

Nottingham Township may also require that, prior to the issuance of any building permit, the applicant provide professional evidence certifying that the submitted plans conform to any previously approved and applicable schematic architectural renderings. In the event that this requirement is applied, West Nottingham Township shall not issue the building permit until said evidence is also certified by West Nottingham Township.

SECTION 604 USE REGULATIONS

- A. VCOM (Village Commercial) Subdistrict. By-Right Uses. The following uses are permitted by-right in the VCOM subdistrict. A building or structure may be erected, altered or used, or a lot may be used for any of the following purposes:
1. Retail store.
 2. Personal service shop.
 3. Convenience store.
 4. Business and professional offices.
 5. Medical office or clinic.
 6. Bank and other financial institutions, which may include drive-through service as an accessory use in accordance with Section 1106.
 7. Restaurant, which may include drive-through service and/or outdoor dining as an accessory use in accordance with Sections 1106 and 1115.
 8. Veterinary Clinic or animal hospital for small animals or domestic pets in accordance with Section 1119.
 9. Funeral home.
 10. Hotel, inn, or motel.
 11. Automobile sales and service.
 12. Car wash.
 13. Gasoline service station.
 14. Grocery Store.
 15. Theater.
 16. Indoor recreation use.
 17. Contractors office.
 18. Municipal use.
 19. Religious use.
 20. Post office or library.
 21. Mechanics garage.

22. Timber harvesting operation/Forestry in accordance with Section 1118.
23. Live-work units.
24. Public utility.
25. Civic space.
26. Commercial day care in accordance with Section 1105.
27. Long term care facility in accordance with Section 1113 and subject to the receipt of TDR's in accordance with Part 19.
28. Mixed use dwellings. Residential dwelling units above or behind the streetscape-fronting portion of principal non-residential uses that are located on the first or ground floor, when in accordance with Section 605.D.
29. Receipt of TDRs in accordance with Part 19.
30. Accessory buildings and uses customarily incidental to any of the uses permitted in this district shall be permitted on the same lot as the principal use when in accordance with the applicable provisions of Section 1102.

B. VCTR (Village Center) Subdistrict.

1. By-Right Uses. The following uses are permitted by-right in the VCTR subdistrict. A building or structure may be erected, altered or used, or a lot may be used for any of the following purposes:
 - a. Single family detached dwellings.
 - b. Two family dwellings.
 - c. Multi-family residential dwellings subject to the receipt of TDRs and when in accordance with Part 19.
 - d. Live-work units.
 - e. Mixed use dwellings. Residential dwelling units above or behind the streetscape-fronting portion of principal non-residential uses that are located on the first or ground floor, when in accordance with Section 605.D.
 - f. All non-residential uses permitted in the VCOM subdistrict as listed in Section 604.A shall be permitted within the VCTR District, with the exception of the following uses:
 - 1) Automobile sales and service.
 - 2) Car wash.
 - 3) Drive-through service as an accessory use.
 - g. Civic spaces.
 - h. Receipt of TDRs in accordance with Part 19.

2. Accessory buildings and uses customarily incidental to any of the uses permitted in this district shall be permitted on the same lot as the principal use when accordance with the applicable provisions of Section 1102. In addition to those accessory uses permitted by Section 1102, the following specific accessory uses shall be permitted as follows:
 - a. Accessory uses permitted by-right: Minor home occupation in accordance with Section 1109 as an accessory use to a single family detached dwelling.
 - b. Accessory uses permitted by conditional use in accordance with Part 16:
 - 1) Major home occupation in accordance with Section 1109 as an accessory use to a single family detached dwelling.
 - 2) Bed and breakfast in accordance with Section 1109 as an accessory use to a single family detached dwelling.
 - 3) Elder cottage housing opportunity (ECHO) in accordance with Section 1113 as an accessory use to a single family detached dwelling.

C. VR (Village Residential) Subdistrict.

1. By-Right Uses. The following uses are permitted by-right in the VR subdistrict. A building or structure may be erected, altered or used, or a lot may be used for any of the following purposes:
 - a. Single family detached dwellings.
 - b. Two family dwellings subject to the receipt of TDRs and when in accordance with Part 19.
 - c. Multi-family dwellings subject to the receipt of TDRs and when in accordance with Part 19.
 - d. Municipal use.
 - e. Commercial day care.
 - f. Timber Harvesting/Forestry when in accordance with Section 1118.
 - g. Civic spaces.
 - h. Receipt of TDRs in accordance with Part 19.
2. Conditional Use. A building or structure may be erected, altered or used, or a lot may be used for any of the following purposes when permitted as a conditional use in accordance with Part 16: Long term care facility subject to the receipt of TDRs when in accordance with Section 1108 and Part 19.
3. Accessory buildings and uses customarily incidental to any of the uses permitted in this district shall be permitted on the same lot as the principal use when accordance with the applicable provisions of Section 1102. In addition to those accessory uses permitted by Section 1102, the following specific accessory uses shall be permitted as follows:
 - a. Accessory uses permitted by-right: Minor home occupation in accordance with Section 1109 as an accessory use to a single family detached dwelling.
 - b. Accessory uses permitted by conditional use in accordance with Part 16:
 - 1) Major home occupation in accordance with Section 1109 as an accessory use to a single family detached dwelling.

