Call to Order/Pledge of Allegiance

Openings & Introductions

Where We’ve Been
- Dale Summit Area Plan & Charrette
- Joint Meeting with Council/Planning Commission – January 24, 2024

DPZ Presentation of Draft Form Based Code
- Why Form Based Code
- Scale of Precedent - Character
- Table of Content/Structure
- Examples

Questions and Answers

Adjournment
Article XII
Dale Summit FBC
Article XII
Dale Summit FBC

§200-60 GENERAL PROVISIONS

A. Applicability

(1) Conflicting ordinances. All ordinances or parts of ordinances in conflict with this Article or inconsistent with its provisions, including, but not limited to, Sections (zoning, subdivision, signage, landscaping) of the township of college, are hereby repealed and superseded to the full extent necessary to give this Article full force and effect.

(2) Rules of construction. The following general rules apply to regulations governing this Section:

(a) Numerical metrics take precedence over graphic metrics;

(b) The diagrams and illustrations within this Article, unless specifically noted as advisory, are considered regulatory in nature and are legally binding; and

(c) The definition of a term in Article XX takes precedence over the definition of the same term elsewhere in the Township Of College SS200-7, where will new definitions reside

(d) Terms used throughout this Section may be defined in Article XX. Those terms not defined in Article XX are according to their commonly accepted meanings.

B. Intent

(1) The intent and purpose of this Article is to enable, encourage and qualify the implementation of the following policies:

(a) The community:

[1] That neighborhoods, corridors, town centers, and urban centers should be compact, pedestrian-oriented and mixed use.

[2] That neighborhoods, town centers, and urban centers should be the preferred pattern of development and that districts specializing in a single use should be the exception.

[3] That ordinary activities of daily living should occur within walking distance of most dwellings, as much as is feasible, allowing independence to those who do not drive.

[4] That interconnected networks of thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.

[5] That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.

[6] That civic, institutional, and commercial activity should be embedded in the town center and neighborhoods, not isolated in remote single-use complexes.

[7] That schools should be sized and located to enable children to walk or bicycle to them.

[8] That a range of open space should be distributed within neighborhoods and the town center.

(b) The block and the building:

[1] That buildings and landscaping should contribute to the physical definition of thoroughfares as civic places.

[2] That development should adequately accommodate automobiles while prioritizing the pedestrian, the bicyclist, and the spatial form of public areas.


[4] That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.

[5] That civic buildings and public gathering places should be provided as locations that reinforce community identity.
That civic buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.

That the preservation and renewal of historic buildings should be facilitated, to affirm the continuity and evolution of society.

(c) The District

That communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.

That the zoning district descriptions in Section “C. Zoning Districts Established” constitute the intent of this article with regard to the general character of each of these environments.

C. Zoning Districts Established

(1) Zoning under this sub-section is limited to the following district designations.

(a) Natural Preserve (NP): This district consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. Public parks may occur, but general development is prohibited.

(b) Neighborhood Mixed-Use (NMU): This district consists of mid-density mixed-use buildings that accommodate retail, offices, light industrial, multi-family, townhouses, and single-family. It has a connected network of thoroughfares, with generous sidewalks, street tree planting, and buildings set close to the sidewalks.

(c) Mixed-Use Center (MUC): This district consists of higher density mixed-use buildings that accommodate retail, offices, light industrial, multi-family, and townhouses. It makes up the core of the neighborhood and incentivizes compact development in exchange for public amenities. It has a connected network of thoroughfares, with generous sidewalks, street tree planting, and buildings set close to the sidewalks.

(d) Special Districts (SD): Areas that, by their intrinsic size, function, or configuration, cannot conform to the requirements of any zoning district or combination of zones are designated as special districts. SD is available for industrial and manufacturing areas, and areas with a high concentration of office and light industrial uses. SDB is limited to a maximum size of 120 acres. SDB may be mapped adjacent to NMU, MUC, and SD.

(e) Business Special Districts (SDB): Areas that, by their intrinsic size, function, or configuration, cannot conform to the requirements of any zoning district or combination of zones are designated as special districts. SDB is available for areas with a high concentration of office and light industrial uses. SDB is limited to a maximum size of 10 acres. SDB may be mapped within or adjacent to NMU, MUC, and SD.

D. Nonconformities & Existing Buildings

(1) Any nonconforming lot, structure or use are subject to the regulations set forth in Article IX.

(2) The modification of existing buildings is permitted by right if such changes result in greater conformance with the specifications of this Section.

(3) The restoration or rehabilitation of an existing building will not require the provision of:

(a) Parking in addition to that existing; and

(b) On-site stormwater retention/detention in addition to that existing, unless otherwise required by county or state code.
Article XII
Dale Summit FBC

§200-61 SUBDIVISION STANDARDS

A. General

(1) Regulating Plan
   (a) Applications shall adhere to “Figure 16. Regulating Map”, and the following:
      
      [1] Subdivision Standards
      [2] Zoning Regulations
      [3] Thoroughfares

B. Transportation Standards

(1) Right-of-way network
   (a) Rights-of-way are intended for use by pedestrians, bicyclists, public transportation vehicles, trucks and delivery vehicles, and personal vehicles to provide access to lots and civic space.

   (b) All rights-of-way shall terminate at other rights-of-way, forming a network.

   (c) The spacing of rights-of-way is limited by the maximum block perimeter in accordance with Section “C. Block Standards”.

   (d) Cul-de-sacs may be permitted where natural constraints limit the ability to terminate on other rights-of-way.

   (e) The right-of-way network should connect to properties outside of the application area and provide right-of-way stubs for connections to future development on adjacent undeveloped land.

   (f) Roadway assemblies shall be designed in context with the urban form and mode share of the zoning districts through which they pass. The specific design of rights-of-way is regulated by “§200-63 Thoroughfares / ROW”.

(2) Pedestrian network
   (a) Within NMU and MUC a continuous pedestrian network shall provide access to all lots and civic space.

(3) Bicycle network
   (a) A bicycle network shall be provided, connecting to existing bicycle networks, regional open space, existing trail networks, schools, and the main civic spaces.

   (b) The bicycle network may consist of dedicated and shared bicycle facilities specified in the transportation element as well as roadway assemblies with a design speed of 30 mph or less.

C. Block Standards

(1) All developable land within the application area shall be divided into blocks, except land in NP, infrastructure or recreational corridors, and land directly abutting an interstate highway.

(2) Block perimeters are to be defined by rights-of-way or pedestrian ways.

(3) Block perimeters are limited to 2400 feet in length, except as follows:
   (a) Special districts may be exempt in accordance with special district standards;

   (b) Blocks containing more than 50% civic space are exempt;

   (c) Blocks at the perimeter of the planning area may be exempt if connections cannot be made to adjacent properties;

   (d) Blocks abutting County or State roadways where access is limited are exempt; and

   (e) Blocks abutting natural waterways, preservation areas, and slopes greater than 10% are exempt.

(4) Blocks with a perimeter exceeding 2000 feet shall include a pedestrian way traversing the block from the frontage of greatest length.
FIGURE 1. BLOCK PERIMETER

<table>
<thead>
<tr>
<th>Typical Block</th>
<th>Mid-Block Pedestrian Way</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>B</td>
<td>B</td>
</tr>
<tr>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

Block perimeter = A+B+C+D

D. Zoning Standards

1. All developable land not assigned a special district shall be assigned a zoning district.

2. Transitions between districts should occur at rear lot lines and side lot lines, they should not occur across rights-of-way.

3. Zoning districts are mapped according to “Figure 16. Regulating Map”.

FIGURE 2. ZONING TRANSITIONS

A  Mid Block
B  Back of Lot
Article XII  
Dale Summit FBC

E. Platting Standards

(1) All developable land shall be subdivided into lots, upon application for subdivision of lands.

(2) Lots shall have at least one property line along a right-of-way.

(3) Where applications include lots with property lines along more than one right-of-way, a primary frontage and secondary frontage shall be specified.

(4) Lot widths shall meet the requirements of “Table 8 Form standards summary”.

(5) Lots containing civic uses, and no other uses, may exceed maximum lot size requirements.

FIGURE 3. MULTIPLE FRONTAGES

F. Civic Space Standards

(1) Civic spaces permanently dedicated as public open space, shall be provided as indication on the “Figure 16. Regulating Map”.

(2) Civic spaces are required for each lot as a percentage of the lot area according to the following:

(3) Lots less than 8 acres shall contribute towards civic open space as specified in the “Figure 16. Regulating Map”, to the equivalent of the minimum required.

(4) A minimum of 5% of the developable land shall be assigned to civic space.

(5) Civic spaces are permitted within zoning districts according to “Table 9 Use Standards Summary”.

(6) The design, programming, and landscaping of all civic space shall comply with “Table 1 Civic Space Types”.

(7) Uses within open space shall be according to “Table 2 Uses Within Civic Spaces”.

FIGURE 3. MULTIPLE FRONTAGES

Primary Frontage and Secondary Frontage
### TABLE 1 CIVIC SPACE TYPES

<table>
<thead>
<tr>
<th>Conservation Park</th>
<th>Neighborhood Multipurpose Field</th>
<th>Park</th>
<th>Greenway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transect District</td>
<td>NMU</td>
<td>NMU</td>
<td>NMU</td>
</tr>
<tr>
<td>Size in acres</td>
<td>8 min.</td>
<td>2 min., 10 max.</td>
<td>5 min.</td>
</tr>
<tr>
<td>Proportion</td>
<td>N/A</td>
<td>1:5 max.</td>
<td>1:5 max.</td>
</tr>
<tr>
<td>Edge condition</td>
<td>N/A</td>
<td>Rights-of-way required on two sides, min.</td>
<td>Rights-of-way required on all sides</td>
</tr>
<tr>
<td>Surface</td>
<td>Planted, pervious paths and maintenance roads</td>
<td>Planted, sports fields and courts, paved 20% max.</td>
<td>Planted, pervious and non-pervious paths, paved gathering spaces, sports facilities</td>
</tr>
<tr>
<td>Buildings</td>
<td>Pavilions and picnic areas</td>
<td>Pavilions, picnic areas, storage, rest rooms, food service</td>
<td>Pavilions, picnic areas, storage, rest rooms, food service</td>
</tr>
<tr>
<td>Landscape</td>
<td>20 foot landscape zone at perimeter, canopy trees required. Fields may serve secondary purpose as stormwater management.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Article XII
Dale Summit FBC

### TABLE 1 CIVIC SPACE TYPES

<table>
<thead>
<tr>
<th>Type</th>
<th>Transect District</th>
<th>Size in acres</th>
<th>Proportion</th>
<th>Edge condition</th>
<th>Surface</th>
<th>Landscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green</td>
<td>NMU, MUC</td>
<td>1/2 min., 5 max.</td>
<td>N/A</td>
<td>Right-of-way required on at least one side</td>
<td>Planted, paved 15% max., pervious paving recommended</td>
<td>40% mature canopy required</td>
</tr>
<tr>
<td>Square</td>
<td>NMU, MUC</td>
<td>1/4 min., 4 max.</td>
<td>1:5 max.</td>
<td>Rights-of-way required on two sides, min.</td>
<td>Paved 50% max., pervious paving recommended</td>
<td>30% mature canopy required</td>
</tr>
<tr>
<td>Plaza</td>
<td>NMU, MUC</td>
<td>1/8 min., 3 max.</td>
<td>1:4 max.</td>
<td>Rights-of-way required on two sides, min.</td>
<td>Paved 50% min., pervious paving recommended</td>
<td>20% mature canopy required</td>
</tr>
<tr>
<td>Buildings</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Pavilions, storage, rest rooms, food service, vending</td>
<td></td>
</tr>
<tr>
<td>Pocket Park</td>
<td>NMU, MUC</td>
<td>2,000 min., 8,000 max.</td>
<td>1:5 max.</td>
<td>Rights-of-way or pedestrian way required on one side, min.</td>
<td>Planted, play equipment, paved 30% max.</td>
<td>40% mature canopy required</td>
</tr>
<tr>
<td>Pedestrian Passage</td>
<td>NMU, MUC</td>
<td>N/A</td>
<td>8 ft. min.</td>
<td>Continuous paved walkway required, seating and gathering places encouraged, planted opportunistically</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Article XII
Dale Summit FBC

### TABLE 2 USES WITHIN CIVIC SPACES

<table>
<thead>
<tr>
<th>Use</th>
<th>Conservation Park</th>
<th>NBHD Multipurpose Field</th>
<th>Park</th>
<th>Greenway</th>
<th>Green</th>
<th>Square</th>
<th>Plaza</th>
<th>Pocket Park</th>
<th>Passage (mid-block)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Active Recreation</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Athletic Fields (structured)</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Athletic Fields (unstructured)</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Camping</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Garden</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dog Park</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exercise Equipment</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fishing</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Off-road Vehicles</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performance space</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playground</td>
<td>■</td>
<td>■</td>
<td>Req</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paths (walking)</td>
<td>Req</td>
<td>■</td>
<td>Req</td>
<td>Req</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paths (cycling)</td>
<td>■</td>
<td>■</td>
<td>Req</td>
<td>Req</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specialized sports facilities</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Skate Park</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Swimming Pool</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Passive Recreation</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conservation Area</td>
<td>Req</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Concerts</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farmers Market</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Festivals</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Furniture Games</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor Dining</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food Sales</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Art</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Other Uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restroom</td>
<td>Req</td>
<td>■</td>
<td>Req</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Features</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

■ Permitted
Article XII
Dale Summit FBC

§200-62 ZONING REGULATIONS

A. Building Placement

(1) Structures shall be set back from lot boundaries as specified in “Figure 4. Lot Occupation”, “Table 8 Form standards summary”, and as follows:

(a) Front specifies the setback from the lot line associated with the address;
(b) Front secondary specifies the setback from any lot line abutting a street other than the front lot line;
(c) Where there are multiple structures on one lot, the front secondary maximum setback applies to only the nearest structure;
(d) Side specifies the setback from side lot lines other than those qualifying for a front secondary setback;
(e) Rear specifies the setback from the rear lot line, except where abutting an alley; and
(f) Rear alley specifies the setback from the rear lot line in instances that it abuts an alley.

(2) Elements that project from facades are permitted to encroach into setbacks as specified in “C. Encroachments”.

(3) Buildings shall occupy a minimum percentage of the lot width within the front setback, excluding the width of required side and Front Secondary setbacks.

(4) Utility easements may cause buildings to exceed maximum setbacks and may require additional setbacks.

(5) Buildings and covered structures are limited in the total area they may occupy as a percentage of the net lot area as specified in “Figure 4. Lot Occupation” and “Table 8 Form standards summary”.

FIGURE 4. LOT OCCUPATION
B. Setback Requirements

(1) Setback requirements regulate the following:
   (a) Minor and major encroachments into Front and Front Secondary setbacks and the right-of-way.
   (b) Yards between Front and Front Secondary lot lines and building facades nearest those lot lines.

(2) Yards within the setback may be configured according to “Table 3 Yards in Setbacks”;

<table>
<thead>
<tr>
<th>TABLE 3  YARDS IN SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Yard</td>
</tr>
<tr>
<td>Zone: NMU, MUC</td>
</tr>
<tr>
<td>Backset: 4’ max.</td>
</tr>
<tr>
<td>Encroachment: 100% of the setback and into the ROW</td>
</tr>
<tr>
<td>Surface: Paved, unit paver or to match sidewalk</td>
</tr>
<tr>
<td>Fencing: None</td>
</tr>
<tr>
<td>Urban Yard</td>
</tr>
<tr>
<td>Zone: NMU, MUC</td>
</tr>
<tr>
<td>Backset: 8’ max.</td>
</tr>
<tr>
<td>Encroachment: up to 8 ft. or 60% of the setback</td>
</tr>
<tr>
<td>Surface: Landscaped</td>
</tr>
<tr>
<td>Fencing: Optional</td>
</tr>
<tr>
<td>Shallow Yard</td>
</tr>
<tr>
<td>Zone: NMU, MUC</td>
</tr>
<tr>
<td>Backset: 12’ max.</td>
</tr>
<tr>
<td>Encroachment: up to 8 ft. or 60% of the setback</td>
</tr>
<tr>
<td>Surface: Landscaped</td>
</tr>
<tr>
<td>Fencing: Optional</td>
</tr>
<tr>
<td>Common Yard</td>
</tr>
<tr>
<td>Zone: NMU</td>
</tr>
<tr>
<td>Backset: 12’ min.</td>
</tr>
<tr>
<td>Encroachment: up to 8 ft.</td>
</tr>
<tr>
<td>Surface: Landscaped</td>
</tr>
<tr>
<td>Fencing: None</td>
</tr>
</tbody>
</table>
Article XII
Dale Summit FBC

C. Encroachments

(1) Minor facade elements may encroach into setbacks as follows:
   (a) Roof overhangs, cornices, window and door surrounds, and other facade decorations may encroach into setbacks up to 2 feet beyond the structure they are attached to; and
   (b) Minor facade elements shall not encroach into rights-of-way.

(2) Major facade elements may encroach into setbacks according to “Figure 5. Encroachments Into Setbacks / Projections Into Right Of Way” and the following:
   (a) Major facade elements include: bay windows, bow windows, display windows, balconies, stoops, porches, awnings, canopies, galleries, arcades, outdoor seating.
   (b) Awnings, canopies, galleries, colonnades, arcades, and outdoor seating may project into the right-of-way, according to Section “D. Projections into the Right-of-way” and “Table 4 Major Encroachment Elements”.

(3) Ground floor retail uses may utilize the public sidewalk for seating, serving, displays of merchandise, and other business related activities provided a 5 foot clear pedestrian path is maintained.

D. Projections into the Right-of-way

(1) Projections into the right-of-way shall be permitted within Dale Summit FBC as an exception to §177-52.

(2) Projections into the right-of-way shall meet minimum clearance requirements and shall be limited as follows:
   (a) Projections are limited to “Table 4 Major Encroachment Elements” and the following
   (b) Shopfronts may include awnings or canopies as follows:
      [1] Awnings shall be according to “Figure 6. Awning” and:
         [i] Awnings shall be fabric;
         [ii] Awnings may be movable;
         [iii] Awnings shall extend a minimum of 6 feet from the building facade (A), with the exception of awnings over doorways which shall not be deeper then they are wide;
         [iv] Awnings shall be set back from the curb a minimum of 2 feet (B);
         [v] A minimum of 10 foot clearance shall be maintained above the sidewalk; and
[vi] Awnings shall span the shopfront area up to 80% of its width without gaps, except between tenants.

[vii] Awnings shall be open on the ends and shall not have a cross-webbing structure.

[2] Canopies shall be according to “Figure 7. Canopy” and:

[i] Canopies shall be metal, or wood.

[ii] Canopies shall be fixed in place.

[iii] Canopies shall extend a minimum 6 feet from the building facade up to 2 feet from the curb.

[iv] Canopies shall be a minimum 12 feet wide.

[v] Canopies shall maintain a minimum vertical clearance of 10 feet from the sidewalk.

[vi] Canopies shall be a maximum 14 feet in height and shall be located below the floor of the second story.

**FIGURE 6. AWNING**

**FIGURE 7. CANOPY**

[1] Colonnades, and Arcades may extend fully over the sidewalk up to 2 feet from the curb, according to “Table 4 Major Encroachment Elements”.

