



DRAFT – JULY 7, 2022

**PRD ZONING AMENDMENT**

**AN ORDINANCE OF THE TOWNSHIP OF NORTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27 OF THE NORTH FAYETTE TOWNSHIP CODE OF ORDINANCES, ZONING, TO AMEND \_\_\_ TO REVISE MINIMUM LOT SIZE REQUIREMENTS AND TO REPEAL AND REPLACE ARTICLE XII, PLANNED RESIDENTIAL DEVELOPMENT, IN ITS ENTIRETY.**

**WHEREAS,** the Municipalities Planning Code (MPC), 53 P.S. §10101 et seq., authorizes the Township of North Fayette (hereinafter referred to as the “Township”) to regulate zoning and land use in the Township; and

**WHEREAS,** Chapter 27 of the North Fayette Township Code of Ordinances, Zoning, as amended, (hereinafter referred to as the “Zoning Ordinance”) regulates zoning and land use in the Township consistent with the requirements of the MPC in order to maintain, preserve, and protect the public health, safety, and welfare; and

**WHEREAS,** Article VII, Planned Residential Development, of the MPC, 53 P.S. §10701-A et seq., as amended, authorizes the Township to establish Planned Residential Development (PRD) regulations; and

**WHEREAS,** the Township Board of Supervisors desires to amend the Zoning Ordinance in order to update the Township’s current PRD regulations to foster development of character-driven neighborhoods with innovative design techniques; and

**WHEREAS,** the Township Planning Commission reviewed this proposed amendment to the Zoning Ordinance and recommended its adoption at the Commission’s \_\_\_\_\_ meeting; and

**WHEREAS,** the Township Board of Supervisors held a public hearing on \_\_\_\_\_, 2022 to review and accept public comments on the proposed amendment; and

**WHEREAS,** in the judgment of the Township Board of Supervisors, this Ordinance is consistent with the Township Comprehensive Plan and advances the Township’s community development objectives.

**NOW, THEREFORE, the Board of Supervisors of the Township of North Fayette hereby ordains and enacts as follows, incorporating the above recitals by reference:**

**Part 1: MINIMUM LOT SIZE AND USE CHANGES**

Section 305 – District Regulations Overview is modified as follows. Revisions in this section will appear as follows: ~~struck out~~ for items removed and underlined for items added.

Table 1 – Table of Authorized Principal Uses is updated to remove duplex and townhomes as authorized uses in the R-2 Residential District.

Table 3 – Residential Zoning District and Residential Use Area and Bulk Regulations is updated to the following –

- R-1 Minimum Lot Area with Sewer (square feet per lot) – ~~20,000~~ 40,000
- R-2 Minimum Lot Area with Sewer (square feet per lot) –
  - SFD Detached: ~~7,200~~ 20,000
  - Townhome: ~~2,500~~
  - All Other Lots: ~~5,000~~ 10,000

**PART 2: AMENDMENTS TO PLANNED RESIDENTIAL DEVELOPMENT**

Article XII: Planned Residential Development is repealed in its entirety and replaced with the following:

**Article XII: Planned Residential Development**

**Section 1201: Purpose**

- A. Purpose: It is the purpose of this Section to establish regulations and controls for the use of land and structures, areas of lots, bulk of buildings, amount and kind of open space, land, the provision of off-street parking, and other similar accessory regulations in accordance with guidelines set forth in the MPC, 53 P.S. §10701 et seq., as amended. PRD is designed to provide for developments incorporating a single type or variety of residential and related uses, which are planned and developed as a unit. Such development may consist of individual lots or it may have common building sites. Further, PRD is intended to fulfill the following purpose and address the following

goals to build community character unique to North Fayette Township:

1) Purpose

- a) Encourage innovations in residential and nonresidential development and renewal so that the growing demand for housing and other development may be met by greater variety in type, design and layout of dwellings and other buildings and structures and by the conservation and more efficient use of open space ancillary to said dwellings and uses;
- b) Create greater opportunities for better housing and recreation that may extend to all citizens and residents of the Township;
- c) Encourage a more efficient use of land and of public services and to reflect changes in the technology of land development so that economies secured may ensure to the benefit of those who need homes and for other uses;
- d) And, in aid of these purposes, to provide a procedure which can relate the type, design and layout of residential and nonresidential development to the particular site and the particular demand for housing existing at the time of development in a manner consistent with the preservation of the property values within existing residential and nonresidential areas, and to insure that the increased flexibility of regulations over land development authorized herein is carried out under such administrative standards and procedures as shall encourage the disposition of proposals for land development without undue delay.

