

**WORCESTER TOWNSHIP  
BOARD OF SUPERVISORS & PLANNING COMMISSION JOINT MEETING  
WORCESTER TOWNSHIP COMMUNITY HALL  
FAIRVIEW VILLAGE, WORCESTER, PA  
WEDNESDAY, MARCH 15, 2017 – 6:00 PM**

**CALL TO ORDER** by Chair Caughlan at 6:06 PM

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**PRESENT:**   SUSAN G. CAUGHLAN   [X]  
              STEPHEN C. QUIGLEY   [X]  
              ARTHUR C. BUSTARD   [X]  
              GORDON TODD           [X]  
              CHRIS DAVID           [X]  
              ANTHONY SHERR       [X]  
              RICK DELELLO         [X]

**INFORMATIONAL ITEMS**

- Tommy Ryan, Township Manager, announced the Board of Supervisors met in Executive Session following the February 15 Business Meeting to discuss a personnel matter, in specific potential revisions to the terms of employment provided to certain Township employees, and a matter of potential litigation, regarding an application made to the Zoning Hearing Board, in specific ZHB 17-01, Pergolese. Mr. Ryan stated a decision on the application to the Zoning Hearing Board is expected to be made at this evening's Business Meeting.

Mr. Ryan announced that following this evening's Joint Meeting the Board of Supervisors will meet in Executive Session to discuss the following issues: a personnel matter, in specific potential revisions to the terms of employment provided to certain Township employees; a matter of litigation, regarding an application made to the Zoning Hearing Board, in specific ZHB 16-10, Horgan; a matter of potential litigation, regarding an application made to the Zoning Hearing Board, in specific ZHB 17-01, Pergolese; a matter of potential litigation, regarding an application made to the Zoning Hearing Board, in specific ZHB 17-03, County of Montgomery and Rothenberger; and, a matter of litigation, in specific Mollick v. the Worcester Township Board of Supervisors and individual Board members, Montgomery County Court of Common Pleas, docket number #15-13760. Mr. Ryan stated decisions on the three Zoning Hearing Board applications are expected to be made at this evening's Business Meeting.

## **PUBLIC COMMENT**

- Rob Hayes, Worcester, commented on the Center Point Village Vision Plan, and the proposed Center Point Village Zoning Ordinance's permitted residential density and allowance of a gas station use. Mr. Hayes commented on traffic generated by future development in Center Point Village, location of off-road parking areas, preservation of existing structures at the Palmer property, and walkability in the Village area.
- Heather Ford, Worcester, commented on sanitary sewer flows generated by future development in the Village area, and potential impact to the Township's wastewater treatment facilities.

## **OFFICIAL ACTION ITEMS**

meeting minutes – Mr. Bustard made a motion to approve the February 15, 2017 Joint Meeting Minutes. The motion was seconded by Supervisor Quigley.

There was no public comment.

By unanimous vote the Board adopted the motion to approve.

## **DISCUSSION**

Center Point Village Zoning Ordinance – Chair Caughlan commented on the draft Request for Proposals (RFP) for professional planning services.

Mr. Ryan noted two recommended revisions provided by Ms. Quigley. Mr. Ryan will amend the RFP to include these revisions.

Chair Caughlan commented on revising the recommendations noted in the Center Point Village Vision Plan. Mr. Sherr requested the Board provide additional direction to the Planning Commission regarding the Vision Plan.

Supervisor Bustard commented on the development of the Vision Plan, noting the Plan includes input received from many Township officials and residents. Supervisor Bustard commented on the Vision Plan's broader perspective, and stated the Planning Commission can utilize the Vision Plan in its continued review and revision of the proposed ordinance. Mr. Quigley concurred, and commented on potential revisions to the proposed ordinance.

Mr. Todd commented on retaining and utilizing the current Vision Plan. Mr. Todd commented on the expansion of mixed-use preservation areas on the bubble plan.

Chair Caughlan commented on walkability, and pedestrian-oriented development in the Village area.

Mr. Sherr commented on the revision of the Vision Plan, and the issuance of the RFP.

Mr. DeLello commented on Planning Commission discussion as to the assessment of both the proposed ordinance and the current Code to the Vision Plan.

Mr. Todd commented on potential commercial development at the Palmer property.

