

ORDINANCE NO. 2021-0-\_\_

AN ORDINANCE OF THE TOWNSHIP OF WARRINGTON,  
BUCKS COUNTY, PENNSYLVANIA,  
AMENDING THE WARRINGTON TOWNSHIP  
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

WHEREAS, Warrington Township, Bucks County, Pennsylvania, in Chapter 305 of the Code of Ordinances of Warrington Township, duly established rules and regulations for subdivisions and land developments within Warrington Township, and

WHEREAS, the Board of Supervisors of Warrington Township (“Board”) have determined that it is in the best interest of the Township to amend the standards for the appearance and design of the corridor which serves as the gateway to Bucks County and Warrington Township;

NOW, THEREFORE, it is hereby ENACTED and ORDAINED by the Board of Supervisors of Warrington Township, Bucks County, Pennsylvania that Chapter 305 of the Codified Ordinances of Warrington Township is hereby amended as follows:

Section 1. The Subdivision and Land Development Ordinance shall be amended by deleting and replacing Section 305-329 as follows:

**§305-329. Design Standards**

A. Purpose.

(1) Provide guidance and encourage coordinated development to maintain a high standard of architectural and site development design to reflect and enhance the visual, historic, and cultural character of the Township.

(2) Encourage design creativity to strengthen the overall appearance of new and proposed mixed use and commercial centers along the Route 611 corridor and within mixed-use, commercial, and industrial developments.

(3) Provide an impetus for attracting and retaining businesses within the Township.

(4) Promote walkable streets, minimize the visual impacts of automobiles, establish a sense of scale in buildings, and improve the public realm within the streetscape environment.

(5) Encourage lively, human-scaled activity areas, and gathering places for the community through encouraging a mix of uses.

B. Applicability.

(1) The standards shall apply to all properties within the following districts:

- a. WV Warrington Village District
- b. BZ Business Zone District
- c. CBD Central Business District
- d. CR Commercial Residential District
- e. EV Eureka Village District
- f. IST Industrial Science Technology District

(2) These are supplemental standards which shall apply in addition to all other applicable regulations of Chapter 370, Zoning, and this Chapter 305, Subdivision and Land Development. In the case of a conflict between this section and any other section, the section imposing the stricter requirement shall apply.

(3) The standards serve as a template for future development, helping potential developers understand the community's design intentions. They also highlight the importance of patterns of symmetry, form, and other important design details, while addressing elements such as site planning, pedestrian and public amenities, architectural features, and the streetscape realm.

(4) Implementation of the standards shall produce a cohesive, aesthetically pleasing development theme that provides an attractive business and residential environment which exemplifies the traditional character of the community for both customers and residents.

#### C. Design Review Process.

(1) Developers are encouraged to submit a sketch or conceptual plan and meet with Township officials to evaluate the building and site development standards. Where no subdivision or land development is required or where developments are constructed in phases, such as, but not limited to, expansions or changes in use, the proposed design shall be reviewed by Township officials as part of the building permit process and, at the request of Township officials, by the Warrington Township Planning Commission. Design review consists of a systematic assessment of the three-dimensional configuration design and materials to be used to ensure that the proposed development meets the goals of these standards.

(2) Applicants for subdivision or land development shall submit, in addition to all other required information, the information listed below:

- a. Description of use or uses proposed.
- b. Detailed architectural elevations and drawings of the proposed buildings and photographs of all structures on lots adjacent to the subject site.
- c. Photographic examples of architectural styles similar to the proposed buildings, and illustration of proposed architectural elements and details such as doors, windows, eaves, porches, trim, gables, dormers, cornices, and molding to Township officials.

d. Samples, images, or catalogue cuts of proposed colors and materials

D. BZ Business Zone, CBD Central Business District, and WV Warrington Village Districts Design Standards.

(1) Overall Design. All new development shall encompass the following design elements:

a. A variety of uses and building types, which include retail shops, mixed-use buildings, services, and facilities, in close proximity to each other to encourage access by residents and offer local employment opportunities.

b. Natural features, historic structures, and environmentally sensitive areas are to be preserved and protected.

c. Public space and public amenities to include streetscapes with public realm sidewalks, benches, plazas, bicycle racks, shade trees, and other plantings shall be provided to encourage non-vehicular access to local businesses.

d. Public buildings and other landmarks serve as focal points for community identity.

e. Green technologies such as photovoltaic and green rooftop systems, which promote the use of renewable energy on existing and proposed buildings, will be encouraged.

f. Stormwater BMPs such as rain gardens and vegetative swales are encouraged along parking lots and sidewalks within any new development.

g. All public utilities required to service subdivisions and land developments shall be placed underground.

(2) Overall Standards.

a. All streets, alleys, sidewalks, and pathways shall connect to other streets within the development and connect to existing streets outside the development, as appropriate. Deadend streets or cul-de-sacs are not permitted within developments in these districts.

b. The number of curb cuts on major roadways shall be minimized and shared or common access drives shall be maximized and encouraged to increase vehicular and pedestrian safety.

c. All new development is encouraged to include vehicular access that is connected to adjacent tracts through cross easements for present or future use.

d. Internal traffic patterns for both vehicles and pedestrians shall be delineated within the site. Pedestrian and vehicular connections between parking lots and driveways on adjoining commercial parcels shall be provided wherever possible to minimize turning movements onto major roadways and promote foot traffic.

e. Trash and garbage collection areas shall be fully screened and constructed of materials that are visually compatible with the structure to which it is associated.

f. Loading areas shall be fully screened and constructed of materials that are visually compatible with the structure to which it is associated.

g. No outside storage trailers or bins are permitted in the front yard area.

### (3) Pedestrian Design Standards.

a. All new sidewalks shall have a minimum width of 5 feet.

b. Sidewalks are required along all new and existing street frontages.

c. Sidewalks are required to connect the road frontage sidewalks to all front building entrances, parking areas, public realm amenities, and any other destination that generates pedestrian traffic.

d. Sidewalks shall connect to existing sidewalks on abutting tracts and other pedestrian destination points and transit stops.

e. Decorative brick, concrete pavers or pavement treatments shall be integrated into the main entrance of the building, pedestrian access areas, and public roads. The sidewalk pattern shall continue across driveways.

f. Areas adjacent to internal walkways shall be landscaped for visual interest, shade, and scale.

### (4) Building Design Standards.

a. Existing Historic Buildings. Any building officially designated historic per state and federal requirements shall be retained and adaptively reused.

b. Building Orientation and Entrance. Front facades shall be oriented towards the street with an everyday public entrance in the front façade. Where appropriate, the building may be oriented around a courtyard or respond in design to another prominent feature. All entrances shall be clearly articulated through the use of architectural detailing such as a roof overhang, a sloped roof, a porch, or a hooded front door.

c. Building Height. Building heights may be increased by a maximum of 10 additional feet for the purpose of architectural rooflines or roof structures to cover and screen mechanical and utility equipment.

d. Walls and Windows. Blank walls shall not be permitted along any exterior wall facing a street, parking area, or walking area. Exterior walls in these locations shall meet the following criteria:

i. Such walls shall have architectural treatments that are the same as the front façade, including consistent style, materials, colors, and details.

ii. Non-residential building facades and walls shall have at least a 5-foot off-set in all facades for every 40 feet of continuous façade. Such vertical off-sets may be met through the use of bay windows, porches, porticos, building extensions, towers, varying colors and materials, and other architectural treatments. Effective horizontal building articulations are encouraged in the form architectural features or elements, unique trims, materials, or colors.

iii. Windows. The ground floor of any wall facing a street, parking area, or walking area shall contain windows in accordance with the following requirements:

a) The ground floor front facades of retail commercial uses, personal service businesses, and restaurants shall consist of at least 40 percent window area, but not more than 75 percent window area, with views provided through these windows into the business.

b) Except for institutional uses, all other ground floor walls facing a street, parking area, or walking area shall contain at least 25 percent window area but no more than 75 percent window area, with views provided through these windows into the business.

c) For institutional uses, ground floor walls facing a street, parking area, or walking area shall not consist of more than 75 percent window area.

e. Roofs.

i. Buildings with a greater than 25,000 square foot footprint shall have variation in roof lines to add visual interest and reduce the overall building scale. Roof designs shall incorporate no fewer than two of the following features:

a) Architecturally designed parapets screening flat roofs and rooftop equipment,

b) Pitched, slope roofs,

c) Three or more sloped roof planes, and

d) Repeating pattern of change in color, texture, and material modules.

ii. Roof design. Pitched roofs are required. Flat roofs are prohibited except where there is a partial or pent roof that extends along all sides of the building.

a) Pitched roofs shall provide overhanging eaves that extend a minimum of 1 foot beyond the building wall.

f. Non-residential buildings shall contain materials, windows, doors, and architectural detailing that are compatible with adjoining residential buildings within the development.

g. HVAC units shall not be visible from surrounding properties or any public street on the same elevation.

(5) Public Space and Public Amenity Standards. Applicants shall submit proposed location and type of public space and pedestrian amenities such as green areas, walkways, street furniture, lighting, bicycle racks, seating elements, flags, fountains, and sculpture, so as to ultimately create a unifying pedestrian/amenity system for both multifamily and commercial development uses.

a. Minimum Public Space Required. For each land development or subdivision or establishment of a use on lots of 10,000 gross square feet or greater, public space shall be designed as part of the development or use. A minimum of 5 percent of the gross lot area for the CBD and BZ districts and a minimum of 3 percent of the gross lot area for the WV District shall be designated and designed as public space. Standards for public space, as regulated by the zoning ordinance must be met. In addition, separate common amenities shall be provided for multifamily dwelling uses such as a fire pit, swimming pool, seating area, or water feature.

b. Provisions for street furniture and public amenities shall be considered as part of the land development plan. All such street furniture shall be privately owned and maintained. The type and location of the proposed street furniture shall be consistent in style and material throughout existing adjacent developments and subject to approval by the Township.

c. The requirement for common public space is to foster a lively and vibrant commercial district along the Route 611 corridor (including portions of Bristol and Street roads) that can be a gathering place and center for the community. Examples of public spaces are:

- i. Plazas
- ii. Courtyards
- iii. Pocket parks
- iv. Seating areas
- v. Outdoor eating areas

d. As identified by the Planning Commission and Board of Supervisors during the sketch and land development review process, examples of public amenities include:

- i. Streetscape improvements, such as landscaping, street trees, planting strips, and perimeter parking lot hedge rows.
- ii. Bike racks, street furniture, benches, wayfinding signs, bus stops, and other site amenities
- iii. Pedestrian-scaled lighting with banners
- iv. Gateway features at strategic locations

#### (6) Lighting Standards.

a. All parking areas, walkways, stairs, walls, and passages shall be adequately illuminated with a lighting system and fixture designed to complement the existing lighting, general surrounding area, and the site of the proposed development and to prevent any off-site glare and spillover light onto the adjacent properties. Lighting plans must provide detailed isocandle levels with a minimum 1.0 maintained footcandle level and a maximum 3.0 minimum maintained footcandle level. The incident spillover light at property boundaries shall not exceed 0.3 footcandle, except that this maximum may be increased to 0.5 footcandle along adjacent public roadways.

b. Freestanding fixtures.

- i. Freestanding fixtures shall utilize appropriate sharp and full cutoff fixtures with shielding of the light source.

ii. Various freestanding fixture types may be permitted as approved by the Township. The design lighting plan shall provide details on all proposed fixture types, poles, colors, and materials and shall be accompanied by manufacturer cut sheets at the time of plan submission.

iii. The maximum height of freestanding fixtures shall vary to provide scale and dimension to the project. A maximum of 25 percent of the fixtures required on the site may be up to 30 feet in height. All other fixtures shall not exceed 15 feet in height. Fixture height is measured from the ground level or grade to the bottom of the fixture.

iv. Select lighting fixtures and posts shall be compatible with the architectural style of the building, development, and surrounding area.

v. Bollard fixtures, up to 4 feet in height, are encouraged as pedestrian area lighting. Bollard fixtures shall be sturdy and affixed to a permanent base.

c. When practicable, use timers, photo sensors, light-emitting diode (LED) lighting and other energy-saving lighting devices.

d. Canopy lighting shall be installed as an integral or recessed part of the canopy, so that the light source is not visible to drivers.

e. Lighting for signage shall be placed evenly at the face of the storefront and along the sign. If a commercial use occupies the second story of a building, lighting for signage is allowed. It is not allowed for a residential use above street level.

(7) Landscape Design Standards. Landscape planting design is an integral component for enhancing the character of mixed-use centers and developments. Landscaped areas can serve several purposes: enhance the visual, historic, and cultural character of a commercial or multifamily development; provide both aesthetic and functional planting between or adjacent to buildings, streets, parking areas, and sidewalks; and soften the impacts between certain land uses through the provision of appropriate planting schemes. General landscape provisions include:

a. All developments shall include landscaping that shall be integrated as part of overall site improvements in order to enhance the visual appearance and mitigate noise, light, odor, and large expanses of paved surfaces.

b. A registered landscape architect shall be consulted to ensure the proper use and arrangements of plant materials to achieve the appropriate landscape appearance. §325.C.4.b of the SALDO requires the Landscape Plan be signed and sealed by a landscape architect registered by the Commonwealth of Pennsylvania.



c. Landscape design shall be in accordance with the standards contained within this Chapter, unless an alternative is approved by the Township as well as all provisions contained within Chapter 370, Zoning.

d. Street Trees. Street trees shall comply with the minimum requirements contained within this chapter.

e. Foundation Planting. Foundation planting helps to frame a building and anchor it to the site. These plantings are encouraged to enhance the overall development, make it more welcoming, and tie it to the surrounding landscape.

i. At a minimum, a combination of trees, shrubs, ground covers, or native grasses shall be provided in accordance with the applicable requirements contained within this chapter.

ii. The use of planters is encouraged in situations where transparent or opaque walls extend to the sidewalk or foundation planting is not feasible.

f. Parking Area Planting and Screening. Parking area planting softens the extent of impervious surface areas, reduces heat buildup by providing shade, and enhances aesthetic appearance. Parking area planting shall be provided along the perimeter of parking lots as well as internal areas of the parking lot.

g. Breaks in the continuous parking lot planting shall only be provided for vehicular access drives or sidewalks/pedestrian paths.

h. Planted parking lot islands and peninsulas must include a combination of trees, low growing ground cover, turf, shrubs, native grasses, flowering shrubs, and/or perennials. The use of mulch as the only ground plane treatment is prohibited.

#### (8) Plant Strip.

a. Along each street line where a non-residential use adjoins an existing residence or residential district, a 15-foot-wide planting strip shall be provided, which shall include a 5-foot-wide sidewalk.

#### (9) Building Materials and Color.

a. Building materials. The Board of Supervisors shall have the authority to approve the use of other similar building materials not listed below on a case-by-case basis consistent with the purposes of this section. Building materials shall be limited to the following:

i. Stone

ii. Clapboard (wood, vinyl, or simulated)

- iii. Brick
- iv. Stucco
- v. Board and batten
- vi. Cedar shakes or simulated shakes looking like cedar
- vii. Slate or slate substitute
- viii. Decorative block

b. Colors. All buildings and roofs shall be designed to use primary earth tones, colors of natural materials or colors of traditional building materials such as brick, stone, or wood. Appropriate augmenting trim colors shall be permitted. Cool (blue or neutral) grays are not considered earth tones as referred to herein.

(10) Signs.

- a. All building-mounted signs shall be consistent and compatible with the style composition, materials, colors and details of the building and the purposes of this section.
- b. Internally lit signs shall consist of a dark background and light lettering so that the characters, letters, and graphics of the sign are illuminated but the background is not.
- c. The applicant shall comply with all applicable sign regulations of the underlying zoning district except as modified or supplemented by these regulations.
- d. Freestanding signs shall not exceed a height of 12 feet and shall be mounted to the ground and landscaped to the satisfaction of the Township. On sites with an approved aggregate building square footage of 100,000 or more, one freestanding sign shall be permitted per road frontage, which may include all of the individual users of the development and which shall not exceed a height of 32 feet, and which shall be mounted to the ground and landscaped to the satisfaction of the Township.
- e. Rotating or revolving signs, pennants, flags, banners, balloons, and objects, such as tires, automobiles, food products or other items design need to draw attention to the product or business must be approved by the Board of Supervisors prior to installation This does not apply to registered trademarks, service marks and similar corporate logos.

E. CR Commercial Residential District Design Standards.

(1) Overall provisions.

a. All public utilities required to service subdivisions and land developments shall be placed underground.

b. Open space/recreation design guidelines – residential uses.

i. An effective open space system should tie together a number of diverse recreational activity areas with adequate pedestrian pathways and auto-bicycle access for residents it is intended to serve. As many homes as possible should have direct access to the open space of a development. Developed open space generally should not be isolated in one corner of a project.

ii. Active recreation should be visibly close but shall not interfere with the privacy of adjacent residents. It should be designed to accommodate the recreation needs of the project's intended age group.

iii. Suggested recreational facilities could include the following:

a) Pathways and bikeways.

b) Play lots and playgrounds.

c) Swimming pools.

d) Other amenities. Provide jogging trails, exercise areas, benches and sitting areas along the pathways, where appropriate and particularly where they can incorporate or provide views of significant landscape features, recreational facilities, or interesting site design of the project.

(2) Plant Strip.

a. Along each street line where a non-residential use adjoins an existing residence or residential district, a 15-foot-wide planting strip shall be provided, which shall include a 5-foot-wide sidewalk.

(3) Building Materials and Color.

a. Building materials. The Board of Supervisors shall have the authority to approve the use of other similar building materials not listed below on a case-by-case basis consistent with the purposes of this section. Building materials shall be limited to the following:

- i. Stone
- ii. Clapboard (wood, vinyl, or simulated)
- iii. Brick
- iv. Stucco
- v. Board and batten
- vi. Cedar shakes or simulated shakes looking like cedar
- vii. Slate or slate substitute
- viii. Decorative block

b. Colors. All buildings and roofs shall be designed to use primary earth tones, colors of natural materials or colors of traditional building materials such as brick, stone, or wood. Appropriate augmenting trim colors shall be permitted. Cool (blue or neutral) grays are not considered earth tones as referred to herein.

c. Roof design. Pitched roofs are required. Flat roofs are prohibited except where there is a partial or pent roof that extends along all sides of the building. HVAC units shall not be visible from surrounding properties or any public street on the same elevation.

- i. Pitched roofs shall provide overhanging eaves that extend a minimum of 1 foot beyond the building wall.

#### F. EV Eureka Village District Design Standards.

##### (1) Overall provisions.

a. Utilities. All developments shall be served by public sewer and public water. All public utilities required to service subdivision and land developments shall be placed underground. Electric transformers and meters shall be installed underground or behind the walls of a building or structure. These facilities shall not be visible from the street line.

b. Ownership. Any land area proposed for development shall be in one ownership or shall be subject to a joint application filed by every owner of the land area proposed for development, under single direction, using one overall plan and complying with all requirements of the Eureka Village District.

c. Ownership and Maintenance of Common Open Space and Facilities. Ownership and maintenance of common open space and other common facilities

shall be provided in accordance with the regulations in Section 370-506. All open space shall be permanently deed restricted from future subdivision and development.

d. Phasing. If the site is to be developed in phases, a master plan shall be provided, and all phased development shall be consistent with the master plan. Eureka Village development shall be constructed in accordance with a single master plan. Individual portions of the EV may be owned and constructed by different entities provided there is compliance with an overall master plan. EV development is conditional use based on approval by the Board of Supervisors.

(2) Design standards. The applicant shall develop and provide a design manual that includes standards for development for the proposed architectural styles, common materials and colors, signs, lights, and other amenities, and public realm areas for review and approval by the Township. All development in the EV District shall comply with the following design standards:

a. Overall design and layout. General layout of mixed-use developments and mixed residential developments shall include:

i. In general, be laid out so the nonresidential buildings are located close to the required central open space as required and have frontage on the designated development main street.

ii. Nonresidential buildings shall be grouped together along streets, so it is a short walking distance from one building to the next and connects to open space and trails.

iii. Townhouses and manor homes should be located near the nonresidential uses and central open space.

iv. Mixed residential neighborhoods should be designed so different housing types are well integrated, similar to patterns found in traditional villages.

v. Nonresidential uses shall be located within 750 feet of the intersection of Lower State and County Line roads and along Limekiln Pike opposite existing nonresidential development.

b. Streets.

i. Main street(s) shall be provided upon which most nonresidential uses will have frontage. Streets within EV developments shall be interconnected with each other and with streets on abutting properties in a grid or modified grid pattern. Streets may not terminate at the boundary of sites which abut nonresidential zoning districts.

ii. Temporary cul-de-sacs are permitted for connectivity to adjacent properties or tracts identified as having potential for development, as determined by the Township Planning Commission and Board of Supervisors. Temporary cul-de-sacs shall be minimized within the EV District. In no case shall a permanent cul-de-sac exceed a length of 100 feet.

iii. On tracts of 15 acres or more, new streets within an EV development shall have a street connectivity index of 1.40 or more. The street connectivity index shall be computed by dividing the number of new street links (defined as street segments between intersections) by the number of new street intersections/ permanent cul-de-sac bulbs.

iv. All streets shall access an adjacent arterial street or intersect with another street or terminate in an alley.

v. Streets shall be public. Alleys may be private.

vi. As an alternative to concrete curb, Belgian block curbing (11 inches minimum block size) may be used or required as authorized by the Township.

vii. Street pattern. The streets pattern shall be a grid where possible with a hierarchy of streets to provide equal mobility for both pedestrian and automobiles.

Figure 1. Street Connectivity Index

**Examples of Street Connectivity Index**

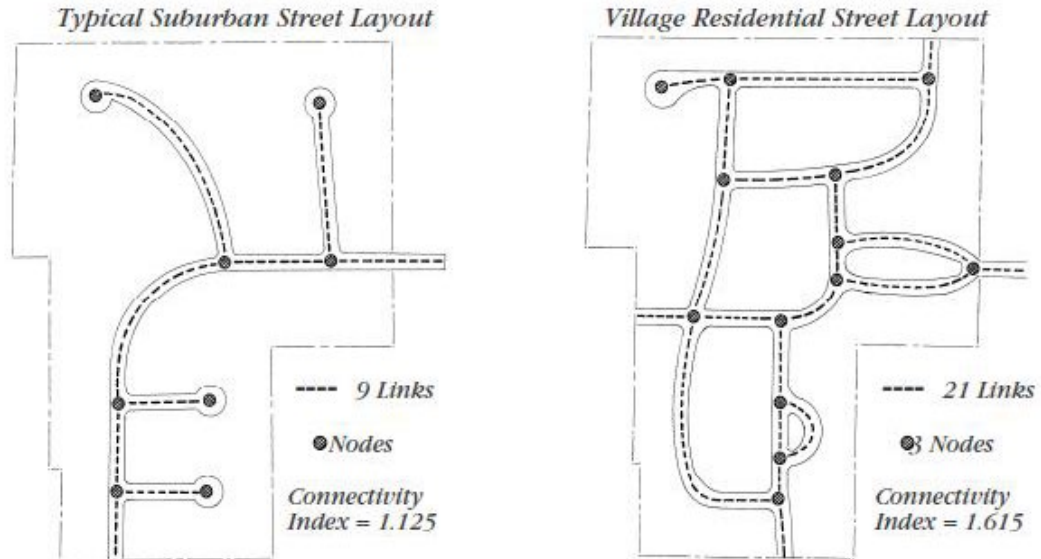


Figure 1 provides an example of how to calculate the Connectivity Index. In the typical suburban street layout diagram, there are nine links and eight nodes (circles); therefore, the Connectivity Index is 1.125 ( $9 / 8 = 1.125$ ). In the village residential street layout, there are 21 links and 13 nodes; therefore, the Connectivity Index is 1.615. Cul-du-sacs count as intersections. Stub streets that dead-end at the property line for connection by other developers on the adjacent parcels later do not count as intersections. This discourages the use of cul-de-sacs at property lines and encourages developers to incorporate stub streets into the design of the subdivision.

c. Pedestrian design standards.

i. Sidewalks are required along all public street frontages.

a) Sidewalks are required to connect the road frontage sidewalks to all front building entrances, parking areas, central open space, and any other destination that generates pedestrian traffic.

b) Where cul-de-sac streets are permitted by the governing body, sidewalk connections shall be required to connect the bulb of the cul-de-sac with the nearest through-road. These sidewalks shall be located in a right-of-way or easement with a width of at least 25

feet which is fenced, physically defined as a public walkway, and/or contains softening buffers.

c) Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points and transit stops and shall be a minimum of 5 feet in width.

d. General building design standards.

i. Architectural design. The applicant shall submit a graphic design manual of standards for development showing the range of architectural styles and materials for review by the Township. Standards shall be at a level of detail consistent with the master plan with typical architectural styles and materials. The applicant shall establish legally enforceable provisions controlling the style of architecture rooflines, porches, and general types of exterior material. Design standards shall reflect the features of traditional architecture commonly found in Warrington Township and Bucks County boroughs and villages. Architectural standards for the EV District shall be approved and sealed by a registered architect.

ii. Architecture provisions shall promote use of architectural details such as shutters, porches, and decorative cornices. Architectural provisions shall promote varied rooflines overhangs and or setbacks along nonresidential and mixed-use buildings and attached dwelling units. All signs and other architectural features shall be in compliance with the standards of the established design guidelines.

iii. Deed restrictions. The applicant shall submit a written statement of the proposed deed restrictions that would affect architectural and other matters.

iv. Existing historic buildings. At the discretion of the governing body, any proposed development in the EV District, shall retain and adaptively reuse any historic buildings on the property that are listed as historic by the Township. The original character of any historic principal building shall be retained.

e. Residential building design standards.

i. No more than 8 townhouses may be attached in a building. Townhouse structures shall have a minimum building separation of 20 feet.



ii. Residential buildings shall be designed to be compatible with the appearance commonly found in Warrington Township and Bucks County boroughs and villages.

iii. Village houses must meet all of the following criteria:

a) All off-street parking, including other garages or unenclosed parking spaces, must be located behind the building's front facade.

b) All village houses shall contain at least one of the following features:

1. Either:

(a) An roofed but unenclosed porch running at least three quarters of the house front, being at least 7 feet in depth; or

(b) A portico front porch with at least two white columns and a standing seam metal roof.

c) A front yard raised above the sidewalk grade adjacent to the street by at least 30 inches and a retaining wall of at least 18 inches high within the front yard at the sidewalk line if the topography will allow such improvements.

e) Either a fence or permanent construction of at least 30 inches in height with one flowering shrub per each 60 inches across the width of the front of the house or a hedgerow having plant materials meeting the requirements of §370-806 of the Zoning Ordinance. All shrubs and other plant materials shall be located adjacent to the street in front of the fence.

iv. Residential buildings must have at least a 3-foot off-set in all facades or roofs for every dwelling unit sharing a continuous facade. Such off-sets may be met through the use of bay windows, porches, porticos, building extensions, towers, bays, gables, dormers, steeples, and other architectural treatments.

v. Roofs. Variations in roofline are encouraged.

a) All residential buildings shall have pitched roofs covering at least 80 percent of the building with a pitch of at least 6 vertical inches to every 12 horizontal inches.

b) Pitched roofs shall provide overhanging eaves that extend a minimum of 1 foot beyond the building wall.

f. Nonresidential building design standards. All non-residential buildings shall meet the following requirements:

i. Building Orientation and Entrance. Front facades of non-residential buildings shall be oriented towards commercial/main streets within the mixed-use tract, with the main public entrance facing the main street(s). When buildings are located on corners, the entrance may be located on the corner with an appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar building feature. The municipal governing body may allow front facades to face existing streets rather than proposed streets, when these facades will extend an existing commercial district located along this existing street.

ii. Walls and Windows. Blank walls shall not be permitted along any exterior wall facing a street. Exterior walls in these locations shall meet the following criteria:

a) Such walls shall have architectural treatments that are the same as the front facade, including consistent style, materials, colors, and details.

b) Windows. The ground floor of any wall facing a street shall contain windows in accordance with the following requirements:

1. The ground floor front facades of retail commercial uses, personal service businesses, and restaurants shall consist of at least 35 percent window area, but not more than 75 percent window area, with views provided through these windows into the business.

2. Except for institutional uses, all other ground floor walls facing a street shall contain at least 25 percent window area but not more than 75 percent window area, with views provided through these windows into the business.

3. For institutional uses, ground floor walls facing a street, parking area, or walking area shall not consist of more than 75 percent window area.

c) Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall, including at least four of the following treatments: masonry, but not flat block; concrete or masonry plinth at the base of the wall; belt courses of a different texture or color; projecting metal canopy; decorative tilework; trellis containing plantings; medallions; opaque or translucent glass; artwork, vertical visual articulation, horizontal visual articulation; lighting fixtures; or a similar architectural element not listed above, as approved by the municipal governing body.

d) Enclosed window displays may be used where display and windows are not feasible. The architectural provisions shall address placement of front doors which should be facing onto a street at the front of the building.

iii. Roofs. Variations in roofline are encouraged.

a) All non-residential buildings shall have pitched roofs covering at least 80 percent of the building with a pitch of at least 6 vertical inches to every 12 horizontal inches.

b) Pitched roofs shall provide overhanging eaves that extend a minimum of one foot beyond the building wall.

c) A flat or shed roof may be approved with a decorative cornice.

iv. Non-residential buildings must have at least a 3-foot off-set in all facades or roofs for every 40 feet of continuous facade. Such off-sets may be met through the use of bay windows, porches, porticos, building extensions, towers, bays, gables, dormers, steeples, and other architectural treatments.

v. Non-residential buildings shall contain materials, windows, doors, architectural details, general form and shape, floor heights, and roofs that are compatible with proposed residential buildings within the development.

(3) Plant Strip.

a. Along each street line where a non-residential use adjoins an existing residence or residential district, a 15-foot-wide planting strip shall be provided, which shall include a 5-foot-wide sidewalk.

(4) Building Materials and Color.

a. Building materials. The Board of Supervisors shall have the authority to approve the use of other similar building materials not listed below on a case-by-

case basis consistent with the purposes of this section. Building materials shall be limited to the following:

- i. Stone
- ii. Clapboard (wood, vinyl, or simulated)
- iii. Brick
- iv. Stucco
- v. Board and batten
- vi. Cedar shakes or simulated shakes looking like cedar
- vii. Slate or slate substitute
- viii. Decorative block

b. Colors. All buildings and roofs shall be designed to use primary earth tones, colors of natural materials or colors of traditional building materials such as brick, stone, or wood. Appropriate augmenting trim colors shall be permitted. Cool (blue or neutral) grays are not considered earth tones as referred to herein.

#### G. IST Industrial Science Technology District Design Standards.

##### (1) Overall Design.

###### a. Common development requirements.

- i. All development shall be served by public sewer and public water.
- ii. All public utilities required to service subdivisions and land developments shall be placed underground.
- iii. For any subdivision or land development of land within the IST District, the applicant shall show the tract of land as a whole, including planned or potential uses for each piece of property. Each use must provide an entrance and egress onto an internal road that has been designed for the overall tract of land that is being subdivided or developed unless separated by a protected natural resource, such as a forest area, stream, or wetland on the same overall tract.
- iv. Each proposed use shall be constructed in accordance with an overall plan, which shall be designed as a single architectural style.

- v. Stormwater management facilities and the road system shall be designed for the entire tract.
- vi. Green technologies such as photovoltaic and green rooftop systems, which promote the use of renewable energy on existing and proposed buildings, will be encouraged.
- vii. A traffic impact analysis/study shall be required for ultimate build out.
- viii. Trash and garbage collection areas shall be fully screened and constructed of materials that are visually compatible with the structure to which it is associated.
- ix. Loading areas shall be fully screened and constructed of materials that are visually compatible with the structure to which it is associated.
- x. No outside storage trailers or bins are permitted.
- xi. Buffer yards. Along any property line abutting a zoning district boundary, a buffer yard shall be provided which shall be not less than 25 feet in width, nor greater than 50 feet, measured from such boundary line or from the street line where such street constitutes the district boundary line, and shall be in accordance with the provisions of this chapter. Such buffer yards may be coterminous with any required yard in this district, and, in case of conflict, the largest requirement shall apply. Planting requirements shall be in accordance with the Subdivision and Land Development Ordinance.

b. Sidewalk design standards.

- i. Sidewalks are required along all street frontages.
- ii. Sidewalks are required to connect the road frontage sidewalks to all front building entrances, parking areas, amenities, and any other destination that generates pedestrian traffic.
- iii. Sidewalks shall connect to existing sidewalks on abutting tracts and other pedestrian destination points and transit stops and shall be a minimum of 5 feet in width.

c. General building design standards.

- i. Front facades shall be oriented towards the street with an everyday public entrance in this front façade.

ii. Building heights may be increased by a maximum of 10 additional feet for the purpose of architectural rooflines or roof structures to cover and screen mechanical and utility equipment.

iii. All primary buildings must have at least a 5-foot off-set in all facades for every 40 feet of continuous façade. Such off-sets may be met through the use of windows, building extensions, towers, and other architectural treatments.

iv. All primary buildings shall contain materials; windows, doors, and architectural detailing that are compatible with adjoining buildings within the development. Buildings shall be uniform on all sides with common materials, colors, and architectural features and details.

v. All buildings shall have variation in roof lines to add visual interest and reduce the overall building scale.

d. Open space: common area and amenities.

i. A minimum of 5 percent of the lot area shall be designated and designed as common area and counted as open space and contain amenities. The goal is to provide common gathering areas with site amenities for employees and visitors on both separate tracts and within the district as a whole. These areas may be exclusive of required setbacks as determined by the Township during the land development process. Examples of common areas include:

- a) Plazas
- b) Courtyards
- c) Pocket parks
- d) Seating areas
- e) Outdoor eating areas

ii. Examples of amenities include:

- a) Bike racks
- b) Street furniture and benches
- c) Coordinated wayfinding signs
- d) Streetlights

## e) Sculptures

### (2) Lighting Standards.

a. All proposed lighting shall comply with the requirements set forth in § 305-314 Lighting.

b. All proposed outdoor lighting shall be shown on a lighting plan in sufficient detail to allow determination of the effects of such lighting on adjacent properties. The lighting in and around buildings and parking areas shall be of a non-glare type focused downward. No lighting shall produce glare beyond the boundaries of the site. Only diffused or reflected lights shall be visible beyond the lot line. No light shall shine directly into windows or onto streets or driveways in such a manner as to interfere with or distract a driver's vision or attention.

### (3) Plant Strip.

a. Along each street line where a non-residential use adjoins an existing residence or residential district, a 15-foot-wide planting strip shall be provided, which shall include a 5-foot-wide sidewalk.

### (4) Building Materials and Color.

a. Building materials. The Board of Supervisors shall have the authority to approve the use of other similar building materials not listed below on a case-by-case basis consistent with the purposes of this section. Building materials shall be limited to the following:

i. Stone

ii. Clapboard (wood, vinyl, or simulated)

iii. Brick

iv. Stucco

v. Board and batten

vi. Cedar shakes or simulated shakes looking like cedar

vii. Slate or slate substitute

viii. Decorative block

b. Colors. All buildings and roofs shall be designed to use primary earth tones, colors of natural materials or colors of traditional building materials such as brick, stone, or wood. Appropriate augmenting trim colors shall be permitted. Cool (blue or neutral) grays are not considered earth tones as referred to herein.

Section 2. Repealer. This Ordinance hereby repeals any provision inconsistent with the Subdivision and Land Development Ordinance now in effect or of other Ordinances, to the extent of such inconsistency. All other provisions of the Subdivision and Land Development Ordinance of Warrington Township, not inconsistent herewith, shall remain in full force and effect.

Section 3. Severability. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance.

Section 4. Effective Date. This Ordinance shall become effective five (5) days after its adoption.

ENACTED AND ORDAINED on this \_\_\_\_ day of \_\_\_\_\_, 2021.

BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP  
ATTEST:

\_\_\_\_\_  
Barry P. Luber  
Township Manager

\_\_\_\_\_  
Fred Gaines, Chair

\_\_\_\_\_  
Ruth Schemm, Vice Chair

\_\_\_\_\_  
Eileen Albillar, Member

\_\_\_\_\_  
Mark Lomax, Member

\_\_\_\_\_  
William Connolly, Member