2) Goals

- a) R-1 Single Family Residential District PRD: Encourage innovations in residential development to meet a variety of designs and layouts of residential housing and promote the conservation and efficient use of open, natural, and green spaces; and requiring basic construction and design standards.
- b) R-2 Suburban Residential District PRD: Encourage innovations in residential development to meet a variety of types, designs, and layouts of residential housing and promote the conservation and efficient use of open, natural, and green spaces; and requiring enhanced construction and design standards.

- c) Permitted Uses: The permitted uses in each residential development option effectively differentiate between the residential development styles available in the Township and encourage enhanced layout and design options through PRDs.
- d) Density and Lot Size: Appropriate density and dimension requirements lead to more efficient and proper land use, making the most of the Township's land assets while setting the stage for distinct design options by dictating the overall style and character in each residential development type.
- e) Building Facades: Building facades create distinct visual features within the Township's neighborhoods and enhance the community character when they are particularly unique and varied where the density of buildings and mix of uses increases in the R-2 PRD developments.

## **Section 1202: Application for Tentative Approval**

### **A. Overview.**

- 1) A PRD shall be a permitted use as described in Table 1 of this Chapter. Tentative approval of the development plan shall authorize the development of the lot(s) in accordance with the approved development plan, provided an application for final approval is submitted, which complies with the application granted tentative approval. Failure to apply for final approval within twelve (12) months or to develop the development plan as indicated in this Section shall cause the abandonment of the development plan.

### **B. Filing.**

- 1) A landowner and/or developer shall submit an application for tentative approval of the development plan delivering 14 copies of the completed application to the Township at least or 28 days prior to the Planning Commission's regularly scheduled meeting. The Department of Community Development shall determine the completeness of the application and either accept the application as complete and properly filed or return the application to the applicant for resubmission, if the application is incomplete and improperly filed. If the application is returned as incomplete, a written notice which cites the specific requirements of this Article, which have not been met, shall be sent to the applicant.
- 2) The date of the Planning Commission meeting, at which the application is accepted as complete and properly filed, shall be the official date of filing and

shall represent the beginning of the 60-day period for Planning Commission review and public hearing by the Board of Supervisors.

- C. Fees. The application for tentative approval shall be accompanied by a filing fee in accordance with the schedule affixed from time to time by resolution of the Board of Supervisors.
- D. Information Required. The application shall contain the following information and such additional information may be required by the Township to determine compliance with the requirements of this Chapter:
- 1) All data required for a preliminary plat, as specified in the SALDO.
  - 2) The location, size, existing topography, proposed topography, and the nature of the PRD proposed to be developed.
  - 3) The density of land use to be allocated to parts of the site to be developed.
  - 4) The location and size of the common open space and the form of organization proposed to own and maintain the common open space.
  - 5) The use and the approximate height, bulk, and location of buildings and other structures.
  - 6) The feasibility of proposals for water supply and the disposition of sanitary waste and stormwater.
  - 7) The substance of covenants, grants of easements/ROW, or other restrictions proposed to be imposed upon the use of the land, buildings, and structures, including proposed easements or grants for public utilities.
  - 8) The provisions for parking of vehicles and the location and width of proposed streets.
  - 9) The location and design of all screening, bufferyards, and landscaping indicating the type, location, and height of all plantings.
  - 10) Any conflicts with the Township land use regulations otherwise applicable.
  - 11) In the case of development plans, which call for development over a period of years, a description of each section, and a schedule showing the proposed times within which applications for final approval of all sections of the PRD shall be filed, and this schedule must be updated annually, by the anniversary

of its previous approval, until the development is completed and accepted.

- 12) Statement of Public Interest. A written statement by the landowner and/or developer setting forth the reasons why, in his opinion, a PRD would be in the public interest and would be consistent with the Comprehensive Plan.

### **Section 1203: Application for PRD Final Approval**

#### **A. Filing.**

- 1) A landowner and/or developer shall submit an application for final approval of the development plan by delivering fourteen (14) paper copies and one (1) electronic copy of the completed application to the Director of Community Development at least four (4) weeks or 28 days prior to the Planning Commission's regularly scheduled meeting. The Planning Commission shall either accept the application as complete and properly filed or return the application to the applicant for resubmission if the application is incomplete and improperly filed. If the application is returned as incomplete, a written notice that cites the specific requirements of this Chapter, which have not been met, shall be sent to the applicant.
- 2) The date of the Planning Commission meeting, at which the application is accepted as complete and properly filed, shall be the official date of filing and shall represent the beginning of the 45-day period for review by the Planning Commission and action by the Board of Supervisors.

#### **B. Content of Application for Final Approval.** The application for final approval shall include a development plan, all required supplementary data as specified herein, and a certificate of completion of improvements or a completion bond, as required by the SALDO.

##### **1) The development plan shall include:**

- a) All data required for a final plat, as specified in the SALDO.
- b) Accurately dimensioned locations of all proposed structures, parking areas, recreation areas, and common open spaces.
- c) The use and number of families to be housed in each structure.
- d) The landscaping plan, including the location of sidewalks, trails, and bufferyards.

2) Supplementary data shall include:

- a) In a form suitable for recording with the plat, any covenants, grants of easements, rights of way, or other restrictions to be imposed on the use of the land and structures.
  - b) Provisions for the maintenance, ownership, and operation of common open spaces, common recreation facilities, and other improvements.
  - c). Cut sheets, details, and graphics shall be provided, as necessary, to adequately illustrate compliance with required building types and architectural style, nonresidential building elevations, setbacks for principal and accessory structures, garage placement and type of garage entry, park and recreational facility, and open space designs, and amenities provided within, and pedestrian features, including sidewalks and trails.
- C. Final Approval. If the application for final approval has been filed with all drawings, specifications, and other required documents in accordance with this Chapter, and the official written communication of tentative approval, the Planning Commission shall recommend approval of said application to the Board of Supervisors. The Board of Supervisors shall, within 45 days of the filing of the application with the Planning Commission, grant such development plan final approval.
- D. Denial of Approval. If the development plan as submitted contains variations from the development plan given tentative approval, the Board of Supervisors may refuse to grant final approval. It shall, however, within 45 days from the filing of the application for final approval, advise the applicant of the refusal, setting forth in the notice why one (1) or more of the variations are not in the public interest. In the event of such refusal, the applicant may take action as provided for in the MPC, 53 P.S. §10101 et seq.
- E. Recording. A development plan, or any part thereof, which has been given final approval shall be certified by the Board of Supervisors and recorded in the Department of Real Estate before any development shall take place. Said plan shall be recorded within 90 days of the date final approval is granted by the Board of Supervisors or final approval shall automatically be rescinded.
- F. Judicial Review. Any decision of the Board of Supervisors granting or denying tentative or final approval of a proposed PRD shall be subject to appeal by the same procedures and with the same limitations as provided for zoning appeals by the MPC, 53 P.S. §10101 et seq.

G. In the event that a development plan, or a section thereof, is given final approval and thereafter the applicant shall abandon such plan or the section thereof that has been finally approved: or, in the event the applicant shall fail to commence and carry out the PRD in accordance with the time provisions of §508 of the MPC, 53 P.S. §10508, after final approval has been granted, or in the event that the applicant shall substantially fail to develop in accordance with the development plan given final approval, no development or further development shall take place on the lot included in the development plan until after the said lot is reclassified by enactment of an amendment to this Article in the manner prescribed for such amendments in the MPC, 53 P.S.

H. Enforcement Remedies.

- 1) Any person, partnership or corporation who or which has violated the PRD provisions of this Article shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than \$500 plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or be payable until the date of the determination of a violation by the magisterial district judge. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the magisterial district judge, determining that there has been a violation, further determines that there was a good faith basis for the person, partnership or corporation violating this Article to have believed that there was no such violation, in which event there shall be deemed to have been only one (1) such violation until the 5th day following the date of the determination of a violation by the magisterial district judge and thereafter each day that a violation continues shall constitute a separate violation. All judgments, costs and reasonable attorney fees collected for the violation of this Article shall be paid over to the Township. The Court of Common Pleas, upon petition, may grant an order of stay, upon cause shown, tolling the per diem fine pending a final adjudication of the violation and judgment.
- 2) Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant to this Section.

I. Homeowners' Association (HOA).

- 1) An HOA is mandatory of a PRD within a Residential Zoning District and it shall be governed according to the following regulations:

- a) The landowner or developer shall provide the Township with the legal framework for the HOA indicating its bylaws and methods for maintaining open space, which shall be acceptable to the Township.
- b) The HOA is to be organized by the landowner or developers and operating before the sale of any lots within the development.
- c) Membership in the HOA is mandatory for all purchasers of dwelling units therein and their successors.
- d) The members of the HOA shall share equitably the costs of maintaining the open spaces. If a member fails to pay his pro rata share, then a lien against an individual property may be made in accordance with the provisions for same in the bylaws of the organization.
- e) The HOA shall be responsible for maintenance of insurance and taxes on open space.
- f) The HOA shall have or hire adequate staff to administer common facilities and maintain the open space to the satisfaction of the Township.
- g) The HOA shall have the authority and ability to promptly correct hazardous conditions in the open space.
- h) The HOA shall provide annual updates to the Township on changes in the composition or membership of its Board and changes to any of its maintenance agreements, contracts, or ability to maintain said development, its grounds, and any open space.

#### **Section 1204: Modifications**

- A. The Supervisors shall consider whether proposed modifications in any of the requirements of this chapter, except the provisions of this Section (Modifications), contained in an application for development of a planned residential development will make for a more efficient, attractive, and harmonious planned development. If such modifications, in the judgment of the Supervisors, constitute a more beneficial use of the site, the Board of Township Supervisors, in its sole discretion, may grant the modifications. However, provisions for all planned residential developments shall be in accordance with the laws of the Commonwealth of Pennsylvania for planned residential developments.

## **Section 1205: General Provisions**

- A. The minimum number of acres that may be developed as PRD is ten (10) acres.
- B. A PRD shall be permitted within the following Zoning Districts:
  - 1) R-1 – Single Family Residential District
  - 2) R-2 – Suburban Residential District
- C. In addition to the requirements of this Article, applicants and developers must also apply for and obtain any and all permits required by this Chapter and any other Township Ordinance.
- D. Failure to comply with the provisions of this Article, with respect to a recorded development plan, shall be deemed to constitute a violation of this Chapter.
- E. All streets, sidewalks, crosswalks, lighting, and stormwater management facilities and any other features constructed within any road right-of-way or common open space shall be designed and constructed in accordance with the requirements of the Township Public and Private Improvements Code (PPIC).
- F. The PRD shall be serviced by public water and public sewers approved by the PA DEP.
- G. A PRD is a land development and all provisions of the Township Subdivision and Land Development Ordinance (SALDO) that are not specifically modified by the Supervisors in approving a planned residential development, shall apply to any planned residential development involving subdivision or land development with the exception of any requirement in this Chapter that conflicts with a requirement of the SALDO and the conflicting requirement of this Chapter shall apply.

## **Section 1206: Permitted Uses**

- A. Permitted Uses.
  - 1) Uses by Right Permitted in the R-1 District
    - a) Single-family dwellings
  - 2) Uses by Right Permitted in the R-2 District
    - a) Residential Uses

- i. Single-family dwellings
- ii. Duplex dwellings
- iii. Townhouses
- iv. Multifamily dwellings
- v. Quadruplex dwellings

b) Non-residential Uses

- i. Retail (less than 5,000 square feet)
- ii. Personal services
- iii. Restaurant, takeout only
- iv. Fitness Center
- v. Food and grocery store
- vi. Restaurant (without drive-thru)
- vii. Offices
- viii. Business professional
- ix. Day care center (child)
- x. Day care center (adult)
- xi. Medical Office, Low Intensity

3) Permitted accessory uses. The following accessory uses are permitted:

- a) An accessory use customarily incidental and subordinate to a principal permitted use.
- b) No-impact home-based business subject to Article VI.
- c) Home occupational business subject to Article VI.
- d) Outdoor Dining Area

**Section 1207: Common Open Space and Pedestrian Gathering Areas**

A. Common Open Space and Development Perimeter Bufferyard.

- 1) Common open space shall be located throughout the entire PRD (not concentrated only in one centralized location in the PRD), so that the open space and related public amenities are accessible to residents of the PRD in the following amounts:
  - a) R-1 District: Minimum 30% of the gross site acreage.
  - b) R-2 District: Minimum 40% of the gross site acreage.
- 2) Common open space shall not include space devoted to streets or parking areas, except those dedicated to access by residents to the open space or associated recreation amenities but may include areas devoted to stormwater management.

3) Common Open Space in the R-1 PRD.

- a) A minimum 25% of the common open space in a PRD in the R-1 District and 50% of the common open space in the R-2 District shall be of a slope that is 25% or less, and shall include pedestrian gathering areas and recreation facilities, such as small courts (bocce, shuffleboard, and the like), and playgrounds; and shall not include stormwater management ponds.
- b) Recreation facilities shall be conveniently located and possess adequate access for users of all abilities within the PRD.
- c) Trails provided through the common open space are not recreation facilities that meet this requirement.
- d) Pedestrian gathering areas shall include permanent fixtures, such as a small pavilion or gazebo, seating, or fire pit.
- e) Playgrounds shall include play equipment for the 0-5 and the 5-12 age groups.

4) Common Open Space in the R-2 PRD.

- a) A minimum 25% of the common open space in a PRD in the R-1 District and 50% of the common open space in the R-2 District shall be of a slope that is 25% or less, shall be fully programmed and designed, and shall include pedestrian gathering areas and recreation facilities, such as small courts (including bocce, shuffleboard, and the like, and not sport courts such as basketball, tennis), and playgrounds; and shall not include stormwater management ponds.
  - i. Recreation facilities shall be conveniently located and possess adequate access for users of all abilities within the PRD.
  - ii. Trails provided through the common open space are not recreation facilities that meet this requirement.
  - iii. Pedestrian gathering areas shall include permanent fixtures such as a small pavilion or gazebo, seating, or fire pit.
  - iv. Playgrounds shall include play equipment for the 0-5 and the 5-12 age groups.

5) A perimeter buffer yard shall be included within the common open space and shall be a minimum depth of 50' as follows:

- a) R-1 District: Along all property lines at the perimeter of the development.
- b) R-2 District: Along all property lines of the development that abut a

property on which a non-residential use is located or a property that is zoned in a non-residential or mixed-use district.



*In R-1 PRD developments, not less than 30% of the total site area shall be set aside for common open space.*



*In R-2 PRD developments, not less than 40% of the total site area shall be set aside for common open space*

#### B. Common Open Space Ownership and Maintenance

- 1) The land and/or facilities within the common open space shall be conveyed to an organization shall covenant to own, operate, and maintain the land and facilities as a common open space; such organization shall not be dissolved nor shall it dispose of the common open space, by sale or otherwise (except to an organization conceived and established to own and maintain the common open space).
- 2) Failure to Maintain Common Open Space. In the event that the organization or any successor organization established to own and maintain the common open space shall at any time fail to maintain the same in accordance with the development plan and in reasonable order and condition, the Township shall have the right to maintain the same and assess the cost of such maintenance on a pro-rata basis and as a lien against the lots within the PRD that have a right of enjoyment of the common open space, pursuant to the authority and in accordance with the procedures and requirements contained in the MPC, as amended.
- 3) The requirements of ownership and operation of the common open space and amenities within shall be the Developer's or Applicant's until such time as the common open space is transferred to an organization, as described herein.
- 4) Common open space within an area of the PRD that includes non-residential uses must be owned and maintained, as described above, by an organization separate and apart from that which is responsible for the common open space

(and amenities within) located in the residential areas of a PRD.

- 5) True and correct copies shall be provided of the complete text of all covenants, easements, rights of way, and other restrictions applicable to the common open space; private roads, walkways and/or private parking facilities, recreational facilities, and all other land and/or facilities included in the development plan to be held in common by an appropriate organization or dedicated for public use. The required documents shall be in a form and substance as approved by the Township Solicitor.

### **Section 1208: Landscaping, Parking, and Loading Regulations**

#### **A. Parking**

- 1) Two (2) off-street parking spaces shall be provided within the PRD for each dwelling unit constructed.
- 2) Visitor Parking. In addition, there shall be one-half (0.5) spaces per unit (excluding single family) provided for visitor parking located within 300 feet of the dwelling units they are intended to serve. Parking spaces in driveways, which block access to integral garages in townhouse dwellings, shall not be permitted. Visitor parking shall be provided in an off-street parking lot and on-street within PRDs in the R-2 Zoning District, through the use of parallel parking (a minimum 25% of required spaces must be on-street, constructed in accordance with the PPIC, RD-27, Parallel Parking). Visitor parking areas shall be constructed with concrete curbing per the PPIC (RD-14, Concrete Curb), and any other required parking spaces (e.g. mailbox parking) cannot be combined to meet the visitor parking requirement.

B. Landscaping: On-lot landscaping is required for townhouses, multi-family buildings, non-residential, and mixed-use buildings per the Township PPIC.

C. All uses, which require off-street loading, shall comply with the requirements of Article IX of this Chapter.

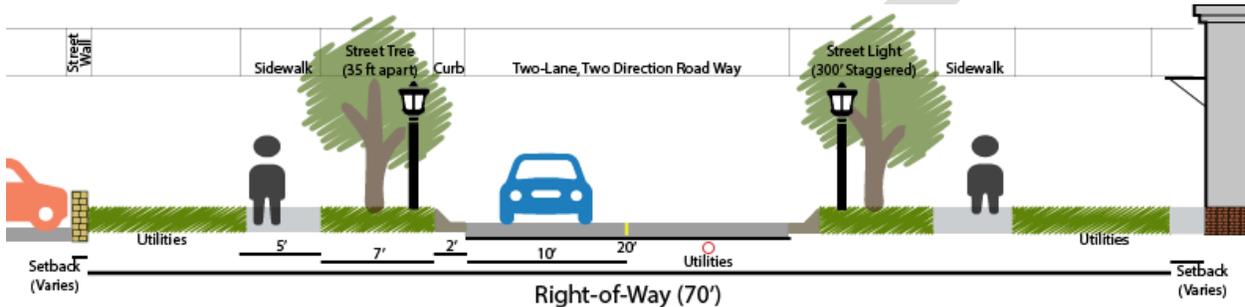
### **Section 1209: Vehicular and Pedestrian Access**

#### **A. Vehicular and Pedestrian Access.**

- 1) No dwelling unit driveways shall connect directly to collector and/or arterial streets.
- 2) Street layout shall be in a manner as to discourage use of local streets as

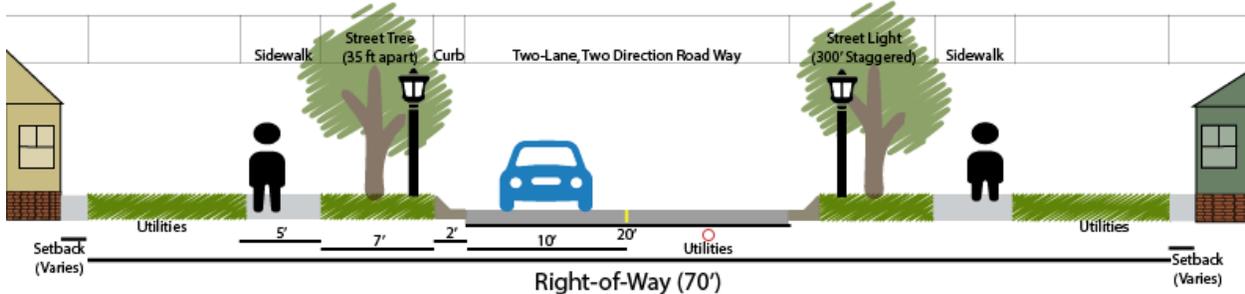
through streets.

- 3) Sidewalks shall be provided along the frontage of all existing and proposed public and private streets located adjacent to and within a proposed development, in accordance with the requirements of the PPIC (SD-1, Streetscape Overlay).



NTS For illustrative purposes.  
Refer to PPIC for all requirements and specifications.

Local Commercial Street



NTS For illustrative purposes.  
Refer to PPIC for all requirements and specifications.

Local Residential Street

## B. PRD Connectivity & Cul-de-Sacs.

- 1) Connectivity is important within the design and development of PRDs in the Township. The Township's Active Transportation Plan prioritizes a well-connected bicyclist and pedestrian network via the community's neighborhoods. The provisions and standards below shall apply to all PRDs in the Township.
- 2) In addition to connectivity through streets, a pedestrian-oriented network that provides pedestrian connections (trails and sidewalks) to all adjacent properties that have pedestrian connection potential, parks, and/or other amenities within or near the PRD and connect trails and sidewalks to existing adjacent trails and sidewalks to create

complete pedestrian circulation shall be required.

- 3) If a cul-de-sac must be provided within a PRD, the cul-de-sac must be designed in accordance with the PPIC (RD-23, Cul-De-Sac) as a teardrop cul-de-sac and shall provide adequate and proper space for school buses to turn around and maneuver. A PRD layout that includes multiple cul-de-sacs and/or where a majority of streets include cul-de-sacs and there are minimal plus or “T” intersections does not meet the intent of this Chapter.
- 4) Trails constructed as a recreation amenity within a PRD may not substitute for required sidewalks or ADA accessibility and connectivity within the PRD.
- 5) Pedestrian safety and accessibility along and near streets in a PRD are a priority. The intent of PRD development is to accommodate and promote pedestrian circulation throughout the development. Street calming elements as defined in the PPIC (RD-6, Typical Residential Roadway Plan) shall be used to reduce vehicular speed and create a streetscape environment that is safe for pedestrians. These street calming elements shall be used throughout a PRD development, particularly where segments of roadway may encourage higher vehicular speeds.
- 6) On-street parking is permitted within PRDs in the R-2 Zoning District and shall be constructed in accordance with the requirements of the PPIC(RD-27, Parallel Parking).

**Section 1210: Location of Utilities**

- A. All public utilities must be located underground in compliance with the PPIC (RD-7, Typical Utility Locations).

**Section 1211: Standards and Conditions for Planned Residential Developments**

**TABLE 18: PRD AREA AND BULK REGULATIONS**

	<b>R-1 Single Family Residential District PRD</b>	<b>R-2 Suburban Residential District PRD</b>
Minimum Lot Area (square feet per lot)	SFD Detached: 15,000 sq. ft.	SFD Detached: 6,000 sq. ft. Townhome: 2,500 sq. ft. Apartments: 43,560 sq. ft. Other: 5,000 sq. ft.
Maximum Density (dwelling units per acre)	SFD Detached: 2	SFD Detached: 8 Townhome: 14 Apartments: 24
Maximum Lot Coverage	40%	Single-family: 80% Other uses: 90%
Minimum Lot Width at Minimum Front Principal Building Setback (lineal feet)	80 ft.	SFD Detached: 55 ft. Townhome: 20 ft. All Other Lots: 60 ft.
Maximum principal building setback – front	10 ft. maximum	Single-family: 10 ft. setback Other uses: 2 ft.
Maximum Structure Height(feet) – Principal	40 ft.	SFD Detached: 40 ft. Townhome: 40 ft. Apartment Building: 55 ft.
Maximum Structure Height(feet) – Accessory	20 ft.	20 ft.
Minimum Accessory Building and Structure Setbacks (feet) – Side	5 ft.	5 ft.
Minimum Accessory Building and Structure Setbacks (feet) – Rear	5 ft.	5 ft.

A. Setbacks for townhouses and garden apartments shall be measured from the edge of the curb of the common parking areas serving the dwellings, where the common parking areas intervene between the dwellings and the public or private street ROW. Where there is no intervening common parking area, the setback shall be measured from the edge of the public or private street right of way.

B. Residential Development Identification Sign.

A residential development identification sign, as defined by this Chapter, shall be provided at all entrances to the proposed development in compliance with the sign requirements of this Chapter. These signs must be maintained in perpetuity by the HOA and located in the common open space of the development.

C. Streetscape Amenities and Fencing.

- 1) Street trees, street lights, and sidewalks shall be provided, located, and installed along both sides of all streets per the requirements of the Township PPIC (RD 6, Typical Residential Roadway Plan View).
- 2) Fences are permitted in front yards, provided that the fence meets the following requirements. All other fencing must meet the fence requirements of this Ordinance.
  - a) The fence material must be decorative, constructed of stained or painted wood, wrought iron, or vinyl.
  - b) The fence must be a maximum of 4 feet in height.
- 3) In all PRDs located in the R-2 District, pedestrian pockets shall be constructed as follows:
  - a) One pedestrian pocket shall be installed as part of every intersection within the Development.
  - b) Pedestrian pockets shall be designed and constructed in accordance with the requirements of the PPIC (RD-28, Pedestrian Pocket).
  - c) Pedestrian pockets shall be located within common open space or within an easement dedicated to the PRD HOA.

- d) Pedestrian pockets shall be maintained in perpetuity by the HOA.
- e) Pedestrian Pockets shall be delineated from adjacent lots by decorative context-sensitive fencing as specified in the Township PPIC (RD-28, Pedestrian Pocket).



*Street trees and sidewalks shall be located and installed along both sides of all streets per the requirements of the Township PPIC.*



*In R-2 PRD development, one pedestrian pocket shall be installed as part of every intersection within the development.*

#### D. Residential Building Layout, Design and Spacing.

- 1) The minimum distance between the nearest points of any exterior building walls shall be no less than 30 feet, except that for residential buildings not exceeding two (2) stories in height, exterior end walls with no openings (i.e. doors, windows, and garage doors) therein shall be not less than 20 feet apart.
- 2) In PRDs located in the R-1 District, all sides of a structure that face a street must include a mix of two (2) distinctly different colors and three (3) distinctly different materials, including masonry, except that a façade comprised of 90% or more of masonry is permitted. The affected facades must meet the above requirements completely to the outside grade of the façade.
- 3) In PRDs located in the R-2 District, the front and side facades of all structures must be comprised of a minimum of 50% masonry material and the façade materials must completely cover the façade to the outside grade of the façade.
- 4) Garage doors shall be deemphasized through their location and design. All garage doors on the front façade of a building shall be located in line with or behind the front building entry door. On townhouse buildings, 70% of the townhouse units in the overall PRD shall have vehicle access and garage doors on the side or rear of the structure.

- 5) Usable rear yard space shall be provided on every single-family residential lot, immediately adjacent to the rear façade of the single-family dwelling, with a width equal to the width of the rear façade and a depth as follows:
  - a) R-1 PRD: 25 ft. from the rear of the dwelling.
  - b) R-2 PRD: 15 ft. from the rear of the dwelling.



*PRDs located in the R-1 District, all sides of a structure that face a street must include a mix of two distinctly different colors and three distinctly different materials, including masonry, except that a façade comprised of 90% or more of masonry is permitted.*



*In PRDs located in the R-2 District, the front and side facades of all structures must be comprised of a minimum of 50% masonry material and the façade materials must completely cover the façade to the outside grade of the façade.*

#### E. Nonresidential Building Layout, Design and Spacing.

##### 1) Location and Layout

- a) All non-residential uses proposed within a PRD shall be located in buildings that are organized in one cluster near the main entrance to the PRD.
- b) The non-residential use area shall be located near and vehicular access provided by a collector street.
- c) All non-residential buildings shall be arranged to have a relationship to one another through shared pedestrian access, organized around a common pedestrian gathering space, or shared front building façade location/alignment.

##### 2) Building Design and Spacing

- a) All buildings shall have a maximum building footprint of 15,000 square feet.
- b) The minimum distance between the nearest points of any exterior building walls shall be no less than 30 feet.
- c) All buildings must promote a greater sense of character and pedestrian scale, by requiring buildings to be functionally, or through design elements, broken into smaller storefronts through the use of windows, doors, pilaster, piers columns, arches, porches, porticos, colonnades, and the like.
- d) All non-residential buildings in a development shall have a consistent architectural design feature that allows for unique individual building design but presents a unifying character among the buildings. A minimum of one color, material, and/or architectural design feature shall be consistent on all non-residential buildings.
- e) Building transparency requirements
  - i. The street-level facade of any building facing a public street shall be transparent between the height of three (3) feet and eight (8) feet above the walkway grade for at least 25% of the horizontal length of the structure.
  - ii. All glazing shall be clear, lightly tinted, or spandrel glass.
  - iii. Spandrel glass may be used to comply with the transparency requirement. However, spandrel glass may only be utilized to achieve the transparency requirement as long as spandrel glass and vision glass are not both utilized on the same wall plane.
  - iv. Opaque or faux windows may not be utilized to meet the building transparency requirements.

### 3) Bufferyards

- a) Outdoor dining areas located within 50 feet of a lot on which a single-family residential structure exists or may be constructed shall be buffered from an adjacent residential lot with a combination of decorative fencing (stained or painted wood, wrought iron, or vinyl; 4 or 6 feet in height), evergreen trees (6 in height at time of planting), and deciduous trees (2 inch dbh).

4) Connectivity

- a) Pedestrian connectivity shall be provided between any non-residential portion of the PRD development and the residential neighborhoods.

DRAFT

EXHIBIT A: RESIDENTIAL DEVELOPMENT TRANSECT

*[INSERT SIGNATURE BLOCKS FROM TOWNSHIP]*

DRAFT