Article ?? Ridge Pike West District

§143 – xxx Legislative Intent

It is the intent of the XX District to provide regulations and standards for new development along commercial corridors of the Township to improve the overall safety and appearance of the built and natural environments while providing opportunities for well-designed commercial and residential development with a focus on mixing uses and pedestrian-friendly designs.

A. Regulate vehicular access to public streets by requiring separation distances from intersections, cross-access easements with neighboring properties, shared parking areas, and the closure of redundant access points.

B. Increase the number of pedestrian and vehicular connections between adjacent properties to provide complementary and coordinated development of adjacent properties.

C. Promote the reuse of existing buildings and expansion of existing businesses while requiring new additions and development to be in accordance with selected standards of this section.

D. Regulate the design of buildings to establish community identity and create a safe, convenient, and interconnected pedestrian network.

E. Regulate businesses that require outdoor storage of vehicles, equipment, and merchandise to create a safe, convenient, and interconnected pedestrian network.

§143 – xxx General Regulations

Where standards of this Article differ from standards found elsewhere in this Chapter, the standards herein shall apply to properties or portions of properties located in this District.

§143 – xxx Use Standards

A. Uses Permitted By Right

(1) Retail establishment for the sale of goods and merchandise.

(2) Personal service shop including funeral home.
Changes to use provisions include the addition of multifamily and mixed use and the reduction of overall number of definitions.

(3) Dry-cleaning drop-off establishment  
(4) Professional offices  
(5) Restaurant  
(6) Dance, music or art studio  
(7) Municipal or governmental use  
(8) Financial institution  
(9) Medical outpatient care including veterinary care  
(10) Outdoor recreation and open space uses.  
(11) Child day-care facility  
(12) Educational, religious or philanthropic use  
(13) A gasoline service station, car wash, service center, body shop, emissions testing center, parking areas including structures for parking.  
(14) A hotel, motel, or bed and breakfast  
(15) Indoor theater for performing arts or motion-pictures  
(16) Indoor sports or exercise facility  
(17) Building materials or garden supply center  
(18) Self-storage facility  
(19) Light industrial uses such as manufacturing, warehouse facilities, assembly, food processing, etc.  
(19) Single-family detached dwelling  
(20) Single-family attached dwelling  
(21) Mixed-use containing any combination of by-right uses within a building.

B. Uses Permitted by Special Exception

(1) Any of the permitted uses in this Article in combination with drive-through facilities shall conform to the following standards and all applicable procedure and standards of Article XXII Zoning Hearing Board.

(a) a minimum twelve-car stacking area shall be provided which can include the space at the pickup window.
(b) The pickup window shall be located in the rear or side of the principal building.

(2) Any use similar to by-right uses shall be permitted by special exception according to the standards of this section and applicable procedure and standards of Article XXII Zoning Hearing Board.

C. Uses Permitted by Conditional Use

(1) Multifamily dwellings shall satisfy the following conditions and the procedure and conditions of Article XIV Conditional Use Application.

(a) Multifamily dwellings shall be located on lots with at least one nonresidential use. The nonresidential use must be within a building located in the frontage zone defined in §143-xx B Site Plan Standards Building Setbacks.

(b) Multifamily dwellings shall be located on lots that are at least partially within 500 feet of the centerline intersections of the following streets and Ridge Pike: Germantown Avenue, Crosskeys Road, and Level Road.

(c) Multifamily dwellings on a lot shall not exceed a density of 15 units per acre of net lot area.

(d) As part of the subdivision and land development application, the applicant shall prepare a set of architectural renderings for the buildings in the development including elevations, perspective sketches and building materials. The applicant shall choose an acceptable set of architectural standards to be followed consistently throughout the development by generally adhering to the following design criteria.

   i. Avoid straight roof lines so that no eave is longer than 40 feet without a change in height, projection, or pitch.

   ii. Avoid flat architectural elevations so that no plane shall exceed 2000 square feet. Elevations may be broken up with changes in materials or depth of projecting or recessed features such as balconies.

   iii. Structures greater than 150 feet in length shall include an internal courtyard.
iv. Windows and doors shall be designed to create depth and shadows and to emphasize wall thickness. Windows shall be used on the façade to provide articulation to the façade and visibility into the street.

v. When multiple buildings are proposed they shall be clustered and organized to provide common open space areas that are immediately adjacent and accessible to residents of the buildings and not separated from the buildings by automobile parking areas.

D. Performance Standards for Specific Uses

(1) Gasoline service station, car wash, auto service center, body shop, or emissions testing center.

   (a) Servicing and repair of vehicles shall be within an enclosed building only.

   (b) Storage of parts or vehicles shall be to the rear of all principal buildings.

   (c) Shall conform to all applicable State and Federal environmental standards regarding emissions and storage of hazardous materials.

   (d) Fuel pumps shall be set back at least 25 feet from the ultimate right of way.

   (e) Only passenger autos, vans, and trucks rated equal or less than Class 5 according to the US Department of Transportation Federal Highway Administration—having a gross vehicle weight rating of no more than 19,500 pounds can be serviced at stations in the district.

(2) Child day care facility

   (a) Shall conform to all State standards and maintain a current license with the Department of Public Welfare according to Title 55 Public Welfare, Part V Children, Youth, and Families, Subpart D, Article I; in addition to the following:

   (b) Outdoor play areas shall be located to the side or rear of principal buildings.
(c) A driveway and parking area with a drop off zone shall be provided off street.

(3) Mixed use within a building
   (a) Residential uses shall not occupy the ground floor.

(4) Light industrial and storage of bulk materials.
   (a) Performance standards, design requirements, and prohibitions found in this Chapter under §143—125, §143—126, and §143—127 shall apply to these uses in this district.
   (b) Light Industrial uses shall be entirely contained within buildings on the lot.
   (c) The buildings containing these uses shall be set back no less than 200 feet from the ultimate right of way of Ridge Pike in lieu of Frontage Zone Buildout and Building Setbacks standards found in his Article.
   (d) Additional buildings on the lot shall be located between these uses and Ridge Pike in accordance with all standards of this Article; or as an option an architectural element such as a plaza, or a landscaped area shall be located between the building(s) and the ultimate right of way.

5. Special Standards for Existing Nonconforming Uses, Lots, Buildings, and Parking Areas

(1) The following provisions shall establish additional flexibility for properties rendered nonconforming by the creation of this Ridge Pike West District. Where Article XX—Nonconforming Uses and this Section apply to the same property, the nonconforming use provision that is less restrictive upon development, permitting, and use of the property shall apply.

(2) A lawful, existing nonconforming use in existence prior to the adoption of this Article shall be allowed to continue and or be changed or expanded to include any use permitted by-right within the Ridge Pike West District.

(3) Expansion of nonresidential uses up to 100% of the gross square feet at the time of adoption of this Article or 7,500 square feet, whichever is greater, shall be permitted without demonstrating compliance with §143—Site Plan Standards, §143—Building Form
Standards—provided that maximum building heights therein are not exceeded.

(4) Any expansion of a use or building or a change of use, regardless of the amount proposed shall provide all cross access easements required in §143–XX E.

(5) Expansion of a nonresidential use or building that cumulatively exceeds 7,500 square feet or 100% of the gross square footage, whichever is greater, than existed at the time of adoption of this Article shall comply with two or more of the following conditions:

(a) New buildings and additions shall occupy the frontage zone in accordance with the standards of §143-XX Frontage Zone Buildout.

(b) Parking shall not be located between at least one façade and a lot line along a public or private street, preferably Ridge Pike or Germantown Avenue.

(c) Sidewalks and planting areas shall be provided along Ridge Pike or Germantown Avenue in accordance with §143-XX Public Area Standards.

(d) All existing access points to Ridge Pike or Germantown Avenue shall be consolidated into one entrance with a maximum of 30 feet in width.

(e) A connection to one or more neighboring properties for the purpose of sharing parking be recorded as a permanent easement guaranteeing mutual access to the satisfaction of the Township solicitor and Board of Supervisors, and constructed.

(f) Additional parking lot and sidewalk landscaping be provided to the satisfaction of the Board of Supervisors to include but not be limited to trees in parking lots, stormwater facility plantings, tract buffers, and street trees.

(6) Where existing buildings are demolished as a result of land development plans, new development shall comply with this Article in its entirety.
§143 – xxx Site Plan Standards

A. Lot Size
   (1) Lot width at frontage zone minimum 50’
   (2) Lot size minimum 6,000 sqft

B. Building Setbacks
   (1) Front yard maximum 10’ forming a frontage zone of 0’ to 10’ from
       the lot line.
   (2) Side yard minimum 20’
   (3) Rear yard minimum 30’
   (4) Minimum distance between buildings 30’.

C. Setbacks of Parking Areas
   (1) In lieu of Township Subdivision and Land Development Ordinance
       §123-37E all parking areas, except driveways for ingress and
       egress, shall be set back a minimum of 10 feet from the ultimate
       right of way line of any street bordering the lot.
   (2) Where parking areas abut a sidewalk along a public road; a low
       wall, fence, landscape plants that form a hedge, or earthen
       berm of at least 24” and no more than 42” in height shall be pro-
       vided in the frontage zone. Fences and wall shall comply with the
       standards and permitting requirements of Chapter 81 Fences and
       Walls.
   (3) Parking areas shall be set back a minimum of 8 feet from all
       buildings.
   (4) New parking areas shall not be constructed between existing or
       new buildings or additions and a lot line that borders a public
       street, private street, or internal access driveway that functions
       like a street.
   (5) Parking areas shall be setback 12 feet from all tract boundaries,
       except boundaries with the R-1, R-2, and R-4 Residential Districts
       where the setback shall be 20 feet.

D. Frontage Zone Buildout
   (1) When less than 40% of the linear distance of the frontage zone on
       a lot is unoccupied by buildings, new buildings shall have a fa-
       çade located in the frontage zone.
(2) No more than 75% of the linear distance of the frontage zone shall be occupied by buildings.

(3) Courtyards in the fronts of buildings surrounded by building walls on at least two sides shall count towards the frontage zone buildout of this section.

E. Coverage Limits

(1) The maximum building coverage permitted on a lot shall be 50% of lot area.

(2) The maximum footprint of any building shall be 15,000 square feet.

(3) The maximum impervious coverage permitted on a lot shall be 75% of the lot area.

§143 – xxx Access Management Standards

A. Number of Driveways

(1) A maximum of one curb cut of no more than 30 feet in width is permitted for each lot.

(2) One additional access shall be permitted if the applicant demonstrates that it is necessary to accommodate traffic to and from the site and it can be achieved in a safe and efficient manner.

(3) The Board of Supervisors may restrict access to right turn only ingress and egress or to another road if safe and efficient movements cannot be accommodated.

(4) For a property that abuts two or more roadways, the Board of Supervisors may restrict access to only that roadway that can more safely and efficiently accommodate traffic.

(5) Driveway accesses shall be at least 200 feet apart except when it is not feasible given the location of a driveway on a neighboring property.

B. Corner Clearance

(1) Driveways shall be located so that the point where the center lines of the driveway and street is a minimum of 200 feet from any intersections of the centerlines of streets.

(2) Where this setback requirement cannot be met due to the size of the applicant’s property or the inability to create a cross access easement with another property in the district, driveways may be located closer than 200 feet—but in no case shall the intersection
of driveway and street centerlines be located less than 100 feet from any intersections of the centerlines of streets.

(3) If no other reasonable access to the property is available, and no reasonable alternative is identified, the driveway shall be located the farthest possible distance from the intersecting roadway. In such cases, directional connections such as right in and right out only movements may, at the discretion of the Board of Supervisors, be required.

C. Safe Sight Distance

(1) Driveways shall be designed to meet roadways at 90 degree angles.

(2) Driveways shall maintain a clear sight triangle according to the standards found in §123-34 F and G in the Township Subdivision and Land Development Ordinance.

D. Driveway Channelization

(1) Where driveway volume is expected to exceed 500 vehicles per day, a raised median shall be installed in the driveway to separate entering and exiting traffic of minimum length of 50 feet.

E. Joint and Cross Access Easements

(1) At time of land development or subdivision, applicants shall record cross access easements for its parking areas and aisles with all neighboring properties in the same zoning district. Such access need not be explicitly located or constructed at the time of recording the easement.

(2) At the time of land development or subdivision, applicants shall take advantage of any existing cross access easements to eliminate driveways on the applicant’s lot, reducing the aggregate number of curb cuts between neighboring properties. The Board of Supervisor, alternately, may authorize the elimination of an access driveway on a property neighboring the applicant’s where conditions warrant.

(3) Parking areas connected through a cross access easement need not satisfy the requirements for tract boundary setback between the sharing properties and shall be designed in a way to maximize parking opportunity on both parcels.

(4) Shared access may be located entirely on one lot or may be split
along a common property line.

(5) Where unique topography or conditions exist that make cross access easements and the construction interconnected parking areas impossible or prohibitive, the Board of Supervisors may approve plans that do not comply with this section.

§143 – xxx Building Form Standards

The applicant shall submit sufficient information in the form of architectural elevations or sketches of building(s) and restoration of existing structures, in order to determine the extent to which the following building form standards are being followed.

A. Building Height

(1) Total building height maximum 3 stories or 45 feet except where building footprints are wholly located within a circle of 500 foot radius centered on of the centerline intersections of the following streets and Ridge Pike: Germantown Avenue, Crosskeys Road, and Level Road; where maximum building height shall be 4 stories or 60 feet.

B. First Floor Standards

The following standards apply to the facades of new buildings that occupy frontage zones along any road and to existing buildings where a change of use is proposed except the following; buildings built on or before 1949 need not comply with the following first floor design standards when used in compliance with the remaining standards of this Chapter.

(1) The first floor of any façade located in the frontage zone shall be composed of minimum 40% and maximum 75% transparent glass between 30” and 8’ above sidewalk grade. Glass may be tinted but may not be opaque or reflective. Signs, merchandize or other temporary fixtures shall not obscure the view into the building.

(2) The first floor shall have a primary entrance located in a façade facing a street connected via an uninterrupted pathway for walking to the sidewalk.

(3) Shop front awnings may intrude upon the pedestrian area at or into the ultimate right of way up to four feet provided that the height of such awnings is no less than eight feet above the sidewalk.

(4) Residential uses are not permitted in the first floor of new buildings located in the frontage zone of Ridge or Germantown Pike.
C. Building Massing

(1) Any façade greater than 40 feet long located in the frontage zone along any public or private road shall be interrupted by changes in surface materials and depth of façade such that no uninterrupted portion of the façade be longer than 30 feet.

(2) For buildings taller than one story a change in dimension of surface materials that separates the ground floor of the building from upper floors shall accent this boundary.

D. Building Design

(1) Buildings located wholly or partially within 500 feet of the intersection of the centerlines of Ridge Pike and Germantown Avenue or Level./Evansburg Road shall use surface materials such as stucco, brick, or clapboard siding in accordance with the prevailing pattern of neighboring properties.

(2) Buildings located wholly or partially within 500 feet of the intersection of the centerlines of Ridge Pike and Germantown Avenue or Level./Evansburg Road shall have pitched roofs in accordance with the prevailing pattern of neighboring properties.

(3) Buildings located wholly or partially within 500 feet of the intersection of the centerlines of Ridge Pike and Germantown Avenue or Level./Evansburg Road shall have windows in the primary façade whose ratio of length to width are similar to the prevailing pattern of neighboring properties.

(4) Buildings located wholly or partially within 500 feet of the intersection of the centerlines of Ridge Pike and Germantown Avenue or Level./Evansburg Road shall have frontage features such as porches, porticos, terraces, or awnings in accordance with the prevailing pattern of neighboring properties.

E. Public Area Standards

(1) Sidewalks shall be required along all public frontages and be a minimum six feet in width located so that they are entirely within the ultimate right of way and the greatest distance from the road centerline.

(2) A planting area in the form of a continuous trench of minimum four foot width and four foot depth of topsoil shall be located within the ultimate right of way between the edge of the cartway and the sidewalk closest to the sidewalk for the installation of street trees.
required in §123-50 B and 123-52, except where utilities or driveway entrances prohibit.

Other text amendments to the Zoning Code

Article I – §143-6 Definitions

**Frontage Zone Buildout** – The cumulative linear distance of all buildings on a lot located in the frontage zone.

**Frontage Zone** – An area between a lot line which abuts a street and the maximum building setback.

**Child Day Care Facility**— Any of the following as defined by Pennsylvania Code Title 55, Part V, Subpart D, Article I, Chapters 3270, 3280, and 3290: child day care center, group child day care home, or family day care home.

**Group Child Day Care Home**—The premises in which care is provided at one time for more than six but fewer than 16 older school-age level children or more than six but fewer than 13 children of another age level who are unrelated to the operator. The term includes a facility located in a residence or another premises.

**Family Day Care Home**—A home other than the child’s own home, operated for profit or not-for-profit, in which child day care is provided at any one time to four, five or six children unrelated to the operator.

**Façade**— A building elevation that faces a public right of way, private street, or an internal access driveway that functions as a street.

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