The Members reviewed the recommendations listed in the Vision Plan. Consensus was to have the Planning Commission review recommendations 1, 4, 5 and 8 at its March 23 meeting, and to forward any revisions to the Board for action at the Board's April 19 Business Meeting. The Planning Commission will also review and make recommendations as to the bubble plan, and the Planning Commission will determine the extent to which the proposed ordinance creates non-conforming structures and uses.

Bob Andorn, Worcester, commented on Board direction to the Planning Commission and the allowance of certain uses in the Village.

Kim David, Worcester, commented on ordinance development, gas station use in the Village, and the draft RFP.

Ms. Ford commented on future development in the Village area, and the potential impact to area schools.

#### **OTHER BUSINESS**

- There was no other business discussed at this evening's Joint Meeting.

#### **ADJOURNMENT**

There being no further business, Chair Caughlan adjourned the Joint Meeting at 7:07 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

May 9, 2018

Re: Vision for Center Point Proposed Ordinance

Attached is a copy of the above referenced ordinance that I have marked up.

In addition to the mark ups I have the additional comments.

The land use bubble plan refers to Class I commercial, Class II commercial, Mixed Use Preservation, and Residential uses. The proposed ordinance refers to CV1 and CV2 uses. making the ordinance difficult to follow relative to the vision plan.

In addition, CV1 includes provisions for both residential and commercial uses and maybe mixed use preservation. (kinda hard to tell)

Mixed use preservation doesn't really appear to be dealt with at all.

This really needs to be cleaned up.

Maintaining the village character has always been a major factor in the development of this vision. One of the ways to accomplish this is to include various Architectural restrictions such as sizes of buildings, heights of buildings, minimum roof pitches, and reference to existing buildings. Some of these are already in the ordinance, but, I believe that they need fine tuning.

I suggest considering adding an Architectural review procedure, perhaps by the planning commission.

The vision plan proposes a base density of 1 du/acre. This doubles the existing density. For this benefit to the owners, I think that additional requirements such as requiring the trails shown on the property by the vision plan. Trails off the property could be included as a bonus.

The vision plan calls for "A maximum density of 2.5 du/acre for land designated for residential use." In the latest proposal for the Palmer property, the residential portion is 47.54 acres. Assuming 50% is open space, the land designated for residential is 25.9 acres

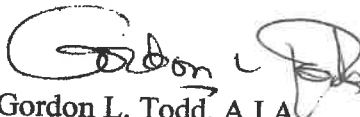
agenda item b)



Therefore, the base density would be 25.9 du, with a maximum of 64.75 du.

The comprehensive plan calls for medium density in the Center Point area. A density of slightly more than 2 du/acre is not quite medium density in my opinion. If the intention was to include the open space as part of the "area designated for residential use" the word should probably be changed. If open space is included in the calculation the density in the residential area would be 5 du/acre.

I am in favor of retaining the "growing greener" ordinance with this zoning. It makes no sense to me that we reduce our requirements and then give the developer additional density to give it back.

  
Gordon L. Todd, A.I.A.

**Center Point Village Zoning District 1 (CPV-1)**

**§150-249.1 Intent.**

The primary purpose of the Center Point Village (CPV-1) District is to permit a mix of various housing types, commercial businesses, and institutional buildings in a walkable village with a sense of community and place as outlined in the goals and concepts illustrated in the document entitled, *A Vision for Center Point Village*—adopted by Worcester Township to guide the development in the area around the historic crossroads of Skippack Pike and Valley Forge Road, which serves as the geographic heart of both Worcester Township and Montgomery County. To those ends, the Center Point Village District 1 is intended to:

- A. Create a mixed use, village character.
- B. Allow a range of small scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- C. Accommodate a variety of housing types.
- D. Ensure that commercial uses have a character that is compatible with the existing historic character of Worcester Township, as well as future residential uses within the district.
- E. Promote pedestrian orientation of streets and buildings to ensure a walkable village setting.
- F. Develop businesses, streets, parks, open spaces, and homes that promote social interaction as well as privacy.
- G. Give priority to pedestrian movement along sidewalks and trails and access to commercial areas, open spaces, and streets; and discourage design that gives priority to vehicular convenience only.
- H. Create a street circulation system with sidewalks and trails that provides safe and convenient access but discourages fast or heavy traffic that is incompatible with a residential neighborhood.
- I. Use scale, building orientation, and landscaping to establish community identity.
- J. Use open and recreational spaces as community focal points.
- K. Encourage the residential density necessary to support retail uses in Center Point Village so that residents of the village will have the option of walking or biking to nearby amenities.
- L. Preserve rural areas of the township by concentrating development in and around the existing Center Point Village.