[1] Galleries shall be according to “Table 4 Major Encroachment Elements” and shall extend fully over the sidewalk up to 2 feet from the curb.

[1] Stoops and porches may extend into the setback according to “Table 4 Major Encroachment Elements”.

[1] Outdoor seating & dining may encroach into the public right-of-way up to 2 feet of the curb and shall maintain a minimum 5 foot clear pedestrian path.

(3) All outdoor electrical, plumbing, and mechanical equipment shall be located behind the front facade or concealed from street view with a screen or wall. These facilities may not encroach into any setback.
### Arcade / Colonnade

<table>
<thead>
<tr>
<th></th>
<th>Setback</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Encroachment / Projection</td>
<td>Building and Arcade to within 2 ft. of the curb; Outdoor display, bay and display windows 100% of the setback; Seating by permit</td>
</tr>
<tr>
<td>C</td>
<td>Horizontal Clear</td>
<td>8’ min.</td>
</tr>
<tr>
<td>D</td>
<td>Vertical Clear</td>
<td>10’ min.</td>
</tr>
<tr>
<td></td>
<td>Special Conditions</td>
<td>Utility coordination required</td>
</tr>
</tbody>
</table>

### Gallery

<table>
<thead>
<tr>
<th></th>
<th>Setback</th>
<th>6’ max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Projection</td>
<td>Gallery to within 2 ft. of the curb; Outdoor display, bay and display windows 100% of the setback; Seating by permit</td>
</tr>
<tr>
<td>C</td>
<td>Horizontal Clear</td>
<td>8’ min.</td>
</tr>
<tr>
<td>D</td>
<td>Vertical Clear</td>
<td>10’ min.</td>
</tr>
<tr>
<td></td>
<td>Special Conditions</td>
<td>Utility coordination required</td>
</tr>
</tbody>
</table>

### Awning/Canopy

<table>
<thead>
<tr>
<th></th>
<th>Setback</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Encroachment</td>
<td>Awning/Canopy to within 2 ft. of curb</td>
</tr>
<tr>
<td>C</td>
<td>Horizontal Clear</td>
<td>6’ min.</td>
</tr>
<tr>
<td>D</td>
<td>Vertical Clear</td>
<td>10’ min.</td>
</tr>
<tr>
<td></td>
<td>Special Conditions</td>
<td>Clearance requirements per Public Works</td>
</tr>
</tbody>
</table>
### Table 4: Major Encroachment Elements

#### Stoop

<table>
<thead>
<tr>
<th>A</th>
<th>Setback</th>
<th>3’ min.</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Encroachment</td>
<td>Landing, cover, and stairs up to 100% of setback</td>
</tr>
<tr>
<td>C</td>
<td>Horizontal Clear</td>
<td>Landing 5’ min.</td>
</tr>
<tr>
<td>D</td>
<td>Vertical Clear</td>
<td>Porch 8’ min.</td>
</tr>
<tr>
<td></td>
<td>Special Conditions</td>
<td>Stoop shall be engaged into the building volume</td>
</tr>
</tbody>
</table>

#### Porch

<table>
<thead>
<tr>
<th>A</th>
<th>Setback</th>
<th>10’ min.</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Encroachment</td>
<td>Porch up to the greater of 8 ft. or 60% of the setback</td>
</tr>
<tr>
<td>C</td>
<td>Horizontal Clear</td>
<td>Porch 8’ min.</td>
</tr>
<tr>
<td>D</td>
<td>Vertical Clear</td>
<td>Porch 8’ min.</td>
</tr>
<tr>
<td></td>
<td>Special Conditions</td>
<td>None</td>
</tr>
</tbody>
</table>
Article XII
Dale Summit FBC

E. Building Height

(1) Building height is limited according to “Table 8 Form standards summary”, measured as follows:
   (a) Building height is measured in stories above sidewalk grade adjacent to the principal building entrance. Exceptions include:
      [1] Lots which have a slope greater than 10% shall measure their height based on the average height of the lot perimeter.
      [2] Buildings shall not exceed 2 stories above the maximum height regardless of slope and average lot height, as viewed from the adjacent public frontage.
   (b) Stories are measured from finished floor to finished ceiling;
   (c) Stories are limited to 14 feet high;
   (d) Stories exceeding 14 feet are counted as one story for every 14 feet;
   (e) For non-residential and mixed-uses:
      [1] Ground floor stories shall be 11 feet in height or greater;
      [2] Ground floor stories may be up to 25 feet;
      [3] Ground floors exceeding 25 feet in height are counted as one story for every 14 feet; and
      [4] Mezzanines extending beyond 50% of the ground floor area are counted as an additional story;
   (f) Below ground stories do not count toward building height provided they do not extend more than 4 feet above sidewalk grade at any point; and
   (g) Height limits do not apply to attics, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.

(2) Parking structure height is limited according to the following:
   (a) Parking structure height is measured in feet above average adjacent grade; and
   (b) Parking structures are limited in height to the eave or parapet of the liner building.

FIGURE 8. BUILDING HEIGHT

<table>
<thead>
<tr>
<th>Below Ground Stories</th>
<th>Parking Structure Along Linear Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Below Ground Stories</td>
<td></td>
</tr>
</tbody>
</table>

A Maximum height above ground
F. Building Elevations

(1) Entry Frequency

(a) Buildings located within 30 feet of streets, pedestrian ways, and civic spaces shall comply with the following:
   [1] Building entries (A) shall be provided from streets and civic spaces at the minimum frequency of 80 feet;
   [2] Buildings on corner lots are exempt from entry frequency requirements along the secondary frontage if the facade is less than 75 feet in length (B); and
   [3] Entries may be recessed from the facade up to 8 feet in depth (C).

(b) Blank walls visible from the public sidewalk shall not exceed 50 linear feet. Walls along interior side lot lines are exempt from this requirement.

FIGURE 9. BUILDING ENTRY FREQUENCY
Article XII
Dale Summit FBC

(2) Glazing

(a) Facades shall meet the minimum clear glass requirements of “Figure 10. Measurement Of Glazing” and as follows:

[1] Glass percentage is calculated individually for each facade and is measured between two and ten feet in height above grade (A) along the length of the facade (B), as illustrated in “Figure 10. Measurement Of Glazing”;

[2] The entire frame and structure of doors, windows, and storefront systems are considered glass for this calculation;

[3] Shopfronts shall have a minimum of 70% clear glass; and

[4] Tinted, mirrored and reflective glass, and glass covered by screening sheets, white, or UV protection film are prohibited.

**FIGURE 10. MEASUREMENT OF GLAZING**

(3) Forecourts

(a) Buildings may exceed the maximum setback where a forecourt is provided along the front property line or the corner of corner properties, subject to the following:

[1] Forecourts are limited to a maximum of 1,600 sq.ft. in area;

[2] Forecourts are limited to a maximum of 40% of the property width;

[3] Glazing requirements, entry requirements, and active interior space requirements for front property line adjacent building elevations apply to all building elevations along the forecourt; and

[4] 60% of the forecourt surface must be paved.

(4) Shopfronts

(a) Shopfronts are required for all ground floor commercial uses, except lodging, office, and assembly.

(b) Shopfronts shall span a minimum of 60% of the length of the facade along primary frontages;

(c) Commercial uses along frontages and cross-block passages shall provide a shopfront along the secondary frontage or cross-block passage for no less than 20 feet from the primary frontage.
(d) Shopfronts must be lined with active interior spaces for a depth of at least 20 feet.
(e) Glazing in shopfronts shall be according to Section “(2) Glazing” and “Figure 10. Measurement Of Glazing”.

### TABLE 5  ZONE STANDARDS: NEIGHBORHOOD MIXED-USE

<table>
<thead>
<tr>
<th>Lot Occupation</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width (ft.)</td>
<td>16 min. / 80 max</td>
<td>24 min. / 150 max</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>70%</td>
<td>85%</td>
</tr>
<tr>
<td>Primary Frontage (min.)</td>
<td>60 %</td>
<td>70%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks - Principal Building (feet)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A Front</td>
<td>8 min. / 18 max</td>
<td>8 max.</td>
</tr>
<tr>
<td>C Front Secondary</td>
<td>8 min.</td>
<td>12 max.</td>
</tr>
<tr>
<td>D Side</td>
<td>0 or 5 min.</td>
<td>0 or 5 min.</td>
</tr>
<tr>
<td>E Rear</td>
<td>24 min.</td>
<td>3 min.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks - Accessory Building / Structure (feet)</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>B + 20 min.</td>
<td>B + 20 min.</td>
</tr>
<tr>
<td>C Front Secondary</td>
<td>8 min.</td>
<td>12 max.</td>
</tr>
<tr>
<td>D Side</td>
<td>0 or 5 min.</td>
<td>0 or 5 min.</td>
</tr>
<tr>
<td>E Rear</td>
<td>3 min.</td>
<td>1 min.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>3 max.</td>
<td>4 max.</td>
</tr>
<tr>
<td>Accessory Dwelling</td>
<td>2 max.</td>
<td>2 max.</td>
</tr>
<tr>
<td>Accessory Structure</td>
<td>1 max.</td>
<td>1 max.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Yards in Setbacks</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shallow Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>No Yard</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Encroachments</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Porch</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stoop</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Awning/Canopy</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storefront</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gallery</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arcade / Colonnade</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Article XII
Dale Summit FBC

### TABLE 6 ZONE STANDARDS: MIXED-USE CENTER

<table>
<thead>
<tr>
<th>Lot Occupation</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width (ft.)</td>
<td>16 min. / 80 max.</td>
<td>24 min. / 240 max.</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>80%</td>
<td>95%</td>
</tr>
<tr>
<td>Primary Frontage (min.)</td>
<td>80%</td>
<td>80%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks - Principal Building (feet)</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>B Front</td>
<td>6 min. / 12 max.</td>
<td>4 max.</td>
</tr>
<tr>
<td>C Front Secondary</td>
<td>6 min.</td>
<td>6 max.</td>
</tr>
<tr>
<td>D Side</td>
<td>0 or 5 min.</td>
<td>0 or 5 min.</td>
</tr>
<tr>
<td>E Rear</td>
<td>6 min.</td>
<td>3 min.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks - Accessory Building / Structure (feet)</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>+ 20 min.</td>
<td>+ 20 min.</td>
</tr>
<tr>
<td>C Front Secondary</td>
<td>6 min.</td>
<td>3 min.</td>
</tr>
<tr>
<td>D Side</td>
<td>0 or 5 min.</td>
<td>0 or 5 min.</td>
</tr>
<tr>
<td>E Rear</td>
<td>3 min.</td>
<td>1 min.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>3 max.</td>
<td>5 max.</td>
</tr>
<tr>
<td>Accessory Dwelling</td>
<td>2 max.</td>
<td>2 max.</td>
</tr>
<tr>
<td>Accessory Structure</td>
<td>1 max.</td>
<td>1 max.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Yards in Setback</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shallow Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>No Yard</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Encroachments</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Porch</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stoop</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Awning/Canopy</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storefront</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gallery</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arcade / Colonnade</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 7  ZONE STANDARDS: SPECIAL DISTRICT / BUSINESS

<table>
<thead>
<tr>
<th>Lot Occupation</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width (ft.)</td>
<td>16 min. / 80 max.</td>
<td>24 min. / 300 max.</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>80%</td>
<td>75%</td>
</tr>
<tr>
<td>Primary Frontage (min.)</td>
<td>80%</td>
<td>75%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks - Principal Building (feet)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A Front</td>
<td>6 min. / 12 max.</td>
<td>20 max.</td>
</tr>
<tr>
<td>C Front Secondary</td>
<td>6 min.</td>
<td>12 max.</td>
</tr>
<tr>
<td>D Side</td>
<td>0 or 5 min.</td>
<td>0 or 5 min.</td>
</tr>
<tr>
<td>E Rear</td>
<td>6 min.</td>
<td>3 min.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks - Accessory Building / Structure (feet)</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>+ 20 min.</td>
<td>N/A</td>
</tr>
<tr>
<td>C Front Secondary</td>
<td>6 min.</td>
<td>N/A</td>
</tr>
<tr>
<td>D Side</td>
<td>0 or 5 min.</td>
<td>N/A</td>
</tr>
<tr>
<td>E Rear</td>
<td>3 min.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>3 max.</td>
<td>2 max.</td>
</tr>
<tr>
<td>Accessory Dwelling</td>
<td>2 max.</td>
<td>N/A</td>
</tr>
<tr>
<td>Accessory Structure</td>
<td>1 max.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Yards in Setback</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shallow Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>No Yard</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Encroachments</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Porch</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stoop</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Awning/Canopy</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storefront</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gallery</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arcade / Colonnade</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Article XII
Dale Summit FBC

**TABLE 8  FORM STANDARDS SUMMARY**

<table>
<thead>
<tr>
<th>Lot Occupation</th>
<th>Zone</th>
<th>NMU</th>
<th>MUC</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential</td>
<td>Non-Residential</td>
<td>Residential</td>
</tr>
<tr>
<td>Lot Width (ft.)</td>
<td>16 min. / 80 max</td>
<td>24 min. / 150 max.</td>
<td>16 min. / 80 max.</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>70%</td>
<td>85%</td>
<td>80%</td>
</tr>
<tr>
<td>Primary Frontage (min.)</td>
<td>60 %</td>
<td>70%</td>
<td>80%</td>
</tr>
</tbody>
</table>

#### Setbacks

**Setbacks - Principal Building**

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Non-Residential</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (ft.)</td>
<td>8 min. / 18 max</td>
<td>8 max.</td>
<td>6 min. / 12 max.</td>
<td>4 max.</td>
</tr>
<tr>
<td>Front Secondary (ft.)</td>
<td>8 min.</td>
<td>12 max.</td>
<td>6 min.</td>
<td>6 max.</td>
</tr>
<tr>
<td>Side (ft.)</td>
<td>0 or 5 min.</td>
<td>0 or 5 min.</td>
<td>0 or 5 min.</td>
<td>0 or 5 min.</td>
</tr>
<tr>
<td>Rear (ft.)</td>
<td>24 min.</td>
<td>3 min.</td>
<td>6 min.</td>
<td>3 min.</td>
</tr>
</tbody>
</table>

**Setbacks - Accessory Building / Structure**

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Non-Residential</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (ft.)</td>
<td>Principal+20 min</td>
<td>Principal+20 min</td>
<td>Principal+20 min</td>
<td>Principal+20 min</td>
</tr>
<tr>
<td>Front Secondary (ft.)</td>
<td>8 min.</td>
<td>12 max.</td>
<td>6 min.</td>
<td>3 min.</td>
</tr>
<tr>
<td>Side (ft.)</td>
<td>0 or 5 min.</td>
<td>0 or 5 min.</td>
<td>0 or 5 min.</td>
<td>0 or 5 min.</td>
</tr>
<tr>
<td>Rear (ft.)</td>
<td>3 min.</td>
<td>1 min.</td>
<td>3 min.</td>
<td>1 min.</td>
</tr>
</tbody>
</table>

**Building Height (stories max.)**

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Non-Residential</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>3</td>
<td>4</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>Accessory Building</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Accessory Structure</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

**Yards in Setback (see Table 3)**

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Non-Residential</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shallow Yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No Yard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Major Encroachments & Projections (see Table 4)**

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Non-Residential</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Porch</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stoop</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Awning/Canopy</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gallery</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arcade / Colonnade</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# TABLE 8

## FORM STANDARDS SUMMARY

<table>
<thead>
<tr>
<th>SD / SDB</th>
<th>Residential</th>
<th>Non-Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Occupation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zone</td>
<td>Residential</td>
<td>Non-Residential</td>
</tr>
<tr>
<td>Lot Width (ft.)</td>
<td>16 min. / 80 max.</td>
<td>24 min. / 300 max.</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>85%</td>
<td>70%</td>
</tr>
<tr>
<td>Primary Frontage (min.)</td>
<td>60%</td>
<td>70%</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Building - Front (ft.)</td>
<td>8 min. / 18 max.</td>
<td>8 max.</td>
</tr>
<tr>
<td>Principal Building - Secondary (ft.)</td>
<td>8 min.</td>
<td>12 max.</td>
</tr>
<tr>
<td>Principal Building - Side (ft.)</td>
<td>0 or 5 min.</td>
<td>0 or 5 min.</td>
</tr>
<tr>
<td>Principal Building - Rear (ft.)</td>
<td>24 min.</td>
<td>3 min.</td>
</tr>
<tr>
<td>Principal Building - Accessory Building / Structure - Front (ft.)</td>
<td>Principal+20 min</td>
<td>N/A</td>
</tr>
<tr>
<td>Principal Building - Accessory Building / Structure - Secondary (ft.)</td>
<td>8 min.</td>
<td>12 max.</td>
</tr>
<tr>
<td>Principal Building - Accessory Building / Structure - Side (ft.)</td>
<td>0 or 5 min.</td>
<td>N/A</td>
</tr>
<tr>
<td>Principal Building - Accessory Building / Structure - Rear (ft.)</td>
<td>3 min.</td>
<td>1 min.</td>
</tr>
<tr>
<td>Principal Building - Accessory Structure (max.)</td>
<td>2 max.</td>
<td>N/A</td>
</tr>
<tr>
<td>Yards in Setback (see Table 3)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shallow Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>No Yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Major Encroachments &amp; Projections (see Table 4)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porch</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stoop</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Awning/Canopy</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gallery</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arcade / Colonnade</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Article XII
Dale Summit FBC

G. Uses

(1) Uses are limited according to “Table 9 Use Standards Summary”.

(2) Accessory dwelling units.

(a) Two accessory dwelling units per principal dwelling unit is permitted.

(b) Accessory dwelling units may not exceed 720 square feet per story.

(c) Accessory dwelling units may be attached or detached.

