

ARTICLE XII  
C-2 Mixed Use District

**[Amended 1-12-1998 by Ord. No. 103; 1-11-1999 by Ord. No. 107; 4-19-1999 by Ord. No. 108; 11-13-2001 by Ord. No. 119; 5-12-2003 by Ord. No. 129; 12-12-2005 by Ord. No. 147; 10-8-2007 by Ord. No. 154; 4-14-2008 by Ord. No. 158; 11-10-2008 by Ord. No. 162; 9-12-2011 by Ord. No. 176; 2-9-2015 by Ord. No. 191; 8-10-2015 by Ord. No. 198; 4-11-2016 by Ord. No. 203; 12-11-2017 by Ord. No. 206; 3-13-2023 by Ord. No. 238]**

**§ 195-97. Purpose.**

The purpose of the C-2 Mixed Use District is as follows:

- A. Build on the Township's current rural character and bedroom community development to allow for higher density, mixed-use development in a well-planned manner.
- B. Encourage development that will present the Township in a welcoming and attractive manner at the community's primary entrance point.
- C. Create an integrated and connected (physically by streets and in character by design) mixed-use development within the district with a land use pattern generally reflective of the proposed land use plan for the district.
- D. Encourage residential and nonresidential development and redevelopment that takes advantage of a mixed-use form of development so that demand for a variety of uses can be realized in a cohesive neighborhood form that encourages:
  - (1) Connectivity between parcels and uses such that the development patterns have a cohesiveness and relationship to one another, while encouraging unique innovation in individual development design and character;
  - (2) Accessibility throughout the district to allow for the ease of movement of goods and people between and among the individual parcels within the district, such that multimodal transportation is a priority; and
  - (3) Uniformity in character and overall layout such that the collection of uses developed within the district create a sense of place that is unique and welcoming, while allowing for flexibility and innovation in design.
- E. Create opportunities for a mix of housing choices and easy access to goods, services, and employment opportunities for current and future residents of Brighton Township.
- F. Foster a sense of place and community by providing a setting that encourages the natural intermingling of everyday uses and activities within a recognizable neighborhood.
- G. Permit higher density development that includes green spaces and attractive public spaces.
- H. Require innovation in development design and function that results in development at a key transportation interchange, unlike common interchange development areas in the region.

**§ 195-98. Permitted land uses.**

- A. Uses by right. A lot or parcel may be used and a building or structure may be erected and used for the following purposes, and no other, except as provided in § 195-98B:
- (1) Animal hospital or veterinary clinic.
    - (a) Shall be conducted wholly within a completely enclosed building.
    - (b) Shall not be located closer than 150 feet to a residential district.
    - (c) Shall have the following setbacks:
      - [1] One hundred feet from the nearest property line and all rights-of-way;
      - [2] Five hundred feet from the nearest dwelling;
      - [3] A buffer yard A is required.
    - (d) The storage of any animal waste shall be regularly disposed of by discharge to an approved sewage disposal system or facility for biological wastes. Any temporary storage of animal or biological waste shall be within a building, within enclosed containers, pending removal to or disposal at an approved facility. A plan for management of such wastes shall be submitted for municipal review.
    - (e) There shall be no outdoor boarding of animals.
  - (2) Banks/financial services.
  - (3) Banquet facility.
  - (4) Bar/tavern. See § 195-137.16.
  - (5) Commercial recreation and entertainment uses, including, but not limited to, golf driving ranges, movie theaters, bowling alleys, deck hockey, batting cages, miniature golf and skating rinks.
  - (6) Essential service facilities.
  - (7) Forestry.
  - (8) Funeral homes and mortuaries.
  - (9) Hotels and motels.
  - (10) Medical offices and clinics.
  - (11) Nightclub. See § 195-137.15.
  - (12) Non-tower wireless communications facilities that fall under the Pennsylvania Wireless Broadband Collocation Act.<sup>1</sup> See § 195-135.
  - (13) Non-tower wireless communications facilities located outside the public rights-of-way that do not fall under the Pennsylvania Wireless Broadband Collocation Act. See

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1. Editor's Note: See 53 P.S. § 11702.1 et seq.

§ 195-135.

- (14) Office parks, general office buildings, and professional offices.
- (15) Personal service establishments, including but not limited to the following:
  - (a) Barbershops and beauty shops.
  - (b) Custom tailor shops.
  - (c) Laundromats and self-service laundries.
  - (d) Shoe repair.
  - (e) Dry-cleaning shops.
  - (f) Post offices.
  - (g) Photographic sales and services.
  - (h) Printing and copying.
- (16) Public uses.
- (17) Restaurants.
- (18) Retail sales, provided that no single retail tenant exceeds 40,000 square feet of gross floor area.
- (19) Residential uses, permitted as part of a mixed-use development only.
  - (a) Garden apartment.
  - (b) Senior housing. See § 195-137.17.
  - (c) Single-family semidetached dwelling (duplex, triplex, or quadraplex).
  - (d) Townhouse.
- (20) Brewery.
- (21) Winery.
- (22) Non-tower wireless communications facilities inside the public rights-of-way that do not fall under the Pennsylvania Wireless Broadband Collocation Act. See § 195-135.
- (23) Tower-based wireless communications facilities located inside the public rights-of-way. See § 195-135.
- (24) Farm (agriculture use).
- (25) Horticulture.
- (26) Landscape/garden center.
- (27) Day-care centers. **[Added 12-11-2023 by Ord. No. 241]**

(28) Place of worship. **[Added 8-12-2024 by Ord. No. 242]**

B. Conditional uses. A lot or parcel may be used and buildings or structures may be erected and used for any of the following purposes in the C-2 Mixed Use District, subject to the granting of a conditional use by the Township of Brighton Board of Supervisors under the regulations and procedures established by Article XX of this chapter for conditional uses.

(1) Assisted living facility.

(2) Automotive and truck sales, up to 40,000 square feet of building and outdoor vehicle display area; if over 40,000 square feet, as part of a mixed-use development only.

(3) Automotive service stations with or without convenience retail space.

(4) Crematory:

(a) Shall have an area of not less than three acres.

(b) Shall not be located closer than 750 feet to an existing residential zoning district or dwelling unit. **[Amended 8-14-2023 by Ord. No. 240]**

(c) Any crematorium/crematory use will only be approved as part of a funeral home application and may not exist as a separate use.

(d) The owner or operator shall conduct initial performance testing to demonstrate compliance of the installed system with DEP emission standards within 60 days of startup and annually thereafter.

(e) Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.

(f) The owner or operator shall provide all necessary certifications to operate the crematory, provide the required annual compliance certificate, and keep the Township informed with annually updated in-case-of-emergency contact information.

(g) Compliance with § 195-137.13 is required.

(5) Distribution center (warehouse), up to 30,000 square feet of building area; if over 30,000 square feet, as part of a mixed-use development only, to a maximum of 60,000 square feet.

(a) Shall have an area of not less than 10 acres.

(b) In addition to the building setbacks required by § 195-100E, delivery vehicle parking and delivery/shipping areas shall not be located closer than 200 feet to a residential district boundary or dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**

(c) All materials and equipment shall be stored within a completely enclosed structure or shall be limited to storage in the rear yard and screened from view of adjacent properties and shall not be located closer than 200 feet to a residential district

boundary within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**

- (d) Loading areas that accommodate two or more tractor-trailer trucks shall be located and landscaped or screened by decorative masonry walls, in a manner that will minimize their visibility from any public street, residential district or a dwelling unit. Loading docks for tractor-trailer trucks shall not be located along the front façade of buildings nor along a public or private street. **[Amended 8-14-2023 by Ord. No. 240]**
  - (e) Access roads and driveways shall not be located closer than 75 feet to a residential district boundary or residential dwelling unit within which area a buffer yard C (major) shall be provided, consistent with Section 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
  - (f) Regardless of the number of trips expected to be generated, a traffic access and impact analysis study shall be completed in compliance with § 195-137.2.
  - (g) Compliance with § 195-137.13 is required.
- (6) Heavy industrial, up to 30,000 square feet of building area; if over 30,000 square feet, as part of a mixed-use development only, to a maximum of 50,000 square feet.
- (a) Shall have an area of not less than 10 acres.
  - (b) In addition to the building setbacks required by § 195-100E, delivery vehicle parking and delivery/shipping areas shall not be located closer than 200 feet to a residential district boundary or dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
  - (c) All materials and equipment shall be stored within a completely enclosed structure or shall be limited to storage in the rear yard and screened from the view of adjacent properties and shall not be located closer than 200 feet to a residential district boundary or dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
  - (d) Loading areas that accommodate two or more tractor-trailer trucks shall be located and landscaped or screened by decorative masonry walls, in a manner that will minimize their visibility from any public street, residential district or a dwelling unit. Loading docks for tractor-trailer trucks shall not be located along the front facade of buildings nor along a public or private street. **[Amended 8-14-2023 by Ord. No. 240]**
  - (e) Access roads and driveways shall not be located closer than 75 feet to a residential district boundary or dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
  - (f) Regardless of the number of trips expected to be generated, a traffic access and impact analysis study shall be completed in compliance with § 195-137.2.

- (g) Compliance with § 195-137.13 is required.
- (7) Light industrial, up to 30,000 square feet of building area; if over 30,000 square feet, as part of a mixed-use development only, to a maximum of 50,000 square feet.
  - (a) Shall have an area of not less than 10 acres.
  - (b) In addition to the building setbacks required by § 195-100E, delivery vehicle parking and delivery/shipping areas shall not be located closer than 200 feet to a residential district boundary, or closer than 100 feet to a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
  - (c) All materials and equipment shall be stored within a completely enclosed structure or shall be limited to storage in the rear yard and screened from the view of adjacent properties and shall not be located closer than 200 feet to a residential district boundary within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
  - (d) Loading areas that accommodate two or more tractor-trailer trucks shall be located and landscaped or screened by decorative masonry walls, in a manner that will minimize their visibility from any public street, residential district or a dwelling unit. Loading docks for tractor-trailer trucks shall not be located along the front façade of buildings nor along a public or private street. **[Amended 8-14-2023 by Ord. No. 240]**
  - (e) Access roads and driveways shall not be located closer than 75 feet to a residential district boundary or a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
  - (f) Regardless of the number of trips expected to be generated, a traffic access and impact analysis study shall be completed in compliance with § 195-137.2.
  - (g) Compliance with § 195-137.13 is required.
- (8) Medical marijuana dispensary or medical marijuana grower/processor, subject to the specific criteria listed in § 195-137.3.
- (9) Natural gas compressor station. See § 195-137.12.
- (10) Natural gas processing plant. See § 195-137.12.
- (11) Flex space, to a maximum of 100,000 square feet, on a minimum of 10 acres.
  - (a) Shall have an area of not less than 10 acres.
  - (b) In addition to the building setbacks required by § 195-100E, delivery vehicle parking and delivery/shipping areas shall not be located closer than 200 feet to a residential district boundary or closer than 100 feet to a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**

- (c) All materials and equipment shall be stored within a completely enclosed structure or shall be limited to storage in the rear yard and screened from the view of adjacent properties and shall not be located closer than 200 feet to a residential district boundary within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
  - (d) Loading areas that accommodate two or more tractor-trailer trucks shall be located and landscaped or screened by decorative masonry walls, in a manner that will minimize their visibility from any public street, residential district or a dwelling unit. Loading docks for tractor-trailer trucks shall not be located along the front facade of buildings nor along a public or private street. **[Amended 8-14-2023 by Ord. No. 240]**
  - (e) Access roads and driveways shall not be located closer than 75 feet to a residential district boundary or a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
  - (f) Regardless of the number of trips expected to be generated, a traffic access and impact analysis study shall be completed in compliance with § 195-137.2.
  - (g) Compliance with § 195-137.13 is required.
- (12) Outdoor advertising device. See § 195-137.6.
- (13) Park and ride facilities.
- (14) Pet crematory.
- (a) Shall have an area of not less than three acres.
  - (b) Shall not be located closer than 750 feet to a residential district or dwelling unit. **[Amended 8-14-2023 by Ord. No. 240]**
  - (c) Any pet crematorium/crematory use will only be approved as part of a veterinary clinic application and may not exist as a separate use.
  - (d) The owner or operator shall conduct initial performance testing to demonstrate compliance of the installed system with DEP emission standards within 60 days of startup and annually thereafter.
  - (e) Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.
  - (f) The owner or operator shall provide all necessary certifications to operate the pet crematory, provide the required annual compliance certificate, and keep the Township informed with annually updated in-case-of-emergency contact information.
  - (g) Compliance with § 195-137.13 is required.
- (15) Research and development facilities up to 30,000 square feet of building area; if over 30,000 square feet, as part of a mixed-use development only, to a maximum of 60,000 square feet.

- (a) Shall have an area of not less than 10 acres.
  - (b) In addition to the building setbacks required by § 195-100E, delivery vehicle parking and delivery/shipping areas shall not be located closer than 200 feet to a residential district boundary or closer than 100 feet to a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
  - (c) All materials and equipment shall be stored within a completely enclosed structure or shall be limited to storage in the rear yard and screened from the view of adjacent properties and shall not be located closer than 200 feet to a residential district boundary within which area a buffer yard C (major) shall be provided, consistent with Section 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
  - (d) Loading areas that accommodate two or more tractor-trailer trucks shall be located and landscaped or screened by decorative masonry walls, in a manner that will minimize their visibility from any public street, residential district or a dwelling unit. Loading docks for tractor-trailer trucks shall not be located along the front facade of buildings nor along a public or private street. **[Amended 8-14-2023 by Ord. No. 240]**
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  - (f) Regardless of the number of trips expected to be generated, a traffic access and impact analysis study shall be completed in compliance with § 195-137.2.
  - (g) Compliance with § 195-137.13 is required.
- (16) Retail sales, where a single retail tenant exceeds 40,000 square feet of gross floor area, as part of a mixed-use development only to a maximum of 60,000 square feet. See § 195-137.13.
- (17) Self-storage/mini-warehouse, exterior:
- (a) Shall have an area of not less than three acres.
  - (b) Off-street parking, one space for each 10 compartments.
  - (c) A landscaping strip 20 feet in width shall be provided around the entire perimeter, in addition to the buffer yard requirements of § 195-137.1, where applicable.
  - (d) All buildings shall be separated by 35 feet for fire lanes.
  - (e) Fencing shall be provided around the entire perimeter of the parcel with ornamental fencing located adjacent to all rights-of-way, consistent with the provisions of § 195-137.1.
  - (f) No outdoor storage will be permitted.
  - (g) If over 20,000 square feet, as part of a mixed-use development only.

- (18) Sexually oriented business operations, as part of a mixed-use development only. See § 195-136.
- (19) Self-storage/mini-warehouse, interior:
- (a) Shall have an area of not less than three acres.
  - (b) Off-street parking, one space for each 10 compartments.
  - (c) No outdoor storage will be permitted.
  - (d) If over 20,000 square feet, as part of a mixed-use development only.
- (20) Tower-based wireless communications facilities located outside the public rights-of-way. See § 195-135.
- (21) Truck/motor freight terminal facilities up to 20,000 square feet of building area; if over 20,000 square feet, as part of a mixed-use development only, to a maximum of 40,000 square feet.
- (a) Shall have an area of not less than 10 acres.
  - (b) In addition to the building setbacks required by § 195-100E, delivery vehicle parking and delivery/shipping areas shall not be located closer than 200 feet to a residential district boundary or a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
  - (c) All materials and equipment shall be stored within a completely enclosed structure or shall be limited to storage in the rear yard and screened from the view of adjacent properties and shall not be located closer than 200 feet to a residential district boundary or a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. **[Amended 8-14-2023 by Ord. No. 240]**
  - (d) Loading areas that accommodate two or more tractor-trailer trucks shall be located and landscaped or screened by decorative masonry walls, in a manner that will minimize their visibility from any public street, residential district or a dwelling unit. Loading docks for tractor-trailer trucks shall not be located along the front facade of buildings nor along a public or private street. **[Amended 8-14-2023 by Ord. No. 240]**
  - (e) Access roads and driveways shall not be located closer than 75 feet to a residential district boundary or a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with Section 195-137.1 . **[Amended 8-14-2023 by Ord. No. 240]**
  - (f) Regardless of the number of trips expected to be generated, a traffic access and impact analysis study shall be completed in compliance with § 195-137.2.
  - (g) Compliance with § 195-137.13 is required.

C. Accessory uses.

- (1) Accessory buildings and uses customarily incidental to permitted uses.
- (2) Accessory WECS. See § 195-137.8A.
- (3) Automotive washing facilities.
- (4) Home occupation.
- (5) No-impact home-based business.
- (6) Signs. See Article XIV.
- (7) Storage buildings less than 1,000 square feet.
- (8) Agritourism. (See § 195-137.19.)
- (9) Accessory solar energy systems. (See § 195-137.18.)
- (10) Private greenhouse.

**§ 195-99. Mixed-use development.**

- A. Permitted residential land uses are only approved for development when included within a mixed-use development plan that includes nonresidential uses.
- B. Any proposed mixed-use development shall have a minimum gross land area of 25 acres, except where only a mixed-use building is proposed. A minimum of 70% of the gross land area shall be occupied by nonresidential land uses and their support facilities, such as: access driveways and roads, parking lots, stormwater facilities, buffer yards, open spaces, courtyards and similar facilities. Similar support facilities that are provided for the residential component of the mixed-use development shall not be included within the calculation for the minimum gross land area required for nonresidential uses.
- C. Mixed-use buildings. Permitted residential and nonresidential land uses may occupy the same building; however, no residential uses are permitted to occupy any first floor or basement.
  - (1) The gross land area associated with a mixed-use building shall be considered nonresidential for the purpose of calculating the required land use mix.
  - (2) The following uses are permitted on the first floor of a mixed-use building:
    - (a) Banks/financial services.
    - (b) Bar/tavern.
    - (c) General office buildings.
    - (d) Medical offices and clinics.
    - (e) Personal services.
    - (f) Restaurants.

- (g) Retail sales.
- (3) The following uses are permitted on the floor(s) above the first floor of a mixed-use building, provided each floor has either all residential or all nonresidential uses:
- (a) Garden apartment.
  - (b) General office buildings.
  - (c) Medical offices and clinics.
- D. Phasing. Within a mixed-use development, the nonresidential and residential uses are intended to mutually support the needs of each other. However, it is not the intent of these regulations to permit the development of residential uses without the nonresidential uses being developed simultaneously. Therefore, excepting those units in a mixed-use building, the percentage of approved residential units, as determined by building permits issued, shall not exceed the percentage of approved nonresidential square footage, as determined by building permits issued, within a mixed-use development in any calendar year.

**§ 195-100. Form and character. [Amended 8-14-2023 by Ord. No. 240; 8-14-2023 by Ord. No. 240]**

All land development within this zoning district shall meet the following form and character of design requirements:

- A. Development plans must be high quality development that is in strict compliance with the architectural and design elements found in this section. The proposed development must meet or exceed these standards in all aspects of the development.
- B. Pedestrian scale. Site design shall promote pedestrian access and activity among buildings. Design elements used to promote pedestrian activity include, but are not limited to, shared parking facilities, a common build-to line, side yard, sidewalks, street trees, planters, pedestrian-scale lighting, and a public square or fountain.
- C. Buildings.
  - (1) Residential buildings.
    - (a) A variety (three or more) of building styles or variations thereof within a proposed residential development shall be utilized.
    - (b) Porches, porticos and stoops oriented to the street shall be provided.
    - (c) A variety of rooflines, architectural features and materials shall be provided to create diversity.
    - (d) All townhouses shall provide vehicular access (driveway and garage) at the rear of the structure.
    - (e) All garden apartments, senior housing, and single-family semidetached dwellings (duplex, triplex, or quadraplex) having garage doors facing a street shall have a minimum setback of 25 feet from the nearest edge of the sidewalk along the street.

- (f) Maximum building height: four stories (48 feet).
- (2) Nonresidential buildings.
  - (a) No building shall have a flat roof, unless a parapet wall is provided.
  - (b) Screening of rooftop building mechanicals shall be accomplished through the use of parapet walls.
  - (c) Minimum building height: two stories or 20 feet.
    - [1] For buildings with a gross floor area of 30,000 square feet or more on the first floor, up to 50% of the building may be one story or 12 feet in height.
  - (d) Maximum building height: four stories (48 feet).
  - (e) To deemphasize the horizontality of larger buildings, recesses or projections to buildings shall be provided through pilasters, piers, columns, or other like architectural treatments whenever a building facade width exceeds 20 feet. Facade recesses and projections shall be in the range of one to five feet.
  - (f) To promote a greater sense of character and pedestrian scale, buildings shall be functionally or through design elements broken into smaller storefronts through the use of windows, doors, pilasters, piers, columns, arches, porches, porticos, colonnades and the like.
- (3) Large buildings.
  - (a) Buildings in excess of 10,000 square feet of first floor gross floor area, whether nonresidential or multifamily residential, shall be designed to avoid a stark, big-box appearance. The careful design and articulation of a larger-footprint building, the front yard, the parking lot, and the overall landscape, is intended to result in a more attractive and pedestrian-friendly environment. Such building and site design elements of a big-box development shall include:
    - [1] Varied building materials;
    - [2] Roofline variation and projections;
    - [3] Varied colors;
    - [4] Complementary landscaping; and
    - [5] Pedestrian features, including ample sidewalks, crosswalks, lighting and vegetation.
- (4) Building materials.
  - (a) Exterior facade colors shall be of low reflectance, subtle, neutral or earth tone colors. For exterior walls with a main entry, street frontage, or fronting a parking area for public use, two or more materials shall be used. Exterior walls shall be constructed of the following materials (NOTE: Comparable materials may be

accepted by the Planning Commission and approved by the Board of Supervisors.):

- [1] Brick, stone, cast stone, rock, marble, granite, glass block, tile;
- [2] Stucco or plaster;
- [3] Exterior insulation and finish system (EIFS);
- [4] Metal (for beams, lintels, trim elements and ornaments);
- [5] Glass with reflectance of less than 20% (However, only a maximum of 50% of the total area of the building may be constructed in glass.);
- [6] Split face concrete block, poured-in-place concrete, and tilt-wall concrete. Any use of concrete products shall have integrated color and be textured or patterned. Tilt-wall concrete structures shall have reveals, punch-outs, or similar surface characteristics to enhance the facade on at least 10% of each facade; or
- [7] Sheet metal or vinyl siding shall not extend to grade and is recommended only above the ground floor.

