of the Township Code of Ordinances, which limits late night*

pickup of trash.

(2) *Deliveries by tractor-trailer or refrigerator truck shall not occur between the hours of 9 PM and 7 AM, if the loading/unloading area is less than 300 feet from a dwelling in a residential or agricultural district.*

~~(3) *Noise from an institutional district as heard on a residential lot in a residential district shall not exceed 50 dB(A) between the hours of 9 PM and 7 AM, except for necessary emergency repairs and except for special events on a maximum of 12 days per year.*~~

(Note - Among other items, written comments were provided on behalf of several institutions regarding noise limitations.)

H. *See Traffic Impact Study requirements in the Subdivision and Land Development Ordinance and in the Institutional Long-Range Development Plan requirements of Section 280-72 below . If special exception or conditional use approval is required or a zoning change is proposed to extend the PI district, such traffic study shall be submitted to the Township at the time of the submittal of the proposed zoning map change, the proposed special exception or conditional use application or the subdivision and land development application, whichever occurs first.*

(1) *If a proposed project would result in a traffic Level of Service on an intersection along a public street that is adjacent to the applicant's properties falling below a peak hour level of D, the applicant shall propose improvements and/or traffic management strategies to mitigate the traffic impacts. Any requirements to construct or fund improvements shall consider the applicant's fair share of the total traffic. This requirement shall apply in addition to other requirements of the Township. Improvements may be phased over time, considering the timing of traffic impacts.*

(Note - There was discussion about whether a peak hour traffic level of service of C or D should be used.)

(2) *The traffic impact study shall also analyze, and the applicant shall propose a response to, any needs for additional street right-of-way to widen and/or realign streets and intersections.*

(3) *The traffic impact study shall also analyze, and the applicant shall propose a response to, any needs to improve sight distances along public streets that can reasonably be addressed within properties controlled by the applicant or public rights-of-ways.*

(4) *The traffic impact study shall also analyze, and the applicant shall propose a response to, any needs to improve the safety of pedestrian and bicycle crossings of adjacent public streets.*

(5) *If an applicant commits to construct certain transportation improvements, such improvements shall be noted on the recorded plans and on future plans submitted to the Township. The Township may require an applicant to submit a preliminary design of proposed improvements to public street intersections.*

(Note - the parking text was relocated below, so that all of the parking provisions are in one location).

I. *Lighting Control.* The height of any new exterior luminaire that is not integrated with a building shall not exceed 25 feet, except where specifically proven to the Zoning Officer to be necessary to safely illuminate an outdoor athletic facility. Cut-off light fixtures and/or shielding or baffles shall be used to properly direct lighting, and avoid spillover into the sky or onto residential zoned lots. Lighting shall not result in a spillover of more than 0.5 foot-candles onto any lot in a residential district between the hours of 10:30 PM and 6 AM."

(1) *Luminaires attached to a parking structure shall not be visible from a dwelling, but instead shall be screened, recessed or otherwise located to meet this requirement."*

(Note - the above text was moved from another location.)

§ 280-71. PI District Screening and Buffer requirements.

The following requirements shall apply in place of Section 255-42 of the Subdivision and Land Development Ordinance. See Appendix A of the Subdivision and Land Development Ordinance for Recommended Species of Trees and Shrubs. Along property lines abutting lots in a residential, PLU or agricultural district, a buffer planting strip, as defined in § 280-4B of this chapter, shall be provided in accordance with the following regulations. This type of buffer yard shall also be required when a new or expanded use in the PI district is proposed across a minor (local) street, two lane street, or a rail line from a lot in a residential or agricultural district, unless the rail line is elevated more than 15 feet above the nearest dwellings.

A. *The applicant shall place and all landowners shall continually maintain a planting area not less than 50 feet in width. This planting area shall be planted with mostly evergreen trees and shrubs of sufficient planted density to produce what reasonably can be expected to be a complete visual screening at least 8 feet in height within 3 years after planting. The 50 feet width shall apply to the area maintained in vegetation, but the entire 50 feet width does not need to be planted in trees.*

(1) *Wherever possible, the applicant and landowner shall make every effort to retain existing healthy trees and shrubs and/or natural topography to serve some or all of the purposes of the buffer requirement. Earth berms may be used in combination with landscaping to achieve the intended height. If constructed berms are used, they shall have a maximum slope on the residential side of 33% with grass cover or 50% if low maintenance vegetative ground cover is used. At the time of land development approval, the Board of Commissioners may approve the use of architectural masonry walls in combination with plantings to achieve the buffer.*

