

## Town Center District Ordinance

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### ARTICLE XIV-B, Town Center (TC) District

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#### **§250-107(36). Purposes.**

The purpose of the Town Center (TC) District is to:

- A. Create a mixed-use Zoning District designed to be the “heart” of the community that provides a sense of place, pedestrian-oriented development and community oriented living.
- B. Encourage the development of a mixed-use neighborhood by encouraging places of work, including research and development and commercial establishments, in close proximity to convalescent-care type residences and service-oriented establishments through the integration of the following land uses into a single, cohesive district.
  - (1) Non-residential development - Lots developed for commercial, research and development or office purposes.
  - (2) Residential development - Lots and/or buildings developed for assisted living or life-care type residential purposes only.
  - (3) Mixed-use development - Buildings designed to accommodate a combination of residential and non-residential uses or any combination of non-residential uses. Mixed-use development should generally front on a centrally located area or occupy other prominent central locations.
  - (4) Civic amenities - Centrally located areas of private and public improvements for the intended purpose of accommodating cultural, educational and municipal activities.
  - (5) Open space - Undeveloped land that provides green space and passive recreational needs of the workers and residents of the Town Center and the overall Township.
- C. To strengthen the local economy by providing a district for business expansion and employment opportunities.
- D. Establish pedestrian-oriented development by encouraging the provision of streetscape amenities and landscaping.

#### **§ 250-107(37). Authorized Uses.**

In the TC District, the following uses are authorized:

- A. Permitted uses.
  - (1) Principal uses.
    - (a) Appliance, home furnishing stores
    - (b) Assisted living/life care facility
    - (c) Bank/financial institution
    - (d) Bakery, including processing
    - (e) Business services
    - (f) Call center

- (g) Catering service
  - (h) Commercial-office, mixed use
  - (i) Communication Towers and Antennas (subject to Article XIX)
  - (j) Dry cleaning pick-up store
  - (k) Emergency service facility
  - (l) Essential services
  - (m) Food and grocery store
  - (n) Forestry
  - (o) Funeral home
  - (p) Garden center
  - (q) Home-based business, no impact
  - (r) Hotel/motel
  - (s) Manufacturing, research and development
  - (t) Manufacturing, pilot
  - (u) Office, business and professional
  - (v) Office, medical (high intensity)
  - (w) Office, medical (low intensity)
  - (x) Park and playground (public)
  - (y) Personal services
  - (z) Pharmacy
  - (aa) Place of assembly
  - (bb) Place of worship
  - (cc) Planned office park
  - (dd) Planned research and development park
  - (ee) Planned shopping center
  - (ff) Private club
  - (gg) Public building (municipal building, library and fire station)
  - (hh) Recreation, commercial
  - (ii) Recreation, private
  - (jj) Eating and drinking establishment
  - (kk) Retail store (<5,000 s.f.)
  - (ll) Retail store (5,000 s.f. to 20,000 s.f.)
  - (mm) Self-service laundry
  - (nn) School, private/commercial
  - (oo) School, public
  - (pp) Theater
  - (qq) Transfer facility
  - (rr) Warehouse (<less than 10,000 s.f.)
  - (ss) Wholesale business
- (2) Accessory Uses.
- (a) Signs, subject to Article XVII.
  - (b) Off-street parking and loading, subject to Article XVI.
  - (c) Private residential swimming pools or tennis courts, subject to §250-115C.
  - (d) Fences, subject to §260-115C.

- (e) Keeping of domestic pets.
  - (f) Other accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this district.
- B. Conditional uses.
- (1) Principal uses.
    - (a) Automobile service station
    - (b) Beer distributor or liquor store
    - (c) Building material and contractor's supply yard
    - (d) Cabinet making
    - (e) Car wash
    - (f) Clinics
    - (g) Commercial-office-residential, mixed use
    - (h) Commercial-residential, mixed use
    - (i) Convenience store
    - (j) Home occupation, low impact
    - (k) Hospital
    - (l) Machine shop
    - (m) Oil and gas drilling
    - (n) Retail store (>20,000 s.f.)
    - (o) Vehicular repair garage
    - (p) Veterinary clinic
- B. Uses by special exception.
- (1) Principal uses.
    - (a) Day-care center or nursery school in a church or school, subject to §250-110.A.(8).
    - (b) Temporary use or structure, other than a temporary dwelling or construction trailer, subject to § 250-110.A.(39).

**§ 250-107(38). Area, Bulk and Orientation Regulations.**

In the TC District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for specific conditional uses or uses by special exception contained in Article XIV:

- A. Minimum Lot Area
  - (1) The minimum lot size shall be 43,560 square feet.
- B. The minimum lot width shall be one hundred fifty (150) feet.
- C. Maximum lot coverage:
  - (1) The percentage of lot coverage for development or redevelopment shall not be more than fifty (50) percent of the lot area.
  - (2) The maximum amount of impervious surfaces shall be eighty (80) percent of the lot area.
  - (3) Storm water run-off reduction measures. Upon incorporating any two (2) of the following storm water run-off reduction measures into a land development, a developer and/or landowner shall receive a maximum ten (10) percent lot coverage increase.

- (a) Provide area(s) for groundwater recharge through on-site storm water infiltration for an amount of impervious area equal to one (1) times the net buildable area increase. The minimum required recharge volume shall be equal to one and one-half (1.5) inches of run-off for the area defined.
  - (b) Preserve existing trees whose combined canopy area is equal to one (1) times the net buildable area increase. A preserved tree shall be a minimum of twelve (12) inches in diameter at breast height (dbh).
  - (c) Install additional landscaping area(s) equal to one and one-half (1.5) times the net buildable area increase. This additional landscaping may be used to treat any cut or fill slopes; to increase the habitat value of any on-site storm water management facility; to re-establish streamside buffers or for other on-site uses. Lawn or turf areas shall not constitute additional landscaping.
  - (d) Propose on-site environmental mitigation of equal or greater environmental value. Mitigation shall include but may not be limited to the removal of landfilled hazardous materials, the remediation and treatment of abandoned mine drainage, or the establishment of quality wetlands. When such mitigation measures are proposed, the Zoning Officer and the Township Engineer shall review the proposed mitigation measures and shall make a recommendation on the relative value of the proposed mitigation to the Planning Commission and the Board of Supervisors.
- (4) Green roof construction.
- (a) A developer and/or landowner that utilizes green roof construction in a building design may receive a lot coverage increase equal to a maximum of twenty (20) percent of the total surface area of the green roof.
  - (b) Prior to receiving Township Board of Supervisors' approval of a green roof related lot coverage increase, the developer and/or landowner shall complete a preliminary and/or final slope stability investigation report in conformance with Township standards. The Zoning Officer and Township Engineer shall review the report and shall make recommendations to the Township Board of Supervisors.
  - (c) The Township Board of Supervisors may require additional conditions or may reduce the net buildable area increase in accordance to the results of the slope stability investigation report(s).
  - (d) Green roof construction shall be in accordance to the standards defined by the United States Green Building Council's Leadership in Energy and Environmental Design (LEED®) program.
  - (e) All green roofs shall be incorporated into the principal building of the lot.
- (5) Porous asphalt and pavers.
- (a) Parking lots and internal vehicular use areas may be constructed of porous asphalt or pavers. Developments utilizing such material may receive a lot coverage increase equal to a maximum of five (5) percent of the total surface area of both paved areas and building roofs.
- D. Floor area ratio.
- (1) The maximum floor area ratio (F.A.R.) for all uses shall be 0.60.
- E. The maximum density of assisted living/life care facility uses shall be eight (8) dwelling units (or sleeping units) per acre.

F. Principal Building Height.

- (1) The maximum height of buildings within the TC District shall be fifty (50) feet or four (4) stories.

G. Building Orientation.

- (1) Unless otherwise established by existing development patterns, the principal facade of the building shall face the principal street right-of-way.
- (2) Where practical, all buildings shall be parallel to the principal street right-of-way line.

E. Principal Building Roofs and Eaves.

- (1) The roof(s) of a building (infill, redevelopment, development and/or addition) shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding buildings. With the exception of chimneys and/or steeples, roof-top equipment and roof penetrations shall be located so as to minimize their visibility from the street.

**§250-107(39). Adjacencies.**

A. The following land use adjacencies shall require the following setbacks.

		Existing Development				
		Research and Development (F/S/R*)	Office (F/S/R*)	Retail and Restaurant (F/S/R*)	Assisted Living/ Life Care Facility (F/S/R*)	Single Family Dwelling (F/S/R*)
Proposed Development	1 Research and Development	50/35/50	65/40/50	65/40/50	75/40/50	85/40/70
	2 Office	65/40/50	50/20/40	50/20/40	65/40/40	75/40/50
	3 Retail and Restaurant	50/20/40	50/20/40	50/20/40	65/40/40	75/40/50
	4 Assisted Living Life Care Facility	75/40/50	65/40/40	65/40/40	50/30/40	60/30/50

\*Front/Side/Rear Setbacks=F/S/R

**§250-107(40). Utilities**

- A. Utility connections and equipment such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located on the lot or integrated into the building design so as to minimize their visibility from the street.
- B. When a lot is adjacent to a private road or street, utilities on said lot shall be located within or adjacent to the yard which abuts the private road or street.
- C. All utilities shall be required to be placed underground.

**§250-107(41). Streets, Driveways, Sidewalks and Parking**

- A. Streets.
  - (1) To minimize pedestrian and vehicle conflicts, the street system within the TC District shall act as a functional and visual link between residential neighborhoods, open spaces, civic and non-residential uses.
  - (2) The circulation system of a land development shall include streets, service/access drives and parking aisles.
  - (3) All Streets within the TC District shall be publicly dedicated. Service/access drives and parking aisles shall be privately constructed and maintained.
  - (4) No street shall be less than two hundred fifty (250) feet in length.
  - (5) Minimum block length shall be five hundred (500) feet. The maximum distance between two (2) intersections sharing the same side of the right-of-way shall be one thousand two hundred (1,200) feet.
  - (6) Developments greater than twenty-five (25) acres in size shall delineate a minimum of two (2) fifty (50) -foot rights-of-way to the periphery of the property boundary of the subject lot. Such dedications shall serve as connections to either the existing street network or future/potential street network on adjacent lots.
    - (a) If developing adjacent to an undeveloped lot, the developer and/or property owner of the subject lot shall construct roadways within the delineated rights-of-way, defined in subsection 6 above, to the adjacent property lines so that future roadway connections can be made.
    - (b) If developing adjacent to a developed lot, the developer and/or property owner of the subject lot shall be responsible for delineating a right-of-way that connects to the existing development and shall construct a roadway within said right-of-way.
  - (7) Service/access drives shall be private and wholly contained within easements constructed to Allegheny Township road standards and maintained by the developer and/or property owner.
  - (8) Traffic Increases.
    - (a) Future developments within the TC District may not increase AM and PM peak traffic volumes on School Road by more than five (5) percent of the established AM and PM peak traffic volumes measured at the time of the development plan application.
    - (b) A Traffic Study, to evaluate current and proposed traffic volumes, as required by Section 223-19 (O) and (P) of the Township Subdivision and Land Development

Ordinance will be required from the developer or property owner in order to provide clear evidence that the proposed development will comply with the above provision.

- (c) Developments that increase the AM and PM peak traffic volumes by more than five (5) percent on the above mentioned roadway must present a plan to the Township Board of Supervisors that will effectively divert traffic away from said road.
- (d) Any roadway improvements constructed as part of subsection (c) shall be dedicated to the public and constructed to Allegheny Township road standards.

B. Driveways

In order to provide the maximum safety for pedestrians with the least interference to the traffic flow on public streets, and to provide ease and convenience in ingress and egress to private property, the number and location of driveways shall be regulated relative to the intensity or size of the property served as follows:

- (1) Shared access with adjoining lots shall be required where practical and possible.
- (2) A twenty-five (25) foot access easement shall be granted between the parties involved in the shared access and shall conform to the requirements of the Township Board of Supervisors.
- (3) Two (2) driveways entering on a particular street from a single non-residential lot may be permitted if the minimum driveway spacing between the two (2) driveways equals or exceeds one hundred fifty (150) feet; and the minimum spacing between driveways on abutting lots is fifty (50) feet.
- (4) For any parcel equal to or greater than twenty (20) acres in size shall be required to provide a minimum of two (2) points of access to either a public or private roadway.

C. Parking.

- (1) Parking areas shall be constructed within centralized location(s) accessible to multiple land uses. If said layout can be demonstrated not to be physically feasible, then said parking areas shall be located to the rear or side of the lot's principal building(s) as is practical. Multiple parking areas shall be inter-connected with parking aisles and sidewalks to the greatest extent possible.
- (2) In order to maintain the continuity of an established street facade and to promote pedestrian oriented development, no more than seventy-five (75) percent of the required off-street parking shall be located between the right-of-way line and the principal facade of a building.
- (3) The minimum parking setback for non-residential uses shall be thirty-five (35) feet from any roadway, public or private, and twenty (20) feet from an interior lot line.
- (4) In order to promote pedestrian oriented development, service and loading areas shall be located at the rear of the building in order to be shielded from view of streets and/or residential uses. All loading docks and service areas shall be screened with a minimum of an eight (8) foot masonry wall having a minimum of eighty (80) percent opacity or a landscaped berm with a minimum height of six (6) feet, as described in §250-113.
- (5) Parking lot design will utilize landscaped medians and islands for the on-site retention of storm water and to create pedestrian-oriented developments within the TC District.
  - (a) Storm water recharge areas situated within parking medians shall be utilized for the on-site storage of rainwater during storm events. The parking medians shall be permitted between parking bays and shall be a minimum of fifteen (15) feet in

- width. Landscape materials within such an area shall comply with current PA DEP standards.
- (b) Parking medians shall contain one (1) shade tree for every thirty-five (35) linear feet of parking median.
  - (c) The parking medians, at a minimum, shall be sodded; however, the use of seasonal planting or other ground cover can be used as a decorative element.
- (6) Parking lot landscaping.
- (a) In addition to the parking medians, a minimum of one (1) landscape island per each twenty (20) parking spaces. Each island shall be a minimum of one hundred and eighty (180) square feet in area.
  - (b) A minimum of one (1) shade tree shall be planted per island.
  - (c) Storm water management recharge areas are permitted the parking medians; however, parking median landscaping shall not be used to satisfy any bufferyard landscape requirement that may apply to that particular lot.
- (7) Drop lots and overflow parking.
- (a) Drop lots are parking areas used exclusively for parking of truck trailers, and shall not be used for the outdoor storage of materials or other items.
  - (b) Drop lots and areas used for overflow parking shall be stabilized with a minimum of gravel.
  - (c) Seventy-five (75) percent of the area used for drop lots and stabilized with gravel shall count towards the maximum impervious area. Drop lots constructed of concrete or asphalt shall be considered one hundred (100) percent impervious.
- D. Sidewalks shall be constructed along all streets, whether public or private, including both sides of each access road or driveway that connects to the public entrance of a building. Sidewalks shall be interconnected with one another and shall minimize conflicts with vehicular circulation.
- (a) Either a concrete sidewalk four (4) feet in width on both sides of the street or a concrete bike/pedestrian path eight (8) feet in width on one side of the street shall be constructed.
  - (b) A system of sidewalks shall be utilized to connect public right-of-way and sidewalks to internal development.
  - (c) It shall be the responsibility of the developer and/or property owner to construct the required sidewalk system adjacent to the applicable development.
  - (d) Sidewalk maintenance and replacement shall be the responsibility of the property owner. The Township reserves the right to perform required maintenance and bill the applicable property owner(s).

#### **§250-107(42). Streetscaping and Buffers**

##### **A. Streetscaping.**

- (1) A minimum five (5) foot wide planting strip shall be provided for the installation of street trees and lighting along all streets.
  - (a) Planting strips shall be placed between the sidewalk and the roadway.

- (2) A hedge, masonry wall or landscape berm a minimum of three (3) feet in height shall be placed between all parking areas and all streets.
- (3) Street trees shall be planted at a minimum of forty (40) foot spacing along public or private streets or roadways.
- (4) Both vehicular and pedestrian lighting features shall be provided by the developer and/or property owner.
  - (a) Street lighting fixtures shall be a maximum of twenty-five (25) feet in height and shall use a metal halide fixture.
  - (b) Pedestrian lighting shall only be required where street lights are not effective in providing adequate lighting for pedestrian and/or bikeways. The developer and/or property owner shall have the burden of proof in determining adequate light levels.
  - (c) Pedestrian lighting shall be required along the sidewalk system required to connect streets to internal development.

**B. Buffers.**

- (1) Bufferyards shall be required in conjunction with the development of any lot, as defined by the table below:

		Existing Development				
		Research and Development (F/S/R*)	Office (F/S/R*)	Retail and Restaurant (F/S/R*)	Assisted Living/ Life Care Facility (F/S/R*)	Single Family Dwelling (F/S/R*)
Proposed Development	1 Research and Development	A/B/A	A/B/A	A/B/B	A/A/A	A/A/A
	2 Office	A/B/A	B/B/B	B/B/B	A/B/A	A/A/A
	3 Retail and Restaurant	A/B/B	B/B/B	B/C/C	B/B/B	A/A/A
	4 Assisted Living/ Life Care Facility	A/A/A	A/B/A	B/B/B	B/C/C	A/B/B

\*Front/Side/Rear Setbacks = F/S/R

A-Bufferyard A; B-Bufferyard B; C-Bufferyard C

- (2) The minimum spacing and quantity of vegetation planted within a bufferyard shall be as prescribed in §250-113.
- (3) All trees required to be planted within the bufferyard shall be a minimum of two and one-half (2.5) inches in diameter at breast height (dbh). All required trees shall be a minimum of eight (8) feet in height at the time of planting.

- (4) It shall be the responsibility of the owner/applicant to assure the continued growth of all required landscaping and/or to replace the same in the event of freezing, drought, vandalism, disease or other reasons for the discontinued growth of the required trees, shrubs and bushes.

**§250-107(43). Open Space**

Any development over fifteen (15) acres in size shall contain a minimum of five (5) percent open space for civic amenities located adjacent to the public right-of-way. Acceptable improved open space shall consist of either a public plaza, a public square or usable green space. Usable green space consists of vegetated land less than ten (10) percent in gradient. Parking medians, landscaped islands within parking areas and storm water recharge and/or management facilities shall not be permitted for inclusion within said minimum calculation.

**§250-107(44). Signage**

- A. Up to two (2) of any of the following signs are permitted:
  - (1) Wall signs.
    - (a) No wall sign shall project more than twelve (12) inches beyond the building.
    - (b) Wall signs shall not exceed ten (10) percent of the building façade.
  - (2) Overhanging signs.
    - (a) Overhanging signs should be no lower than eight (8) feet above the ground.
    - (b) The maximum sign area shall not exceed five (5) square feet.
    - (c) The maximum height of the overhanging sign shall not exceed the eave line or top of the parapet wall of the principal building which ever is lower.
  - (3) Window signs.
    - (a) Window signs shall not exceed fifteen (15) percent of the total glass area of the window.
  - (4) Awning Signs.
    - (a) Awning signs should be traditional fabric foldout awnings and not permanently affixed, backlit awnings.
    - (b) Sign lettering and/or logo shall not exceed thirty (30) percent of the exterior surface of the awning or canopy.
    - (c) A minimum height of eight (8) feet from the lowest point to the sidewalk is required.
- B. Only one (1) of the following signs plus one (1) of the signs listed in Subsection (A)(1) above are permitted:
  - (1) Freestanding signs.
    - (a) Freestanding sign supports should be made of wood or metal.
    - (b) Freestanding signs shall not exceed twenty (20) square feet.
    - (c) Signs shall not exceed five (5) feet in height.
  - (2) Marquee signs.
    - (a) Marquee signs shall not exceed one hundred and fifty (150) square feet.
    - (b) Marquee signs shall maintain a vertical clearance of ten (10) feet above grade.

- (3) Ground signs.
  - (a) Ground signs should be constructed out of materials that complement the principal building.
  - (b) The sign face shall not exceed forty (40) square feet.
  - (c) The sign structure, including sign faces shall not exceed five (5) feet in height.
  - (d) Ground signs shall have landscaping around the sign base equal to twice the square footage of the sign face.

C. Sign Illumination.

- (1) The use of flashing, pulsating, or moving lights shall be prohibited.
- (2) Back-lit, halo-lit illumination, or reverse channel letters with halo illumination are recommended.
- (3) External illumination should be unobtrusive.
- (4) Full cut off fixtures shall be utilized for external sign illumination to avoid glare.

**§ 250-107(45) Master Plan**

- A. A Master Plan shall be submitted to the Township for review for any development ten (10) acres or greater in size. The components of said Master Plan shall consist of:
  - (1) An overall Master Plan for the entire lot at a minimum scale of one inch equaling two hundred feet (1"=100') and narrative documentation, as appropriate, depicting the following:
    - (a) The general layout and intended character of development areas and open spaces.
    - (b) The proposed locations of all public and private rights-of-way, including streets, parking areas, water lines, sewage conveyance, treatment and disposal facilities, storm water management facilities, etc.
    - (c) The density of each land use to be allocated to each part of the site.
    - (d) The location, size and uses of the open space and the form or organization proposed to own and maintain the open space.
    - (e) The location, species and size of required landscaping.
    - (f) The use and approximate height, bulk and location of buildings and other structures.
    - (g) The feasibility of proposed water supply and the disposition of the sanitary waste and storm water.
    - (h) The substance of covenants, grants of easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures including proposed easements of grants for public utilities.
    - (i) The provisions for parking of vehicles and the location and width of proposed streets and public ways.
  - (2) Plan(s) at a scale of no less than one inch equaling one hundred feet (1"=100') showing the significant natural and man made features of the lot including streams, floodplains, wetlands, woodlands, topography and soil types. Submitted plan(s) should be at the same scale as those submitted in accordance with Subsection (d) below.
  - (3) A plan depicting location and size of the lot and the nature of the applicant's interest in the land proposed to be developed.

- B. The landowner and/or developer shall submit individual development phases for each phase of proposed development. Submissions shall follow the provisions of the Township's final land development approval requirements.