

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING AGENDA

Wednesday, November 8, 2023 – 7:00 pm

Stokes Assembly Hall – Township Administration Building
1039 Wilmington Pike, West Chester, PA

For general inquiries or questions about any of the items on this agenda, please contact the Township office either by phone (610) 692-1930 or via e-mail at administration@westtown.org.

Call to Order and Pledge of Allegiance

Adoption of Agenda

Approval of Minutes

Planning Commission Meeting October 18, 2023

Announcements

1. Conditional Use Hearing #4 for the Stokes Estate Flexible Development Is Scheduled for Wednesday, November 29, 2023 at 7:00 pm.

Public Comment – Non-Agenda Items

Old Business

1. Ordinance Amendments – Parking Regulations

The Township staff with the assistance of the Township traffic engineer has prepared draft changes to Chapter 170, Article XVII, Off-Street Parking and Loading, including but not limited to shared parking, parking reserve area and shopping center parking to allow for modifications to the number of required parking spaces and to encourage conversion of parking to landscaped areas.

2. Ordinance Amendments – Outdoor Burning

The Township staff has prepared draft changes to the existing outdoor burning regulations with the assistance of the Township Emergency Management Coordinator (EMC) that intend to provide clarity on permitted use of fire pits and other outdoor fire burning devices and to prevent nuisances caused by outdoor burning.

New Business

1. Sketch Application – Westtown Marketplace Bank

The applicant, Westtown AM West TIC, LLC, has submitted a sketch plan for the proposed development of a Chase Bank on the property at 1502 West Chester Pike known as the Westtown Marketplace shopping center, located within the C-1 Neighborhood and Highway Commercial Zoning District. The sketch plan for a one-story 3,294 square feet drive-in bank is similar to the plans previously submitted under the zoning variance application. The revised plan reflects the overall shopping center's parking compliance based on a ratio of 3.5 parking spaces per 1,000 square feet of gross leasable area.

Public Comment

Reports

1. Board of Supervisors Meeting November 6, 2023 – Brian Knaub/Jack Embick
2. Environmental Advisory Council Meeting October 24, 2023 – Russ Hatton

Adjournment

Next PC Meeting: **November 22, 2023, 7:00 PM**

PC Representative at next Board of Supervisors Meeting:

- **Monday November 20, 2023, 7:30 PM** – Russ Hatton/Kevin Flynn

WESTTOWN TOWNSHIP PLANNING COMMISSION MEETING MINUTES

Stokes Assembly Hall, 1039 Wilmington Pike
Wednesday, October 18, 2023 – 7:00 PM

Present

Commissioners – Russ Hatton (RH), Jack Embick (JE), Tom Sennett (TS), Jim Lees (JL), Brian Knaub (BK), Joseph Frisco (JF) and Kevin Flynn (KF) were present. Also present were Bob Flinchbaugh, Township Engineer, Albert Federico, Township Traffic Engineer and Gerry DiNunzio, Township Fire Marshal.

Call to Order and Pledge of Allegiance

Mr. Hatton called the meeting to order at 7:07 PM.

Adoption of Agenda (JE/JL) 6-0

Mr. Embick made a motion to adopt the agenda. Mr. Lees seconded. All were in favor of the motion.

Approval of Minutes (JE/TS) 6-0

Mr. Embick made a motion to adopt the meeting minutes from October 4, 2023. Mr. Sennett seconded. All were in favor of the motion.

Announcements

None

Public Comment – Non Agenda Items

None

Old Business

1. Land Development Application – Westtown School

Gina Gerber, an attorney with Riley Riper Hollin & Colagreco, on behalf of the applicant, recapped that the Township consultants have reviewed the applicant's submission and issued review letters. She suggested reviewing the revised waivers request and outstanding items that the applicant and the Township consultants disagree on. Ms. Gerber referred to the landscaping plan sheet, specifically the area along Shady Grove Way, and explained that the ordinance requires a certain degree of perimeter landscaping around the subject parcel; however, the applicant is asking for a waiver to put in a different landscaping design that is not compliant with the ordinance in terms of the type and number of trees and shrubs. She further explained that the reason for this waiver was to comply with the landscaping design along Shady Grove Way approved by the Board of Supervisors (BOS), which was proposed as a part of the solar energy system installation on the same parcel. The design included the expansion of landscaping proposed for the solar energy project along the southern portion of the roadway to the north at the intersection of Shady Grove Way and Oak Lane in a similar fashion. Ms. Gerber added that the applicant asks not to put any further perimeter landscaping on that parcel due to various reasons, including the existing mature line of trees along portions of the property, the fact that Oak Lane is a private roadway already lined with trees on one side and with properties on both sides owned by the school, a very significant change of grade between the fields to undergo improvements and Oak Lane, and potential encroachment of required buffering along Oak Lane onto the fields impacting long-term maintenance. She argued that placing additional landscaping will serve no purpose in terms of mitigating sound or creating visual screening due to factors as mentioned above. Ms. Gerber further added that in terms of calculations (i.e., number of trees) to meet the perimeter landscaping requirements, the applicant is asking either for a credit for

already approved landscaping associated with the solar project or for a deduction from the overall perimeter for which landscaping is required.

Mr. Hatton did not have any objections to allow for credit or deduction as long as the net of required trees is the same. Mr. Embick did not have any objections to waiving the buffering requirement along Oak Lane, but wanted more details on how the landscaping design would look like along Shady Grove Way considering the difference in intensity of use between athletic fields and the solar panel facility and how the proposed design relates to current regulations. Ms. Gerber believed that no shrubbery was proposed, which would allow for a view through the bottom of planted trees, which was purposely designed to address the neighbor's concerns of preserving a visual vista of agricultural land instead of providing dense screening blocking the views from across Shady Grove Way. Bob Flinchbaugh explained that the solar energy system did not go through the land development process, which requires compliance with the perimeter landscaping provisions, and instead the landscaping design was determined as part of the conditional use process, but it did not need to follow the specific ordinance requirements. Mr. Embick reiterated that there was only one neighbor who expressed an objection to originally proposed dense landscaping for the solar project with the school working with that neighbor to create a compromise, and asked whether any other neighbors came forward. Mr. Flinchbaugh and Ms. Carter responded that no other comments were received by the Township pertaining to the landscaping for that project. Mr. Sennett asked Mr. Flinchbaugh if he had any objections to the applicant's waiver requests pertaining to perimeter landscaping. Mr. Flinchbaugh said he did not. Mr. Sennett asked for a consensus from the Planning Commission on the request. The PC members agreed to the waiver request not to add landscaping along Oak Lane.

Mr. Flynn asked whether the landscaping design will be visually consistent and cohesive along Shady Grove Way. Ms. Gerber noted that was the intent. Mr. Embick pointed out that the terrain along Shady Grove Way was variable and questioned whether the proposed landscaping would be effective in screening the view of athletic fields from the houses located along the east side of Shady Grove Way. Mr. Flynn reiterated that only one neighbor voiced his concerns which the school addressed. Ms. Carter referred to the picture on the screen provided by the school showing the rendering of proposed landscaping along Shady Grove Way. Chris Benbow, Head of School, explained that the rendering is the result of collaborative work with the neighbor, Joe Burns, who provided a photograph of the view from his property towards the school, which was digitally populated with trees showing the progression of growth over time. The PC expressed support for waivers pertaining to perimeter landscaping as requested by the applicant.

Mr. Hatton went over the outstanding items in the review letter issued by the Township engineer. He asked whether the comments from the Township lighting consultant had been addressed. Ms. Gerber confirmed that the only remaining item was the consultant's request to reserve any further comment or indicate compliance when the scoreboard is installed. She pointed out that the scoreboard would be dimmable and could be adjusted to satisfy the compliance requirements. Mr. Flinchbaugh noted that majority of comments in the review letter are technical in nature. Mr. Hatton asked about the compliance with the size of parking spaces. Ms. Carter referenced Section 170-1702 of the ordinance and explained that there is a provision that permits the reduction of size for certain number of parking spaces in case of schools. She recapped that the applicant proposes to provide 169 parking spaces with 10 per cent of those to be reduced in size as permitted by the ordinance. Mr. Hatton questioned how it would be possible to know the size of a specific parking space and reasons behind that requirement.

Mr. Embick asked what happens when a designed stormwater Best Management Practice (BMP) has exceeded the capacity to accommodate the runoff due to the increase in the frequencies and intensities of the storms. Mr. Flinchbaugh responded that the requirement is to provide a capacity for some type of overflow within these facilities, such as an emergency spillway or a pop-up emitter, in the event that a BMP fails or in the event of a greater than 100-year storm.

Mr. Sennett asked whether there were any outstanding items pertaining to stormwater management that Mr. Flinchbaugh had concerns about. Mr. Flinchbaugh responded that there were several items for the applicant to address, but was under the impression that the applicant was working on complying with those items.

Ms. Gerber explained that in response to concerns raised by the BOS and the PC about the safety at the intersection of Oak Lane and Westtown Road, the applicant investigated the issue and concluded that there was no sufficient information or factual data supporting the assumption that this intersection is not functioning correctly. She acknowledged that the turning radius is not 35 feet as required by the ordinance, but explained that in order to comply, several additional improvements would need to be done, including removal of the existing wall, regrading and relocation of the existing stormwater management facility and a utility pole. Ms. Gerber further noted that no additional traffic is anticipated and there is no evidence suggesting that required radius would significantly improve the condition, and argued that the cost far exceeded the benefit of making that improvement. Mr. Flynn raised a question about contractor parking during the construction. Mike Rufo, the applicant's contractor, explained that the existing stone parking area would be used as a staging area for materials and equipment. Mr. Hatton asked why additional parking is proposed if no additional traffic is anticipated.

Mr. Federico explained that during the review of the traffic study provided by the applicant, it was apparent that the addition of field lights will create some additional traffic at night, but concluded that the traffic was not so substantive as to require capacity based improvements. He pointed out that while there was no documented pattern of collisions at the intersection, and the design of the intersection is substandard relative to the horizontal curve with the house located on the inside of the curve as an obstruction. Mr. Federico suggested shifting the road further away from the house and making that curve larger. He further explained the ordinance requirement for the applicant to provide the additional right-of-way (ROW), and recommended that such ROW was requested within the reasonable vicinity of the curve to accommodate future intersection improvements. Mr. Federico suggested 27 feet of additional ROW to be designated to bring it to the full 60 feet, as required for collector road. Mr. Sennett raised a question about the possibility of installing traffic control. Jason Best, landscape architect with the ELA Group, explained that traffic data does not warrant the stop sign. Mr. Sennett expressed his surprise that the roadway does not warrant the stop sign but warrants potential major intersection improvements. Mr. Federico explained that traffic signals are not intended to slow traffic down or to address geometric safety issues, but to assign a right of way to vehicles going through the intersection. Mr. Best noted that the applicant intends on working with the Township and PennDOT if it is determined that intersection improvements are needed in the future.

Mr. Sennett asked whether the school wants to preserve the stone wall at the corner of Oak Lane and Westtown Road for aesthetic reasons. Mr. Best confirmed that in order to accommodate the required 35-foot radius, the stone wall would have to be relocated. Mr. Sennett expressed his support for preserving the wall while acknowledging the importance of traffic safety. Ms. Gerber recapped that the school proposed to dedicate 13.5 feet of future ROW on the plan to allow for future improvements to the intersection. Mr. Best pointed out that in the last year, there were no accidents reported at that intersection based on data provided by the Westtown-East Goshen Regional Police Department (WEGO PD). Mr. Lees asked whether any other physical improvements could be done at that intersection for now. Mr. Federico believed that signage and/or markings could be considered and suggested he would work with Mr. Best on potential options.

Mr. Embick made a motion to recommend approval of the Preliminary and Final Land Development application for the Westtown School Oak Lane project and waivers as requested by the applicant in the October 18, 2023 waiver request letters prepared by Traffic Planning and Design, Inc. and ELA Group Inc., conditioned upon a final resolution

of any concerns raised by the Township consultants. Mr. Sennett seconded. All were in favor of the motion. JE/TS (7-0)

2. Ordinance Amendments – Parking Regulations

In considering potential amendments to the Township's parking regulations, the PC asked Al Federico to research several other requirements pertaining to parking, specifically potentially increasing the required number of parking spaces for single family and multi-family dwellings. Mr. Federico referenced the Township's existing code requirements of 3 parking spaces for single family homes and 2 parking spaces for each dwelling unit within multi-family building. In general, the minimum requirement within the suburban areas is 2 parking spaces for single family homes, thus, Mr. Federico believed that Westtown's requirement is sufficient. He also referred to the ordinance where the BOS may require a street with a sufficient paved width to allow on-street parking on one or both sides if determined it should be necessary to meet parking requirements. Mr. Federico recommended that language be revised. He also brought up the previous discussion on parking within garages, and noted that a typical parking space is 9 feet by 18 feet and with a garage of 20 feet by 20 feet one can potentially fit two sedans. He further explained that the ordinance requires a specific setback for residential parking from the street line to the parking area, which makes the beginning of the driveway not be counted towards meeting the parking requirements. Mr. Federico suggested to some language to mitigate that. Ms. Carter noted that the proposed ordinance language removes specified parking requirements for the visual art center (VAC) and that some of the use-specific parking requirements referenced in Section 170-1705 might not be reflected in the proposed shared parking table. Mr. Federico believed that shared parking provisions would not be applicable to the proposed VAC and considered the VAC as an entertainment use, but promised to look into that. Mr. Hatton asked whether residential parking requirements can be established based on the square footage of the house. Mr. Federico explained that typically the number of parking spaces is determined by the number of units and/or bedrooms regardless of the house size, stating that the number of parking spaces needed would probably be the same, as it would equate to the same number of occupants. He noted that the Township can consider asking for additional parking space for bedroom additions. Ms. Carter referred to the ordinance that requires an additional parking space for an accessory dwelling unit (ADU).

3. Ordinance Amendments - Fences

Mr. Patel, 811 E. Sage Road, referred to the document he provided to the Township dated October 11, 2023 with proposed changes to the ordinance regulating fences. He noted that some recommendations might not be substantial in nature. Mr. Hatton explained that the reasons for the requirement that the smooth and more finished side of the fence to face onto any abutting lot or public road are aesthetics. Mr. Patel argued that in some instances it might be challenging to determine which side is more finished like in a case of an aluminum fence. Ms. Carter agreed, but explained that it is determined during the permit review process and in the case of a split rail fence, wire mesh is required to be installed on the inside where it can be accessible by the property owner for maintenance purposes. Mr. Hatton asked Mr. Patel whether in his opinion deer responds more or less to the visibility of a fence or the height. Mr. Patel believed the height of the fence would prevent deer from running through, as deer might not see well at night. He further noted that greater visibility fence addresses security and law enforcement related concerns. Mr. Patel suggested allowing a 5-foot privacy fence, but if the height is increased to 8 feet, the Township could require a see-through fence (i.e., 80-90% visibility). He pointed out that it would address residents' concerns related to damages to their yards due to deer browsing. Ms. Carter noted that some municipalities require high visibility of the top portion of the fence if it exceeds a certain height. Mr. Hatton asked Mr. Patel's thoughts on the use of barbed wire. Mr. Patel shared that some websites recommend barbed wire as deer deterrent. Ms. Carter believed that it would be more appropriate for anti-trespassing purposes and within the industrial

and/or commercial districts and not residential areas. Mr. Embick raised a question about farm related uses that might require barbed wire fencing. Mr. Hatton suggested that barbed wire should be permitted in agricultural use areas. Mr. Patel suggested that the determination to permit the use of barbed wire should be governed by the Zoning Officer. Mr. Embick believed that would place too much discretion on one person. Ms. Carter agreed, and questioned how a determination could be made whether one yard is more damaged by deer browse than another. Mr. Embick suggested it would be somehow defined and addressed in the ordinance language. Based on her research on deer fencing, Ms. Carter noted that a fence needs to be between 8 and 10 feet high to be effective. Mr. Sennett pointed out multiple properties with pool fencing that is 4 feet high and no indication that deer gets in. Mr. Embick believed that fencing has an impact on wildlife habitat by reducing the browsing area, pushing deer into the yards. Mr. Patel reiterated that the lack of proper fencing creates a safety concern for his health. The PC continued their general discussion pertaining to specific setbacks, types of fences, and permit requirements. Ms. Carter suggested adding recommended language in tracked changes to be discussed further. The PC agreed.

4. Ordinance Amendments - Outdoor Burning

Gerry DiNunzio summarized his request to amend the outdoor burning requirements to provide some clarity when it comes to the use of fire pits. He explained that the majority of outdoor burning complaints that the fire department receives relate to the use of fire pits, which are permitted. He referred to the memo prepared by Ms. Carter that summarized the potential concerns related to the use of outdoor recreational devices and provided recommendations on ordinance changes, including a requirement for no burning after a certain hour and continuous supervision. Mr. DiNunzio expressed concern that limiting burning to certain hours may be too restrictive on recreational burning. Ms. Carter pointed out that the noise ordinance limits unreasonable noise between 7am to 10pm and asked for feedback whether the use of some outdoor recreational devices, such as bonfire, shall be consistent with these time limitations. Mr. Hatton asked about the impact of smoke. Mr. DiNunzio responded that in his 34 years of experience, indoor fireplaces make just as much smoke as outdoor ones. Mr. Embick wanted to know how many complaints were related to fire pits. Mr. DiNunzio said that out of dozen burning complaints, about 10 were related to the use of fire pits, which did not require any enforcement. He wanted to make it clear that fire pits are allowed and to educate the public on this subject to reduce the number of frivolous complaints. Mr. Embick asked whether fire pits are required to be installed on the specific surfaces. Mr. DiNunzio noted that they may not be used on the flammable surface like a deck and must be placed no closer than 10 feet away from the house. He believed that most people use common sense, but it would be helpful to have specific requirements. Mr. Knaub asked about the reason for limiting open burning from 8am to 4pm. Mr. DiNunzio explained that it probably had to do with the timing of sunset. Ms. Carter suggested adding recommended language as discussed in tracked changes to be discussed further. The PC agreed.

5. Ordinance Amendments – Managed Meadows

Ms. Carter explained that the draft language to permit managed meadows as permitted property use has been previously presented to the PC for review, but no further discussion transpired. She wanted to see if the PC had any comments to be incorporated into the final draft and/or any concerns. Mr. Hatton added that the Township Environmental Advisory Council (EAC) recommends implementing an ordinance that supports the establishment of managed meadows and provides regulatory requirements for their future care and maintenance, in preparation for a potential establishment of managed meadow on the Crebilly Farm property once it is transferred the Township. He further explained that the EAC wants to see these requirements codified prior to that as the EAC is working towards establishing a managed meadow on the small portion of open space within the Plumly subdivision. Mr. Hatton noted that the Township owns and

maintains the open space, and the EAC, based on determination by the consultants, proposed to introduce wildflowers and other plantings to attract native insects, like bees. Ms. Carter pointed out that managed meadows serve various purposes from helping with water quality to providing healthy habitats, and depending on that purpose need to be planted and maintained in a certain way. She noted that the way the Township ordinance is currently written, it does not allow for weeds taller than 10 inches, which contradicts the idea behind the managed meadow installation. Mr. Embick asked whether managed meadows would be permitted in all zoning districts. Ms. Carter confirmed. She raised concern about how to differentiate between overgrown grass and a managed meadow, and suggested focusing regulations on Township-owned properties at this time, prior to trying to address it for privately owned properties. Mr. Hatton was not in favor of permitting managed meadows within residential areas. Mr. Embick thought that managed meadows might be of interest to Westtown School and some other areas of the Township. He acknowledged the growing trend of replacing the lawn with other plantings, but cautioned that some people still preferred the aesthetics of a traditional mowed lawn. The PC supported the idea of regulations applicable to Township-owned properties only, with potential to expand that permitted use over time. Ms. Carter suggested adding recommended language as discussed in tracked changes to be discussed further. The PC agreed.

New Business

None

Public Comment

None

Reports

1. Mr. Embick made the BOS report from the October 16 meeting.

Adjournment (JE/TS) 6-0

The meeting was adjourned at 9:57 PM.

Respectfully submitted,
Mila Carter
Planning Commission Secretary

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Article XVII Off-Street Parking and Loading

§ 170-1700 General requirements.

A. Applicability

- (1) Off-street parking facilities shall be provided whenever:
 - (a) A building is constructed or a new use is established.
 - (b) The use of an existing building is changed to a use requiring more parking facilities, as determined by this article.
 - (c) An existing building is altered so as to increase the amount of parking space required, as determined by this article.
- (2) Structures and uses in existence as of the date of adoption of this chapter shall not be subject to the requirements of this article, so long as the use is not changed nor its extent or density increased. No parking facility now serving structures or uses shall, in the future, be reduced below the requirements of this chapter.
- (3) All required parking facilities shall be provided and maintained for as long as the use which they are designed to serve remains in existence.

B. Decreased parking demand. When a building or structure undergoes a decrease in the number of dwelling units, gross floor area, seating capacity, number of employees, or other unit of measure specified hereinafter as a means for determining required off-street parking or loading facilities, or when the application of the standards herein would result in a requirement for fewer total off-street parking or loading spaces than are provided on the subject site, the available off-street parking and loading facilities may, upon approval by the Township, be so reduced accordingly; provided, however, that existing off-street parking or loading facilities may be so decreased only when the parking or loading facilities remaining would equal or exceed the off-street parking or loading requirements resulting from application of the provisions of these standards to the entire building, activity, or structure, as modified.

C. Increased parking demand. When any building or structure undergoes a change of use or any increase in the number of dwelling units, employees, gross floor area, seating capacity, or other unit of measurement specified hereinafter as a means for determining required off-street parking or loading facilities, and when such a change or increase would, through application of the provisions of these standards, result in a requirement for greater total off-street parking or loading spaces, such off-street parking or loading facilities shall be increased to equal or exceed the off-street parking or loading requirements resulting from application of the provisions of these standards to the entire building or structure, as modified in use or capacity.

D. Front yard parking restriction. No motor home, travel trailer, boat, or boat trailer shall be parked within any front yard. **[Amended 5-2-2005 by Ord. No. 2005-4]**

E. Repair, service, or sales use of parking facilities. It shall be unlawful to utilize any required off-street parking or loading facilities for motor vehicle repair work, service, display, or sales of any kind, except as expressly permitted elsewhere in this article.

§ 170-1701 **Location.**

- A. Except as provided under the terms of § 170-1706 of this article, all parking spaces shall be on the same lot as the principal building which they serve.
- B. No parking or paved area, except for permitted driveways or accessways, shall directly abut a public street. The minimum setback from the street line to the parking area shall be equal to that specified in § 170-1701D of this chapter. Each such area shall be separated from the street by a curb, planting strip, wall or other suitable barrier against vehicles. **[Amended 5-2-2005 by Ord. No. 2005-4]**
- C. A garage may be located wholly or partly inside the walls of the principal building, or may be attached to the outer walls. If separated from the principal building, the garage shall conform to all accessory building requirements.
- D. The minimum distance for parking areas, as measured from the street line, shall be equal to the greater of 1/2 of the front yard building setback line or the setback prescribed for parking areas in the particular district in which the parking area is located. **[Amended 3-3-2003 by Ord. No. 2003-2; 5-2-2005 by Ord. No. 2005-4]**

§ 170-1702 **Size.**

- A. The following schedule of parking space and layout standards shall apply to all but commercial/retail parking facilities, in accordance with this article:

	Angle of Parking Row to Driveway Aisle			
	30°	45°	60°	90°
Depth of parking row	17'	20'	21'	18'
Width of parking space	9.5'	9.5'	9.5'	9.5'
Width of aisle	11'	13'	18'	24'
	(1 way)	(1 way)	(1 way)	(1 or 2 way)

- (1) Parking spaces for commercial/retail uses shall be a minimum of 20 feet in depth and 10 feet in width.
- (2) Parallel parking spaces shall be at least 24 feet in length and eight feet in width.
- (3) In the case of churches, schools and office parks, where parking is at a ninety-degree angle and a twenty-four-foot aisle is provided, 10% of the spaces shall be 9.5 feet by 18 feet. The remainder may be nine feet by 18 feet. **[Amended 12-5-1994 by Ord. No. 94-6]**

- B. Wheel stops: The Board may approve the use of continuous curbs as wheel stops and thus measure the size of parking spaces to be two feet less in length than otherwise required. In such instances, the parking layout should allow for the vehicle to overhang the curb by two feet; such overhang area must be clear of all obstructions (signs, trees, etc.) and may not be regarded as required landscaped area or pedestrian circulation space.

§ 170-1703 **Design and maintenance standards.**

A. General on-site circulation design standards.

- (1) There shall be an adequate, safe, and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space. Pedestrians moving between buildings shall not be unnecessarily exposed to vehicular traffic.
- (2) Roads, pedestrian walks, bicycle facilities, and open space shall be designed as integral parts of an overall site design. They shall be properly related to existing and proposed buildings and appropriately landscaped.
- (3) Landscaped, paved, and comfortably graded pedestrian walks, appropriate also for use by wheelchairs, shall be provided along the paths of the most intense use, particularly from building entrances to parking areas and adjacent buildings. Such walks shall have a minimum width of four feet.
- (4) The materials used in the design of paving, lighting fixtures, retaining walls, fences, curbs, and benches shall be of good appearance, easily maintained, and appropriate to their function.
- (5) Ramps shall be provided, giving access from parking areas to the building served, for disabled persons utilizing wheelchairs.
- (6) Accessways, parking areas, and loading areas shall have clearly defined parking bays and traffic circulation lanes designated by markings, curbs, barriers, and/or landscaped islands. To assist in traffic channelization, raised islands shall be placed at the ends of parking bays so that the end of the bay adjacent to a driving aisle or ring road is clearly delineated. Such islands shall be designed and landscaped so as not to impair visibility needed for traffic flow and turning movements. A maximum of 20 parking spaces shall be permitted without being separated by a landscaped area/island with a minimum 10 feet width. **[Amended 3-3-2003 by Ord. No. 2003-2]**
- (7) The design of access and traffic control and of interior circulation shall, in all other respects, comply with the requirements of §§ **170-1510** and **170-1513**, respectively, of this chapter.

B. General on-site parking design standards.

- (1) Parking spaces shall have a dust-free, all-weather surface; this requirement shall be met by paving unless otherwise approved by the Board of Supervisors. Pervious surfaces such as porous paving, concrete lattice blocks, or gravel may be substituted if approved by the Board, e.g., for reserve or overflow parking. Pervious surfaces shall be the only permitted means of providing parking in areas subject to floodplain regulations. **[Amended 9-5-2017 by Ord. No. 2017-3]**
- (2) Parking areas shall have a minimum slope of 1% in any direction to provide for drainage, and a maximum slope of 5% in any direction for safety, user convenience, and stormwater management.
- (3) All parking spaces shall be marked by durable painted lines at least four inches wide and extending the length of the space, or by curbs or other means, to indicate individual spaces. Signs or markers located on the surface within a parking lot shall be used as necessary to assure efficient and safe traffic operation.

- (4) Lighting shall be provided to illuminate any off-street parking spaces to be used at night. Lighting facilities shall comply in all applicable respects with the standards in § 170-1514 of this chapter.
- (5) Parking area landscaping and screening shall be accomplished in accordance with §§ 170-1507 and 170-1508 of this chapter.
- (6) Any person operating or owning a parking lot shall keep it free, as may be practical, of dust and loose particles and shall promptly remove snow and ice from the surface of the parking lot. Such person shall also keep all adjacent sidewalks free from dirt, ice, sleet, and snow and shall keep the sidewalks in a safe condition for use by pedestrians.
- (7) All signs, markers, or any other methods used to indicate direction of traffic movement and location of parking spaces shall be maintained in a neat and legible condition. Any walls or landscaping, as well as surfacing and curbing of the parking lot, shall be maintained in good condition throughout their use, and the Board shall have the authority to prohibit the use of the area for parking purposes unless and until proper maintenance, repair, or rehabilitation is completed.

**§ 170-1704 Handicapped parking.
[Amended 3-3-2003 by Ord. No. 2003-2]**

Handicapped parking and related facilities shall conform to the requirements of Pennsylvania Act 235, the Universal Accessibility Act, as amended. In addition, the following regulations shall apply, unless superseded by further amendments to the aforementioned Act and its rules and regulations:

- A. In any parking area where the total number of parking spaces exceeds five, a minimum of one space for each 25 total spaces or fraction thereof shall be designed and designated for physically handicapped persons. Number of spaces: Any parking lot including four or more off-street parking spaces shall include a minimum of one handicapped space. The following number of handicapped spaces shall be provided, unless a revised regulation is officially established under the Federal Americans With Disabilities Act:

Total number of parking Spaces on Lot	Required Minimum Number/ Percent of handicapped Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8

Total number of parking Spaces on Lot	Required Minimum Number/ Percent of handicapped Parking Spaces
401 to 500	9
501 to 1,000	2% of required number of spaces
1,001 or more	20, plus 1% of required number of spaces over 1,000

- B. Location. Handicapped parking spaces shall be located where they would result in the shortest reasonable accessible distance to a handicapped-accessible building entrance. Curb cuts shall be provided as needed to provide an accessible route from the handicapped spaces to an accessible entrance.
- C. Minimum size. Each required handicapped parking space shall be eight feet by 18 feet. In addition, each space shall be adjacent to a five-foot-wide access aisle. Such access aisle may be shared by two handicapped spaces by being placed between them. However, one out of every eight required handicapped parking spaces shall have an adjacent access aisle of eight feet width instead of five feet.
- D. Slope. Handicapped parking spaces shall be located in areas of less than 2% slope in any direction.
- E. Marking. All required handicapped spaces shall be well-marked by clearly visible signs and pavement markings. Blue paint is recommended.
- F. Paving. Handicapped parking spaces and adjacent areas needed to access them with a wheelchair shall be covered with a smooth surface that is usable with a wheelchair.

§ 170-1705 Schedule of required parking.

The following shall be the minimum number of off-street parking spaces required for each land use, activity, building, or structure permitted by this chapter. When the determination of the number of off-street parking spaces results in a requirement of a fractional space, any fraction of 1/2 space or less should be disregarded and any fraction over 1/2 space shall count as one space. Parking spaces required on the basis of building floor area shall apply to gross leasable area as defined by this chapter, unless otherwise specified. Parking spaces required on an employee basis shall be based on the projected maximum number of employees on duty or residing, or both, on the premises at any one time, which would include any overlap of employees at a change of shift.

- A. Residential and lodging uses.
 - (1) Single-family and two-family dwellings: Three parking spaces for each dwelling unit. The Board of Supervisors may require that a street include sufficient paved width to allow on-street parking along one or both sides of the street if determined to be necessary to meet parking needs. **[Amended 3-3-2003 by Ord. No. 2003-2]**
 - (2) Mobile homes: two parking spaces per dwelling unit.
 - (3) Townhouses, apartments, and similar multifamily dwellings: 2.5 parking spaces per dwelling unit, 0.5 spaces of which may be located in convenient overflow areas for guests. The allowable parking for apartments designed for and exclusively occupied by individuals over the age of 55 may be reduced to 1.5 parking spaces per household with the specific approval of the Board of Supervisors. Garage parking spaces serving a townhouse or apartment shall only count as 0.5 parking spaces. The Board of Supervisors may require that a street include sufficient paved width to allow on-street parking along one or both sides of the street if determined to be necessary to meet parking needs. **[Amended 5-3-1999 by**

Ord. No. 99-2; 3-3-2003 by Ord. No. 2003-2]

- (4) Motel, hotel: 1.2 parking spaces for each sleeping room or suite offered for tourist accommodation. Additional parking spaces shall be provided, equal to 60% of that which is required by this section, for restaurants or places of assembly which are available for use by the general public but are located within the hotel or motel.
- (5) Nursing home: 1.5 parking spaces for every two beds that can be provided at maximum design capacity of the facility.
- (6) Residential care facilities. **[Amended 2-5-2001 by Ord. No. 2001-3]**
 - (a) With 20% or more of the total bed count dedicated to residents requiring continual health-care services: 1.0 spaces for every five resident beds or 1.0 spaces for every four dwelling units, whichever is greater.
 - (b) With less than 20% of the total bed count dedicated to residents requiring continual health care: 1.0 space for every three resident beds or 2.0 spaces for every five dwelling units, whichever is greater.
- (7) Adult community development: Two off-street parking spaces shall be required for each dwelling unit. However, in the case of townhouse dwellings, an average of 0.5 spaces per dwelling unit may be located along interior streets in locations that are convenient to the dwellings being served, provided that the street is of sufficient width. **[Added 5-3-1999 by Ord. No. 99-2]**
- (8) Continuing care retirement community (CCRC): In a CCRC, off-street parking shall be provided in clear proximity to each use being served as follows: **[Added 9-15-2008 by Ord. No. 2008-1]**
 - (a) One parking space shall be provided for each employee on the largest shift; plus
 - (b) One parking space for every four assisted living residences; plus
 - (c) One parking space for every five beds in a nursing facility; plus
 - (d) Parking spaces for each independent living residence in an apartment structure in the amount of 1.3; plus
 - (e) Two parking spaces for each independent living residence in a single-family, two-family or townhouse structure; plus
 - (f) Additional reserve or overflow parking or parking for guests and visitors as required by the Board as a condition of conditional use approval, based upon evidence demonstrating the need therefor.
- B. Retail and service uses. **[Amended 3-3-2003 by Ord. No. 2003-2]**
 - (1) Indoor retail businesses: Parking or storage space for all vehicles used in the conduct of business, plus five parking spaces per 1,000 square feet of floor area of rooms accessible to customers. For a shopping center, see § 170-1609.
 - (2) Theaters, recreation centers, swimming pools, skating rinks, and other public or private recreation and amusement facilities:
 - (a) One parking space for every three customers (or patrons), computed on the basis of maximum servicing capacity at any one time, as shall be determined by the Township, plus one additional space for every two persons regularly employed on the premises at a peak period of use.
 - (b) Specific provisions over and above this standard may be required for uses, such as movie theaters, involving successive changes of patrons with a corresponding overlap in parking required.

- (3) Bowling alleys: Five parking spaces per lane.
- (4) Banks, credit unions, and related retail financial service organizations:
 - (a) One parking space per 75 square feet of floor area devoted to customer service and related circulation; plus
 - (b) Parking for the balance of the facility used for office purposes at a ratio of one parking space per 225 square feet of gross leasable area.
- (5) Restaurant or similar use:
 - (a) One space per three seats; or
 - (b) One space per 100 square feet of total floor area, whichever yields the greater number of spaces.
- (6) Carry-out, drive-in, drive-through, or other fast-food restaurant:
 - (a) Twenty-four parking spaces for every 1,000 square feet of gross leasable area, plus two parking spaces for every three employees.
 - (b) Fast-food restaurants providing drive-through window service shall be sited in such a manner that at least 10 vehicles can stand in line awaiting such service without blocking access to otherwise required parking spaces.
- (7) Automobile service stations: Parking or storage space for all vehicles used directly in the conduct of the business, plus:
 - (a) One parking space for each gas dispenser;
 - (b) Three spaces for each service bay or similar facility; and
 - (c) One space for every two persons employed on the premises.
- (8) Grocery store or supermarket: Six spaces per 1,000 square feet of gross leasable area, unless part of a shopping center containing an additional 50,000 square feet or more of retail space, in which case this requirement shall be considered to be met through compliance with the overall shopping center requirements, as stipulated in § **170-1608**.
- (9) Funeral home:
 - (a) One space for every four seats available for persons attending memorial services; or
 - (b) One space for every 50 square feet of gross leasable floor area, whichever yields the greater number of spaces.
- (10) Automobile sales:
 - (a) Spaces for parking of vehicles for sale or lease, which shall not be required to meet minimum dimension and aisle width requirements.
 - (b) One space for customer parking for every 25 vehicles offered for sale or lease.
 - (c) One space per employee.
 - (d) Four spaces for every service bay or similar facility.

C. Offices.

- (1) General offices (including office campus as provided in Article XII): One parking space per 200 square feet of gross floor area for business, professional, governmental, or institutional offices, including associated storage areas for files, equipment, or office supplies, but excluding medical or dental offices.
- (2) Medical or dental offices: One off-street parking space shall be provided per 150 square feet of gross habitable floor area. **[Amended 9-15-2008 by Ord. No. 2008-1; 4-4-2022 by Ord. No. 2022-03]**

D. Industrial and warehouse uses: One parking space for each employee on the shift of greatest employment, or one space for every 500 square feet of gross floor area, whichever yields the greater number of spaces.

E. Community service uses and places of assembly.

- (1) General places of assembly: All theaters, auditoriums, churches, and other similar places of assembly, including those associated with public or private educational institutions, shall provide at least two parking spaces per five seats of the assembly or meeting space at maximum capacity. The maximum capacity shall be determined as allowed by applicable Fire Code or Building Code standards.
- (2) University, college, academy, or similar institution of higher learning: One parking space for each resident student and each faculty or staff residence on the site, plus two parking spaces for each five seats occupied at maximum capacity, in combination, of any assembly hall, auditorium, stadium, gymnasium, or other places of assembly on the campus.
- (3) Schools:
 - (a) Private vocational or similar adult trade school or training center: One space per student.
 - (b) Elementary school, nursery school, day-care center: One space per 15 students.
 - (c) Middle or junior high school: One space per 10 students, plus one space per 10 fixed seats in an auditorium.
 - (d) High school: One space per four students, plus one space per 10 fixed seats in an auditorium.

F. Miscellaneous uses.

- (1) Libraries, museums, galleries, and similar uses: Parking or storage space for all vehicles used directly in the operation of such establishment, plus four parking spaces for each 1,000 square feet of total floor area.
- (2) Private clubs, lodges, or other organizations of a fraternal, civic, union-related, religious, or similar nature: One parking space for each four members, or one space per 50 square feet used for assembly, dining, meetings, or other specific use of the club facilities, whichever yields the greater number of spaces, plus one additional parking space for every two persons regularly employed on the premises.
- (3) Hospitals and rehabilitative services centers: 0.85 spaces per employee on duty at any one shift change or 0.65 spaces per full-time equivalent total employment, whichever yields the greater number of spaces, plus additional parking spaces for visitors on the basis of 0.6 spaces per bed. **[Amended 9-15-2008 by Ord. No. 2008-1]**
- (4) Research and development facility: One parking space per 350 square feet of gross leasable area occupied by research and development uses such as laboratories and testing facilities.

- G. Other uses. The Board shall determine with which of the preceding categories of parking regulation any unlisted use shall comply.

§ 170-1706 **Shared parking.**

- A. Up to 50% of the parking spaces required for a theater or other place of primarily evening entertainment, for a church, for multifamily dwelling units, for a VAC, or for a school may be provided and used jointly by banks, offices, certain retail stores, repair shops, service establishments, VAC accessory uses, and similar uses which are not normally open, used or operated during evening hours (beyond normal business hours of 8:00 a.m. to 5:00 p.m.) if specifically approved by the Board. **[Amended 12-16-2013 by Ord. No. 2013-6]**
- B. Written agreement assuring the retention for such purpose shall be properly drawn and executed by the parties concerned and approved as to form and execution by the Township Solicitor, and shall be filed and made part of the application for a building permit.
- C. Such approval may be rescinded by the Board and additional parking shall be obtained by the owners, in the event that the Board determines that such joint use is resulting in a public nuisance or otherwise adversely affecting the public health, safety, or welfare.
- D. Upon approval of the Board, as prescribed in Subsection **B** above, two or more uses may satisfy their individual parking requirements in a common parking lot, provided that the number of parking spaces in the lot equals the sum of the parking spaces required for each use. Parking spaces shall be located so that no space is greater than 500 feet from the building or use it is intended to serve, except in the case where off-street parking for a VAC use is provided off premises under § **170-802G**, in which case such parking spaces may be located 650 feet from property on which the VAC use is located. **[Amended 12-16-2013 by Ord. No. 2013-6]**
- E. Shared or common parking lots shall be provided with appropriate signage indicating the buildings and/or uses for which the spaces have been made available.

§ 170-1707 **Parking reserve area.**

The number of parking spaces to be constructed may be less than the number required herein only where the following conditions are met to the satisfaction of the Township:

- A. Evidence is submitted firmly documenting that the special nature of the proposed occupancy or use of the building requires less parking area or fewer spaces than that required by this article.
- B. The land development plan submitted by the applicant indicates that the location and layout of that portion of the required parking or loading area deemed unnecessary at the time of application can and will be constructed on the surface of the site, according to the requirements of this article, in the event that the Township determines at any time that all or any additional portion of this parking or loading is necessary and in the interest of the public health, safety, and welfare.
- C. In no event shall that authorized portion of the required parking area which is not to be constructed, but reserved for possible future use, be counted as open space or other nonpaved area required by other provisions of this chapter.
- D. The parking reserve area shall be designed so that any required minimum area of vegetative cover would be maintained in the event that the parking reserve area is subsequently developed.
- E. The parking reserve area shall be landscaped according to an approved plan and in accordance with § **170-1507** of this chapter.
- F. The parking reserve area shall have no building, whether temporary or permanent, erected on it at any

time, except as provided in § 170-1709A.

§ 170-1708 Parking standards for single-family residential dwellings.

In addition to the Schedule of Required Parking, § 170-1705A(1), the following regulations shall apply to single-family residential dwellings:

- A. Use of residential parking facilities. Parking facilities accessory to a residential use in any district shall be used solely for the parking of passenger automobiles and not more than one commercial vehicle of not more than two tons' gross weight utilized by occupants of the dwelling to which such facilities are accessory, or by guests of such occupants. [Amended 5-2-2005 by Ord. No. 2005-4]
- B. A garage may be located wholly or partly inside the walls of the principal building, or may be attached to the outer walls. If separated from the principal building, the garage shall conform to all accessory building requirements.
- C. Areas devoted to surface parking may occupy no more than 50% of any required front, side, or rear yard.
- D. Parking spaces shall have a dust-free, all-weather surface; this requirement shall be met by paving unless otherwise approved by the Board of Supervisors. Pervious surfaces such as porous paving, concrete lattice blocks, or gravel may be substituted if approved by the Board, e.g., for reserve or overflow parking. Pervious surfaces shall be the only permitted means of providing parking in areas subject to floodplain regulations. [Amended 9-5-2017 by Ord. No. 2017-3]
- E. Parking areas shall have a minimum slope of 1% in any direction to provide for drainage, and a maximum slope of 5% in any direction for safety, user convenience, and stormwater management.

§ 170-1709 Shopping center parking.

- A. Except as specified in Subsection **B** below, a minimum of 4.5 spaces shall be provided for each 1,000 square feet of gross leasable area, or fraction thereof, within the proposed shopping center. In addition, a parking reserve area, consistent with the terms of § 170-1707, shall be designed and shown on the plan so that, if developed, it would yield a ratio of 5.0 spaces for each 1,000 square feet of gross leasable area. If, at the end of the sixth year following full development of the tract, the parking reserve area or any part thereof has not been developed as an additional parking area, the applicant or the then present landowner may petition the Board for permission to develop or otherwise utilize the parking reserve area in accordance with the terms of this chapter.
- B. A minimum of 4.0 spaces shall be provided for each 1,000 square feet of gross leasable area or fraction thereof devoted to office use. An initial reduction of up to 25% of this area may be permitted by the Board, provided that sufficient land is reserved and properly identified as such to meet the full requirements of this chapter, should the Board subsequently deem it necessary.

§ 170-1710 Off-street loading.

Adequate space shall be provided to accommodate the loading and unloading of trucks, tractors, and trailers servicing any commercial, industrial, or large-scale residential or institutional use. Loading berth space which is utilized for the location of trash collection or compaction units shall be provided for and shall be in addition to the loading space requirements provided in this section.

- A. Area of loading berths or spaces.
 - (1) A required off-street loading berth to be utilized in conjunction with any use requiring tractor trailer delivery shall be at least 12 feet in width and at least 65 feet in length, exclusive of aisle and maneuver space, and shall have a vertical clearance of at least 14 feet.

- (2) Required loading spaces to serve commercial uses and other facilities with similar needs shall be at least 12 feet in width and at least 35 feet in length, and may be located parallel to the building served.
- B. Access to loading area. Each required off-street loading space or berth shall be afforded appropriate means of vehicular access to a street, highway, or alley in a manner which will least interfere with traffic movement.
- C. Surfacing. All open off-street loading areas shall be improved with a compacted select gravel base and surfaced with an all-weather dustless material, suitably designed for the intended use to a standard approved by the Township Engineer.
- D. Screening. All loading berths or spaces and truck circulation areas which abut a residential district shall be set back at least 100 feet therefrom unless they are completely screened therefrom by building walls, or a solid fence, wall, or landscaping, or any combination thereof, not less than six feet in height. In no case shall such spaces or berths be closer than 35 feet therefrom. Screening shall further comply with the standards of § **170-1508** of this chapter.
- E. Number of spaces.
 - (1) Buildings with commercial, industrial, or storage use which exceed 6,000 square feet of gross leasable area shall be provided with a minimum of one off-street loading berth.
 - (2) Commercial or other uses which do not exceed 6,000 square feet of gross leasable area, and which involve regular deliveries as part of their operation, shall be provided with a minimum of one off-street loading space.
- F. Location. Loading and unloading areas shall not be located between the building setback line and the street line. No delivery vehicle shall park on any sidewalk. Adequate space shall be provided to accommodate the loading and unloading of trucks, tractors, and trailers servicing any commercial, industrial, or large-scale residential or institutional use. Loading berth space which is utilized for the location of trash collection or compaction units shall be provided for and shall be in addition to the loading space requirements provided in this section. [**Amended 3-3-2003 by Ord. No. 2003-2**]

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Article XVII Off-Street Parking and Loading

§ 170-1700 General requirements.

A. Applicability

- (1) Off-street parking facilities shall be provided whenever:
 - (a) A building is constructed or a new use is established.
 - (b) The use of an existing building is changed to a use requiring more parking facilities, as determined by this article.
 - (c) An existing building is altered so as to increase the amount of parking space required, as determined by this article.
- (2) Structures and uses in existence as of the date of adoption of this chapter shall not be subject to the requirements of this article, so long as the use is not changed nor its extent or density increased. No parking facility now serving structures or uses shall, in the future, be reduced below the requirements of this chapter.
- (3) All required parking facilities shall be provided and maintained for as long as the use which they are designed to serve remains in existence.

B. Decreased parking demand. When a building or structure undergoes a decrease in the number of dwelling units, gross floor area, seating capacity, number of employees, or other unit of measure specified hereinafter as a means for determining required off-street parking or loading facilities, or when the application of the standards herein would result in a requirement for fewer total off-street parking or loading spaces than are provided on the subject site, the available off-street parking and loading facilities may, upon approval by the Township, be so reduced accordingly; provided, however, that existing off-street parking or loading facilities may be so decreased only when the parking or loading facilities remaining would equal or exceed the off-street parking or loading requirements resulting from application of the provisions of these standards to the entire building, activity, or structure, as modified.

C. Increased parking demand. When any building or structure undergoes a change of use or any increase in the number of dwelling units, employees, gross floor area, seating capacity, or other unit of measurement specified hereinafter as a means for determining required off-street parking or loading facilities, and when such a change or increase would, through application of the provisions of these standards, result in a requirement for greater total off-street parking or loading spaces, such off-street parking or loading facilities shall be increased to equal or exceed the off-street parking or loading requirements resulting from application of the provisions of these standards to the entire building or structure, as modified in use or capacity.

D. Front yard parking restriction. No motor home, travel trailer, boat, or boat trailer shall be parked within any front yard. **[Amended 5-2-2005 by Ord. No. 2005-4]**

E. Repair, service, or sales use of parking facilities. It shall be unlawful to utilize any required off-street parking or loading facilities for motor vehicle repair work, service, display, or sales of any kind, except as expressly permitted elsewhere in this article.

§ 170-1701 **Location.**

- A. Except as provided under the terms of § 170-1706 of this article, all parking spaces shall be on the same lot as the principal building which they serve.
- B. No parking or paved area, except for permitted driveways or accessways, shall directly abut a public street. The minimum setback from the street line to the parking area shall be equal to that specified in § 170-1701D of this chapter. Each such area shall be separated from the street by a curb, planting strip, wall or other suitable barrier against vehicles. [Amended 5-2-2005 by Ord. No. 2005-4]
- C. A garage may be located wholly or partly inside the walls of the principal building, or may be attached to the outer walls. If separated from the principal building, the garage shall conform to all accessory building requirements.
- D. The minimum distance for parking areas, as measured from the street line, shall be equal to the greater of 1/2 of the front yard building setback line or the setback prescribed for parking areas in the particular district in which the parking area is located. [Amended 3-3-2003 by Ord. No. 2003-2; 5-2-2005 by Ord. No. 2005-4]

§ 170-1702 **Size.**

- A. The following schedule of parking space and layout standards shall apply to all but commercial/retail parking facilities, in accordance with this article:

	Angle of Parking Row to Driveway Aisle			
	30°	45°	60°	90°
Depth of parking row	17'	20'	21'	18'
Width of parking space	9.5'	9.5'	9.5'	9.5'
Width of aisle	11' (1 way)	13' (1 way)	18' (1 way)	24' (1 or 2 way)

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- (1) Parking spaces for commercial/retail uses shall be a minimum of 20 feet in depth and 10 feet in width.
- (2) Parallel parking spaces shall be at least 24 feet in length and eight feet in width.
- (3) In the case of churches, schools and office parks, where parking is at a ninety-degree angle and a twenty-four-foot aisle is provided, 10% of the spaces shall be 9.5 feet by 18 feet. The remainder may be nine feet by 18 feet. [Amended 12-5-1994 by Ord. No. 94-6]

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- B. Wheel stops: The Board may approve the use of continuous curbs as wheel stops and thus measure the size of parking spaces to be two feet less in length than otherwise required. In such instances, the parking layout should allow for the vehicle to overhang the curb by two feet; such overhang area must be clear of all obstructions (signs, trees, etc.) and may not be regarded as required landscaped area or pedestrian circulation space.

§ 170-1703 **Design and maintenance standards.**

- A. General on-site circulation design standards.
 - (1) There shall be an adequate, safe, and convenient arrangement of pedestrian circulation facilities,

roadways, driveways, off-street parking and loading space. Pedestrians moving between buildings shall not be unnecessarily exposed to vehicular traffic.

- (2) Roads, pedestrian walks, bicycle facilities, and open space shall be designed as integral parts of an overall site design. They shall be properly related to existing and proposed buildings and appropriately landscaped.
- (3) Landscaped, paved, and comfortably graded pedestrian walks, appropriate also for use by wheelchairs, shall be provided along the paths of the most intense use, particularly from building entrances to parking areas and adjacent buildings. Such walks shall have a minimum width of four feet.
- (4) The materials used in the design of paving, lighting fixtures, retaining walls, fences, curbs, and benches shall be of good appearance, easily maintained, and appropriate to their function.
- (5) Ramps shall be provided, giving access from parking areas to the building served, for disabled persons utilizing wheelchairs.
- (6) Accessways, parking areas, and loading areas shall have clearly defined parking bays and traffic circulation lanes designated by markings, curbs, barriers, and/or landscaped islands. To assist in traffic channelization, raised islands shall be placed at the ends of parking bays so that the end of the bay adjacent to a driving aisle or ring road is clearly delineated. Such islands shall be designed and landscaped so as not to impair visibility needed for traffic flow and turning movements. A maximum of 20 parking spaces shall be permitted without being separated by a landscaped area/island with a minimum 10 feet width. **[Amended 3-3-2003 by Ord. No. 2003-2]**
- (7) The design of access and traffic control and of interior circulation shall, in all other respects, comply with the requirements of §§ 170-1510 and 170-1513, respectively, of this chapter.

B. General on-site parking design standards.

- (1) Parking spaces shall have a dust-free, all-weather surface; this requirement shall be met by paving unless otherwise approved by the Board of Supervisors. Pervious surfaces such as porous paving, concrete lattice blocks, or gravel may be substituted if approved by the Board, e.g., for reserve or overflow parking. Pervious surfaces shall be the only permitted means of providing parking in areas subject to floodplain regulations. **[Amended 9-5-2017 by Ord. No. 2017-3]**
- (2) Parking areas shall have a minimum slope of 1% in any direction to provide for drainage, and a maximum slope of 5% in any direction for safety, user convenience, and stormwater management.
- (3) All parking spaces shall be marked by durable painted lines at least four inches wide and extending the length of the space, or by curbs or other means, to indicate individual spaces. Signs or markers located on the surface within a parking lot shall be used as necessary to assure efficient and safe traffic operation.
- (4) Lighting shall be provided to illuminate any off-street parking spaces to be used at night. Lighting facilities shall comply in all applicable respects with the standards in § 170-1514 of this chapter.
- (5) Parking area landscaping and screening shall be accomplished in accordance with §§ 170-1507 and 170-1508 of this chapter.
- (6) Any person operating or owning a parking lot shall keep it free, as may be practical, of dust and loose particles and shall promptly remove snow and ice from the surface of the parking lot. Such person shall also keep all adjacent sidewalks free from dirt, ice, sleet, and snow and shall keep the sidewalks in a safe condition for use by pedestrians.

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- (7) All signs, markers, or any other methods used to indicate direction of traffic movement and location of parking spaces shall be maintained in a neat and legible condition. Any walls or landscaping, as well as surfacing and curbing of the parking lot, shall be maintained in good condition throughout their use, and the Board shall have the authority to prohibit the use of the area for parking purposes unless and until proper maintenance, repair, or rehabilitation is completed.

§ 170-1704 **Handicapped parking.**
[Amended 3-3-2003 by Ord. No. 2003-2]

Handicapped parking and related facilities shall conform to the requirements of Pennsylvania Act 235, the Universal Accessibility Act, as amended. In addition, the following regulations shall apply, unless superseded by further amendments to the aforementioned Act and its rules and regulations:

- A. In any parking area where the total number of parking spaces exceeds five, a minimum of one space for each 25 total spaces or fraction thereof shall be designed and designated for physically handicapped persons. Number of spaces: Any parking lot including four or more off-street parking spaces shall include a minimum of one handicapped space. The following number of handicapped spaces shall be provided, unless a revised regulation is officially established under the Federal Americans With Disabilities Act:

	Total number of parking Spaces on Lot	Required Minimum Number/ Percent of handicapped Parking Spaces
	1 to 25	1
	26 to 50	2
	51 to 75	3
	76 to 100	4
	101 to 150	5
	151 to 200	6
	201 to 300	7
	301 to 400	8
	401 to 500	9
	501 to 1,000	2% of required number of spaces
	1,001 or more	20, plus 1% of required number of spaces over 1,000

- B. Location. Handicapped parking spaces shall be located where they would result in the shortest reasonable accessible distance to a handicapped-accessible building entrance. Curb cuts shall be provided as needed to provide an accessible route from the handicapped spaces to an accessible entrance.

- C. Minimum size. Each required handicapped parking space shall be eight feet by 18 feet. In addition, each space shall be adjacent to a five-foot-wide access aisle. Such access aisle may be shared by two handicapped spaces by being placed between them. However, one out of every eight required handicapped parking spaces shall have an adjacent access aisle of eight feet width instead of five feet.
- D. Slope. Handicapped parking spaces shall be located in areas of less than 2% slope in any direction.
- E. Marking. All required handicapped spaces shall be well-marked by clearly visible signs and pavement markings. Blue paint is recommended.
- F. Paving. Handicapped parking spaces and adjacent areas needed to access them with a wheelchair shall be covered with a smooth surface that is usable with a wheelchair.

§ 170-1705 **Schedule of required parking.**

The following shall be the minimum number of off-street parking spaces required for each land use, activity, building, or structure permitted by this chapter. When the determination of the number of off-street parking spaces results in a requirement of a fractional space, any fraction of 1/2 space or less should be disregarded and any fraction over 1/2 space shall count as one space. Parking spaces required on the basis of building floor area shall apply to gross leasable area as defined by this chapter, unless otherwise specified. Parking spaces required on an employee basis shall be based on the projected maximum number of employees on duty or residing, or both, on the premises at any one time, which would include any overlap of employees at a change of shift.

A. Residential and lodging uses.

- (1) Single-family and two-family dwellings: Three parking spaces for each dwelling unit. **The Board of Supervisors may require that a street include sufficient paved width to allow on-street parking along one or both sides of the street if determined to be necessary to meet parking needs. [Amended 3-3-2003 by Ord. No. 2003-2]**
- (2) Mobile homes: two parking spaces per dwelling unit.
- (3) Townhouses, apartments, and similar multifamily dwellings: 2.5 parking spaces per dwelling unit, 0.5 spaces of which may be located in convenient overflow areas for guests. The allowable parking for apartments designed for and exclusively occupied by individuals over the age of 55 may be reduced to 1.5 parking spaces per household with the specific approval of the Board of Supervisors. Garage parking spaces serving a townhouse or apartment shall only count as 0.5 parking spaces. **The Board of Supervisors may require that a street include sufficient paved width to allow on-street parking along one or both sides of the street if determined to be necessary to meet parking needs. [Amended 5-3-1999 by Ord. No. 99-2; 3-3-2003 by Ord. No. 2003-2]**
- (4) Motel, hotel: 1.2 parking spaces for each sleeping room or suite offered for tourist accommodation. Additional parking spaces shall be provided, equal to 60% of that which is required by this section, for restaurants or places of assembly which are available for use by the general public but are located within the hotel or motel.
- (5) Nursing home: 1.5 parking spaces for every two beds that can be provided at maximum design capacity of the facility.
- (6) Residential care facilities. **[Amended 2-5-2001 by Ord. No. 2001-3]**
- (a) With 20% or more of the total bed count dedicated to residents requiring continual health-care services: 1.0 spaces for every five resident beds or 1.0 spaces for every four dwelling units, whichever is greater.

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- (b) With less than 20% of the total bed count dedicated to residents requiring continual health care: 1.0 space for every three resident beds or 2.0 spaces for every five dwelling units, whichever is greater.
- (7) Adult community development: Two off-street parking spaces shall be required for each dwelling unit. However, in the case of townhouse dwellings, an average of 0.5 spaces per dwelling unit may be located along interior streets in locations that are convenient to the dwellings being served, provided that the street is of sufficient width. **[Added 5-3-1999 by Ord. No. 99-2]**
- (8) Continuing care retirement community (CCRC): In a CCRC, off-street parking shall be provided in clear proximity to each use being served as follows: **[Added 9-15-2008 by Ord. No. 2008-1]**
 - (a) One parking space shall be provided for each employee on the largest shift; plus
 - (b) One parking space for every four assisted living residences; plus
 - (c) One parking space for every five beds in a nursing facility; plus
 - (d) Parking spaces for each independent living residence in an apartment structure in the amount of 1.3; plus
 - (e) Two parking spaces for each independent living residence in a single-family, two-family or townhouse structure; plus
 - (f) Additional reserve or overflow parking or parking for guests and visitors as required by the Board as a condition of conditional use approval, based upon evidence demonstrating the need therefor.

B. Retail and service uses. [Amended 3-3-2003 by Ord. No. 2003-2]

- (1) Indoor retail businesses and shopping centers: Parking or storage space for all vehicles used in the conduct of business, plus five parking spaces per 1,000 square feet of floor area of rooms accessible to customers. ~~For a shopping center, see § 170-1609-170-1709.~~
- (2) Theaters, recreation centers, swimming pools, skating rinks, and other public or private recreation and amusement facilities:
 - (a) One parking space for every three customers (or patrons), computed on the basis of maximum servicing capacity at any one time, as shall be determined by the Township, plus one additional space for every two persons regularly employed on the premises at a peak period of use.
 - (b) Specific provisions over and above this standard may be required for uses, such as movie theaters, involving successive changes of patrons with a corresponding overlap in parking required.
- (3) Bowling alleys: Five parking spaces per lane.
- (4) Banks, credit unions, and related retail financial service organizations:
 - (a) One parking space per 75 square feet of floor area devoted to customer service and related circulation; plus
 - (b) Parking for the balance of the facility used for office purposes at a ratio of one parking space per 225 square feet of gross leasable area.
- (5) Restaurant or similar use:
 - (a) One space per three seats; or

Commented [AF3]: Keep retail and shopping centers at 5/1000

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- (b) One space per 100 square feet of total floor area, whichever yields the greater number of spaces.
- (6) Carry-out, drive-in, drive-through, or other fast-food restaurant:
 - (a) Twenty-four parking spaces for every 1,000 square feet of gross leasable area, plus two parking spaces for every three employees.
 - (b) ~~Fas-foed~~Fast-food restaurants providing drive-through window service shall be sited in such a manner that at least 10 vehicles can stand in line awaiting such service without blocking access to otherwise required parking spaces.
- (7) Automobile service stations: Parking or storage space for all vehicles used directly in the conduct of the business, plus:
 - (a) One parking space for each gas dispenser;
 - (b) Three spaces for each service bay or similar facility; and
 - (c) One space for every two persons employed on the premises.
- (8) Grocery store or supermarket: Six spaces per 1,000 square feet of gross leasable area, unless part of a shopping center containing an additional 50,000 square feet or more of retail space, in which case this requirement shall be considered to be met through compliance with the overall shopping center requirements, as stipulated in ~~§ 170-1608~~ § 170-1709.
- (9) Funeral home:
 - (a) One space for every four seats available for persons attending memorial services; or
 - (b) One space for every 50 square feet of gross leasable floor area, whichever yields the greater number of spaces.
- (10) Automobile sales:
 - (a) Spaces for parking of vehicles for sale or lease, which shall not be required to meet minimum dimension and aisle width requirements.
 - (b) One space for customer parking for every 25 vehicles offered for sale or lease.
 - (c) One space per employee.
 - (d) Four spaces for every service bay or similar facility.
- C. Offices.
 - (1) General offices (including office campus as provided in Article XII): One parking space per 200 square feet of gross floor area for business, professional, governmental, or institutional offices, including associated storage areas for files, equipment, or office supplies, but excluding medical or dental offices.
 - (2) Medical or dental offices: One off-street parking space shall be provided per 150 square feet of gross habitable floor area. [Amended 9-15-2008 by Ord. No. 2008-1; 4-4-2022 by Ord. No. 2022-03]
- D. Industrial and warehouse uses: One parking space for each employee on the shift of greatest employment, or one space for every 500 square feet of gross floor area, whichever yields the greater number of spaces.

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Commented [AF5R4]: Keep Grocery Store 6/1000 unless part of shopping center.

E. Community service uses and places of assembly.

- (1) General places of assembly: All theaters, auditoriums, churches, and other similar places of assembly, including those associated with public or private educational institutions, shall provide at least two parking spaces per five seats of the assembly or meeting space at maximum capacity. The maximum capacity shall be determined as allowed by applicable Fire Code or Building Code standards.
- (2) University, college, academy, or similar institution of higher learning: One parking space for each resident student and each faculty or staff residence on the site, plus two parking spaces for each five seats occupied at maximum capacity, in combination, of any assembly hall, auditorium, stadium, gymnasium, or other places of assembly on the campus.
- (3) Schools:
 - (a) Private vocational or similar adult trade school or training center: One space per student.
 - (b) Elementary school, nursery school, day-care center: One space per 15 students.
 - (c) Middle or junior high school: One space per 10 students, plus one space per 10 fixed seats in an auditorium.
 - (d) High school: One space per four students, plus one space per 10 fixed seats in an auditorium.

F. Miscellaneous uses.

- (1) Libraries, museums, galleries, and similar uses: Parking or storage space for all vehicles used directly in the operation of such establishment, plus four parking spaces for each 1,000 square feet of total floor area.
 - (2) Private clubs, lodges, or other organizations of a fraternal, civic, union-related, religious, or similar nature: One parking space for each four members, or one space per 50 square feet used for assembly, dining, meetings, or other specific use of the club facilities, whichever yields the greater number of spaces, plus one additional parking space for every two persons regularly employed on the premises.
 - (3) Hospitals and rehabilitative services centers: 0.85 spaces per employee on duty at any one shift change or 0.65 spaces per full-time equivalent total employment, whichever yields the greater number of spaces, plus additional parking spaces for visitors on the basis of 0.6 spaces per bed. **[Amended 9-15-2008 by Ord. No. 2008-1]**
 - (4) Research and development facility: One parking space per 350 square feet of gross leasable area occupied by research and development uses such as laboratories and testing facilities.
- G. Other uses. The Board shall determine with which of the preceding categories of parking regulation any unlisted use shall comply.

§ 170-1706 **Shared parking.**

A. The parking spaces required by § 170-1705 may be reduced when two or more uses on abutting lots share a parking area, subject to the following conditions:

- (1) That some portion of the shared off-street parking area lies within 200 feet of an entrance, regularly used by patrons, into the buildings served by the shared parking facilities.
- (2) Pedestrian facilities comply with current standards for accessibility and § 149-916.

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(3) Access and parking easements are prepared and recorded for each property affected by the shared parking.

B. The minimum amount of shared parking required shall be based on the application of the below percentages to the parking required for each land use as per § 170-1705.

Use	Weekday		Weekend		Other
	Day (9 AM to 4 PM)	Evening (6 PM to 12 AM)	Day (9 AM to 4 PM)	Evening (6 PM to 12 AM)	Other (12 AM to 9 AM)
Offices	100%	10%	10%	5%	5%
Retail and Service Uses	60%	90%	100%	70%	5%
Hotel/Motel	60%	100%	60%	100%	100%
Restaurant	50%	100%	80%	100%	10%
Entertainment	40%	100%	80%	100%	10%
Other Uses	The Board shall determine with which of the preceding categories any unlisted use shall comply.				

A. Up to 50% of the parking spaces required for a theater or other place of primarily evening entertainment, for a church, for multifamily dwelling units, for a VAC, or for a school may be provided and used jointly by banks, offices, certain retail stores, repair shops, service establishments, VAC accessory uses, and similar uses which are not normally open, used or operated during evening hours (beyond normal business hours of 8:00 a.m. to 5:00 p.m.) if specifically approved by the Board. ~~Amended 12-16-2013 by Ord. No. 2013-6~~

B. Written agreement assuring the retention for such purpose shall be properly drawn and executed by the parties concerned and approved as to form and execution by the Township Solicitor, and shall be filed and made part of the application for a building permit.

C. Such approval may be rescinded by the Board and additional parking shall be obtained by the owners, in the event that the Board determines that such joint use is resulting in a public nuisance or otherwise adversely affecting the public health, safety, or welfare.

D. Upon approval of the Board, as prescribed in Subsection B above, two or more uses may satisfy their individual parking requirements in a common parking lot, provided that the number of parking spaces in the lot equals the sum of the parking spaces required for each use. Parking spaces shall be located so that no space is greater than 500 feet from the building or use it is intended to serve, except in the case where off street parking for a VAC use is provided off premises under § 170-802G, in which case such parking spaces may be located 650 feet from property on which the VAC use is located. ~~Amended 12-16-2013 by Ord. No. 2013-6~~

E. Shared or common parking lots shall be provided with appropriate signage indicating the buildings and/or uses for which the spaces have been made available.

§ 170-1707 **Parking reserve area.**

The number of parking spaces to be constructed may be up to 30% less than the number required herein only where the following conditions are met to the satisfaction of the Township:

A. Evidence is submitted firmly documenting to the Satisfaction of the Township that the special nature of the proposed occupancy or use of the building requires less parking area or fewer spaces than that required by this article.

B. The land development plan submitted by the applicant indicates that the location and layout of that

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Commented [AF7R6]: Other uses as determined by the Board. The other uses typically aren't associated with shared parking.

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Commented [MC8]: "Retail and service uses" to make it consistent with 170-1705. They include theaters, recreation centers, pools, skating rinks, bowling laley, banks, restaurants, grocery, gas stations, autosales, funeral homes.

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~~portion 50%~~ of the required parking ~~or loading~~ area deemed unnecessary at the time of application can and will be constructed on the surface of the site, according to the requirements of this article, in the event that the Township determines at any time that ~~all or any additional portion of~~ this parking ~~or loading~~ is necessary and in the interest of the public health, safety, and welfare.

- C. In no event shall that authorized portion of the required parking area which is not to be constructed, but reserved for possible future use, be counted as open space or other nonpaved area required by other provisions of this chapter.
- D. The parking reserve area shall be designed so that any required minimum area of vegetative cover would be maintained in the event that the parking reserve area is subsequently developed.
- E. The parking reserve area shall be landscaped according to an approved plan and in accordance with § 170-1507 of this chapter.
- F. The parking reserve area shall have no building, whether temporary or permanent, erected on it at any time, ~~except as provided in § 170-1709A.~~

~~G. Prior to approving a change of use or other modification that results in a requirement for greater total off-street parking, the owner must demonstrate continued compliance with this Article.~~

§ 170-1708 **Parking standards for single-family residential dwellings.**

In addition to the Schedule of Required Parking, § 170-1705A(1), the following regulations shall apply to single-family residential dwellings:

- A. Use of residential parking facilities. Parking facilities accessory to a residential use in any district shall be used solely for the parking of passenger automobiles and not more than one commercial vehicle of not more than two tons' gross weight utilized by occupants of the dwelling to which such facilities are accessory, or by guests of such occupants. **[Amended 5-2-2005 by Ord. No. 2005-4]**
- B. A garage may be located wholly or partly inside the walls of the principal building, or may be attached to the outer walls. If separated from the principal building, the garage shall conform to all accessory building requirements.
- C. Areas devoted to surface parking may occupy no more than 50% of any required front, side, or rear yard, ~~and shall comply with § 170-1701D of this chapter.~~
- D. Parking spaces shall have a dust-free, all-weather surface; this requirement shall be met by paving unless otherwise approved by the Board of Supervisors. Pervious surfaces such as porous paving, concrete lattice blocks, or gravel may be substituted if approved by the Board, e.g., for reserve or overflow parking. Pervious surfaces shall be the only permitted means of providing parking in areas subject to floodplain regulations. **[Amended 9-5-2017 by Ord. No. 2017-3]**
- E. Parking areas shall have a minimum slope of 1% in any direction to provide for drainage, and a maximum slope of 5% in any direction for safety, user convenience, and stormwater management.

§ 170-1709 **Shopping center parking.**

~~A. Except as specified in Subsection B below, a minimum of 4.5 spaces shall be provided for each 1,000 square feet of gross leasable area, or fraction thereof, within the proposed shopping center. In addition, a parking reserve area, consistent with the terms of § 170-1707, shall be designed and shown on the plan so that, if developed, it would yield a ratio of 5.0 spaces for each 1,000 square feet of gross leasable area. If, at the end of the sixth year following full development of the tract, the parking reserve area or~~

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~~any part thereof has not been developed as an additional parking area, the applicant or the then present landowner may petition the Board for permission to develop or otherwise utilize the parking reserve area in accordance with the terms of this chapter.~~

BA. A minimum of 4.0 spaces shall be provided for each 1,000 square feet of gross leasable area or fraction thereof devoted to office use. An initial reduction of up to 25% of this area may be permitted by the Board, provided that sufficient land is reserved and properly identified as such to meet the full requirements of this chapter, should the Board subsequently deem it necessary.

B. The number of parking spaces for an existing shopping center may be reduced to 3.5 for each 1,000 square feet of gross leasable area, or fraction thereof, within the shopping center only when the following conditions are met to the satisfaction of the Township:

(1) The owner shall submit to the Township for review and approval a Parking Study, which includes including:

- a) Evidence documenting that the special nature of the proposed occupancy or use of the buildings require less parking area or fewer spaces than that required by this article.
- b) Documentation of parking occupancy based on two separate observations completed during peak summer and winter periods, the specific time of which are confirmed with the Township Traffic Engineering prior to collecting data.
- c) A comparison of the observed and proposed parking relative to the 85th percentile parking demand presented in the Institute of Transportation Engineer's Parking Generation, latest edition.

C. An area equal to 10% of the parking being removed will be landscaped, including full depth removal of the existing paving.

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Suggest striking this and keeping base at 5.0/1000 per 1705B1.

If an applicant for a new shopping center wants to propose reserve parking then follow 1707.

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§ 170-1710 Off-street loading.

Adequate space shall be provided to accommodate the loading and unloading of trucks, tractors, and trailers servicing any commercial, industrial, or large-scale residential or institutional use. Loading berth space which is utilized for the location of trash collection or compaction units shall be provided for and shall be in addition to the loading space requirements provided in this section.

A. Area of loading berths or spaces.

- (1) A required off-street loading berth to be utilized in conjunction with any use requiring tractor trailer delivery shall be at least 12 feet in width and at least 65 feet in length, exclusive of aisle and maneuver space, and shall have a vertical clearance of at least 14 feet.
- (2) Required loading spaces to serve commercial uses and other facilities with similar needs shall be at least 12 feet in width and at least 35 feet in length, and may be located parallel to the building served.

B. Access to loading area. Each required off-street loading space or berth shall be afforded appropriate means of vehicular access to a street, highway, or alley in a manner which will least interfere with traffic movement.

C. Surfacing. All open off-street loading areas shall be improved with a compacted select gravel base and surfaced with an all-weather dustless material, suitably designed for the intended use to a standard approved by the Township Engineer.

D. Screening. All loading berths or spaces and truck circulation areas which abut a residential district shall

be set back at least 100 feet therefrom unless they are completely screened therefrom by building walls, or a solid fence, wall, or landscaping, or any combination thereof, not less than six feet in height. In no case shall such spaces or berths be closer than 35 feet therefrom. Screening shall further comply with the standards of § **170-1508** of this chapter.

E. Number of spaces.

- (1) Buildings with commercial, industrial, or storage use which exceed 6,000 square feet of gross leasable area shall be provided with a minimum of one off-street loading berth.
- (2) Commercial or other uses which do not exceed 6,000 square feet of gross leasable area, and which involve regular deliveries as part of their operation, shall be provided with a minimum of one off-street loading space.

F. Location. Loading and unloading areas shall not be located between the building setback line and the street line. No delivery vehicle shall park on any sidewalk. Adequate space shall be provided to accommodate the loading and unloading of trucks, tractors, and trailers servicing any commercial, industrial, or large-scale residential or institutional use. Loading berth space which is utilized for the location of trash collection or compaction units shall be provided for and shall be in addition to the loading space requirements provided in this section. [**Amended 3-3-2003 by Ord. No. 2003-2**]

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Consider a VAC "Entertainment" and follow the new table.

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Cap reduction to 30%. For shopping center that'd be 3.5/1000.

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Chapter 63

Burning, Open

[HISTORY: Adopted by the Board of Supervisors of the Township of Westtown 5-17-1993 by Ord. No. 93-4. Amendments noted where applicable.]

GENERAL REFERENCES

Fire Prevention Bureau — See Ch. 14.

Brush, grass and weeds — See Ch. 54.

Building Code — See Ch. 57, Art. II.

Fire prevention — See Ch. 87.

§ 63-1 Outdoor burning restricted.

Except for recreational and ceremonial fires, it shall henceforth be unlawful to burn or authorize (or, on one's own property, to permit) another to burn anything outdoors anywhere within the township, except between the hours of 8:00 a.m. and 4:00 p.m. A recreational fire is an outdoor fire which is used to cook food for human consumption. A ceremonial fire is an open fire used in conjunction with a recognized ceremony of a community, educational, service or scouting organization.

§ 63-2 Burning of trash and domestic waste material.

It shall henceforth be unlawful to burn or authorize (or, on one's own property, to permit) another to burn paper, rubbish or other domestic waste material outdoors anywhere within the township, unless the fire is confined within a completely enclosed container, incinerator, fireplace or grill, at least 10 feet from a building and unless someone remains in attendance during the burning. Incinerators, fireplaces or grills which are constructed as part of a building and meet the requirements of the Township Building Code are excluded from the ten-foot requirement. Perforations, openings or screening for venting, but prohibiting burning particles or ash from being discharged, are permitted.

§ 63-3 Burning of brush, grass or wood.

It shall henceforth be unlawful to burn or authorize (or, on one's own property, to permit) another to burn brush, grass, wood or other materials outdoors anywhere within the township, unless the fire is confined within an enclosure which meets the requirements of § 63-2 above or if:

- A. An open fire is at least 15 feet from a building; and
- B. There is a cleared area free of trees, shrubs and other combustible materials of at least 15 feet around it; and
- C. There is someone in attendance; and
- D. In large areas such as fields or woods, in addition to Subsections A through C above, adequate manpower and equipment are available to prevent its spread.

§ 63-4 Burning of leaves or commercial/industrial waste.

It shall henceforth be unlawful to burn or authorize (or, on one's own property, to permit) another to burn

leaves or commercial/industrial waste material outdoors anywhere within the township at any time.

§ 63-5 Burning on public roads.

It shall henceforth be unlawful to burn or authorize (or, on one's own property, to permit) another to burn leaves, brush, grass, wood, paper, rubbish or other materials, or to light any fire upon or within five feet of a public road or curb, or to light any fire within five feet of a utility pole or utility equipment.

§ 63-6 Permission required to burn on private property.

It shall henceforth be unlawful to kindle a fire upon the land of another, without the permission of the owner thereof, which permission, except in the case of a family member or employee, shall be in writing.

§ 63-7 Fire ban due to drought.

It shall henceforth be unlawful to light or authorize (or, on one's own property, to permit) another to light or attempt to light any outdoor fire when a ban on such fires has been publicly announced by the Board of Supervisors, or their authorized representative, in a time of drought.

§ 63-8 Authority to extinguish fires.

Any fire on public or private property may be extinguished by the local fire company having jurisdiction, either with or without the consent of the landowner or person in charge, if, in the opinion of the Westtown Township Fire Marshal or a Westtown-East Goshen police officer, such fire constitutes a danger to persons or property.

§ 63-9 Violations and penalties.

Any person who violates or permits a violation of this chapter shall, upon conviction in a summary proceeding brought before a District Justice under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense and shall be punishable by a fine of not more than \$1,000, plus costs of prosecution. In default of payment thereof, the defendant may be sentenced to imprisonment for a term not exceeding 90 days. Each day or portion thereof that such violation continues or is permitted to continue shall constitute a separate offense, and each section of this chapter that is violated shall also constitute a separate offense.

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Chapter 63 Burning, Open

[HISTORY: Adopted by the Board of Supervisors of the Township of Westtown 5-17-1993 by Ord. No. 93-4. Amendments noted where applicable.]

GENERAL REFERENCES

Fire Prevention Bureau — See Ch. 14.

Brush, grass and weeds — See Ch. 54.

Building Code — See Ch. 57, Art. II.

Fire prevention — See Ch. 87.

Property maintenance — See Ch. 126

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§ 63- # Definitions.

For the purposes of this Part, the following terms shall have the meanings ascribed to them herein:

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CEREMONIAL FIRE

A ceremonial fire is a An open fire used in conjunction with a recognized ceremony of a community, educational, service or scouting organization, commonly known as a bonfire.

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CHIMINEA

A single-mouth-opening fireplace that has a chimney to fuel the fire with fresh air.

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FIRE PIT

An aboveground or below-ground freestanding structure constructed of stone, masonry, brick, metal or other noncombustible material or combination thereof designed to contain and control fire and prevent it from spreading. A fire pit does not include charcoal- or gas-powered grills that are only intended to be used for cooking purposes.

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INCINERATOR

A burn barrel or other similar enclosed container with a screen cover designed to prevent flying debris, equipped with a spark- or amber-arresting device, which has a total fuel area of two feet or less in diameter and three feet or less in height with a maximum capacity of 55 gallons.

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OPEN BURNING

The burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber.

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PATIO WOODBURNING UNIT

A chimaera or other similar portable, aboveground, commercially manufactured wood-burning or propane or natural gas device equipped with a spark- or ember-arresting device used for outdoor recreation and/or heating.

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RECREATIONAL FIRE

A recreational fire is a An outdoor small fire which is used to cook food for human consumption or entertainment purposes and/or heating in a stationary or portable enclosure, including fireplaces, fire pit, fire rings, chiminea and patio wood-burning unit with or without a removable cover.

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§ 63 - ## Purpose

The purpose of this chapter is to prevent nuisances caused by outdoor burning, to provide for public health and safety, to encourage the use of recreational fire for enjoyment of Westtown residents and to avoid erroneous calls to the Fire Department.

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§ 63-1 Outdoor burning restricted.

A. Except for recreational and ceremonial fires, it shall henceforth be unlawful to burn or authorize (or, on one's own property, to permit) another to burn anything outdoors anywhere within the township, except between the hours of 8:00 a.m. and 4:00 p.m. ~~A recreational fire is an outdoor fire which is used to cook food for human consumption. A ceremonial fire is an open fire used in conjunction with a recognized ceremony of a community, educational, service or scouting organization.~~

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B. A minimum of one five-pound ABC portable fire extinguisher or a garden hose connected to a water source and a shovel shall be available for immediate utilization.

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C. All fires shall be continuously attended by a person over 18 years of age until fully extinguished.

D. No fuel such as gasoline, alcohol, diesel fuel, and kerosene shall be used to light or relight fire.

§ 63 - ## Recreational fires.

It shall henceforth be unlawful to burn or authorize (or, on one's own property, to permit) another to set any recreational fire unless:

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A. Recreational fire shall only be used to burn clean wood or cook or prepare food.

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B. Recreational fire shall be contained within a stationary or portable container as described in this Chapter and used strictly in adherence with all manufacturer's guidelines and specifications.

C. Recreational fire shall be located at least 10 feet from any structure, tree (including canopy), vehicle, or building, and within 10 feet of any property line.

D. Recreational fire shall not be conducted under any roofing, awning, or similar overhead covering.

E. Portable chimineas, fire pits or patio wood-burning units shall only be placed on a flat noncombustible surface, such as brick, concrete, rock, or heavy-gauge metal.

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§ 63-## Ceremonial fires.

It shall henceforth be unlawful to burn or authorize (or, on one's own property, to permit) another to set or maintain any ceremonial fire unless:

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A. The Township Fire Marshal shall be notified prior to burning.

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B. Ceremonial fire shall only be permitted within 50 feet of any structure, tree (including canopy), building, utility pole or utility equipment, or within 15 feet of any combustible material. Measures shall be taken to prevent the fire from spreading.

C. Such fire shall be limited to three consecutive days, and shall be restricted to daylight hours only. All fire shall be extinguished no later than 10 p.m.

§ 63-2 Burning of trash and domestic waste material/rubbish.

A. It shall henceforth be unlawful to burn or authorize (or, on one's own property, to permit) another to burn trash, rubbish, or any other material considered as domestic waste resulting from the normal

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occupancy of a dwelling, except within a completely enclosed container or in an incinerator subject to approval by the Township Fire Marshal.

B. A completely enclosed container or an incinerator shall be specifically designed for the incineration of domestic waste and shall be located no less than 20 feet from any structure and combustible material.

C. It shall henceforth be unlawful to burn or authorize (or, on one's own property, to permit) another to burn trash, rubbish, or any other material considered as domestic waste for more than 2 consecutive days. It shall henceforth be unlawful to burn or authorize (or, on one's own property, to permit) another to burn paper, rubbish or other domestic waste material outdoors anywhere within the township, unless the fire is confined within a completely enclosed container, incinerator, fireplace or grill, at least 10 feet from a building and unless someone remains in attendance during the burning.

D. Incinerators, ~~fireplaces or grills~~ which are constructed as part of a building and meet the requirements of the Township Building Code are excluded from the ~~ten-foot~~50-foot requirement. Perforations, openings or screening for venting, but prohibiting burning particles or ash from being discharged, are permitted.

§ 63-3 **Burning of brush, grass or wood.**

It shall henceforth be unlawful to burn or authorize (or, on one's own property, to permit) another to burn brush, grass, wood or other materials outdoors anywhere within the township, unless it meets all requirements of this Article and the fire is confined within an enclosure an approved container which meets the requirements of § 63-2 above or if:

A. The Township Fire Marshal has been notified prior to burning.

BA. An open fire is at least 15 feet from ~~a any structure, tree (including canopy),~~ building, vehicle, utility pole or utility equipment, and any property line; and

CB. There is a cleared area free of trees, shrubs and other combustible materials of at least 15 feet around it; and

DC. There is someone, over the age of 18, in attendance while any fire is burning; and

ED. ~~In large areas On properties of 5 acres or more such as fields or woods,~~ in addition to Subsections A through C above, adequate manpower and equipment are available within immediate vicinity to prevent its spread.

§ 63-4 **Burning of leaves or commercial/industrial waste.**

It shall henceforth be unlawful to burn or authorize (or, on one's own property, to permit) another to burn leaves or commercial/industrial waste material outdoors anywhere within the township at any time.

§ 63-5 **Burning on public roads.**

It shall henceforth be unlawful to burn or authorize (or, on one's own property, to permit) another to burn leaves, brush, grass, wood, paper, rubbish or other materials, or to light any fire upon or within five feet of a public road or curb, or to light any fire within five feet of a utility pole or utility equipment.

§ 63-6 **Permission required to burn on private property.**

It shall henceforth be unlawful to kindle a fire upon the land of another, without the permission of the owner thereof, which permission, except in the case of a family member or employee, shall be in writing.

§ 63-7 **Fire ban due to drought.**

It shall henceforth be unlawful to light or authorize (or, on one's own property, to permit) another to light or attempt to light any outdoor fire when a ban on such fires has been publicly announced by the Board of Supervisors, or their authorized representative, in a time of drought.

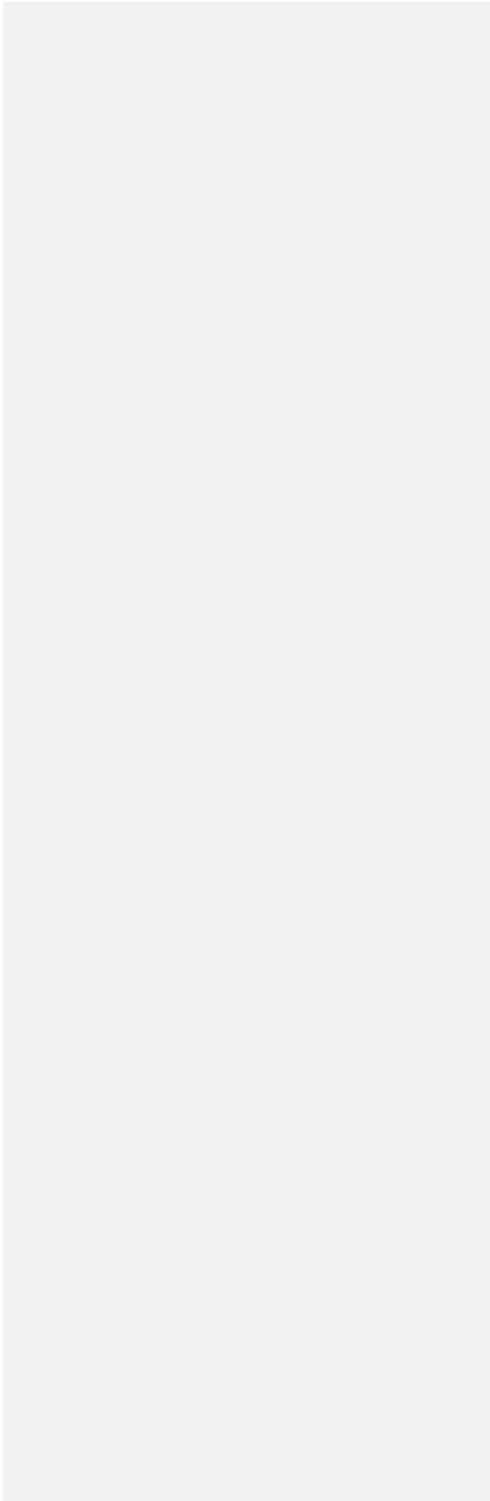
§ 63-8 **Authority to extinguish fires.**

Any fire on public or private property may be extinguished by the local fire company having jurisdiction, either with or without the consent of the landowner or person in charge, if, in the opinion of the Westtown Township Fire Marshal or a Westtown-East Goshen police officer, such fire constitutes a danger to persons or property.

§ 63-9 **Violations and penalties.**

Any person who violates or permits a violation of this chapter shall, upon conviction in a summary proceeding brought before a District Justice under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense and shall be punishable by a fine of not more than \$1,000, plus costs of prosecution. In default of payment thereof, the defendant may be sentenced to imprisonment for a term not exceeding 90 days. Each day or portion thereof that such violation continues or is permitted to continue shall constitute a separate offense, and each section of this chapter that is violated shall also constitute a separate offense.

DRAFT



SKETCH PLAN SUMMARY

Date: November 2, 2023
From: Liudmila Carter, Director of Planning & Zoning

PROJECT: Construction of Chase Bank at Marketplace @ Westtown
APPLICANT: Westtown AM West TIC, LLC
ADDRESS: 1502 West Chester Pike, West Chester, PA 19382
UPI: 67-2-42.4

APPLICATION

This application calls for the construction of a 1-story 3,294 square feet drive-in bank on the northeastern portion of the existing parking lot of the property, known as the Marketplace @ Westtown. The sketch plan is similar to the plans previously submitted under the zoning variance application, which the Planning Commission has reviewed and provided recommendations on; however, the revised plan reflects the overall shopping center's parking compliance based on a ratio of 3.5 parking spaces per 1,000 square feet of gross leasable area.

The application is dependent on the outcome of the proposed ordinance amendments pertaining to parking requirements, which are subject to review and approval by the Planning Commission and the Board of Supervisors.

LOCATION AND DESCRIPTION OF SITE

1502 West Chester Pike is located on West Chester Pike in the northeastern portion of the Township between Manley Road and S Chester Road. The property address per County records is 1502 West Chester Pike and the mailing address is 120 N. Pointe Blvd, Suite 301, Lancaster, PA 17601. The 18.45-acre property is located in the C-1 Neighborhood and Highway Commercial District where the proposed use is a permitted by right use. The property is improved with a 1-story building with retail stores, restaurants, retail bakery, shops for personal service, banks, a 1-story freestanding masonry building (occupied by Burger King), grocery store, parking areas in the front and rear of the building, and stormwater management facilities. The property includes a sanitary sewer easement.

SUBMISSION AND REVIEW

The applicant submitted the following materials on October 19, 2023:

1. Submission letter prepared by Gregg Adelman, Esq. dated October 19, 2023;
2. Overall Zoning Variance plan (sheets 1 of 1) prepared by Dynamic Engineering last revised October 12, 2023;
3. Zoning Variance plan (sheets 1 of 1) prepared by Dynamic Engineering last revised October 12, 2023;

APPLICABLE APPROVALS/DENIALS

The applicant has previously submitted a variance request to the Zoning Hearing Board (ZHB) to permit: 1) a trash enclosure 9.2 feet from the side lot line where a minimum of 15 feet is required; 2) a trash enclosure to be located within the side yard; 3) 18-foot long parking spaces where a minimum of 20-foot long spaces are required; 4) 518 total parking spaces where 705 spaces are required; 5) the two-way parking lot drive aisle to be 24-feet wide where a minimum of 28 feet wide is required; and 6) proposed parking located in the required front yard. On May 8, 2023, the ZHB has issued an approval for a variance to provide parking in the front yard, but also a denial for variances to decrease the mandated number of parking spaces and to place the trash enclosure as requested by the applicant. Furthermore, the ZHB made

determination that granting of variances to reduce the required size of parking spaces and to decrease the width of the parking lot drive aisle were unnecessary.

APPLICABLE STANDARDS

General standards for review of sketch plan are contained within Article V Sketch Plan of the Township Subdivision of Land Ordinance.

General standards for off-street parking and loading, including regulations pertaining to shopping center parking, are contained within Article XVII Off-Street Parking and Loading of the Township Zoning Ordinance.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission will review this sketch plan at their meeting on November 8, 2023.

Gregg I. Adelman, Esquire
Direct Dial: (610) 941-2552
Direct Fax: (610) 684-2001
Email: gadelman@kaplaw.com
www.kaplaw.com

October 19, 2023

VIA EMAIL & FEDERAL EXPRESS

Liudmila Carter
Assistant Township Manager
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

RE: Westtown AM West TIC, LLC – 1502 West Chester Pike; Sketch Plan

Dear Mila:

On behalf of Westtown AM West TIC, LLC, the owner of property located at 1502 West Chester Pike (Route 3)(UPI #67-2-42.4)(“**Property**”), I submit three (3) sketch plans, consisting of two (2) sheets prepared by Dynamic Engineering dated September 7, 2022, last revised October 12, 2023 (“**Sketch Plan**”) in connection with the proposed development of a Chase Bank on the Property.

The Sketch Plan is similar to the plans previously submitted under the prior zoning variance application that the Zoning Hearing Board partially denied. However, the Sketch Plan now reflects the overall shopping center’s parking compliance based on a ratio of 3.5 parking spaces/1,000 square feet of floor area.

Please inform me when the Sketch Plan will be scheduled for presentation before the Planning Commission and Board of Supervisors.

Please do not hesitate to contact me if you have any questions or require anything further. Thank you.

Sincerely yours,

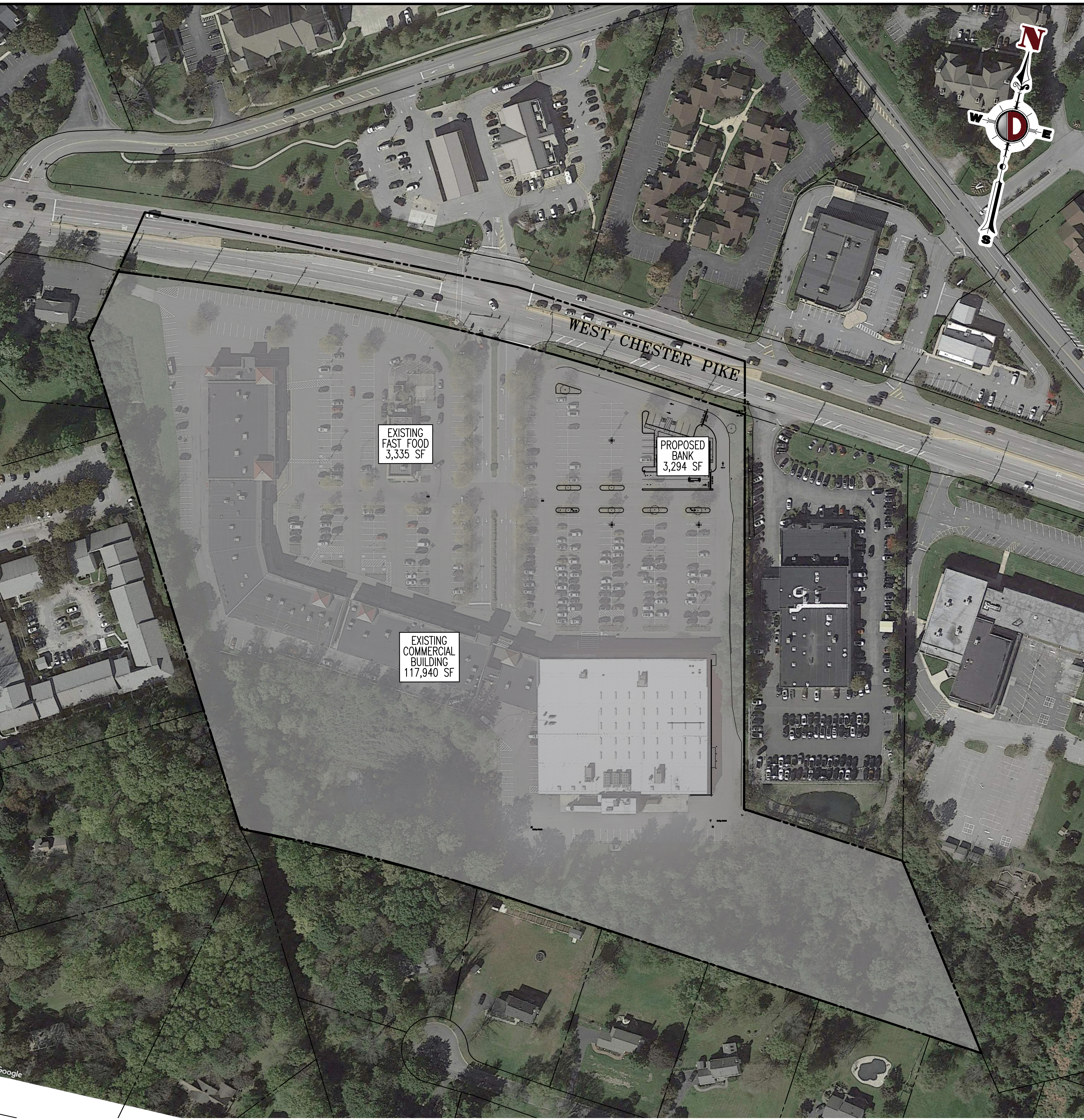


Gregg I. Adelman, Esquire

/enclosure

cc: Marc Impagliazzo
Matthew Sharo

Plotted: 10/17/23 - 11:15 AM, By: riazimr, Product Ver: 24.2a (LMS Tech) File: \\spsc.local\cadd\projects\1478 Paramount Realty\98-191 West Chester PA\Dwg\3 Zoning\Zoning Variance Plan\147898191CD8.dwg, ---> OVERALL ZONING VARIANCE PLAN



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 PARTIAL TOPOGRAPHIC SURVEY
 DYNAMIC SURVEY LLC
 826 NEWTOWN YAROLEY ROAD, SUITE 201
 NEWTOWN, PA 18940
 DATED: 01/10/2023
 FILE #: 1478-99-1915
 ALTA/NSPS LAND TITLE SURVEY
 AMERICAN SURVEYING & MAPPING, INC.
 3191 MAGUIRE BOULEVARD, SUITE 200
 ORLANDO, FL 32803
 DATED: 04/21/2021
 LAST REVISED: 05/14/2021
- OWNER/APPLICANT: WESTTOWN AM WEST TIC LLC
 120 N. PRINCE BOULEVARD, SUITE 301
 LANCASTER, PA 17601
- PARCEL DATA: UPR: 67-2-42.4
 1502 WEST CHESTER PIKE (PA STATE HIGHWAY ROUTE 3)
 TOWNSHIP OF WESTTOWN
 CHESTER COUNTY, PENNSYLVANIA
- ZONE: C-1 (NEIGHBORHOOD AND HIGHWAY COMMERCIAL)
- EXISTING USE: RETAIL SERVICES (PERMITTED USE) (§170-1101)
 BARBER SHOP (PERMITTED USE) (§170-1101)
 BANK (PERMITTED USE) (§170-1101)
 RESTAURANT (PERMITTED USE) (§170-1101)
- PROPOSED USE: BANK (PERMITTED USE) (§170-1101)
- SCHEDULE OF ZONING REQUIREMENTS (§170-1102)

ZONE REQUIREMENT	C-1 DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	2 AC	18.45 AC	18.45 AC
MINIMUM LOT WIDTH	300 FT [1]	±1,009.66 FT	±1,009.66 FT
MINIMUM FRONT YARD SETBACK	50 FT [2]	±12 FT (E)	±12 FT (E)
MINIMUM REAR YARD SETBACK	50 FT	161.5 FT	161.5 FT
MINIMUM SIDE YARD SETBACK	50 FT [3]	49.5 FT (E)	52.4 FT
MAXIMUM BUILDING HEIGHT	38 FT	34 FT	34 FT
MAXIMUM BUILDING HEIGHT (STORIES)	3	1	1
MAXIMUM BUILDING COVERAGE	25%	15%	15%
MAXIMUM IMPERVIOUS COVERAGE	65%	+/-60%	+/-60%
MAXIMUM FLOOR AREA RATIO (FAR)	0.40	0.15	0.15

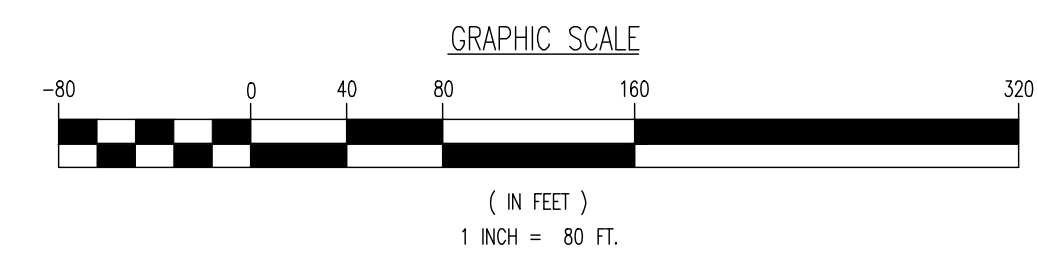
(N/S): NOT STANDARD (N/A): NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE

NOTES:

- MINIMUM LOT WIDTH: 300 FEET AT BUILDING SETBACK LINE; IN ADDITION, 300 FEET AT FUTURE RIGHT-OF-WAY LINE OF ROUTES 202, 926, 3 AND 352 (§170-1102.B) (COMPLIES)
 - MINIMUM FRONT YARD SETBACK: 50 FEET FOR ANY BUILDING OR PARKING AREA. (§170-1102.F) (EXISTING NON-COMFORMANCE - PARKING LOCATED ±12 FT FROM FRONT LOT LINE)
 - MINIMUM SIDE YARDS: FIFTEEN (15) FEET MINIMUM FOR EACH, EXCEPT FIFTY (50) FEET FROM THE FUTURE RIGHT-OF-WAY LINE OF ROUTE 202 OR ROUTE 3 AND THIRTY (30) FEET FROM THE FUTURE RIGHT-OF-WAY LINE OF ROUTE 926 OR ROUTE 352. (§170-1102.G(1)) (COMPLIES)
 - ANY ACCESSORY USE OR STRUCTURE SHALL BE LOCATED IN COMPLIANCE WITH FRONT, SIDE AND REAR YARD REQUIREMENTS OF THIS DISTRICT. (§170-1102.J) (COMPLIES)
 - NO USE SHALL BE CONDUCTED IN THE REQUIRED FRONT, SIDE, AND REAR YARDS. (§170-1104.A) (VARIANCE - PROPOSED PARKING LOCATED WITHIN REQUIRED FRONT YARD)
- 8. GENERAL REGULATIONS**
- ALL BUILDINGS SHALL FRONT UPON A MARGINAL STREET, SERVICE ROAD, COMMON PARKING LOT OR SIMILAR AREA, AND NOT DIRECTLY UPON A PUBLIC STREET OR HIGHWAY. (§170-1510.B(2)) (COMPLIES)
 - THE MAXIMUM DENSITY FOR PERMITTED, SPECIAL EXCEPTION, OR CONDITIONAL USES IN THE C-1 DISTRICT SHALL BE THE PRODUCT OF THE TOTAL TRACT AREA AND 0.5. (§170-1519.B(3)(c)(1)) (COMPLIES)
 - THE MAXIMUM TOTAL AMOUNT OF SQUARE FEET OF FLOOR AREA PER USE SHALL BE THE PRODUCT OF THE LOT AREA AND 0.40. (§170-1519.B(3)(c)(2)) (COMPLIES)
- 9. PARKING REQUIREMENTS**
- PARKING SPACES FOR COMMERCIAL/RETAIL USES SHALL BE A MINIMUM OF TWENTY (20) FEET IN DEPTH AND TEN (10) FEET IN WIDTH. (§170-1702.A(1)) (VARIANCE - PROPOSED PARKING STALLS 18 FEET LONG)
 - THE MINIMUM DISTANCE FOR PARKING AREAS, AS MEASURED FROM THE STREET LINE, SHALL BE EQUAL TO THE GREATER OF 1/2 OF THE FRONT YARD BUILDING SETBACK LINE OR THE SETBACK PRESCRIBED FOR PARKING AREAS IN THE PARTICULAR DISTRICT IN WHICH THE PARKING AREA IS LOCATED. (§170-1701.D) (EXISTING NON-COMFORMANCE - PARKING EXISTING ±12 FT FROM FRONT LOT LINE)
 - ANY PARKING LOT INCLUDING ONE (1) TO TWENTY-FIVE (25) PARKING SPACES SHALL INCLUDE A MINIMUM OF ONE (1) HANDICAPPED SPACE. (§170-1704.A) (COMPLIES)
 - PARKING CALCULATION (§170-1705.B):

SHOPPING CENTER	3.5 SPACES PER 1,000 SF OF GROSS LEASABLE AREA (PENDING ZONING AMENDMENT REDUCING PARKING REQUIREMENT FROM 4.5 TO 3.5 SPACES/1,000 SF OF GFA)
(124,569 SF) x (3.5 SPACES/1000 SF)	= 436 SPACES
REQUIRED	= 436 SPACES
TOTAL REQUIRED	= 436 SPACES
TOTAL EXISTING	= 538 SPACES
TOTAL PROPOSED	= 518 SPACES

- 10. DRIVEWAY REQUIREMENTS**
- FOR COMMERCIAL USES PROVIDING ONE-WAY DRIVE ASLE OPERATIONS, THE MINIMUM DRIVE ASLE WIDTH SHALL BE FOURTEEN (14) FEET. FOR TWO-WAY DRIVE ASLE OPERATION, THE MINIMUM DRIVE ASLE WIDTH SHALL BE TWENTY-EIGHT (28) FEET. (§170-1513.B) (VARIANCE - PROPOSED TWO-WAY DRIVE ASLE 26.7 FEET)
 - EACH PARKING LOT SHALL HAVE NOT MORE THAN TWO (2) ACCESSWAYS TO ANY ONE PUBLIC STREET OR HIGHWAY FOR EACH 500 FEET OF FRONTAGE. WHERE PRACTICABLE, ACCESS TO PARKING AREAS SHALL BE PROVIDED BY A COMMON SERVICE DRIVEWAY OR MINOR STREET IN ORDER TO AVOID DIRECT ACCESS ON A MAJOR STREET OR HIGHWAY. EXCEPT FOR FLARES AND CURB RETURNS, NO SUCH ACCESSWAY SHALL BE MORE THAN THIRTY-FIVE (35) FEET CLEAR IN WIDTH. (§170-1504.A) (COMPLIES)
- 11. BUFFER REQUIREMENTS**
- IN ADDITION TO THE REQUIREMENTS OF §170-1508 OF THIS CHAPTER, THERE SHALL BE A FIFTY (50) FOOT BUFFER STRIP MAINTAINED ON THE PROPERTY CONTAINING ANY USE AUTHORIZED WITHIN THIS DISTRICT, WHEN SUCH USE ABUTS ANY A/C, R-1, R-2, OR R-3 DISTRICT. SUCH BUFFER STRIP SHALL BE IN ADDITION TO ANY AND ALL APPLICABLE AREA AND BULK REGULATIONS, INCLUDING SETBACK REGULATIONS. THE BUFFER STRIP SHALL BE PLANTED AND SHALL NOT INCLUDE ANY PAVED AREA. (§170-1105) (EXISTING NON-COMFORMANCE - PARKING LOCATED WITHIN BUFFER AREA ALONG WESTERN PROPERTY LINE)
 - ANY PORTION OF A LOT, SITE, OR TRACT WHICH IS NOT USED FOR BUILDINGS OR STRUCTURES, LOADING OR PARKING SPACES AND ASLES, OR OTHER IMPERVIOUS SURFACES OR DESIGNATED STORAGE AREAS SHALL BE PLANTED WITH AN ALL-SEASON GROUND COVER. A MAJOR OBJECTIVE FOR SUCH GROUND COVER SHALL BE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF THE SITE. (§170-1507.A) (WILL COMPLY)
- 12. REFUSE REQUIREMENTS**
- ANY ORGANIC REFUSE AND GARBAGE SHALL BE STORED IN TIGHT, VERMINPROOF CONTAINERS, OR MULTIFAMILY COMMERCIAL, OR INDUSTRIAL PROPERTIES, SOLID WASTE STORAGE SHALL BE CENTRALIZED TO EXPEDITE COLLECTION. STORAGE CONTAINERS SHALL BE ENCLOSED ON THREE SIDES WITH MASONRY WALLS AND SHALL BE ARCHITECTURALLY SCREENED. (§170-1509.D) (COMPLIES)
- 13. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY.**
- 14. THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. DYNAMIC ENGINEERING CONSULTANTS, PC HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNEED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.**
- 15. DYNAMIC ENGINEERING CONSULTANTS, PC MAKES NO GUARANTEES AS TO THE FINAL YIELD THAT WILL ULTIMATELY BE GRANTED BY THE MUNICIPALITY AND/OR OTHER REVIEWING AGENCIES AT THE END OF THE APPROVAL PROCESS. YIELD IS ULTIMATELY DETERMINED BY MANY FACTORS AMONG THEM ARE LOCAL POLITICAL ISSUES AND SITE CONDITIONS RELATED TO SOILS, SLOPES, WETLANDS, WATER BODIES, FLOOD PLAINS, ENVIRONMENTAL CONDITIONS, ARCHEOLOGICAL/HISTORIC DISCOVERIES, AVAILABILITY OF UTILITY SERVICES, SITE CONTAMINATION, ETC., WHICH ARE BEYOND THE CONTROL OF THE CONSULTANT.**
- 16. THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.**



THE AERIAL IMAGE DEPICTED ON THIS PLAN IS BASED ON IMAGERY PREPARED BY DIGITAL GLOBE, GEO EYE AND USDA FARM SERVICE AGENCY. THIS IMAGERY WAS PROVIDED BY GOOGLE MAPS ON 09/28/2021. THE CONDITIONS OF THE SITE AND SURROUNDING AREAS MAY HAVE CHANGED SINCE THE DATE OF AERIAL PHOTOGRAPHY AND THEREFORE THIS PLAN MAY NOT ACCURATELY REFLECT ALL CURRENT EXISTING CONDITIONS.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

1904 Main Street
 Lake Como, NJ 07719
 T: 732.974.0198
 F: 732.974.3521
 www.dynancc.com

DATE: 09/07/2022
 JOB No: 1478-99-191
 SCALE: (H) 1"=80'
 (V)
 SHEET No: 1
 OF 1

TITLE: OVERALL ZONING VARIANCE PLAN

**PROJECT: WESTTOWN AM WEST TIC LLC
 PROPOSED CHASE BANK**

PARCEL: 67-2-42.4
 1502 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE)
 TOWNSHIP OF WESTTOWN, CHESTER COUNTY, PENNSYLVANIA

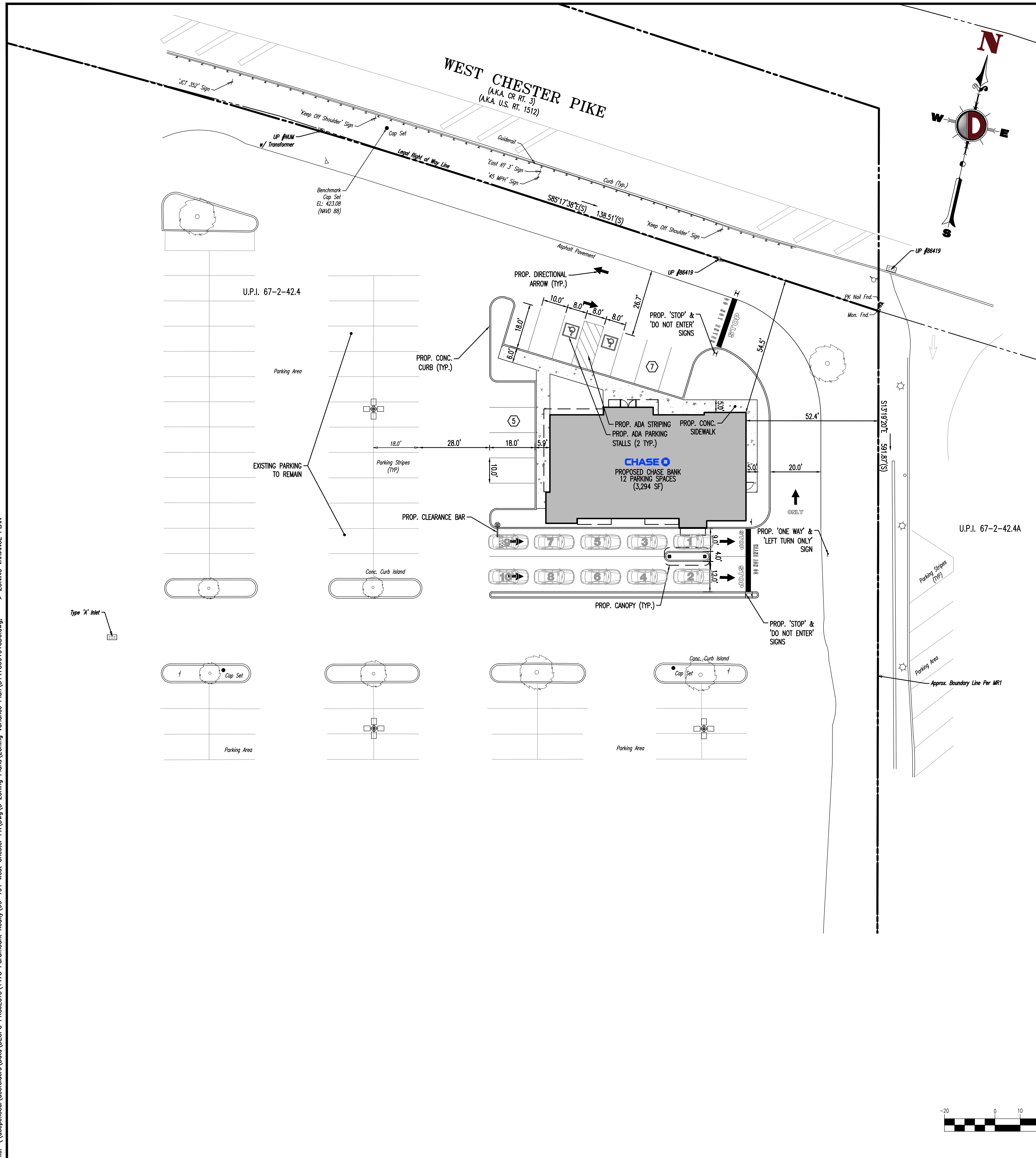
DESIGNED BY: RPK
DESIGNED BY: MS
CHECKED BY: MAW
CHECKED BY: -

MATTHEW SHARO PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 52989

MARK A. WHITAKER PROFESSIONAL ENGINEER
 NEW JERSEY LICENSE No. 41417

811 PROTECT YOURSELF
 ALL UTILITIES REQUIRE NOTIFICATION OF
 EXISTING UTILITIES. IF ANY UTILITIES
 ARE NOT SHOWN ON THIS PLAN,
 PLEASE CALL 811.
 FOR STATE-SPONSORED DIRECT PHONE NUMBERS VISIT:
 WWW.CALL811.COM

Plotted: 10/12/23 - 5:28 PM, By: krazimir, Product: Ver: 24.2s (LMS Tech) File: \\vepc.local\cadd\proj\178 Paramount Realty\99-191 West Chester PA\DWG\3 Zoning Variance Plan\DWG\3 Zoning Variance Plan.dwg, --> ZONING VARIANCE PLAN



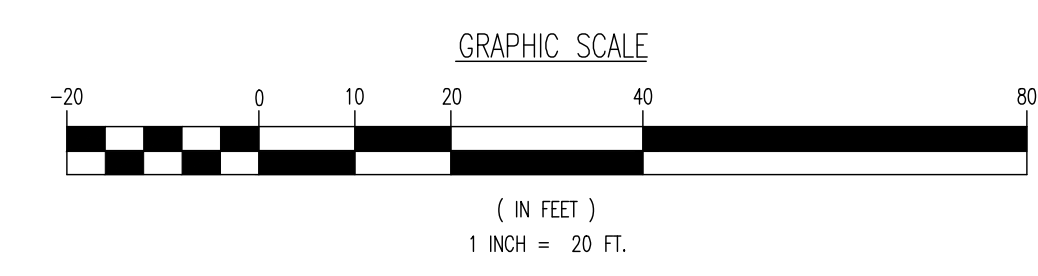
GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - PARTIAL TOPOGRAPHIC SURVEY DYNAMIC SURVEY, L.L.C. 526 NEWTOWN YARDLEY ROAD, SUITE 201 NEWTOWN, PA 17340 DATED: 01/10/2023 FILE #: 1478-99-1915
 - ALTA/NSPS LAND TITLE SURVEY AMERICAN SURVEYING & MAPPING INC. 3181 MAGUIRE BOULEVARD, SUITE 200 ORLANDO, FL 32835 DATED: 04/21/2021 LAST REVISED: 05/14/2021
- OWNER/APPLICANT: WESTTOWN AM WEST TIC LLC, 120 W. FRONT BOULEVARD, SUITE 301 LANCASTER, PA 17601
- PARCEL DATA: U.P.I. 67-2-42.4, 1502 WEST CHESTER PIKE (PA STATE HIGHWAY ROUTE 3) TOWNSHIP OF WESTTOWN, CHESTER COUNTY, PENNSYLVANIA
- ZONE: C-1 (NEIGHBORHOOD AND HIGHWAY COMMERCIAL)
- EXISTING USE: RETAIL SERVICES (PERMITTED USE) (§170-1101), BARBER SHOP (PERMITTED USE) (§170-1101), BANK (PERMITTED USE) (§170-1101), RESTAURANT (PERMITTED USE) (§170-1101)
- PROPOSED USE: BANK (PERMITTED USE) (§170-1101)
- SCHEDULE OF ZONING REQUIREMENTS (§170-1102)

ZONE REQUIREMENT	C-1 DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	2 AC	18.45 AC	18.45 AC
MINIMUM LOT WIDTH	300 FT [1]	±1,009.66 FT	±1,009.66 FT
MINIMUM FRONT YARD SETBACK	50 FT [2]	±12 FT (E)	±12 FT (E)
MINIMUM REAR YARD SETBACK	50 FT	161.5 FT	161.5 FT
MINIMUM SIDE YARD SETBACK	50 FT [3]	49.5 FT (E)	52.4 FT
MAXIMUM BUILDING HEIGHT	38 FT	34 FT	34 FT
MAXIMUM BUILDING HEIGHT (STORIES)	3	1	1
MAXIMUM BUILDING COVERAGE	25%	15%	15%
MAXIMUM IMPERVIOUS COVERAGE	65%	+/-62%	+/-60%
MAXIMUM FLOOR AREA RATIO (FAR)	0.40	0.15	0.15

- (N/S): NO STANDARD (N/A): NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE
- NOTES:
- MINIMUM LOT WIDTH: 300 FEET AT BUILDING SETBACK LINE; IN ADDITION, 300 FEET AT FUTURE RIGHT-OF-WAY LINE OF ROUTES 202, 926, 3 AND 352. (§170-1102.B) (COMPLIES)
 - MINIMUM FRONT YARD SETBACK: 50 FEET FOR ANY BUILDING OR PARKING AREA. (§170-1102.F) (EXISTING NON-COMFORMANCE - PARKING LOCATED 412 FT FROM FRONT LOT LINE)
 - MINIMUM SIDE YARDS: FIFTEEN (15) FEET MINIMUM FOR EACH, EXCEPT FIFTY (50) FEET FROM THE FUTURE RIGHT-OF-WAY LINE OF ROUTE 202 OR ROUTE 3 AND THIRTY (30) FEET FROM THE FUTURE RIGHT-OF-WAY LINE OF ROUTE 926 OR ROUTE 352. (§170-1102.G(1)) (COMPLIES)
 - ANY ACCESSORY USE OR STRUCTURE SHALL BE LOCATED IN COMPLIANCE WITH FRONT, SIDE AND REAR YARD REQUIREMENTS OF THIS DISTRICT. (§170-1102.J) (COMPLIES)
 - NO USE SHALL BE CONDUCTED IN THE REQUIRED FRONT, SIDE, AND REAR YARDS. (§170-1104.A) (VARIANCE - PROPOSED PARKING LOCATED WITHIN REQUIRED FRONT YARD)
- GENERAL REGULATIONS
- ALL BUILDINGS SHALL FRONT UPON A MARGINAL STREET, SERVICE ROAD, COMMON PARKING LOT OR SIMILAR AREA, AND NOT DIRECTLY UPON A PUBLIC STREET OR HIGHWAY. (§170-1510.B(2)) (COMPLIES)
 - THE MAXIMUM DENSITY FOR PERMITTED, SPECIAL EXCEPTION, OR CONDITIONAL USES IN THE C-1 DISTRICT SHALL BE THE PRODUCT OF THE TOTAL TRACT AREA AND 0.5. (§170-1519.B(3)(c)(1)) (COMPLIES)
 - THE MAXIMUM TOTAL AMOUNT OF SQUARE FEET OF FLOOR AREA PER USE SHALL BE THE PRODUCT OF THE LOT AREA AND 0.40. (§170-1519.B(3)(c)(2)) (COMPLIES)
- PARKING REQUIREMENTS
- PARKING SPACES FOR COMMERCIAL/RETAIL USES SHALL BE A MINIMUM OF TWENTY (20) FEET IN DEPTH AND TEN (10) FEET IN WIDTH. (§170-1702.A(1)) (VARIANCE - PROPOSED PARKING STALLS 18 FEET LONG)
 - THE MINIMUM DISTANCE FOR PARKING AREAS AS MEASURED FROM THE STREET LINE, SHALL BE EQUAL TO THE GREATER OF 1/2 OF THE FRONT YARD BUILDING SETBACK LINE OR THE SETBACK PRESCRIBED FOR PARKING AREAS IN THE PARTICULAR DISTRICT IN WHICH THE PARKING AREA IS LOCATED. (§170-1701.D) (EXISTING NON-COMFORMANCE - PARKING EXISTING 412 FT FROM FRONT LOT LINE)
 - ANY PARKING LOT INCLUDING ONE (1) TO TWENTY-FIVE (25) PARKING SPACES SHALL INCLUDE A MINIMUM OF ONE (1) HANDICAPPED SPACE. (§170-1704.A) (COMPLIES)
 - PARKING CALCULATION (§170-1705.B):

SHOPPING CENTER	3.5 SPACES PER 1,000 SF OF GROSS LEASABLE AREA	
	(PENDING ZONING AMENDMENT REDUCING PARKING REQUIREMENT FROM 4.5 TO 3.5 SPACES/1,000 SF OF GFA)	
(124,569 SF)/(3.5 SPACES/1,000 SF)	=	436 SPACES REQUIRED
	=	436 SPACES
TOTAL REQUIRED	=	436 SPACES
TOTAL EXISTING	=	538 SPACES
TOTAL PROPOSED	=	518 SPACES
- DRIVEWAY REQUIREMENTS
- FOR COMMERCIAL USES PROVIDING ONE-WAY DRIVE ASLE OPERATIONS, THE MINIMUM DRIVE ASLE WIDTH SHALL BE FOURTEEN (14) FEET. FOR TWO-WAY DRIVE ASLE OPERATION, THE MINIMUM DRIVE ASLE WIDTH SHALL BE TWENTY-EIGHT (28) FEET. (§170-1513.B) (VARIANCE - PROPOSED TWO-WAY DRIVE ASLE 26.7 FEET)
 - EACH PARKING LOT SHALL HAVE NOT MORE THAN TWO (2) ACCESSWAYS TO ANY ONE PUBLIC STREET OR HIGHWAY FOR EACH 500 FEET OF FRONTAGE, WHERE PRACTICABLE, ACCESS TO PARKING AREAS SHALL BE PROVIDED BY A COMMON SERVICE DRIVEWAY OR MINOR STREET IN ORDER TO AVOID DIRECT ACCESS ON A MAJOR STREET AND CURB RETURNS, NO SUCH ACCESSWAY SHALL BE MORE THAN THIRTY-FIVE (35) FEET CLEAR IN WIDTH. (§170-1105) (COMPLIES)
- BUFFER REQUIREMENTS
- IN ADDITION TO THE REQUIREMENTS OF §170-1508 OF THIS CHAPTER, THERE SHALL BE A FIFTY (50) FOOT BUFFER STRIP MAINTAINED ON THE PROPERTY CONTAINING ANY USE AUTHORIZED WITHIN THIS DISTRICT, WHEN SUCH USE ADJUTS ANY A.V. R-1, R-2, OR R-3 DISTRICT, SUCH BUFFER STRIP SHALL BE IN ADDITION TO ANY AND ALL APPLICABLE AREA AND BULK REGULATIONS, INCLUDING SETBACK REGULATIONS. THE BUFFER STRIP SHALL BE PLANTED AND SHALL NOT INCLUDE ANY PAVED AREA. (§170-1105) (EXISTING NON-COMFORMANCE - PARKING LOCATED WITHIN BUFFER AREA ALONG WESTERN PROPERTY LINE)
 - ANY PORTION OF A LOT, SITE, OR TRACT WHICH IS NOT USED FOR BUILDINGS OR STRUCTURES, LOADING OR PARKING SPACES AND ASLES, OR OTHER IMPERVIOUS SURFACES OR DESIGNATED STORAGE AREAS SHALL BE PLANTED WITH AN ALL-SEASON GROUND COVER. A MAJOR OBJECTIVE FOR SUCH GROUND COVER SHALL BE TO PREVENT SOIL EROSION AND SEDIMENTATION OF THE SITE. (§170-1507.A) (WILL COMPLY)
- REFUSE REQUIREMENTS
- ANY ORGANIC REFUSE AND GARBAGE SHALL BE STORED IN TIGHT, WEATHERPROOF CONTAINERS, ON MULTIFAMILY, COMMERCIAL, OR INDUSTRIAL PROPERTIES, SOLID WASTE STORAGE SHALL BE CENTRALIZED TO EXPEDITE COLLECTION. STORAGE CONTAINERS SHALL BE ENCLOSED ON THREE SIDES WITH MASONRY WALLS AND SHALL BE ARCHITECTURALLY SCREENED. (§170-1509.D) (COMPLIES)
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY.
14. THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. DYNAMIC ENGINEERING CONSULTANTS, PC HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSEALED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
15. DYNAMIC ENGINEERING CONSULTANTS, PC MAKES NO GUARANTEES AS TO THE FINAL YIELD THAT WILL ULTIMATELY BE GRANTED BY THE MUNICIPALITY AND/OR OTHER REVIEWING AGENCIES AT THE END OF THE APPROVAL PROCESS. YIELD IS ULTIMATELY DETERMINED BY MANY FACTORS AMONG THEM ARE LOCAL, POLITICAL ISSUES AND SITE CONDITIONS RELATED TO SOILS, SLOPES, WETLANDS, WATER BODIES, FLOOD PLANS, ENVIRONMENTAL CONDITIONS, ARCHIOLOGICAL/HISTORIC DISCOVERIES, AVAILABILITY OF UTILITY SERVICES, SITE CONTAMINATION, ETC., WHICH ARE BEYOND THE CONTROL OF THE CONSULTANT.
16. THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACCQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: **ZONING VARIANCE PLAN**

PROJECT: **WESTTOWN AM WEST TIC LLC
PROPOSED CHASE BANK**

PARCEL: 67-2-42.4
1502 PENNSYLVANIA STATE HIGHWAY ROUTE 3 (WEST CHESTER PIKE)
TOWNSHIP OF WESTTOWN, CHESTER COUNTY, PENNSYLVANIA

JOB No: 1478-99-191 DATE: 09/07/2022

DRAWN BY: RPK SCALE: (H) 1"=20'
(V)

DESIGNED BY: MD SHEET No:

CHECKED BY: MS

CHECKED BY: -

MATTHEW SHARO PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 52989

MARK A. WHITAKER PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 41417

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