(2) *Any new fencing shall be located on the institutional side of required plantings, unless approved otherwise by the Township as a condition of a land development approval or other Township approval, after the applicant provides a proposed design of the fence.*

(3) *Plantings shall be laid out to allow room for future growth, such as by using off-set rows.*

(4) *Trees and shrubs needed to form the visual screen that die shall be replaced within 180 days.*

(5) *See also parking lot landscaping in Section 255-80 of the Subdivision and Land Development Ordinance.*

- B. All evergreen vegetation *that is needed to complete the visual screen* shall not be less than five feet in height at the time of planting and shall be of such species that expected height at maturity shall not be less than 12 feet.
- C. All deciduous vegetation *that is needed to complete the visual screen* shall not be less than eight feet in height and 2.5 inch caliper, measured 4.5 feet above finished grade.
- D. As an alternative to the possibly linear appearance of the minimum requirements above, applicants are encouraged to provide innovative buffers *with a more naturalistic appearance* which need not be located entirely within the minimum required width. Such alternative buffers shall be subject to approval by the Township.
- E. A landscaping plan shall be required, which shall clearly show and list the locations, size, species and number of plant materials proposed to be used.
- F. *The Township Comprehensive Plan includes a list of Scenic Roads, which are hereby included by reference.*
 - (1) *Within 75 feet from the right-of-way of a Scenic Road, as part of development in the PI district, existing healthy trees with a trunk diameter of 6 inches or greater measured 4.5 feet above the adjacent ground level shall be preserved, unless the applicant proves to the satisfaction of the Zoning Officer that no reasonable alternative exists.*
 - (a) *Trees may be removed for necessary vehicle, stormwater and utility crossings, to provide safe sight distances, and similar necessary improvements.*
 - (b) *Where such existing healthy trees are allowed to be removed for good cause, the Zoning Officer may require the planting of new trees within the vicinity that will serve the same purposes.*
 - (c) *Any new fencing shall be located on the institutional side of this tree protection area, unless approved otherwise by the Township as a condition of a land development approval or other Township approval, after the applicant provides a proposed design of the fence.*
- G. *The Township may require the installation of fencing by an institutional use abutting a residentially-zoned lot. The design of the fencing shall be subject to review and approval by the Township.*
- H. Screening.
 - (1) Service, utility, maintenance and storage areas, including solid waste containers, truck loading and unloading areas and central heating, ventilating and air-conditioning equipment, shall be screened from view from public streets and *the nearest lot lines of land within any adjacent PLU, Agricultural or Residential districts.* This may be accomplished by means of enclosing architectural walls, *mostly solid fences, preserved trees and/or buffer plantings.* Visual screening so provided shall be of sufficient density so as not to be seen through and of sufficient height to constitute an effective screen, *within 3 years after planting.* Chain link fencing shall not be used for screening. *Any new fencing shall be on the institutional side of any required plantings, unless approved otherwise by the Township*

as a condition of a land development approval or other Township approval, after the applicant provides a proposed design of the fence.

(2) *Screening Along a Street.* This subsection shall apply to areas along a street where landscaped screening is not required by another part of this Section 280-71. Areas used for new or expanded off-street parking lot for 10 or more motor vehicles or truck loading/unloading areas shall be separated from the street right-of-way by a landscaped area with a minimum width of 20 feet. This landscaped area shall include a mix of deciduous shade trees and shrubs or other trees with a minimum height when planted of four feet, but is not required to be a complete visual screen.

(a) *This landscaped area is not required where: a) existing trees and other healthy vegetation will be preserved that will serve the same purpose in the determination of the Zoning Officer, b) the parking or loading area is not visible from the street or c) the parking or loading area is more than 300 feet from the street right-of-way.*

§ 280-72. Institutional long-range development plans (ILDLP).

A. Purposes. The ILDP is mainly intended to serve the following purposes:

- (1) To provide notice and information to the Township, community and neighborhood organizations, other public and private agencies and the general public as to the plans of each affected institution at an early stage, and to give an opportunity for early and meaningful involvement of these groups in such plans prior to substantial investment in property acquisition or building design by the institution.
- (2) To enable the institution to make modifications to its plan prior to the more detailed planning and prior to any request for authorization by the Township of new development proposed in the long-range development plan.
- (3) To provide the Township, community and neighborhood organizations, other public and private agencies, the general public and other institutions with information that may help guide their decisions with regard to use of and investment in land in the vicinity of the institution, provisions of public services and particularly the planning of similar institutions.

