

Part 15A

**TOWN CENTER (TC)**  
**DRAFT ORDINANCE**

Section 1521 Purpose

There are two distinct areas within the township wherein providing a town center environment is appropriate. Namely, a segment of the corridor along Easton Road (State Highway 611) which is intersected by the historic Bristol Road crossroad and the Eureka Village area.

On Easton Road the Town Center district provides for a transition of uses suitable for development and redevelopment based upon a network of interconnecting streets and a coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles by complimenting the surrounding residential districts.

The Town Center district at Eureka Village is defined as the intersection of Lower State, Limekiln and County Line Roads and continuing west along County Line Road to Stump Road. The Town Center district allows for existing single-family residential dwelling units to be used for both residential and non-residential purposes. This emphasis reflects results from a citizen survey and the Comprehensive Plan update adopted in October 2006.

The Town Center district is characterized by the following elements:

- The purchase of transfer development credits are encouraged to satisfy required minimum bulk standards. One credit can be used to increase floor area and/or increase impervious surface when an undersized lot is combined with an abutting lot.
- A variety of housing types, job opportunities, shopping, services and public facilities interwoven and close proximity to each other to encourage pedestrian accessibility.
- Natural features, historic structures and environmentally sensitive areas are to be preserved and protected.
- Well configured squares, plazas, greens, landscaped streets, natural preserves, greenways and parks intergraded into the pattern and fabric of the town center area and dedicated to the collective social activity, recreation and visual enjoyment of the populace.
- Public buildings and spaces, open spaces and other visual features that act as landmarks, symbols and focal points for community identity.
- Integrated green technologies and best managements practices into public and private development and redevelopment parcels in order to achieve flood control, storm water recharge and water filtration, reduce energy consumption, promote renewable energy resources and improve indoor and outdoor air quality.
- All streets, alleys, sidewalks and pathways shall connect to other streets within the development and connect to existing streets outside the development, as appropriate. Dead-end streets are not permitted within developments in this district.
- Surface parking lots are required and shall be designed to be coordinated and have access to adjoining lots to control the number of access points to Easton Road (Rt. 611), County Line, Lower State and

Limekiln Roads. Towards this goal, access drives may be granted temporary approval to be removed when alternate access becomes available in the future. All off-street parking areas shall be located behind existing and/or proposed buildings except along County Line Road to Stump Road.

#### Section 1522. Permitted Uses

The following uses, and no others, shall be considered for development under the provisions of this Part:

1. Cultural Institutions: Museums, Historic, Playhouse
2. Day Care – Commercial – All ages
3. Dwelling- in combination within the same building as another permitted non-residential use
4. Educational Facilities
5. Finance, Insurance and Real Estate
6. Health, Wellness, Fitness Centers
7. Hospital and Medical Offices
8. Hotels, Bed and Breakfasts, Extended Stays, Corporate Conference Centers
9. Houses of Worship
10. Municipal Buildings
11. Offices and Office Buildings.
12. Personal Services.
13. Restaurants (no drive-thru)
14. Veterinary and Animal Care (no over-night kenneling)

#### Section 1523. Conditional Uses

1. Retail Food and Beverage Sales
3. Retail Stores – 10,000 SF of floor space per acre of lot area.
4. Service Station, Automotive – minor repair, car wash

#### Section 1524. Special Exception Uses.

No special exception uses are permitted.

#### Section 1525. Accessory Uses and Structures.

1. Street Furniture - Street furniture such as benches, street lamps, bicycle racks, trash receptacles, tree grates, bus stops landscape planters and hanging baskets shall be provided, as appropriate.
2. Accessways - All streets, alleys, sidewalks and pathways shall connect to other streets within the development and connect to existing streets outside the development, as appropriate. Dead-end streets are not permitted within developments in this district.

3. Parking – Adequate parking is required and shall be designed to be coordinated and have access to adjoining lots to control the number of access points to Route 611. Toward this goal, access drives may be granted temporary approval to be removed when alternate access becomes available in the future. All off-street parking areas shall be located behind existing and/or proposed buildings, except for two rows of parking with a single common access way.

4. Trash and Garbage Collection Areas – Trash and garbage collection areas are to be located behind existing or proposed buildings,.

5. Loading Areas - Loading areas that are fully screened such that the screening materials are compatible with the structure to which it is associated.

6. Outside Storage - There is no outside storage permitted, including but not limited to storage trailers or bins..

#### Section 1526. Area, Yard and Bulk Regulations

1. Bulk Standards. The proposed development shall be constructed in accordance with an overall plan, and shall be designed as a single architectural scheme with appropriate landscaping.

A. Minimum site area, one (1) acre

Maximum lot width at building setback line, one hundred fifty (150) feet

B. Minimum building spacing, thirty (30) feet.

C. Front yard and height, 1. For lots of less than 200 feet average depth, minimum front yard setback shall be 30 feet, and maximum height shall be 35 feet. For lots 200 feet or greater average depth, front yard setback shall be a minimum of 45 feet and a maximum building height of 45 feet.

E . Minimum building side and rear yard setbacks, forty (40) ( feet measured from the ultimate right-of-way line For non-dedicated roads or access drives, the minimum setback shall be forty (40) feet from the edge of cartway or twenty (20) feet from a parking area edge of paving.

F. Maximum building coverage, forty (40) percent of the lot area.

G. Maximum impervious surface, sixty (60) percent of the lot area.

H. Combination of two lots - If two adjoining existing lots of less than two acres are combined. there will be a bonus allowance of ten (10) percent in maximum building coverage and ten (10) percent in maximum impervious surface for the combined lot.

2. Mixed Use Standards: Based on gross acreage, sites must contain the following:
- 1-5 acres – one principal use
  - 5-10 acres – two principal uses are required; Retail use may be a maximum of 50% of site
  - 10-20 acres – three principal uses are required; Retail use may be a maximum of 40% of site
  - 20 or more acres – four or uses are required; Retail use may be a maximum of 30% of site.

Section 1527. Parking. See Part 21.

Section 1528. Signs. See Part 22.

Section 1529 Transfer of Development Rights. Toward achieving the purpose of promoting appropriate development in Warrington and toward furthering the preservation of agricultural lands (see Section 411 of this Chapter), landowners in this district may be recipients of transferable development rights

A. Each Transferable Development Right allows for an additional ten thousand (10,000) square foot increase in impervious surface coverage, up to a maximum impervious surface coverage of eighty (80) percent, including four thousand (4,000) square feet of building coverage up to a maximum building coverage of forty-five (45) percent.

B Development rights shall be deemed to "run with the land."

Warrington Township shall formulate and adopt appropriate regulations to effectuate this provision consistent with the language and intent of this Chapter and with the Comprehensive Plan for Growth Management in Warrington Township.

Section 1529 Open Space: Towards the purpose of preserving space for the recreational enjoyment of residents, open space shall be provided with the residential use of any parcel or portion thereof in the case of mixed use developments, within this district. Required open space shall be calculated by using Form 307 provided by the Township. A plan for proposed open space shall be provided in the preliminary plan process and where possible reviewed against the existing open space plans of the Township.