



DRAFT – JULY 7, 2022

TND OVERLAY DISTRICT 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 ESTABLISH THE TND OVERLAY DISTRICT AND REGULATIONS RELATED THERETO.

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-A of the MPC, 53 P.S. §10701-A et seq., as amended, authorizes the Township to establish Traditional Neighborhood Development (TND) regulations; and

WHEREAS, the Township Supervisors identified areas within the Township that are well positioned for larger-scale mixed use development such that the development areas are comprised of large existing parcels and are in proximity to the existing road and utility infrastructure; and

WHEREAS, the Township Board of Supervisors desires to amend the Zoning Ordinance in order to establish TND regulations through the creation of the TND Overlay District and regulations related thereto, including the rezoning of certain properties to add this new zoning overlay district (in addition to the existing base zoning district); and

WHEREAS, the proposed TND Overlay Zoning District creates additional and different regulations for use and development options beyond those permitted by the

existing base zoning districts such that the additional regulations are optional and do not replace the regulations of the existing base zoning districts unless and until the property owner opts to propose development pursuant to the regulations of the overlay district; and

WHEREAS, the proposed amendments contained in this Ordinance further the following objectives of the Township Comprehensive Plan; 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, in the judgment of the Township Board of Supervisors, this Ordinance is consistent with the Township Comprehensive Plan and advances the following community development objectives contained in the Township Zoning Ordinance.

NOW, THEREFORE, the Board of Supervisors of the Township of North Fayette hereby ordains and enacts as follows, a new Article ___ of the Township Zoning Ordinance, incorporating the above recitals by reference:

SECTION 1: PURPOSE

The purpose of this TND-Mixed Use Overlay District is to provide areas for a mix of residential commercial uses intended to serve the area with goods and services. This District is intended to provide convenience opportunities that cater to the surrounding neighborhoods and community. The District is designed to mix uses within buildings and blocks and is focused on the pedestrian experience and accessibility. The buildings within the District are unique and varied in their architectural design and complemented by streetscapes and public spaces that are integral to the design and function of the District. Furthermore, development within the district will:

- A. Provide residential and nonresidential development and redevelopment that takes advantage of a mixed-use form of development so that demand for a variety of uses can be realized in a cohesive neighborhood form that encourages:
 - 1) Connectivity between parcels and uses such that the development patterns have a cohesiveness and relationship to one another, while encouraging unique innovation in individual development design and character;
 - 2) Accessibility throughout the District to allow for the ease of movement of goods and people between and among the individual parcels and buildings within the District such that multimodal transportation is a priority; and
 - 3) Uniformity in character and overall layout such that the collection of uses developed within the District create a sense of place that is unique and welcoming, while allowing for flexibility and innovation in design.

- B. Foster a sense of place and community by providing a setting that encourages the natural intermingling of everyday uses and activities within a recognizable neighborhood;
- C. To provide a procedure, in furtherance of these purposes, which can relate to the type, design, and layout of residential and non-residential development to the particular site, and the particular development demands at the time, in a manner that fosters local investment and increasing property values; and
- D. Ensure efficiency of the land development processes by which these purposes are realized such that the purposes herein are realized without undue burden or delay.

SECTION 2: APPLICABILITY.

The TND Overlay District creates a new development option that is elected by choice at the discretion of the property owner. If a development application is submitted to the Township under the TND Overlay District regulations, such application shall clearly state that the TND Overlay District development option is selected for the application and an acknowledgment that all TND Overlay District regulations shall apply to the development application.

- A. All other applicable standards and requirements as set forth in this Chapter 27, Zoning, and other applicable Township ordinances shall apply to development within the TND Overlay District. Where a conflict arises between the requirements of this Ordinance, the Zoning Ordinance, or other Township ordinances, the requirements of this TND Overlay District shall govern.
- B. The standards of the TND Overlay District contained in this Section shall apply to all properties that are within the boundaries of the TND Overlay District as delineated on the Township Zoning Map, as amended, which is attached hereto and incorporated herein.

SECTION 3: DISTRICT BOUNDARIES.

The boundaries of the TND OVERLAY District are delineated on the Township Zoning Map, as amended, which is attached hereto as Exhibit A and incorporated herein.