B. When plan is required.

- (1) Each application for a land development plan approval or application to apply the PI District to any property not already in the district shall be accompanied by submission to the Township of a current new or updated ILDP describing the existing and anticipated future development of the institution as provided in Subsection C below.
- (2) Upon submission of an initial ILDP, thereafter, at intervals of two years, each educational, religious and similar institutional establishment or each medical or health facility should file a report with the Township describing the current status of its ILDP. In addition, any substantial revisions to the ILDP already on file with the Township shall be filed with the Township as soon as such revisions have been formalized by the management of the institution.

- (3) The ILDPs, reports and revisions described in this section shall, upon filing, be available for public review at the Township offices.
- C. Format and substance of plan. The plan shall consist of text and graphic materials similar in kind to those required in Section 255-20 of the Subdivision of Land Chapter of Township Ordinances. Information required shall include graphics drawn at a scale of not less than 150 feet to the inch and shall be suitable for display to the public at meetings held by the Planning Commission and Township Commissioners. The institutional long-range development plan shall, at a minimum, contain textual and graphic descriptions of:
- (1) The nature of the institution, its history of growth and physical changes in the neighborhood which can be identified as having occurred as a result of such growth, the services provided and service population, employment characteristics, all ownership by the institution of properties throughout the Township and any other relevant information pertaining to the institution and its services.
 - (a) *Current full-time and part-time enrollment, including evening classes, and staff levels shall be stated and updated once a year. The peak number of persons on campus at one time shall be stated, including students and staff residing on-campus and students and staff commuting to the campus.*
 - (2) The present physical plant of the institution, including the location and bulk of buildings, land uses on adjacent properties, the location and classification of all streets, internal driveways, parking lots, loading berths, rights-of-way, easements, water and sewer lines, surface and subsurface drainage facilities and property lines, traffic circulation patterns, parking in and around the institution and open space and other amenities.
 - (3) The development plans for the institution for a future period of not less than 10 years and the physical changes in the institution projected to be needed to achieve those plans. Any plans for physical development during the first five years shall include the site area, building coverage, building bulk, approximate floor area, function, off-street parking, circulation patterns, area for land acquisition and timing for the proposed construction. In addition, with respect to plans of any duration, the submission shall contain a description and analysis of each of the following:
 - (a) The conformity of proposed development plans to the Township Comprehensive Plan.
 - (b) The anticipated impact of any proposed development by the institution on the surrounding neighborhood, including but not limited to the effect on existing housing units, relocation of housing occupants and commercial and industrial tenants, changes in traffic levels and circulation patterns, transit demands and parking availability and the character and scale of development in the surrounding neighborhood.
 - (c) Any alternatives which might avoid or lessen adverse impact upon the surrounding neighborhood, including location and configuration alternatives, the alternative of no new development and the approximate costs and benefits of each alternative.
 - (d) The mitigating actions proposed by the institution to lessen adverse impacts upon the surrounding neighborhood.
 - (4) *For hospital uses*, a projection of related services and physical development by others, including but not limited to office space and medical outpatient facilities, which may occur as a result of the implementation of the institution's long-range development plan.
 - (5) Any other items as may be reasonably required by the Township Commissioners or the

Planning Commission.

- (6) *The Township may require an institution to provide a parking management plan to address peak periods of demand, such as graduations, special events or sports events with high attendance. Such parking management plan shall be submitted to the Zoning Officer and the Chief of Police and shall show how parking will be addressed to minimize negative impacts upon adjacent dwellings and traffic patterns. Such plan shall also address traffic management. This Plan shall be updated every 2 years if changes are proposed.*
- (7) *The ILDP shall estimate the maximum square footage of new building area that is reasonably possible within the development tract.
(Note - Comments were received on behalf of several institutions that this may be a burdensome requirement).*
- (8) *The ILDP shall consider and describe impacts from special events, such as summer sports camps and high school graduations held on the campus.”*

~~D. Compliance with plan. Upon submission of a ILDP, no development plan shall be approved unless such is in compliance with the provisions of this article and substantially in accordance with the submitted ILDP or subsequent amendments thereto. Determination of a development plan's accord with the submitted ILDP or subsequent amendments thereto shall be made by the Zoning Officer.~~

Part 2. Parking. The off-street parking requirements of Section 280-103 are hereby revised as follows:

Subsections (1) and (2) are revised to the following text:

“(1) Dwellings (*other than Student Residences*): two spaces per dwelling unit.

(2) *Dormitory, Sorority, Fraternity or Other Student Residence*: one space per 2.5 residents aged 17 or older, excluding students who are prohibited by the institution from having vehicles within Radnor Township.”

(Note - There was discussion about how to handle parking by freshman college students who are not supposed to have vehicles, but who park them on residential streets.)

