

Proposed Ridge Pike Zoning District Western Section



Produced by the Lower Providence Township Planning Commission

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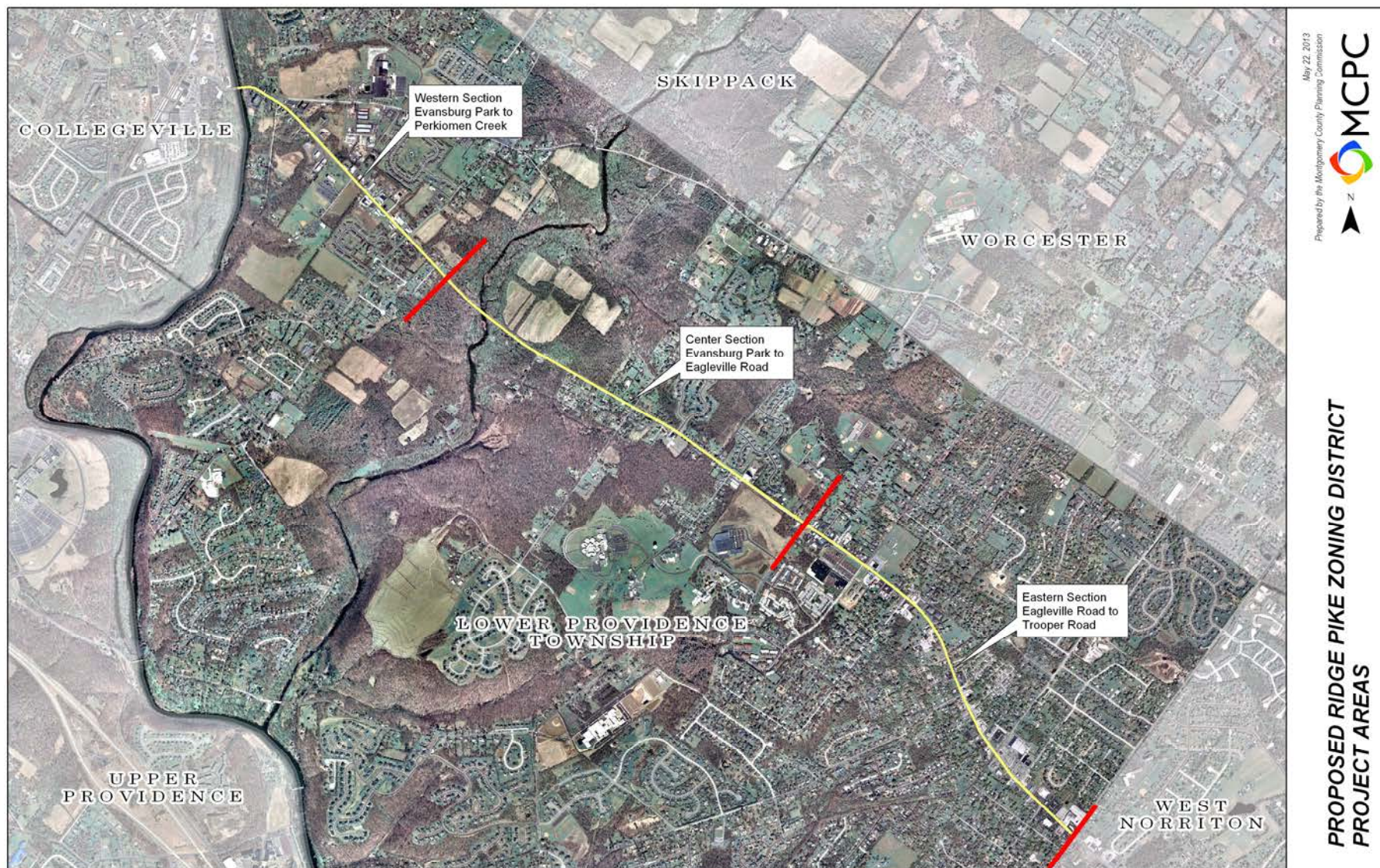
Introduction

The Lower Providence Township Board of Supervisors and Planning Commission have been working to create new ideas and visions for development along Ridge Pike as it traverses the entire township from Trooper Road to the Perkiomen Creek. This work got underway in July 2012 with public workshop sessions that helped create and refine the Planning Commission's ideas. A plan for the corridor was published in March 2013 that illustrates the following concept elements: roadway design, streetscape, bike and pedestrian facilities, natural resource protection, recreation, and building form standards.

The main product of this work is the proposed draft ordinance amendment including herein that details recommended zoning map and text amendments. Public comment and revisions to this draft will occur during the June, July, and August 2013 Planning Commission meetings, leading to a recommendation to the Board of Supervisors for their consideration.

Geography

Ridge Pike is a main transportation corridor for the Township to points east and west. The Planning Commission decided to break up the corridor into three sections to not only make the project more manageable but respond to the differences in character between the zones. The map on the facing page shows where these areas begin and end. The zoning map and text amendment included in this report correspond only to the western section. It hasn't been discussed yet whether one zoning district will be appropriate for all sections. Regardless of that decision, existing zoning districts shall remain in place until new plans and amendments are prepared for each section.

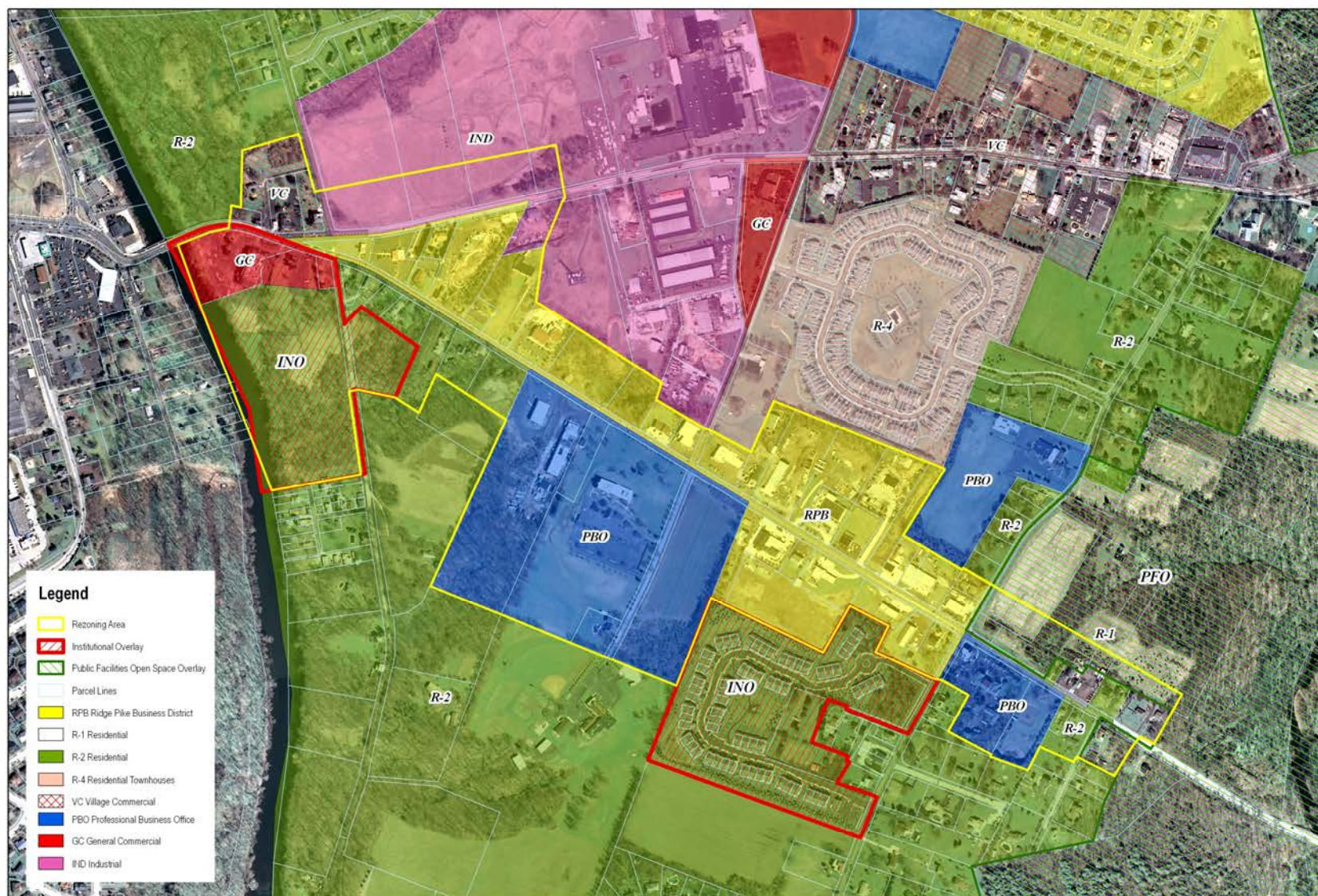


Zoning Map Amendment

The area to be rezoned mostly follows property line boundaries that are adjacent or close to Ridge Pike indicated on the facing map . The area outlined in yellow is currently zoned under seven different zoning districts which has led to some confusion regarding what future development will look like and whether the existing districts communicate a consistent vision for the corridor.

Consider the following issues

- The new district attempts to combine the uses and standards of all the existing districts.
- Areas that are currently zoned R-2 and R-1 Residential and proposed to be rezoned to these standards will be granted the right to develop more intensely than before.
- All other areas are permitted to develop as intensely as the existing code with some additional building form standards.
- Areas within Evansburg Park at the intersection of Ridge and Level Road are proposed to be rezoned.
- A portion of the Superior Tube site on Germantown Pike is included in this proposed rezoning from Industrial to the new district. Details of environmental issues have not been discussed.



May 22, 2013
Prepared by the Montgomery County Planning Commission



**RIDGE PIKE WEST
EXISTING ZONING DISTRICTS AND AREA TO BE REZONED**

Zoning Text Amendment

The zoning text amendment consolidates standards of multiple zoning districts into one. In accordance with the vision set out in the plan, the standards afford additional intensity in the form of taller building height in areas closest to the following intersections: Germantown Pike, Crosskeys Road, and Level Road.

Article XX Name of 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. Minimize the potential for increased traffic congestion, by providing incentives that require shared access points, cross-access easements, shared parking areas, and quality public spaces.
- B. Increase the number of pedestrian and vehicular connections between adjacent properties to provide complementary and coordinated development of adjacent properties.
- C. To provide regulating standards which require orderly, well-planned development and to ensure that new buildings and additions enhance the surrounding streetscape, including incentives for burial of existing utilities within the right-of-way.
- D. Use scale, building orientation and landscaping to establish community identity.
- E. Effectively and efficiently regulate the establishment and maintenance of businesses requiring outdoor storage of vehicles, types and heights of signage, equipment or merchandise.
- F. Establish a walkable streetscape by promoting a pedestrian orientation of streets and buildings and providing a safe and convenient interconnected sidewalk network

§143 – xxx Permitted Uses

- A. The following uses shall be permitted by right in the district
 - (1) Retail establishment for the sale of goods and merchandise.

Current RPBD offers waiving Act 209 impact fee to bury utilities

Personal service– eliminated requirement for 30% of floor area to patrons

Professional offices simplified

Drive throughs regulated separately as a special exception.

Added medical outpatient

Auto service and gasoline station performance standards regulated separately

Put funeral establishment into personal service

Did not include performance standards for theater or hotel or self storage presently in RPBD.

Not necessary to mention adult uses since only permitted in Institutional Overlay, which we are removing in this location with the map amendment.

Removed communications antenna and towers since provided in other districts

Sale of autos are a retail use (1)



- (2) Personal service shop including funeral home
- (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) Auto service center including body work, painting, and emissions testing centers
- (11) Child day-care facility
- (12) Educational, religious or philanthropic use
- (13) A gasoline service station and or car wash
- (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) Single-family detached dwelling
- (20) Single-family attached dwelling
- (21) Multifamily dwelling
- (22) Mixed use structures containing any combination of permitted uses
- (23) Any use similar to ones indicated above and not specifically prohibited in this Article or elsewhere in this Chapter.

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 of eight-car stacking area shall be provided, including the space at the pickup window.

- (b) These spaces shall not interfere with other parking spaces or internal circulation of the site.
- (c) The pickup window shall be located in the rear or side of the principal building.

C. Uses Permitted by Conditional Use

§143 – xxx Prohibited Uses

§143 – xxx Performance Standards for Specific Uses

A. Gasoline or auto service stations and car washes

- (1) Servicing and repair of vehicles shall be within an enclosed building only.
- (2) Storage of parts or vehicles shall be to the rear of all principal buildings
- (3) Shall conform to all applicable State and Federal environmental standards regarding emissions and storage of hazardous materials.
- (4) Fuel pumps shall be set back at least 25 feet from the ultimate right of way.

B. Child day care facility

- (1) 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:
- (2) Outdoor play areas shall be located to the side or rear of principal buildings.
- (3) A driveway and parking area with a drop off zone shall be provided off street.

C. Mixed use structures

- (1) Residential uses shall not occupy the ground floor.
- (2) Residential uses shall occupy the upper floor(s).

§143 – xxx Site Plan Standards

A. Lot Size

- (1) Lot width at frontage zone Minimum 50'

Biggest changes to use provisions is addition of multifamily and mixed use, reduction of overall number of definitions, potential elimination of prohibited uses.

Uses that require Board of Supervisor input for conditions of approval should be placed in this section.

I recommend only prohibiting uses when there is a compelling reason to do so, for instance no car washes in a floodplain, and the uses are permitted somewhere else in the Township.

Industrial uses not permitted in this district. Do you want to permit light manufacturing like furniture, metal work etc. and if so I recommend attaching performance standards here. Industrial uses are currently permitted in the IND district which is located in this area of the Township.

No explicit density limit for multifamily development. I recommend letting us test the ordinance on a site to see what a maximum buildout of apartments would look like before we make a decision.

Maximum building footprint of 15,000 sqft

Collegeville In ~25,000 sqft

3938 Ridge (truck repair) ~18,000 sqft

Current code permits 50% and allows up to 70% impervious cover provided 3 out of five performance standards are met. This is an important point since design standards of the RPBD are currently in the SLDO and can be waived. When an applicant desires to go from 50% to 75% impervious and only when they choose to employ RPBD SLDO standards will they be required to meet design standards.

Has anyone done a project like this yet?



(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'

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 no more than 42 inches in height shall be provided in the frontage zone.
- (3) Parking areas shall be set back 8 feet from all buildings.
- (4) New parking areas shall not be constructed between existing or new buildings or additions and the frontage line.

D. Frontage Zone Buildout

- (1) The sum total of all linear distances of primary facades located in the frontage zone shall be a minimum of 40% of the lot width in the frontage zone or 25 feet whichever is greater except as provided as follows in this subsections.
- (2) Frontage zone buildout may be less than 40% where existing buildings compose more than 50% of the sum of proposed first floor gross square footage or lot widths at the frontage zone are greater than 125 feet. In these cases, new buildings and additions shall be configured to occupy as much of the frontage zone as is practicable.
- (3) Alternately an applicant may set back up to 75% of the linear distance required by this section greater than the frontage zone provided that area is used only for outdoor seating and not the display of goods.

E. Coverage Limits

- (1) Building coverage limit 50% of lot area maximum

- (2) Maximum building footprint 15,000 square feet
- (3) Impervious coverage limit 75% of lot area maximum

§143 – xxx Access Management Standards (to be completed pending DVRPC report)

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) If the Board of Supervisors anticipates that a property may be subdivided resulting in an unacceptable number or arrangement of driveways, they may require the property owner to enter into an access covenant to share driveway access among the anticipated lots.

B. Corner Clearance

C. Safe Sight Distance

D. Driveway Channelization

E. Joint and Cross Access Easements

§143 – xxx Building Form Standards

A. Building Height

- (1) First floor of retail or office uses finish floor to ceiling Minimum 12' Maximum 25'
- (2) Second story or higher finish floor height to ceiling Maximum 12'
- (3) Total building height maximum 3 stories or 45 feet except where building footprints are wholly located within 500 feet of the cen-

Density bonus in the form of height for the concentrated areas identified in our plan.

Current standards are in SLDO. Discuss what, if, or how much you want to transpose to zoning and the issues that it brings up.

Current standards are in SLDO. Form based coding puts these standards in zoning which is harder for the applicant to waive since they must prove a hardship to the ZHB. Do you want to this strict approach or not?



terline intersections of the following streets and Ridge Pike : Germantown Avenue, Crosskeys Road, and Level Road, maximum building height shall be 4 stories or 60 feet.

B. First Floor Standards

- (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, merchandise or other temporary fixtures shall not obscure the view into the property.
- (2) The first floor shall have a primary entrance located in its primary façade and be connected via an uninterrupted pathway for walking to the sidewalk along the lot line required in §XX.
- (3) Shop front awnings may intrude upon the pedestrian area at the along the primary facade 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.

C. Building Massing

- (1) Any façade greater than 40 feet long along any public road shall be interrupted by changes in surface materials or depth of façade such that no uninterrupted portion of the façade be longer than 30 feet.
- (2) Alternately, buildings may be setback from the build to zone, provided that the standards of § 143 xx Frontage Zone Buildout have been met to break up the horizontal mass of the building.
- (3) For buildings taller than one story an expression line shall define the boundary between the ground and second floors making use of a change in dimension of surface materials that separates the ground floor of the building from upper floors.

D. Building Design

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 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

Façade, primary – The exterior wall of a building that is set along a frontage zone that faces the street of highest order and with the main entrance to the building.

Frontage – The area between a building façade and the vehicular lanes, inclusive of its built and planted components.

Frontage Buildout – The linear distance of a building's primary façade within the frontage zone.

Frontage Zone – An area between the lot line and maximum front yard in which a certain percentage of a building's primary façade must be located.

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

Applicable Subdivision and Land Development Text

Part 1 – Landscaping, Dedication of right of way, Existing buildings

Part 3 – Stormwater and Erosion Control

Part 9 – Natural Resources

Schedule for Review and Revision

June 26 Planning Commission Meeting—Present and Discuss. Publish on website. Send an email to property owners to download draft and provide comments.

July 24 Planning Commission Meeting—Edits and presentation of potential buildouts, presentation of DVRPC access management report and standards. Incorporate PC recommended changes.

August 28 Planning Commission Meeting—Final Draft of amendments and recommendation to BOS by September meeting date with final edits and remarks.



**September Board of Supervisors Information Meeting-
Deliberations and recommendations from Board of Supervisors.**



Date TBD

Official advertisement for adoption.

Question and Comments

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