

## ARTICLE XIV

### TCII Town Center II District

#### § 320-140. LEGISLATIVE INTENT.

The purpose of the Town Center II District is to encourage and permit uses in areas that are adjacent to, and compatible with the urban core of downtown Norristown. Uses shall complement the Town Center District and support urban core redevelopment.

#### § 320-141. USE REGULATIONS.

- A. Permitted Uses. A building may be erected, altered or used and a lot may be used or occupied for one or more of the following purposes, with uses allowed to be mixed within a building or mixed in separate buildings on a property, and no other:
1. Any residential use as per the standards and criteria as specified in the R-2 District.
  2. A building may be erected, altered or used for any of the following non-residential uses provided that each property contains a minimum of 20 feet of frontage along either East Main Street or Lafayette Street.
    - a. Retail establishments, including, variety and general merchandise, books, magazines, food, medical supplies, drugs, pets, flowers and floral arrangements, furnishings or other household supplies and the sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.
    - b. Business offices, professional offices, government offices and office buildings. Medical offices are only permitted on the second floor and above.
    - c. Banks, savings-and-loan associations and financial institutions, provided that no drive-in window service shall be permitted.
    - d. Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionery or ice cream shops, bars, taverns or other places serving food or beverages, provided that no drive-through restaurants or similar uses disbursing food and beverages by means of a drive-in window shall be permitted, while outdoor dining shall be permitted as an accessory use.
    - e. Antique stores.
    - f. Studios for dance, music, photography or martial arts.
    - g. Art galleries.
    - h. Tailors, barbers, beauty salons, shoe repair, dressmaking or similar shops.
  3. Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based business.

- B. Special Exceptions: Any of the following uses, provided that each property contains a minimum of 20 feet of frontage along either East Main Street or Lafayette Street, when authorized by the Zoning Hearing Board pursuant to Article XXI.
  - 1. Residential mixed uses, provided all dwelling units are located on the second floor and above.
  - 2. Apartments, provided that they are above a nonresidential use.
- C. Signs. Unless otherwise noted when erected and maintained in accordance with Article XXVII Signs.

**§ 320-142. DIMENSIONAL CRITERIA.**

- A. Non-Residential Uses.
  - 1. No minimum lot area shall be required.
  - 2. Each lot shall have a width of at least 20 feet at the street line.
  - 3. One hundred percent (100%) of the area of any lot under 5,000 square feet in area may be occupied by buildings. No more than ninety percent (90%) of the area of any lot 5,000 square feet or more in area may be covered by buildings.
  - 4. No front, rear or side yards shall be required.
  - 5. Any principal structure constructed, modified or remodeled in this district must have its front façade built to the edge of the public sidewalk, unless the structure is utilizing an existing historic façade as part of a redevelopment project. Corner properties shall be considered as having two front façades. Rear façades are exempt from this requirement.
  - 6. The maximum height of any building or structure erected or used in this district shall be 4 stories or 50 feet.
  - 7. The minimum height of any building erected in this district shall be 2 stories and 25 feet.

**§ 320-143. OFF-STREET PARKING AND LOADING.**

- A. The off-street parking regulations, including requirements for a minimum number of parking spaces, of Article XXVI Off-Street Parking and Loading shall not apply in the Town Center II District.
- B. Adequate provision for loading shall be provided for each use in the TC II District, unless provision of loading areas is not feasible due to existing buildings or site constraints.
- C. Surface parking lots shall be located to the rear of principal buildings, in accordance with the following standards:
  - 1. Surface parking lots shall not be located between any front façade and any street. On corner properties, surface parking lots shall not be located between the two front façades and the two streets.
  - 2. Surface parking lots shall not be located to the side of buildings when the parking lot will be visible from the street.
  - 3. On through lots, where the property has frontage on two generally parallel streets, surface parking lots shall not be located between the front façade and the street of higher classification, with Main Street and Lafayette Street always having the highest street classification for purposes of this ordinance.
- D. When properties do not have access to two generally parallel streets or to a street and an alley, surface parking lots may be located to the rear or side of principal buildings, in accordance with the following standards:
  - 1. Surface parking lots shall be screened from view from streets through the use of low-lying decorative walls not to exceed 3 feet in height, decorative iron fencing, and evergreen plantings.

**§ 320-144. ARCHITECTURAL AND SITE DESIGN STANDARDS.**

- A. Preliminary architectural elevations shall be prepared by a registered architect. Such elevations shall illustrate the general design, character, and materials for façades of buildings visible from public streets, walkways, and other lands available for public use.
- B. The architectural design of all buildings should provide a variety of rooflines and treatments when viewed from public streets, walkways, and other lands available for public use. Buildings shall not have the exterior appearance of large monolithic structures. Instead, large buildings shall have the appearance of connected smaller buildings. Building walls shall not have an unbroken single appearance for more than 75 feet on the average in horizontal length. Instead, variations in materials, colors, textures, overhangs, setbacks of at least 5 feet, display windows, and/or entranceways shall be used to provide visual interest.
- C. Front façades of buildings shall be oriented towards existing and proposed streets, with an every day entrance in the front façade.
- D. All primary building entrances shall be accentuated. Permitted entrance accents include: recessed, protruding, canopy, cupola, tower, portico, or overhang.
- E. Buildings shall be similar in height and size or shall be articulated and subdivided into vertical and horizontal massing that is more or less proportional to adjacent structures and maintains the existing architectural rhythm on the block.
- F. New infill development shall attempt to maintain the horizontal rhythm of Town Center façades by using a similar alignment of windows, floor spacing, cornices, awnings, and other elements. Portions of buildings that are substantially taller than surrounding buildings shall be set back 5 or more feet from the ground level front façade to minimize the impact of the building on the horizontal building rhythms established on the block.
- G. Blank walls shall not be permitted along any exterior wall facing a street, parking area, or pedestrian walkway. These walls shall comprise a minimum of 30 percent window area and a maximum of 70 percent window area, with the following exception.
  - 1. The ground floor front façades of buildings facing arterial streets shall consist of a minimum of 50 percent window area and a maximum of 85 percent window area, with views provided through these windows into the business or lobby area. The lower edge of ground floor windows for retail, restaurant, and related uses shall be a maximum of 12 to 30 inches above the sidewalk.
- H. Rooftop heating, ventilation, and air-conditioning equipment shall be screened from view from adjacent buildings, public streets, walkways and other lands available for public use in a manner that is consistent with the architectural design.
- I. All buildings and roofs shall avoid garish or dissonant color schemes.
- J. Loading and unloading docks, dumpsters, and exterior compactors shall be located, designed, and screened in a manner that minimizes their visibility from adjacent public streets, walkways, and other lands available for public use and dwellings. No outdoor storage is permitted.
- K. Sidewalks and streetscape improvements shall match the most recent improvements installed by Norristown along portions of the same street within the Town Center District area.

**§ 320-145. DESIGN REVIEW.**

- A. All proposed developments shall be reviewed by the Historical Architectural Review Board when this board has jurisdiction. When the Historical Architectural Review

Board does not have jurisdiction, all proposed developments shall be reviewed by a Design Review Board in accordance with standards and criteria of section § 320-243.

**§ 320-146 - § 320-149. (RESERVED)**