A new subsection (8) is added as follows:

“(8) *College or University*. The required parking shall be the total combination of the following:

(a) *The parking required by on-campus dwellings, dormitories, student residences and other residential uses - see above.*

(b) *One parking space for each 1.1 person employed on the premises during the peak time each week (other than staff living in on-campus residences and student employees who are counted separately).*

(Note - a letter on behalf of the institutions suggested one space per 1.2 staff-persons)

(c) *One parking space for each college or university vehicle that is parked on the premises*

- during the time of peak parking demand.
- (d) *Parking for other principal uses listed in this Section that attract vehicles to the institution. Credit may be given for student and staff attendees who are already accounted for in this subsection, such as students living on-campus who attend a stadium event.*
 - (e) *See Section 280-70.I, which may allow a reservation of a portion of required parking.*
 - (f) *In addition, suitable structures shall be provided for the parking and locking of bicycles throughout a campus. This shall include locations reasonably accessible to every residence hall, dining hall and classroom building.*
 - (g) *For each new or expanded principal building, parking calculations shall be provided for the new project and for the institution as a whole. However, the actual parking space requirements shall only apply to new or expanded structures or uses, changes in use, increases in enrollment or staffing, or other measurement required by this Section."*

(Note - Pre-existing deficits of required parking for an entire institution may be grandfathered under the law. That interpretation applies for all uses. Existing Section 103.C. does require that a building that is changed in use must fully comply with numbers of required parking spaces. There was discussion about whether to try to make up for parking deficit over time, and whether to require parking based upon non-residential building sizes and/or staff-persons. Written comments were received from several institutions on these matters.)

Add the following as a new Section 280-103.C.:

"C. Additional Provisions for Parking Within the PI District. Off-street parking may be located on a different lot than the PI district lot that is being served provided that: a) the two lots remain in common ownership, and b) the parking is within 800 feet of the use it is serving. A longer distance or other parking locations may be allowed if the Zoning Hearing Board approves it as part of a parking management plan, as described in (2) below.

- (1) *See Section 280-72, which requires periodic updating of full-time and part-time student enrollments and staff levels, and which requires provision of plans for special events and activities.*
- (2) *An applicant may request that part of the minimum amount of parking required be deferred, or an increase in the distance between parking and the use that is served, if the applicant provides a suitable Parking Management Plan and legally commits to follow it as a binding condition of approval. The Board of Commissioners shall have the ability to determine if the application will be approved. The burden of proof shall be placed upon the applicant to show that the proposed measures will have a result that justifies the specific reservation or modification. An application under this section may be denied if credible evidence is presented that a parking shortage exists that will become more severe if the application is approved.*
 - (a) *The Parking Management Plan may justify a reservation of parking for one or more of the following and similar types of measures by the institution, as applicable:*
 - (i) *If the institution proves that a certain number of students and staff live within walking distance of the campus and will not drive a vehicle to the institution.*

- (ii) *If the institution commits to provide a shuttle service to an off-site parking area (such as an office park parking lot leased for evening and weekend use for high traffic events) or to a mass transit facility that will reduce on-campus parking demand.*
- (iii) *If the institution commits to provide a shuttle service around their facilities that makes parking convenient even though it more than 800 feet from the use that is served by the parking, and which operates during specified peak hours of parking demand.*
- (iv) *If the institution commits to subsidize public transit use by staff and/or students and the public transit is convenient to reach the institution.*
- (v) *If the institution subsidizes vanpools or carpools and provides preferential parking for carpools, or provides similar measures to reduce parking demand.*
- (vi) *If the institution provides evidence that the same parking spaces can be shared for multiple uses, considering different peak times of demand.*
- (vii) *If the institution commits to not operate two or more facilities involving spectators or non-college patrons during the same hours, such as an arena, an auditorium, a performing arts center and/or a stadium.*
- (b) *The Planning Commission shall be provided an opportunity to comment on the request.*

(3) *A reservation of parking under subsection (2) above shall involve the Board of Commissioners having the authority to approve a deferral of a portion of the number of required parking spaces. The land area that would have been used for such parking spaces shall be reserved for future use if needed. As a condition, the Board of Commissioners may require the reservation of the parking area for a certain of years. Otherwise, the land shall be reserved for future parking if needed for as long as the reduction is in place. As a condition, the Board of Commissioners may require the applicant to post a post for up to 2 years to guarantee that funds will be available to construct the parking facilities if needed.*

