

**WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JUNE 28, 2018, 7:30 PM**

CALL TO ORDER by Chair Todd at 7:30 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	ANTHONY SHERR	[X]
	DOUG ROTONDO	[X]
	MICHELLE GREENAWALT	[X]
	MICHAEL HOLSONBACK	[X]

1. May 24, 2018 Meeting Minutes – Chair Todd motioned to approve the May 24, 2018 Meeting Minutes. There was no public comment. By unanimous vote the motion was approved.
2. Center Point Village Ordinance – Mr. Sherr commented on the current concept plan not matching the Center Point Village Ordinance.

Ms. Greenawalt commented on the consequences of not coming to an agreement on an acceptable plan.

Ms. Greenawalt commented on existing and future traffic volumes in the Village, and the traffic generated by the proposed pharmacy and convenience store with fuel station uses.

Chair Todd commented on the density and the aesthetics of the proposed buildings.

Chair Todd and Mr. Sherr commented on the definition of the proposed homes.

Ms. Greenawalt answered a public comment from Joseph Grenko, Worcester, about the density of the housing being too high.

Chair Todd commented on not requiring design standards for the proposed residential units but should require design standards for the proposed commercial units.

Mr. Sherr commented on the need for design standards to be in the Center Point Village Ordinance.

Chair Todd commented on restricting the proposed homes to singles and twins.

Mr. Sherr commented the Planning Commission's consensus for revisions necessary for the ordinance. It was agreed amongst the Planning Commission that the ordinance as lacking design standards, definitions for the variety of proposed homes, and language giving guidance towards walkability of the village.

Chair Todd added that the ordinance needs a general "clean up" and also recommended adding the retention of the Growing Greener regulations for the proposed residential lots.

Mr. Grenko inquired about the property keeping the barn and other buildings of historic significance. Mr. Holsonback agreed the property should keep the existing barn and dwelling. Mr. Rotondo added the root cellar be added to the recommended existing buildings to be kept.

There was general discussion regarding what the concept plan was lacking and what improvements should be made.

Mr. Sherr also commented the Planning Commission's agreed decision that the Palmer concept plan was generally acceptable with minor to modest revisions. Those revisions being: lessen the proposed housing density to no more than 50 homes; restrict the proposed homes to singles and twins; restrict fuel stations to locating their fuel pumps to the side or rear of the building; restrict parking areas of commercial properties to the rear of the building; and, require the Palmer tract to keep the existing barn, dwelling and root cellar.

Chair Todd recommended the architectural restrictions and proposed trail system on the concept plan be handled during the land development process.

There was general discussion regarding the scale of commercial buildings and allowable residential density. The Members discussed the residential density included in the current ordinance, and the recent amendment to the *Center Point Vision Plan* that set forth a maximum residential density of 2.5 dwelling units per acre.

Chair Todd commented on allowing residential development through the existing conservation subdivision regulations.

3. Ordinance 2018-278 – Ms. Greenawalt motioned to recommend the ordinance to amend Township stormwater management regulations, second by Mr. Rotondo. There was no public comment. By unanimous vote the motion was approved.
4. July 26 Planning Commission Meeting Agenda – At its July 26 meeting the Planning Commission may review the 2044 Berks Road subdivision (LD 2016-05), if a revised plan is received by the Township, or if a review period extension is not received. The Planning Commission may review the Palmer subdivision (LD 2017-01), if a revised plan is received by the Township, and the Planning Commission will review the Gambone – Conestoga Lane subdivision (LD 2018-03).
5. Other Business – There was no additional business discussed at this evening's meeting.

PUBLIC COMMENT

- There was no public comment at this evening’s meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Chair Todd adjourned the meeting at 8:50 PM.

Respectfully Submitted:

Andrew Raquet
Assistant Zoning Officer

DRAFT

CENTER POINT VILLAGE 1 DISTRICT (CPV-1)

§150-249.1 – Intent. The primary purpose of the Center Point Village 1 (CPV-1) District is to permit a mix of various housing types, commercial businesses, and institutional buildings in a walkable village with a sense of community and place as outlined in the goals and concepts illustrated in the document entitled, *A Vision for Center Point Village*—adopted by Worcester Township to guide the development in the area around the historic crossroads of Skippack Pike and Valley Forge Road, which serves as the geographic heart of both Worcester Township and Montgomery County. To those ends, the CPV-1 District is intended to:

- A. Create a mixed use, village character.
- B. Allow a range of small scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- C. Accommodate a variety of housing types.
- D. Ensure that commercial uses have a character that is compatible with the existing historic character of Worcester Township, as well as future residential uses within the district.
- E. Promote pedestrian orientation of streets and buildings to ensure a walkable village setting.
- F. Develop businesses, streets, parks, open spaces, and homes that promote social interaction as well as privacy.
- G. Give priority to pedestrian movement along sidewalks and trails and access to commercial areas, open spaces, and streets; and discourage design that gives priority to vehicular convenience only.
- H. Create a street circulation system with sidewalks and trails that provides safe and convenient access but discourages fast or heavy traffic that is incompatible with a residential neighborhood.
- I. Use scale, building orientation, and landscaping to establish community identity.
- J. Use open and recreational spaces as community focal points.
- K. Encourage the residential density necessary to support retail uses in Center Point Village so that residents of the village will have the option of walking or biking to nearby amenities.
- L. Preserve rural areas of the township by concentrating development in and around the existing Center Point Village.
- M. Provide an appropriate receiving zone for the transfer of development rights (TDRs).
- N. Fulfill the purposes and objectives outlined in Article VII-A “Traditional Neighborhood Development” of the Pennsylvania Municipalities Planning Code (Act No. 247 of 1968, as reenacted and amended).

Section 150-249.2 – Site Layout. The overall site plan for any new development within the CPV-1 District shall generally adhere to the bubble plan, included as Appendix 1. An alternative site layout may be used in the event that the applicant and the Board of Supervisors agree that such a layout would be preferable in order to implement the overall vision of the aforementioned document.

