

Significant draft changes from the existing text are highlighted in italics.

Title and Preamble to be added.

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. Purpose; 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 areas including institutional and quasi-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. *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.

A structure or combination of structures may be erected or used and a lot may be principally used or occupied for any one of the following purposes:

A. *Permitted by Right Uses.*

- (1) *Educational, recreational, research, office, administrative and support uses of a college, university or trade school approved or licensed by the Pennsylvania Department of Education to offer 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 is not restricted.*

See regulations of Chapter 222 - Property Maintenance of the Township Code.

~~A dormitory, provided that 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.~~

- (4) *Single family detached dwellings, which may be developed under the regulations of the R-1 district if they will not be on the same lot as a college or university.*
- (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 serve the housing, counseling, dining and educational needs of persons age 18 or younger, and which may also provide support services for persons who have aged out of the home.*
- (8) *Cemetery.*
- (9) *Stadium, arena, natatorium, performing arts theater or similar facilities.*
- (10) *Uses that are customarily accessory to an allowed principal use, such recreational facilities, a student infirmary, 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) *Other institutional uses for the care of children, the aged, the sick, or persons with disabilities that the applicant proves to the satisfaction of the Zoning Hearing Board will be similar in external impacts to allowed uses.*

§ 280-69. Area and height regulations.

A. Lot area and width. Every lot on which a building or combination of buildings is erected or used shall have an area of not less than 10 acres, and such lot shall be not less than 300 feet in width at the building line. *Pre-existing lots of smaller dimensions within the PI district may still be used for PI uses.*

B. Building area. Not more than 30% of the total lot area may be occupied by buildings, and not less than 55% of the total tract area shall be devoted to landscaping, *rain gardens or other vegetated stormwater management areas* and be planted in accordance with Chapter 255, Subdivision of Land. *Land area within public street rights-of-way shall be deleted before calculating lot area and total tract area.* 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.*

C. Height regulations. No building or structure shall exceed three stories or 38 feet in height. *However, a building or portion of a building or structure that is more than 500 feet from the lot*

line of a lot occupied by any dwelling in a residential or agricultural district shall have a maximum height of 58 feet.

- D. Setbacks from public streets. No building or permanent *roofed* structure, other than a guardhouse or facility which provides controlled access to a property, shall be located less than 120 feet from a *public* 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 *public* street right-of-way line.

(Note - We believe an exception should be added to allow a small building setback along street segments that are intended to have a more urban appearance. Streetscape requirements (street trees, decorative sidewalks, street lights, benches) could be added in that case, similar to those in the Wayne and Garrett Hill areas.)

- E. Minimum setbacks, *other than from public streets.*

(1) For the purposes of determining setbacks *other than from public streets*, uses and structures allowed within this district are classified according to the nature of the activity 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, the more restrictive category shall apply.*

Category 1 Uses:

Academic classroom building

Academic, medical or scientific research building

Administrative building *or offices (not including medical offices)*

Medical services building for academic institutions

Place of Worship

Single-family detached house

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

Nursing home, assisted living center or personal care center

Life-care residence

Children's home

Surface parking lot

Cemetery

Customarily accessory uses, other than uses specifically listed in Category 2.

Category 2 Uses:

Day Care Center, provided that a day care center located within a place of worship building shall not be required to provide any larger setback than the place of worship.

Dormitory or other Student or Staff Residence, such as townhouses or apartments

Food preparation 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
 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
 Club or fraternity or *sorority* house
 Theater or Auditorium
 Hospital or *Surgery Center*
 Medical office or medical treatment or *testing* facility
 Hospice
 Parking structure, *which shall be regulated as a building*
 Any use allowed in a PI District and not listed in 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* property lines in accordance with the following table:

Lot Line of Land in Adjacent Zoning District:	Category 1 Use	Category 2 Use
Any residential or agricultural or PLU district	125 feet	<i>220 feet</i>
All other districts	75 feet	75 feet

- 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.
- G. Riparian buffer setback: *50 feet*.

§ 280-70. Special 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*

- in facade materials, heights, setbacks and/or rooflines at least once every 160 feet.*
- (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. *This provision shall not restrict buildings being connected together by enclosed or unenclosed walkways, colonnades or pedestrian bridges.*
 - (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 width of a lot.
- C. Screening. 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 *residentially-zoned* properties. This may be accomplished by means of enclosing architectural walls, *mostly solid* fences, *preserved trees* 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.
- D. Storage of vehicles.
- (1) Vending trucks and other vehicles similarly used for selling, retailing or wholesaling materials, goods, wares or merchandise shall not be parked overnight on a lot, *shall not be parked within a public street right-of-way while sales are in progress, and shall be setback a distance equal to what would apply to a restaurant when sales are in progress.*
 - (2) Any vehicle with length exceeding 18 feet parked overnight on a lot shall be screened from view from public streets and abutting properties in a manner consistent with Subsection C above.
- E. Off-street parking and service areas.
- (1) All off-street parking, unloading and service areas shall comply with the provisions of §§ 280-103, 280-104 and 280-105.
 - (2) Areas designated for off-street parking on any property which adjoins an agricultural, residential or planned apartment zoning district shall be screened from such district by use of a visual barrier consisting of natural topography, existing *healthy* vegetation, dense plantings and *landscaped* earth berms. Berms shall be constructed to a minimum average height of four feet with a maximum slope of 33% *on the residential side*, and shall be covered with grass, evergreens, shrubbery and other forms of dense vegetation. *At the time of land development approval, the Board of Commissioners may approve the use of architectural masonry walls in place of earth berms.* Berms shall not be required if existing topographical features meet or exceed the requirements of this section.
 - (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. Coverage and other incentives to be proposed for projects that involve green development methods. To be completed.*
- (1) *Solar screens over windows may intrude into a setback area by up to 10 feet.*
 - (2) *Solar panels and skylights may extend above 10 feet above the maximum building height*

- (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, up to a maximum total building coverage of 50 percent.*
- (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) *If an institution establishes a conservation easement that prevents the construction of buildings or pavement for a minimum period of 99 years on land that abuts or is across a local street from existing dwellings, each square foot of such preserved land shall count the same as 3 square feet of landscaped area for the purposes of meeting the minimum 55 percent of the tract that must be landscaped. The same area of preserved land may be used for both Option 5 and Option 6.*
- (6) *If an institution establishes a conservation easement that prevents the construction of buildings or pavement for a minimum period of 99 years on land that abuts or is across a local street from existing dwellings, each 2 acres of such preserved land may be used to increase the allowed maximum height of an institutional building by 10 feet above the height that would otherwise be allowed, up to a maximum height of 58 feet. Such institutional building that is allowed the taller height shall be within 1,000 feet from the area of land that is preserved.*

 Note - Definition of Green Roof to be added

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 250 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.*

H. *See Traffic Impact Study requirements in the Subdivision and Land Development Ordinance. If special exception 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 application or the subdivision and land development application, whichever occurs first.*

I. *Parking. See Section 280-103. Off-street parking may be located on a different lot than the PI district lot that is being served provided that the two lots remain in common ownership and the parking is within 800 feet of the use it is serving. A longer distance may be allowed if the Zoning Hearing Board approves it as part of a parking management plan.*

- (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.*
- (2) *As a special exception, the Zoning Hearing Board may approve a reduction in the minimum*

amount of parking required if the applicant provides a suitable Parking Management Plan and commits to follow it. The Parking Management Plan may justify a reduction of parking for the following types of measures by the institution:

- (a) 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.*
- (b) If the institution commits to provide a shuttle service to an off-site parking area or a mass transit facility that will reduce on-campus parking demand.*
- (c) If the institution commits to subsidize public transit use by staff and/or students and the public transit is convenient to reach the institution.*

J. Public Notice - (Note - We discussed this matter, and apparently the Township already requires applicants (including institutions) to provide notice to nearby residents of proposed developments. We should discuss whether any additional public meeting or notice requirements should be added.)

§ 280-71. PI District 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 rear and side property lines abutting lots in a residential 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 local street or a rail line from lot in a residential or agricultural district, unless the rail line is elevated more than 15 feet above the nearest dwellings.

- A.** The owner shall place and continually maintain a planting area not less than 20 feet in width containing berms, hedges, evergreens, shrubs or suitable vegetation of sufficient planted density to produce a complete visual screening *at least 8 feet in height within 3 years after planting.*
 - (1) Wherever possible, the owner 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. Any constructed berms shall have a maximum slope on the residential side of 33% with grass cover or 50% when shrubbery or ground cover is used. Architectural walls may be used in combination with berms and/or vegetation to achieve the buffer, but may not be used alone.*
 - (2) Any fencing shall be on the institutional side of plantings.*
 - (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 to be installed 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 to be installed 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. *For the purposes of the PI District, the following roads are designated as Scenic Roads: Eagle Road, King of Prussia Road, S. Bryn Mawr Avenue, Adwyn Lane and Matson Ford Road.*
 - (1) *Within 75 feet from the right-of-way of these roads, 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.*
 - (2) *Trees may be removed for necessary stormwater and utility crossings, to provide safe sight distances, and similar necessary improvements.*
 - (3) *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.*
- G. *The Township may require the installation of fencing by an institutional use abutting a residential lot.*

§ 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 and staff levels shall be stated and updated periodically. 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, ground coverage, building bulk, approximate floor area by 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) 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 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.*
- 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.”

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 and other student residences (see above).*
- (b) *One parking space for each 1.1 staff-persons who are on premises during the peak time each week (other than staff living in on-campus residences that are counted separately).*
- (c) *One parking space for each 1.5 students who are on premises during the peak time each week (other than students living in on-campus residences that are counted separately).*
- (d) *One parking space for each college or university vehicle that is parked on the premises during the peak time each week.*

(e) *See Section 280-70.I, which may allow a reduction in parking."*

Add the following to subsection E. regarding lighting:

"The height of any luminary shall not exceed 25 feet, except where specifically proven to the Zoning Officer 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 lots. The lighting from an institutional, commercial or industrial use shall not result in a spillover of more than 0.5 foot-candles onto a residential lot."

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 a commercial use within the PI district shall not be readable from any public street or 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 8 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 if they are within 250 feet of a residential district.*
- E. Real estate and development signs advertising the sale, rental or development of premises shall be allowed, provided that:*
 - (1) The sign area shall not exceed eight square feet and, if freestanding, shall not exceed a sign height of eight feet above mean grade.*
 - (2) No more than one sign shall be erected for each 500 feet of street frontage.*
 - (3) Signs shall be non-illuminated and exempt from permit requirements.*
 - (4) Off-premises signs advertising the sale, rental or development of premises shall be prohibited within these districts.*

- F. Directional signs. Directional signs shall be permitted in accordance with § 280-122C(8).*
- G. Instructional signs. Instructional signs shall be permitted in accordance with § 280-122C(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."*

Severability, Repealer and Enactment Clauses to be added.