- 2) Bed and breakfast in accordance with Section 1109 as an accessory use to a single family detached dwelling.
- 3) Elder cottage housing opportunity (ECHO) in accordance with Section 1108 as an accessory use to a single family detached dwelling.

SECTION 605 BUILDING DIMENSION STANDARDS

- A. Land development and redevelopment within the Village District shall meet the requirements of the applicable standards in this Part and the applicable dimensions of blocks, streets, and buildings, including densities, setbacks, heights, etc. in Section 609; and shall be consistent with the document, *Nottingham Village Manual of Design Guidelines*.
- B. Density of any land development shall be based on dwelling unit type and the extent to which TDRs may be utilized as set forth herein and as allocated/awarded specifically in accordance with Section 1904. Where more than one type of dwelling unit is provided, density allocated/awarded through TDR utilization shall be calculated proportionately and such that sufficient area is allocated to each dwelling unit type to meet all applicable requirements herein and especially in Section 609.
- C. In the VCOM and VCTR subdistricts, live-work units (as defined in Part 2) are allowed by the provisions of this Part and are encouraged. The dwelling unit portion of the live-work unit shall have a minimum area of six hundred fifty (650) square feet. In all cases, the live-work unit shall meet the applicable requirements of Section 609.
- D. Mixed use dwellings. In the VCOM and VCTR subdistricts, buildings containing principal non-residential uses may also contain one (1) or more residential dwelling unit which shall adhere to the following:
 1. The ground floor, or at a minimum the front portion thereof, shall be used for the principal non-residential use and the dwelling unit(s) shall be arranged to form an integral part of the remainder of the building. Specifically, residential and non-residential uses shall each comprise no less than thirty (30) percent of, nor any greater than seventy (70) percent of, the building's uses.
 2. Any dwelling unit shall have a floor area of not less than six hundred fifty (650) square feet.
 3. Entrance to any dwelling unit may be shared with another dwelling unit or units, but shall be independent of the non-residential use or uses.
 4. The parking required for each dwelling unit shall be provided in accordance with Part 12.
 5. Where the dwelling units are to be created above the ground floor, requisite approvals such as interior layout and emergency exits, shall be obtained from the Pennsylvania Department of Labor and Industry, and copies of said approvals shall be provided to the local fire company upon receipt of such approval.

SECTION 606 VILLAGE DESIGN STANDARDS

- A. Land development and proposed uses within the Village District shall adhere to the standards in this Part and be consistent with the document, *Nottingham Village Manual of Design Guidelines*, as applicable.
- B. Sketch Plan.
 1. An applicant for development in the Village District is strongly encouraged to submit for the review of the West Nottingham Township Planning Commission and Board of Supervisors,

- pursuant to review by the West Nottingham Township Engineer, a sketch plan of any use(s) proposed under this Part.
2. West Nottingham Township will make every attempt to provide timely, objective, and clear feedback, in order to facilitate development of a preliminary plan that meets the purposes, conditions, standards, and dimensions of this Part.
 3. It is recommended that the sketch plan clearly show its consistency with the items listed in Section 603.D, as applicable.
 4. The sketch plan, if submitted, may include the schematic architectural renderings required pursuant to Section 603.E, and/or it may address the TDR-related standards found in Section 1905.
- B. Pursuant to Section 1905 and where TDRs will be used to meet any of the height, impervious surface, and/or building type or density allowances provided for herein, the applicant for both a sketch plan and preliminary plan shall clearly document the quantity, source, and disposition of the utilized TDRs within the Village District to the satisfaction of the West Nottingham Township Board of Supervisors.
- C. Circulation System.
1. Streets within the subdistricts of the Village District shall follow a gridded pattern of street blocks and interconnecting streets and alleys (block length shall be in accordance with Section 609), pedestrian ways, and sidewalks, to facilitate both vehicular and pedestrian circulation. Design approaches should apply context sensitive design and be consistent with the concepts recommended in the *Smart Transportation Guidebook, Planning and Designing Highways and Streets that Support Sustainable and Livable Communities*. (New Jersey and Pennsylvania Departments of Transportation, 2008, or most recent addition).
 2. The circulation system shall be spatially defined by buildings, street furniture, and landscaping as specified elsewhere in this Part.
 3. Overall, vehicular access to a building site shall be designed to limit the number of existing and new access points to streets, to limit potential for turning movement conflict, and to adhere to applicable traffic calming standards (e.g., "Publication 383 - *Traffic Calming Handbook*" (most recent edition), Pennsylvania Department of Transportation).
 4. Where practicable, access to adjoining parcels and land uses shall be combined and/or connected to limit potential turning movement onto public streets, and to ensure pedestrian safety during vehicular ingress and egress.
- D. Transitions between different land uses within the Village District shall be established so as to avoid distinct visual differences, such as in the scale of buildings.
- E. Where development in any subdistrict of the Village District will abut an area located in the R-1 or R-2 District, *or a single family dwelling existing at the time this ordinance was adopted*, a fifty (50) foot wide buffer shall be established. The buffer shall be designed as a Limited Vegetative Screen in accordance with Section 1004 of this Chapter, so as not to impede normal cultivation and plant growth of any adjoining cropland.
- F. Civic spaces shall be provided as required by this Part and specifically, by Section 609. Civic spaces may be offered for dedication to West Nottingham Township, which offer West Nottingham Township shall not be obligated to accept.