SECTION 4: APPLICATION REVIEW AND APPROVAL PROCESS; GENERAL REQUIREMENTS

- A. All applications for development in the TND OVERLAY District shall be considered as a Planned Non-Residential Development (PNRD) for application review and approval purposes. All such developments shall follow the requirements for PNRD review and approval pursuant to the Township Zoning Ordinance.
- B. All provisions of Article XIII, Planned Nonresidential Development, shall apply to all development applications in the TND OVERLAY, except that in cases of a conflicting provisions, the conflicting provision of this TND OVERLAY Ordinance shall apply.

- C. In addition to any other application materials otherwise required by the Township, all applications for development within the TND OVERLAY District shall include the following for review by the Township:
- 1) Pedestrian Connectivity Plan, illustrating the proposed location, width and materials for all trails and sidewalks.
 - 2) Vehicular Connectivity Plan, illustrating the proposed location and right-of-way and cartway width for all streets.
 - 3) Public Spaces and Gathering Places Plan, illustrating the location and type of all open space, pedestrian pockets, plazas, and other public spaces.
- D. 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.

SECTION 5: DEFINITIONS

Mixed Use Building – A two- or three-story building that houses non-residential uses, such as office and retail, in combination with residential uses in a single principal structure with the non-residential uses on the ground floor and non-residential uses on the upper floors. A mixed-use building is distinguished from live-work units due to the lack of any internal connections between the uses.

PPIC – North Strabane Township Public and Private Improvements Code, as may be amended from time to time.

Streetscape – the visual elements along a street, including, but not limited to, sidewalks, pedestrian amenities, street furniture, street trees and landscaping, open space, and similar improvements, that combine to form the street's character.

Street Wall – The wall of a building adjoining a sidewalk at the edge of the street right-of-way; or architectural elements, such as walls, piers, pillars, fences, colonnades, porches, and porticoes, in lieu of a building wall when a building is set back from the street wall line.

Traditional Neighborhood Development (TND) – an area of land typically developed for a compatible mixture of residential units for various income levels and nonresidential commercial and workplace uses, including some structures that provide for a mix of uses within the same building. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional

neighborhood development is relatively compact and oriented toward pedestrian activity. It has an identifiable center and a discernible edge. The center of the neighborhood is in the form of a public park, commons, plaza, square or prominent intersection of two or more major streets. Generally, there are a hierarchy of streets laid out with an interconnected network of streets and blocks that provides multiple routes from origins to destinations and are appropriately designed to serve the needs of pedestrians and vehicles equally.

SECTION 6: PERMITTED USES

A. Residential Uses

- 1) Single Family Dwellings
- 2) Apartment, Garden
- 3) Apartment, High-Rise
- 4) Duplex
- 5) Multifamily Dwellings
- 6) Townhouse
- 7) Two-Family Dwelling

B. Non-Residential Uses

- 1) Art Gallery
- 2) Arts and Craft Studio
- 3) Auditorium
- 4) Bank/Financial Institution
- 5) Bar
- 6) Business Services
- 7) Catering/Event Venue
- 8) Day Care, Adult
- 9) Day Care, Child
- 10) Essential Services
- 11) Fitness Center
- 12) Flex Space
- 13) Food and Grocery Store
- 14) No-Impact Home-Based Business
- 15) Home Occupation
- 16) Hotel
- 17) Library
- 18) Live-work Units
- 19) Medical Marijuana Dispensary
- 20) Medical Offices (low intensity)
- 21) Medical Offices (high intensity)
- 22) Office, Business Professional
- 23) Parking Lot, Commercial

- 24) Parking Structure, Commercial
- 25) Personal Services
- 26) Pharmacy
- 27) Recreation - Indoor
- 28) Restaurant, Without Drive-Through
- 29) Retail Store (<5,000sf)
- 30) Retail Store (5,000 to 20,000 sf)
- 31) Shopping Center
- 32) Tasting Room
- 33) Tavern or Bar
- 34) Theater

