

ARTICLE XV
TOWN CENTER DISTRICT

1500. Purpose.

The purpose of the Town Center (TC) District is to provide for a compatible mixture of uses as part of a coordinated and integrated mixed-use master planned development based on, and be consistent with, the February 2020 *Walnut Bottom Corridor Master Plan*.

The TC District is divided into four distinct subdistricts, or transect districts, as illustrated in Figure 1503-1. Each transect district (i.e., T1, T3, T4, and T5) define the building density and dimensional standards applicable to each transect type.

The TC District is intended to achieve the following development objectives:

- (1.) Allow a mixture of well-designed and integrated land uses that include housing, retail, office, commercial services, and civic uses, to create economic and social vitality, and provides market flexibility;
- (2.) Ensure flexibility exists in the distinction of alternative housing to meet the varied needs of the population of the Township, including provisions for commercial, institutional, and recreational activities;
- (3.) Allow vertical mixed-use buildings that contain commercial and residential uses;
- (4.) Discourage sprawling suburban strip development along existing roadways by establishing a master planned approach based on design standards that promote a more sustainable pattern of growth and development;
- (5.) Encourage commercial infill and the redevelopment of commercial properties already served by existing infrastructure;
- (6.) Develop commercial and mixed-use areas that are safe, comfortable and attractive to pedestrians, bicyclists, and transit users of all ages and abilities;
- (7.) Encourage efficient land use by facilitating compact development and minimizing the amount of land that is needed for surface parking;
- (8.) Design buildings to a human scale for aesthetic appeal, pedestrian comfort, and computability with other land uses;
- (9.) Reinforce streets as public places that encourage pedestrians and bicycle use; and
- (10.) Achieve connectivity with adjacent developments and neighborhoods.

1501. Permitted Uses.

- (1.) Table 1501-1 specifies the uses that are permitted to be developed collectively as part of a Town Center Development or individually only when such uses are clearly demonstrated to be integrated compatibly within an existing development.
- (2.) Town Center Development is defined as a combination of residential and non-residential permitted and special exception uses below planned and designed as a common entity with commercial and/or residential units in accordance with Town Center Design Standards specified in Section 1503.

Table 1501-1, Permitted Uses

Permitted Uses P = Permitted by Right SE = Special Exception C = Conditional Use Blank Cells = Not Permitted	Transect District			
	T1	T3	T4	T5
<i>Residential and Lodging</i>				
Apartments		P	P	P
Single-Family Detached Dwellings		P		
Single Family Semi-Detached; Single Family Attached Dwellings subject to no less than three (3) and no more than eight (8) dwelling units shall be permitted in a group of Single Family Attached Dwellings.		P	P	
Two-Family Detached Dwellings		P		
Boarding Houses subject to Article XVI		C	C	C
Bed and Breakfasts subject to Article XVI		P		
Customary Home Occupations in accordance with Section 1609 and Article XXIII		P	P	P
Group Homes subject to Article XVI			C	
No-Impact Home Based Business subject to Article XVI		P	P	P
<i>Civic and Institutional</i>				
Churches or similar places of worship subject to Article XVI		P	P	P
Greenways and trails	P	P	P	P
Indoor and Outdoor Recreation Facilities	P	P	P	P
Municipal Buildings and Services	P	P	P	P
Social and Fraternal Organizations and Lodges subject to Article XVI		P	P	P
<i>Commercial</i>				
Animal Hospital			P	P
Business and Personal Services			P	P
Commercial Day-Care subject to Article XVI				P
Convenience Stores (without gasoline sales)		P	P	P
Craftsman or Artisan Live/Work Studio		P	P	P
Family and Commercial Day-Care Centers subject to Article XVI			P	P

Permitted Uses P = Permitted by Right SE = Special Exception C = Conditional Use Blank Cells = Not Permitted	Transect District			
	T1	T3	T4	T5
Hotels subject to Article XVI				P
Hospital				P
Life Care Communities subject to Article XVI				P
Medical and dental clinic facilities			P	P
Nursing or Convalescent Home				P
Personal and repair services			P	P
Professional offices			P	P
Restaurants, with or without drive-through service facilities			P	P
Retail sales and business			P	P
Taverns and Nightclubs subject to Article XVI			P	P
Utilities				
Replacement, collocations or modifications of wireless telecommunication facilities or support structures where such facilities or structures do not create a substantial change or substantially change the physical dimensions of the wireless telecommunications support structure	P	P	P	P
Small Wireless Facilities	P	P	P	P
Essential Services subject to Article XVI	P	P	P	P
Accessory Uses				
Accessory Uses customarily incidental to the permitted use		P	P	P
ECHO Housing		C	C	
Outdoor seating and dining			P	P
Outdoor retail sales and display			P	P

1502. Supplemental Regulations.

Outdoor seating and dining and Outdoor retail sales in the sidewalk right of way must meet the below criteria.

- (1.) Outdoor Seating and Dining.

- (a.) Outdoor seating and dining shall be defined as an accessory use to a principal restaurant or tavern/nightclub use specified in Table 1501-1 above and that which are appropriately licensed and/or authorized to provide outdoor seating and dining services.
- (b.) Outdoor seating and dining shall not be located within public or private right(s)-of-way without prior municipal or state approval, whichever is appropriate.
- (c.) Outdoor seating and dining furniture and fixtures shall not obstruct exits/entrances, driveways/alleyways, hydrant, standpipes, ventilation areas, utility access, or ramps.
- (d.) Outdoor seating and dining area furniture and fixtures (such as planters or outdoor seating area barriers) shall be constructed of high-quality materials consisting of wood, metal, concrete, or natural fibers. No vinyl, plastic, or synthetic furniture or materials shall be used. The description of the proposed outdoor seating furniture and fixtures should indicate if they will be moveable or affixed in a stationary manner.
- (e.) Outdoor seating and dining area furniture and fixtures should not obstruct egress from buildings.
- (f.) Pennsylvania Liquor Control Board requirements apply to outdoor seating and dining areas.
- (g.) Outdoor seating and dining areas must leave a minimum of six (6) feet wide clear pedestrian path on the paved sidewalk measured from the back of the curb or four (4) feet wide clear pedestrian path where there is an obstruction.
- (h.) The usable area for outdoor seating and dining on the sidewalk is directly along the building façade occupied by the food and/or drink service establishment.
- (i.) The proprietor of the food and/or drink service establishment associated with the outdoor seating and dining area is responsible for maintaining order in the outdoor seating area at all times. All customers consuming beer, wine, or other permitted alcoholic beverages at the outdoor seating area shall remain seated, and shall not stand in, or otherwise obstruct or impede pedestrian travel on the public sidewalks. Customers additionally shall not be permitted to move, re-arrange, or re-organize the outdoor seating area such that it obstructs or impedes pedestrian travel on the public sidewalks.
- (j.) The proprietor of the food and/or drink service establishment associated with the outdoor seating and dining area is responsible for the good repair and maintenance of the outdoor seating area including, but not limited to, the removal of any refuse, table scraps, and dining/glassware at close of

business, and the maintenance, repair, and replacement of broken or damaged tables, chairs, umbrellas, or fixtures in the outdoor seating area.

(2.) Outdoor Sales and Displays.