- G. As established in Section 609, the right-of-way line for any new streets shall be modified consistent with approved plans such that the legal right-of-way line is at the street side edge of the sidewalk or building façade.
- H. Pedestrian and Vehicular Access, Parking Areas, Street and Alleys. Unless otherwise permitted below, sidewalks and pathways shall be provided throughout the Village District, creating a completely linked network connecting all uses and civic spaces. Parking area shall not be a dominate feature in the Village District and shall be adequately landscaped. Streets and alleys shall be appropriately designed for a Village setting.
1. Pedestrian access within the Village District shall be designed to provide convenient, safe, and direct access between the various uses within the Village District and any other nearby concentrations of development.
 2. Sidewalks.
 - a. Sidewalks shall generally be provided across the frontage of each lot as determined by West Nottingham Township. Where retention of existing structures is desired or where significant right-of-way constraints exist, the Board of Supervisors may eliminate or modify this requirement or accompanying requirements herein (e.g., planting strip, sidewalk width). In all cases where sidewalks are provided, pedestrian safety shall be maintained and achieved through measures such as bollards, permanent posts, or other measures subject to the Board of Supervisors' approval.
 - b. Non-residential uses.
 - 1) East of Route 1. For predominately non-residential uses fronting on any other street except for those sections of Route 272 west of and passing over Route 1, sidewalks shall be separated from street curbs by a vegetative strip no less than five (5) feet wide planted with native grasses or other herbaceous plant materials and that may include trees, located consistent with Section 606 herein and designed in conjunction with any street furniture, to provide separation between pedestrians and cars at appropriate intervals along said streets.
 - 2) Route 1 and West. For predominately non-residential uses fronting on those sections of Route 272 west of and passing over Route 1, sidewalks located along the right-of-way shall be separated from the street curb by a vegetative strip no less than five (5) feet wide, planted with native grasses or other herbaceous plant materials, or trees in tree islands, located consistent with Section 606 herein, or by a wall or fence constructed of concrete, stone, or iron no higher than three (3) feet above grade level at the building entrance. For any of these separation options, existing grades shall be retained to the extent practicable.
 - c. Residential Uses. Sidewalks on streets which are fronted by predominately residential uses shall be separated from street curbs by a planting strip no less than five (5) feet wide, planted with native grasses or other herbaceous plant materials, and that may include trees located consistent with this section.
 - d. Sidewalk Construction.
 - 1) Sidewalks shall be constructed of concrete, or if possible, of brick. Sidewalks shall be no less than five (5) to six (6) feet in width and may, at the discretion of West Nottingham Township, be required to be eight (8) to ten (10) feet in width along the frontage of commercial or mixed-use properties or where streetscape amenities such as benches, trash receptacles, bicycle racks or similar structures are established as provided herein.

- 2) Design and location of sidewalks may be adjusted to protect significant existing vegetation, historic structures, or other significant landscape features, subject to the approval of the West Nottingham Township Engineer.
3. Parking Areas.
 - a. Parking areas within the Village District shall be designed and landscaped so as to appear broken in mass, in proportion to the scale of structural development.
 - b. Compliance with the Americans with Disabilities Act, coordination of access to parking areas, provision of non-paved overflow parking areas, and shared parking among adjacent uses all shall be required in accordance with Part 12.
 - c. Parking shall not be provided in the front yard.
 - d. All off-street parking shall be located at the rear of the lot, or if necessary, to the side of the lot, accessed by alleys or driveways, and shall be screened from view from any public street, non-motorized accessway, or neighboring residence.
 - e. To the extent that parking areas are visible from streets, visual impacts shall be mitigated through introduction of landscape screening, landscape walls, use of pervious paving materials, or other design means. Off-street parking areas shall utilize pervious paving materials, bioswales, islands landscaped with native plant materials, and other similar methods to the greatest extent practicable in order to maximize the potential for groundwater infiltration.
 - f. The creation of on-street parking is encouraged; however, on-street parking shall not be counted towards required off-street parking in accordance with Part 12.
 4. Streets shall be designed to calm traffic speeds and promote pedestrian movement, consistent with the recommendations of the Pennsylvania Department of Transportation's "Traffic Calming Handbook" (most recent edition).
 5. Alleys shall be provided to move vehicular access to the rear of principal structures and thereby improve the appearance of the streetscape, and shall be at least sixteen (16) feet in width if designed for two-way travel, with a maximum of eighteen (18) feet in width, and twelve (12) feet in width if designed for one-way travel. Driveways accessing two (2) or fewer dwelling units and not dedicated for public use may be nine (9) feet in width.
- I. Landscape and Streetscape Design. All lands not utilized to provide for permitted impervious cover shall be left in their natural state or landscaped with appropriate native vegetation or other suitable landscape material. In addition:
 1. Street trees shall be provided and shall be planted within the street right-of-way and/or as directed by West Nottingham Township.
 2. The provision of required streetscape and pedestrian amenities shall be coordinated with adjacent properties. In addition, the following specific requirements apply to the VCOM and VCTR subdistricts:
 - a. A minimum of one (1) public trash receptacle in each block; public benches of approved design at intervals of no greater than one hundred (100) feet on each block.
 - b. A minimum of one (1) bike rack on each block. West Nottingham Township reserves the right to require the provision of container(s) for the recycling of accepted materials.

3. West Nottingham Township may require the above-referenced, or similar, streetscape and pedestrian amenities as appropriate in the VR subdistrict (e.g., adjacent to or within a required civic space).
- J. Architectural Design. To the extent practicable, all new construction and/or additions to existing structures within the Village District shall be designed to be consistent with the document, *Nottingham Village Manual of Design Guidelines*, with either a traditional architectural character or as a contemporary expression of traditional styles and forms, respecting the scale, proportion, roof pitch, character, and materials of age-appropriate examples in and near the Village District; and/or in accordance with the following standards as applicable:
1. Building Facades.
 - a. Building arrangements which rely on the repetition of the same building façade element shall not be approved.
 - b. Where any individual building façade is visible from any public right-of-way or civic space (including internal civic spaces within a development) and exceeds forty (40) feet in length, there shall be both a clear dimensional differentiation of roofline, and an offset in the façade that is either a perpendicular protrusion away from, or a perpendicular indent into, the building façade to create effective façades that are no longer than forty (40) feet. Such offset shall be at least five (5) long by three (3) feet deep. Street furniture, sculpture/public art, or other desirable streetscape components may be placed within an indent into the building façade. Protrusions away from the building façade (e.g., columns, window bays) shall not interfere with pedestrian or bicycle passage adjacent to the building.
 - c. Exemptions. Facades greater than forty (40) feet may be approved when in accordance with the following:
 - 1) West Nottingham Township may allow a building with a façade longer than forty (40) feet when the proposed design emulates characteristic historical building forms such as barns, stables, churches, meeting houses, or other public buildings.
 - 2) Where an individual building façade that exceeds forty (40) feet in length is approved, the building design or use layout shall limit the length of the streetscape frontage occupied by any one use to the greatest extent practicable by providing for inviting, interior accessory or independent business uses within the streetscape-fronting portion of the building (e.g., the café and/or floral operations within a grocery store, or a small, independent service or retail use).
 - d. In all cases, it is recommended that blank walls and facades are minimized to the extent possible. Windows should predominate on facades, particularly those facing streets or parking areas. Wall treatments such as belt courses, medallions, vertical breaks or projections, and painted murals are encouraged to provide variation in order to break up walls where windows are not present.
 - e. Windows. Windows shall be transparent and glass block, mirror glass, and the like shall not be permitted.
 2. Building Height.
 - a. Buildings five thousand (5,000) square feet and greater. New buildings containing principal non-residential use(s) that are five thousand (5,000) square feet and greater shall have at least two (2) stories of habitable floor area, excluding basements and attics, over thirty (30) percent of its ground floor footprint, subject to the building height limits in Section 609 of this Part.

- b. Buildings less than five thousand (5,000) square feet. New buildings with a ground floor footprint less than five thousand (5,000) square feet shall require a visual presentation of a second story façade, subject to the review of the West Nottingham Township Planning Commission and approval of the West Nottingham Township Board of Supervisors. Refer to the document, *Nottingham Village Manual of Design Guidelines* for an example.
- K. All proposed uses within the Village District shall adhere to the applicable provisions of the West Nottingham Township Subdivision and Land Development Ordinance.

SECTION 607 MODIFICATIONS

Where clearly consistent with a provision of this Part, the West Nottingham Township Board of Supervisors may, with a positive recommendation from the West Nottingham Township Planning Commission, permit the modification of the standards set in Section 605.D.1 and Section 609. Applicable standards (e.g., lot area, building size, setbacks, etc.) may be modified a maximum of twenty five (25) percent from either minimum requirements or maximum allowances, where practicable. No modifications to maximum permissible density nor required civic spaces shall be permitted.

SECTION 608 DESIGN STANDARDS

- A. Part 9, Natural Resource Protection.
- B. Part 10, General Regulations.
- C. Part 11, Supplemental Regulations.
- D. Part 12, Off-Street Parking and Loading.
- E. Part 13, Sign Regulations.
- F. Part 19, Transfer of Development Rights.

SECTION 609 DIMENSIONS AND STANDARDS *(by Subdistrict and Building Use Standards)*

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SECTION 609 DIMENSIONS AND STANDARDS (by Subdistrict and Building Use Standards)

VILLAGE COMMERCIAL SUB-DISTRICT

<i>DENSITY and COVERAGE: MAXIMUM STANDARDS WITHOUT TDRs¹</i>	<i>DENSITY and COVERAGE: MAXIMUM STANDARDS WITH TDRs</i>
<p>Non-residential controlled by:</p> <ul style="list-style-type: none"> • This table (e.g., building size, location, height, impervious cover limits) • Section 604 (Use Standards): e.g., uses specifically allowed within VCOM • Section 605 (Building Dimension Standards): e.g., mix of residential/non-residential uses • Section 606 (Design Guidelines): e.g., façade length; pedestrian access • Other applicable ordinance parameters <p>No residential limit.</p>	<p>Non-residential controlled by:</p> <ul style="list-style-type: none"> • This table (e.g., building size, location, height, impervious cover limits) • Section 604 (Use Standards): e.g., uses specifically allowed within VCOM • Section 605 (Building Dimension Standards): e.g., mix of residential/non-residential uses • Section 606 (Design Guidelines): e.g., façade length; pedestrian access • Other applicable ordinance parameters <p>No residential limit.</p>
BLOCK and LOT: TRACT AREA OR LOT AREA, MINIMUM – MAXIMUM	
<p><u>Land development of principal non-residential uses:</u> 2 acre minimum lot area.</p>	
<p><u>Block length/width, maximum:</u> 700 feet</p>	
BLOCK and LOT: LOT WIDTH, STREET LINE: MINIMUM	BLOCK and LOT: LOT WIDTH, BUILDING SETBACK LINE: MINIMUM
N/A	N/A
BLOCK and LOT: LOT DEPTH, MINIMUM	
N/A	

¹ TDRs: Transferable Development Rights; see Part 19 of this Ordinance

VILLAGE COMMERCIAL SUB-DISTRICT (continued)

BUILDING SIZE AND LOCATION		
<p><u>Building size, maximum for commercial or retail:</u> 50,000 sq. ft.</p> <ul style="list-style-type: none"> In the VCOM subdistrict, west of Route 1, any building between 25,000 sq.ft. and 50,000 sq.ft. in size shall be no closer than 2,500 linear ft. to any other building in the same square footage range. In the VCOM subdistrict, east of Route 1, any building between 25,000 sq.ft. and 50,000 sq.ft. in size shall be no closer than 2,000 linear ft. to any other building in the same square footage range. <p>Residential dwelling unit size and location controlled by:</p> <ul style="list-style-type: none"> This table (e.g., building size, location, height, impervious cover limits) Section 604 (Use Standards): e.g., uses specifically allowed within VCOM Section 605 (Building Dimension Standards) e.g., mix of residential/non-residential uses Other applicable ordinance parameters. 		
BUILDING SETBACKS: FRONT		
<p><u>All uses, minimum:</u> 0 ft., measured from right-of-way (ROW) or 8 ft. to accommodate building entryway (e.g.) or sidewalk</p> <p><u>All uses, maximum:</u> 15 ft., or if setback measured from Route 1 then setback maximum is 50 ft. or if measured from Route 272 then setback maximum is 25 ft. Any setback measured from a limited access highway shall not be considered a front setback.</p>		
BUILDING SETBACKS: SIDE	BUILDING SETBACKS: REAR	BUILDING SETBACKS: OTHER
<u>Non-residential uses, minimum:</u> 5 ft. ²	<u>Non-residential uses, minimum:</u> 25 ft.	N/A
BUILDING HEIGHT³		
<u>Non-residential uses without TDRs</u>	<u>Non-residential uses with TDRs</u>	
<u>Maximum:</u> 30ft.	<u>Maximum:</u> 45ft.	

² Side yard setback is 0' for the side where units are attached

³ Building height limits do not apply to the installation of a wind energy conversion system, as defined herein and only when proposed for installation in conjunction with a community or commercial building (principal use) use and only with conditional use approval by the Township Board of Supervisors.

VILLAGE COMMERCIAL SUB-DISTRICT (continued)

IMPERVIOUS COVER: Maximum per Individual Building Lot, except where noted⁴	
without TDRs	with TDRs, (pursuant to Section 1904.C.2)
Non-residential uses: 15%	Non-residential uses: 60%
CIVIC SPACES	
<p>When a land development plan is required for a change or expansion in use, said land development plan shall set aside a proportional amount of area for use as one or more of the types of Civic Spaces, as defined in Part 2, subject to the review of the West Nottingham Township Planning Commission and to the approval by the West Nottingham Township Board of Supervisors. The Township is not obligated to accept dedication of any Civic Spaces established pursuant to these provisions. With the agreement of the West Nottingham Board of Supervisors, the applicant for said land development plan approval may instead elect to contribute the applicable recreational fee-in-lieu-of that may be established at any time by the West Township Board of Supervisors pursuant to the 2006 Comprehensive Plan and Section 503(11) of the Pennsylvania Municipalities Planning Code.</p>	

⁴ Maximum impervious coverages do not apply to building lots 15,000 square feet or smaller, as of the date of adoption of this ordinance. Maximization of impervious cover allowances may not always be achievable while meeting requirements for building setbacks, stormwater management, and other standards, criteria, and regulations herein.

VILLAGE CENTER SUB-DISTRICT

DENSITY and COVERAGE: MAXIMUM STANDARDS WITHOUT TDRs⁵		DENSITY and COVERAGE: MAXIMUM STANDARDS WITH TDRs	
Residential	Non-Residential	Residential	Non-Residential
<u>Single-family</u> : 1.0 du ⁶ /ac. <u>Two-family</u> : 2.0 du/ac. <u>Townhouses</u> : Not allowed <u>Apartment</u> : Not allowed	Same as VCOM without TDRs ⁷	<u>Single-family</u> : 4.0 du/ac. <u>Two-family</u> : 4.0 du/ac. <u>Townhouses</u> : 8.0 du/ac. <u>Apartment</u> : 10 du/ac.	Same as VCOM with TDRs
BLOCK and LOT: TRACT AREA OR LOT AREA, MINIMUM – MAXIMUM			
<u>Single-family</u> : 7,500-10,000 sq.ft. <u>Two-family, Townhouses</u> : 5,000-7,500 sq.ft. <u>Apartment Building</u> : see footnote ⁷ <u>Block length/width, maximum</u> : 700 feet		<u>Principal non-residential uses, minimum</u> : 10,000 sq.ft. <u>Principal non-residential uses, maximum</u> : per building size limit	
BLOCK and LOT: MINIMUM LOT WIDTH AT STREET LINE			
<u>Single-family</u> : 25 ft. <u>Two-family</u> : 25 ft./du <u>Townhouses</u> : 20 ft./du <u>Apartment Building</u> : 50 ft. <u>Principal non-residential uses</u> : 40 ft.		<u>Principal non-residential uses controlled by</u> : <ul style="list-style-type: none"> • This table (e.g., building size, location, height, impervious cover limits) • Section 604 (Use Standards): e.g., uses specifically allowed within VC/TR • Section 605 (Building, Dimension Standards) e.g., mix of residential/non-residential uses • Other applicable ordinance parameters. 	

⁵ TDRs: Transferable Development Rights; see Part 19 of this Ordinance

⁶ du: dwelling unit

⁷ Minimum floor area, per each du in an apartment: 650 sq.ft.

VILLAGE CENTER SUB-DISTRICT (continued)

BLOCK and LOT: LOT DEPTH, MINIMUM	
<p><u>Single-family, Two-family:</u> 100 ft. <u>Townhouses:</u> N/A <u>Apartment Building:</u> N/A</p> <p><u>Principal Non-residential uses:</u> 100 ft.</p>	
BUILDING SIZE AND LOCATION	
<p><u>Building size, maximum for commercial or retail:</u> 15,000 sq. ft.; no location standards</p> <p>Residential building size and location controlled by:</p> <ul style="list-style-type: none"> • This table (e.g., building size, location, height, impervious cover limits) • Section 604 (Use Standards): e.g., uses specifically allowed within VCOM • Section 605 (Building, Dimension Standards) e.g., mix of residential/non-residential uses • Other applicable ordinance parameters. 	
BUILDING SETBACKS: FRONT	
<p><u>Single-family, Two-family, Townhouse, minimum:</u> 0 ft. <u>Single-family, Two-family, Townhouse, maximum:</u> 15 ft.</p> <p><u>Apartment building minimum:</u> 20 ft. <u>or</u> if setback measured from Route 1 then setback minimum is 50 ft. <u>or</u> if measured from Route 272 then setback minimum is 25 ft. <u>Any</u> setback measured from a limited access highway shall not be considered a front setback. <u>Apartment building maximum:</u> 40 ft.</p> <p><u>Non-residential uses, minimum:</u> 0 ft., measured from right-of-way (ROW) <u>or</u> 8 ft. to accommodate building entryway (e.g.) or sidewalk <u>Non-residential uses, maximum:</u> 15 ft. <u>or</u> if setback measured from Route 1 then set-back maximum is 50 ft. <u>or</u> if measured from Route 272 then setback maximum is 25 ft. <u>Any</u> setback measured from a limited access highway shall not be considered a front setback.</p>	

VILLAGE CENTER SUB-DISTRICT (continued)

BUILDING SETBACKS: SIDE	
<i>Deleted per Ordinance Amendment 1-2013, adopted March 26, 2013</i>	
BUILDING SETBACKS: REAR	
<i>Deleted per Ordinance Amendment 1-2013, adopted March 26, 2013</i>	
BUILDING SETBACKS: OTHER	
<p><u>Townhouse</u>, minimum setback from common parking: 20 ft. <u>Townhouse</u>, maximum setback from common parking: 40 ft. <u>Townhouse</u>, <u>Apartment building</u>, maximum length of structure: 150 ft.</p>	<p><u>Townhouse</u>, minimum unit width: 20 ft. <u>Townhouse</u>, maximum unit width: 30 ft.</p>

VILLAGE CENTER SUB-DISTRICT (continued)

BUILDING HEIGHT	
Without TDRs	With TDRs
<p><u>Single-family, Two-family, Townhouse, Apartment building, maximum:</u> 35 ft.</p> <p><u>Non-residential uses, maximum:</u> 30 ft.</p>	<p><u>Single-family, Two-family, Townhouse, Apartment building maximum:</u> 45 ft. <u>or</u> 45 ft. if building provides du's as integral part of building that contains principal non-residential use pursuant to Section 605. TDR receipt is not required in this case.</p> <p><u>Non-residential uses, maximum:</u> 45 ft.</p>
IMPERVIOUS COVER: Maximum per Individual Building Lot, except where noted⁸	
without TDRs	with TDRs, (pursuant to Section 1904.C)
<u>Apartment building:</u> 50%	<u>Apartment building:</u> 60%
<u>Single-family:</u> 45%	
<u>Two-family, Townhouse:</u> 50%	
<u>Non-residential use:</u> 30%	
CIVIC SPACES	
<p>When a land development plan is required for a change or expansion in use, said land development plan shall set aside a proportional amount of area for use as one or more of the types of Civic Spaces, as defined in Part 2, subject to the review of the West Nottingham Township Planning Commission and to the approval by the West Nottingham Township Board of Supervisors. The Township is not obligated to accept dedication of any Civic Spaces established pursuant to these provisions. With the agreement of the West Nottingham Board of Supervisors, the applicant for said land development plan approval may instead elect to contribute the applicable recreational fee-in-lieu-of that may be established at any time by the West Township Board of Supervisors pursuant to the 2006 Comprehensive Plan and Section 503(11) of the Pennsylvania Municipalities Planning Code.</p>	

⁸ Maximum impervious coverages do not apply to building lots 15,000 square feet or smaller, as of the date of adoption of this ordinance. Maximization of impervious cover allowances may not always be achievable while meeting requirements for building setbacks, stormwater management, and other standards, criteria, and regulations herein.

VILLAGE RESIDENTIAL SUBDISTRICT (continued)

DENSITY and COVERAGE: MAXIMUM STANDARDS <u>WITHOUT</u> TDRs⁹	DENSITY and COVERAGE: MAXIMUM STANDARDS <u>WITH</u> TDRs
<p><u>Single-family:</u> 1.0 du/2 ac. <u>Two-family:</u> Not allowed <u>Townhouses:</u> Not allowed <u>Apartments:</u> Not allowed</p>	<p><u>Single-family:</u> 3.0 du/ac. <u>Two-family:</u> 3.0 du/ac. <u>Townhouses:</u> 4.0 du/ac. <u>Apartment:</u> 8 du/ac.</p>
BLOCK and LOT: TRACT AREA OR LOT AREA, MINIMUM – MAXIMUM	
<p>Without TDRs</p> <p>40,000 sq.ft. Not allowed Not allowed Not allowed</p> <p><u>Principal non-residential uses, minimum:</u> 40,000 sq. ft. <u>Principal non-residential uses, maximum:</u> N/A</p> <p><u>Block length/width, maximum:</u> 700 feet</p>	<p>With TDRs</p> <p>10,000-15,000 sq.ft. 6,000-10,000sq.ft./du 5,000-7,500 sq.ft./du see footnote¹⁰</p> <p><u>Apartment Building:</u></p> <p><u>Principal non-residential uses, minimum:</u> 40,000 sq. ft. <u>Principal non-residential uses, maximum:</u> N/A</p> <p><u>Block length/width, maximum:</u> 700 feet</p>

⁹ TDRs: Transferable Development Rights; see Part 19 of this Ordinance

¹⁰ Minimum floor area, per each du in an apartment: 650 sq.ft.

VILLAGE RESIDENTIAL SUBDISTRICT (continued)

BLOCK and LOT: LOT WIDTH, STREET LINE: MINIMUM	BLOCK and LOT: LOT WIDTH, BUILDING SETBACK LINE: MINIMUM
<p>Single-family: 25 ft. Two-family: N/A Townhouses: N/A Apartment Building: N/A</p>	<p>Single-family: 75 ft. Two-family: 45 ft./du Townhouses: N/A Apartment Building: N/A</p>
BLOCK and LOT: LOT DEPTH, MINIMUM	
<p>Single-family, Two-family: 100 ft. Townhouses: N/A Apartment Building: N/A</p>	
BUILDING SIZE AND LOCATION	
<p>Residential building size and location controlled by: This table (e.g., building size, location, height, impervious cover limits) Section 604 (Use Standards): e.g., uses specifically allowed within VCOM Section 605 (Building, Dimension Standards) e.g., mix of residential/non-residential uses Other applicable ordinance parameters.</p>	
BUILDING SETBACKS: FRONT	BUILDING SETBACKS: SIDE
<p>All allowed uses minimum: 15 ft.¹¹ All allowed uses, maximum: 25 ft.</p>	<p><u>Deleted per Ordinance Amendment 1-2013, adopted March 26, 2013</u></p>

¹¹ Front yard setback is 25' for the garage with a door that faces the street; either setback is measured from the cartway

VILLAGE RESIDENTIAL SUBDISTRICT (continued)

BUILDING SETBACKS: REAR	BUILDING SETBACKS: OTHER
<p><u>Deleted per Ordinance Amendment 1-2013, adopted March 26, 2013</u></p>	<p><u>Townhouse, minimum setback from common parking: 20 ft.</u> <u>Townhouse, maximum setback from common parking: 40 ft.</u></p> <p><u>Townhouse, minimum unit width: 20 ft.</u> <u>Townhouse, maximum unit width: 30 ft.</u></p> <p><u>Townhouse, Apartment building, maximum length of structure: 50 ft.</u></p>
BUILDING HEIGHT	
<p><u>All allowed uses, maximum: 35 ft.</u></p>	
IMPERVIOUS COVER: Maximum per Individual Building Lot, except where noted¹²	
<p><u>Single-family: 40%</u> <u>Two-family, Townhouse, Apartment Building: 50%</u></p>	
CIVIC SPACES	
<p>When a land development plan is required for a change or expansion in use, said land development plan shall set aside a proportional amount of area for use as one or more of the types of Civic Spaces, as defined in Part 2, subject to the review of the West Nottingham Township Planning Commission and to the approval by the West Nottingham Township Board of Supervisors. The Township is not obligated to accept dedication of any Civic Spaces established pursuant to these provisions. With the agreement of the West Nottingham Board of Supervisors, the applicant for said land development plan approval may instead elect to contribute the applicable recreational fee-in-lieu-of that may be established at any time by the West Township Board of Supervisors pursuant to the 2006 Comprehensive Plan and Section 503(11) of the Pennsylvania Municipalities Planning Code.</p>	

¹² Maximum impervious coverages do not apply to building lots 15,000 square feet or smaller, as of the date of adoption of this ordinance. Maximization of impervious cover allowances may not always be achievable while meeting requirements for building setbacks, stormwater management, and other standards, criteria, and regulations herein.