Section 150-249.3 – Permitted Uses. The following uses are permitted in the CPV-1 District:

- 1) The following residential uses, alone or in combination:
 - a) Single-family detached dwellings
 - b) Village single dwellings
 - c) Twin homes
 - d) Townhouses
 - e) Carriage homes
 - f) Conversion of existing structures, constructed prior to 1940, into multi-family buildings.

- 2) Park and open space uses, including neighborhood open space, passive open space, and active recreation uses.
- 3) Municipal uses, including Worcester Township buildings, fire stations, and other similar uses.
- 4) On lots with frontage along Skippack Pike or Valley Forge Road, the following non-residential uses, individually or combined within a building, provided that such building, parking areas for the building and driveways do not extend more than 325' from the proposed ultimate right-of-way of Skippack Pike or Valley Forge Road:
 - a) Retail commercial uses, personal service businesses, restaurants, and financial establishments, provided no drive-through facilities are provided for any of these uses.
 - b) Bed and breakfast establishments.
 - c) Small-scale offices in converted residential structures.
 - d) Mixed use buildings with non-residential uses on the first floor and residential use on subsequent floors or a mixture of non-residential and residential uses on subsequent floors. These buildings shall comply with all standards for non-residential buildings.
- 5) At tracts of three (3) or more acres at the time of the adoption of this ordinance and parcels combined to create tracts of three (3) or more acres, Mixed Residential Development is permitted in accordance with Section 150-249.7, Mix Requirements.
- 6) At tracts of three (3) or more acres at the time of the adoption of this ordinance and parcels combined to create tracts of three (3) or more acres, Mixed Use Development is permitted in accordance with Section 150-249.7, Mix Requirements.
- 7) Transferred development rights in accordance with Article XXIX – Transferable Development Rights of the Worcester Township Zoning Code.

Section 150-249.4 – Density.

A. Residential Density.

- 1) The base density for residential portions of all developments shall be one (1.0) dwelling unit per acre if no bonuses are utilized. Residential portions of developments shall have a maximum overall density of two (2.0) dwelling units per acre when utilizing bonuses, and up to two and one-half (2.5) dwelling units per acre only when utilizing the TDR bonus, as outlined in Section 150-249.6.
- 2) The residential portion of developments shall include the entire tract area minus the area of any non-residential lots, or areas of the property used exclusively for commercial use, and existing legal right-of-ways. The residential acreage may include residential lots, newly proposed streets, and open space areas. Mixed use buildings containing both residential and non-residential uses shall be considered residential for the purposes of calculating residential density.

Section 150-249.5 – Transferable Development Rights. The CPV-1 District shall be established as a Transferable Development Rights (TDR) receiving zone, in accordance with the provisions of Article XXIX of the Worcester Township Zoning Code. Transferrable Development Rights may be used to increase the base density by up to 1.5 dwelling units per acre as outlined in Section 150-249.6, below.

Section 150-249.6 – Bonuses. Developments within the CPV-1 District shall qualify for an increase in residential density as follows. The applicant shall be required to provide additional information in order to demonstrate that the bonus feature standards will be met. Unless stated otherwise in the table below, each “bonus feature” category may be utilized to earn a density bonus only one time.

- A. Bonus features, as required in the table below, shall entitle the applicant to an incremental increase in residential density, up to two (2.0) dwelling units per acre when utilizing bonuses, and up to two and one-half (2.5) dwelling units per acre only when utilizing the TDR bonus.

Bonus Feature	Per Acre Bonus	Bonus Feature Standard
Open Space	0.25	0.25 DUs per acre may be earned for each additional 5% open space provided above and beyond the base requirement. Up to 0.75 DUs per acre may be earned using this bonus.
Preserved woodland areas or mature trees	0.25	0.25 DUs per acre may be earned for the preservation of at least 50% of mature trees or woodland areas on site shall qualify. Compliance with this provision shall be determined by the Township Engineer.
Off-site pedestrian improvements	0.50	0.50 DUs per acre may be earned for off-site pedestrian improvements to Skippack Pike or Valley Forge Road that further the goals of <i>A Vision for Center Point Village</i> . To qualify the applicant shall construct new sidewalks or upgrade existing sidewalks to the Township’s specifications by widening, adding street furniture, and/or adding decorative elements. The required sidewalk improvement and/or construction shall be equal in length to the greatest dimension of the development tract. The township shall decide if proposed improvements satisfy this bonus, and all improvements shall be in addition to the other requirements of this ordinance, and the Worcester Township Subdivision and Land Development Ordinance.
Existing historic buildings	0.50	0.50 DUs per acre may be earned when an applicant retains and uses any and all principal buildings on the property that were constructed before 1940, so long as the buildings are not altered in a manner that is incompatible with their historic character. Which structures constitute principal buildings, and compatibility with historic character shall be determined by the Board of Supervisors. Preservation of existing historic buildings shall not count toward the overall density of the development.
Trail improvements	0.25	0.25 DUs per acre may be earned for trail improvements that further the goals of <i>A Vision for Center Point Village</i> by providing linkages depicted within that plan. To qualify the applicant shall build a trail that is equal in length to the trail segment shown on the tract in the bubble plan, included in Appendix 1. If no segment is depicted across the tract, the applicant shall build a trail elsewhere in the village equal to or greater in length than the greatest dimension of the development tract.
Mixed Residential Development	0.25	0.25 DUs per acre may be earned for a Mixed Residential Development that complies with the requirements set forth in Section 150-249.7.
Combining	0.25	0.25 DUs per acre may be earned for combining existing parcels of

parcels		less than three (3) acres to create a new tract of land that is three (3) acres or more in size in order to create a Mixed Residential Development or Mixed Use Development.
Transfer of Development Rights (TDRs)	-	For each TDR utilized the applicant may construct 1.50 DUs, for up a total bonus of 1.50 DUs per acre, and a total residential density of 2.50 DUs per acre, in accordance with Article XXIX of the Worcester Township Zoning Code and Section 150-249.5, above.

Section 150-249.7 – Mix Requirements.