(b) The following building facade materials are not permitted:

- [1] Vinyl siding (no more than 50% of building exterior of residential buildings and no more than 25% of building exterior of nonresidential and mixed-use buildings).
- [2] Exposed concrete block.

#### D. Streetscape.

- (1) Goal. Improve pedestrian access and build attractive streetscapes that functionally provide interconnections throughout the district and build a consistent sense of place and community character.
- (2) Context-sensitive off-street parking.
  - (a) Provide off-street parking designed and maintained to be subordinate to the building architecture and streetscape. Streetscape elements shall be designed to define the streetscape and deemphasize parking areas through screening and provide buffering between pedestrianways and parking.
  - (b) Off-street parking areas that are adjacent to streets shall be screened with low street walls or fencing (three feet to four feet in height). Solid masonry walls or brick piers with decorative metal fencing and shrubs shall comprise the screening, at a minimum.
- (3) Sidewalks and crosswalks.
  - (a) Provide and maintain a network system of sidewalks, crosswalks, pathways and trails to strengthen the pedestrian-oriented environment. Sidewalks along the street

shall have direct connections to buildings.

- (b) Sidewalks shall be a minimum of six feet wide within nonresidential or mixed-use development and shall be a minimum of four feet wide within residential development. Sidewalks shall be installed and maintained to be safe and accessible along both sides of all streets. Sidewalks shall connect to all buildings at the main building entrance location.
  - (c) Crosswalks shall be at least six feet in width, striped with a six-inch-wide painted white strip on both sides. Enhanced markings may be installed and shall be in conformance with PennDOT specifications.
- (4) Bicyclist accessibility.
- (a) Bicycle lanes will provide safe and accessible travel routes for cyclists throughout the neighborhood and to nearby regional destinations.
  - (b) Bicycle lanes shall be provided, in both directions, a minimum of five feet in width, along collector streets to create a looping, interconnecting system. The lanes shall be marked with a minimum of eight-inch-wide white striping.
    - [1] Along property lines where there is not a building facing the street, the bicycle lanes may instead be constructed as off-road multipurpose trails a minimum of 10 feet wide.
  - (c) Bicycle racks provide an effective opportunity for bicycle security and encourage multimodal transportation, creating an environment that is welcoming to bicyclists.
  - (d) Bicycle racks shall be installed and maintained at each building, nearest to the building entrance as possible, using concrete footing. The bike racks shall be black in color.
- (5) Benches and waste receptacles.
- (a) Easily accessible seating is intended to provide a needed street furnishing for rest and relaxation.
  - (b) Install and maintain one bench, black in color, along the sidewalk for each 300 feet of street frontage, at each corner, and at pedestrian pockets and plazas, one per every 300 square feet.
  - (c) Waste receptacles are to be black in color and attractive street furnishings that provide needed repositories for trash along sidewalks and in public spaces.
  - (d) Install, anchor and service the typical waste receptacle, as defined below or an approved alternative, at street intersections, at pedestrian pockets and plazas and at 300-foot intervals along streets.
- (6) Street trees and landscaping.
- (a) Street trees provide shade and screening for pedestrians, aesthetic purposes, and add a softening component to the streetscape. When placed and maintained in

uniform alignment along a streetscape, the street trees form an alley effect.

- (b) Street trees shall be installed and maintained along both sides of all streets. One street tree shall be provided at an average interval of every 35 feet of linear frontage along a street. Deep-rooted, street-tolerant street tree species shall be carefully selected and utilized.
  - (c) Trees, shrubs and perennials shall be selected for visual appeal, climate hardiness, and appropriateness for the specific conditions of the chosen location. Plants shall be pruned to maintain visibility and clearance along the streetscape for motorists, bicyclists, and pedestrians.
  - (d) Street trees shall be a minimum of 2.5 inches caliper in size at the time of planting, and the tree species shall be selected from the recommended street tree planting list in the Township Zoning Ordinance. See § 197-137.1J.
- (7) Lighting.
- (a) Install and maintain human-scaled light fixtures and poles to provide a safe, secure and attractive streetscape along both sides of all streets. Streetlights shall be installed and maintained at an average interval of 100 feet along all streets.
  - (b) The lights shall be black and installed at a total height of 20 feet from finished grade, and the light support footer shall be minimally visible. Lights shall emit minimal glare and spillover.
  - (c) Lighting shall be provided at the rear of all residential buildings that have rear vehicular access.
- (8) Public spaces and gathering places.
- (a) Each development shall include a combination of a variety of outdoor room elements to form the streetscape, including building facades, trees and shrubs, decorative pavers, benches, civic art, waste receptacles, human-scaled streetlights, fountains, sculptures and the like.
  - (b) Each development shall provide pedestrian pockets as gathering places by integrating visible opportunities for pedestrians to rest and relax along the streetscapes, for example, small plazas at street corners and neighborhood gateway features that integrate seating areas. These spaces are to be viable additions to the building environment that celebrate the public realm of the district.
  - (c) Each development shall provide pedestrian pockets with benches, sitting walls, shade trees, landscaping and lighting, which shall be installed and maintained on a minimum of one street corner at all intersections and at midblock locations where 1,000 feet or more separates street intersections.
  - (d) A minimum of one plaza shall be installed within a proposed mixed-use development and shall be a minimum of 1,500 square feet with unrestricted public access. Private outdoor dining areas adjacent to a plaza will complement the plaza but cannot be used to reduce the required minimum square footage.

- (e) Public spaces and gathering places shall be maintained to provide year-round attractiveness.

E. Bulk and area regulations.

(1) Setbacks.

- (a) Front setbacks (measured from the edge of road right-of-way): permitted uses.

- [1] Residential buildings: 15 feet within which area a buffer yard A (minor) shall be provided.

- [2] Commercial buildings:

- [a] Buildings one to two stories in height: 35 feet minimum/85 feet maximum.

- [b] Buildings three to four stories in height: 50 feet minimum/85 feet maximum.

- [c] Commercial buildings may be set back more than 85 feet but in no case more than 150 feet, provided that any such deviation shall comply with the following criteria: The development or use shall incorporate enhanced pedestrian spaces and amenities within the setback area. Enhanced pedestrian spaces and amenities consist of a combination of features such as plazas, fountains, courtyards, arcaded pedestrian walkways, outdoor seating, widened sidewalks or pedestrian pathways, benches, shelters, street furniture, playgrounds, gazebos, public art or kiosks.

- [d] A buffer yard A (minor) shall be provided.

- (b) Front setbacks (measured from the edge of road right-of-way): conditional uses.

- [1] Nonresidential buildings:

- [a] Buildings one to two stories in height: 50 feet minimum/85 feet maximum.

- [b] Buildings three to four stories in height: 75 feet minimum/100 feet maximum.

- [c] Buildings may be set back more than 85 feet but in no case more than 150 feet, provided that any such deviation shall comply with the following criteria: The development or use shall incorporate enhanced pedestrian spaces and amenities within the setback area. Enhanced pedestrian spaces and amenities consist of a combination of features such as plazas, fountains, courtyards, arcaded pedestrian walkways, outdoor seating, widened sidewalks or pedestrian pathways, benches, shelters, street furniture, playgrounds, gazebos, public art or kiosks.

- [d] A buffer yard A (minor) shall be provided.

(c) Side and rear yard setbacks: permitted uses.

- [1] Adjoining a residential district: No nonresidential building or structure shall be located within 75 feet of a residential district boundary line or a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. In the event the building height exceeds 30 feet, the minimum side or rear yard requirement shall increase one foot for each foot in building height over 30 feet.
- [2] Adjoining other commercial uses: A side yard depth of 30 feet per side is required. Where a series of adjoining structures on lots of single or separate ownership abut, an unobstructed passage of at least 30 feet in width shall be provided at grade level at intervals not less than every 400 feet of developed area. However, in the event the building height exceeds 30 feet, the minimum side or rear yard requirement, and the unobstructed passage, shall increase one foot for each foot in building height over 30 feet. A buffer yard A (minor) shall be provided.

(d) Side and rear yard setbacks: conditional uses.

- [1] Buildings less than 20,000 square feet in size adjoining a residential district or use: No nonresidential building or structure 20,000 square feet in size or less shall be located within 100 feet of a residential district boundary line or a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. In the event the building height exceeds 30 feet, the minimum side or rear yard requirement shall increase one foot for each foot in building height over 30 feet.
- [2] Buildings 20,000 square feet in size or greater adjoining a residential district or use: No nonresidential building or structure greater than 20,000 square feet in size shall be located within 200 feet of a residential district boundary line or a dwelling unit within which area a buffer yard C (major) shall be provided, consistent with § 195-137.1. In the event the building height exceeds 30 feet, the minimum side or rear yard requirement shall increase one foot for each foot in building height over 30 feet.
- [3] Adjoining other commercial uses: minimum 50 feet within which area a buffer yard A (minor), consistent with § 195-137.1, shall be provided. However, in the event the building height exceeds 30 feet, the minimum side or rear yard requirement shall increase one foot for each foot in building height over 30 feet.

F. Layout.

(1) Drive-throughs.

- (a) Drive-throughs are permitted where located on a lot with an associated permitted principal land use/structure.
- (b) A maximum of two drive-through windows are permitted on a lot.

- (c) Location. Drive-through establishments shall locate the drive-through and stacking to the side or rear of the building and shall not located them along the primary facade that faces a street.
  - (d) Setbacks from residential uses. All drive-through window and stacking lanes shall be set back a minimum of 50 feet from any building occupied by a residential use, including any mixed-use building.
  - (e) Screening. All drive-through windows and associated stacking lanes shall be screened with vegetation and fencing, constructed of commercially manufactured wood panels or similar materials (No wire fencing materials are permitted.), or a decorative masonry wall consistent in design with the principal building. Any fencing or wall shall be a minimum of four feet and a maximum of five feet in height, with any opaque construction limited to a maximum portion of the screen up to three feet in height. The remaining portion of the screen must have a minimum transparency of 50%.
  - (f) Vehicle stacking. A minimum of three vehicle stacking places, including the space at the drive-through window, shall be provided for each drive-through lane.
  - (g) Bypass lane. A dedicated bypass lane shall be provided to allow for a vehicle to completely bypass a drive-through window and associated vehicle stacking area.
- (2) Fueling stations location. All fueling stations associated with any automotive service station use shall be located to the side or rear of the principal structure.
  - (3) Building orientation. Commercial and multifamily residential buildings shall be oriented such that the front building facade faces and is adjacent to a public street. Where multiple buildings are proposed as part of a development plan and the plan is proposed to be accessed internally by private streets and/or driveways, placement of the buildings shall be such that the portion(s) of the development abutting public streets shall have buildings oriented along the streets to frame the street wall.

G. Streets, sidewalks and interconnectivity.

- (1) Interconnected streets form the blocks of the district which serve as the backbone for development. All streets within the district shall interconnect and cul-de-sac streets shall be permitted only by modification of this requirement where such modification is supported by evidence provided by the applicant.
- (2) Sidewalks, pathways, trails and crosswalks shall be installed and maintained throughout the district in a manner consistent with the district's streetscape requirements. Buildings, lots and neighborhoods within the district shall be linked through pedestrian and bicyclist connections.
- (3) All residential uses shall have access to a street designed to Township standards.
- (4) To the greatest extent possible, proposed development plans shall provide for two or more vehicular access points to public streets and/or adjacent existing or proposed development.

(5) Driveways/curb cuts.

- (a) Shared driveway entrances. In order to reduce pedestrian and vehicular conflict, shared driveway entrances and access drives are encouraged.
- (b) Number of driveway entrances. The number of driveway entrances is limited to two per lot, unless a Township-approved traffic study recommends otherwise.
- (c) Vehicular access to lots shall be through arterial or collector streets or access drives.
- (d) Township standard details. Driveways, access drives and curb cuts shall comply with the Township standard details.
- (e) Alignment. Driveways, access drives and curb cuts shall have direct alignment with driveways, access drives and curb cuts on opposing lots.

H. Buffer yards. See § 195-137.1.

I. Open spaces.

- (1) Open spaces, in the form of pedestrian pockets (along the streetscape), plazas, parks and greens shall be provided at rate of a minimum area equivalent to 5% of the gross land area of the development. The open space may be provided in a location integral to the proposed development site or within a common open space area, under common ownership and/or control within the district.
- (2) Open spaces shall be positioned on each development within the district to provide a variety and diversity of opportunities for public enjoyment. The open spaces shall be usable and attractive places for people to gather and shall have topographic slopes of approximately 5% or less.

J. Public utilities. All new residential uses, except those in mixed-use buildings, must be served by public sanitary sewage and public water.

**§ 195-101. through § 195-103. (Reserved)**