OTW

- M. Provide an appropriate receiving zone for the transfer of development rights (TDR).
- N. Fulfill the purposes and objectives outlined in Article VII-A "Traditional Neighborhood Development" of the Pennsylvania Municipalities Planning Code (Act No. 247 of 1968, as reenacted and amended).

**Section 150-249.2 Site Layout**

The overall site plan for any new development within the CPV-1 District shall generally adhere to the final land use bubble plan on page 22 of the document entitled *A Vision for Center Point Village*, adopted on October 15, 2014 (included here as Appendix 1). An alternative site layout may be used in the event that the applicant and the Board of Supervisors agree that such a layout would be preferable in order to implement the overall vision of the aforementioned document.

**Section 150-249.3 Permitted Uses.**

The following uses are permitted in the CPV-1 District according to tract size:

- A. Tracts of less than 3 Acres at the time of the adoption of this ordinance.
  - (1) Anywhere in the district, the following residential uses, alone or in combination:
    - (a) Single-family detached dwellings.
    - ~~(b) Village single dwellings.~~
    - (c) Twin homes
    - (d) Townhouses
    - (e) Carriage homes
    - (f) The conversion of existing structures, constructed prior to 1940, into multi-family buildings.
  - (2) Park and open space uses, including neighborhood open space, passive open space, and active recreation uses.
  - (3) Municipal uses, including township administration buildings, fire stations, and other similar uses.
  - (4) On lots with frontage along Skippack Pike or Valley Forge Road, the following non-residential uses, individually or combined within a building, provided that such uses do not extend more than 300' from the ultimate right-of-way of Skippack Pike or Valley Forge Road:

- (a) Retail commercial uses, personal service businesses, restaurants, and financial establishments, provided no drive-through facilities are provided for any of these uses.
  - (b) Bed and breakfast establishments.
  - (c) Small-scale offices in converted residential structures.
  - (d) Mixed use buildings with non-residential uses on the first floor and residential use on subsequent floors or a mixture of non-residential and residential uses on subsequent floors. These buildings shall comply with all standards for non-residential buildings.
- (5) Transferred development rights in accordance with Article XXIX – Transferable Development Rights of the Worcester Township Zoning Code.
- B. Tracts of 3 or more acres at the time of the adoption of this ordinance and parcels combined to create tracts of 3 or more acres shall choose one of the following options.
- (1) Mixed Residential Development, which shall include a mix of residential uses listed above in Section 150-249.3.A(1), provided the development meets the residential mixing requirements in Section 150-249.7.A.
  - (2) On tracts with frontage on Skippack Pike or Valley Forge Road, Mixed Use Development, which shall include a mix of uses listed above in Section 150-249.3.A, provided the development meets the mixed use requirements in Section 150-249.7.B.
    - (a) When utilizing the Mixed Use Development option, non-residential uses shall not extend more than 300 feet from the ultimate right-of-way of Valley Forge Road or Skippack Pike. All other lots shall have a residential use listed above in Section 150-249.3.A(1) or open space use listed above in Section 150-249.3.A(2).
  - (3) Transferred development rights in accordance with Article XXIX – Transferable Development Rights of the Worcester Township Zoning Code.

**Section 150-249.4 Density.**

**A. Residential Density.**

- (1) The base density for residential portions of all developments shall be one (1) dwelling unit per acre if no bonuses are utilized. Residential portions of developments shall have a maximum overall density of four (4) dwelling units per acre when utilizing all bonuses, as outlined in Section 150-249.6.



- (2) The residential portion of developments shall include the entire tract area minus the area of any non-residential lots and existing legal right-of-ways. The residential acreage may include residential lots, newly proposed streets, and open space areas. Mixed use buildings containing non-residential uses and apartment dwellings shall be considered residential for the purposes of calculating residential density.

**Section 150-249.5 Transferable Development Rights.**

The Center Point Village-1 District shall be established as a Transferable Development Rights (TDR) receiving zone, in accordance with the provisions of Article XXIX of the Worcester Township Zoning Code. Transferrable Development Rights may be used to increase the base density by up to 1.5 dwelling units per acre as outlined in Section 150-249.6, below.

**Section 150-249.6 Bonuses.**

Developments within the CPV-1 District shall qualify for an increase in density as follows. The applicant shall be required to provide additional information in order to demonstrate that the bonus feature standards will be met. Unless stated otherwise in the table below, each "bonus feature" category may be utilized to earn a density bonus only one time.

- A. Bonus features, as required in the table below, shall entitle the applicant to an incremental increase in density, up to four (4) dwelling units (DUs) per acre. If the applicant transfers at least two (2) TDRs into the CPV-1 District, the applicant shall also be exempt from the residential mix requirement in Section 150-249.7A and Section 150-249.7.B(2) below.

Bonus Feature	Bonus Dwelling Units (DUs) per Acre	Bonus Feature Standard
<del>Open Space</del>	<del>0.25</del>	<del>0.25 DUs per acre may be earned for each additional 5% open space provided above and beyond the base requirement. Up to 0.5 DUs per acre may be earned using this bonus.</del>
<del>Preserved woodland areas or mature trees</del>	<del>0.25</del>	<del>The preservation of at least 50% of mature trees or woodland areas on site shall qualify. Compliance with this provision shall be determined by the Township Engineer.</del>
Off-site pedestrian improvements	0.5	Off-site pedestrian improvements to Skippack Pike or Valley Forge Road that further the goals of <i>A Vision for Center Point Village</i> . To qualify the applicant shall construct new sidewalks or upgrade existing sidewalks to the township's specifications by widening, adding street furniture, and/or adding decorative elements. The required sidewalk improvement and/or construction shall be equal

trails ↗

		in length to the greatest dimension of the development tract. The township shall decide if proposed improvements satisfy this bonus, and all improvements shall be in addition to the other requirements of this ordinance, and the Worcester Township Subdivision and Land Development Ordinance.
Existing historic buildings	0.5 1 to 1.2	Any applicant that proposes to retain and use any and all principal buildings on the property that were constructed before 1940 shall qualify, so long as the buildings are not altered in a manner that is incompatible with their historic character. Which structures constitute principal buildings, and compatibility with historic character shall be determined by the Board of Supervisors. Preservation of existing historic buildings shall not count toward the overall density of the development.
Trail improvements <i>Make requirement</i>	0.25	Trail improvements that further the goals of <i>A Vision for Center Point Village</i> by providing linkages depicted within that plan. To qualify the applicant shall build a trail that is equal in length to the trail segment shown on the tract in the final land use bubble plan in <i>A Vision for Center Point Village</i> . If no segment is depicted across the tract, the applicant shall build a trail elsewhere in the village equal to or greater in length than the greatest dimension of the development tract.
Combining parcels	0.25	Combining existing parcels of less than 3 acres to create a new tract of land that is 3 acres or more in size in order to create a Mixed Residential Development or Mixed Use Development.
Transfer of Development Rights (TDR)	1.5 to 1	The applicant may utilize TDRs for an increase in density of up to 1.5 DUs per acre, in accordance with Article XXIX of the Worcester Township Zoning Code and Section 150-249.5, above.

**Section 150-249.7 Mix Requirements.**

- A. Mixing Requirements for Mixed Residential Developments. All Mixed Residential Developments shall meet the following mixing requirements:
  - (1) The development shall include at least two of the following housing types: single-family detached, village house, twin homes, townhouse, carriage home, or multi-family in a converted existing structure built prior to 1940. To qualify as one of the two required housing types, a housing type must comprise at least twenty percent (20%) of the total housing units in the development. No housing type may exceed sixty percent (60%) of the total housing units in the development.

- (2) At least thirty-five percent (35%) of the tract area shall consist of open space, in accordance with the requirements of Section 150-249.12. Applicants may earn a density bonus as outlined in 150-249.6 for providing additional open space.

B. Mixing Requirements for Mixed Use Developments. When the Mixed Use Development option is chosen, the mix of uses shall adhere to the following requirements:

- (1) All Mixed Use Developments shall meet the following mix requirements:

Type of Use	Min. % of Land Area	Max. % of Land Area
Open Space	35%	N/A
Residential	20%	60%
Non-Residential ?	5%	45%

Use growing greener ordinance

- (2) The development shall include at least two of the following housing types: single-family detached, village house, twin homes, townhouse, carriage homes, or multi-family in a converted existing structure built prior to 1940. To qualify as one of the two required housing types, a housing type must comprise at least twenty percent (20%) of the total housing units in the development.

**Section 150-249.8 Residential Dimensional Requirements.**

Residential development shall meet the following dimensional criteria. In the case that a development is unlotted, compliance with equivalent lot standards shall be demonstrated.

	Single-Family Detached	Village Single	Twin Home	Townhouse	Carriage Home	Multi-Family**
Min. Net Lot Area	8,500 sq. ft. per du	5,000 sq. ft. per du	3,600 sq. ft. per du	2,400 sq. ft. per du	3,200 sq. ft. per du	8,500 sq. ft. per du
Max. Net Lot Area	10,000 sq. ft. per du	6,500 sq. ft. per du	5,000 sq. ft. per du	N/A	N/A	10,000 sq. ft. per du
Min. Lot Width	80 feet	60 feet	36 feet	24 feet	28 feet	80 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 10 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 5 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	Not less than 15 or more than 25 feet from the outer edge of the sidewalk or R.O.W.	N/A
Min. Side Yard	10 feet min, 25 aggregate	5 feet min, 15 aggregate	12 feet	12 feet per end unit	14 feet per end unit	10 feet min, 25 aggregate
Min. Rear Yard	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet

↙ ?

Max Building Coverage on a lot	25%	30%	35%	50%	60%	25%
Max. Impervious Coverage on a lot*	40%	50%	60%	70%	80%	40%
Max Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Max. Dwelling Units per Building	N/A	N/A	N/A	6	4	4

\*The Maximum Impervious Coverage at the time of development shall be 5% less than the total listed in the table above. The additional allowable impervious coverage, up to the amount listed in the table above, shall be reserved for the use of the home owner.

\*\*Multi-family refers to units in a converted existing structure, constructed prior to 1940. Existing non-conformities are exempt from these dimensional requirements, so long as non-conformities are reduced to the best extent possible.

**Section 150-249.9 Non-Residential Dimensional Requirements.**

	Non-Residential Buildings
Min. Net Lot Area	10,000 sq. ft.
Min. Lot Width	70 feet
Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)	Not less than 0 or more than 20 feet from the outer edge of the sidewalk. An additional 15 feet may be added if improved open space in accordance with §150-249.12.B(1)(a) is placed between the outer edge of the sidewalk and the front façade of the building.  Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement
Min. Side Yard	15 feet
Min. Rear Yard	30 feet
Max Building Coverage on a lot	40%
Max. Impervious Coverage on a lot	60%
Max Building Height	35 feet
Max. Dwelling Units per Building (Mixed Use Buildings)	4
Min. Distance Between Buildings on Same Lot	20 feet
Max. Building Length	100 feet for facades facing a street

**Section 150-249.10. General Requirements.**

- A. All developments must provide open space in compliance with Section 150-249.12, herein.
- B. Utilities. All developments shall be served by public sewer and public water.

- C. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the CPV-1 District.
- D. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided in accordance with the regulations in Section 150-249.110.12 of the Worcester Township Code. All open space shall be permanently deed restricted from future subdivision and development.

**Section 150-249.11. Design Standards.**

All development in the CPV-1 District shall comply with the Worcester Township Subdivision and Land Development Ordinance (SALDO), except in the case that the requirements herein conflict with those requirements, whereby the standards in this ordinance shall apply. All development shall meet the following design standards:

- A. General Layout of Mixed Use Developments and Mixed Residential Developments
  - (1) Mixed Use Development shall be laid out so that all non-residential uses, including mixed-use buildings, shall have frontage along Skippack Pike or Valley Forge Road.
  - (2) Non-residential buildings shall be placed to make walking to open space and residential areas easily accessible to pedestrians by providing an interconnected system of sidewalks and trails.
  - (3) Streets
    - (a) Streets shall be interconnected with each other and with streets on abutting properties in an interconnected modified grid pattern.
    - (b) Cul-de-sacs shall be not be permitted in the CPV-1 District unless no other options are practical. The use of cul-de-sacs must be recommended by the Worcester Township Planning Commission.
      - [1] When allowed, cul-de-sacs shall not serve more than eight dwelling units and shall not exceed three hundred twenty (320) feet in length.
    - (c) Street trees shall be required along all streets in accordance with Section 130-28.G(4) of the Worcester Township Subdivision and Land Development Ordinance (SALDO) with the exception of the following requirement, which shall supersede the requirements of the SALDO:
      - [1] Street trees shall be placed in a grass buffer strip between the curb and sidewalk that is a minimum of eight (8) feet wide.

- (d) Between any two intersections on a residential street, the setbacks of all buildings shall be the same along the entire segment of street and on both sides of the street. This is in addition to the front façade location requirements of Section 150-249.8.

(4) Alleys

- (a) Alleys should be one way when feasible. One-way alleys shall be fourteen (14) feet wide, and two-way alleys shall be eighteen (18) feet wide. Traffic calming devices such as speed humps shall be incorporated into the alleys when feasible.

B. Building Design Standards

(1) Non-Residential and Mixed-Use Buildings shall meet the following requirements:

- (a) Building Footprint and Total Commercial Area. The maximum building footprint of non-residential and mixed-use buildings shall not exceed five thousand (5,000) square feet and the total square footage devoted to commercial use in a building shall not exceed 5,000 square feet.

(2) Residential Building Design Standards

- (a) All dwelling units must have at least one primary entrance in the front facade. For twin homes, this requirement may be met if at least one of the units has its primary entrance in the front facade.

- (b) Townhouse buildings may contain no more than six (6) attached dwelling units.

- (c) Carriage homes buildings may contain no more than four (4) attached dwelling units.

(d) Village single dwellings must meet all of the following criteria:

- [1] A sidewalk through the front yard, leading from the street sidewalk or curblin to the front door or front porch of the Village House.

- [2] If the village single dwelling has a front-facing garage then the garage must be located at least ten (10) feet behind the building's front façade and the garage door shall include architectural features that are similar to the ones used on the main house. The garage door shall also have windows.

[3] All village single dwellings shall contain at least two of the following features. Whichever two options are chosen shall apply to all village houses within a development to create a sense of architectural unity: ← \*

[a] An unenclosed porch, extending across at least one-third of the front of the house, excluding the garage, being at least six (6) feet in depth.

[b] A front yard enclosed by a picket fence at least thirty (30) inches but no more than thirty-six (36) inches in height.

[c] A rear-facing garage that is accessed by a rear alley, with no access taken from the primary street in front of the village single dwelling.

C. Parking Standards

(1) Residential garages, parking lots, and/or driveways should not be the dominant aspect of the building design, if visible from the street, parking lots shall be buffered and garage doors shall have decorative elements such as windows, decorative hardware and shall not be white. ← say what?

(2) Non-Residential Parking Design Standards. Off-street parking for non-residential buildings shall comply with the following requirements.

(a) Off-street parking shall be visually screened from existing and proposed streets by hedges, walls, buffer plantings, or similar site elements. Such screens shall be between two (2) feet and four (4) feet high.

(b) Parking areas on abutting non-residential lots shall be interconnected by access driveways when deemed feasible by the Board of Supervisors.

(c) Each non-residential lot shall provide easements for its parking areas and access driveways guaranteeing access and use to all other non-residential lots within the tract.

(d) Non-residential parking lots shall be set back at least ten (10) <sup>more</sup> feet from residential lots.

(3) Single-Family Detached Parking Design Standards. Garages for single-family detached units shall meet one of the following design options:

\* (a) The garage is side entry, so garage doors are perpendicular or radial to the street which the front facade faces.

(b) The garage is located behind the rear facade of the house. This garage may be detached from or attached to the house, and the garage doors may face any direction.

**Center Point Village Zoning District 2 (CPV-2)****§150-250.1 Intent.**

The primary purpose of the Center Point Village 2 (CPV-2) District is to create a commercial core within a walkable village as outlined in the goals and concepts illustrated in the document entitled, *A Vision for Center Point Village*—adopted by Worcester Township to guide the development in the area around the historic crossroads of Skippack Pike and Valley Forge Road, which serves as the geographic heart of both Worcester Township and Montgomery County. The CPV-2 District is designed to serve as the heart of the village and to compliment the standards set forth in the nearby CPV-1 District. To those ends, the Center Point Village District 2 is intended to:

- A. Allow a range of small scale commercial and institutional uses within easy walking distance of adjoining residential homes.
- B. Ensure that commercial uses have a character that is compatible with the existing historic character of Worcester Township, as well as future residences within the development.
- C. Promote pedestrian orientation of streets and buildings to ensure a walkable village setting.
- D. Give priority to pedestrian movement along sidewalks and trails and access to commercial areas, open spaces, and streets; and discourage design that gives priority to vehicular convenience only.
- E. Create a street circulation system with sidewalks and trails that provides safe and convenient access.
- F. Use scale, building orientation, and landscaping to establish community identity.
- G. Use open and recreational spaces as community focal points.
- H. Preserve rural areas of the township by concentrating development in and around the existing Center Point Village.
- I. Provide retail uses in Center Point Village so that residents of the village will have the option of walking or biking to nearby amenities.

**Section 150-250.2 Site Layout**

The overall site plan for any new development within the CPV-2 District shall adhere to the final land use bubble plan on page 22 of the document entitled *A Vision for Center Point Village*, adopted on October 15, 2014 (included here as Appendix 1). An alternative site layout may be used in the event that the applicant and the Board of Supervisors agree that such a layout would be preferable in order to implement the overall vision of the aforementioned document.



**Section 150-250.3 Permitted Uses.**

The following uses are permitted in the CPV-2 District:

A. Class One Uses. On any lot, the following uses are permitted:

- (1) Retail commercial uses, personal service businesses, restaurants, and financial establishments, excluding drive-through facilities.
- (2) Convenience stores, without fuel pumps.
- (3) Park and open space uses, including central open space, passive open space, and active recreation uses.
- (4) Municipal uses, including township administration buildings, fire stations, and other similar uses.
- (5) Bed and breakfast establishments.
- (6) Small-scale business or professional offices in converted residential structures.
- (7) Offices of doctor, dentist, and other healthcare providers.
- (8) Studio for dance, art, music, photography, or exercise.
- (9) Day care center

B. Class Two Uses. On lots with a minimum area of forty thousand (40,000) square feet and a minimum width at the building line of one hundred (100) feet, in addition to Class One Uses, the following uses are permitted:

- (1) Uses with drive-through facilities, including restaurants, drug stores, banks and financial institutions, provided:
  - (a) The use provides sufficient on-site stacking lanes to accommodate a minimum of six (6) automobiles leading to the first drive-through window, bank teller window, remote teller window, or drive through automatic teller machine on the site, and two (2) automobiles for each additional drive-through facility on the site.
  - (b) These stacking lanes shall not interfere with parking spaces or the external circulation of the site.

(c) Drive through windows shall face the rear or side yard of the site. Drive through windows shall not face a public street.

(2) Gas stations, mini-marts, convenience stores with fuel pumps and other use with fuel pumps, provided that:

(a) All activities except those to be performed at the fuel or air pumps are performed within a completely enclosed building. Outdoor storage is not permitted.

(b) Minimum setback of pump islands is fifty (50) feet from street ultimate rights-of-way, eighty (80) feet from residential property lines, and thirty (30) feet from all other property lines.

(c) Minimum setback of parking (any portion) from fuel pumps is thirty (30) feet.

(d) The fuel pump area does not interfere with parking spaces or internal circulation. In developments with multiple uses, the fuel pump area shall be separated from the parking and internal circulation of other uses.

(e) There shall be a maximum of six (6) fuel pumps.

(f) Body repairs and/ or painting shall not be permitted.

(g) Canopies meet the following requirements:

[1] Canopies shall be set back at least fifteen (15) feet from property lines and ultimate rights-of-way lines and fifty (50) feet from abutting residentially zoned properties.

[2] Canopies shall have a maximum height of sixteen (16) feet measured to the underside of the canopy. For slanted canopies, this sixteen (16) foot maximum can be measured at the portion of the canopy closest to the street.

[3] Individual canopies shall have a maximum area of 3,600 square feet; multiple canopies shall be separated by a minimum distance of 15 feet. Total aggregate area of all canopies shall be a maximum of 7,000 square feet.

[4] Lighting for canopies shall be recessed so that the bottom of the lighting fixture is flush with the underside of the canopy, using a full cutoff flat lens luminaire.

[5] Canopies shall be designed to be architecturally compatible with structures in the surrounding area with regard to color and building materials. Colors shall be compatible with buildings in the neighborhood, and pitched roofs shall be used unless deemed impossible by the Board of Supervisors.

← Canopies shall Not face public Street

C. Class Three Uses. On lots with a minimum area of one hundred fifty thousand (150,000) square feet and a minimum width at the building line of five hundred (500) feet, in addition to Class One Uses and Class Two Uses, the following uses are permitted:

- (1) Shopping center, <sup>to</sup> in accordance with additional standards in Section 150-250.4, Section 150-250.6, and all other regulations of this district. A shopping center shall include three or more separate retail uses and shall not include drive-through facilities.

**Section 150-250.4 Dimensional Requirements.**

	<b>Class One Uses</b>	<b>Class Two Uses</b>	<b>Class Three Uses</b>
<b>Min. Net Lot Area</b>	10,000 sq. ft.	40,000 sq. ft.	150,000
<b>Min. Lot Width</b>	70 feet	100 feet	500 feet
<b>Required front façade location when not facing a principal arterial (When facing a principal arterial, add 10 feet to each requirement)</b>	Not less than 0 or more than 20 feet from the outer edge of the sidewalk. An additional 50 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building.  Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement	Not less than 10 or more than 30 feet from the outer edge of the sidewalk. An additional 100 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building.  Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement	Not less than 20 or more than 60 feet from the outer edge of the sidewalk. An additional 100 feet may be added if improved open space in accordance with §150-250.7.A(3) is placed between the outer edge of the sidewalk and the front façade of the building.  Additional buildings may be placed on a lot without meeting this requirement when the additional building is smaller than and behind a building meeting this requirement
<b>Min. Side Yard</b>	15 feet	15 feet	40 feet
<b>Min. Rear Yard</b>	30 feet	30 feet	40 feet
<b>Min. Building Setback from abutting residential properties</b>	40 feet	50 feet	65 feet
<b>Max Building Coverage on a lot</b>	40%	30%	25%
<b>Max. Impervious Coverage on a lot</b>	60%	60%	60%
<b>Max Building Height</b>	35 feet	35 feet	35 feet
<b>Min. Distance Between Buildings on Same Lot</b>	20 feet	20 feet	50 feet
<b>Max. Building Length</b>	100 feet for facades facing a street	100 feet for facades facing a street	250 feet for facades facing a street
<b>Max. Building Footprint</b>	5,000 square feet	15,000 square feet	20,000 square feet

*Why the compliance*

*why three classes*

**Section 150-250.5. General Requirements.**

- A. Utilities. All developments shall be served by public sewer and public water.
- B. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the CPV-2 District.
- C. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities shall be provided in accordance with the regulations in Section 150-110.12 of the Worcester Township Code. All open space shall be permanently deed restricted from future subdivision and development.

**Section 150-250.6 Additional Standards for Class Two Uses and Class Three Uses.**

Commercial uses that are permitted as a Class Two Use or a Class Three Use shall meet the following standards:

- A. Buildings, driveways, parking areas, loading areas, outdoor activity areas, light sources, trash areas, and other potential nuisances shall be located and designed to minimize adverse impacts on abutting residential properties. In order to limit the adverse impact of a proposed general commercial use, the Board of Supervisors may require alternative site layouts, including increased setbacks from residential property lines, different locations of buildings, parking areas, and driveways, the incorporation of loading and trash collection areas as part of the principal building design, and increased screening for light sources and outdoor activity areas.
- B. Driveway intersections with streets and traffic circulation patterns within lots shall be located and designed to minimize congestion and safety problems on adjacent streets and nearby intersections. The Board of Supervisors may require alternative driveway locations and site design in order to alleviate potential congestion or safety problems.
- C. Buildings, driveways, and parking areas shall be located and designed in such a manner to maximize pedestrian safety and accessibility. Developments shall provide safe pedestrian connections to existing roadways and adjacent residential developments. Sidewalks and multi-use trails shall be utilized to make such connections. All developments should adhere to the pedestrian connectivity goals of the township's adopted plan, *A Vision for Center Point Village*.

**Section 150-250.7. Design Standards.**

All development in the CPV-2 District shall comply with the Worcester Township Subdivision and Land Development Ordinance (SALDO), except in the case that the requirements herein conflict with those requirements, whereby the standards in this ordinance shall apply. All development shall meet the following design standards: