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EXECUTIVE DIRECTOR

DATE: February 2017

SUBJECT: Center Point Village Zoning District

TO: Worcester Township

FROM: Brandon Rudd, Senior Planner, Community Planning
John Cover, Section Chief, Community Planning

The following is a list of changes from the discussion at the January 2017 Township Planning Commission meeting:

1. Fixed some typos pointed out by Chris David, including numbering references.
2. Changed maximum impervious in CPV-2 and non-residential uses in CPV-1 from 85% to 60%
3. Took out the provision allowing a drive lane between the buildings and street in CPV-2. Parking lots must be located to the rear or side of the building.
4. Took out all conditional uses. All uses are now strictly by-right.
5. Added a provision to limit the number of pumps that a gas station can have to six.
6. Added a reference to the sign standards for commercial businesses.
7. Added a provision to clarify that a shopping center includes multiple (three or more) retail uses.
8. Added a clarification at the end of the CPV-2 District that the SALDO standards apply to that district as well.

Center Point Village Zoning District 1 (CPV-1)**§150-249.1 Intent.**

The primary purpose of the Center Point Village (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 Center Point Village District 1 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 (TDR).
- 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 final land use bubble plan on page 22 of the document entitled *A Vision for Center Point Village*, adopted on October 15, 2014 (included here 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 according to tract size:

- A. Tracts of less than 3 Acres at the time of the adoption of this ordinance.
 - (1) Anywhere in the district, 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) The 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 township administration 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 uses do not extend more than 300' from the 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) Transferred development rights in accordance with Article XXIX – Transferable Development Rights of the Worcester Township Zoning Code.
- B. Tracts of 3 or more acres at the time of the adoption of this ordinance and parcels combined to create tracts of 3 or more acres shall choose one of the following options.
- (1) Mixed Residential Development, which shall include a mix of residential uses listed above in Section 150-249.3.A(1), provided the development meets the residential mixing requirements in Section 150-249.7.A.
 - (2) On tracts with frontage on Skippack Pike or Valley Forge Road, Mixed Use Development, which shall include a mix of uses listed above in Section 150-249.3.A, provided the development meets the mixed use requirements in Section 150-249.7.B.
 - (a) When utilizing the Mixed Use Development option, non-residential uses shall not extend more than 300 feet from the ultimate right-of-way of Valley Forge Road or Skippack Pike. All other lots shall have a residential use listed above in Section 150-249.3.A(1) or open space use listed above in Section 150-249.3.A(2).
 - (3) 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) dwelling unit per acre if no bonuses are utilized. Residential portions of developments shall have a maximum overall density of four (4) dwelling units per acre when utilizing all bonuses, 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 and existing legal right-of-ways. The residential acreage may include residential lots, newly proposed streets, and open space areas. Mixed use buildings containing non-residential uses and apartment dwellings shall be considered residential for the purposes of calculating residential density.

Section 150-249.5 Transferable Development Rights.

The Center Point Village-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 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 density, up to four (4) dwelling units (DUs) per acre. If the applicant transfers at least two (2) TDRs into the CPV-1 District, the applicant shall also be exempt from the residential mix requirement in Section 150-249.7A and Section 150-249.7.B(2) below.

Bonus Feature	Bonus Dwelling Units (DUs) per Acre	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 0.5 DUs per acre may be earned using this bonus.
Preserved woodland areas or mature trees	0.25	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	0.5	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	0.5	Any applicant that proposes to retain and use any and all principal buildings on the property that were constructed before 1940 shall qualify, 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	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 final land use bubble plan in <i>A Vision for Center Point Village</i> . 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.
Combining parcels	0.25	Combining existing parcels of less than 3 acres to create a new tract of land that is 3 acres or more in size in order to create a Mixed Residential Development or Mixed Use Development.
Transfer of Development Rights (TDR)	1.5	The applicant may utilize TDRs for an increase in density of up to 1.5 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. All Mixed Residential Developments shall meet the following mixing requirements:

- (1) The development shall include at least two 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. To qualify as one of the two required housing types, a 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:

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

- (2) The development shall include at least two 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. To qualify as one of the two required housing types, a 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	12 feet	12 feet per end unit	14 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					
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	60%
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	100 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. The use of cul-de-sacs must be recommended by the Worcester Township Planning Commission.
 - [1] When allowed, cul-de-sacs shall not serve more than eight dwelling units and shall not exceed three hundred twenty (320) feet in length.
 - (c) 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:
 - [1] Street trees shall be placed in a grass buffer strip between the curb and sidewalk that is a minimum of eight (8) feet wide.

- (d) 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

- (a) 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 of non-residential and mixed-use buildings shall not exceed five thousand (5,000) square feet and the total square footage devoted to commercial use in a building shall not exceed 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:
 - [1] A sidewalk through the front yard, leading from the street sidewalk or curblin to the front door or front porch of the Village House.
 - [2] 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 façade 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.

[3] 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) Residential garages, parking lots, and/or driveways should not be the dominant aspect of the building design, 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.

Center Point Village Zoning District 2 (CPV-2)**§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 Center Point Village District 2 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

The overall site plan for any new development within the CPV-2 District shall adhere to the final land use bubble plan on page 22 of the document entitled *A Vision for Center Point Village*, adopted on October 15, 2014 (included here 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 township administration 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 area of forty thousand (40,000) square feet 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) Uses with drive-through facilities, including restaurants, drug stores, banks and financial institutions, 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 use 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 street 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 six (6) fuel pumps.
 - (f) Body repairs and/ or painting shall not be permitted.
 - (g) Canopies meet the following requirements:
 - [1] Canopies shall be set back at least fifteen (15) feet from property lines and ultimate rights-of-way lines and fifty (50) feet from abutting residentially zoned properties.
 - [2] 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.
 - [3] Individual canopies shall have a maximum area of 3,600 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.
 - [4] 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.
 - [5] 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 deemed impossible 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 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 10 feet to each requirement)	Not less than 0 or more than 20 feet from the outer edge of the sidewalk. 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. 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 outer edge of the sidewalk. 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. 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 outer edge of the sidewalk. 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. 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 abutting residential properties	40 feet	50 feet	65 feet
Max Building Coverage on a lot	40%	30%	25%
Max. Impervious Coverage on a lot	60%	60%	60%
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.

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:

A. 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:
 - [1] 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 by up to 50 feet for permitted uses, and 100 feet for conditional uses, 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.

B. Parking Standards

- (1) Parking lots and/or driveways should not be the dominant aspect of the building design, as seen from the street. 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) 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.
- (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 shall be set back at least ten (10) feet from any adjacent residential lots.

(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.

C. 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 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 residential property lines.

D. 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.

E. Signs. All signs shall comply with the requirements of Article XXI of the Worcester Township zoning ordinance. Commercial uses shall meet the standards of both Section 150-147 General Sign Regulations and Section 150-150 Signs Permitted in C and SC Districts.

F. 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.

REQUEST FOR PROPOSALS
Worcester Township, Montgomery County

Center Point Village Zoning Ordinance Assessment

Summary

Worcester Township is soliciting proposals from Professional Planning Consultants to prepare an assessment of the proposed Center Point Village Zoning Ordinance.

Proposals

All proposals must be received at the Township Building not later than 4:30pm on Monday, May 1, 2017. Proposals may be delivered to the Township Building at 1721 Valley Forge Road, Monday to Friday, from 7:00am to 4:30pm, or may be mailed to Township Building at:

Worcester Township
Attn: Tommy Ryan, Township Manager
1721 Valley Forge Road
Post Office Box 767
Worcester, PA 19490-0767

Consultants must submit six hard copies and one electronic copy of the proposal. With the proposal the Consultant shall provide (a) a sample contract for services, (b) proposed project schedule, (c) a not-to-exceed cost for the project, not including out-of-pocket expenses, which shall be reimbursed at actual cost; and (d) three municipal references for similar projects completed during the previous five years. The Consultant shall also identify the person(s) assigned to work on the project, submit a resume/CV for each individual, and designate one person who shall serve as the project liaison to the Township.

All questions regarding this RFP shall be submitted in writing (by mail or e-mail) to the above address, or to tryan@worcestertwp.com. All updates and amendments to this RFP will be posted on the Township website, worcestertwp.com. Notification of these postings will be e-mailed to those Consultants that request same and provide an e-mail address to tryan@worcestertwp.com.

Schedule of Events

The proposed schedule for the RFP process is as follows:

- April 3, 2017 – Request for Proposals issued
- May 1, 2017, 4:30pm – deadline to submit written questions
- May 12, 2017, 4:30pm – deadline to submit proposal
- *to be determined, if necessary* – review and select interviewees
- *to be determined, if necessary* – conduct interviews
- June 21, 2017 – contract awarded

Scope of Assessment

1. General. The Worcester Township Board of Supervisors is soliciting proposals from Professional Planning Consultants to prepare an assessment of the proposed Center Point Village Zoning Ordinance.
2. Specifications. The Center Point Village Zoning Ordinance Assessment shall include the following four components:
 - a. Component 1 – The Consultant shall review and compare the Center Point Village Vision Plan (“Vision Plan”) to current Township Zoning Ordinance and Subdivision and Land Development Ordinances (“Code”), insofar as the Code relates to those properties located in Center Point Village. The Consultant shall provide a written summary that details the extent to which the Code does and does not satisfy the objectives set forth in the Vision Plan. This narrative shall also include a list of recommended amendments to the Code that will serve to best align the Code and the Vision Plan. Component 1 shall be no more than 10 pages in length.
 - b. Component 2 – The Consultant shall review and compare the Vision Plan to the draft zoning ordinance for Center Point Village (“Ordinance”). The Consultant shall provide a written summary that details the extent to which the Ordinance does and does not satisfy the objectives set forth in the Vision Plan. This narrative shall also include a list of recommended revisions to the Ordinance that will serve to better align the Ordinance to the Vision Plan. Component 2 shall be no more than 10 pages in length.
 - c. Component 3 – The Consultant shall recommend which approach the Township should pursue so to better realize the objectives of the Vision Plan – in specific, should the Township amend the Code or should the Township revise the Ordinance? The Consultant shall provide rationale for the recommendation made. Component 3 shall be no more than 3 pages in length.
 - d. Component 4 – The Consultant shall provide a one-page response to each of the three issues, not including any graphics or photographs.
 1. There is interest in allowing a convenience store with gasoline pumps in the Village. To what extent can the Township limit or otherwise regulate this use, in specific the number of filling stations and the size of the canopy atop the filling stations, while (a) providing a realistic development opportunity that meets current marketplace requirements, and (b) protecting the “rural feel” of the Village? Submit graphics or photographs that depict various sized uses of this type.
 2. Recommend an appropriate minimum open space requirement and maximum permitted residential density in the Village. As noted above, the recommended provisions must provide a realistic development opportunity while protecting the “rural feel” of the Village.
 3. Recommend an appropriate scale for non-residential development in the Village. In specific identify an appropriate maximum building size, building height and massing. As noted above, the recommended provisions must provide a realistic development opportunity while protecting the “rural feel” of the Village.

Meetings & Deliverables

1. The Consultant shall attend two meetings with the Planning Commission (PC) and one meeting with the Board of Supervisors (BoS), as noted below:
 - PC meeting #1 – discuss project history, Consultant asks questions on areas of concern to PC;
 - PC meeting #2 – present Assessment; and,
 - BoS meeting #1 – present Assessment, revised to include Planning Commission comments.

2. The Consultant shall deliver:
 - ten copies plus one electronic copy of the Assessment to be presented at the PC meeting #2;
 - ten copies plus one electronic copy of the Assessment to be presented at the BoS meeting #1; and,
 - ten copies plus one electronic copy of the Assessment in its final form, which shall include any revisions made per comments received at the BoS meeting #1.

Other

1. Worcester Township reserves the right to waive any technicalities and/or deficiencies in the proposal submissions, and the Township may select the proposal which it deems, at its sole discretion, to be best suited for the intended purpose, and which best serves the interests of Worcester Township and its residents.

2. Consultants who chose to participate in this RFP process will receive no compensation from Worcester Township for their submissions.