- C. Accessory Uses: Those uses which are typically associated with permitted principal uses.
- D. Mixed Use Buildings: Permitted residential and non-residential land uses may occupy the same building, however, no residential uses are permitted to occupy any first floor or basement.
 - 1) The gross land area associated with a mixed-use building shall be considered non-residential for the purpose of calculating the required land use mix.
 - 2) The following uses are permitted on the first floor of a mixed-use building:
 - a) Art Gallery
 - b) Arts and Craft Studio
 - c) Bank/Financial Institution
 - d) Bar
 - e) Business Services
 - f) Day Care, Adult
 - g) Day Care, Child
 - h) Fitness Center
 - i) Flex Space
 - j) Library
 - k) Medical Offices (low intensity)
 - l) Medical Offices (high intensity)
 - m) Office, Business Professional
 - n) Personal Services
 - o) Restaurant, Without Drive-Through
 - p) Retail Store (<5,000sf)
 - q) Tavern or Bar

2. The following uses are permitted on the floor(s) above the first floor of a mixed-use building, provided each floor has either all residential or all non-residential uses:
 - a) Multi-family Dwellings
 - b) Art Gallery
 - c) Arts and Craft Studio
 - d) Business Services
 - e) Medical Offices (low intensity)
 - f) Office, Business Professional
 - g) Personal Services

SECTION 7: MINIMUM ACREAGE AND GENERAL REQUIREMENTS

- A. A development within the TND Overlay must include a minimum total of 50 acres within all proposed phases of the development.
 - 1) Any development that includes 30 acres or more in gross land area in the residential land use area of the TND Overlay District must include at least two (2) permitted residential use types.
- B. All planning, design, construction, and maintenance of development within the TND Overlay District shall comply with the design requirements of this Ordinance, which shall be considered the TND Overlay District Manual of Written and Graphic Design Guidelines as authorized by Article VII-A of the municipalities Planning Code.
- C. All improvements in the TND OVERLAY District shall be designed and constructed in accordance with the requirements of this Ordinance, the Subdivision and Land Development Ordinance, the Stormwater Management Ordinance, the Public and Private Improvements Ordinance and any other applicable Township ordinance except as provided in this Ordinance.
- D. Proposed development plans in the TND OVERLAY District must be high quality development that is in strict compliance with the design requirements of this Ordinance. The proposed development must meet or exceed these design requirements in all aspects of the development.

SECTION 8: BUILDING DESIGN AND LAYOUT REQUIREMENTS

- A. Intent:
 - 1) Buildings are intended to be located in general alignment with other buildings on a block.
 - 2) A variety of building footprints are intended to add diversity to the community character.

- 3) Front building facades are intended to contribute to an attractive streetscape.
- 4) The articulation of roofs and facades is intended to promote an attractive neighborhood.
- 5) Two- and three-story buildings are intended to promote less building coverage to create a more village-type scale.
- 6) A series of shopfront and vertical variations to building facades are intended to promote a main street type of environment that de-emphasizes the horizontality of buildings.
- 7) In contrast with a conventional “big-box” store that typically projects a stark appearance, the careful design and articulation of a larger footprint building, the front yard, the parking lot, and the overall landscape, is intended to result in a more attractive and user-friendly environment.
- 8) Facade articulation, variation in roof lines, and vertical expression of buildings, is intended to promote consistency with the scale and proportion of traditional streetscapes and neighborhoods.



Front building facades are intended to contribute to an attractive streetscape by featuring masonry material and varied roof lines.



A series of shopfront and vertical variations to building facades are intended to promote a main street type of environment that de-emphasizes the horizontality of buildings.

B. Residential Buildings

- 1) Utilize a variety (2 or more) of building styles or variations within a proposed residential development.
- 2) One building style may be used for an apartment development.
- 3) Porches, porticos, and stoops oriented to the street.

- 4) A variety of roof lines, architectural features and materials shall be provided to create diversity.
- 5) A minimum of 80% of townhouse units shall have vehicular access (driveway and garage) only at the rear of the building. Rear vehicular access shall be from a local street only.
- 6) Garage doors facing a street that are set back a minimum of 12 feet from the nearest edge of the sidewalk along the street. Garage doors will be of an architectural style consistent with the residential building.
- 7) On residential lots, fencing is permitted in the front yard pursuant to the requirements of the Streetscape Overlay as specified in the PPIC (RD-6 typical Residential Roadway Plan View). All other fences must comply with the fence requirements of this Chapter.

C. Non-Residential, Multi-Family and Mixed-Use Buildings

- 1) No building should have a flat roof unless a parapet wall is provided to create a varied roof line.
- 2) Screening of rooftop building mechanicals shall be accomplished through the use of parapet walls such that the building mechanicals are not visible by pedestrians from street-level.
- 3) To de-emphasize the horizontality of larger buildings, recesses or projections to buildings shall be provided through pilasters, piers, columns, or other like architectural treatments whenever a building façade exceeds 20 feet. Façade recesses and projections shall be in the range of 1 to 5 feet in depth.
- 4) 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.
- 5) Larger footprint buildings should be designed to avoid a stark, “big-box” appearance. The careful design and articulation of a larger footprint building, the front yard, the parking lot, and the overall landscape, shall be intended to result in a more attractive and pedestrian-friendly environment.
- 6) Building and site design elements of a larger footprint building shall include:
 - a) Varied building materials;
 - b) Roofline variation and projections;
 - c) Varied colors;

- d) Complimentary landscaping; and
 - e) Pedestrian features including ample sidewalks, crosswalks, lighting, and vegetation.
- 7) Building facades shall only utilize one or more of the following materials, unless a comparable alternative is approved:
- a) Masonry brick.
 - b) Stone.
 - c) Wood (or synthetic cement fiber alternative, e.g., Hardiplank or other engineered wood material).
 - d) Insulated Metal Panel System, Composite aluminum panel (i.e., Alucobond), Curtainwall, Brick panel, Precast Concrete (with architectural detailing), Stone or Stone panel.
 - e) Solid split-face masonry units, a maximum of 4 inches by 16 inches in size.
- 8) Maximum building footprint shall be 15,000 square feet for non-residential and mixed-use buildings.
- a) Buildings in excess of 15,000 square feet of first floor gross area may be permitted; however, they shall be designed to avoid a stark, “big-box” appearance. The careful design and articulation of a larger footprint building, the front yard, the parking lot, and the overall landscape, is intended to result a more attractive and pedestrian-friendly environment. Such building and site design elements of a big-box development shall include:
 - i. Varied building materials;
 - ii. Roofline variation and projections;
 - iii. Varied colors;
 - iv. Complimentary landscaping; and
 - v. Pedestrian features including ample sidewalks, crosswalks, lighting and vegetation.
- 9) Buildings shall be oriented such that the front building façade faces and is adjacent to a public street or a private street. Where multiple buildings are proposed as part of a development plan, and the plan is proposed to be accessed internally by private streets and/or driveways, placement of the

buildings shall be such that the portion(s) of the development abutting public streets shall have buildings oriented along the streets to frame the street wall.

- 10) To promote a greater sense of character and pedestrian scale, buildings shall 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.
- 11) Non-residential and multi-family 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 and multi-family buildings.
- 12) Building transparency requirements.
 - a) 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 50% of the horizontal length of the structure.
 - b) All glazing shall be clear, lightly tinted, or spandrel glass.
 - i. 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.
 - c) Opaque or faux windows may not be utilized to meet the building transparency requirements.

D. Stormwater Facilities

- 1) To allow for the most efficient use of land, allow for the greatest flexibility of building layout, and accommodate usable open space and pedestrian-oriented spaces, all stormwater collection and management facilities shall be constructed underground in accordance with the requirements of the PPIC (SW-1-23).

SECTION 9: BULK AND AREA REGULATIONS

A. Intent.

- 1) Density and dimension requirements are intended to lead to more efficient and proper land use, making the most of the Township's land assets.

- 2) Specific requirements are intended to make for distinct design options by dictating the overall style and character in each development type.

B. Requirements.

- 1) Maximum Density (dwellings units per acre).

- a) Single Family Dwellings: 8
- b) Apartment, Garden: 18
- c) Apartment, High-Rise: 24
- d) Duplex: 14
- e) Multifamily Dwellings: 24
- f) Townhouse: 14
- g) Two-Family Dwelling: 18

- 2) Maximum Lot Coverage.

- a) Residential Uses: 75%.
- b) Nonresidential Uses, Multi-Family, and Mixed-Use Building: 90%.

- 3) Minimum Lot Size.

- a) Residential uses:
 - i. Single-Family Dwelling: 5,445 square feet.
 - ii. Two-Family Dwelling: 3,640 square feet.
- b) Multi-Family Dwellings: 21,780 square feet.
- c) Townhouses: 3,640 square feet; provided, however, the minimum lot size for up to 50% of the townhouse units in a development may be reduced to 1,760 square feet.
- d) Mixed-use building: 1 acre.
- e) Nonresidential uses: 1 acre.

- 4) Front Yard Setback.

- a) Residential Buildings – 10'
 - i. Projections including, but not limited to, stoops, porches, arches, and similar construction are not permitted in the front setback.

- ii. Townhouses and multi-family buildings may construct a street wall with its face at the two (2) feet line and with a principal structure maximum of 10 feet behind the street wall.
- b) Non-Residential Buildings.
- i. Buildings one (1) to two (2) stories in height: 35 feet minimum and 85 feet maximum.
 - ii. Buildings three (3) to four (4) stories in height: 50 feet minimum and 85 feet maximum.
 - iii. Nonresidential buildings may be setback more than 85 feet, but in no case more than 150 feet, provided that any such deviation shall comply with the following criteria: the development or use shall incorporate enhanced pedestrian spaces and amenities within the setback area. Enhanced pedestrian spaces and amenities consist of a combination of features such as plazas, fountains, courtyards, arcaded pedestrian walkways, outdoor seating, widened sidewalks or pedestrian pathways, benches, shelters, street furniture, playgrounds, gazebos, public art, or kiosks.

5) Side and Rear Yard Setback.

a) Residential Buildings:

- i. Side Yard: 5 feet
- ii. Rear Yard: 15 feet

b) Nonresidential Buildings:

- i. Side Yard: 25 feet
- ii. Rear Yard: 25 feet

6) Maximum Building Height: 55 feet

SECTION 10: STREETS AND STREETScape REQUIREMENTS

A. Intent:

- 1) The intent of the streetscape requirements is to provide convenient pedestrian access and build attractive streetscapes that functionally provide interconnections throughout the District and build a consistent sense of place and community character.

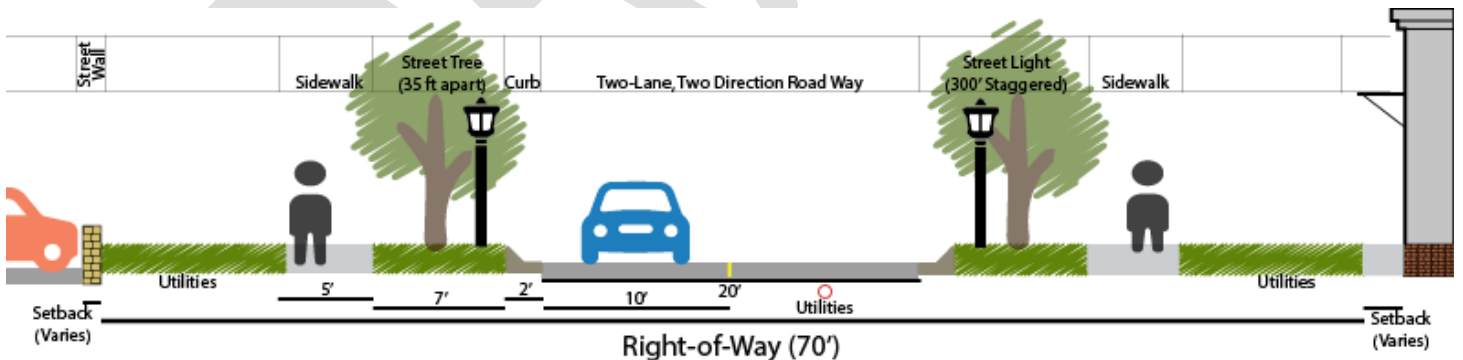
- 2) Streetscapes will provide and maintain a network system of sidewalks, crosswalks, pathways, and trails to strengthen the pedestrian-oriented environment.



Quality street design encourages pedestrian activity on the street, providing opportunities for various modes of travel and enhancing the identity of a community.

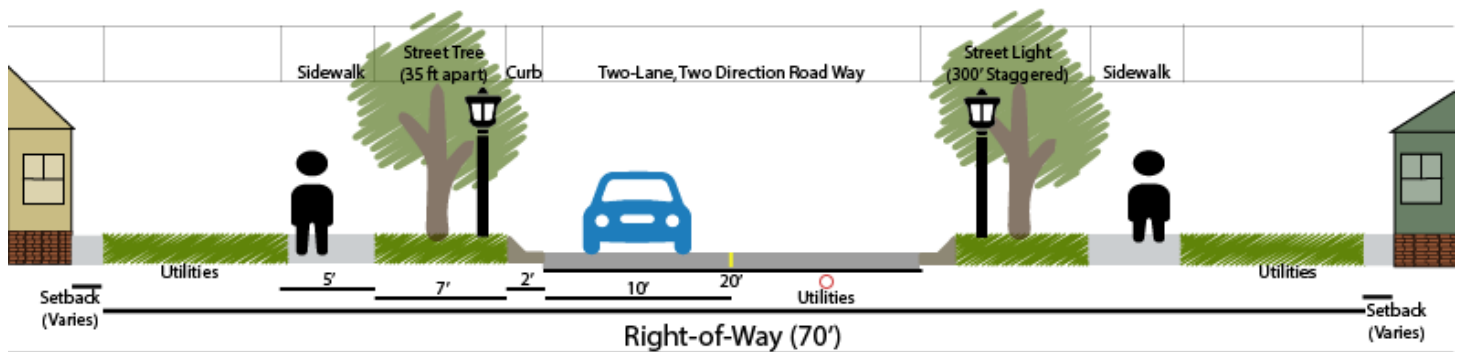
Streetscapes will include amenities such as sidewalks, street trees, lighting, benches, and trash receptacles to strengthen the pedestrian-oriented environment.

- B. Interconnect streets from the blocks of the TND Overlay District, which serve as the backbone for development. Vehicular and pedestrian connectivity shall be provided between buildings, land uses, and throughout the development. (Refer to PPIC (RD-1-28) for exact construction specification.)



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

Local Commercial Street



Local Residential Street

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

C. Sidewalks, trails and crosswalks.

- 1) Sidewalks, trails, and crosswalks shall be installed and maintained throughout the TND Overlay District in a manner consistent with the requirements of this Ordinance. Buildings, lots, public spaces, and neighborhoods shall be linked through pedestrian connections.
- 2) Sidewalks along the street shall have direct connections to buildings.
- 3) Sidewalks and crosswalks should be constructed in the PPIC (RD-6, Typical Residential Roadway Plan View) and installed and maintained to be safe and accessible along both sides of all streets. Sidewalks shall connect to all buildings at the main building entrance location.

D. Benches and Waste Receptacles.

- 1) In developments within the commercial and office areas of the TND Overlay District, benches and waste receptacles (in accordance with the PPIC (SD-10, Bench and SD-12, Litter Receptacle) shall be installed and maintained on a hardscape surface with minimal slope in the following locations: 1) at each street corner; and 2) at pedestrian pockets and plazas, one (1)- bench per every 300 square feet.
- 2) Waste receptacles shall be installed, anchored, and serviced at street intersections, at pedestrian pockets and plazas, and at 300-foot intervals along streets.
- 3) A dog waste dispenser, matching the style and color of the waste receptable, shall be installed and serviced with each waste receptacle.

E. Street Trees.

- 1) Street trees provide shade and screening for pedestrians, aesthetic purposes, and add a softening component to the streetscape. When placed and

maintained in uniform alignment along a streetscape, the street trees form an allee effect.

- 2) Street trees shall be installed and maintained along both sides of all streets, in accordance with the requirements of the PPIC (SD-6, Typical Residential Roadway Plane View). One (1) street tree shall be provided at an average interval of every 35 feet of linear frontage along a street. Deep rooted, street-tolerant, street trees species shall be carefully selected and utilized.
- 3) Street trees shall be a minimum of two and a half inch dbh in accordance with American Nursery Association standards and shall be planted in accordance with accepted landscape conservation practices.

F. Lighting

- 1) Human-scaled light fixtures and poles shall be installed and maintained to provide a safe, secure, and attractive streetscape along both sides of all streets. Streetlights shall be installed and maintained at an average interval of 100 feet along all streets.
- 2) The type, style, operation, and location of streetlights shall be in accordance with the PPIC (SD-18-26).

G. Driveways and Curb Cuts for Non-Residential and Mixed-Use Buildings.

- 1) In order to reduce pedestrian and vehicular conflict, shared driveway entrances and access drives are encouraged.
- 2) The number of driveway entrances shall be limited to two (2) per lot, unless a Township-approved traffic study recommends otherwise.
- 3) Vehicular access to lots shall be through arterial or collector streets or access drives.
- 4) Driveways, access drives and curb cuts shall comply with the Township PPIC (RD-18-19).
- 5) Alignment. Driveways, access drives and curb cuts shall have direct alignment with driveways, access drives and curb cuts on opposing lots.

H. Screening of Off-Street Parking.

- 1) Provide off-street parking designed and maintained to be subordinate to the building architecture and streetscape. Streetscape elements shall be designed to define the streetscape and deemphasize parking areas through screening and provide buffering between pedestrian ways and parking.

- 2) Off-street parking areas that are adjacent to streets shall be screened with low street walls or fencing (3' to 4' in height). Solid masonry walls or brick piers with decorative metal fenceings and shrubs shall comprise the screening, at a minimum.

SECTION 11: SIGNAGE

All signs in the TND District shall comply with Article X (Signs) of this Chapter except that Pole Signs and Changeable Copy Signs are prohibited.

SECTION 12: PUBLIC SPACES AND GATHERING PLACES

A. Intent:

- 1) Provide viable opportunities for pedestrians to experience the public realm throughout the neighborhood.
- 2) Enhance the appearance and character of the neighborhood while enhancing the pedestrian function.
- 3) Provide opportunities for sitting and serving as a pedestrian stop or destination.



Public spaces are easily accessible and centrally located to enhance their value and positive impact on the neighborhood.



Public gathering spaces foster a sense of community while sparking social, economic, environmental, and cultural benefits.

- B. Each development shall include a combination of a variety of “outdoor room” elements to form the streetscape, including building facades, trees and shrubs, decorative pavers, benches, civic art, waste receptacles, human-scaled streetlights, fountains, sculptures, and the like.

- C. Each development shall provide “pedestrian pockets” as gathering places by integrating visible opportunities for pedestrians to rest and relax along the streetscapes, for example, small plazas at street corners and neighborhood gateway features that integrate seating areas. These spaces are to be viable additions to the built environment that celebrate the public realm of the District.
- D. Each development shall provide pedestrian pockets with benches, sitting walls, shade trees, landscaping, and lighting, which shall be installed and maintained on a minimum of one street corner at all intersections and at mid-block locations where 1,000 feet or more separates street intersections.
- E. A minimum of one (1) plaza shall be installed within a proposed mixed-use development and shall be a minimum of 1,500 square feet with unrestricted public access. Private outdoor dining areas adjacent to a plaza will complement the plaza but cannot be used to reduce the required minimum square footage.
- F. Public spaces and gathering places shall be maintained to provide year-round attractiveness.
- G. All public spaces and gather places shall be constructed in accordance with the PPIC (SD-1-15).

SECTION 13: PHASING

- A. If a proposed development within the TND Overlay District provides for development over a period of years or by phases, then the applications for such development shall include a phasing plan to describe the following per each phase: the timing, type of uses and buildings, and number of proposed residential units; construction and/or public access to public spaces and gather places; and transportation (pedestrian and vehicular) infrastructure.
- B. Within each development, the non-residential and residential uses are intended to mutually support the needs of each other. It is not the intent of these regulations to permit the development of residential uses without the non-residential uses being developed simultaneously. Therefore, excepting those units in a mixed-use building, the percentage of approved residential units, as determined by building permits issued, shall not exceed the percentage of approved non-residential square footage, as determined by building permits issued, within a development in any proposed phase.

SECTION 14: ZONING MAP AMENDMENT

The Zoning Ordinance is amended by revising the Township Zoning Map contained therein to change the zoning district designation of the properties identified in Exhibit A by Allegheny County Parcel ID Number to the TND OVERLAY Zoning District and such properties are further delineated on the map attached hereto as Exhibit B and incorporated herein.

EXHIBIT A – LIST OF PARCELS TO BE REZONED TO ADD TND OVERLAY DISTRICT

EXHIBIT B – AMENDED ZONING MAP

[INSERT SIGNATURE BLOCKS FROM TOWNSHIP]