A. Mixing Requirements for Mixed Residential Developments. When the Mixed Development option is chosen, the mix of uses shall adhere to the following requirements:

- 1) The Mixed Residential Development shall include two or more of the following housing types: single-family detached, village house, twin homes, townhouse, carriage home, or multi-family in a converted existing structure built prior to 1940. Each housing type must comprise at least twenty percent (20%) of the total housing units in the development. No housing type may exceed sixty percent (60%) of the total housing units in the development.
- 2) At least thirty-five percent (35%) of the tract area shall consist of open space, in accordance with the requirements of Section 150-249.12. Applicants may earn a density bonus as outlined in 150-249.6 for providing additional open space.

B. Mixing Requirements for Mixed Use Developments. When the Mixed Use Development option is chosen, the mix of uses shall adhere to the following requirements:

- 1) All Mixed Use Developments shall meet the following mix requirements:

Type of Use	Min. % of Land Area	Max. % of Land Area
Open Space	35%	N/A
Residential	20%	60%
Non-Residential	5%	45%

- 2) The development shall include at least one of the following housing types: single-family detached, village house, twin homes, townhouse, carriage homes, or multi-family in a converted existing structure built prior to 1940. When more than one housing type is selected each housing type must comprise at least twenty percent (20%) of the total housing units in the development.

Section 150-249.8 – Residential Dimensional Requirements. Residential development shall meet the following dimensional criteria. In the case that a development is unlotted, compliance with equivalent lot standards shall be demonstrated.

	Single-Family Detached	Village Single	Twin Home	Townhouse	Carriage Home	Multi-Family**
Min. Net Lot Area	8,500 sq. ft. per du	5,000 sq. ft. per du	3,600 sq. ft. per du	2,400 sq. ft. per du	3,200 sq. ft. per du	8,500 sq. ft. per du
Max. Net Lot Area	10,000 sq. ft. per du	6,500 sq. ft. per du	5,000 sq. ft. per du	N/A	N/A	10,000 sq. ft. per du
Min. Lot Width	80 feet	60 feet	36 feet	24 feet	28 feet	80 feet

Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 10 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 5 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	N/A
Min. Side Yard	10 feet min, 25 aggregate	5 feet min, 15 aggregate	10 feet	10 feet per end unit	10 feet per end unit	10 feet min, 25 aggregate
Min. Rear Yard	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Max Building Coverage on a lot	25%	30%	35%	50%	60%	25%
Max. Impervious Coverage on a lot*	40%	50%	60%	70%	80%	40%
Max Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Max. Dwelling Units per Building	N/A	N/A	N/A	6	4	4

*The Maximum Impervious Coverage at the time of development shall be 5% less than the total listed in the table above. The additional allowable impervious coverage, up to the amount listed in the table above, shall be reserved for the use of the home owner.

**Multi-family refers to units in a converted existing structure, constructed prior to 1940. Existing non-conformities are exempt from these dimensional requirements, so long as non-conformities are reduced to the best extent possible.

Section 150-249.9 – Non-Residential Dimensional Requirements.

Non-Residential Buildings	
Min. Net Lot Area	10,000 sq. ft.
Min. Lot Width	70 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 0 or more than 20 feet from the outer edge of the sidewalk. An additional 15 feet may be added if improved open space in accordance with §150-249.12.B(1)(a) is placed between the outer edge of the sidewalk and the front façade of the building. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement
Min. Side Yard	15 feet
Min. Rear Yard	30 feet
Max Building Coverage on a lot	40%
Max. Impervious Coverage on a lot	70%
Max Building Height	35 feet
Max. Dwelling Units per Building (Mixed Use Buildings)	4

Min. Distance Between Buildings on Same Lot	20 feet
Max. Building Length	150 feet for facades facing a street

Section 150-249.10 – General Requirements.

- A. All developments must provide open space in compliance with Section 150-249.12, herein.
- B. Utilities. All developments shall be served by public sewer and public water.
- C. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the CPV-1 District.
- D. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided in accordance with the regulations in Section 150-249.110.12 of the Worcester Township Code. All open space shall be permanently deed restricted from future subdivision and development.

Section 150-249.11 – Design Standards. All development in the CPV-1 District shall comply with the Worcester Township Subdivision and Land Development Ordinance (SALDO), except in the case that the requirements herein conflict with those requirements, whereby the standards in this ordinance shall apply. All development shall meet the following design standards:

- A. General Layout of Mixed Use Developments and Mixed Residential Developments
 - 1) Mixed Use Development shall be laid out so that all non-residential uses, including mixed-use buildings, shall have frontage along Skippack Pike or Valley Forge Road.
 - 2) Non-residential buildings shall be placed to make walking to open space and residential areas easily accessible to pedestrians by providing an interconnected system of sidewalks and trails.
 - 3) Streets
 - a) Streets shall be interconnected with each other and with streets on abutting properties in an interconnected modified grid pattern.
 - b) Cul-de-sacs shall be not be permitted in the CPV-1 District unless no other options are practical.
 - c) When allowed, cul-de-sacs shall not serve more than eight dwelling units and shall not exceed three hundred twenty (320) feet in length.
 - d) Street trees shall be required along all streets in accordance with Section 130-28.G(4) of the Worcester Township Subdivision and Land Development Ordinance (SALDO) with the exception of the following requirement, which shall supersede the requirements of the SALDO:
 - e) Street trees shall be placed in a grass buffer strip between the curb and sidewalk that is a minimum of eight (8) feet wide.
 - f) Between any two intersections on a residential street, the setbacks of all buildings shall be the same along the entire segment of street and on both sides of the street. This is in addition to the front façade location requirements of Section 150-249.8.

- 4) Alleys should be one way when feasible. One-way alleys shall be fourteen (14) feet wide, and two-way alleys shall be eighteen (18) feet wide. Traffic calming devices such as speed humps shall be incorporated into the alleys when feasible.

