

Chapter 27. Zoning

Part 15. TRADITIONAL NEIGHBORHOOD DEVELOPMENT

§ 27-1503. Marketplace Boulevard TND Zoning District.

[Added by Ord. 669, 9/6/2017]

1. Purpose. The purpose of the Marketplace Boulevard TND Zoning District (the "MB-TND District") is as follows:
 - A. To create an integrated and connected (physically by streets and character by design) mixed-use development within the MB-TND District with a land use pattern generally reflective of the proposed land use plan for the MB-TND District.
 - B. To encourage residential and nonresidential development and redevelopment that takes advantage of a mixed-use form of development so that demand for a variety of uses can be realized in a cohesive neighborhood form that encourages:
 - (1) Connectivity between parcels and uses such that the development patterns have a cohesiveness and relationship to one another, while encouraging unique innovation in individual development design and character;
 - (2) Accessibility throughout the MB-TND District to allow for the ease of movement of goods and people between and among the individual parcels within the MB-TND District such that multi-modal transportation is a priority; and
 - (3) Uniformity in character and overall layout such that the collection of uses developed within the MB-TND District creates a sense of place that is unique and welcoming, while allowing for flexibility and innovation in design.
 - C. To create opportunities for a mix of housing choices and easy access to goods, services, and employment opportunities for current and future residents of the Township;
 - D. To provide a procedure, in furtherance of these purposes, which can relate the type, design, and layout of residential and nonresidential development to the particular site, and the particular development demands at the time, in a manner that fosters local investment and increasing property values;
 - E. To establish a neighborhood that is pedestrian-oriented with parks, centrally located public commons, square, plaza, park or prominent intersection of two or more major streets, commercial enterprises and civic and other public buildings and facilities for social activity, recreation, and neighborhood functions;
 - F. To foster a sense of place and community by providing a setting that encourages the natural intermingling of everyday uses and activities within a recognizable neighborhood; and
 - G. To ensure efficiency of the land development processes by which these purposes are realized such that the purposes herein are realized without undue burden or delay.
2. Applicability. All other applicable standards and requirements as set forth in this chapter, the Subdivision and Land Development Ordinance [Chapter 22], and other Township ordinances shall apply to the MB-TND

District. Where a conflict arises between the requirements of this section and other sections of this chapter, this Code, or other Township ordinances, the requirements of this section shall govern. The standards of the MB-TND District contained in this section shall apply to all properties that are within the boundaries of the MB-TND District as delineated on the Marketplace Boulevard TND District Map attached hereto and incorporated herein at Appendix 27-A.

3. District Boundaries. The boundaries of the MB-TND District are delineated on the Marketplace Boulevard TND District Map attached hereto and incorporated herein at Appendix 27-A.^[1]

[1] *Editor's Note: Appendix 27-A is included as an attachment to this chapter.*

4. Land Use Plan. The use and development of property in the MB-TND District shall comply with Marketplace Boulevard TND District Land Use Plan attached hereto and incorporated herein at Appendix 27-G (the "MB-TND District Land Use Plan").^[2]

A. Proposed development within the MB-TND District must be in a manner generally consistent with the MB-TND District Land Use Plan (Appendix 27-G) with respect to the location of proposed land uses.

- (1) The MB-TND District Land Use Plan identifies three separate land use areas in the MB-TND District, each with a corresponding land use category: office, commercial, and residential. Each land use category includes the uses permitted in its respective land use area. Section 27-1503, Subsection 5, of this Part provides the permitted uses for each such land use area. Only those permitted uses may be developed in each land use area as identified in § 27-1503, Subsection 5, except where:

- (a) A mix of uses is provided for in a mixed-use building such that any use permitted in any land use area is permitted in a mixed-use building in any land use area; or

- (b) A use that is permitted in either the office land use area or commercial land use area, but not the other, shall be permitted in such office or commercial land use area provided that the use does not exceed 50% of the gross land area of a proposed development.

- (2) Where a proposed development plan comprises 150 contiguous acres or more in the MB-TND District, an alternative land use plan may be proposed for review and approval of the Board of Supervisors, such approval to be in the sole discretion of the Board of Supervisors. Any such approval of an alternative land use plan shall be in the form of an ordinance which amends the MB-TND Land Use Plan. Where such an alternative land use plan is proposed, it must comply with the following criteria:

- (a) The gross land areas occupied by any one land use category (residential, commercial, or office) shall not be less than 20% or more than 60% of the total land area of the proposed development; and

- (b) All three land use categories (residential, commercial, and office) must be included in the proposed alternative land use plan.

- (3) Any development that includes 30 acres or more in gross land area in the residential land use area of the MB-TND District must include at least two permitted residential use types.

[2] *Editor's Note: Appendix 27-G is included as an attachment to this chapter.*

5. Permitted Uses. The permitted uses within each area of the MB-TND District are set forth in this § 27-1503, Subsection 5, except as provided in § 27-1503, Subsection 4A(1) of this Part.

A. Uses Permitted in Commercial Area. The principal uses permitted on a lot or parcel in the commercial area of the MB-TND District are as follows:

- (1) Business services.

- (2) Day-care center.

- (3) Financial institution.

- (4) Fitness center.
 - (5) Grocery store.
 - (6) Hotel.
 - (7) Indoor entertainment center.
 - (8) Multifamily dwellings, only permitted as part of a mixed-use building.
 - (9) Neighborhood convenience store.
 - (10) Parking structure/garage.
 - (11) Personal services.
 - (12) Pharmacy.
 - (13) Retail store.
 - (14) Restaurant, high-turnover, without drive-through.
 - (15) Restaurant, low-turnover.
 - (16) Shopping center.
 - (17) Supporting retail.
 - (18) Theater.
- B. Uses Permitted in Office Area. The principal uses permitted on a lot or parcel in the office area of the MB-TND District are as follows:
- (1) Conference and training center.
 - (2) Business or professional office.
 - (3) Hotel.
 - (4) Medical office.
 - (5) Flex space.
 - (6) Parking structure/garage.
- C. Uses Permitted in Residential Area. The principal uses permitted on a lot or parcel in the residential area of the MB-TND District are as follows:
- (1) Apartments, with a maximum of four stories and 300 units.
 - (2) Dwelling, quadplex.
 - (3) Dwelling, single-family.
 - (4) Dwelling, two-family.
 - (5) Retail store, only permitted as part of a mixed-use building.
 - (6) Townhouse.
- D. Other Uses, Permitted in All Areas. The principal uses permitted on a lot or parcel in all areas of the MB-TND District are as follows:
- (1) Essential services.
 - (2) Forestry.

- (3) Park.
 - (4) Library.
- E. Permitted Accessory Uses. The accessory uses permitted on a lot or parcel in the MB-TND District are as follows:
- (1) Accessory use (subject to the requirements of § 27-501 of this chapter).
 - (2) Home occupation, as a conditional use.
 - (3) No-impact home-based business.
6. Design Guidelines.
- A. General.
- (1) All planning, design, construction and maintenance of development within the MB-TND District shall comply with the design guidelines of this § 27-1503, Subsection 6, which shall be considered the MB-TND District Manual of Written and Graphic Design Guidelines as authorized by Article VII-A of the Municipalities Planning Code.
 - (2) All improvements in the MB-TND District shall be designed and constructed in accordance with the requirements of this Part, this chapter, the Subdivision and Land Development Ordinance [Chapter 22], the Stormwater Management Ordinance [Chapter 23], the Township Standard Details and any other applicable Township ordinance, except as provided in this Part. If the provisions of this Part are inconsistent with any other provision of a Township ordinance, then the provisions of this Part shall govern.
 - (3) Proposed development plans for the MB-TND District must be high-quality development that is in strict compliance with the design guidelines of this § 27-1503, Subsection 6. The proposed development must meet or exceed these design guidelines in all aspects of the development.
- B. Buildings.
- (1) Residential Buildings.
 - (a) A variety (two or more) of building styles or variations thereof within a proposed residential development shall be utilized, except as provided in § 27-1503, Subsection 6B(1)(a)2).
 - 1) The residential architectural styles shall be selected from the following styles that are significant contributors to the valued physical characteristics found in the Township as identified in the Township Historic Preservation Plan:
 - [a] Cape cod;
 - [b] Colonial revival;
 - [c] Dutch colonial revival;
 - [d] Craftsman cottage and bungalow;
 - [e] Foursquare;
 - [f] Tudor revival;
 - [g] Mid-century classic; or
 - [h] Approved equal of contemporary quality.
 - 2) One building style may be used for an apartment development.
 - (b) Porches, porticos and stoops oriented to the street shall be provided.

- (c) A variety of rooflines, architectural features and materials shall be provided to create diversity.
 - (d) A minimum of 40% of townhouse units shall provide vehicular access (driveway and garage) at the rear of the building.
 - (e) Garage doors facing a street shall be set back a minimum of 25 feet from the nearest edge of the sidewalk along the street. Such garage doors shall be of an architectural style consistent with the residential building.
 - (f) The stairwells of all multifamily dwelling buildings shall be enclosed within the building structure.
 - (g) No more than eight townhouse units may be included in a connected townhouse building.
 - (h) Each townhouse building shall have a minimum building separation from any other building of 20 feet.
- (2) Nonresidential Buildings.
- (a) No building shall have a flat roof, unless a parapet wall is provided to create a varied roofline.
 - (b) Screening of rooftop building mechanicals shall be accomplished through the use of parapet walls.
 - (c) Minimum building height shall be two stories or 20 feet, except:
 - 1) For buildings with a first-floor footprint of 30,000 square feet or more, up to 50% of the building may be one story or 12 feet in height.
 - (d) To de-emphasize the horizontality of larger buildings, recesses or projections to buildings shall be provided through pilasters, piers, columns, or other like architectural treatments whenever a building facade exceeds 20 feet. Facade recesses and projections shall be in the range of one to five feet in depth.
 - (e) To promote a greater sense of character and pedestrian scale, buildings shall be functionally, or through design elements, broken into smaller storefronts through the use of windows, doors, pilasters, piers, columns, arches, porches, porticos, colonnades and the like.
 - (f) Maximum building height shall be five stories.
- (3) Larger-Footprint Buildings.
- (a) Larger-footprint buildings shall be designed to avoid a stark, "big-box" appearance. The careful design and articulation of a larger-footprint building, the front yard, the parking lot, and the overall landscape, shall be intended to result in a more-attractive and pedestrian-friendly environment. For purposes of this Part, a larger-footprint building shall be considered a building containing nonresidential or multifamily dwelling uses.
 - (b) Building and site design elements of a larger-footprint building shall include:
 - 1) Varied building materials;
 - 2) Roofline variation and projections;
 - 3) Varied colors;
 - 4) Complementary landscaping; and
 - 5) Pedestrian features including ample sidewalks, crosswalks, lighting and vegetation.
- (4) Building Materials. Building facades shall only utilize one or more of the materials, unless a comparable alternative is approved as a modification by the Board of Supervisors:

- (a) Masonry brick.
- (b) Stone.
- (c) Wood (or synthetic cement fiber alternative, e.g., Hardiplank® or other engineered wood material).
- (d) Insulated metal panel system, composite aluminum panel (i.e., Alucobond®), curtainwall, brick panel, precast concrete (with architectural detailing), stone or stone panel.
- (e) Solid split-face masonry units, a maximum of four inches by 16 inches in size.

C. Streetscape.

(1) General.

- (a) The goal of the streetscape guidelines in the MB-TND District is to improve pedestrian access and build attractive streetscapes that functionally provide interconnections throughout the district and build a consistent sense of place and community character.
- (b) The ownership and maintenance of all streetscape fixtures and landscaping shall be the responsibility of the property owner, unit owners' association, or developer, except that streetlights installed in the public road right-of-way may be accepted by the Township.

(2) Context-Sensitive Off-Street Parking.

- (a) Provide off-street parking designed and maintained to be subordinate to the building architecture and streetscape. Streetscape elements shall be designed to define the streetscape and de-emphasize parking areas through screening and provide buffering between pedestrianways and parking areas.
- (b) Off-street parking areas that are adjacent to streets shall be screened with low street walls or fencing. Solid masonry walls or brick piers with decorative metal fences and shrubs shall comprise the screening, at a minimum.

(3) Sidewalks and Crosswalks.

- (a) Provide and maintain a network system of sidewalks, crosswalks, pathways and trails to strengthen the pedestrian-oriented environment. Sidewalks along the street shall have direct connections to buildings.
- (b) Sidewalks shall be a minimum width as described below and installed and maintained to be safe and accessible along both sides of all streets. Sidewalks shall connect to all buildings, at the main building entrance location.
 - 1) Residential development: five feet.
 - 2) Nonresidential development: six feet.
 - 3) Mixed-use development: six feet.
- (c) Crosswalks shall be at least six feet in width, striped with a six-inch-wide painted white strip on both sides. Enhanced markings may be installed and shall be in conformance with PennDOT specifications.

(4) Bicyclist Accessibility.

- (a) In developments within the residential land use area of the MB-TND District, a looping trail system shall be constructed according to Township Standard Details, connected at a minimum of two points to public rights-of-way.
- (b) In developments within the commercial and office land use areas of the MB-TND District, bicycle lanes shall be provided, in both directions, a minimum of five feet in width, along

collector streets to create a looping, interconnecting system that includes connection(s) to the nearby Montour Trail. The bicycle lanes shall be marked with a minimum of eight-inch-wide white striping.

- 1) Bicycle lanes shall provide safe and accessible travel routes for bicyclists throughout the neighborhood and to nearby regional destinations.
 - 2) Along property lines where there is not a building facing the street, the bicycle lanes may instead be constructed as an off-road multipurpose trail, a minimum of 10 feet wide, and otherwise in accordance with Township Standard Details.
 - (c) Bicycle racks provide an effective opportunity for bicycle security and encourage multi-modal transportation, creating an environment that is welcoming to bicyclists.
 - (d) Bicycle racks shall be installed and maintained at each building, nearest to the building entrance as possible, using concrete footing. The bike racks shall be black in color.
- (5) Benches and Waste Receptacles.
- (a) Easily accessible seating is intended to provide a needed street furnishing for rest and relaxation.
 - (b) In developments within the commercial and office areas of the MB-TND District, benches, black in color, shall be installed and maintained on a hardscape surface with minimal slope in the following locations:
 - 1) Along the sidewalk, one bench for each 300 feet of street frontage;
 - 2) At each corner; and
 - 3) At pedestrian pockets and plazas, one bench per every 300 square feet.
 - (c) Waste receptacles are to be black in color and attractive street furnishings that provide needed repositories for trash along sidewalks and in public spaces.
 - (d) Typical waste receptacles shall be installed, anchored and serviced at street intersections, at pedestrian pockets and plazas, and at three-hundred-foot intervals along streets.
- (6) Street Trees and Landscaping.
- (a) Street trees provide shade and screening for pedestrians, aesthetic purposes, and add a softening component to the streetscape. When placed and maintained in uniform alignment along a streetscape, the street trees form an Allee effect.
 - (b) Street trees shall be installed and maintained along both sides of all streets. One street tree shall be provided at an average interval of every 35 feet of linear frontage along a street. Deep-rooted, street-tolerant, street tree species shall be carefully selected and utilized.
 - (c) Trees, shrubs and perennials shall be selected for visual appeal, climate-hardiness, and appropriateness for the specific conditions of the chosen location. Plants shall be pruned to maintain visibility and clearance along the streetscape for motorists, bicyclists, and pedestrians.
 - (d) Street trees shall be a minimum of three inches dbh in accordance with American Nursery Association standards and shall be planted in accordance with accepted landscape conservation practices. All required street trees shall be a minimum of 10 feet in height at the time of planting, as measured from the ground adjacent to the planted tree to the top of the tree. All street trees shall be selected from, and comply with, the list of permitted street trees found in Appendix 27-D of this chapter.^[3]

[3] *Editor's Note: Appendix 27D is included as an attachment to this chapter.*

- (e) All required landscaping shall be properly maintained and replaced upon significant deformity or death due to natural or unnatural causes.
 - (f) Engineered steep slopes of 25% or more shall be landscaped with trees, minimum one inch dbh in size, planted 20 feet on center; all remaining areas of steep slope shall be planted with perennial ground cover vegetation.
- (7) Green Infrastructure and Green Building.
- (a) Natural stormwater management systems (such as rain gardens and vegetated swales) shall be integrated into the streetscape in selected areas, in order to minimize runoff, filter pollutants, and add visual appeal. These systems shall be maintained for optimum performance.
 - (b) Sustainable, green building systems and designs are encouraged. Where such techniques are implemented, these elements may serve as justification for a modification to the impervious surface requirements as approved by the Board of Supervisors.
- (8) Lighting.
- (a) Human-scaled light fixtures and poles shall be installed and maintained to provide a safe, secure and attractive streetscape along both sides of all streets. Streetlights shall be installed and maintained at an average interval of 100 feet along all streets.
 - (b) The type, style, operation and location of streetlights shall be in accordance with the Township Standard Details, unless otherwise provided in this Part.
 - (c) The light poles shall be black and installed at a total height of 20 feet from finished grade, and the light support footer shall be minimally visible. Lights shall emit minimal glare and spillover.
- (9) Public Spaces and Gathering Places. The following shall be provided in the commercial and office areas of the MB-TND District:
- (a) A variety of "outdoor room" elements shall be combined and provided to form the streetscape, including: building facades, trees and shrubs, decorative pavers, benches, civic art, waste receptacles, human-scaled streetlights, fountains, sculptures and the like.
 - (b) "Pedestrian pockets" shall be provided as gathering places by integrating visible opportunities for pedestrians to rest and relax along the streetscapes; for example, small plazas at street corners and neighborhood gateway features that integrate seating areas. These spaces are to be viable additions to the built environment (i.e., principal building structures) that celebrate the public realm of the MB-TND District.
 - (c) Pedestrian pockets with benches, sitting walls, shade trees, landscaping and lighting shall be installed and maintained on a minimum of one street corner at all intersections and at midblock locations where 1,000 feet or more separates street intersections. The pedestrian pockets shall be installed on areas of minimal slope, and all nonlandscape areas shall be constructed of hardscape materials.
 - (d) Plazas shall be installed in each development that comprises 20 acres or more of gross land area and be a minimum of 1,500 square feet with unrestricted public access. Plazas shall include, at a minimum, outdoor seating, a focal point (i.e., sculpture, art, fountain) and landscaping, to include shade trees. Private outdoor dining areas adjacent to a plaza should complement the plaza but cannot be used to reduce the required minimum square footage.
 - (e) Public spaces and gathering places shall be maintained to provide year-round attractiveness.
- D. Signage. All signs in the MB-TND District shall comply with Part 7 (Signs) of this chapter; provided, however, that any signs in the residential area of the MB-TND District shall comply with the signage requirements in § 27-704 (Signs Authorized in Residential Zoning Districts) of this chapter.
- E. Lot, Yard and Bulk Requirements.

- (1) Front Yard:
 - (a) Residential buildings: 15 feet.
 - 1) Porches, steps, decks and the like may be constructed within the front yard, a maximum of 50% of the front building facade length, up to a maximum of five feet into the front yard.
 - (b) Nonresidential Buildings:
 - 1) Buildings one to two stories in height: 35 feet minimum and 85 feet maximum.
 - 2) Buildings three to four stories in height: 50 feet minimum and 85 feet maximum.
 - 3) Nonresidential buildings may be set back more than 85 feet but in no case more than 150 feet, provided that any such deviation shall comply with the following criteria: the development or use shall incorporate enhanced pedestrian spaces and amenities within the setback area. Enhanced pedestrian spaces and amenities consist of a combination of features such as plazas, fountains, courtyards, arcaded pedestrian walkways, outdoor seating, widened sidewalks or pedestrian pathways, benches, shelters, street furniture, playgrounds, gazebos, public art or kiosks.
- (2) Side Yard and Rear Yard:
 - (a) Residential Buildings:
 - 1) Side yard: five feet.
 - 2) Rear yard: 15 feet.
 - (b) Nonresidential Buildings:
 - 1) Side yard: 25 feet.
 - 2) Rear yard: 25 feet.
- (3) Maximum Lot Coverage:
 - (a) Residential uses: 60%.
 - (b) Nonresidential uses and mixed-use buildings: 75%.
- (4) Minimum Lot Size:
 - (a) Residential Uses:
 - 1) Single-family dwelling: 5,445 square feet.
 - 2) Two-family dwelling: 3,640 square feet.
 - 3) Quadplex: 2,000 square feet.
 - 4) Multifamily Dwellings:
 - [a] Townhouses: 3,640 square feet; provided, however, the minimum lot size for up to 50% of the townhouse units in a development may be reduced to 1,760 square feet.
 - (b) Mixed-use building: one acre.
 - (c) Nonresidential uses: one acre.
- (5) Lot Character. Each lot shall be of such character so as to avoid danger to health or peril from fire, flood or other hazard.

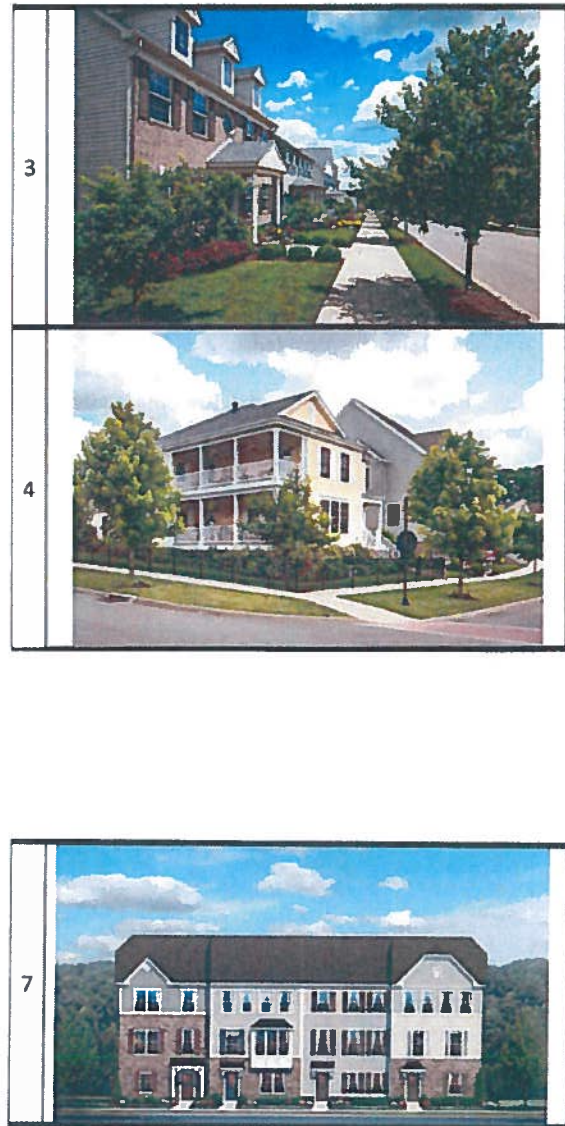
- F. Layout and Building Orientation. Nonresidential and multifamily residential buildings, to the maximum extent possible, shall be oriented such that the front building facade faces and is adjacent to a public street or a private street, which is constructed in accordance with the Subdivision and Land Development Ordinance [Chapter 22] and the Township Standard Details. Where multiple buildings are proposed as part of a development plan and the plan is proposed to be accessed internally by private streets and/or driveways, placement of the buildings shall be such that the portion(s) of the development abutting public streets shall have buildings oriented along the streets to frame the street wall.
- G. Streets, Sidewalks and Interconnectivity.
- (1) Interconnected streets form the blocks of the MB-TND District which serve as the backbone for development. Vehicular and pedestrian connectivity shall be provided between the land use areas within the MB-TND District, including, but not limited to, an extension of Marketplace Boulevard.
 - (2) Marketplace Boulevard shall be connected to Hirshinger Road and Hookstown Grade Road as development occurs in the MB-TND District.
 - (3) Sidewalks, pathways, trails and crosswalks shall be installed and maintained throughout the MB-TND District in a manner consistent with the MB-TND District's streetscape requirements. Buildings, lots and neighborhoods within the MB-TND District shall be linked through pedestrian and bicyclist connections.
 - (4) Traffic calming measures shall be employed in a manner consistent with the Township Residential Traffic Management Regulations (see Exhibit 15-9-A of Chapter 15, Part 9, of the Moon Township Code of Ordinances, Residential Traffic Management, as amended).
 - (5) Cul-de-sac streets over 1,000 feet in length shall include traffic calming measures such as chicanes, landscaped medians, or sidewalk curb extensions/bulbouts. One such traffic calming measure shall be installed for each 1,000 feet of a street that ends in a cul-de-sac.
 - (6) Proposed development plans shall provide for two or more vehicular access points to public streets and/or adjacent existing or proposed development.
- H. Driveways/Curb Cuts.
- (1) Shared Driveway Entrances. In order to reduce pedestrian and vehicular conflict, shared driveway entrances and access drives are encouraged.
 - (2) Number of Driveway Entrances. The number of driveway entrances is limited to two per lot, unless a Township-approved traffic study recommends otherwise.
 - (3) Vehicular access to lots shall be through arterial or collector streets or access drives.
 - (4) Township Standard Details. Driveways, access drives and curb cuts shall comply with the Township Standard Details.
 - (5) Incentive Bonus. When two adjacent property owners agree to combine access points on a street without proceeding under § 27-1503, Subsection 9 (Deviations by Waiver), of this chapter, the property owners shall be entitled to an incentive bonus, in which case the required number of parking spaces would be reduced by 15% for each development, or the lot coverage of each development may be increased by 10%. The selection of the specific incentive bonus shall be at the discretion of the property owners.
 - (6) Alignment. Driveways, access drives and curb cuts shall have direct alignment with driveways, access drives and curb cuts on opposing lots.
- I. Usable Recreation and Open Spaces.
- (1) Usable recreation and open spaces, in the form of pedestrian pockets (along the streetscape), plazas, parks, clubhouses, common areas, and greens, shall be provided at the rate of a minimum area equivalent to 5% of the buildable area of the proposed development. The open space may be

provided in a location integral to the proposed development site or within a common open space area under common ownership and/or control within the MB-TND District (e.g., clubhouse, trail head for looping trail system; however, the looping trail system shall not be included).

- (2) Usable recreation and open spaces shall be positioned on each development within the MB-TND District to provide a variety and diversity of opportunities for public enjoyment. The open spaces shall be usable and attractive places for people to gather and shall have topographic slopes of 5% or less.
- (3) For any development that includes more than 250 dwelling units in total, a clubhouse (with a minimum of 3,000 usable square feet of net floor area space) shall be provided.

J. Photographic Examples to Illustrate Development Form and Character Requirements.

RESIDENTIAL BUILDINGS



NON-RESIDENTIAL BUILDINGS

NON-RESIDENTIAL BUILDINGS



NON-RESIDENTIAL BUILDINGS (LARGE)



NON-RESIDENTIAL BUILDING MATERIALS

NON-RESIDENTIAL BUILDING MATERIALS

NON-RESIDENTIAL BUILDING MATERIALS

1



2



OFF-STREET PARKING

OFF-STREET PARKING

OFF-STREET PARKING

1

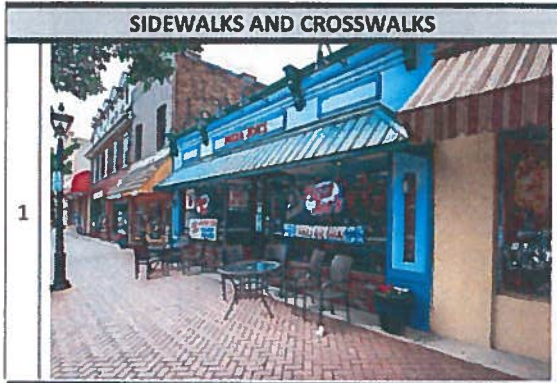


2



SIDEWALKS AND CROSSWALKS

SIDEWALKS AND CROSSWALKS



BICYCLIST ACCESSIBILITY

BICYCLIST ACCESSIBILITY

1



2



3



BENCHES AND WASTE RECEPTACLES

BENCHES AND WASTE RECEPTACLES

BENCHES AND WASTE RECEPTACLES



STREET TREES AND LANDSCAPING

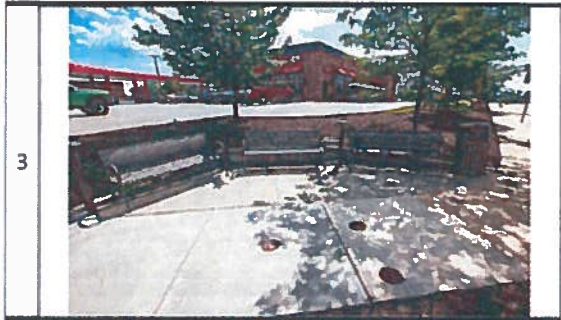
STREET TREES AND LANDSCAPING



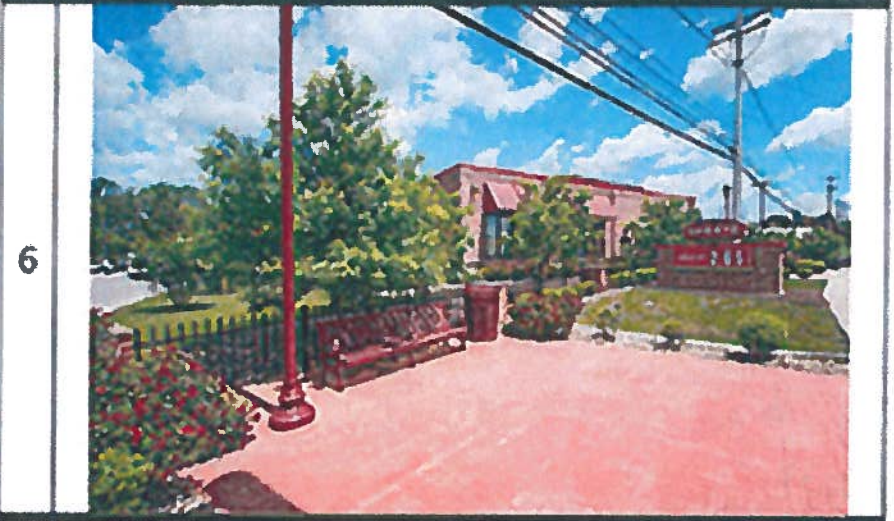
PUBLIC SPACES AND GATHERING PLACES

PUBLIC SPACES AND GATHERING PLACES

PUBLIC SPACES AND GATHERING PLACES

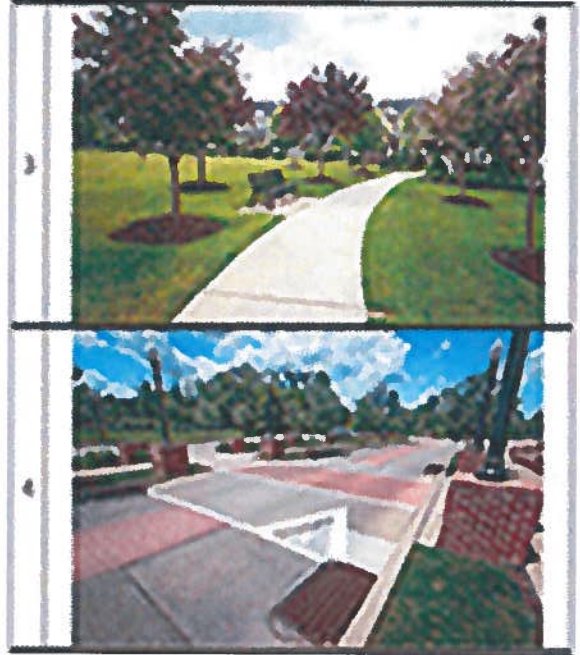
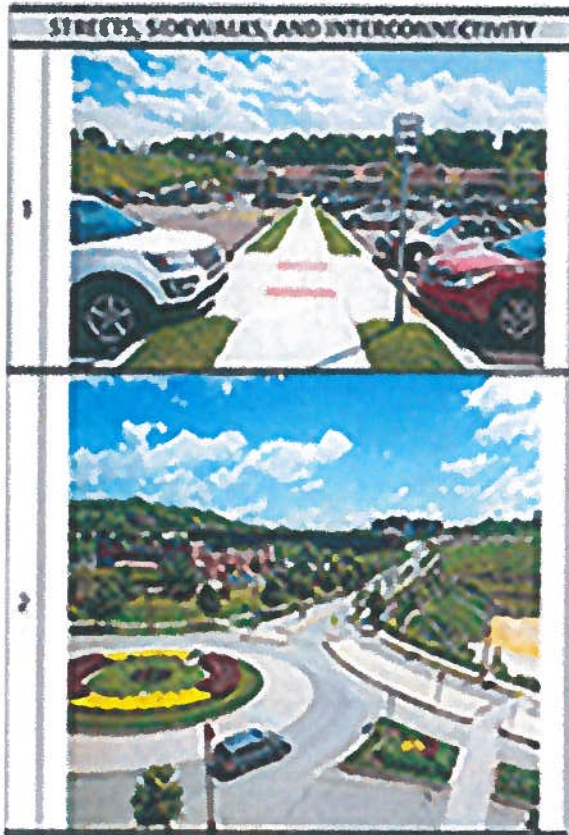


PUBLIC SPACES AND GATHERING PLACES

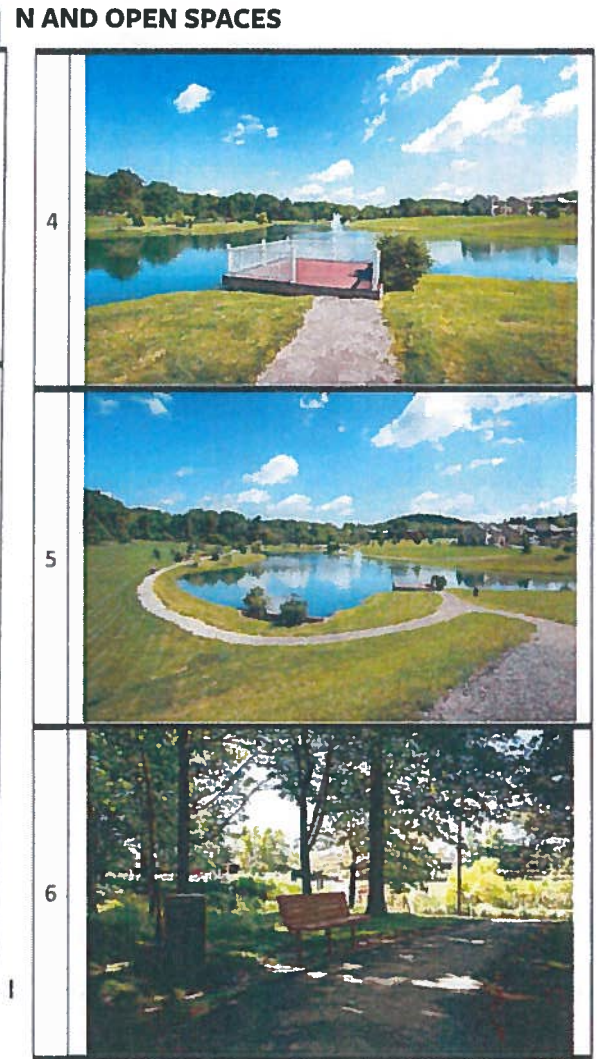
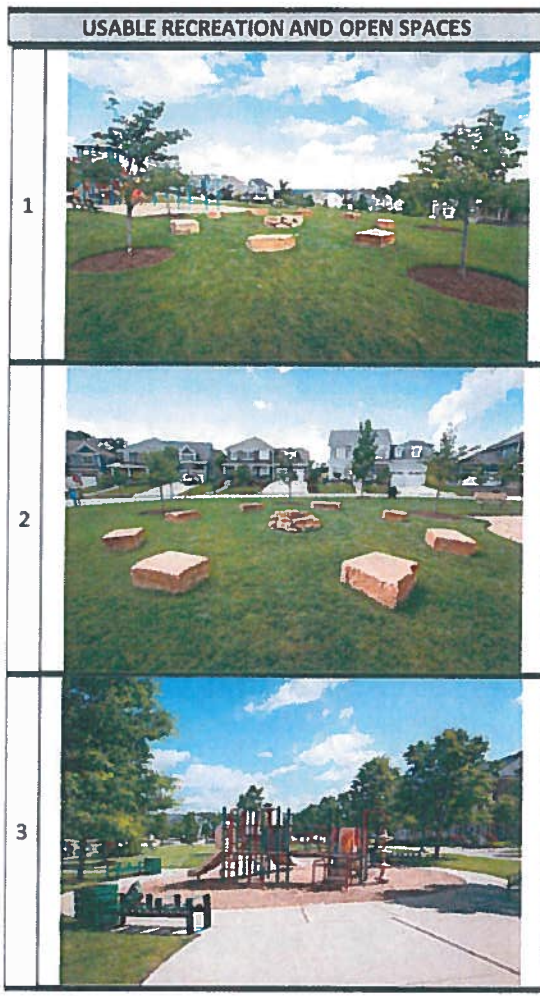


STREETS, SIDEWALKS, AND INTERCONNECTIVITY

STREETS, SIDEWALKS, AND INTERCONNECTIVITY



USABLE RECREATION AND OPEN SPACES



7. Phasing. If a proposed development within the MB-TND District provides for development over a period of years or by phases, then the applications for such development shall include a phasing plan to describe the following per each phase: the timing, type of uses and buildings, and number of proposed residential units; construction and/or public access to usable recreation and open spaces; and transportation (pedestrian and vehicular) infrastructure.
8. Application Review and Approval Procedure.
 - A. All development approvals for property in the MB-TND District shall be considered as a planned nonresidential development (PNRD) for application review and approval purposes. Therefore, all such developments shall follow the requirements for PNRD review and approval pursuant to §§ 27-1103 through 27-1109 of this chapter.
 - B. In addition to any other application materials required by the Township, all applications for development within the MB-TND District shall include the following for review and approval by the Township:
 - (1) Pedestrian and bicyclist connectivity plan, illustrating the proposed location, width, and materials for all trails, sidewalks, and bikeways.
 - (2) Vehicular connectivity plan, illustrating the proposed location and cartway width for all streets, including areas of on-street parking.
 - (3) Open space plan, illustrating the location and type of usable open space.
9. Deviations by Waiver.

- A. As part of a master plan application or an amended master plan application, the Board of Supervisors may approve deviations from the requirements of § 27-1503 of this Part; provided, however, the permitted use restrictions under § 27-1503, Subsection 5, of this Part are not subject to waiver under the provisions of this subsection.
- B. Requests for deviations from the requirements of § 27-1503 of this Part shall be subject to the application and approval procedures, requirements, and standards for waivers under § 22-209 of the Subdivision and Land Development Ordinance [Chapter 22].