

*Example
of
Mixed Use Development
Regulations
&
Office Center Development
Regulations*

**UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 25-1400

**AN ORDINANCE AMENDING CHAPTER 255 (ZONING) OF
THE UPPER DUBLIN TOWNSHIP CODE OF ORDINANCES
TO ADD A NEW STACKED TOWNHOUSE USE AND
TO AMEND THE REGULATIONS FOR A MIXED USE
DEVELOPMENT IN THE OC OFFICE CENTER DISTRICT**

WHEREAS, the Code of Upper Dublin Township, Chapter 255, Zoning Article XXVII, Section 255-200 of the Upper Dublin Township Zoning Ordinance and Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, authorize the Board of Commissioners of Upper Dublin Township to enact amendments to the Upper Dublin Township Zoning Ordinance;

WHEREAS, the Board of Commissioners has determined that it is in the best interests of the municipality to adopt this ordinance amending the Upper Dublin Township Zoning Ordinance;

WHEREAS, the Board of Commissioners has determined that this Ordinance is generally consistent with the Upper Dublin Township Comprehensive Plan;

WHEREAS, a public hearing was held, following public notice, for the purpose of considering this amendment to the Upper Dublin Township Zoning Ordinance; and

WHEREAS, the Board of Commissioners after the public hearing held pursuant to public notice, and after receipt of recommendations from the Upper Dublin Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended to add a stacked townhouse use and to amend certain regulations of the Mixed Use Development as a conditional use in the OC Office Center District, subject to certain conditions and requirements, and that such amendment is in accordance with the spirit and the intent of the Upper Dublin Township Zoning Ordinance and Comprehensive Plan.

NOW, THEREFORE, the Board of Commissioners of the Township of Upper Dublin Township hereby ordains:

SECTION 1. The Code of Upper Dublin Township, Chapter 255, Zoning, Article 1, Section 255-7, Definitions, shall be amended to create the following new definitions under the definition of DWELLING – C. MULTIPLE DWELLING:

- (8) **STACKED TOWNHOUSE DWELLING** – Two (2) single-family attached dwellings that are arranged vertically, typically two (2) stories for each dwelling unit, with each dwelling unit having independent outside access. Such unit may be independently owned or may be rented as in an apartment development. In addition,

appurtenant areas may or may not be owned, rented or held in some form of community ownership.

SECTION 2. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, **Section 255-61.1.B**, shall be amended by adding certain permitted uses in a Mixed Use Development in the OC Office Center District, as follows:

A. Retail and Commercial Uses. Section 255-61.1.B(1) setting forth the permitted retail and commercial uses permitted shall be amended by adding a new subsection (h), as follows:

(h) Hotel.

B. Residential Uses. Section 255-61.1.B(2) setting forth the permitted residential uses shall be amended by adding a new subsection (c), as follows:

(c) Stacked Townhouse Dwellings.

C. Accessory Uses. Sections 255-61.1.B(3)(c) and (d) setting forth the permitted accessory uses shall be deleted in their entirety and restated, as follows:

(c) Drive-thru service, as an accessory use to any permitted use, provided (i) the drive-thru is internal to the site with no direct access onto a public street, (ii) is intended for vehicular access only and does not include walk-up and/or order pick-up areas; and (iii) no more than three (3) drive-thru facilities shall be permitted within a Mixed-Use Development.

(d) Outdoor seating and/or dining areas, provided that no outdoor seating or dining shall occur after 11:00 p.m. each day.

D. Institutional Uses. A new Section 255-61.1.B(4) setting forth the institutional uses permitted shall be added, as follows:

(4) Institutional Uses:

(a) Senior Assisted Living Residence.

E. Municipal Uses. A new Section 255-61.1.B(5) allowing municipal uses as a permitted uses shall be added, as follows:

(5) Municipal Uses.

SECTION 3. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, **Section 255-61.1.C**, shall be amended by amending certain development requirements in a Mixed Use Development in the OC Office Center District, as follows:

A. Road Frontage. Section 255-61.1.C(2) setting forth the road frontage requirements in a Mixed Use Development shall be deleted in its entirety and restated as follows:

- (2) Road frontages. The site, which may include adjacent parcels under common control, shall have frontage on and road access to at least two (2) public roads. The grant of an irrevocable access easement over and across an adjacent property to a public road, shall constitute frontage and road access.

B. Mix Requirements. Section 255-61.1.C(3) setting forth the mix requirements for Mixed Use Development shall be deleted in its entirety and restated as follows

- (3) Mix Requirements. Every Mixed Use Development shall provide a mix of three (3) or more uses, including office, commercial, residential, institutional and/or municipal uses, and no one use may utilize more than eighty percent (80%) of the building area. Accessory parking, including any parking garage, shall not be included as a separate use and its square footage shall not be counted in the calculation of the mix requirements.

C. Neighborhood Open Space. Section 255-61.1C(5) setting forth the Neighborhood Open Space requirements shall be amended to include a new subsection (b) as follows:

- (b) A Mixed Use Development which includes Stacked Townhouse Dwellings, shall provide a minimum of 200 square feet per Stacked Townhouse Dwelling (i.e., 400 square feet per stack of 2 dwellings) of outdoor courtyard space between the buildings containing such Stacked Townhouse Dwellings, which shall be improved with a minimum of one (1) bench for every five (5) Stacked Townhouse Dwellings with additional landscaping. Such space is separate from, and in addition to, the overall Mixed Use Neighborhood Open Space otherwise required in subsection C.5(a) above and shall be improved and arranged in a manner to encourage outdoor recreation among the residents whether passive or active in nature.

SECTION 4. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, Section 255-61.1.D, shall be amended by amending certain area and bulk requirements in a Mixed Use Development in the OC Office Center District, as follows:

A. Building Height. Section 255-61.1.D(3) setting forth the building height requirements in a Mixed Use Development shall be deleted in its entirety and restated as follows:

- (3) Building Height. The maximum building height of any residential or mixed use building or structure within a Mixed Use Development shall be sixty-five (65) feet, in accordance with the requirements under § 255-61.F. Notwithstanding the foregoing, the

maximum height of any mixed use building containing a commercial use on the first floor and residential uses above and/or an apartment building may be increased to seventy-five (75) feet if the building is located at least 500 feet from the boundary of a residential zoning district. The maximum building height for a single-story commercial use shall be thirty-five (35) feet.

B. Parking. Section 255-61.1.D(6)(b) setting forth the parking requirements for residential uses in a Mixed Use Development shall be deleted in its entirety and restated as follows:

(b) Residential Uses:

(i) Townhouses and Stacked Townhouses: Two (2) parking spaces per dwelling unit, provided that (i) a garage shall be considered one (1) parking space and (ii) overflow parking shall be provided at a ratio of 0.5 parking spaces per dwelling unit.

(ii) Apartment Buildings (including the residential component of a mixed use building): One (1) parking space per bedroom.

SECTION 5. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, Section 255-61.1.E(1)(b) and (c), regarding certain design standards in a Mixed Use Development in the OC Office Center District, are hereby deleted in their entirety and restated as follows:

- (b) **Primary Façade.** Any building façade with a customer or visitor entrance shall be treated as a primary façade. On non-residential or mixed use buildings at least fifty percent (50%) of the length of the ground floor of primary façades shall consist of windows, glass doors, or other transparent or semi-transparent building surfaces. Mirrored glass is prohibited. Walls or portions of walls where windows are not provided shall have architectural treatments and details, such as a change in building material or color, lighting fixtures, decorative tiles, hanging planters, awnings and/or similar features.
- (c) **Secondary Façade.** All other building façades shall be treated as a secondary façade. Secondary façades must have architectural treatments and building materials that are complimentary to the primary façade. On secondary facades visible from a public or private street, or drive aisle blank walls are prohibited.

SECTION 6. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, Section 255-61.1 is hereby amended by adding a new subsection (F), as follows:

F. Special Conveyancing. When a parcel or parcels are developed as a mixed-use development pursuant to this Section 255-61.1, then the creation of and conveyance of a lot or parcel(s) within such mixed-use development shall be permitted upon compliance with the following conditions:

- (a) Irrevocable cross-easements in favor of, and duly binding on, all title owners within the area of the mixed-use development, their successors and assigns, with respect to use, control and maintenance of the common areas including access, green space, and parking areas are in effect and recorded. All easements shall be submitted to the Township Solicitor for review prior to recording of same.
- (b) The application of zoning regulations including, but not limited to, building coverage, impervious coverage, parking, loading and landscaping, as well as required area, width and yard regulations, shall apply to the overall approved mixed-use development and the individual lots or parcels created pursuant to this section need not comply with such zoning requirements.

SECTION 7. To the extent that the provisions of this Ordinance Amendment are inconsistent or conflict with any other provision of Chapter 255, the Upper Dublin Township Zoning Ordinance, the specific regulations contained in this Ordinance Amendment shall control and take precedence over such other regulations.

SECTION 8. The provisions of this Ordinance Amendment are severable, and if any sentence, clause, section or part of the ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, or invalidity shall not affect or impair any of the remaining provisions, sentences, or parts of this ordinance. It is hereby declared to be the express intent of the Board of Commissioners that this Ordinance Amendment would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or parts thereof had not been included herein.

SECTION 9. This Ordinance Amendment shall take effect and be in force from and after its approval as required by law.

ENACTED by the Board of Commissioners of Upper Dublin Township, this 11th day of March, 2025.

ATTEST:


Kurt M. Ferguson, Secretary and
Township Manager

**BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN**


Ira S. Tackel, President

and species of landscaping abutting streets , either public or private, easements, streams and other topographical features of the tract .

- B. Architectural plans for any proposed building .
- C. Engineering and architectural plans for the handling and disposal of sewage and other wastes.
- D. A plot plan showing location of lots .
- E. Any other data or evidence that the Board may require.

§ 255-55. (Reserved) ¹⁹

19. Editor's Note: Former 255-55, Signs, was repealed 7-10-2001 by Ord. No. 1066. See Art. XXI for sign regulations.

§ 255-56. Fire prevention.

[Amended 1-10-1995 by Ord. No. 879]

Each apartment, townhouse or condominium shall be constructed in accordance with the requirements of the BOCA Basic Building Code for use Group R, Residential buildings. ²⁰

20. Editor's Note: See Ch. 73, Building Construction and Ch. 117, Fire Prevention.

§ 255-57. Condominium development.

[Amended 1-10-1995 by Ord. No. 879]

A. In the case of a condominium development , the Declaration recorded pursuant to the provisions of the Uniform Condominium Act ²¹ of Pennsylvania shall contain the requirements that the Upper Dublin Township Commissioners be given notice of all meetings of the unit owners and all meetings of the Council, together with a provision that the Upper Dublin Township Commissioners or their representatives shall be entitled to attend all such meetings. The Code of Regulations adopted pursuant to the Uniform Condominium Act of Pennsylvania shall likewise contain a requirement that the Upper Dublin Township Commissioners or their representatives be given notice of, and shall have the right to attend, all meetings of unit owners and all meetings of the council. It shall also contain a covenant that after 50% of the units are sold, the Council membership shall be placed in the hands of the owners thereof.

B. No permit for condominium development shall be granted until there shall have been filed with the Township Secretary a certified copy of the Declaration, the Declaration Plan and the Code of Regulations, adopted in accordance with the Uniform Condominium Act of Pennsylvania.

C. In the event that all or part of the property subject to the Uniform Condominium Act Declaration shall be removed from the provisions of the Uniform Condominium Act by means of a revocation or an amendment recorded pursuant to the provisions of the Act or by any other means whatsoever, then all use and occupancy of the units shall cease until such time as adequate provision has been made to assure proper maintenance of the common elements of the condominium and approved by the Township Commissioners.

D. In the event that the Declaration or Code of Regulations shall be amended or altered in such a way as to effect a noncompliance with the provisions of this section hereof, no occupancy permits may be issued for any units included in the Declaration Plan or amendments thereto until such time as such noncompliance has been removed.

21. Editor's Note: See 68 Pa.C.S.A. § 3101 et seq.

ARTICLE IX

OC Office Center District

§ 255-58. Purpose; intent.

A. The purpose of establishing planned office center districts shall be to encourage the logical and timely development of land for office purposes in accordance with the objectives, policies and proposals of this chapter; to discourage any land use which would interfere with the use of the District as an employment and service center and to assure suitable design to protect the residential environment of adjacent and nearby neighborhoods . It is further hereby declared to be the intent of the Township to provide the office center with a minimum of traffic congestion, overcrowding of land, noise, glare and pollution, so as to lessen the danger to the public safety. The protective standards contained in this article are intended to minimize any adverse effect of the office center on nearby property values and to provide for safe and efficient use of the office center itself. **[Amended 1-10-1995 by Ord. No. 879]**

B. The governing body shall make a determination prior to the establishment of an Office Center District that there is a need for diversification of land use to support new and improved municipal service and facilities, that said Office Center District is integrated in a general plan of land use and that the density of population within an Office Center District will not have an adverse effect on the overall employee and/or density of population in the Township.

§ 255-59. Authorization.

The governing body may authorize as an amendment to the Zoning Map the designation of an area as an OC Office Center District for the location of an integrated office center, subject to the regulations of this and any pertinent article of this chapter, as amended.

§ 255-60. Use regulations.

In an OC Office Center District, a building or combination of buildings may be erected or used and a lot area may be used or occupied for any of the following purposes and no others:

A. Office buildings . Professional, executive, administrative and governmental; such uses shall include but not be limited to the following:

- (1) Insurance, real estate and other similar business and professional offices.
- (2) Dental and medical clinics and testing laboratories.
- (3) Private, vocational, business and professional schools , except those of industrial character.
- (4) Office buildings for companies and corporations.

B. Personal service and/or convenience type commercial facilities for the primary use of employees, visitors and/or clients of the Office Center District and only for the incidental use of the general public shall be permitted. Such uses include but are not necessarily limited to the following: eating establishments, facilities providing living quarters for transients, banks, drugstores, barbershops and beauty parlors.

C. Accessory uses customarily incidental to any of the above uses . Such use may include garages for storage and maintenance of motor vehicles of owner or owners, tenants, their employees, invitees and other visitors, parking facilities, maintenance and utility shops for the upkeep and repair of other buildings , structures and services, central heat and power plants for furnishing heat and electrical energy to all structures and buildings and storage of documents, records and personal property and cafeterias, recreational facilities, post offices and guest lodges for the use of employees and visitors to the Office Center, provided that such uses are planned as an integral part of the office building development and are located on the same site, and provided further that guest lodges are approved by the Zoning Hearing Board and authorized as a special exception .

D. Mixed use development. A mixed use development, as defined in § 255-7, when approved by the Board of Commissioners as a conditional use, subject to the requirements and criteria of § 255.61.1. **[Added 3-28-2017 by Ord. No. 17-1330]**

E. No area shall be used for an OC Office Center District use if there exists in the area sought to be used for an OC Office Center District use any use which would be nonconforming under the terms of this section. However, the governing body may authorize the office center with a nonconforming use if, prior to the issuance of a building and/or zoning permit , the developer agrees and guarantees, in writing, to the satisfaction of the governing body, that all nonconforming uses are removed from the area within three years from the date of the issuance of a permit for the building of the principal structure . Upon written request, the governing body may extend the time for an additional year. Said guaranty shall be in the form of a performance bond or cash escrow

security. The amount of the security shall be at least equal to 120%, as determined by the governing body, of the estimated cost of removal of the nonconforming uses. The creation of an odd-shaped area which excludes nonconforming uses is to be avoided.

F. If the development of the office center is to be carried out in stages, each stage shall be so planned that the foregoing requirements and the intent of this chapter shall be fully complied with at the completion of any stage.

G. Personal use heliport.

(1) A personal use heliport may be permitted as a conditional use upon application to the Board of Commissioners and the determination by the Board that:

(a) Such use is consistent with § 255-58, Purpose; intent.

(b) Such use will not adversely affect the neighborhood in which such use is contemplated or neighboring tracts.

(c) The design of the heliport meets the criteria provided in Chapters 4 through 8, inclusive, and Appendices I and II of Heliport Design Criteria, Federal Aviation Administration, Department of Transportation Advisory Circular AC No. 150/5390-1B, dated August 22, 1977, as revised or amended. ²³

(d) A buffer strip shall be landscaped so as to provide a visual barrier unless waived by the Board of Commissioners.

(2) Additional conditions.

(a) The heliport shall be licensed by the Pennsylvania Department of Transportation.

(b) A heliport shall be located not less than 400 feet from a residential district as measured from the center of the helipad to the residential district line.

(c) A heliport located at least 400 feet but less than 600 feet from a residential district shall be restricted to use by helicopters in the following categories:

[1] Single-engine turbine-powered helicopters having maximum gross weights not exceeding 4,500 pounds.

[2] Twin-engine turbine-powered helicopters having maximum gross weights not exceeding 10,000 pounds.

(d) A heliport located at least 600 feet but less than 800 feet from a residential district shall be restricted to use by helicopters in the following categories:

[1] Single-engine piston-powered helicopters having maximum gross weights not exceeding 4,500 pounds.

[2] Single-engine turbine-powered helicopters having maximum gross weights not exceeding 8,000 pounds.

[3] All helicopter categories listed in Subsection G(2)(c) above.

(e) A heliport located not closer than 800 feet from a residential district shall be restricted to use by helicopters in the following categories:

[1] All helicopter categories listed in Subsection G(2)(c) and (d) above.

[2] All helicopters having maximum gross weights not exceeding 15,000 pounds.

(f) No more than two flights shall be permitted between the hours of 8:00 p.m. and 7:00 a.m., local time, unless waived by the Board of Commissioners.