B. Building Design Standards

- 1) Non-Residential and Mixed-Use Buildings shall meet the following requirements:
 - a) Building Footprint and Total Commercial Area. The maximum building footprint for individual non-residential and mixed-use buildings shall not exceed five thousand (5,000) square feet and the total square footage devoted to non-residential use in an individual non-residential and mixed-use building shall not exceed five thousand (5,000) square feet.
- 2) Residential Building Design Standards
 - a) All dwelling units must have at least one primary entrance in the front facade. For twin homes, this requirement may be met if at least one of the units has its primary entrance in the front facade.
 - b) Townhouse buildings may contain no more than six (6) attached dwelling units.
 - c) Carriage homes buildings may contain no more than four (4) attached dwelling units.
 - d) Village single dwellings must meet all of the following criteria:
 - i. A sidewalk through the front yard, leading from the street sidewalk or curbline to the front door or front porch of the Village House.
 - ii. If the village single dwelling has a front-facing garage then the garage must be located at least ten (10) feet behind the building's front facade and the garage door shall include architectural features that are similar to the ones used on the main house. The garage door shall also have windows.
 - iii. All village single dwellings shall contain at least two of the following features. Whichever two options are chosen shall apply to all village houses within a development to create a sense of architectural unity:
 - a. An unenclosed porch, extending across at least one-third of the front of the house, excluding the garage, being at least six (6) feet in depth.
 - b. A front yard enclosed by a picket fence at least thirty (30) inches but no more than thirty-six (36) inches in height.
 - c. A rear-facing garage that is accessed by a rear alley, with no access taken from the primary street in front of the village single dwelling.

C. Parking Standards

- 1) If visible from the street, parking lots shall be buffered and garage doors shall have decorative elements such as windows, decorative hardware and shall not be white.
- 2) Non-Residential Parking Design Standards. Off-street parking for non-residential buildings shall comply with the following requirements.
 - a) Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements. Such screens shall be between two (2) feet and four (4) feet high.
 - b) Parking areas on abutting non-residential lots shall be interconnected by access driveways when deemed feasible by the Board of Supervisors.
 - c) Each non-residential lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other non-residential lots within the tract.
 - d) Non-residential parking lots shall be set back at least ten (10) feet from residential lots.

- 3) Single-Family Detached Parking Design Standards. Garages for single-family detached units shall meet one of the following design options:
 - a) The garage is side entry, so garage doors are perpendicular or radial to the street which the front facade faces.
 - b) The garage is located behind the rear facade of the house. This garage may be detached from or attached to the house, and the garage doors may face any direction.
 - c) The garage is located at least ten (10) feet behind the front façade, or covered front porch, of the house. The garage may face the street subject to §150-249.11.C.(1).
 - d) The garage is rear entry, so garage doors are on the opposite side of the house from the front façade and are accessed by a system of alleys.
- 4) Townhouse and Carriage Home Parking Design Standards. Garages for townhouse and carriage house units shall meet one of the following design options.
 - a) On end units the garage is side entry, so garage doors are perpendicular or radial to the street which the front facade faces.
 - b) The garage may face the street subject to §150-249.11.C.(1).
 - c) The garage is rear entry, so garage doors are on the opposite side of the house from the front façade and are accessed by a system of alleys. When rear entry garages are used, the end units may have side entry or rear entry garages.

D. Driveway Design Standards

- 1) Each lot shall have not more than one driveway access point per existing street on which the lot fronts. When feasible, abutting non-residential lots must share a common driveway.
- 2) When accessing a public street, residential driveways shall not be asphalt. Decorative paving using another material such as brick or concrete shall be used instead. All driveways shall be either one continuous surface or a ribbon driveway, which has two strips of concrete or brick with grass or pea gravel in between.

E. Non-Residential Off-Street Loading Areas, Outdoor Storage, and Trash Disposal Areas.

- 1) All loading areas and loading docks shall be located to the sides and rears of buildings. Loading docks shall not be visible from public streets. All loading areas and loading docks shall be set back at least twenty-five (25) feet from residential property lines.
- 2) Outdoor storage or display of merchandise shall not be permitted overnight.
- 3) Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least twenty-five (25) feet from residential property lines.

F. Landscaping. Except where otherwise indicated in this ordinance, buffers, parking lot landscaping, detention basin landscaping, and landscaping around non-residential buildings shall be provided, in accordance with the Worcester Township Subdivision and Land Development Ordinance.

A. Signs. A signage concept plan shall be provided that shows all proposed or anticipated signage. The signage concept plan shall seek to achieve a consistent look for all signs, and the signage concept plan shall denote sign dimensions, materials, color, illumination and other information as requested

by the Planning Commission and Board of Supervisors. Approval of the signage concept plan shall not supersede any requirement of Article XXI of the Worcester Township Zoning Ordinance, and any sign included on a signage concept plan that does not satisfy Article XXI of the Worcester Township Zoning Ordinance is not permitted unless appropriate relief is granted by the Worcester Township Zoning Hearing Board.

Section 150-249.12 – Open Space Standards. Open space shall be required at tracts of three (3) or more acres at the time of the adoption of this ordinance and parcels combined to create tracts of three (3) or more acres.

A. Total Open Space.

- 1) Minimum required open space shall be thirty-five percent (35%), with bonuses awarded for additional open space as outlined in Section 150-249.6, Bonuses.
 - a) In addition to the applicable minimum required open space, ten percent (10%) of the required open space shall meet the requirements of Section 150-249.12.B Neighborhood Open Space Requirements, below.
- 2) Open space may consist of neighborhood open space, a primary park, active recreation facilities, passive open space, and other similar types of open space.
- 3) The required open space shall have a layout that is generally consistent with the bubble plan, included as Appendix 1, unless a more preferable layout is identified by the Board of Supervisors.
- 4) Sensitive natural areas, as identified by the Board of Supervisors, shall be protected as a part of the required open space.
- 5) No portion of any building lot may be used for meeting the minimum required amount of total open space. If a development is unlotted, no area within twenty-five (25) feet of any building shall count towards the minimum required amount of total open space.

B. Neighborhood Open Space Requirements.

- 1) **Neighborhood Open Space Design Alternatives.** As noted in §150-249.12.A(1)(a) above, ten percent (10%) of the required 35% minimum open space shall be set aside as Neighborhood Open Space. All neighborhood open space shall meet one of the following design alternatives and shall include at least one village green meeting the primary park requirements.
 - a) **Village Green.** Each village green shall:
 - i. Be at least ten thousand (10,000) square feet in size
 - ii. Be configured so that a circle with a radius of thirty (30) feet can fit within the confines of the green; and,
 - iii. Be surrounded along at least fifty percent (50%) of its perimeter by roads or the front facades of buildings.
 - b) **Landscaped Median.** Each landscaped median shall have a minimum average width of ten (10) feet and a length of at least one-hundred fifty (150) feet.
 - c) **Eyebrow.** Each eyebrow shall contain an island, generally configured as a semi-circle, and configured so that a circle with a radius of fifteen (15) feet can fit within the confines of the green space.

2) Additional Neighborhood Open Space Standards

- a) All dwelling units within a CPV-1 District development shall be located within 800 feet of some type of open space.
- b) Detention basins and other stormwater impounding areas, except for landscaped permanent wet ponds and natural bioretention basins, may not be located in neighborhood open space areas used to meet the minimum amount of required neighborhood open space, but in no instance shall more than 35% of the neighborhood open space area consist of a landscaped permanent wet pond and/or and natural bioretention basins.

DRAFT

CENTER POINT VILLAGE 2 (CPV-2) DISTRICT

§150-250.1 – Intent. The primary purpose of the Center Point Village 2 (CPV-2) District is to create a commercial core within a walkable village as outlined in the goals and concepts illustrated in the document entitled *A Vision for Center Point Village*—adopted by Worcester Township to guide the development in the area around the historic crossroads of Skippack Pike and Valley Forge Road, which serves as the geographic heart of both Worcester Township and Montgomery County. The CPV-2 District is designed to serve as the heart of the village and to compliment the standards set forth in the nearby CPV-1 District. To those ends, the CVP-2 District is intended to:

- A. Allow a range of small scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- B. Ensure that commercial uses have a character that is compatible with the existing historic character of Worcester Township, as well as future residences within the development.
- C. Promote pedestrian orientation of streets and buildings to ensure a walkable village setting.
- D. Give priority to pedestrian movement along sidewalks and trails and access to commercial areas, open spaces, and streets; and discourage design that gives priority to vehicular convenience only.
- E. Create a street circulation system with sidewalks and trails that provides safe and convenient access.
- F. Use scale, building orientation, and landscaping to establish community identity.
- G. Use open and recreational spaces as community focal points.
- H. Preserve rural areas of the township by concentrating development in and around the existing Center Point Village.
- I. Provide retail uses in Center Point Village so that residents of the Village will have the option of walking or biking to nearby amenities.

Section 150-250.2 – Site Layout. Proposed uses for any new development within the CPV-2 District shall adhere to the bubble plan, included as Appendix 1. An alternative site layout may be used in the event that the applicant and the Board of Supervisors agree that such a layout would be preferable in order to implement the overall vision of the aforementioned document.

Section 150-250.3 – Permitted Uses. The following uses are permitted in the CPV-2 District:

- A. Class One Uses. On any lot, the following uses are permitted:
 - 1) Retail commercial uses, personal service businesses, restaurants, and financial establishments, excluding drive-through facilities.
 - 2) Convenience stores, without fuel pumps.
 - 3) Park and open space uses, including central open space, passive open space, and active recreation uses.
 - 4) Municipal uses, including Worcester Township buildings, fire stations, and other similar uses.
 - 5) Bed and breakfast establishments.
 - 6) Small-scale business or professional offices in converted residential structures.
 - 7) Offices of doctor, dentist, and other healthcare providers.

- 8) Studio for dance, art, music, photography, or exercise.
 - 9) Day care center
- B. Class Two Uses. On lots with a minimum gross area of forty thousand (40,000) square feet per use and a minimum width at the building line of one hundred (100) feet, in addition to Class One Uses, the following uses are permitted:
- 1) Permitted Class One uses with drive-through facilities, but excluding drive-through windows for fast-food restaurants, provided:
 - a) The use provides sufficient on-site stacking lanes to accommodate a minimum of six (6) automobiles leading to the first drive-through window, bank teller window, remote teller window, or drive through automatic teller machine on the site, and two (2) automobiles for each additional drive-through facility on the site.
 - b) These stacking lanes shall not interfere with parking spaces or the external circulation of the site.
 - c) Drive through windows shall face the rear or side yard of the site. Drive through windows shall not face a public street.
 - 2) Gas stations, mini-marts, convenience stores with fuel pumps and other uses with fuel pumps, provided that:
 - a) All activities except those to be performed at the fuel or air pumps are performed within a completely enclosed building. Outdoor storage is not permitted.
 - b) Minimum setback of pump islands is fifty (50) feet from proposed ultimate rights-of-way, eighty (80) feet from residential property lines, and thirty (30) feet from all other property lines.
 - c) Minimum setback of parking (any portion) from fuel pumps is thirty (30) feet.
 - d) The fuel pump area does not interfere with parking spaces or internal circulation. In developments with multiple uses, the fuel pump area shall be separated from the parking and internal circulation of other uses.
 - e) There shall be a maximum of twelve (12) fueling positions.
 - f) Body repairs and/or painting shall not be permitted.
 - g) Canopies meet the following requirements:
 - i. Canopies shall be set back at least fifteen (15) feet from property lines and proposed ultimate rights-of-way lines and fifty (50) feet from abutting residentially zoned properties.
 - ii. Canopies shall have a maximum height of sixteen (16) feet measured to the underside of the canopy. For slanted canopies, this sixteen (16) foot maximum can be measured at the portion of the canopy closest to the street.
 - iii. Individual canopies shall have a maximum area of 5,000 square feet; multiple canopies shall be separated by a minimum distance of 15 feet. Total aggregate area of all canopies shall be a maximum of 7,000 square feet.
 - iv. Lighting for canopies shall be recessed so that the bottom of the lighting fixture is flush with the underside of the canopy, using a full cutoff flat lens luminaire.
 - v. Canopies shall be designed to be architecturally compatible with structures in the surrounding area with regard to color and building materials. Colors shall be compatible with buildings in the neighborhood, and pitched roofs shall be used unless another roof type is approved by the Board of Supervisors.

C. Class Three Uses. On lots with a minimum area of one hundred fifty thousand (150,000) square feet and a minimum width at the building line of five hundred (500) feet, in addition to Class One Uses and Class Two Uses, the following uses are permitted:

- 1) Shopping center, in accordance with additional standards in Section 150-250.4, Section 150-250.6, and all other regulations of this district. A shopping center shall include three or more separate retail uses and shall not include more than one drive-through facilities.

Section 150-250.4 – Dimensional Requirements.

	Class One Uses	Class Two Uses	Class Three Uses
Min. Net Lot Area	10,000 sq. ft.	40,000 sq. ft.	150,000
Min: Lot Width	70 feet	100 feet	500 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 20 feet to each requirement)	Not less than 0 or more than 20 feet from the proposed ultimate right-of-way. An additional 50 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building, or another streetscape is approved by the Board of Supervisors. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement.	Not less than 10 or more than 30 feet from the proposed ultimate right-of-way. An additional 100 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building, or another streetscape is approved by the Board of Supervisors. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement.	Not less than 20 or more than 60 feet from the proposed ultimate right-of-way. An additional 100 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building, or another streetscape is approved by the Board of Supervisors. Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement.
Min. Side Yard	15 feet	15 feet	40 feet
Min. Rear Yard	30 feet	30 feet	40 feet
Min. Building Setback from any residential property line at lotted properties / from any dwelling at unlotted properties	40 feet / 65 feet	100 feet / 125 feet	130 feet / 155 feet
Max. Building Coverage on a lot	40%	30%	25%

Max. Impervious Coverage on a lot	70%	70%	70%
Max. Building Height	35 feet	35 feet	35 feet
Min. Distance Between Buildings on Same Lot	20 feet	20 feet	50 feet
Max. Building Length	100 feet for facades facing a street	100 feet for facades facing a street	250 feet for facades facing a street
Max. Building Footprint	5,000 square feet	15,000 square feet	20,000 square feet

Section 150-250.5 – General Requirements.

- A. Utilities. All developments shall be served by public sewer and public water.
- B. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the CPV-2 District.
- C. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided in accordance with the regulations in Section 150-110.12 of the Worcester Township Code. All open space shall be permanently deed restricted from future subdivision and development.
- D. On lots with frontage along Skippack Pike or Valley Forge Road, all buildings, parking areas for the buildings and driveways shall not extend more than 325’ from the proposed ultimate right-of-way of Skippack Pike or Valley Forge Road.

Section 150-250.6 – Additional Standards for Class Two Uses and Class Three Uses. Commercial uses that are permitted as a Class Two Use or a Class Three Use shall meet the following standards:

- A. Buildings, driveways, parking areas, loading areas, outdoor activity areas, light sources, trash areas, and other potential nuisances shall be located and designed to minimize adverse impacts on abutting residential properties. In order to limit the adverse impact of a proposed general commercial use, the Board of Supervisors may require alternative site layouts, including increased setbacks from residential property lines, different locations of buildings, parking areas, and driveways, the incorporation of loading and trash collection areas as part of the principal building design, and increased screening for light sources and outdoor activity areas.
- B. Driveway intersections with streets and traffic circulation patterns within lots shall be located and designed to minimize congestion and safety problems on adjacent streets and nearby intersections. The Board of Supervisors may require alternative driveway locations and site design in order to alleviate potential congestion or safety problems.
- C. Buildings, driveways, and parking areas shall be located and designed in such a manner to maximize pedestrian safety and accessibility. Developments shall provide safe pedestrian connections to existing roadways and adjacent residential developments. Sidewalks and multi-use trails shall be

utilized to make such connections. All developments should adhere to the pedestrian connectivity goals of the Township's adopted plan, *A Vision for Center Point Village*.

Section 150-250.7 – Design Standards. All development in the CPV-2 District shall comply with the Worcester Township Subdivision and Land Development Ordinance (SALDO), except in the case that the requirements herein conflict with those requirements, whereby the standards in this ordinance shall apply. All development shall meet the following design standards:

B. General Layout

- 1) Buildings shall be placed to make walking to open space and residential areas easily accessible to pedestrians by providing an interconnected system of sidewalks and trails.
- 2) Streets
 - a) Streets shall be interconnected with each other and with streets on abutting properties in an interconnected modified grid pattern.
 - b) Street trees shall be required along all streets in accordance with Section 130-28.G(4) of the Worcester Township Subdivision and Land Development Ordinance (SALDO) with the exception of the following requirement, which shall supersede the requirements of the SALDO:
 - i. Street trees shall be placed in a grass buffer strip between the curb and sidewalk that is a minimum of eight (8) feet wide.
- 3) Public Open Space. The front façade location may be moved back as per Section 150-250.4, Dimensional Requirements if the space in front of the building is utilized for a public open space. The public open space area shall be landscaped, and include features such as benches, bike racks, gazebos, pavilions, ponds, fountains and/or paved patio areas. These improvements shall occupy at least 500 square feet and the total public open space shall be at least 5,000 square feet in size. The public open space may include areas for outdoor dining.

C. Parking Standards

- 1) Unless another location is approved by the Board of Supervisors, parking lots shall be located to the side and/or rear of buildings, unless there is an additional and larger building on the lot between the proposed parking and the street.
- 2) Parking lots and driveways shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements. Such screens shall be between two (2) feet and four (4) feet high.
- 3) Parking areas on abutting lots shall be interconnected by access driveways.
- 4) Each lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other lots within the tract.
- 5) Parking lots and driveways shall be set back at least ten (10) feet from any property line or adjacent residential lots or other residentially-zoned property.
- 6) Amount of Required Parking. All uses shall comply with the parking requirements required by Article XXII of the Worcester Township Zoning Code, except as adjusted below:

- a) For any use, the amount of parking that is provided shall not exceed 120% of the minimum parking that is required by Section 150-153 of Article XXII.
 - b) Required parking may be located on an abutting lot, provided such spaces are located within 200 feet of the use.
- D. Off-Street Loading Areas, Outdoor Storage, and Trash Disposal Areas.
- 1) Loading areas and loading docks shall be located to the side or rear of buildings. Loading docks shall not be visible from any abutting street. Loading areas and loading docks shall be set back at least twenty-five (25) feet from any property line or adjacent residential lots or other residentially-zoned property.
 - 2) Outdoor storage or display of materials shall not be permitted overnight.
 - 3) Trash disposal areas shall be located within buildings or within an opaque screened area that completely hides the trash and is located to the side or rear of a building. All outdoor trash disposal areas shall be set back at least twenty-five (25) feet from any property line or adjacent residential lots or other residentially-zoned property.
- E. Landscaping. Street trees, buffers, parking lot landscaping, detention basin landscaping, and landscaping around non-residential buildings shall be provided, in accordance with the Worcester Township Subdivision and Land Development Ordinance.
- F. Signs. A signage concept plan shall be provided that shows all proposed or anticipated signage. The signage concept plan shall seek to achieve a consistent look for all signs, and the signage concept plan shall denote sign dimensions, materials, color, illumination and other information as requested by the Planning Commission and Board of Supervisors. Approval of the signage concept plan shall not supersede any requirement of Article XXI of the Worcester Township Zoning Ordinance, and any sign included on a signage concept plan that does not satisfy Article XXI of the Worcester Township Zoning Ordinance is not permitted unless appropriate relief is granted by the Worcester Township Zoning Hearing Board.
- G. Additional Subdivision and Land Development Standards. All development within this district shall adhere to the additional standards in Article XI of the Worcester Township Subdivision and Land Development Ordinance, Design Standards for the Center Point Village 1 and Center Point Village 2 Districts.

SALDO ARTICLE XI—DESIGN STANDARDS FOR CPV-1 AND CPV-2 DISTRICTS

Section 130-66. The following standards apply to the Center Point Village 1 District and Center Point Village 2 District and shall supersede any other SALDO standards that may conflict with the standards of this article. These standards are in addition to those required by the Worcester Township Zoning Code. All development shall meet the following design standards:

H. Pedestrian Design Standards

- 1) Sidewalks are required along all existing or proposed streets, unless otherwise approved by the Board of Supervisors.
- 2) Sidewalks or designated pedestrian walkways are required to connect the road frontage sidewalks to all front building entrances, parking areas, neighborhood open space, and any other destination that generates pedestrian traffic.
- 3) Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points.
- 4) Sidewalks shall be no less than five (5) feet wide on residential streets, and no less than eight (8) feet wide on non-residential and mixed-use streets.
- 5) Multi-use trails shall run throughout the open space system and connect to sidewalks and nearby pedestrian destination points. The trails shall be generally laid out in the manner represented by the bubble plan, included as Appendix 1.

I. Building Design Standards

- 1) Non-Residential and Mixed-Use Buildings shall meet the following requirements:
 - a) Building Orientation and Entrance. Front facades of non-residential and mixed-use buildings shall be oriented towards commercial/main streets within the mixed use tract, with a public entrance in this front façade. When abutting Skippack Pike or Valley Forge Road front facades shall face one of those streets. When buildings are located on corners, the entrance may be located on the corner with an appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar architectural feature.
 - b) Walls and Windows. Blank walls shall not be permitted along any exterior wall facing a street. Exterior walls in these locations shall meet the following criteria:
 - i. Such walls shall have architectural treatments that are the same as the front façade, including consistent, style, materials, colors, and details.
 - ii. Windows. The ground floor of any wall facing a street shall contain windows in accordance with the following requirements:
 - a. The ground floor front facades of retail commercial uses, personal service businesses, and restaurants shall consist of at least thirty-five percent (35%) window area, but not more than seventy-five percent (75%) window area.
 - b. All other ground floor walls facing a street shall contain at least twenty-five percent (25%) window area but not more than seventy-five percent (75%) window area.
 - iii. Dark tinted glass or reflective glass in windows is prohibited

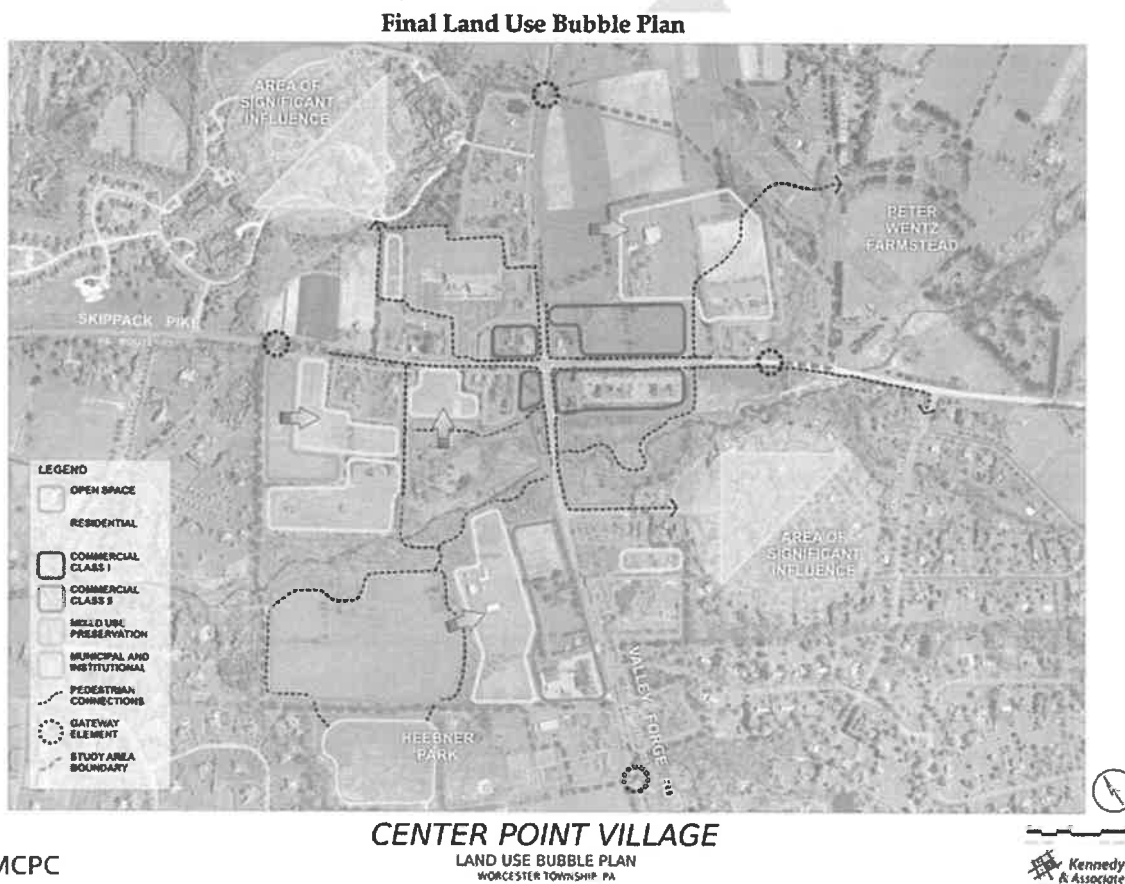
- iv. Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall, including at least three of the following treatments: masonry, masonry water table, belt courses of contrasting color or texture, metal roof accents, decorative tile work, medallions, quoins, decorative glass, trellis with plants, artwork, vertical or horizontal visual articulation, lighting fixtures, or similar architectural elements not listed above, as approved by the Board of Supervisors. Concrete block shall not be acceptable as masonry unless decorative split face block is utilized.
 - c) Roofs.
 - i. All non-residential and mixed-use buildings shall have pitched roofs covering at least eighty percent (80%) of the building footprint with a pitch of at least six (6) vertical inches to every twelve (12) horizontal inches. Pitched roofs may include mansard, gable and hip roofs.
 - ii. Pitched roofs shall provide overhanging eaves that extend a minimum of one (1) foot beyond the building wall.
 - d) Non-residential and mixed-use buildings must have at least a three (3) foot off-set and/or projection in all facades for every forty (40) feet of continuous facade. Such off-sets may be met through the use of bay windows, porches, porticos, building extensions, towers, bays, gables, and other architectural treatments.
 - e) Non-residential and mixed-use buildings shall contain materials, windows, doors, architectural details, massing, floor heights, and roofs that are compatible with proposed residential buildings within the development and with the existing historical character of Worcester Township.
- 2) All residential buildings shall have pitched roofs covering at least eighty percent (80%) of the building with a pitch of at least six (6) vertical inches to every twelve (12) horizontal inches.

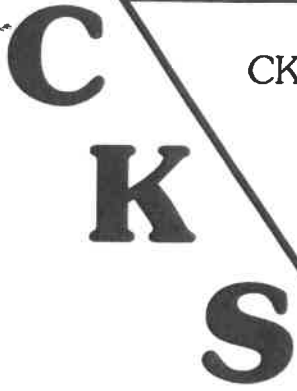
ZO ARTICLE XXII—OFF-STREET PARKING AND LOADING

Chapter 150, Zoning, Section §150-153 shall be revised to include new subsection (C), which shall read as follows:

Development of applicable parcels shall comply with the parking requirements of Section 150-250.7.C.

APPENDIX 1





CKS Engineers, Inc.
88 South Main Street
Doylestown, PA 18901
215-340-0600 • FAX 215-340-1655

Joseph J. Nolan, P.E.
Thomas F. Zarko, P.E.
James F. Weiss
Patrick P. DiGangi, P.E.
Ruth Cunnane
Michele A. Fountain, P.E.

RECEIVED
JUL 02 2018

June 26, 2018
Ref: # 7201-155

Township of Worcester
1721 Valley Forge Road
PO Box 767
Worcester, PA 19490-0767

Attention: Tommy Ryan, Township Manager

Reference: Gambone Property - 2852 Conestoga Lane
Minor Subdivision Plan

Dear Mr. Ryan:

I am in receipt of the Township's memorandum dated June 22, 2018 requesting my review of a minor subdivision plan prepared for Michael and Kristen Gambone of 2852 Conestoga Lane in Worcester. The plan has been prepared by Graf Engineering LLC and is dated April 25, 2018. The plan is entitled a "Lot Consolidation" plan and is being submitted in accordance with Section 130-35.1 of Chapter 130-Subdivision and Land Development in conjunction with a minor plan submission for a lot line adjustment. The plans show combining two (2) existing lots, both owned by Michael and Kristen Gambone into one (1) lot.

I have reviewed the plan to determine conformance with Township Code and offer the following comments:

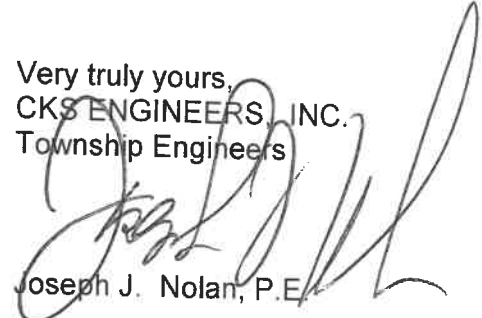
1. The plans should be revised to add an approval block for the Township Engineer.
2. The Zoning Data Table should be revised to change the zoning classification of this property to "AGR-Agricultural District".
3. In the Zoning Data table, it shows a proposed rear yard of 93.4 feet. This appear to be an error. The applicant's engineer should review this value and revise the plan accordingly.
4. Since this is a minor plan submission, there are no improvements required or shown on this plan. The purpose of this plan is to combine two existing lots into one larger lot.

June 26, 2018
Ref: # 7201-155
Page 2

The above represents all comments on this plan submission. The applicant's engineer should revised the plans to address these minor comments and resubmit for final review.

Please contact this office if you need assistance or have any additional questions regarding this subdivision plan.

Very truly yours,
CKS ENGINEERS, INC.
Township Engineers


Joseph J. Nolan, P.E.

JJN/paf

cc: Robert L. Brant, Esq., Township Solicitor
Rolph Graf, Graf Engineering LLC
Michael and Kristen Gambone, Applicant
File