- (a) *Such reservation shall be in legal form acceptable to the Township Solicitor and shall legally bind current and future owners of the land to: (1) keep the reserved parking area open and available and (2) provide the additional parking and any related required stormwater improvements if the Township determines the parking is necessary. A deed restriction may be required.*
- (b) *If a parking reservation is approved under this section, then the applicant shall present a site plan to the Zoning Officer that shows the layout that will be used for the additional parking if the parking is required to be provided in the future. The site plan shall show that the additional parking is integrated with the overall traffic access and pedestrian access for the site, and that the additional parking will be able to meet Township requirements. The plan shall accommodate areas for future stormwater management for the site, but detailed engineering for stormwater and grading is not required to be completed as part of the reservation.*
- (c) *The additional parking that is “reserved” under this subsection shall be required to be kept as vegetated open area, until such time as the Board of Supervisors decision may authorize the land’s release from the restriction, or until the Township may*

require that the land be developed as parking.

- (d) The Zoning Officer shall periodically review the sufficiency of the parking that is provided. If the Zoning Officer, after a review by the Planning Commission, in the future determines that the reserved parking is needed to meet actual demand, he/she shall provide written notice to the property-owner and the Board of Commissioners. The Board of Commissioners at an advertised meeting may require that the property-owner develop the reserved area into off-street parking in compliance with this Ordinance within one year or a longer time period approved by the Board.*
- (e) While a reservation of land for parking is in effect, all development plan submittals to the Township and Zoning Hearing Board shall show the land area affected by the parking reservation. The Township may also require that such parking reservation area be shown on the Recorded Plan.*
- (f) A parking reduction under this Section shall not involve more than a 50 percent reduction in the total parking required by an institution.*

(Note - Based upon advice of the Township Solicitor, this process is not called a conditional use.)

- (4) Vehicle parking area and structures that serve uses in the PI district shall be located within the PI district, except that the Township may approve additional suitable locations within a primarily business zoning district.”*

(Note - A comment was received from some institutions that the zoning regulations should not limit the zoning district where institutional parking can be developed, if that parking is in excess of what is required. We believe many residents would want to avoid new institutional parking lots intruding into residential zoning districts.)

Part 3. Signs. *The references to the "Planned Institutional" District in Section 280-123 are hereby deleted, and the following new section is added:*

"280-123.1 Signs in Planned Institutional Districts.

- A. Freestanding signs. A freestanding sign with a maximum sign area of 25 square feet on each of 2 sides shall be allowed abutting each side of each building or at each athletic field. Such sign shall have a maximum height of 8 feet. However, a sign advertising an accessory commercial use within the PI district shall not be readable from any public street and shall not be readable from beyond any lot line exterior to the institution.*
- B. Wall signs. Each side of each building shall have a maximum total wall sign area of 60 square feet. A wall sign shall not exceed the total structural height of the attached building. This sign area shall not restrict the size of religious symbols. However, a sign advertising a commercial use within the PI district shall not be readable from any public street or any lot line exterior to the institution.*
- C. Entrance signs. One freestanding sign shall be allowed at each vehicle entrance to a principal*

institutional use from a public street. Each sign shall have a maximum sign area of 75 square feet on each of 2 sides (which may be detached from each other) and a maximum height of 6 feet. The sign may be attached to a wall, which may be located in a yard, and may have a maximum height of 6 feet and a maximum length of 25 feet.

- D. *Signs within the PI district shall not be internally illuminated or include electronically changing messages if they are within 300 feet from and visible from a residential district. Electronically changeable message signs shall not include animated moving images, and shall not be operated between 10 pm and 6 am.*
- E. *Real estate and development signs shall be permitted in accordance with Section 280-123.E.*
- F. *Directional signs. Directional signs shall be permitted in accordance with § 280-122.C(8).*
- G. *Instructional signs. Instructional signs shall be permitted in accordance with § 280-122.C(9).*
- H. *If a sign serving an allowed use in the PI district is not readable from any public street or any lot line exterior to the institution, the sign shall not be regulated by this ordinance and shall not be required to have a Township sign permit. This exception only applies if the lighting of such a sign is not visible from a PLU, residential or agricultural district."*

Part 4. Definitions.

In Section 280-4.B. Definitions, the following provisions are revised:

Add the following to the definition of "Building":

"A parking structure of two or more levels or an underground parking structure shall be regulated as a building for the purposes of the Zoning Ordinance, even if it does not have enclosed walls and a roof over the top level. This definition shall not apply to the Construction Codes. "

Add the following new definition:

"Tract - The land area within one or more contiguous lots that are in common ownership. This may include lots that are separated by a street, rail line or waterway."

Severability, Repealer and Enactment Clauses to be added.