WORCESTER TOWNSHIP PLANNING COMMISSION MEETING
WORCESTER TOWNSHIP COMMUNITY HALL
1031 VALLEY FORGE ROAD, WORCESTER, PA 19490
THURSDAY, JANUARY 26, 2017, 7:30 PM

CALL TO ORDER by Mr. Todd at 7:30 PM

ATTENDANCE

PRESENT:	GORDON TODD	[X]
	PAT QUIGLEY	[X]
	CHRIS DAVID	[X]
	DOUG ROTONDO	[X]
	TONY SHERR	[X]
	RICK DELELLO	[X]

1. Reorganization – Mr. Sherr motioned to appoint Gordon Todd as Chair, Pat Quigley as Vice Chair and Doug Rotondo as Secretary for 2017, second by Ms. David. There was no public comment. By unanimous vote the motion was approved.

2. Coughlin (LD 2016-07) – Kirk Clauss, Engineer for the Applicant, provided an overview of a proposed three-lot subdivision at 1631 Kriebel Mill Road. Mr. Clauss stated the Applicant will comply with all items noted in the Township Engineer's December 20, 2016 review letter.

   Mr. DeLello commented on the proposed driveway configuration, and Mr. Clauss noted the plan had been revised to denote a shared driveway for proposed Lot 2 and Lot 3, as was discussed at the previous Planning Commission meeting.

   Mr. Nolan confirmed there were no outstanding issues to be addressed by the Planning Commission at this time.

   Mr. Sherr motioned to recommend the Board of Supervisors grant Preliminary/Final Plan Approval to the Coughlin subdivision, conditioned on compliance with the December 20, 2016 CKS review letter, second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.

3. Sparango Construction Co. (LD 2016-05) – The Applicant has extended the 90-day review period to May 17, 2017. This application will be considered at a future Planning Commission meeting.

4. Center Point Village Zoning Ordinance – Mr. Todd commented on the number of sub-districts. Brandon Rudd, Montgomery County Planning Commission, noted the ordinance

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had initially included four sub-districts, which the Members later decided to consolidate to two sub-districts – CPV-1 and CPV-2.

Mr. Todd commented on land development standards for each sub-district.

Mr. Sherr noted several citation corrections. Mr. Rudd will provide the needed corrections.

Mr. Todd commented on opportunities to convert existing structures.

Mr. Sheer commented on the intent of the site layout requirement.

Mr. Todd commented on setbacks. Mr. Rudd noted there were no district-wide setbacks, but rather the setbacks are based on proposed uses and existing ordinance buffer requirements. Mr. Rudd stated he would add or amend the setbacks if the Members wanted to make this revision.

Mr. Todd commented on incorporating the Growing Greener Ordinance provisions into the proposed ordinance. Mr. Rudd stated he would add these provisions if the Members wanted to make this revision, and he asked the Members to let him know of the specific provisions to include.

Mr. DeLello commented on the Growing Greener Ordinance provisions, and whether these should be required or incentivized.

Ms. David commented on the utilization of Transfer Development Rights.

Ms. Quigley commented on the Growing Greener Ordinance provisions, and whether these allow the density desired in the Village. Mr. Rudd commented on density, and utilization of existing infrastructure in the Village.

Mr. Rudd commented on proposed building and impervious coverage limits. Mr. Rudd noted lower the coverage limits tend to increase the distances between structures and developments.

Ms. David commented on stormwater management. Mr. Rudd noted applicants would be required provide stormwater management in accordance with the Township Code.

There was general discussion regarding the allowance of parking areas between structures and Skippack Pike and Valley Forge Road. Mr. Rudd noted the ordinance had initially prohibited the location of parking areas at these locations, and stated the Members decided to amend the language to provide for design flexibility and to improve internal circulation.

Mr. Rudd commented on per building commercial square foot limits.

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Mr. Todd commented on the proposed density bonus. Mr. Rudd provided an overview of how the proposed density bonus was developed, and commented on the densities permitted in neighboring zoning districts.

Ms. David commented on the permitted size of canopies over gas pump areas. There was general discussion on canopy size at existing gas stations, the use of smaller canopies that shelter the area immediately around individual gas pumps, and the possibility of new gas stations not requiring a canopy. There was general discussion on the number of gas pumps at new gas stations.

Ms. David commented on sign regulations, light regulations and the permitted hours of operation for certain commercial uses. There was discussion on these issues, and the requirements presently included the Township Code.

Mr. Todd commented on the minimum sidewalk length calculation for the density bonus.

Wini Hayes, Worcester, commented on the utilization of transfer development rights, the location of parking areas between the buildings and Skippack Pike and Valley Forge Road, light and noise concerns, the conditional use process and approval permissions, and the size of gas station canopies.

Joseph Grenko, Worcester, commented on the proposed gas station use.

Ken David, Worcester, commented on the permitted size of commercial buildings.

Stuart Land, Worcester, commented on the scope of the ordinance, the economic viability of development in the Village, and future traffic volumes.

Michelle Jackson-Greenawalt, Worcester, commented on development density and impacts to quality of life.

E. Van Rieker, Consultant for the owners of the Palmer property, commented on components of the previously-presented concept plan for this property, including proposed open spaces, and building and impervious coverages. Mr. Rieker commented on parking area buffers, streetscapes and the number of gas pumps at new gas stations.

Ms. Hayes, Worcester, commented on the interpretation of ordinance language. Tommy Ryan, Township Manager, noted that he, as Zoning Officer, interprets provisions of the Zoning Ordinance as needed.

5. Upcoming Meeting Agenda – The Planning Commission will meet on February 9 to discuss the proposed Center Point Village Zoning Ordinance. The Planning Commission and Board of Supervisors will hold a Joint Meeting on February 15 to discuss the proposed Center Point Village Zoning Ordinance. The Planning Commission will meet on February 23 to discuss the Sparango subdivision, if this is submitted to review, the proposed Center

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Point Village Zoning Ordinance and bamboo ordinance, and other matters that warrant attention.

6. December 8, 2016 Meeting Minutes – Ms. Quigley motioned to approve the December 8, 2016 Meeting Minutes, amended to correct (1) page 2, "allowed by Township Code", and (2) page 3, "matters that warrant attention", second by Mr. DeLello. There was no public comment. By unanimous vote the motion was approved.

PUBLIC COMMENT

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

ADJOURNMENT

There being no further business before the Planning Commission, Mr. Todd adjourned the meeting at 9:40 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

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MONTGOMERY COUNTY
BOARD OF COMMISSIONERS
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JODY L. HOLTON, AICP
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.

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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 *A Vision for Center Point Village*. 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 *A Vision for Center Point Village* 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 *A Vision for Center Point Village.* 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:

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 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	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	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 curbline 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.

(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.

E. 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 visible from the street, residential driveways shall not be asphalt. Decorative paving using another material such as brick or concrete shall be used instead. 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.

F. 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.

G. 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.

H. Signs. All signs shall comply with the requirements of Article XXI of the Worcester Township zoning ordinance.

Section 150-249.12. Open Space Standards.

A. Total Open Space

(1) Minimum required open space for Mixed Residential Developments, and Mixed Use Developments 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 final land use bubble plan on page 22 of A Vision for Center Point Village (included as Appendix 1 herein) 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 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:

[1] Be at least ten thousand (10,000) square feet in size

[2] Be configured so that a circle with a radius of thirty (30) feet can fit within the confines of the green; and,

[3] Be surrounded along at least twenty-five percent (25%) of its perimeter by roads. All sides of village greens shall be surrounded by either 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, and shall be surrounded by streets on all sides.

(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, may not be located in neighborhood open space areas used to meet the minimum amount of required neighborhood open space.

DRAFT

Appendix 1

Final Land Use Bubble Plan

CENTER POINT VILLAGE

LAND USE BUBBLE PLAN

WORCESTER TOWNSHIP, PA

MCPC

Kennedy & Associates

SALDO Article XI—Design Standards for the Center Point Village 1 and Center Point Village 2 Districts

Section 130-66

The following standards apply to the Center Point Village 1 and Center Point Village 2 zoning districts 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:

D. Pedestrian Design Standards

(1) Sidewalks are required along all interior streets of residential developments and along existing streets where indicated on the final land use bubble plan on page 22 of *A Vision for Center Point Village* (Appendix 1 of this ordinance), or other locations recommended by the Worcester Township Planning Commission.

(2) Sidewalks 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 final land use bubble map on page 22 of *A Vision for Center Point Village*.

E. 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:

[1] Such walls shall have architectural treatments that are the same as the front façade, including consistent, style, materials, colors, and details.

[2] 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 35% window area, but not more than 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.

[3] Dark tinted glass or reflective glass in windows is prohibited

[4] 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.

[1] All non-residential and mixed-use 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.

[2] 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 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) Residential Building Design Standards

(a) 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.

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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.

GORDON L. TODD, ASSOCIATES
ARCHITECTS & PLANNERS, P.C.

February 01, 2017

CENTER POINT VILLAGE

I have been looking at the CPV map handed to us at the last Planning Commission meeting.
It is hard for me to imagine giving this to the Supervisors after working on this project for close to two years.
I do not think that referencing the bubble map is an adequate description of the standards for the mixed use areas. I personally think these areas are a very significant part of the future development of the Village and need study.

Considering the CPV-2 area of the CPC map, it occurs to me that the only thing we have accomplished is a preliminary land development plan for the Palmer property.
With the exception of a small portion on the opposite corner of the Palmer property, the Palmer property is the only property affected, since the other properties are already developed. At this point, It seems to me, that we haven't changed much except created huge additional residential density.

A WAWA and a Walgreens (or their equivalent) on this corner was not my expectation when we got the Vision for Center Point, and based on feed back we have gotten, not the expectation of a lot of other people.

I terms of the residential density, I see no real benefit to density in the ranges we are talking.

At this point, If we keep the existing zoning, tweak the commercial zoning if necessary, add the receiving district for TDR's to the residential district, study the mixed use areas and determine if the huge increase in density is of any value, we aren't that far from the intent of the Vision for Center Point.

At this point, it is my opinion that a recommendation of leaving the zoning "as is" for now, gives a better result than what we have now.

Gordon L. Todd

Gordon L. Todd, AIA

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