DRAFT

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**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS & PLANNING COMMISSION JOINT MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
FAIRVIEW VILLAGE, WORCESTER, PA
WEDNESDAY, FEBRUARY 15, 2017 – 6:00 PM**

CALL TO ORDER by Chair Caughlan at 6:04 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE

PRESENT: SUSAN G. CAUGHLAN [X]
STEPHEN C. QUIGLEY [X]
ARTHUR C. BUSTARD [X]
GORDON TODD [X]
PATRICIA QUIGLEY [X]
CHRIS DAVID [X]
ANTHONY SHERR [X]
RICK DELELLO [X]

INFORMATIONAL ITEMS

- Tommy Ryan, Township Manager, announced the Board of Supervisors met in Executive Session following the January 18 Business Meeting to discuss a personnel matter, in specific to conduct a performance evaluation of the Township Manager. No decision on this matter will be made at this evening's Business Meeting. Mr. Ryan announced the Board of Supervisors met in Executive Session on February 6 to discuss a matter of litigation, in specific The Cutler Group v. Worcester Township, Montgomery County Court of Common Pleas docket #15-13769, now with the Commonwealth Court. No decision on this matter will be made at this evening's Business Meeting. Mr. Ryan announced that following this evening's Joint Meeting the Board of Supervisors will meet in Executive Session to discuss a personnel matter, in specific potential revisions to the terms of employment for certain Township employees, and a matter of potential litigation, regarding an application made to the Zoning Hearing Board.

PUBLIC COMMENT

- Karen Arena, Worcester, commented on stormwater issues at her property, expenses incurred to address stormwater issues at her property, and potential violations of the Township Code at a neighboring property.
- Jim Mollick, Worcester, commented on the Township's inspection and permitting process, the process to demolish a structure, and the genesis of the Township's grading ordinance.

- Vern Magolan, Worcester, commented on the stormwater issues at Ms. Arena's property.

OFFICIAL ACTION ITEMS

meeting minutes – Mr. Todd made a motion to approve the June 15, 2016 Joint Meeting Minutes. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

DISCUSSION

Center Point Village Zoning Ordinance – Mr. Todd commented on the desired Village atmosphere, and he noted Planning Commission attention had become too focused on ordinance details. Mr. Todd commented on the conversion of existing dwellings to other uses, and proposed residential density.

Chair Caughlan commented on the proposed ordinance as an overlay or as a base zoning district, and the extent to which current improvements are in compliance with the proposed ordinance. Mr. Todd commented on different zones in the proposed ordinance.

Ms. Quigley commented on ordinance objectives and the bubble plan, and requested Board direction regarding permitted residential density, scale of non-residential uses, and building and impervious coverages. Ms. Quigley noted the ordinance should provide allowances that are attractive to the current market.

Chair Caughlan commented on Vision Plan density, access to Valley Forge Road, and zoning at the Worcester Trade Center.

Ms. Quigley and Mr. Todd commented on the utilization of additional planning assistance.

Mr. Todd commented on proposed residential density and the density bonus calculation.

Mr. Sherr commented on the Vision Plan, and whether the Vision Plan is presently agreeable to the Township, or if the Vision Plan requires a revisit.

Chair Caughlan commented on bubble plan boundaries.

Mr. DeLello commented on ordinance development, and the utilization of additional planning assistance.

Supervisor Quigley commented on the development of the Palmer property, and reaching a consensus on acceptable uses at this location.

Supervisor Bustard commented on overall residential density, residential density at the Palmer property, walkability, and access to Valley Forge Road. Supervisor Bustard commented on the development of the Palmer property, and reaching a consensus on acceptable residential density at this location.

Chair Caughlan commented on gas station uses in the Village and throughout the Township.

Ms. Quigley commented on the development of the ordinance on a Village-wide basis.

Scott Ryan, Worcester, commented on ordinance open space requirements and density allowances.

Wini Hayes, Worcester, commented on the bubble plan, planning consultant perspectives, utilization of transfer development rights, the design of commercial improvements in the Village, and convenience store and gas station uses in the Village.

OTHER BUSINESS

- There was no other business discussed at this evening's Joint Meeting.

ADJOURNMENT

There being no further business, Chair Caughlan adjourned the Joint Meeting at 7:20 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager