### Intent

* 1. The intent of the Central Places Model Zoning Ordinance is to:
     1. Promote the development of compact, pedestrian-oriented Urban, Town, or Neighborhood Centers consisting of vibrant commercial, employment, and residential living environments.
     2. Encourage a diverse mix of residential, business, commercial, office, institutional, educational, cultural, and entertainment activities for workers, visitors, and residents.
     3. Encourage pedestrian oriented development within walking distance to nearby transit services at densities that will help support transit usage and business.
     4. Create Central Places that are unique, attractive, and distinctive destinations for visitors and residents.
     5. Enhance community character through the promotion of high quality design in Central Places.
     6. Encourage new buildings, additions, and renovations that are consistent and complementary to the existing character of development.
     7. Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and social interaction.

### Uses

* 1. Permitted Uses:
     1. A mix of uses as permitted in Section 2.A.
     2. Apartments, above ground-floor.
     3. Retail sales, general, excluding drive-through facilities.
     4. Food and beverage retail sales, excluding drive-through facilities.
     5. Personal service (including health clubs and gyms).
     6. Repair service, consumer (including bicycles).
     7. Eating and drinking establishments, including outdoor dining.
     8. Entertainment, including theater for motion picture and stage plays.
     9. Financial services, excluding drive-through facilities.
     10. Medical services.
     11. Offices, above ground floor storefronts.
     12. Office building, with offices above ground-floor.
     13. Apartment building, with dwelling units above ground floor.
     14. Lodging, including hotels and bed-and-breakfast houses.
     15. Artisan manufacturing, trade, or handicraft production.
     16. Artist live/work space, above ground-floor.
     17. Cultural exhibits and libraries.
     18. Veterinary, animal grooming, and pet products sales.
     19. Studio/instruction school for dance, music, art, or photography.
     20. Gallery and museum.
     21. Religious institutions and their ancillary uses.
     22. Day care center.
     23. Private clubs and fraternal organizations.
     24. Government administration, public safety, post office, community center, or public library.
     25. Transit facilities.
     26. Public, plaza, square, courtyard, or urban garden.
     27. Pedestrian take-out window.
     28. Street vendors.
     29. Farmer’s market.
     30. Wireless communications facilities, collocated.
  2. Conditional Uses:
     1. Assisted living, nursing, or group home.
     2. Funeral homes and undertaking establishments.
     3. Parking, commercial.
     4. School.
     5. Hospital.
  3. Prohibited Uses:
     1. Vehicle sales, service, and repair.
     2. Car wash.
     3. Gas station.
     4. Drive-through window or facilities.
     5. Residential storage/self-storage warehouse.
     6. Animal shelter/boarding kennel.
     7. Any use not permitted in this district.
     8. Uses determined by the governing body to be of similar nature to the prohibited uses listed in this Section.

### Development Standards

* 1. Minimum Lot Size: 1,250 square feet.
  2. Minimum Lot Width: 20 feet.
  3. Build-to Line. Buildings shall be:
     1. Built to the sidewalk; or
     2. The setback should be the average of the two closest structures on the same side of the street with a maximum setback of 20 feet; or
     3. Setback from the sidewalk a maximum 20 feet for purposes of a plaza, square, courtyard, recessed entrance, or outdoor dining.
  4. Side Yard Setback: There shall be no side yard setback for buildings that share a party wall. The setback between buildings shall be 10 feet (5 feet per each building) when not sharing a party wall.
  5. Rear Yard Setback: \_\_ percent of the lot depth.
  6. Maximum Impervious Coverage: one-hundred percent (100%), maximum.
  7. Building Height: Buildings shall be a minimum of \_\_ stories or \_\_ feet high and a maximum of \_\_ feet high, except where permitted to exceed such maximums as allowed in Section VI Bonus Provisions.
     1. For a building taller than \_\_ feet, any portion of that building \_\_ feet and higher as measured at the street frontage shall be set back a minimum of \_\_ feet from the sidewalk.
  8. Floor Area Ratio (FAR): Minimum of \_\_ to maximum of \_\_.

### General Requirements

* 1. Public Utilities:
     1. All uses shall be served by public water and sewer facilities.
  2. Exterior Lighting:
     1. All exterior lighting shall be designed to prevent glare onto adjacent properties. Pedestrian pathways shall be clearly marked and well lit. Lighting should be sufficient for security and identification without allowing light to shine or reflect onto adjacent sites. The height of fixtures shall be a maximum of 20 feet for parking lots and 14 feet for pedestrian walkways.
  3. Refuse Areas:
     1. The storage of refuse shall be provided inside building(s) or within an outdoor area enclosed by walls or opaque fencing. Any refuse area outside of the building shall be designed to be architecturally compatible with the building(s), shall not be located in the front of the building, and be entirely screened by a fence or enclosure which is at least 6 feet high.
  4. Screening:
     1. All wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, fences, landscaping, or other approved means.
     2. All rooftop mechanical equipment and other appurtenances shall be concealed by or integrated within the roof form or screened from view at ground level of nearby streets. The following, when above the roofline, requires screening: stair wells, elevator shafts, air conditioning units, large vents, heat pumps, and mechanical equipment.
     3. Parking lots visible from a street shall be continuously screened by a 3-foot-high wall/fence or plantings. Parking lots adjacent to a residential use shall be continuously screened by a 6-foot-high wall/fence or plantings. Screening shall include:
        1. Hedges, installed at 36 inches in height; or
        2. Mixed planting (trees and shrubs); or
        3. Wall sections, with no wall break of more than 9 feet, and landscaping to provide a continuous screen.
     4. Service and loading areas must be visually screened from street and pedestrian ways. For new construction, service and loading areas must be behind the building. Loading docks shall not be on the street frontage but to the side and rear of the building.
  5. Outdoor Dining:
     1. Outdoor furnishings are limited to tables, chairs, and umbrellas.
     2. Outdoor furniture shall be stored inside the restaurant after normal operating hours.
     3. Planters, posts with ropes, or other removable enclosures, as well as a reservation podium, are encouraged and shall be used as a way of defining the area occupied by outdoor dining.
     4. Refuse facilities should be provided.
     5. Advertising or promotional features shall be limited to umbrellas and canopies.
     6. Outdoor dining cannot impede pedestrian traffic flow. A minimum pathway of at least 5 feet free of obstacles shall be maintained.

### Parking Standards

* 1. Parking shall be provided according to the requirements of the Parking Chapter of the municipal zoning ordinance except as modified by this section.
  2. No off-street parking shall be required for non-residential uses in this district unless the gross floor area of such uses exceed 1.5 times the area of the lot, in which case off-street parking shall be provided at a minimum ratio of 1.5 spaces per each 1,000 feet of gross floor area in excess of twice the lot area.
  3. One (1) off street parking space must be provided for each dwelling unit.
  4. Shared parking is permitted for two or more properties to provide the parking spaces required when two or more establishments share the same parking area, whether on the same lot or abutting lots, if specifically approved by the governing body subject to the following conditions:
     1. A shared parking agreement (for two uses) or a shared parking district (for more than two uses), which involves a contractual agreement between users, is required, approved by the municipality, and recorded. A shared parking agreement allows users an opportunity, if they choose, to redesign parking lots to be more efficient in serving multiple users. This may consist of making new curb cuts between parking lots, restriping lots, or redesigning internal traffic circulation and pedestrian walkways.
     2. That some portion of the shared parking area lies within 750 feet from a regularly used entrance into the building served by the shared parking arrangement.
  5. Fee-in-Lieu of Parking:
     1. As an alternative to the direct provision of off-street parking, whether on site or off site, an applicant for a use that will require such parking under the terms of this section may seek conditional use approval from the governing body to pay a fee-in-lieu of the required parking. Where, in the opinion of the governing body in response to the applicant's request for conditional use approval, neither on-site nor off-site parking presents a feasible and desirable means of providing all the off-street parking required by this section, the governing body may authorize the payment of a fee-in-lieu of the actual creation of some or all of that required parking by the applicant.
     2. The fee in lieu of payment is determined by the regulations outlined in \_\_.
  6. Surface Parking Design
     1. Vehicular Access:
        1. Vehicular access to surface parking shall be from an alley or side street where possible.
     2. Pedestrian Access:
        1. Safe provisions for pedestrian access to and through a parking lot shall be required. Surface parking areas and pedestrian walkways connecting to them shall be well-lit.
     3. Location of Surface Parking:
        1. Surface parking shall be located to the rear of the principal building or to the side (however, parking shall not be located between a building and the street). Parking shall be set back 10 feet from the legal right-of-way.
        2. Surface parking shall not be permitted immediately adjacent to the intersection on lots that are at the intersections of collector or arterial roads.
        3. Off-street surface parking shall not extend more than 70 feet in width along any pedestrian street frontage without an outdoor cafe, urban garden, plaza, square, courtyard, or landscaping feature with seating.
     4. Interconnected Parking Areas:
        1. Parking areas on abutting nonresidential lots shall be interconnected by access driveways.
        2. Each nonresidential lot shall provide cross access easements for its parking areas and access driveways guaranteeing access to adjacent lots. Interconnections shall be logically placed and easily identifiable to ensure convenient traffic flow.

### Design Standards

* 1. Pedestrian Design Standard:
     1. Sidewalks are required along all street frontages with a minimum width of \_\_ feet.
     2. Sidewalks are required to connect the street frontage to all front building entrances, parking areas, central open spaces, and any other destination that generates pedestrian traffic. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points and transit stops.
     3. The sidewalk pattern shall continue across driveways.
  2. Building Design Standards:
     1. Nonresidential buildings and apartment buildings shall meet the following requirements:
        1. Building Orientation and Entrances:
           1. The front façade of buildings shall be oriented toward the principal street or thoroughfare with an everyday public entrance in this front façade.
           2. When buildings are located on corners, the entrance shall be located on the corner with an appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar building feature. The municipal governing body may allow front façades to face existing side streets, when these façades will extend an existing commercial district along this existing side street.
           3. All primary building entrances shall be accentuated. Entrances permitted include: recessed, protruding, canopy, portico, or overhang.
        2. Walls and Windows:
           1. Blank walls shall not be permitted along any exterior wall facing a street, parking area, or walking area. Walls or portions of walls where windows are not provided shall have architectural treatments that are similar to the front façade, including materials, colors, and details. At least four of the following architectural treatments shall be provided:

Masonry (but not flat concrete block).

Concrete or masonry plinth at the base of the wall.

Belt courses of a different texture or color.

Projecting cornice.

Projecting metal canopy.

Decorative tilework.

Trellis containing planting.

Medallions.

Opaque or translucent glass.

Artwork.

Vertical/horizontal articulation.

Lighting fixtures.

An architectural element not listed above, as approved by the governing body, that meets the intent.

* + - * 1. Windows:

The ground floor front façades of buildings visible from the pedestrian view shall consist of a minimum of \_\_ percent window area, with views provided through these windows into the business. Ground floor windows shall be a maximum of 12 to 20 inches above the sidewalk.

Upper story windows of front façades shall not be boarded or covered and shall comprise a minimum of thirty-five percent (35%) window area in the façade above the ground floor.

Smoked, reflective, or black glass in windows are prohibited.

Exterior security gates or roll-down security doors shall be prohibited. Link or grill type security devices shall be permitted only if installed on the interior of the building, within the window or door frames. Such security equipment shall be recessed and completely concealed during regular business hours, and shall be predominantly transparent to allow maximum visibility of the interior. Nonconforming gates shall not be rebuilt, replaced, enlarged, or altered unless made to conform to regulations.

* + - * 1. Roofs:

Roofs shall be in keeping with the character of adjacent buildings or shall have pitched roofs. Pitched roofs shall have a minimum slope of 4:12 and a maximum slope of 12:12.

* + - * 1. Building Character:

New infill development shall generally employ building types that are compatible to the historic architecture of the area in their massing and external treatment.

* + - * 1. Architectural Pattern:

New infill development shall also retain the historic architectural pattern rhythm of building openings (including windows and entries) of the same block.

New infill development shall also attempt to maintain the horizontal pattern of façades in the district by using a similar alignment of windows, floor spacing, cornices, awnings as well as other elements. This rhythm shall be achieved by aligning the top, middle, and base floors. Buildings shall have a distinct base at ground level using articulation or materials such as stone, masonry, or decorative concrete. The top level should be treated with a distinct outline with elements such as projecting parapet, cornice, or other projection.

* + - * 1. Massing:

Buildings shall be similar in height and size or articulated and subdivided into massing that is more or less proportional to adjacent structures and maintains the existing architectural pattern.

If a building has over 100 feet of frontage, then no single storefront shall exceed 75 feet in length.

Buildings must have at least a 3- to 5-foot variation in depth in all street façades for every 50 feet of continuous façade. Such breaks may be met through the use of bay windows, porches, porticos, building extensions, towers, recessed doorways, and other architectural treatments.

### Streetscape and Green Area Standards

* 1. The following streetscape and green area standards are required for inclusion as part of all new developments and additions or alterations along the street frontage:
     1. The site shall be landscaped in accordance with the provisions Section 817 of the [Delaware County Subdivision and Land Development Ordinance](http://www.co.delaware.pa.us/planning/pubs/DelawareCountySALDO.html) (SALDO) or the local municipal SALDO.
     2. Streetscape and green area standards should relate to an existing streetscape design or plan and be reviewed by the governing body. The applicant should demonstrate that these standards are met through elevations and conceptual sketches.
     3. Figure 1, indicates the categories and minimum requirements for streetscape and green area standards. Category A, contains planting and greening elements. Category B, includes more elaborate greening elements as well as street furniture and other streetscape elements. Category C, includes more extensive building elements, streetscape improvements, and open space elements. Figure 2 presents the streetscape and green area items within each category.

Figure 1: Streetscape Requirements by Development

|  |  |  |  |
| --- | --- | --- | --- |
| **Building additions and alterations** | **Developments of 2,500-4,999 gross square feet** | **Developments of 5,000-9,9999 gross square feet** | **New developments of 10,000 gross square feet** |
| 4 points | 4 points | 9 points | 18 points |

Figure 2: Streetscape Amenities

|  |  |
| --- | --- |
| **Streetscape Feature** | **Points** |
| Decorative Banners/Flags | 1 |
| Window Box | 2 |
| Additional Planting Area | 2 |
| Permanent Street Planter | 2 |
| Decorative Building Lighting | 1 |
| Bench | 2 |
| Trash Receptacle | 2 |
| Raised Planting Bed | 2 |
| Public Art/Mural | 2 |
| Trellis, Arbor or Pergola | 2 |
| Awning for Window of Door | 2 |
| Bicycle Parking for at least 5 bicycles | 2 |
| Kiosk | 2 |
| Drinking Fountain | 2 |
| Decorative Paving | 2 |
| Water Feature | 2 |
| Balconies | 3 |
| Decorative Street Lighting | 3 |
| Planting in Curb Extension | 3 |
| Urban Garden | 3 |
| Roof Garden | 3 |
| Bus Shelter | 3 |
| Clock Tower | 3 |
| Decorative Architectural Treatments | 4 |
| Plaza, Square, Courtyard | 6 |
| Façade Restoration | 6 |
| Other Amenity Approved by Governing Body | As mutually agreed upon |

* + 1. Street Tree Standards:
       1. Existing street trees shall be retained where feasible and incorporated into the street tree design.
       2. Spacing:
          1. Street trees shall not be spaced less than 20 feet apart with a maximum spacing of 30 feet. Consideration shall be made for driveways, street lights, utility poles, underground utilities, traffic light poles and other obstructions, which may cause a spacing of greater than 30 feet in certain instances
       3. Size:
          1. Each street tree shall be a minimum of 3-inch caliper diameter measured at breast height.
       4. Tree wells and planter strips:
          1. Street trees shall be planted in tree wells or planter strips underlain by soil. Tree wells shall be a minimum of 4 feet long x 4 feet wide by 3.5 feet deep and covered with tree grates, concrete unit pavers, and/or cobbles. A 2-foot x 2-foot x 2-foot opening shall be left for the tree grate.
          2. Planter strips shall be a minimum of 5 feet wide
       5. Street trees shall comply with all other requirements and standards of Section 817 of the [Delaware County SALDO](http://www.co.delaware.pa.us/planning/pubs/DelawareCountySALDO.html) or the local municipal SALDO for elements not superseded by this zoning.
    2. Urban Garden Standards:
       1. Minimum size required is 300 square feet.
       2. An urban garden shall be located where it is visible and accessible from either a public sidewalk or pedestrian connection.
       3. Sixty percent (60%) of the garden shall be of plant materials such as trees, vines, shrubs, and seasonal flowers with year round interest. All trees shall be 3.5 inches in caliper.
       4. A water feature is encouraged.
       5. One seating space is required for each 30 square feet of garden area.
    3. Parking Lot Landscaping:
       1. Parking lots shall be landscaped in accordance with the provisions Section 817(D) of the [Delaware County SALDO](http://www.co.delaware.pa.us/planning/pubs/DelawareCountySALDO.html) or the local municipal SALDO.
    4. Public Plazas/Squares/Courtyards Standards:
       1. The minimum size required is 500 square feet.
       2. The plaza shall be located where it is visible and accessible from either a public sidewalk or pedestrian connection.
       3. A minimum of thirty percent (30%) of the plaza shall be landscaped with trees, shrubs, and mixed plantings with year round interest.
       4. The plaza shall use the following paving materials: unit pavers, paving stones, or concrete. No more than twenty percent (20%) of the plaza shall be concrete.
       5. One seating space is required for each 30 square feet of plaza area.
       6. The plaza shall not be used for parking, loading, or vehicular access (excluding emergency vehicular access).
       7. Public art and fountains are encouraged.
       8. Trash containers shall be distributed throughout the plaza.
       9. The plaza shall provide shade by using the following elements: trees, canopies, trellises, umbrellas, or building walls.
       10. One tree is required for every 500 square feet. Trees shall be of 3.5 inches in caliper.
       11. Lighting shall be provided.
       12. Plazas shall connect to other activities such as outdoor cafes, restaurants, and building entries.
       13. Plazas shall be located if possible to have maximum direct sunlight with a south or west orientation.
       14. Plazas, if constructed by a private entity, shall have an agreement with the community for public access.

### Bonus Provisions

* 1. Bonus Provisions: An increase of \_\_ FAR for a total Floor Area Ratio of \_\_ is permitted for the following:

**Figure 3: Building floor area ratio bonus features**

| **Feature** | **Bonus FAR** |
| --- | --- |
| Structured Parking  A minimum of fifty percent (50%) of the provided parking spaces shall be available to the public.  Structured parking is provided within the building footprint. | \_\_ |
| Preservation of a historic structure or facade on the development site  Must follow the Secretary of the Interior’s Standards for Rehabilitation. | \_\_ |
| Public Plaza, Square, or Courtyard  Minimum 250 square feet.  Shall be located where it is visible and accessible from either a public sidewalk or pedestrian connection.  Thirty percent (30%) of the area shall be landscaped with trees, shrubs, and mixed plantings with year-round interest.  One seating space is required for each 30 square feet of public area.  Shall not be used for parking, loading, or vehicular access (excluding emergency vehicle access). | \_\_ |
| Replacement of Existing Nonconforming Signage  Where applicable. Shall include approved permitted signage consistent with Section 9 herein. | \_\_ |
| Provision of Streetscape Amenities  Provision of streetscape amenities from Figure 2: Streetscape Amenities with a total of 10 points above the total required amount from Section 7. | \_\_ |
| Green Roof  The green roof shall cover at least seventy percent (70%) of the net roof area (the total gross area minus areas covered by mechanical equipment). Green roofs shall be designed and installed under the direction of a professional with demonstrated expertise in green roof design and construction. Vegetation must be maintained for the life of the building. The green roof shall conform to the best available technology standards, such as those published by LEED2. | \_\_ |
| Alternative Energy Sources  Install a solar, wind, or geothermal power generation facility that is designed to provide at least fifteen percent (15%) of the expected annual energy use for the building. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities. | \_\_ |
| Green Building Design  Applicant must submit letter of intent communicating commitment to achieve LEED-NC or EB Silver Rating or similar standard on their building. Within 90 days of receiving the final Certificate of Occupancy, the applicant must submit documentation that demonstrates achievement of a LEED Silver Rating or similar standard. | \_\_ |

### Signs

* 1. The following sign types are permitted.
     1. Wall Signs:
        1. Projecting no more than 12 inches beyond the building and not exceeding ten percent (10%) of building façade
     2. Projecting Signs:
        1. No lower than 8 feet above grade and not exceeding 5 square feet. Projecting signs shall exceed the eave line or top of parapet wall of the principal building, whichever is lower.
     3. Window Signs:
        1. Not exceeding fifteen percent (15%) of the total glass area of the window.
     4. Awning Signs:
        1. Awning signs shall be traditional fabric foldout awning and not permanently affixed backlit awnings.
        2. The sign lettering and/or logo shall not exceed thirty percent (30%) of the exterior surface of the awning or canopy.
        3. A minimum height of 8 feet from the lowest point to the sidewalk is required.
     5. Marquee Signs:
        1. Marquee Signs shall not exceed 150 square feet and maintain a vertical clearance of ten feet above grade.
     6. Sign Illumination:
        1. The use of flashing, pulsating, or moving lights shall be prohibited.
        2. Backlit, halo-lit illumination, or reverse channel letter with halo illumination are recommended.
        3. External illumination should be unobtrusive, such as goose neck lighting.
        4. External sign lighting should be shielded to avoid glare.

### Definitions

* 1. The following terms are used throughout this ordinance and shall have the following meanings:

**Artisan manufacturing, trade, or handicraft production:** The shared or individual use of hand-tools, mechanical tools, and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales, and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods; food and bakery products; beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; and paper manufacturing.

**Build-to Line:** A line extending through a lot, generally parallel to the front property line which marks the location from which the vertical plane of the front of building elevation must be erected.

**Façade:** The exterior walls of a building facing a frontage line.

**Floor Area Ratio (FAR):** The ratio of a building’s gross floor area to the total lot area on which the building is located.

**Gross Floor Area:** The sum of the gross horizontal areas of each floor of a building, measured from the exterior walls or from the centerline of the walls separating two buildings. Does not include an area used exclusively for surface or structured parking, basements at least one-half the floor to ceiling height is below grade, attics less than seven (7) feet in height, exterior balconies, uncovered steps, or interior courtyards.

**Live-work Space:** A live/work space is a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.

**Massing:** The three-dimensional shape of building(s) height, width, and depth.

**Storefront:** The front side of a store or a store building facing a street.