- (a.) Outdoor sales and displays shall be defined as the temporary display and sales of retail products that are directly sold by the principal permitted commercial use specified in Table 1501-1 above.
- (b.) Outdoor sales and displays shall not be located within public or private right(s)-of-way without prior municipal or state approval, whichever is appropriate.
- (c.) The usable area for outdoor sales and displays on the sidewalk is directly along the building façade occupied by the principal permitted commercial service establishment.
- (d.) The maximum allowable outdoor sales and display area shall be fifty percent (50%) of the sum total of the following equation:
[Length of proposed front property line times (X) Required front setback]
- (e.) Outdoor sales and display furniture and fixtures should not obstruct egress from buildings.
- (f.) Outdoor sales and display areas must leave a minimum of six (6) feet wide clear pedestrian path on the paved sidewalk measured from the back of the curb or four (4) feet wide clear pedestrian path where there is an obstruction.
- (g.) No outdoor sales and display shall be allowed in areas set aside, required, or designated for driving aisles, driveways, maneuvering areas, emergency access ways, off-street parking, or unloading/loading.
- (h.) Outdoor sales and display fixtures shall not obstruct existing entrances, driveways, alleyways, hydrants, standpipes, ventilation areas, utility areas, or ramps.

1503. Building Density and Dimensional Standards.

The Form Based Standards specified in Figures 1503-1, 1503-2, 1503-3, and 1503-4 shall apply.

1504. Town Center Development Design Standards.

The following design standards are intended to improve the quality of Town Center Developments through enhanced building design, street layout, and public amenities. They are furthermore intended to create a mix of uses within a pedestrian-oriented development that has its buildings oriented close to streets and accessible sidewalks that are well connected internally and with the surrounding developed context of the Town Center District.

In addition to the conditions of this chapter and the Subdivision and Land Development Ordinance, an applicant must demonstrate how the proposed Town Center Development conforms to the criteria listed below. The standards under each criterion

must be used to satisfy the criterion, or the applicant must request a modification as set forth in Section 1507. Before a development may be approved, the Township Supervisors must make findings that the proposal satisfies the standards and applicable master plans for the proposed Town Center Development.

(1.) Master Plan Requirement.

(a.) For a redevelopment of developed properties, expansion over 25% of existing buildings, or development of vacant properties, development within the Town Center district shall be depicted on a master plan prepared and submitted pursuant to the Conditional Use requirements specified in Article XX of this Ordinance.

(b.) For development of pad-sites or out-parcels of existing, developed properties, or an expansion of up to 25% of an existing building, development within the Town Center district shall be depicted on a land development plan, with no master plan or Conditional Use process required.

(2.) Use & Area Design.

(a.) Non-residential uses shall be clustered together into groupings to allow for shared use of vehicle parking areas and loading areas.

(b.) At least 20% of the building area shall be mixed use containing both residential and non-residential uses. Vertical mixed use construction shall be encouraged.

(c.) Residential and non-residential buildings shall be grouped along streets to promote pedestrian connectivity and walkability between buildings.

(d.) Residential uses shall be located within 1,320 linear feet of a commercial and public use space, and connected by direct, convenient and attractive sidewalks and/or pathways.

(3.) Multimodal Design.

(a.) Pedestrian facilities connect the development to adjacent land uses and provide connections through the development to the public street right-of-way.

(b.) Public or private streets connect the development to adjacent neighborhoods and zoning districts.

(c.) Surface parking shall be located behind buildings, toward the interior of lots, and should be screened from view from adjacent streets. Alternative surface parking designs may be approved the Board of Supervisors, but such designs shall clearly demonstrate the methods and/or technologies that provide safety for pedestrians and bicyclists.

(d.) Parking should not be located on street corners.

(e.) Cul-de-sacs are prohibited

(4.) Pedestrian Scaled Lighting.

- (a.) Pedestrian scaled lighting shall be used to enhance security and improve visibility of sidewalks.
- (b.) Pedestrian scaled street lighting shall be designed based on the *Illuminating Engineering Society of North America Design Guideline: Recommended Lighting for Walkways & Class 1 Bikeways (IESNA DG-5-94)*.

(5.) Public and Park Spaces.

- (a.) On development proposals submitted with a master plan the development proposal shall provide dedicated usable public spaces comprised of a minimum of 1,000 square feet per one (1) acre of impervious area. Public spaces are “public” when they are within view of a street or other public space accessible by pedestrians and can be occupied by people.
- (b.) Public spaces, where applicable, should be designed so they are integrated into the design of the overall development and not as residual or peripheral “left over” spaces.
- (c.) Public spaces should be centrally located.

(6.) Context Sensitive Building Design.

- (a.) Long expanses of blank walls facing a street or other public area are discouraged.
- (b.) Provide attractive streetscapes through siting of buildings with varying setbacks and roof styles.
- (c.) Nonresidential buildings should incorporate transparent window or door openings along public streets or public spaces.
- (d.) Each non-residential use with primary street frontage shall have at least one main public entry that faces the primary street or is directly accessed by a sidewalk within 10 feet of the entrance.

(7.) Screen Buffers.

Screening requirements specified in Section 1607 of this Ordinance and Article VII of the Subdivision and Land Development Ordinance shall apply.

(8.) Shared Parking.

- (a.) Shared parking shall be permitted in accordance with Article XVI.

(9.) Bicycle Parking.

- (a.) The *Walnut Bottom Corridor Master Plan* recommends the provision of multimodal transportation facilities and it is the intent of this Section to encourage the use of bicycles by establishing minimum requirements for bicycle parking racks and appurtenances.
- (b.) Location

- (1.) Bicycle racks must be located within 30 feet of both the street right-of-way and at least one building entrance.
- (2.) Racks placed perpendicular to the curb should be at least 48 inches from the curb to the center of the rack; a minimum of 36 inches is required.
- (3.) Racks placed parallel to the curb must be at least 24 inches from the curb to the rack; 36 inches is recommended.
- (4.) Racks must be visible to cyclists from either the sidewalk or building entrance and should be incorporated into building design and coordinated with the design of street furniture.
- (5.) All bicycle parking must be at least as well-lit as vehicle parking for security.

(c.) Minimum Number.

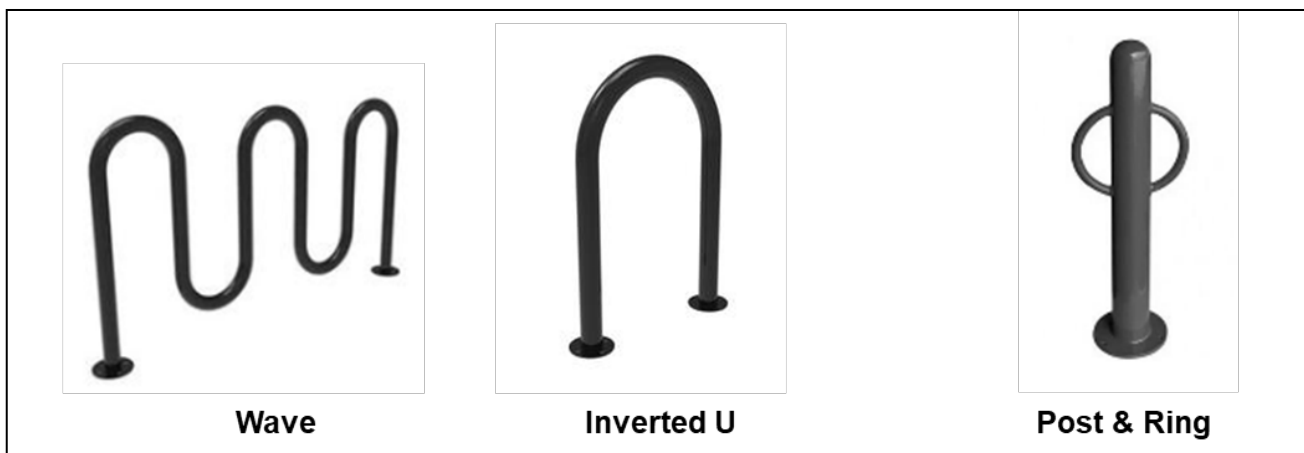
- (1.) Non-Residential (Excluding Retail) Buildings. Provide bicycle parking for at least 2.5% of peak visitors, but no fewer than four (4) storage spaces per building.
- (2.) Multi-Unit Residential Buildings. Provide parking for at least 2.5% of all peak visitors, but no fewer than four (4) storage spaces per building.
- (3.) Retail Buildings. Provide parking for a minimum of two (2) bicycles for every 5,000 square feet, but no fewer than two (2) storage spaces per building.
- (4.) Mixed-Use Buildings. Meet the above requirements for the project's non-residential, multi-unit residential, and retail spaces.

(d.) Bicycle Rack Design.

- (1.) Bicycle racks may be installed as single units, with a capacity of locking two (2) bikes (one on each side), or as multiple units attached together, with a larger capacity.
- (2.) Example rack design styles include the "Inverted U", "Wave" and "Post and Ring" style racks as illustrated in Figure 1504-1.
- (3.) Custom designs and "artistic" racks may also be used, provided they meet the following performance criteria for bicycle racks and are approved by the Township Engineer. Product advertising is not permitted on custom bicycle racks
- (4.) Bicycle racks must meet the following design requirements:
 - (a) The frame and one wheel can be locked to the rack with a secure U-shaped lock ("U-lock") without removing a wheel from the bicycle.
 - (b) The frame can be supported in at least two places so it cannot be pushed over or easily fall.
 - (c) The rack must be securely anchored and installed on a permanent foundation (e.g., concrete pad) to ensure stability.

- (d) The rack design must allow both bicycle wheels to be on the ground and support a variety of bicycle sizes and frame shapes.
 - (e) The diameter of locking pole is between 1.5 inches and 2.5 inches.
 - (f) Galvanized or stainless-steel racks are recommended (and required for racks on public property). Outdoor racks must also be coated with PVC or thermoplastic.
- (5.) Bicycle racks must NOT:
- (a) Support the bicycle at only one point.
 - (b) Support the bicycle only by one wheel.
 - (c) Allow the bicycle to fall, which can damage the bike and block pedestrian right-of-way.
 - (e) Have sharp edges that can be hazardous to the visually impaired.

Figure 1504-1, Example Bicycle Rack Designs



(10.) Supplemental Regulations.

All such uses and/or businesses shall comply with all the applicable regulations defined under Article XVI of this Ordinance.

(11.) Signs.

All such uses and/or businesses shall comply with all applicable regulations defined under Article XVII of this Ordinance, except that the height of any Freestanding sign shall not exceed ten (10) feet.

(12.) Outdoor Trash Disposal.

Outdoor trash dumpsters, collection areas and receptacles and mechanical equipment not enclosed in the main structure shall be located behind buildings (or to the extent possible, within the building envelope) and screened in a manner compatible with the proposed architecture and landscaping. Said

screening shall be designed to reduce the visibility of said trash disposal facilities and prevent the escape of waste, debris, or litter from the site. Said facilities and screening shall be designated on the master plan. Access to said facilities shall be from the alley or service drive.

1505. Relationship to Other Requirements.

The provisions, regulations, limitations, and restrictions of this Article shall supersede all provisions, regulations, limitations, and restrictions specified elsewhere in the Zoning Ordinance and Subdivision and Land Development Ordinance that conflict with the provisions, regulations, limitations and restrictions set forth in this Article.

1506. Outdoor Activities and Uses

Only those outdoor activities and uses specifically provided for by this Article shall be permitted.

1507. Modifications

The Board of Supervisors may allow for modification of the design standards applicable to a Town Center development provided for in this Article XV, including, but not limited to compactness, pedestrian orientation, street geometry or other related design features, in accordance with the standards and procedure applicable to the grant of modifications under Article XIV, of the South Middleton Township Subdivision and Land Development Ordinance.