(g) No maintenance or supply facility or facility for the storage of fuel shall be permitted on site.

(h) The heliport shall be protected by a safety barrier or fence not less than three feet in height above grade to preclude unauthorized persons from entering the operational area. A sufficient warning and

identification signs shall be installed on the exterior side of the fence for the information of the general public. The Commissioners may allow waivers of the fence, barrier and/or sign requirements in appropriate cases.

(3) Exceptions to the above may be granted on a temporary basis only in conjunction with a special event such as an athletic contest, a holiday celebration, parade or similar activity after reasonable advance notice has been given to the Upper Dublin Township Police of the intention to do so or when necessary for law enforcement purposes and emergencies. ²⁴

23. Editor's Note: Said circular is on file in the Township offices.

24. Editor's Note: Original Section 4, regarding penalties, which immediately followed this subsection, was deleted 1-10-1995 by Ord. No. 879.

§ 255-61. Development requirements; plan.



Publisher's Note: This Section has been **AMENDED** by new legislation (Ord. 25-1400, passed 3-11-2025). The text of the amendment will be incorporated below when the amending legislation is codified.

The general plan for an office center shall be executed in accordance with the following essential conditions:

A. The development shall consist of a harmonious selection of uses and groupings of buildings, service and parking areas, circulation and open spaces, planned and designed as an integrated unit, in such a manner as to constitute a safe, efficient and convenient office center.

B. The proposed development shall be constructed in accordance with an overall plan and shall be designed with complementary architectural concepts and with appropriate landscaping.

C. The total lot area shall be not less than 25 acres.

D. All buildings shall be arranged in a well-related manner.

E. The maximum building coverage shall be 20% of the square foot area of the lot, plus 2.5% per acre multiplied by the lot area in acres, not to exceed 40%. For example: lot area of two acres: 20% plus 5% (2 times 2.5) equals 25%. Impervious surface: the maximum impervious surface of a lot shall not exceed 60%.

[Amended 9-14-2004 by Ord. No. 1138]

F. The maximum height of any building or structure erected or enlarged in an OC Office Center District shall be 65 feet. The height of a building shall be a building's vertical measurement from the mean level of the ground abutting the building to a point midway between the highest and the lowest points of the main roof levels. Said height may be increased by parapets, but not in excess of three feet; and by chimneys and housings for equipment, provided that said housings for equipment shall not be in excess of 15 feet in height and provided that they shall not occupy more than 10% of the roof area. Building units constructed with continuous walls and joined on several floor levels shall be considered one building in calculating building height.

G. Adequate areas shall be provided for loading and unloading of delivery trucks and other vehicles, servicing of offices by refuse collection, fuel, fire and other service vehicles; automobile accessways; and pedestrian walks. All areas provided for use by vehicles and all pedestrian walks shall be constructed in accordance with Township specifications. Service areas shall be screened from view from any abutting roadway and from within the parking area.

H. Provision shall be made for safe and efficient ingress and egress to and from public streets and highways servicing the office center without undue congestion to or interference with normal traffic flow. The governing body shall satisfy itself as to the adequacy of the thoroughfares to carry the additional traffic engendered by the office center. The developer shall obtain from the governing body permission to determine and locate the access to the abutting highways. Should the concerned governing body require as a condition of approval the erection and maintenance of a traffic control system, the required system shall be erected at the cost of the developer.

I. No building may be located closer than:

(1) Two hundred feet to a public highway or right-of-way, except as provided in Subsection I(3) herein;

(2) One hundred fifty feet to any property line, except as provided in Subsection I(3) herein;

(3) One hundred feet to any toll or controlled public highway; and (4) One hundred fifty feet to any residential zoned district.

J. No parking area may be located closer than:

(1) Two hundred feet to a public highway or right-of-way except as provided in Subsection J(3) herein;

(2) Fifty feet to any property line or any residential zoned district; and (3) Fifty feet to any toll or controlled public highway.

K. No service area may be located closer than 100 feet to a residential zoned district. A service area shall include the area provided for the loading and unloading of delivery trucks and other vehicles and the servicing of offices by refuse collection, fuel, fire and other service vehicles.

L. No driveway may be located closer than 25 feet to a side or rear property line adjacent to an agricultural or residential zoned district.

M. Adequate off-street parking shall be provided in accordance with the requirements of Article XIX, § 255-135C(5) of this chapter.

N. Where parking areas and/or buildings in an office center are located within 200 feet of an abutting residential district, there shall be a buffer area along that portion of the residential district line which is within 200 feet of said parking area and/or buildings, which buffer area shall be at least 25 feet measured from the residential district line, and said buffer area shall be used for no purpose other than planting and landscaping. There shall be a twenty-five-foot buffer area along street frontage occupied by an OC Office Center District, which area shall be used for no purpose other than planting and landscaping.

O. Parking, loading or service areas used by motor vehicles shall be located entirely within the lot lines of the office center and shall be physically separated from public streets.

P. All utility lines within the lot lines of the office center district shall be placed underground.

Q. All materials, including trash, supplies, rubbish, refuse, etc., shall be stored within the buildings. They shall not be handled so as to give rise to smoke, odor or litter. An odor violation will be determined in accordance with Chapter 158 of this Code. **[Amended 5-13-1997 by Ord. No. 943]**

R. Lighting facilities shall be arranged in a manner which will protect the highways and neighboring properties from unreasonable direct glare or hazardous interference of any kind.

S. No office center permitted in an office center district shall be erected or used that is not adequately served with both public sanitary sewers and public water. This section shall not be interpreted to exclude the use of water obtained from the surface or ground, provided that such sources can be developed on the premises without impairment to similar services on adjacent or nearby properties or to public water supplies. No on-site sanitary sewer disposal system shall be permitted.

T. For the purpose of calculating the minimum area lot dimension and yard requirements established by this section, a single planned office center district cannot lie on two sides of a public street or highway. Any area designated as being an OC Office Center District and lying on both sides of a public street or highway shall be deemed to be two Office Center Districts, and all minimum requirements shall be met by buildings on each side of said public street or highway as separate districts. The OC Office Center District shall be unified and contiguous in shape.

U. The governing body may prescribe particular requirements or any further reasonable conditions deemed appropriate with respect to the suitability of the office center in harmonious relationship to surrounding areas.

§ 255-61.1. Use and development requirements for mixed use developments.

[Added 3-28-2017 by Ord. No. 17-1330]

A Mixed Use Development shall comply with the following requirements and criteria:

A. The development shall consist of a harmonious selection of uses and groupings of buildings, service and parking areas, circulation and green areas, planned and designed as an integrated unit, in such a manner as to

constitute a safe, efficient and convenient center and encourage the use of green building technologies and sustainable design features.

B. Permitted uses. Any of the following uses may be permitted when included in a Mixed Use Development :

(1) Retail and commercial establishments to include the following:

(a) Retail sale of household merchandise, food and beverage products, and personal effects, such as dry goods, variety and general merchandise, clothing, prepared and packaged food, grocery items, deli products, flowers, beverages, pharmaceuticals and medical supplies, household supplies and furnishings, jewelry, optical goods, musical items, and antiques.

(b) Personal care, to include barber shop, hairdresser, clothes cleaning, tailoring, nail care and spa.

(c) Personal fitness center.

(d) Child and/or adult daycare facility.

(e) Restaurant , coffeehouse, tea room, café, confectionary or similar establishment serving food or beverage, provided that the establishment shall not be open for business between the hours of 1:00 a.m. and 6:00 a.m. daily and on weekends.

(f) Bank or financial institution.

(g) Business, medical or professional office.

(2) Residential uses:

(a) Apartment buildings.

(b) Townhouse dwellings.

(3) Accessory uses :

(a) Parking garage.

(b) Clubhouse, pool or other amenity uses, as an accessory use to a permitted residential use .

(c) Drive-thru service, as an accessory use to a coffeehouse/tea room, bank or financial institution, provided the drive-thru is internal to the site with no direct access onto a public street or highway and, provided further, that no more than two drive-thru facilities shall be permitted within a Mixed Use Development .

(d) Outdoor seating and/or dining areas, limited to at grade or ground floor, provided that no outdoor seating or dining shall occur after 11:00 p.m., daily and on weekends.

C. Development requirements. The general plan for a Mixed Use Development shall comply with the following requirements and criteria:

(1) Lot area . The minimum gross lot area shall be 20 acres.

(2) Road frontages. The site shall have frontage on and road access to at least two public roads.

(3) Mix requirements. Every Mixed Use Development shall provide a mix of office, commercial and residential uses and no one use may utilize more than 80% of the gross building floor area. Accessory parking, including any parking garage, shall not be included as a separate use and its square footage shall not be counted in the calculation of the mix requirements. Apartment leasing area and multi-family common space may be included as residential space in calculating the mix requirements.

(4) Site plan. A site plan shall be required and shall include a unified architectural theme, preliminary stormwater management design and conceptual landscaping.

(5) Neighborhood Open Space. A minimum of 10% of the net developable area of the lot shall be developed as Neighborhood Open Space. Neighborhood Open Space shall consist of parks, plazas, gardens, water features and other similarly improved common areas and amenities provided for the benefit of the residents, tenants and/or customers of the Mixed Use Development , and the general public. Trail and sidewalk connections also shall be provided to connect Neighborhood Open Spaces. A public access easement shall be

granted in favor of the Township to provide public access to the trails and to certain portions of the Neighborhood Open Space within a Mixed Use Development that are appropriate for public access.

(6) Stormwater facilities. Naturalized stormwater facilities may occupy up to 25% of the Neighborhood Open Space if such facilities are designed and landscaped using Best Management Practices (BMPs), as published from time to time by the Pennsylvania Department of Environmental Protection and incorporated into the landscaped area. There shall be no limit on the area of underground stormwater facilities.

(7) Buffers. There shall be a buffer area along the property line of a residential zoned district of at least 50 feet, which buffer area shall include planting and landscaping. There shall be a buffer area of at least 25 feet where parking is located along a street frontage, which buffer area may include a low wall, fencing and/or landscaping.

(8) Permitted density. A Mixed Use Development may contain up to 15 dwelling units per gross acre of the lot area . To encourage the use of green building technology and sustainable design features, increases in the base density are permitted in accordance with the following table. These increases are cumulative and can be combined up to a maximum density of 20 dwelling units per gross acre of the lot area .

Bonus Feature	Bonus Feature Standard	Density Bonus
Neighborhood Open Space	Preserve additional land as Neighborhood Open Space in excess of the required 10%	For each additional 5% of net developable area preserved, permitted density may be increased by 0.5 dwelling units per gross acre.
Structured parking	A minimum of 35% of the total required number of parking spaces is provided in structured parking.	2.0 dwelling unit per gross acre.
Green Roof	The green roof shall cover at least 70% of the net roof area (the total gross area minus areas covered by mechanical equipment) of a building with a footprint of at least 20,000 square feet. Green roofs shall be designed and installed under the direction of a professional with demonstrated expertise in green roof design and construction . Vegetation must be maintained for the life of the building . The green roof shall conform to the best available technology standards, such as those published by LEED.	2.0 dwelling unit per gross acre for the first building with a qualifying green roof and another 0.5 dwelling unit per acre for each additional building with a qualifying green roof .
Alternative transportation	Qualifying features: a) Provide electric plug-in charging stations for electric/hybrid vehicles for 1% of total required parking. b) Provide bike racks throughout development . c) Implement a bike-share program within the development . d) Provide a public transit stop.	For each qualifying feature, density may be increased by 1.0 dwelling units per gross acre.
Alternative energy sources	Install a solar, geothermal or other renewable energy power-generation facility that is designed to provide at least 10% of the expected annual energy use for the building . The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities.	1.0 dwelling unit per gross acre

D. Area and bulk requirements.

(1) Building coverage . The maximum building coverage shall not exceed 40% of the net developable area of the lot .

(2) Impervious coverage. The maximum impervious coverage shall not exceed 70% of the developable acreage of the lot .

(3) Building height. The maximum building height of any residential or mixed use building or structure within a Mixed Use Development shall be 65 feet, in accordance with the requirements under § 255-61.F.

except that the maximum height for portions of a building comprised of ground floor retail, without residential above, shall be 35 feet.

(4) Building setbacks. No building may be located closer than:

(a) Seventy feet to any public highway or ultimate public right-of-way , or to any toll or controlled public highway right-of-way .

(b) Fifty feet to any other property line or the center line of any existing private road .

(5) Parking setbacks. No parking area may be located closer than 25 feet to any public highway or ultimate public right-of-way , or to any toll or controlled public highway right-of-way , or any other property line.

(6) Parking requirements.

(a) Nonresidential uses: 4 spaces per 1,000 square feet of gross building floor area.

(b) Residential uses: 2.0 spaces per dwelling unit , provided that the applicant may place in reserve up to 25% of the required parking, subject to the approval of the Board of Commissioners.

E. Design standards. The intent of these standards is to ensure development contributes to a high-quality, mixed-use environment without limiting design flexibility and innovation. The applicant shall submit plans, elevations, renderings, reports, documents and samples as necessary in the form of proposed design guidelines to demonstrate compliance with the following standards:

(1) Building design.

(a) Coherent architectural theme. Mixed Use Developments shall have a common and coherent architectural theme throughout the development .

(b) Primary facade. Any building facade with a customer or visitor entrance shall be treated as a primary facade. At least 50% of the length of the ground floor of primary facades shall consist of windows, glass doors, or other transparent or semi-transparent building surfaces. Mirrored glass is prohibited. Walls or portions of walls where windows are not provided shall have architectural treatments and details, such as a change in building material or color, lighting fixtures, decorative tiles, hanging planters, awnings and/or similar features.

(c) Secondary facade. All other building facades shall be treated as a secondary facade. Secondary facades must have architectural treatments and building materials that are complimentary to the primary facade.

(d) Building entrances. All building entrances on primary facades shall be accentuated. Permitted entrance accents include: recessed, protruding, canopy, portico, overhang and/or similar feature.

(e) Parapets, etc. Buildings shall be designed with parapets, mansards, or other architectural treatment along all roof edges to conceal large vents, HVAC and other rooftop equipment and structures.

(f) Building breaks.

[1] Buildings must have at least a three-foot break in depth, for the full height of the building , every 150 feet of continuous primary facade.

[2] For buildings greater than four stories tall, the facade of the building shall step back a minimum of three feet above the first floor of the building .

(g) Balconies. Balconies or Juliette style balconies shall be provided for every residential unit.

(2) Signage. The applicant for a Mixed Use Development shall submit a sign plan meeting the requirements of § 255-152.2.H.

(3) Landscape and streetscape standards.

(a) Sidewalks or multi-use trails shall be provided along all street frontages. Sidewalks along public and private street frontages shall be a minimum of six feet wide. Trails shall be a minimum of ten feet wide.

(b) A landscape plan prepared by a licensed landscape architect is required for all Mixed Use Developments . Landscaped areas include green areas, streetscapes, the interior and perimeter of surface

parking areas, greenways, verges, stormwater basins, and natural areas.

(c) Within 100 feet of a residential zoning district the landscape plan shall include plantings, decorative fencing or a wall to shield headlights and soften the view of cars from the street and from adjacent residential areas.

(4) Standards for Neighborhood Open Space.

(a) The minimum width of any land area to be counted as Neighborhood Open Space shall be 15 feet.

(b) Neighborhood Open Space shall be landscaped and/or hardscaped with a mix of trees, shrubs, groundcover decorative paving or walls in accordance with the overall landscape plan prepared for the development by a registered landscape architect.

(c) Neighborhood Open Space shall be provided with benches, trash containers and/or lighting fixtures.

(5) Public transit. Transit facilities and shelters shall be provided in mutually agreeable location(s) and in accordance with the design standards established by the Southeastern Pennsylvania Transit Authority (SEPTA).

§ 255-62. Submission of plans; review; approval.

A. Plans for any office center use shall be submitted to the governing body prior to the issuance of any zoning or building permit as provided in Article XXIV. Information to be shown on all office center plans or on attached reports shall include:

(1) A plot plan of the lot showing the location of all present and proposed buildings, sidewalks and other areas to be devoted to pedestrian use, drives, parking lots, loading and unloading areas and other construction features on the lot; and all buildings, streets, highways, streams and other topographical features of the lot within 200 feet of any lot line. The off-site information may be shown by aerial photographs and by the United States Geological Survey information.

(2) Architectural plans for any proposed buildings.

(3) The location, size in square feet, dimensions and arrangements of areas and buildings to be devoted to any purpose.

(4) A description of any land uses proposed, including approximate number of employees and an indication of the number of visitors in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards.

(5) Engineering and architectural plans for the treatment and disposal of sanitary sewage and surface and storm waters, including the general drainage system.

(6) The stages which shall be followed in the construction of the planned office center.

(7) If requested by the governing body, a market analysis suitable for the size center proposed, showing the desirability of an office center in the location requested.

(8) If requested by the governing body, a statement of financial responsibility as to the developer's ability to proceed with construction.

B. If requested by the governing body, the Township Planning Agency Advisory Board or any other advisory body of the Township shall review such plans as the governing body shall submit to them for office center district uses. Such review shall be promptly made and recommendations thereon submitted to the governing body.

C. Upon receipt of the plans for any office center use and recommendations thereon by the Township advisory bodies, the governing body shall have the power of approval or disapproval of these plans.

D. Upon approval of the final plan, construction shall begin in accordance with the approved plan within one year from final approval, unless otherwise extended by the governing body.

E. In the event that initial development has not been completed within the specified time limit and the property has been re-zoned as from OC Office Center District to another classification and the office has been partially constructed, such partial construction shall not be considered a nonconforming use as defined in this chapter.