(d) Accessory dwelling units are limited to one bedroom

TABLE 9 USE STANDARDS SUMMARY

<table>
<thead>
<tr>
<th>Use</th>
<th>Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NMU</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Home Occupation</td>
<td>■</td>
</tr>
<tr>
<td>1 Dwelling Unit per Lot</td>
<td>■</td>
</tr>
<tr>
<td>1 Dwelling Unit per Lot (zero lot line)</td>
<td>■</td>
</tr>
<tr>
<td>2-3 Dwelling Units per Lot</td>
<td>■</td>
</tr>
<tr>
<td>4-7 Dwelling Units per Lot</td>
<td>■</td>
</tr>
<tr>
<td>8 Dwelling Units per Lot</td>
<td>■</td>
</tr>
<tr>
<td>More than 8 Dwelling Units per Lot</td>
<td>■</td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
</tr>
<tr>
<td>Live/Work</td>
<td>■</td>
</tr>
<tr>
<td>Lodging</td>
<td></td>
</tr>
<tr>
<td>6 Rooms or Less</td>
<td>■</td>
</tr>
<tr>
<td>12 Rooms or Less</td>
<td>■</td>
</tr>
<tr>
<td>More than 12 Rooms</td>
<td>■</td>
</tr>
</tbody>
</table>
## TABLE 9 USE STANDARDS SUMMARY

<table>
<thead>
<tr>
<th>Use</th>
<th>NMU</th>
<th>MUC</th>
<th>SD</th>
<th>SDB</th>
<th>OS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult Retail &amp; Service</td>
<td></td>
<td></td>
<td></td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Automobile Sales</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Automobile Service</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial Laundry</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day Care</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
<tr>
<td>Dry Cleaners</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
<tr>
<td>Food &amp; Beverage</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
<tr>
<td>Funeral Home</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas Station</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Market, Permanent</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Market, Temporary</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
<tr>
<td>Package Liquor Store</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>■</td>
</tr>
<tr>
<td>Self-Storage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service, Personal</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
<tr>
<td>Service, Professional</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
<tr>
<td>Theatre</td>
<td></td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td><strong>Civic</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convention or Exhibition Facility</td>
<td>■</td>
<td></td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
<tr>
<td>Cultural (Library, Museum, Gallery)</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Performing Arts</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
<tr>
<td>Meeting Hall</td>
<td>■</td>
<td>■</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Religious Assembly</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>School, Elementary or Middle</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
<tr>
<td>School, High</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
<tr>
<td>School, College or University</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td></td>
</tr>
</tbody>
</table>
## Article XII
Dale Summit FBC

### TABLE 9 USE STANDARDS SUMMARY

<table>
<thead>
<tr>
<th>Use</th>
<th>Zone</th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NMU</td>
<td>MUC</td>
<td>SD</td>
<td>SDB</td>
<td>OS</td>
</tr>
<tr>
<td><strong>Civil Support</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ambulatory</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Correctional Institutions</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire / Police</td>
<td>●</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Open Space / Recreation</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Garden</td>
<td>●</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Green</td>
<td>●</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-purpose Field</td>
<td>●</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park</td>
<td>●</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Playground</td>
<td>●</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plaza</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Square</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Agriculture</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Processing/Packaging</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehousing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forestry</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grazing of cattle and horses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farming &amp; Ranching</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stables</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stockyards</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wine Tasting</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Green House</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grain Storage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Industrial (Light)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Transportation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial (light)</td>
<td>●</td>
<td>●</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufacturing (light)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage &amp; Distribution</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
H. Parking

(1) Bicycle Parking

(a) Bicycle parking is required as specified in “Table 10 Bicycle Parking Requirements” and as follows:

[1] A minimum percentage of spaces may be required to be enclosed by a structure or lockable fence for parking that may exceed 4 hours; and

[2] Enclosed spaces for multi-family residential shall be located at ground level.

(b) Bicycle racks provided within the front setback or within the public right-of-way shall be configured as specified in Section “(4) Bicycle Racks:”.

(2) Automobile Parking

(a) Automobile parking is required in the amount specified in “Table 11 Automobile Parking Requirements” and as follows:

[1] All uses within the application are added to determine the minimum required parking;

[2] When requirements result in a fractional number, fractions are rounded down;

[3] Uses within liner buildings less than 30 feet in depth and no more than two stories are exempt from required parking; and

[4] An applicant may elect to commission a parking study, providing evidence of parking requirements below the standards of this Section.

(b) Required parking may be adjusted downward by shared parking according to “Table 12 Parking Occupancy Rate Table” and as follows:

[1] The applicant shall submit a parking demand summary sheet showing the process for calculating the reduction as follows:

[i] The gross minimum number of parking spaces is multiplied by the “occupancy rate” in “Table 12 Parking Occupancy Rate Table”, for each use for the time periods respectively;

[ii] The gross minimum numbers of parking spaces for each of the purposes referred to for each time period will be added to produce the aggregate gross minimum numbers of parking spaces for each time period; and

[iii] The greatest of the aggregate gross minimum numbers of parking spaces for each period is determined.

(c) Required parking may be adjusted downwards where the following provisions are provided:

[1] 1 automobile parking space may be reduced for every 4 bicycle parking spaces provided in excess of that required;

[2] 1.25 automobile parking spaces may be reduced for every 1 electric car charging space provided, in excess of that required;

[3] Required parking for residential uses may be adjusted downwards by 50% where spaces serve state licensed assisted living and senior independent living facilities.

(d) Required automobile parking may be fulfilled in the following locations:

[1] Within the same lot;

[2] On-street parking spaces located along lot lines;

[3] Within an adjacent shared parking lot; and

(e) Off-street Automobile Parking Design

[1] All off-street parking spaces and aisles shall meet AASHTO size and configuration standards.

[2] Automobile parking shall be located according to the following and Table 5 to Table 7:
   [i] Parking is not permitted within the Front or Front Secondary setbacks, and;
   [ii] Between the building facade and the Front property lines.

[3] Off-street parking shall be accessed by rear alleys or rear lanes where available.

[4] Where rear alleys or rear lanes are not available, off-street parking may be accessed from the following locations:
   [i] From secondary frontages driveways should be located near the rear 50% of the lot; and
   [ii] Where secondary frontages are not available, parking may be accessed from the primary frontage.

[5] Driveways providing access to off-street parking are limited to 10 feet in width for alleys serving residential blocks and 20 feet in Mixed-use blocks.

[6] Pedestrian access to off-street parking shall be provided from sidewalks along a front or Front Secondary lot line.

[7] Off-street parking facilities shall have a minimum vertical clearance of 7 feet. Where such a facility is to be used by trucks or for loading, the minimum ground floor clearance is 15 feet.

[8] Parking lots and structures shall be screened along front and Front Secondary lot lines by one or more of the following methods:
   [i] Liner buildings, optional at parking lots and required at parking structures. A minimum of 70% of parking structure width shall have a screened ground floor frontage; and
   [ii] A masonry wall with a minimum 30% openings, no less than 4 feet in height.
<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Spaces</th>
<th>Enclosed Spaces</th>
<th>On-street Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8-20 units per lot</td>
<td>0.75 spaces / unit</td>
<td>25% min.</td>
<td>0% max.</td>
</tr>
<tr>
<td>Over 20 units per lot</td>
<td>0.5 spaces / unit</td>
<td>50% min.</td>
<td>0% max.</td>
</tr>
<tr>
<td>Lodging</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Lodging</td>
<td>1 space / 10 rooms</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Food and beverage</td>
<td>0.5 spaces / 1,000 sq.ft.</td>
<td>n/a</td>
<td>100% max.</td>
</tr>
<tr>
<td>Office</td>
<td>0.2 spaces / 1,000 sq.ft.</td>
<td>50% min. where more than 12 spaces are required</td>
<td>100% max.</td>
</tr>
<tr>
<td>Other Commercial</td>
<td>0.25 spaces / 1,000 sq.ft.</td>
<td>n/a</td>
<td>100% max.</td>
</tr>
<tr>
<td>Civic</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Assembly</td>
<td>0.2 spaces / 1,000 sq.ft.</td>
<td>0% min.</td>
<td>100% max.</td>
</tr>
<tr>
<td>Other Uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Other</td>
<td></td>
<td></td>
<td>No minimum requirement</td>
</tr>
</tbody>
</table>
# Article XII
Dale Summit FBC

## Table 11: Automobile Parking Requirements

<table>
<thead>
<tr>
<th>Use</th>
<th>NMU</th>
<th>MUC</th>
<th>SD / SDB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home occupations</td>
<td>1 / 1,000 sq.ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory dwellings</td>
<td>No Minimum</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>1 &amp; 2 dwelling units per lot</td>
<td>2 / unit</td>
<td>2 / unit</td>
<td>N/A</td>
</tr>
<tr>
<td>over 2 dwelling units per lot</td>
<td>2 / unit</td>
<td>1 / unit</td>
<td>2 / unit</td>
</tr>
<tr>
<td>Lodging</td>
<td>0.5 / room + 1 / 3 staff</td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Commercial</td>
<td>2 / 1,000 sq.ft. min, 4 / 1,000 sq.ft. max</td>
<td>No Minimum, 3 / 1,000 sq.ft. max</td>
<td>3 / 1,000 sq.ft. min.</td>
</tr>
<tr>
<td>Civic Space</td>
<td>No Minimum</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civic</td>
<td>1 / 8 fixed seats or patrons</td>
<td>2 / 8 fixed seats or patrons</td>
<td></td>
</tr>
<tr>
<td>School</td>
<td>1 / 1,000 sq.ft. min. + 1 / 10 fixed seats or patrons</td>
<td>1 / 1,000 sq.ft. min.</td>
<td></td>
</tr>
<tr>
<td>Entertainment</td>
<td>1 / 8 fixed seats or patrons</td>
<td>2 / 8 fixed seats or patrons</td>
<td></td>
</tr>
<tr>
<td>Civil Support</td>
<td>1 / 8 fixed seats or patrons</td>
<td>2 / 8 fixed seats or patrons</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td>1 / 1,000 sq.ft. min.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agricultural</td>
<td>No Minimum</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td>1 / 1,000 sq.ft. min.</td>
<td></td>
<td>2 / 1,000 sq.ft. min.</td>
</tr>
</tbody>
</table>

## Table 12: Parking Occupancy Rate Table

<table>
<thead>
<tr>
<th>Use</th>
<th>Weekdays</th>
<th>Weekends</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>8am-5pm</td>
<td>6pm-12am</td>
</tr>
<tr>
<td>Residential over 2 dwelling units per lot</td>
<td>60%</td>
<td>100%</td>
</tr>
<tr>
<td>Lodging</td>
<td>70%</td>
<td>100%</td>
</tr>
<tr>
<td>Commercial</td>
<td>90%</td>
<td>80%</td>
</tr>
<tr>
<td>Food &amp; Beverage</td>
<td>70%</td>
<td>100%</td>
</tr>
<tr>
<td>Office</td>
<td>100%</td>
<td>20%</td>
</tr>
<tr>
<td>Civic</td>
<td>100%</td>
<td>20%</td>
</tr>
<tr>
<td>Convention</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Performing Arts</td>
<td>40%</td>
<td>80%</td>
</tr>
<tr>
<td>Religious</td>
<td>10%</td>
<td>5%</td>
</tr>
<tr>
<td>Industrial</td>
<td>100%</td>
<td>20%</td>
</tr>
</tbody>
</table>
I. Landscaping Standards

(1) The spacing and placement of plants shall be adequate for the typical size, shape, and habit of the plant species at maturity.

(2) Trees shall meet the following clearances, and "Figure 11. Landscape Clearance Standards":
   (a) 2 feet from walkways, curbing, and other impervious pavements when planted in a tree well;
   (b) 3 feet from walkways, curbing, and other impervious pavements when planted in a continuous planter or swale;
   (c) 5 feet from street lights, underground utilities, utility meters and service lines, fences, walls, and other ground level obstructions;
   (d) 6 feet from porch eaves, awnings, and similar overhead obstructions associated with the ground level of buildings;
   (e) 8 feet from balconies, verandas, building eaves and cornices, and similar overhead obstructions associated with the upper stories of buildings;
   (f) 8 feet of vertical clearance above sidewalks; and
   (g) 13 feet of vertical clearance above roads and parking lots.

(3) Preservation of existing trees and vegetation is encouraged and may be used to fulfill the landscape requirements.

FIGURE 11. LANDSCAPE CLEARANCE STANDARDS

A  Tree Well
B  Continuous Planter / Swale
C  Street Lights
D  Ground Level Major Encroachments
E  Upper Level Encroachments
F  Vertical Clearance (Sidewalk)
G  Vertical Clearance (Roadway)
(4) Planting with spines, thorns, or needles that may present hazards are prohibited within 2 feet of front and Front Secondary lot lines.

(5) Artificial plants or artificial turf are prohibited, excluding active recreation sports fields that are typically subject to intense use and soil compaction which prohibits the establishment of turfgrass.

(6) Noxious or invasive plant species shall be removed.

J. Fencing

(1) When erected on a lot line, all of the fence and any of its supporting structures shall be contained within the lot.

(2) Chain Link, Barbed wire, razor wire, and electrically charged fences are not permitted.

(3) Fence height shall be according to location, “Figure 12. Fence Location Requirements”, and the following:
   a. Frontage Fence:
      1. Shall not exceed 3 feet in height and shall fully enclose the yard. Exceptions to height include the following:
      2. A Frontage Fence not within the Frontage Zone may follow the height limits of a Facade Fence.
   b. Facade Fence:
      1. Shall not exceed 6 feet in height and shall fully enclose the yard.

FIGURE 12. FENCE LOCATION REQUIREMENTS

<table>
<thead>
<tr>
<th>Frontage Fence</th>
<th>Facade Fence</th>
<th>Frontage Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1" alt="Diagram" /></td>
<td><img src="image2" alt="Diagram" /></td>
<td><img src="image3" alt="Diagram" /></td>
</tr>
</tbody>
</table>
K. Sign Standards

(1) Signs within the Dale Summit FBC area, shall comply with the sign standards of Section 170 Signs.

(2) Additionally the following signs are permitted to encroach into the public right-of-way, so long as they maintain a minimum vertical clearance over the sidewalk of 8 feet and are a minimum 2 feet back from the face of the curb.

   (a) A-Frame signs which shall maintain a minimum 5 foot clear pedestrian way along the sidewalk.

   (b) Hanging signs shall be permitted to project into the right-of-way according to the following:

       [1] Hanging signs shall maintain a minimum vertical clearance of 8 feet.

       [2] Hanging signs shall not project more then 3 feet from the face of the building.

       [3] Hanging signs shall be a minimum 2 feet back from the face of curb.

§200-63 THOROUGHFARES / ROW

A. General

(1) Right-of-way designs submitted for approval shall demonstrate compliance with this Section and the following:

   (a) The Manual on Uniform Traffic Control Devices (MUTCD); and

   (b) Township of college road construction specifications.

(2) Rights-of-way shall be available for public use at all times; gates and other means of restricting access are not permitted, except by temporary street closure permit.

(3) Additional licenses, agreements, and permits may be required as maintained and administered in the office of the respective township of college department.

(4) Rights-of-way that intersect with state owned roadways require coordination with the Pennsylvania Department of Transportation.

B. Right-of-way Assemblies

(1) Rights-of-way are configured as an assembly of elements consisting of:

   (a) A Roadway, and

   (b) Public frontages to either side of the roadway.

(2) Assemblies are limited by type, according to “Table 13 Assembly Types”.

(3) Design of the assembly shall change along with the underlying zoning district, according to the “Figure 16. Regulating Map”.

(4) Where zoning districts to either side of the assembly differ:

   (a) The design of the roadway shall match the standards of the most intense district it is within or adjacent to; and

   (b) The design of the public frontage shall match the standards of the most intense district it is within or adjacent to.

(5) Rights-of-way shall be provided of sufficient width to accommodate all elements of the roadway and public frontages.

(6) Where redesign of existing facilities results in excess right-of-way, the additional width should be given to the public frontages and/or bicycle facilities.
FIGURE 13. THOROUGHFARES ASSEMBLIES

TABLE 13  ASSEMBLY TYPES

<table>
<thead>
<tr>
<th></th>
<th>NP</th>
<th>NMU</th>
<th>MUC</th>
<th>SD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Street</td>
<td></td>
<td></td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Commercial Street</td>
<td></td>
<td></td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Drive</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Avenue</td>
<td>■</td>
<td></td>
<td>■</td>
<td>■</td>
</tr>
<tr>
<td>Boulevard</td>
<td>■</td>
<td>■</td>
<td>■</td>
<td>■</td>
</tr>
</tbody>
</table>

Permitted

TABLE 14  THOROUGHFARE TYPE / FUNCTIONAL CLASS

<table>
<thead>
<tr>
<th>Functional Class</th>
<th>Thoroughfare Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arterial</td>
<td>Boulevard</td>
</tr>
<tr>
<td>Collector</td>
<td>Boulevard, Avenue</td>
</tr>
<tr>
<td>Local</td>
<td>Street (Neighborhood / Commercial), Drive</td>
</tr>
<tr>
<td>Sub-Local</td>
<td>Alley</td>
</tr>
</tbody>
</table>
C. Thoroughfare Requirements

(1) Design Speed

(a) Roadways shall be designed in accordance with the design speeds specified in “Table 15 Design Speed”.

(b) Posted speed shall be 5 miles under the design speed.

<table>
<thead>
<tr>
<th>TABLE 15 DESIGN SPEED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NP</strong></td>
</tr>
<tr>
<td>Neighborhood Street</td>
</tr>
<tr>
<td>Commercial Street</td>
</tr>
<tr>
<td>Drive</td>
</tr>
<tr>
<td>Avenue</td>
</tr>
<tr>
<td>Boulevard</td>
</tr>
</tbody>
</table>

(2) Automobile Movement

(a) Automobile movement is limited according to “Table 16 Design Movement”.

(b) 1-way movement is limited to:

[1] Paired assemblies to either side of civic space or natural area; and


<table>
<thead>
<tr>
<th>TABLE 16 DESIGN MOVEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Movement</strong></td>
</tr>
<tr>
<td>2-way Yield</td>
</tr>
<tr>
<td>2-way Slow</td>
</tr>
<tr>
<td>1-way Slow</td>
</tr>
<tr>
<td>2-way Low</td>
</tr>
<tr>
<td>1-way Low</td>
</tr>
<tr>
<td>2-way High</td>
</tr>
</tbody>
</table>

■ Permitted
Article XII
Dale Summit FBC

(3) Automobile Travel Lanes

(a) The number of automobile travel lanes is limited according to “Table 17 Travel Lane Count”.

(b) The width of automobile travel lanes is limited according to “Table 18 Travel Lane Size” except as follows:

[1] Along bus routes, outside curb or parking adjacent lanes shall be a minimum of 11 feet;

[2] Travel lanes adjacent to 45-degree on-street parking shall be a minimum of 12 feet in width; and

[3] Travel lanes adjacent to 60-degree on-street parking shall be a minimum of 14 feet in width.

TABLE 17 TRAVEL LANE COUNT

<table>
<thead>
<tr>
<th></th>
<th>NP</th>
<th>NMU</th>
<th>MUC</th>
<th>SD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Street</td>
<td>1 - 2</td>
<td>1 - 2</td>
<td>1 - 2</td>
<td></td>
</tr>
<tr>
<td>Commercial Street</td>
<td>1 - 4</td>
<td>1 - 4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive</td>
<td>1 - 2</td>
<td>1 - 2</td>
<td>1 - 2</td>
<td></td>
</tr>
<tr>
<td>Avenue</td>
<td>2</td>
<td>2 - 4</td>
<td>2 - 4</td>
<td></td>
</tr>
<tr>
<td>Boulevard</td>
<td>4 - 6</td>
<td>4 - 6</td>
<td>4 - 6</td>
<td></td>
</tr>
</tbody>
</table>

(c) Continuous left turn lanes are limited to the redesign of existing facilities.

(d) Automobile travel lanes are measured to the edge of pavement.

TABLE 18 TRAVEL LANE SIZE

<table>
<thead>
<tr>
<th></th>
<th>NP</th>
<th>NMU</th>
<th>MUC</th>
<th>SD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slow Movement</td>
<td>8 - 10 ft.</td>
<td>9 - 11 ft.</td>
<td>8 - 11 ft.</td>
<td></td>
</tr>
<tr>
<td>Low Movement</td>
<td>10 - 12 ft.</td>
<td>10 - 11 ft.</td>
<td>10 - 13 ft.</td>
<td></td>
</tr>
<tr>
<td>High Movement</td>
<td>12 - 14 ft.</td>
<td>12 - 14 ft.</td>
<td>12 - 14 ft.</td>
<td></td>
</tr>
</tbody>
</table>
(4) On-street Parking Lanes

(a) On-street parking lane type is limited according to “Table 19 On-Street Parking Type”.

(b) Angled parking lanes shall be 18 feet or less in width.

(c) Parallel parking lane width is limited according to “Table 20 Parallel Parking Lanes”.

(d) On-street parking lanes are measured to the face of curb, or edge of pavement where no curb exists.

### Table 19 On-Street Parking Type

<table>
<thead>
<tr>
<th></th>
<th>NP</th>
<th>NMU</th>
<th>MUC</th>
<th>SD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Street</td>
<td>parallel</td>
<td>parallel</td>
<td>parallel</td>
<td></td>
</tr>
<tr>
<td>Commercial Street</td>
<td>parallel or angled</td>
<td>parallel or angled</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive</td>
<td>parallel</td>
<td>parallel or angled</td>
<td>parallel or angled</td>
<td></td>
</tr>
<tr>
<td>Avenue</td>
<td>parallel or angled</td>
<td>parallel or angled</td>
<td>parallel or angled</td>
<td></td>
</tr>
<tr>
<td>Boulevard</td>
<td>parallel</td>
<td>parallel</td>
<td>parallel</td>
<td></td>
</tr>
</tbody>
</table>

### Table 20 Parallel Parking Lanes

<table>
<thead>
<tr>
<th>Movement</th>
<th>Lane Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yield Movement</td>
<td>7 ft.</td>
</tr>
<tr>
<td>Slow Movement</td>
<td>7 - 8 ft.</td>
</tr>
<tr>
<td>Low Movement</td>
<td>8 ft.</td>
</tr>
</tbody>
</table>
Article XII
Dale Summit FBC

(5) Medians
   (a) Medians are required within avenues and boulevards.
   (b) Medians are optional within highways.
   (c) Medians shall be a minimum of 14 feet in width.

(6) Multi-way Boulevards
   (a) Boulevards may be adjusted to multi-way boulevards by adding medians and access lanes between the roadway and public frontages.
   (b) Medians between the roadway and public frontages shall be a minimum of 12 feet in width, except where the retrofit existing rights-of-way require a narrower median.
   (c) The roadway shall be configured as follows:
      [1] The design speed is limited to 45 mph max.;
      [2] Automobile travel lanes are limited to 2 - 6, excluding access lanes;
      [3] On-street parking is not permitted within the roadway; and
      [4] Bicycle facilities are limited to Class 4.
   (d) Access lanes shall be configured as follows:
      [1] The design speed is limited to 15 - 25 mph;
      [2] Automobile travel lanes are limited to 1;
      [3] Parallel or angled parking is required along the outside edge of access lanes and optional along the inside edge; and
      [4] Bicycle facilities may be Class 2, 3, or 4.
(7) Bicycle Facilities

(a) Bicycle facilities shall be according to the zones per “Figure 16. Regulating Map”.

(b) Private property providing public access and continuity shall be given 10% additional lot coverage.

(c) Continuity shall be provided for bicycle facilities that terminate at site boundaries.

(d) Bicycle facilities shall be configured by facility type, according to “Table 21 Bicycle Facilities”.

### TABLE 21 BICYCLE FACILITIES

<table>
<thead>
<tr>
<th>Class</th>
<th>Graphic</th>
<th>Facility Width</th>
<th>Buffer</th>
<th>Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 1: Bike Path</td>
<td></td>
<td>10 ft. min 2-way</td>
<td>n/a</td>
<td>NP</td>
</tr>
<tr>
<td>Class 2: Bike Lane</td>
<td></td>
<td>5 ft. min.</td>
<td>3 ft. min.</td>
<td></td>
</tr>
<tr>
<td>Class 3: Bike Route</td>
<td>none/shared</td>
<td>none</td>
<td></td>
<td>NP</td>
</tr>
<tr>
<td>Class 4: Separated Bikeway</td>
<td></td>
<td>6 ft. min.</td>
<td>3 ft. min.</td>
<td></td>
</tr>
</tbody>
</table>
Article XII
Dale Summit FBC

D. Public Frontage Requirements

(1) Public frontages consist of sidewalks, planting and furnishing areas, and the roadway edge.

(2) Sidewalks:

(a) Sidewalk width shall meet the standards specified in “Table 22 Minimum Sidewalk Width”.

(b) At intersections, sidewalks shall connect to 2 separate ramps per intersection quadrant.

### TABLE 22 MINIMUM SIDEWALK WIDTH

<table>
<thead>
<tr>
<th>Street Context</th>
<th>NP</th>
<th>NMU</th>
<th>MUC</th>
<th>SD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Street</td>
<td>5 ft.</td>
<td>6 ft.</td>
<td>5 ft.</td>
<td></td>
</tr>
<tr>
<td>Commercial Street</td>
<td>6 ft.</td>
<td>8 ft.</td>
<td>6 ft.</td>
<td></td>
</tr>
<tr>
<td>Avenue</td>
<td>6 ft.</td>
<td>8 ft.</td>
<td>6 ft.</td>
<td></td>
</tr>
<tr>
<td>Boulevard</td>
<td>6 ft.</td>
<td>10 ft.</td>
<td>6 ft.</td>
<td></td>
</tr>
</tbody>
</table>

(3) Planting and Furnishing Area

(a) Planting and furnishing areas are required by type as specified in “Table 23 Planting and Furnishing Area Types”.

(b) Planting and furnishing areas shall meet the minimum width standards of “Table 24 Minimum Planting and Furnishing Area Width” and the following:

[1] A verge is required, providing allowable locations for infrastructure and furniture outside of pedestrian, bicycle, public transportation, and vehicular access ways;

[2] The verge may overlap into the sidewalk, provided a minimum 5 foot wide pedestrian path is maintained;

[3] Lighting shall be located within the verge;

[4] Where the right-of-way is 45 feet wide or less or commercial streets 59 feet wide or less the planting and furnishing area may exclude planting;

[5] Along commercial streets, the spacing of trees may be irregular to avoid visually obscuring shopfronts;

[6] Tree spacing may be adjusted up to 20% by administrative waiver to accommodate specific site conditions; and

[7] Bioswales are not permitted in mixed-use areas.

### TABLE 23 PLANTING AND FurnISHING AREA TYPES

<table>
<thead>
<tr>
<th>Street Context</th>
<th>NP</th>
<th>NMU</th>
<th>MUC</th>
<th>SD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Street</td>
<td>Continuous or Long Planter</td>
<td>Long Planter or Urban</td>
<td>Any</td>
<td></td>
</tr>
<tr>
<td>Commercial Street</td>
<td>Urban or Arcaded</td>
<td>Urban or Arcaded</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Drive Avenue</td>
<td>Continuous or Long Planter</td>
<td>Long Planter, Urban, or Arcaded</td>
<td>Any except swale</td>
<td></td>
</tr>
<tr>
<td>Boulevard</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
TABLE 24  MINIMUM PLANTING AND FURNISHING AREA WIDTH

<table>
<thead>
<tr>
<th></th>
<th>NP</th>
<th>NMU</th>
<th>MUC</th>
<th>SD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Swale</td>
<td>15 ft.</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td></td>
</tr>
<tr>
<td>Planter</td>
<td>8 ft.</td>
<td>6 ft.</td>
<td>6 ft.</td>
<td></td>
</tr>
<tr>
<td>Long Planter</td>
<td>6 ft.</td>
<td>6 ft.</td>
<td>6 ft.</td>
<td></td>
</tr>
<tr>
<td>Urban</td>
<td></td>
<td>5 ft.</td>
<td>5 ft.</td>
<td></td>
</tr>
<tr>
<td>Arcaded</td>
<td></td>
<td></td>
<td>Integrated within the Arcade</td>
<td></td>
</tr>
</tbody>
</table>

(4) Bicycle Racks:

(a) Bicycle racks shall meet the following requirements of “Figure 14. Bicycle Clearance”, and the following:

[1] Bicycle racks shall be configured to provide two points of contact for locking bicycles (A).

[2] Bicycle racks may not be located within the following areas (B):

   [i] Within 5 feet of fire hydrants;
   [ii] Within 4 feet of loading zones and bus stop markers;
   [iii] Within 3 feet of driveways and manholes; and
   [iv] Within 2 feet of utility meters and tree boxes.

[3] Bicycle rack placement may not reduce the pedestrian sidewalk path to less than 5 feet accounting for a 56cm bicycle properly locked to the rack (C).

[4] Bicycle racks installed parallel to the curb shall be set back from the curb a minimum of 3 feet (D).

[5] Bicycle racks installed perpendicular to the curb shall allow for a minimum setback of 2 feet between the curb and a 56cm bicycle properly locked to the rack (E).

FIGURE 14. BICYCLE CLEARANCE

A  Two points of contact
B  Clearance between utilities and street furniture
C  Sidewalk clearance
D  Parallel bike racks minimum setback from street
E  Perpendicular bike racks minimum setback from street

(5) Curbs
Article XII
Dale Summit FBC

(a) Vertical curbing is required. Exceptions may include:

[1] Shared streets within MUC which prioritize pedestrians over all other modes of transportation, may be permitted to have flush curbs.

(b) Where automobile travel lanes are directly adjacent to curbs or where curb extensions are used, the minimum curb return radius is as specified in “Table 25 Curb Return Radius”(a).

(c) Where automobile travel lanes are not directly adjacent to curbs, the minimum curb return radius is determined as follows:

[1] The minimum curb return radius specified in “Table 25 Curb Return Radius”(a) is reduced by accounting for the actual path of vehicle tracking;

[2] The minimum curb return radius shall not be reduced below the radii specified in “Table 25 Curb Return Radius”(b) and (c);

[3] Where on-street parking or bike lanes are on only one leg of an intersection quadrant, the minimum curb return radius is reduced according to the formula in “Table 25 Curb Return Radius”(d);

[4] Where on-street parking or bike lanes are on both legs of an intersection quadrant in a symmetric configuration, the minimum curb return radius is reduced according to the formula in “Table 25 Curb Return Radius”(e); and

[5] Where on-street parking or bike lanes are on both legs of an intersection quadrant in an asymmetric configuration, the minimum curb return radius is reduced according to the formula in “Table 25 Curb Return Radius”(f).

<table>
<thead>
<tr>
<th>TABLE 25 CURB RETURN RADIUS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Neighborhood Street</td>
</tr>
<tr>
<td>Commercial Street</td>
</tr>
<tr>
<td>Drive</td>
</tr>
<tr>
<td>Avenue</td>
</tr>
<tr>
<td>Boulevard</td>
</tr>
</tbody>
</table>
E. Alleys

(1) Alleys are easements that provide access to properties from within a block.

(2) Alleys are required to provide access to all properties, except where a single property occupies a full block.

(3) Alleys are required to provide access to properties less than 45 feet wide.

(4) In mixed-use blocks, alleys shall be configured as follows:
   
   (a) Alley aprons should be tapered;
   
   (b) Alley easements shall be a minimum of 28ft. clear;
   
   (c) Alleys shall be fully paved; and
   
   (d) Drainage should be provided through inverted crown or sheet flow.

(5) In single-family residential blocks, alleys shall be configured as follows:

   (a) Alley aprons should be curved;
   
   (b) Alley easements shall be a minimum of 24ft. clear;
   
   (c) Alleys must be paved a width of 12 to 16 feet; and
   
   (d) Drainage should be provided through swales, inverted crown, or sheet flow.

FIGURE 15. ALLEYS

<table>
<thead>
<tr>
<th>Single-family Residential Blocks</th>
<th>Mixed-use Blocks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apron maximum</td>
<td>Apron maximum</td>
</tr>
<tr>
<td>Paved area</td>
<td>Paving and Apron</td>
</tr>
</tbody>
</table>
**Article XII**
Dale Summit FBC

F. **Thoroughfare Assemblies**

(1) The following thoroughfare assemblies are pre-approved assemblies which may be used for creation of new streets.

**TABLE 26 NS-50-26 NMU**

<table>
<thead>
<tr>
<th>Assembly</th>
<th>Roadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assembly Type</td>
<td>Design Speed</td>
</tr>
<tr>
<td>Neighborhood Street</td>
<td>20 mph</td>
</tr>
<tr>
<td>Right-of-way</td>
<td>Movement</td>
</tr>
<tr>
<td>50 ft. min.</td>
<td>Yield</td>
</tr>
<tr>
<td>Zones</td>
<td>Travel Lanes</td>
</tr>
<tr>
<td>NMU</td>
<td>1, 12 ft. Shared</td>
</tr>
<tr>
<td>Public Frontage</td>
<td>Parking Lanes</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>2, 7 ft. Parallel</td>
</tr>
<tr>
<td>5 ft. min.</td>
<td>Median</td>
</tr>
<tr>
<td>Planting &amp; Furnishing</td>
<td>None</td>
</tr>
<tr>
<td>7 ft. min., Continuous</td>
<td>Bicycle Facilities</td>
</tr>
<tr>
<td>Curb</td>
<td>Shared Lane</td>
</tr>
<tr>
<td>Vertical</td>
<td>Class</td>
</tr>
<tr>
<td></td>
<td>Local</td>
</tr>
</tbody>
</table>

Note: shared streets to be considered upon request, for retrofit conditions only.
### TABLE 27  NS-50-26 NMU

#### Assembly
- **Assembly Type**: Neighborhood Street
- **Right-of-way**: 50 ft. min.
- **Zones**: NMU

#### Public Frontage
- **Sidewalk**: 6 ft. min.
- **Planting & Furnishing**: 6 ft. min., Long Planter
- **Curb**: Vertical

#### Roadway
- **Design Speed**: 20 mph
- **Movement**: Yield
- **Travel Lanes**: 1, 12 ft. Shared
- **Parking Lanes**: 2, 7 ft. Parallel
- **Median**: None
- **Bicycle Facilities**: Shared Lane
- **Class**: Local

Note: shared streets to be considered upon request, for retrofit conditions only.
### Table 28 NS-70-34 NMU

<table>
<thead>
<tr>
<th>Assembly</th>
<th>Roadway</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assembly Type</strong></td>
<td><strong>Design Speed</strong></td>
</tr>
<tr>
<td>Neighborhood Street</td>
<td>20-30 mph</td>
</tr>
<tr>
<td><strong>Right-of-way</strong></td>
<td><strong>Movement</strong></td>
</tr>
<tr>
<td>70 ft. min.</td>
<td>2-way Slow</td>
</tr>
<tr>
<td><strong>Zones</strong></td>
<td><strong>Travel Lanes</strong></td>
</tr>
<tr>
<td>NMU</td>
<td>2, 10 ft. each</td>
</tr>
<tr>
<td><strong>Public Frontage</strong></td>
<td><strong>Parking Lanes</strong></td>
</tr>
<tr>
<td>Sidewalk</td>
<td>2, 7 ft. Parallel</td>
</tr>
<tr>
<td>5 ft. min.</td>
<td><strong>Median</strong></td>
</tr>
<tr>
<td>Planting &amp; Furnishing</td>
<td>None</td>
</tr>
<tr>
<td>13 ft. min. Continuous</td>
<td><strong>Bicycle Facilities</strong></td>
</tr>
<tr>
<td>Curb</td>
<td>Shared Lane</td>
</tr>
<tr>
<td></td>
<td><strong>Class</strong></td>
</tr>
<tr>
<td></td>
<td>Local</td>
</tr>
</tbody>
</table>

### Table 29 NS-70-34 NMU (Variation)

<table>
<thead>
<tr>
<th>Assembly</th>
<th>Roadway</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assembly Type</strong></td>
<td><strong>Design Speed</strong></td>
</tr>
<tr>
<td>Neighborhood Street</td>
<td>20-30 mph</td>
</tr>
<tr>
<td><strong>Right-of-way</strong></td>
<td><strong>Movement</strong></td>
</tr>
<tr>
<td>70 ft. min.</td>
<td>2-way Slow</td>
</tr>
<tr>
<td><strong>Zones</strong></td>
<td><strong>Travel Lanes</strong></td>
</tr>
<tr>
<td>NMU</td>
<td>2, 10 ft. each</td>
</tr>
<tr>
<td><strong>Public Frontage</strong></td>
<td><strong>Parking Lanes</strong></td>
</tr>
<tr>
<td>Sidewalk</td>
<td>2, 7 ft. Parallel</td>
</tr>
<tr>
<td>6 ft. min.</td>
<td><strong>Median</strong></td>
</tr>
<tr>
<td>Planting &amp; Furnishing</td>
<td>None</td>
</tr>
<tr>
<td>12 ft. min., Cont. or Long</td>
<td><strong>Bicycle Facilities</strong></td>
</tr>
<tr>
<td>Curb</td>
<td>Shared Lane</td>
</tr>
<tr>
<td></td>
<td><strong>Class</strong></td>
</tr>
<tr>
<td></td>
<td>Local</td>
</tr>
</tbody>
</table>
### TABLE 30  CS-70-44 MUC/MUC

<table>
<thead>
<tr>
<th>Assembly</th>
<th>Roadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assembly Type</td>
<td>Design Speed</td>
</tr>
<tr>
<td>Commercial Street</td>
<td>20-30 mph</td>
</tr>
<tr>
<td>Right-of-way</td>
<td>Movement</td>
</tr>
<tr>
<td>70 ft. min.</td>
<td>2-way Slow</td>
</tr>
<tr>
<td>Zones</td>
<td>Travel Lanes</td>
</tr>
<tr>
<td>NMU, MUC</td>
<td>2, 10 ft. each</td>
</tr>
<tr>
<td><strong>Public Frontage</strong></td>
<td>Parking Lanes</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>2, 7 ft. Parallel</td>
</tr>
<tr>
<td>7 ft. min.</td>
<td>Median</td>
</tr>
<tr>
<td>Planting &amp; Furnishing</td>
<td>None</td>
</tr>
<tr>
<td>6 ft. min., Urban</td>
<td>Bicycle Facilities</td>
</tr>
<tr>
<td>Curb</td>
<td>See Table 21</td>
</tr>
<tr>
<td>Vertical</td>
<td>Class</td>
</tr>
<tr>
<td></td>
<td>Local</td>
</tr>
</tbody>
</table>

### TABLE 31  CS-70-44 MUC/MUC

<table>
<thead>
<tr>
<th>Assembly</th>
<th>Roadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assembly Type</td>
<td>Design Speed</td>
</tr>
<tr>
<td>Commercial Street</td>
<td>20-30 mph</td>
</tr>
<tr>
<td>Right-of-way</td>
<td>Movement</td>
</tr>
<tr>
<td>70 ft. min.</td>
<td>2-way Slow</td>
</tr>
<tr>
<td>Zones</td>
<td>Travel Lanes</td>
</tr>
<tr>
<td>NMU, MUC</td>
<td>2, 10 ft. each</td>
</tr>
<tr>
<td><strong>Public Frontage</strong></td>
<td>Parking Lanes</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>2, 7 ft. Parallel</td>
</tr>
<tr>
<td>7 ft. min.</td>
<td>Median</td>
</tr>
<tr>
<td>Planting &amp; Furnishing</td>
<td>None</td>
</tr>
<tr>
<td>6 ft. min., Urban</td>
<td>Bicycle Facilities</td>
</tr>
<tr>
<td>Curb</td>
<td>See Table 21</td>
</tr>
<tr>
<td>Vertical</td>
<td>Class</td>
</tr>
<tr>
<td></td>
<td>Local</td>
</tr>
</tbody>
</table>
### Article XII
Dale Summit FBC

#### TABLE 32  AV-80-40 NMU

<table>
<thead>
<tr>
<th>Assembly</th>
<th>Roadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assembly Type</td>
<td>Avenue</td>
</tr>
<tr>
<td>Right-of-way</td>
<td>80 ft. min.</td>
</tr>
<tr>
<td>Zones</td>
<td>NMU</td>
</tr>
<tr>
<td><strong>Public Frontage</strong></td>
<td></td>
</tr>
<tr>
<td>Sidewalk</td>
<td>5 ft. min.</td>
</tr>
<tr>
<td>Planting &amp; Furnishing</td>
<td>7 ft. min., Continuous</td>
</tr>
<tr>
<td>Curb</td>
<td>Optional</td>
</tr>
<tr>
<td><strong>Design Speed</strong></td>
<td>30 mph</td>
</tr>
<tr>
<td><strong>Movement</strong></td>
<td>2-way Slow</td>
</tr>
<tr>
<td><strong>Travel Lanes</strong></td>
<td>2, 12 ft. each</td>
</tr>
<tr>
<td><strong>Parking Lanes</strong></td>
<td>2, 8 ft. Parallel</td>
</tr>
<tr>
<td><strong>Median</strong></td>
<td>16 ft. min.</td>
</tr>
<tr>
<td><strong>Bicycle Facilities</strong></td>
<td>Shared Lane</td>
</tr>
<tr>
<td><strong>Class</strong></td>
<td>Collector or lower</td>
</tr>
</tbody>
</table>

#### TABLE 33  AV-80-40 NMU/MUC

<table>
<thead>
<tr>
<th>Assembly</th>
<th>Roadway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assembly Type</td>
<td>Avenue</td>
</tr>
<tr>
<td>Right-of-way</td>
<td>80 ft. min.</td>
</tr>
<tr>
<td>Zones</td>
<td>NMU, MUC</td>
</tr>
<tr>
<td><strong>Public Frontage</strong></td>
<td></td>
</tr>
<tr>
<td>Sidewalk</td>
<td>6 ft. min.</td>
</tr>
<tr>
<td>Planting &amp; Furnishing</td>
<td>6 ft. min., Cont. or Long</td>
</tr>
<tr>
<td>Curb</td>
<td>Vertical</td>
</tr>
<tr>
<td><strong>Design Speed</strong></td>
<td>30 mph</td>
</tr>
<tr>
<td><strong>Movement</strong></td>
<td>2-way Slow</td>
</tr>
<tr>
<td><strong>Travel Lanes</strong></td>
<td>2, 12 ft. each</td>
</tr>
<tr>
<td><strong>Parking Lanes</strong></td>
<td>2, 8 ft. Parallel</td>
</tr>
<tr>
<td><strong>Median</strong></td>
<td>16 ft. min.</td>
</tr>
<tr>
<td><strong>Bicycle Facilities</strong></td>
<td>Shared Lane</td>
</tr>
<tr>
<td><strong>Class</strong></td>
<td>Collector or lower</td>
</tr>
<tr>
<td>Assembly</td>
<td></td>
</tr>
<tr>
<td>---------------</td>
<td>---------------</td>
</tr>
<tr>
<td>Assembly Type</td>
<td>Boulevard</td>
</tr>
<tr>
<td>Right-of-way</td>
<td>160 ft. min.</td>
</tr>
<tr>
<td>Zones</td>
<td>NMU, MUC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public Frontage</th>
<th></th>
<th>Parking Lanes</th>
<th>2, 8 ft. Parallel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalk</td>
<td>10 ft. min.</td>
<td>Median</td>
<td>3 @ 16 ft. min. each</td>
</tr>
<tr>
<td>Planting &amp; Furnishing</td>
<td>6 ft. min., Urban</td>
<td>Bicycle Facilities</td>
<td>Shared Lane</td>
</tr>
<tr>
<td>Curb</td>
<td>Vertical</td>
<td>Class</td>
<td>Arterial or Collector</td>
</tr>
</tbody>
</table>
Article XII
Dale Summit FBC

FIGURE 16. REGULATING MAP

- Neighborhood Mixed-Use
- Mixed-Use Center
- Special District - Business
- Existing Thoroughfares
- Proposed Primary Thoroughfares
5 and 10 minute pedestrian sheds, located at recommended neighborhood centers
Article XII
Dale Summit FBC

FIGURE 18. DALE SUMMIT THOROUGHFARE NETWORK & OPEN SPACE

- Existing and Suggested Open Space
- Existing Thoroughfares
- Proposed Primary Thoroughfares
- Proposed Discretionary Thoroughfares
§200-64 ADMINISTRATION OF PLANNED SUBDIVISIONS FOR DALE SUMMIT AREA

A. General Provisions

(1) Purpose

(a) This Article is enacted for the purpose set forth in Article VII of the Municipalities Planning Code, for the subdivision purposes set forth in § 180-3, and for the following additional purposes;

[1] Establish an orderly, clear and comprehensive process to subdivide and develop land within the Dale Summit area, that is fair to all public interests.

[2] Streamline the review process and improve predictability in the outcome of future development.

[3] Promote the development of land in a manner that is generally consistent with the vision statement for Dale Summit.

[4] Reduce sprawl and improve the built environment by providing sustainable, vibrant, healthy and attractive places.


[6] Provide infill and redevelopment opportunities in existing areas for auto-oriented developments to transform into walkable urban places.

[7] Establish submission requirements for the review of applications for all subdivision development permits.

(2) Applicability

(a) New Subdivisions and land development. Development review is required for any new development requiring subdivision. No subdivision or land development of any lot, tract or parcel of land shall be made, and no street, sanitary sewer, storm sewer, water main or other improvements in connection therewith shall be laid out, constructed, opened or dedicated for public use or travel or for the common use of occupants of buildings abutting thereon, except in accordance with the provisions of this Article.

(b) This Article shall apply to all plans submitted for initial approval of a subdivision or land development after the date of enactment of this Article.

(c) In their interpretation and application, the regulations set by this Article shall be held to be the minimum requirements adopted for the promotion of the purposes of this Article.

[1] Types of control. This Article contains regulations governing the following: procedures for establishing a subdivision within the Dale Summit area; graphic and written information to be submitted under such procedures; and regulations governing zoning districts, built forms and their permitted uses, layout of streets and structures, the reservation of land for common or public open space, the provision of recreational facilities and pedestrian access, protection of the natural environment and the avoidance of negative impacts on surrounding areas.

[2] New submissions. Upon application by a landowner, the Township Council may, according to the provisions of this Article, establish a subdivision on contiguous parcels of land under common ownership of the applicant within the zoning districts approved for the Dale Summit Area.

[3] Relationship with other restrictions. The provisions of this Article are not intended to interfere with, abrogate or annul other rules, regulations or ordinances, provided that, where this Article imposes a greater restriction than that imposed by such other rules, easements, covenants, restrictions, regulations or ordinances, the provisions of this Article shall control. If development governed by a provision of this Article conflicts with Chapter 200, Zoning, or Chapter 180, Subdivision of Land, the provisions of this Article shall control.


(d) Subdivisions and land developments, existing or new, must be constructed and maintained in full compliance with their approved and recorded plan(s) and subsequent minor plan(s). Failure to comply shall constitute a
violation with penalties as set forth in § 180-29A.

(e) Existing subdivisions and land developments.

[1] Any plan submitted for preliminary plan approval prior to the date of enactment of this Section shall be reviewed under the terms of Ordinance No. 19.

[2] All existing planned residential developments approved under the terms of Ordinance No. 41-C but not yet constructed at the date of enactment of this Section shall comply with the requirements of Section 145.4.

[3] This Section shall apply to any subdivision or land development which occurred without obtaining approval required under this Section or previous subdivision ordinances of this municipality.

[4] The provisions of this Section governing the design and installation of improvements shall apply to any unbuilt portion of a subdivision or land development for which a preliminary or final plan was approved more than three years prior to the date of the enactment of this Section. Where final plan approval was preceded by preliminary plan approval, the three-year period shall be counted from the date of the preliminary plan approval.

[5] Any preliminary plan approved within three years prior to the date of enactment of this Section shall be entitled to final plan approval, within three years of the date of approval of the said preliminary plan, according to the terms of said plan.

B. Types Of Subdivisions

(1) Project size: The acres used to determine the project size for the submission process type is based on the gross developable acres of contiguous properties owned or controlled by a single entity or development partnership. A property owner or partnership may not separate development applications in order to avoid compliance with submission requirements or site standards based on property size. For this reason, multiple applications by the same applicant on adjacent properties will not be accepted within a single calendar year unless coordinated.

(2) Subdivision Types: There are 2 types of subdivision processes:

(a) Process A: A subdivision for sites less than 10 acres or for sites not requiring any new infrastructure. This may include:

[1] A lot split or lot combination

[2] Lot boundary adjustments

(b) Process B: A subdivision for sites greater than 10 acres or for sites requiring new infrastructure.

(3) An applicant seeking a subdivision plan review and approval shall follow the procedures required for submission drawings according to “§200-65 PLAN REQUIREMENTS”.

C. General Requirements

(1) Preliminary plans for subdivisions, all or part of which are situated in the Dale Summit area, shall be reviewed by the Township Planning Commission and the Center Regional Planning Commission and shall be approved or denied by the Township Council in accordance with the procedures specified in this Article.

(a) Subdivision and land development plans shall consist of a preliminary plan, which is submitted and reviewed in accordance with §180-8 and §180-9, and “B. Preliminary Plan Requirements”.

(b) Following approval of the preliminary subdivision and land development plans, a final plan can be submitted for all or a phase of the approved preliminary plan, which shall be submitted and reviewed in accordance with §180-10 and §180-11 and “C. Final Plan Requirements”.

(c) Upon approval, final subdivision and land development plans shall be recorded in accordance with §180-12 and §180-13. If the proposed subdivision or land development plan is proposed to be developed in a single phase, then the applicant shall be permitted to have the plan reviewed as a preliminary/final plan, in which case the preliminary plan and final plan process run concurrently in a single stage review process.
Article XII
Dale Summit FBC

(2) Specific to multi-phase projects:

(a) If an application is substantially compliant with a previously approved master plan, applicants may proceed to Process A (no new public infrastructure) or Process B (subdivision) as determined by the Zoning Officer.

(b) An applicant may submit an optional sketch plan for subsequent phases of a multi-phase project, in conjunction with a preliminary and final plan for the first phase. Once a record plan is provided, subsequent phases are subject to consistency with the sketch plan and may proceed to Process A or B, as determined by the Zoning Officer.

(3) The Zoning Officer may approve an administrative waiver as part of a development review process. Refer to section “D. Administrative Waivers”.

D. Minor Plans

(1) Minor plans for land development and subdivisions shall be as specified in §180-6-B.

E. Pre-Application Conference

(1) A pre-application conference is recommended for Process A applications and required for Process B applications.

(2) The applicant shall apply for a pre-application conference with the Principal Planner or their designee, prior to officially submitting an application. The Principal Planner shall schedule the pre-application meeting within 10 business days of receiving the request. They will, at their discretion, designate appropriate staff to conduct the pre-application conference, depending on the nature of the submission.

(3) The applicant may request a conference with the Planning Commission for the purpose of discussing or reviewing the proposed development and for obtaining advice on the preparation of the Sketch Plan.

(4) The pre-application conference shall not be mandatory and shall not be regarded as a formal application for a subdivision. The filing of any report, sketch plan, plat or map prior to or at such conference shall not constitute submission of a plan or application for a subdivision, nor shall such materials be binding on subsequent submissions by the applicant.

(5) Any report, sketch plan, plat or map to be considered by the Planning Commission at such conference shall be provided by the potential applicant in three copies, and the Township Secretary shall distribute a copy of the same to the Township Planning Commission and the Centre Regional Planning Commission for informational purposes only.

(6) The Planning Commission may, at its sole discretion, make or refuse to make recommendations as the result of the pre-application conference. Any recommendations made by the Planning Commission at or in response to the pre-application conference shall not be binding upon the applicant or upon the Planning Commission in its review of the plan after formal application.

F. Sketch Plan Review

(1) A potential applicant for a planned development may request to have a sketch plan reviewed with the Planning Commission and/or Township staff for the purpose of discussing or reviewing such proposed development and for obtaining advice on the preparation of the preliminary plan.

(2) The sketch plan review process provides applicants with the opportunity to have their proposed development and its basic design concepts reviewed prior to proceeding with preliminary and final plans that require engineering or construction drawings. However, the level of information provided by the Sketch Plan should be detailed enough to demonstrate compliance with the subdivision standards.

(3) The review of a sketch plan shall not be regarded as a formal application for the planned development. The filing of items to the Planning Commission and/or staff shall not constitute submission of a plan or application for planned development nor shall such materials be binding on subsequent submissions by the applicant.

(4) Any report, sketch plan, plat or map to be considered by the Planning Commission at its regularly scheduled meeting shall be provided by the potential applicant at a minimum of 11 paper copies and one electronic copy in a format suitable to the Township. The Township Engineer or his/her designee shall distribute a copy of the same to the Township Planning Commission, Township Engineer, Township Zoning Officer, and the Centre Regional Planning Commission.
Article XII
Dale Summit FBC

Commission for informational purposes only. Depending on the size and/or impact of the proposed development on existing fire protection issues, a copy of the sketch plan may have to also be provided to the Fire Director or his/her designee.

(5) The Planning Commission may, at its sole discretion, make or refuse to make recommendations at their regularly scheduled meeting. Any recommendations made by the Planning Commission at or in response to the proposed development shall not be binding upon the applicant or upon the Planning Commission in its review of the plan after formal application.

(6) Development Review Criteria:

(a) The application must demonstrate that the proposed development project is consistent with the intent and standards of the Dale Summit FBC for all elements required to be submitted for each submission.

(b) The application must demonstrate consistency with any prior approved Concept Plans, if one exists. Substantial changes from an approved plan may be granted based on the following conditions:

[1] The application includes a justification statement clearly describing the need for the change from previously approved plans.

[2] The Zoning Officer will make the determination of whether the proposal is a substantial change or non-substantial change.

[i] Non-substantial changes may be approved by the Zoning Officer

[ii] Substantial changes shall be reviewed by the Planning Commission. Any amendment may be reviewed concurrently with the development review application.

G. Preliminary Plan Review

(1) All applications for Township approval of subdivision plans shall commence with the official submission of a Preliminary Plan and all required supplementary data to the Township Secretary. The application for preliminary approval of the development plan shall be filed by or on behalf of the landowner. At any time during the review process, the applicant may amend the originally submitted plan solely for the purpose of correcting minor deficiencies in the original plan to the extent necessary to meet the requirements of this Section.

(2) A Preliminary Plan shall be deemed to have been submitted for review when the applicant has furnished to the Township Secretary all documents and required copies as listed in §180-8-B or §145-9-A.

(3) Upon receipt of the documents, the Township Secretary shall immediately forward the preliminary plan documents to the authorities as listed in §180-8-C or §145-9-B.

(4) Review by the Township Planning Commission shall follow the same process as specified in §145-9-C.

(5) Review by Township Council shall follow the same process as specified in §145-9-D.

H. Final Plan Review

(1) A plan, including all the land in an approved preliminary plan or a section thereof according to an approved schedule for development over a period of years, shall be officially submitted to the Township Secretary for final approval. All plans which have received tentative approval shall be entitled to final approval, in accordance with the terms of the approved preliminary plan, for a period of 12 months from the date of preliminary approval. The Township Council may extend for 12 months the period for filing the final plan. No construction or installation of structures or improvements shall occur in any phase of the development and no zoning or building permits shall be issued before final approval is given. No occupancy permits shall be issued for any phase of the development until required improvements are installed and all conditions of final approval have been met.

(2) All applications for final approval shall be acted upon by the Township Council staff within 45 days following the date the application is filed.
I. **Option 1 (current process, not preferred)**

1. Final official submission of the plan to the Township Council shall be as listed in §180-10-A or §145-10-B.

2. Upon receipt of the documents, the Township Secretary shall immediately forward the final plan documents to the authorities as listed in §180-10-B or §145-10-C.

3. The final review by Township Council shall follow the same process as specified in §145-10-D.

4. For plans containing variations from the development plan given tentative approval, refer to §145-10-E.

5. As a condition of approval, the applicant shall agree to comply with the following sections:
   
   a. Permit the Township Engineer to make periodic site inspections as specified in §145-10-F.

   b. In order to guarantee the completion of any improvements required as a condition for final approval of the plan, the applicant shall submit a corporate bond as specified in §145-10-G.

   c. In the event that a development plan or section thereof is given final approval and thereafter the landowner abandons a portion or the entirety of the plan, no further development shall be permitted as specified in §145-10-H.

J. **Option 2 (new process, preferred)**

1. Final official submission of the plan to the Township staff shall consist of eight black- or blue-on-white prints of the plan, which shall comply with §145-13 and the conditions for which the plan received tentative approval, plus all offers of dedication and deeds of easements to the Township and all other required documents.

2. Upon receipt of all required materials, the Township Secretary shall forward one copy of the plan to the Centre Regional and Centre County Planning Commissions, the Fire Chief, the Township Engineer and, if the proposed development is to have direct access to a state or federal highway, the district office of the Pennsylvania Department of Transportation in Clearfield, Pennsylvania. All entities may review the final plan to determine its conformance to the provisions contained in these regulations. The Township staff shall take no official action on such application until reports from the above are received or expiration of 30 days from the date the application is filed, whichever comes first.

3. The final review of the plan shall be conducted by the Township staff and shall be limited to determining if the plan conforms to the plan which received tentative approval, including all conditions and modifications required by the Township Council, and if the requirements for final plan approval as listed under §145-13 have been met.

4. If the plan submitted for final approval only varies with minor plan changes from the plan granted tentative approval, it shall be the responsibility of the applicant or his representative to bring such changes to the attention of Township Staff. Failure of the applicant to bring said changes to the attention of the Township Staff shall constitute an abandonment of the tentatively approved plan.

5. For plans containing variations from the development plan given tentative approval, refer to §145-10-E.

6. As a condition of approval, the applicant shall agree to comply with the following sections:
   
   a. Permit the Township Engineer to make periodic site inspections as specified in §145-10-F.

   b. In order to guarantee the completion of any improvements required as a condition for final approval of the plan, the applicant shall submit a corporate bond as specified in §145-10-G.

   c. In the event that a development plan or section thereof is given final approval and thereafter the landowner abandons a portion or the entirety of the plan, no further development shall be permitted as specified in §145-10-H.

K. **Record Plan**

1. Record Plan submissions shall be as specified in §145.11
Article XII
Dale Summit FBC

§200-65 PLAN REQUIREMENTS

A. Sketch Plan Requirements
(1) Sketch Plan Requirements: Sketch plans submitted for review shall include the following information:
   (a) General location and acreage of each zoning district.
   (b) General location of non-residential, residential, or civic buildings.
   (c) General location of civic spaces and public facilities, if any.
   (d) Location of existing and planned roads, trails and other transportation modes.
   (e) Location of potential and required connections to other parcels in Dale Summit.
   (f) Overall proposed development program.
   (g) Narrative describing the project and indicating general compliance with “Figure 16. Regulating Map” and the Dale Summit FBC. If deviations from the code are anticipated, a justification is required.

B. Preliminary Plan Requirements
(1) Preliminary Plan Requirements: Preliminary plans submitted for review shall provide all the documents listed in §145-12, in addition to the following information:
   (a) Aerial photo base map with the site plan overlay.
   (b) Zoning district boundaries, and any special requirements identified on “Figure 16. Regulating Map” and the Dale Summit FBC, including demonstrated compliance with:
      [1] Block perimeter standards.
      [5] Street type designation for all proposed streets.

C. Final Plan Requirements
(1) Plans submitted for final review shall include all information required in “B. Preliminary Plan Requirements” above. Where applicable, the final plan for the development shall meet the plan requirements contained in the following Township ordinance sections, as amended:
   (a) Article II, Plan Review Procedures, §180-11, Contents of final plan, of Chapter 180, Subdivision of Land. The following sections are excluded:
      [1] Chapter 200 Zoning
   (b) Article IV, Stormwater Management Plan Requirements, of Chapter 175.

(2) Should a developer desire to incorporate a sign(s) at a main entrance to a residential developments which does not conform to the criteria outlined in Chapter 170, Signs, said sign(s) shall be submitted to Council as part of the application for the residential development. This section is intended to encourage innovativeness, creativity and aesthetic consideration in the development of signs at the main entrances to residential developments only. Should the Council find that the proposed sign(s) does not lend itself to the intents of this section and that said sign should not be included in the residential development, then the location and design of the sign(s) will be governed by the criteria stipulated in Chapter 170, Signs.
D. Administrative Waivers

(1) Purpose: An Administrative Waiver is intended to allow minor, non-substantial adjustments to certain dimensional, numerical, and development standards of the Dale Summit FBC based on specific review criteria, where application of a standard creates practical difficulties in allowing development that otherwise advances the purposes served by the standards of the Dale Summit FBC and the Dale Summit Area Plan, and is compatible with surrounding development. An Administrative Waiver is also intended to provide limited flexibility to allow alternative design that is equal to or better than that afforded by strict application of certain dimensional or numerical standards. Administrative Waivers are not intended to relieve specific cases of financial hardship, nor to allow circumventing of the intent of the Dale Summit FBC. Inability to achieve the maximum development permitted in a given zoning district will not be considered grounds for the granting of an Administrative Waiver.

(2) Applicability: Administrative waivers are only permitted to modify the specific standards described in "Table 35 Administrative Waiver Criteria", that are deemed to have no effect on adjacent properties, and that demonstrate the request is consistent with the intent of the zoning district in which it is located and meets at least one of the following criteria:

   (a) Improved Design: The Administrative Waiver results in better design that is consistent with the desired character for Dale Summit and achieves the intent of the Dale Summit FBC in an alternative but equally effective manner.

   (b) Innovative Solutions: The Administrative Waiver enables innovation in architecture, sustainability, or technological application that is consistent with the intent of the Dale Summit FBC and the vision statement for the Dale Summit Area Plan.

   (c) Environmental Protection: The Administrative Waiver conserves or enhances environmental assets of the site or adjacent sites.

   (d) Site Limitations: The Administrative Waiver responds to limitations related to the size, shape, or natural features of the site.

(3) Administrative Waivers Review Process.

   (a) The application shall be reviewed by the Zoning Officer or designee.

   (b) An applicant denied an administrative waiver may apply for a variance and shall follow the Township's process for a variance.
### TABLE 35 ADMINISTRATIVE WAIVER CRITERIA

<table>
<thead>
<tr>
<th>TYPE</th>
<th>CRITERIA</th>
<th>MAXIMUM WAIVER</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Topographic Constraints</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Block Perimeter</td>
<td>Topographic constraints or adjacent ownership limit the ability to create an interconnected network of streets and blocks.</td>
<td>20% max.</td>
</tr>
<tr>
<td><strong>Lot Dimensions</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot width greater than the maximum permitted width</td>
<td>An existing parcel can be developed following the intent of the zoning district and meet all other applicable standards of the district.</td>
<td>10% max.</td>
</tr>
<tr>
<td>A decrease in the minimum required parcel width.</td>
<td>An existing parcel can be developed following the intent of the zoning district and meet all other applicable standards of the zoning district; and the modulation will allow the proposed development to be consistent with adjacent development.</td>
<td>10% max.</td>
</tr>
<tr>
<td><strong>Parking Location</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking - Location setback from building facades</td>
<td>The lot is wider than 35 feet; The lot is sloped more than 10% uphill away from the sidewalk; The ground floor of the main building is no more than 6 feet above sidewalk grade; Parking is proposed to be entirely enclosed under the main building; The proposed garage door is 9 feet wide or less.</td>
<td>Reduction in the parking location setback from building facades to equal the main building front setback.</td>
</tr>
<tr>
<td>Parking - Number of Spaces</td>
<td>One of the following: - Modification is necessary to save an existing significant tree or provide a civic open space. - A change of use of less than 10,000 SF in which no additional square footage will be constructed, and site conditions make compliance with the required parking spaces impossible or impractical.</td>
<td>The greater of 10% of total spaces required or 10 parking spaces.</td>
</tr>
<tr>
<td><strong>Setbacks</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**TABLE 35 ADMINISTRATIVE WAIVER CRITERIA**

<table>
<thead>
<tr>
<th>TYPE</th>
<th>CRITERIA</th>
<th>MAXIMUM WAIVER</th>
</tr>
</thead>
<tbody>
<tr>
<td>A decrease of the minimum setback or increase to the maximum setback.</td>
<td>Existing development on adjacent parcels on the same block face is more similar to the proposed setback than the required setback; The modulation will allow the proposed building to blend in with the adjacent buildings. For an increase to the maximum setback, the building will be fronted by a civic space and the extra space between the building and ROW will not be used for parking.</td>
<td>5’ or 40% max., whichever is greater for minimum setback waiver. Up to 10 feet for the maximum setback waiver.</td>
</tr>
<tr>
<td>A relaxation of the specified build-to-line.</td>
<td>Existing development on adjacent parcels on the same block face is more similar to the proposed setback than the required setback; The modulation will allow the proposed building to blend in with the adjacent buildings.</td>
<td>8’ max or 10% max. of the lot width, whichever is greater.</td>
</tr>
<tr>
<td>Allow buildings to be placed closer or further from a parcel line due to existing site features, such as trees, watercourses or topographical changes.</td>
<td>Existing site features would be negatively impacted if buildings follow the required setback, or The constraint of existing site features would not allow for construction of habitable spaces within buildings.</td>
<td>20% max.</td>
</tr>
</tbody>
</table>

**Civic Spaces**

<table>
<thead>
<tr>
<th>Type</th>
<th>CRITERIA</th>
<th>MAXIMUM WAIVER</th>
</tr>
</thead>
<tbody>
<tr>
<td>A relaxation in the meeting the civic space type standards</td>
<td>Site or development conditions make compliance with the standards impossible or impractical.</td>
<td>10% max.</td>
</tr>
</tbody>
</table>

E. Council Waivers

(1) Permit Council to waiver requirements for innovative designs or unique solutions that comply with code requirements.
Article XII
Dale Summit FBC

F. Incentives For Community Benefits

(1) Purpose:

(a) An applicant may request bonus building height or development capacity in exchange for a contribution that provides benefits to the public.

(2) Applicability:

(a) The bonus height, above that which is otherwise permitted by this Code, may be permitted if the proposed development contributes towards a community benefit in the amount and manner specified here.

[1] An additional half-story for the use of permeable pavers for parking areas in excess of ½ acre in order to increase storm water infiltration on site.

[2] An additional half story may be granted with the provision of a playground with an accompanying Open Space to be selected from “Table 1 Civic Space Types”, for every 40 acres of land. The playground shall meet the following requirements:

[i] Shall be provided within Open Space Types which permit a playground, according to “Table 2 Uses Within Civic Spaces”.

[ii] The selected Open Space Type shall meet the requirements of “Table 1 Civic Space Types”.

[iii] A playground shall at a minimum include a swing set, a slide, and a play set, per the discretion of the Planning Manager.


[4] An additional story for an equivalent square footage of workforce housing. This shall not be applicable to properties abutting single-family lots.

[5] An additional half-story for providing a pedestrian passage according to “Table 1 Civic Space Types”, connecting a planned or existing thoroughfare.

[6] An additional story for providing a public street to connect to an existing or planned street. The street shall connect to a network or planned network at either end of the property.
Article XII: Dale Summit FBC

Definitions

§ 200-7 Definitions.

Unless a contrary intention clearly appears, the following words and phrases shall have the meaning given in this section. All words and terms not defined herein shall be used with a meaning of standard usage. Where a definition given herein conflicts with the definition of such term found in the Pennsylvania Municipalities Planning Code, the definition of such term in the Planning Code shall prevail.

A-GRID

A road or network of roads that by virtue of their preexisting pedestrian-supportive qualities, or their future importance to pedestrian connectivity, require that properties along them be held to the highest standards prescribed by this code.

ACCESSORY DWELLING UNIT

An additional dwelling unit, including kitchen, sleeping, and full bathroom facilities, attached or detached from the primary residential unit, on a single-unit lot, and subordinate in size, location, and appearance to the primary dwelling unit.

ACCESSORY COMMERCIAL UNIT

A separate commercial unit, attached or detached from the primary residential unit, on a single-unit lot, and subordinate in size and appearance to the primary dwelling unit. It is up to a maximum of 800 square feet, faces the sidewalk or public frontage, and has sufficient fire separation to satisfy building code requirements.

ACCESSORY STRUCTURE OR BUILDING

A separate structure or building used to house or provide for an accessory use.

ADDITION

See "extension."

ADULT ARCADE

An establishment where, for any form of consideration, one or more booths are provided for motion-picture projectors, slide projectors or similar machines for viewing by five or fewer persons each, are used to show films, motion pictures, videocassettes, slides or other photographic reproductions that are characterized by an emphasis upon the depiction or description of specified anatomical areas.

ADULT BOOKSTORE

An establishment that has a substantial portion of its stock-in-trade and offers for sale, for any form of consideration, any one or more of the following:

A. Books, magazines, periodicals, or other printed matter, or photography, films, motion pictures, videocassettes, slides or other visual representations that are characterized by an emphasis upon the depiction of specified sexual activities or specified anatomical areas; or
B. Instruments, devices or paraphernalia that are designed for use in connection with specified sexual activities.

**ADULT BUSINESSES AND ENTERTAINMENTS**

Commercial exploitation of explicit sexual conduct through the public exhibition of lewd films and the display and/or sale of lewd publications and the use of so-called massage parlors and model studios for purposes of lewdness, assignation or prostitution which constitutes a debasement and distortion of a sensitive key relationship of human existence central to family life, community welfare and the development of human personality and is offensive to the senses and to public morals and interferes with the comfortable enjoyment of life and property, the interest of the public in the quality of life and total community environment, the tone of commerce in the Township, property values and the public safety.

[Added 1-8-1987 by Ord. No. 100]

**ADULT CABARET**

A nightclub, bar or restaurant or similar establishment that regularly features live performances that are characterized by the exposure of specified anatomical areas or by specified sexual activities, or films, motion pictures, videocassettes, slides or other photographic reproductions in which a substantial portion of the presentation time is devoted to the showing of material that is characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

[Added 12-21-2000 by Ord. No. O-00-04]

**ADULT DAY CARE CENTER**

The use of land and structures for the provision of out-of-home, nonmedical care for elderly or disabled adults for part of a twenty-four-hour day, excluding care provided by relatives.

[Added 2-18-2016 by Ord. No. O-16-02]

**ADULT MOTION-PICTURE THEATER AND/OR MINI-MOTION-PICTURE THEATRE**

An establishment where, for any form of consideration, films, motion pictures, videocassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas.

[Added 12-21-2000 by Ord. No. O-00-04]

**ADULT THEATER**

A theater, concert hall, auditorium or similar establishment characterized by (activities featuring) the exposure of specified anatomical areas or by specified sexual activities.

[Added 12-21-2000 by Ord. No. O-00-04]

**AIRPORTS AND LANDING STRIPS**

All facilities for the storage, maintenance, takeoff and landing of motorized aircraft.

**AISLE**

A corridor within a parking lot used by motor vehicles for access to the parking spaces.

**ALLEY**

A street, usually located to the rear or side of properties otherwise abutting a street, used primarily for vehicular service access.

**ALTERATION**

As applied to a structure, a change or rearrangement in the structural parts, including supporting members such as bearing walls, columns, beams or girders, or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another.
ALTERNATIVE WIRELESS COMMUNICATIONS STRUCTURE

A new man-made structure located wholly outside of the public right-of-way that supports communication antennas which are concealed or camouflaged from view by unobtrusively blending in aesthetically with the surrounding environment. Such structures include simulated trees, clock towers, bell steeples, flagpole, silos. For regulatory purposes, such structures shall be considered attached wireless communications facilities.


AMENDMENT

Any duly enacted change or revision of this chapter.


AMUSEMENT ENTERPRISES

The provision of entertainment or games of skill to the general public for a fee, such as arcades, billiards, bowling, skating, miniature golf, or other similar businesses.

[Added 5-15-2014 by Ord. No. O-14-06]

ANIMAL KENNELS

A place where domesticated animals, such as dogs or cats, are trained, and/or boarded.

[Added 9-7-2006 by Ord. No. O-06-15]

APPLICANT

A landowner or developer who has filed an application for a zoning permit.

APPURTENANCES

Ground-mounted installations of mechanical, electrical, or other utility hardware for a development or subdivision. This includes transformers, electrical switches, HVAC equipment and the like. This does not include such equipment as ATMs, gas pumps, electric vehicle charging stations (excluding transformers or switches related to vehicle charging), or other similar devices intended for use and access by the general public.

[Added 4-4-2019 by Ord. No. O-19-01]

ARCADE

An arched or covered passageway within a building or attached to a building and supported on at least one side by columns. An arcade may overlap the sidewalk.

ARCHITECT

A professional licensed by the Commonwealth of Pennsylvania to practice architecture.


AREA MEDIAN FAMILY INCOME

For the purposes of this chapter, the area median family income shall be based on data for Centre County produced annually by HUD or the Census Bureau.

[Added 5-21-2009 by Ord. No. O-09-06]

ARTISTS, ARTISAN and CRAFTSMAN

Persons who are skilled in any one of the following or related professions: e.g., painter, illustrator, miniaturist, engraver, designer, etcher, commercial artist, sculptor, carver, medalist, chiseler, writer, dancer, musician, builder, landscape designer, photographer, videographer, decorator and fabric artisan.

[Added 3-11-1993 by Ord. No. O-93-02]

AUTOMOBILE SERVICE STATION
The use of land and structures engaged in the retail sale of gasoline unless within a shopping center as defined in § 88-3, oil, grease, batteries, tires and other motor vehicle accessories, which may also provide minor mechanical repairs and servicing of motorized vehicles.

[Amended 12-18-2003 by Ord. No. O-03-17]

AUTO WRECKING, JUNK AND SCRAP ESTABLISHMENTS

The use of land and structures for the storage, baling, packing, sorting, handling, disassembling, purchase or sale of any material which has been used, salvaged, scrapped or reclaimed but is capable of being reused in some form, including metals, fiber, paper, cloth and rags, rubber, rope, bottles, machinery, tools, appliances, fixtures, utensils, lumber, boxes, crates, pipe and pipe fittings, tires, motor vehicles which are inoperable and do not have a current inspection sticker or current license as required by the Commonwealth of Pennsylvania and motor vehicle parts, but not including garbage or other organic wastes.

AWNING

A screen, extending over or in front of a building, structure, window or door. An awning may be fixed in place or retractable to a position against the building.

AWNING SIGN

A sign consisting of information painted on, sewn on, imprinted on, or attached to the surface of an awning.

B-GRID

A road or network of roads that by virtue of their use, location, or absence of preexisting pedestrian-supportive qualities, may qualify properties along them for standards lower than that of the A-grid.

BANK

An establishment for the custody, loan, exchange, or issue of money, for the extension of credit, and for facilitating the transmission of funds. Such an establishment shall be permitted where retail establishments are permitted.


BASEMENT

Any area of the building having its floor below ground level on all sides, a portion of a building located partly or wholly underground, but having less than half its clear floor-to-ceiling height below the average grade of the adjoining ground.

[Added 4-16-2009 by Ord. No. O-09-08]

BAY WINDOW

A window built to project outward from an outer wall.

BED-AND-BREAKFAST HOME

An owner-occupied single-family detached dwelling unit providing, for compensation, sleeping accommodations and breakfast for transient guests in three or less guestrooms.

[Added 8-7-2003 by Ord. No. O-03-13]

BED-AND-BREAKFAST INN

An owner-occupied single-family detached dwelling unit providing, for compensation, sleeping accommodations and breakfast for transient guests in 10 or less guestrooms.

[Added 8-7-2003 by Ord. No. O-03-13]

BIKE PATH

A minimum eight-foot-zero-inch-wide paved path intended to furnish bicycle and pedestrian access.

BIKEWAY
A general term to describe any bike lane or path, cycle track, multi-use path, or other route specifically designed and designated for bicycle travel including marked routes shared with other users.

BLOCK and BLOCK FACE
The area which encompasses the houses on both sides of the street, bordered at either or both sides by the nearest cross-street.
[Added 6-13-1985 by Ord. No. 59-H]

BLOCK
A term collectively describing the lots, alleys and open areas bounded by streets.

BLOCK FACE
The extent of the bounding line of a block along one block edge.

BLOCK PERIMETER
The total length of a line enclosing the block along thoroughfare right-of-ways and lot frontages.

BOTTLE CLUB
An establishment operated for profit or pecuniary gain, which admits patrons upon the payment of a fee, has a capacity for the assemblage of 20 or more persons and in which alcoholic liquors, alcohol or malt or brewed beverages are not legally sold but where alcoholic liquors, alcohol or malt or brewed beverages are either provided by the operator or agents or employees of the operator for consumption on the premises or are brought into or kept at the establishment by the patrons or persons assembling there for use and consumption. The term shall not include a licensee under the act of April 12, 1951 (P.L. 90, No. 21), known as the "Liquor Code," or any organization as set forth in Section 6 of the Act of December 19, 1990 (P.L. 1200, No. 202), known as the "Solicitation of Funds for Charitable Purposes Act."
[Added 12-21-2000 by Ord. No. O-00-04]

BOULEVARD
A broad internal street with landscaped medians and planted rights-of-way lined with trees and grass cover.

BOUNDARY
A line marking the limit or border of a lot or district.

BUFFER
A designated area of land, including landscaping, walls, fences, and building setbacks, used as a visual and ambient screen to protect a property of lower intensity uses from impacts of other higher intensity uses.

BUILDABLE AREA
The portion of a lot remaining after required setbacks have been provided. Buildings may be placed in any part of the buildable area, but other requirements such as impervious area or lot occupation may limit use of buildable area.

BUILDING
A structure, including any part thereof, having a roof and used for the shelter or enclosure of persons, animals or property, excluding trailers and tents.

BUILDING CONFIGURATION
The form of a building based on its massing, frontage and height.
BUILDING FACADE
The exterior wall of a building (syn: Building elevation)

BUILDING FRONTAGE (See Frontage, Building)

BUILDING HEIGHT (see Height, Building)

BUILDING PLACEMENT
The placement of a building on its lot.

BUILDING, PRINCIPAL
The main building or buildings on a lot, usually located towards the frontage.

BUILDING SCALE
The relationship between the mass of a building and its surroundings, including the width of street, nearby open space, and the mass of buildings on adjacent properties.

BUILDING MATERIALS AND LUMBER STORE
A freestanding building which sells hardware, building materials and lumber. The lumber may be in the main building or in a yard or storage area.

[Added 5-1-2008 by Ord. No. O-08-01]

BUILDING SETBACK LINE
The line within a lot defining the required minimum setback distance between any structure and the adjacent street line.

BULK STORAGE
The placement of material in any state (solid, liquid, or gas) that will be utilized other than on site.


BUSINESS INCUBATOR
A building that offers office, light manufacturing and/or laboratory space, common facilities and shared services at below market rates to tenants.


BUSINESS SERVICES
Any establishment wherein the primary occupation is the provision of services or supplies principally to the business, commercial or institutional community. Examples of business services include, but are not limited to, printing and copying services, messenger or courier services, stationery and office supply facilities and sandwich shops.


BY-RIGHT
Characterizing a proposal or component of a proposal for a development plan or building plan that complies with the Code and is permitted and processed administratively.

CALIPER
The diameter of a tree measured at 4 1/2 feet above the top of the root ball. In the case of a multi-stem tree, the caliper is determined by the average of the stems.

[Added 4-20-2006 by Ord. No. O-06-11]

CAMPS AND CAMPING GROUNDS
The use of land and structures by campers for seasonal, recreational and temporary living purposes in cabins, tents or outdoor recreational vehicles.
CANOPY
A fixed-roofed overhanging structure, which provides shade or protection and is in whole or in part self-supporting with open sides.

CANOPY TREE
A deciduous tree, either single-stemmed or multi-stemmed (clump form), which has a caliper of at least two inches to 2 1/2 inches at planting and is of a species which, at maturity, can be expected to reach a height of at least 30 feet.

[C] [Added 4-20-2006 by Ord. No. O-06-11]

CARTWAY
The portion of a street right-of-way designed or intended for vehicular use.

CENTER LINE
A line running parallel to and equidistant from both sides of a street.

CHICKEN COOP
Any fully enclosed and covered structure providing a predator-resistant shelter that is thoroughly ventilated, provides adequate sun and shade and all-season protection from the elements, designed to be easily accessed and cleaned where backyard chicken live.

[C] [Added 2-18-2021 by Ord. No. O-21-02]

CHICKEN HEN
A domesticated female chicken considered a chick, pullet or adult.

[C] [Added 2-18-2021 by Ord. No. O-21-02]

CHICKEN RUN
A covered, secure enclosure that allows chicken hens access to the outdoors.

[C] [Added 2-18-2021 by Ord. No. O-21-02]

CHILD DAY-CARE CENTER
The use of land and structures for supervised day care of seven or more children.

[C] [Amended 3-11-1993 by Ord. No. O-93-02]

CHILD DAY-CARE HOME
The use of land and structure for the care and supervision in a single-family home of no more than six nonresident children.

[C] [Amended 3-11-1993 by Ord. No. O-93-02]

CHURCHES AND OTHER PLACES OF WORSHIP
The use of land and structures for religious worship, education and related activities; includes chapels, cathedrals, temples, synagogues, on-site parish houses, convents and the like. Other establishments maintained by religious organizations, such as primary and secondary educational institutions, institutions of higher education, day-care centers, hospitals, recreational athletic facilities or camps and the like are classified as a land use according to their respective activities separate from that of a church/place of worship.

[C] [Amended 7-15-2010 by Ord. No. O-10-04]

CIVIC
The general term that defines services dedicated to the public, typically including culture, education, recreation, government, transit, and municipal parking.
CIVIC BUILDING
A building dedicated to culture, education, recreation, government, and transit, or for a use approved by the public.

CIVIC SPACE
Open space designed to specific standards which are structured to support regular, active and passive uses of the space.

CIVIL SUPPORT / GOVERNMENT USES
Uses that define the basic facilities that are necessary to support the day to day life of communities. Civil support facilities are typically provided by the public sector agencies, but may also be provided by private and not-for-profit agencies.

CLUBS, LODGES AND FRATERNAL ORGANIZATIONS
The nonprofit use of land and structures for social activities among group members and their guests.

COMMERCIAL
A use category intended to collectively define non-residential workplace land-use such as office, retail, food establishments, entertainment and leisure establishments.

COMMERCIAL DAIRY
The use of land and structures for the manufacture and processing of dairy products.

COMMERCIAL PARKING FACILITIES
A parking lot that provides parking that is not specific to any particular accessory use. A fee may or may not be charged. A lot that provides both parking for a specific use and regular fee parking for people not connected to any nearby use is also considered a commercial parking use.

COMMERCIAL VEHICLE
As defined by the Commonwealth of Pennsylvania in 75 Pa.C.S.A. § 1603.

COMMON ENTRY
A single collective building entrance to a multi-tenant lobby.

COMMUNICATIONS ANTENNA
Any structure or device used for the purpose of collecting or transmitting electromagnetic waves, including, but not limited to, directional antennas, such as panels, microwave dishes, satellite dishes and omnidirectional antennas such as whip antennas. Not included are antennas and supportive structures on residential dwellings for private noncommercial amateur purposes, including, but not limited to, ham radios and citizens band radios that are regulated by the residential district sections of this chapter.

COMMUNITY CENTER
The nonprofit use of land and structures for social and community service activities, including recreational programs, professional counseling services and/or human service agencies and programs, provided that the sale of intoxicating beverages on the premises shall be prohibited.

COMMUNITY CORRECTIONS FACILITY OR CENTER
A public or private temporary residential facility providing transitional housing, employment assistance, counseling, and/or other services to offenders who are placed in such a facility under terms of probation, parole, or pretrial status.

[Added 5-18-2017 by Ord. No. O-17-01]

COMPLETELY DRY SPACE
A space which will remain totally dry during flooding; the structure is designed and constructed to prevent the passage of water and water vapor.

[Added 4-16-2009 by Ord. No. O-09-08]

COMPREHENSIVE PLAN
The officially adopted College Township Comprehensive Plan.


CONSERVATION USES
Areas for the conservation of open space, water, soil, and wildlife resources. Such areas include nature centers and preserves, wildlife sanctuaries, and other areas that preserve natural and environmentally sensitive features in their natural state.

[Added 11-20-2014 by Ord. No. O-14-17]

CONSTRUCTION
The construction, reconstruction, repair, extension, expansion, alteration or relocation of a building or structure, including the placement of manufactured homes.

[Added 7-13-1989 by Ord. No. O-89-03]

CONVENIENCE STORE
Small stores providing food, beverages, sundries and/or fuel and designed in a manner for quick turnover of customers.


COPY
The linguistic or graphic content or message of a sign.

COPY AREA
The advertising display surface encompassed within any sign.

CORNER LOT (see Lot, Corner)

CORNICE
An ornamental molding that finishes or crowns the top of a building, wall, arch, etc.

CORPORATE OFFICE
A building, or portion thereof, that is used by a center of administration that supports the internal operations of a corporation. An office that provides external operations or services similar to those of a business, financial, and/or professional office shall not be defined as a "corporate office."


CORRECTIONAL FACILITY
Public or privately operated facilities housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense, including but not limited to jails, prisons, and juvenile detention centers.

[Added 5-18-2017 by Ord. No. O-17-01]
COUNCIL
The Council of the Township of College, County of Centre, Pennsylvania.

CREMATORY
A building equipped with a furnace for cremating dead bodies.
[Added 5-17-2001 by Ord. No. O-01-03]

CURB
The edge of the vehicular pavement that may be raised or flush to a swale. It usually incorporates the drainage system.

CURB RETURN
A curved curb connecting the tangents of two intersecting curbs of streets or driveways.

DATA CENTER
A centralized facility for the storage, management, processing, and dissemination of electronic data and information. Typical facilities include but are not limited to mainframe computers, servers, networking equipment, backup power supply, and other devices associated with electronic data and information.

DATA COLLECTION UNIT
Any ground-mounted structure that is designed and constructed primarily for the purpose of data collection, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes structures used to wirelessly read utility meters and for other remote monitoring purposes. For the purposes of this chapter, the term includes facilities that are not solely under the jurisdiction of the Pennsylvania Public Utility Commission, except where permitted by law. The term includes the structure and any supporting structures thereto.
[Added 4-16-2015 by Ord. No. O-15-05]

DAY CARE CENTER
A structure that provides an interactive and supervised environment to care for children or adults with ailments or disabilities for a portion of a 24-hour day, and licensed by the State of Pennsylvania.

DAY CARE HOME
A structure in which the owner or resident resides in that structure and, as a home-based business for compensation, provides supervision and temporary care for ten persons or less.

DEDICATION
The conveyance of land or objects to some public use, made by the owner and accepted for such use by or on behalf of the public by a municipality, school district, public authority or other government agency.

DENSITY
The number of dwelling units within a given land area. Density is specified as a number of dwelling units on a per acre basis, net of any water bodies and conservation areas.

DESIGN PATTERN
The generalized spatial distribution and arrangement of development which establishes an identifiable and legible relationship of buildings to open space.

DEVELOPMENT
Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, the placement of manufactured homes, streets and other paving, utilities and filling, grading, excavation, mining, dredging or drilling operations and the storage of materials or equipment.


DIRECT ACCESS
Access to an existing public road or otherwise developed right-of-way which does not traverse lands held in ownership by others.


DISTRICT
All land and watercourses located within designated boundaries on the Official Zoning Map; a zoning district.

DRIVE-IN COMMERCIAL USE
The use of land and structures in which goods or services are dispensed directly to the patron in a motor vehicle by any means which eliminates the necessity for the patron to exit the motor vehicle.

DRIVE-THROUGH FACILITY
An establishment or portion thereof which accommodates a patron's motor vehicle, from which the occupants may receive a service or in which products are purchased without the need for the occupants to leave the motor vehicle.

[Added 5-15-2014 by Ord. No. O-14-06]

DRIVEWAY
A corridor vehicular lane which provides motor vehicle access from a street into a lot.


DWELLING
A building designed for human living quarters.


A. DWELLING UNIT A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, cooking, sleeping, eating and sanitation. The maximum occupancy of a dwelling unit is established by § 200-11Z.

B. SINGLE-FAMILY HOUSE A building designed for one dwelling unit and surrounded by open space or yards and not attached to any other dwelling. One additional dwelling unit either in, added to or on the property of a single-family house may be considered accessory and permitted in accordance with § 200-11.

C. PATIO HOUSE (ZERO LOT LINE) A single-family home located on a lot where it is set back on three sides and one side built on a side property line or a single-family home built among a group of other single-family homes on the same lot where each patio home is owned by a different homeowner and a homeowners' or condominium association maintains the majority or all of the land around the homes. (See the supplemental regulations in § 200-38.3.) [Amended 11-20-2014 by Ord. No. O-14-12]

D. DUPLEX A building containing two dwelling units located side by side sharing a common wall with each dwelling unit having its own access. The dwelling units may be located on the same lot or separate lots. [Amended 9-15-2016 by Ord. No. O-16-05]

E. TOWNHOUSE A building containing three or more dwelling units where each dwelling has its own outside access.
F. MULTIFAMILY BUILDING  A building containing four or more than two dwelling units where access to individual dwelling units is provided by a common entrance(s) to the building. Dwelling units may be located on top of one another. [Amended 9-15-2016 by Ord. No. O-16-05]

G. CONDOMINIUM  A dwelling, building or group of buildings in which the dwelling unit is owned individually and the structure, common areas and facilities are owned by all the owners or an association.

H. TWO-FAMILY DETACHED DWELLING  A building containing two dwelling units one above the other.

I. TWO-FAMILY SEMI-DETACHED DWELLING  A building containing two levels of individual dwelling units with two units on each level sharing a common wall.

EAVE
The edge of the roof that meets or overhangs the walls of a building.

ENCROACHMENT
An extension of a building or building elements onto the area of the required setback.

ENGINEER
A professional engineer licensed by the Commonwealth of Pennsylvania to practice engineering.

ENGINEER, TOWNSHIP
A professional engineer, licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for the Township.

ENTRY FEATURE
A sign, flag, fence, wall, fountain, kiosk or pavilion, plant material or a combination of such structures or decorative elements located at the entrance to a site to indicate or mark an access point.

ENTRANCE, PRINCIPAL
The main point of access of pedestrians into a building.

ERECTION
Construction or assembly.

EROSION AND SEDIMENTATION
A. EROSION  The removal of soil, stone and other surface materials by the action of natural elements.

B. SEDIMENTATION  The process by which mineral or organic matter is accumulated or deposited by the movement of wind and water or by gravity.

ESSENTIALLY DRY SPACE
A space which will remain dry during flooding, except for the passage of some water vapor or minor seepage; the structure is substantially impermeable to the passage of water.
[Added 4-16-2009 by Ord. No. O-09-08]

ESSENTIAL SERVICES
Facilities for the distribution of utility services, including gas, electric, steam, water and sewerage, excluding wireless communications facilities.

EVERGREEN TREE
A tree, either single-stemmed or multi-stemmed (clump form) which is a minimum of six feet tall at planting and is of a species which at maturity can be expected to reach a height of at least 20 feet.

[Added 4-20-2006 by Ord. No. O-06-11]

**EXCAVATION**

Any act by which earth, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed.

[Added 4-9-1992 by Ord. No. O-92-05]

**EXTENSION**

An addition to the floor area of an existing structure; an increase in the size of a structure or an increase in that portion of a lot occupied by an existing use; an enlargement.

**FACING WALLS**

A. Walls of a structure opposite and parallel to one another; or

B. Wall lines, or wall lines extended of opposite walls, intersecting at angles of less than 65°.

**FAMILY**

A person or two or more persons, all of whom are related by blood, marriage, parentage, adoption or legal guardianship, including foster children, living together as a single housekeeping unit. In addition to the family, two or fewer persons who are not related to the family may reside within the housekeeping unit in the dwelling unit.


**ENTRANCE, PRINCIPAL**

The main point of access of pedestrians into a building.

**FACADE, BUILDING**

The exterior wall of a building.

**FACADE, PRIMARY**

A side of a building that faces a public or private right-of-way or roadway or has the primary customer entrance. (A building may have more than one primary facade.)

**FACADE, SECONDARY**

A side of a building that is not a primary facade and either is visible from a public or private right-of-way or roadway or has a secondary or tertiary customer entrance. (A building may have more than one secondary facade.)

**FAR (FLOOR AREA RATIO)**

The ratio of gross floor area of a building or buildings within a land planning unit to the gross land area of the land planning unit.


**FARM USE**

The employment of the land and structures for one or more of the following uses: tilling or cultivation of the land; raising, harvesting and selling of crops, fruits and vegetables; horticulture use related to the raising, propagating and selling of trees, shrubs, flowers, and other plant material; forestry uses related to harvesting of lumber products; the keeping and raising of livestock, poultry; dairying and the sale of dairy products; or any other agriculture, horticultural, animal husbandry or any combination thereof.

"Farm use" does not include the on-site tilling or cultivation of up to 50% of an individual parcel for the raising and maintenance of trees, shrubs, plants, flowers, garden crops, fruits and vegetables intended for personal use or eventual off-site donation or sale. This shall also not include any plants for the purpose of landscape or aesthetics.
FAST-FOOD RESTAURANT

Any establishment whose principal business is the sale of food or beverages with rapid turnover to customers in a ready-to-consume state for consumption either within the building or for carry-out off the premises and whose design or principal method of operation includes the following: foods and beverages are usually served in disposable or edible containers; it is self-service, with customers expected to clean up after themselves; and menus are posted.

FILL

Any act by which earth, sand, gravel, rock or any other similar material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface; the difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade; the material used to make fill.

FINISHED LIVING AREA

All habitable interior space, excluding unheated porches, carports and garages.

FIREWOOD

Trunks and branches of trees and bushes, but does not include leaves, needles, vines or brush smaller than three inches in diameter.

FLEET VEHICLE

One or more motor vehicles owned by a business, government, or similar entity utilized for the provision of services and/or goods.

FLOODPLAIN AREA

A relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river or watercourse, and/or any area subject to the unusual and rapid accumulation of surface waters from any source.

FLOODWATERS

Waters which escape from streams or other bodies of water and overflow adjacent lands, as distinct from runoff.

FLOODWAY

The designated area of a floodplain required to carry and discharge floodwaters of a given magnitude. For the purposes of this Chapter, the floodway shall be capable of accommodating a flood of the one-hundred-year magnitude.

FLOOR AREA, GROSS

The sum of the horizontal areas of the stories of a building or buildings, measured from the exterior faces of exterior walls or from the centerlines of walls which separate buildings. Gross floor area includes the areas of all stories, interior balconies or mezzanines, and any other space reasonably usable for any purpose except vehicular parking and loading areas. This term does not include the area of any parking
FLOOR AREA, NET
The occupied area of a building not including hallways, elevator shafts, mechanical rooms, stairways, restrooms, and wall thicknesses. Net Floor Area is typically used for parking requirement calculations.

FOOD & BEVERAGE
A premises used for the sale of prepared foods and drinks, for immediate consumption either on the premises or to take away. It includes: cafés, takeaways, bars, and restaurants, but excludes businesses principally selling packaged foods such as convenience stores and grocery stores.

FREE-STANDING SIGN
A sign which is not attached to a building or the ground and is readily movable. Such a sign is typically on display during business hours and is stored when the business is not open.

FRONTAGE
The portion of a lot boundary abutting a street.

FRONTAGE, BUILDING
The length of that portion of a building facing a primary or secondary frontage.

FRONTAGE, PRIMARY
The property line along a road, open space, or pedestrian way of greater pedestrian importance, which buildings should be oriented towards, typically coincident with the property address.

FRONTAGE, SECONDARY
The property line along a road, open space, or pedestrian way of lesser pedestrian importance, as compared to the primary frontage.

FRONTAGE LINE
The property line along a primary and secondary frontage.

FRONTAGE YARD
The area between the primary and secondary frontage line and a line coinciding with the average setback of the principal structure, extending to both side lot lines at the primary frontage and from the front to rear lot line for the secondary frontage.

FUNERAL HOME OR PARLOR
A business establishment where the bodies of the dead are prepared for burial or cremation and where funeral services can be held; mortuary.

GALLERY
A covered walkway attached to a building and supported on at least one side by columns with no enclosed building space above.

GAMING ESTABLISHMENT
The use of land for the legal operation of a business which allows for any form of wagering, including a licensed gaming entity with the exception of lotteries.

GOVERNING BODY
GRADE
The slope of ground, street or other public way, specified in percentage of change in elevation per horizontal distance.

GRADING
The act of excavating and/or filling land for the purpose of changing natural slope.

GRAZING
The act of pasturing livestock on growing grass or other growing herbage or on dead grass or other dead herbage existing in the place where grown, as the principal subsistence of the livestock so grazed.

GREEN
A civic open space type for unstructured recreation.

GREENWAY
A civic open space type consisting of a corridor in largely natural conditions, which may include trails for bicycles and pedestrians.

GREEN ROOF
An engineered, multi-layered roofing system sustaining the growth of plants on a rooftop while protecting the integrity of the underlying structure. The components of a green roof consist of a waterproofing membrane, root barrier, drainage layer, retention layer, filter fabric, growing medium and plants.

GROSS FLOOR AREA (GFA) or FLOOR AREA
The sum of the gross horizontal areas of all floors of a building measured from the exterior face of exterior walls, or from the center line of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles or any space where the floor-to-ceiling height is less than six feet.

GROUP HOME
A dwelling unit in which care and residence are provided in accordance with regulations of the appropriate state agency(ies) for three and not more than six nonadjudicated clients who are dependent children or elderly, mentally ill or disabled adults.

GROUP LIVING FACILITIES
A category for the following similar uses: personal care boarding fraternities, sororities and elderly housing developments.

GROUND SIGN
A sign commonly supported by uprights or braces that is placed on, near or at ground level, that is not attached to any building. The definitions of ground sign and pole sign are mutually exclusive. (Syn: monument sign)

HABITABLE SPACE
A building space which has a frequent human presence and where activities occur such as meeting rooms, offices, waiting areas, living spaces, work spaces, and other such locations, excluding parking areas, storage areas, and similar spaces with infrequent human activity or where human activity is secondary.

HALFWAY HOUSE/REHABILITATION CENTER

A temporary residential facility for people who have had issues with alcoholism, drug abuse, mental illness, or antisocial conduct or victims thereof to live in a supportive living arrangement with the intended goal of transitioning the residents to independent or semi-independent living. This term specifically excludes correctional and community corrections facilities.


HARDSCAPE

The paved features of a lot, such as walkways, patios, driveways, and other paved areas.

HEIGHT, BUILDING

The vertical distance of a structure measured from the average elevation of existing grade at the proposed building perimeter prior to construction, to the finished ceiling of the highest habitable space. See figure below. Also see § 200-14 for exceptions. The vertical distance of a building or structure measured in stories and/or feet. Vertical distance shall be measured from the finished floor elevation of the front side of the structure to the highest point of the roof.


HISTORIC PROPERTIES

Properties listed in the United States Department of Interior National Register of Historic Places.

[Added 12-29-1982]

HISTORIC STRUCTURE

Any structure that is:

[Added 4-16-2009 by Ord. No. O-09-08]

A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

HOME OCCUPATION

An accessory use of a dwelling for gainful employment.

HOSPITAL

A business or nonprofit establishment for the diagnosis, treatment and other care of the general public through an organized medical staff which is primarily engaged in providing in-patient care. The establishment shall be licensed by the Pennsylvania Department of Health and have as its mission the provision of acute care medical and nursing services to the injured, disabled, pregnant, diseased or sick or mentally ill persons and/or the provision of rehabilitation services for such persons and to provide further services which promote good health and well-being of people.
HOTEL
A structure used and maintained as a place where sleeping accommodations are supplied to transient guests. Hotels include timeshares that have a divided form of ownership where multiple owners are considered transient guests receiving ownership rights for a period of time less than one year. Hotels are considered short-term rentals.

HOUSEHOLD
All the people who occupy a dwelling unit. A household includes the related family members and all the unrelated individuals, if any, such as lodgers, foster children, wards, or employees who share the dwelling unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.

HUNTING AND FISHING CABINS
A building used for seasonal and temporary living purposes by persons engaged in hunting, fishing and similar recreational purposes.

ILLUMINATED SIGN
A sign which is lighted by an artificial light source, either internal or external to the sign, for the purpose of illuminating the sign.

IMPERVIOUS SURFACE
A surface that limits the infiltration of water into the ground, including any rooftop surface or swimming pool surface, or any asphaltic pavement, concrete or compacted gravel; any of which is used for driveways, ditches or courts.

IMPROVEMENT
Those physical additions, installations and changes required to render land suitable for the use intended, and including but not limited to streets, curbs and gutters, sidewalks, street signs and lights, walkways, sewer and water facilities, monuments and markers, shade trees, grading and stormwater drainage facilities.

INDOOR RECREATIONAL FACILITY
A building in which indoor recreational structures are contained. Such recreational structures shall be for athletic or fitness purposes and not include those uses defined as an amusement enterprise.

INDUSTRIAL
A use category intended to collectively define land uses and structures used for light and heavy manufacturing, assembly, fabrication, repairing, warehousing, storage, processing of raw materials, and craftsmanship work.

INDUSTRIAL, CRAFT AND LIGHT
Activities connected with a business involving small-scale manufacturing, production, assembly, or repair with little to no noxious by-products, noise, odor, or traffic generation.

INDUSTRIAL PARK
An area planned for the integrated design of two or more primary industrial uses and structures on a lot held in single ownership.
INDUSTRIAL SERVICE
An establishment engaged in the repair or servicing of industrial or commercial machinery, equipment, products, or by-products. Typical uses include welding shops, machine shops; industrial tool repair; fuel oil distributors; solid fuel yards; laundry, drycleaning, and/or carpet cleaning plants.


INTENSIVE MANUFACTURING
The manufacturing of acetylene, cement, lime, gypsum or plaster of paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials and the like. In addition, this shall include smelting, animal rendering, natural gas and oil refining operations.


INTERNALLY LIT SIGN
A sign (either pole-mounted, ground-mounted, wall-mounted, or projected style) of which any portion of the sign face (e.g., individual letters, numbers, or graphics, or a portion of the surrounding cabinet background or sides) utilizes a transparent or translucent (e.g., polycarbonate, acrylic, or other) surface through which an internal or rear light source travels. (Syn: back lit sign, rear lit sign, cabinet lit sign)

INVASIVE SPECIES
A species that has become a weed pest, a plant which grows aggressively, spreads, and displaces other plants. Generally, invasive species are plants that are not native to North America, spread quickly, reproducing by roots or shoots, mature quickly, can grow in many different conditions and be exploiters and colonizers of disturbed ground. For the purposes of this chapter "invasive species" shall be those defined as serious or moderate threats to Pennsylvania's noninvasive plant species as established by the Pennsylvania Department of Conservation and Natural Resources.

[Added 4-20-2006 by Ord. No. O-06-11]

LABORATORY SPACE
Area within a building which is intended for applied and developmental research use.


LAND DEVELOPMENT

[Added 2-20-2014 by Ord. No. O-14-01]

A. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
   (1) A group of two or more buildings;
   (2) The division or allocation of land or space between or among two or more existing or prospective occupants by means of or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features; or
   (3) The grading or filling of a lot or portion thereof whereupon the contours of the land are altered in a manner which will impact an adjoining property or public or private right-of-way by way of stormwater runoff, erosion or any other impact.

B. A subdivision of land.

LAND PLANNING UNIT
A unit of analysis for planning purposes not to exceed a certain acreage defined by district requirements. Boundaries of a land planning unit are to be determined by natural or other physical features that result in a contiguous land area.

LANOWNER
The legal or beneficial owner or owners of land, including the holder of an option or contract to purchase, whether or not such option or contract is subject to any condition, a lessee, if he is authorized under the lease to exercise the rights of the landowner; or other persons having a proprietary interest in land.


LANDSCAPE ARCHITECT
A professional licensed by the Commonwealth of Pennsylvania to practice landscape architecture.


LANDSCAPING
The use of plants and grading to create a desired effect. Landscaping elements may consist of, but are not limited to, turf and other ground covers, shrubs, vines, hedges, trees, berms, and complementary structural landscape features such as rocks, fountains, sculptures, and decorative walls.

LAND SURVEYOR
A professional licensed by the Commonwealth of Pennsylvania.


LEWD, IMMORAL OR IMPROPER ENTERTAINMENT
Includes, but is not limited to, the following acts of conduct:

[Added 12-21-2000 by Ord. No. O-00-04]

A. Acts or simulated acts of sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation or excretion or any sexual acts which are prohibited by law.

B. Any person being touched, caressed or fondled on the buttocks, anus, vulva, genitals or female breasts. This subsection includes stimulation.

C. Scenes wherein a person displays or exposes to view any portion of the pubic area, anus, cleft of the buttocks, vulva, genitals or any portion of the female breast directly or laterally below the top of the areola. This subsection includes stimulation.

D. Scenes wherein artificial devices or inanimate objects are employed to portray any of the prohibited activities described in Subsections A, B or C.

E. Employment or use of any person in the sale and service of alcoholic beverages while such person is unclothed or in such attire, costume or clothing as to expose to view any portion of the anatomy described in Subsection C.

F. Employment or use of the services of a person while the person is unclothed or in such attire as to expose to view any portion of the anatomy described in Subsection C.

G. Permitting any person on the premises to touch, caress or fondle the buttocks, anus, vulva, genitals or female breasts of any other person.

H. Permitting any person on the premises while such person is unclothed or in such attire as to expose to view any portion of the anatomy described in Subsection C.

I. Permitting any person to wear or use any device or covering exposed to view which stimulates the human buttocks, anus, vulva, genitals or female breasts.

J. Permitting any person to show, display or exhibit on the premises any film, still picture, electronic reproduction or any other visual reproduction or image the content of which primarily depicts graphic sexual acts as described in Subsections A and E.

LICENSED GAMING ENTITY
A facility which provides for slot machines as permitted and regulated under Act 72 of 2004, Pennsylvania Race Horse Development and Gaming Act, as amended.
LIGHT MANUFACTURING

Any manufacturing uses with no or low environmental impacts, where by their very nature produce no impacts to nearby properties in terms of smoke, noise, soot, dirt, vibration, etc., and in which all work, including storage of materials, occurs inside the building, such as but not limited to the production and/or assembly of photographic equipment; precision instruments; ceramic products; electrical equipment, components and accessories; electronic or mechanical measuring instruments and control devices; optical equipment; communications equipment; computers; instruments, accessories and supplies used in medical diagnosis or treatment; the publishing of newspapers, books, magazines and the like.

LIMITED USES

Land and building uses within a PRBD that are restricted to certain percentages of the total FAR for the land planning unit.

LINER BUILDING

A building or part of a building with habitable space, specifically designed to face a public space, masking an inactive use, such as, but not limited to, a parking lot, parking garage or storage facility.

LIVE-WORK

A property that contains a residential use and a small scale commercial, office, or light industrial use.

LIVING SPACE

The portion of the floor area of a dwelling relegated to use for residential purposes but excluding crawl spaces, garages, carports, breezeways, attics or portions thereof with clear ceiling heights of less than five feet, open porches, balconies, terraces and accessory structures.

LOADING DOCK

A platform where trucks can be loaded or unloaded.

LOT

A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

A. CORNER LOT

A lot at the junction of and abutting on two or more intersecting streets or at the point of abrupt change of a single street where the interior angle is less than 135° and the radius of the street is less than 100 feet.

B. INTERIOR LOT

A lot with only one frontage on a street.

C. IRREGULAR-SHAPED LOT

A lot which exhibits one or more of the following traits: [Added 3-19-2009 by Ord. No. O-09-02]

1. Cannot be defined as one of the lots noted herein;
2. Contains more than four sides;
3. Lot lines do not create right angles leading to a trapezoidal shape.

D. FLAG LOT

A parcel of land shaped like a flag; the “flag” portion represents the bulk of the property, with a thin part of the parcel stretching from the “flag” to the road for access very much like the “pole” holding the flag. [Added 3-19-2009 by Ord. No. O-09-02]
E. THROUGH LOT  A lot with front and rear street frontage.

F. TRIANGULAR LOT  A lot with only three sides. [Added 3-19-2009 by Ord. No. O-09-02]

LOT AREA, GROSS
The land area included in the legal description of a property.

LOT AREA, NET
The land area included in an individual lot, excluding rights-of-way, easements, wetlands, and water bodies.

LOT COVERAGE
The area of the lot occupied by all covered structures.

LOT DEPTH
The distance measured from the midpoint of the front line to the midpoint of the opposite rear line of the lot.

LOT LINE
A boundary line of a lot; includes property line.

A. FRONT LOT LINE  The line separating the lot from the street right-of-way.

B. SIDE LOT LINE  Any lines which are not front or rear lot lines that extend to and connect the front and rear lot lines. Where two or more side lot lines are adjoining, they shall be treated as segments of a single side lot line. [Amended 3-19-2009 by Ord. No. O-09-02]

C. REAR LOT LINE  The line or lines that are most nearly opposite and most distant from the front lot line which connect the rearmost points of the side lot line(s). [Amended 3-19-2009 by Ord. No. O-09-02]

LOT SIZE
The area contained within the boundary lines of a lot.

LOTTERY
Any scheme or procedure whereby one or more prizes are distributed by chance among persons who have paid or promised consideration for a chance to win such prizes, whether such scheme or procedure is called a lottery, raffle, gift, sale or some other name. [Added 2-16-2006 by Ord. No. O-06-05]

LOT WIDTH
The horizontal distance between side lot lines.

LOWEST FLOOR
The lowest floor of the lowest fully enclosed area (including basement). An unfinished, flood-resistant partially enclosed area, used solely for the parking of vehicles, building access, and incidental storage, in an area other than a basement area is not considered the lowest floor of a building, provided that such space is not designed and built so that the structure is in violation of the applicable non elevation design requirements of this chapter. [Added 4-16-2009 by Ord. No. O-09-08]

MAJOR VARIATION
Any of the following changes to the approved preliminary plan may constitute a major variation: [Added 12-27-1990 by Ord. No. O-90-09]

A. An increase in the percentage of the total limited uses as shown on the approved preliminary plan.

B. A decrease in the open space, as shown on the approved preliminary plan.

C. A change in the location of vehicular access points.
D. An increase in the FAR, as shown on the approved preliminary plan.
E. A change that departs from the design pattern.

MANUFACTURED HOME
A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation only when connected to the required utilities. The term includes park trailers, travel trailers, recreational and other similar vehicles placed on a site for more than 180 consecutive days.

[Added 7-13-1989 by Ord. No. O-89-03]

MANUFACTURED HOME PARK
A parcel (or contiguous parcels) of land which has been planned and improved for the placement of two or more manufactured homes.

[Added 7-13-1989 by Ord. No. O-89-03]

MANUFACTURING
Establishments engaged in the chemical or mechanical transformation of materials or substances into new products, including the assembling of component parts, the manufacturing of products, and the blending of materials such as lubricating oils, resins or liquors.

[Added 5-17-2001 by Ord. No. O-01-03]

MARKET-RATE DWELLING UNIT
A dwelling unit other than mobile homes as defined herein which sells on the market at a price which is affordable to those households which make above 100% of area median family income.

[Added 5-21-2009 by Ord. No. O-09-06]

MASSAGE PARLOR
An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body, is administered for purposes of specified sexual activities.

[Added 12-21-2000 by Ord. No. O-00-04]

MASSING
The three-dimensional form a building or structure.

MATERIAL
The substance or substances out of which a thing is or can be made; of or relating to matter; something physical.

[Added 3-2-2006 by Ord. No. O-06-07]

MAXIMUM BUILDING COVERAGE
The percentage of area of the land planning unit which may be occupied by the ground floor area of all primary, limited and accessory use buildings.


MAXIMUM DESIGN CAPACITY (MDC)
The actual number of occupants for whom each occupied space, floor or building is designed.

[Added 4-9-1992 by Ord. No. O-92-05]

MAXIMUM LOT COVERAGE
The maximum percentage of lot area which may be occupied by the ground floor area of all buildings.
MEDICAL OFFICE/CLINIC

Any building, or portion thereof, used by any company, corporation, partnership, or sole proprietor primarily engaged in furnishing medical, surgical and related services to individuals, including the offices of physicians, dentists, chiropodists, chiropractors, ophthalmologists, psychologists, psychiatrists, medical, optical, optometric, osteopathic and other health practitioners, medical and dental laboratories, out-patient-care facilities, blood banks, oxygen and miscellaneous types of medical supplies and services. Hospitals, whether for profit or not for profit, licensed by the State of Pennsylvania are excluded from this definition.

MEZZANINE

is an intermediate, partial floor that projects between two floors of a building and therefore typically is not counted among the overall floors of a building.

MINING AND QUARRYING

The use of land for the purpose of extracting rocks and minerals for sale, exclusive of grading a lot preparatory to the construction of a structure for which a zoning permit has been issued.

MINI STORAGE/SELF-STORAGE

A building(s) in which a storage unit or vault is rented for the storage of goods. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

MIXED-USE BUILDING

A building which contains both residential and nonresidential uses. For the purposes of this chapter, a mixed-use building shall have at a minimum the entire ground floor dedicated to nonresidential uses, such as retail or office, the size of which shall be equal to or greater than the floors above it. The use of the ground- or first-floor area cannot be utilized for parking and still be defined as a mixed-use building.

MOBILE FOOD PEDDLER

A licensed mobile vehicle that is equipped to vend only sealed, prepackaged food and treats in the original sealed container or package that vends by transporting food and treats from place to place, or upon any public right-of-way for the purpose of selling or delivering food or goods.
A transportable single-family dwelling contained in one unit, or in two units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

MOBILE HOME PARK
A form of development permitted in Chapter 127, Mobile Homes.

MOBILE VENDING CART
A mobile food cart that does not travel under its own power that is set up on the street that is licensed to sell food to passers-by. Prior to submission of the application for permitting, such applicants shall obtain a waiver from College Township Council to operate from public sidewalks.

[Added 8-6-2020 by Ord. No. O-20-02]

MODEL HOME
A residential structure constructed of similar materials and appearing similar to other structures located within the same residential development to "model" the type(s) of residential structures being offered for sale by the developer. The purpose of a model home is to display the exterior and interior of a typical residential structure and to display the developer's/builder's options offered in the residential structures to be built in the same residential development/subdivision as the model home unless it is built to commercial building code standards.

[Added 7-5-2007 by Ord. No. O-07-12]

MONOPOLE
A wireless communications facility or site that consists of a single pole structure, designed and erected on the ground or on top of a structure, to support communications antennas and connective appurtenances. Connective appurtenances can include, but are not limited to, feeder cables, climb ladders, platforms, ice shields, and other accessory infrastructure associated with a wireless communications facility.

[Added 4-16-2015 by Ord. No. O-15-05]

MORTUARY
A place where dead bodies are kept before burial or cremation, as a morgue or funeral home.

[Added 5-17-2001 by Ord. No. O-01-03]

MUNICIPAL
Of or for the Township of College, unless specifically in reference to another municipality.


NEIGHBORHOOD FOOD STORE
Small stores permitted in selected rural and residential districts which retail food and nonalcoholic beverages primarily to the immediately surrounding population.

[Added 6-23-1994 by Ord. No. O-94-03]

NEW CONSTRUCTION
Structures for which the start of construction commenced on or after August 10, 1989, and includes any subsequent improvements thereto.

[Added 4-16-2009 by Ord. No. O-09-08]

NONCONFORMITIES
Any nonconforming lot, structure or use of land or structures.
A. NONCONFORMING LOT A lot which does not comply with the lot size or width requirements for the use and district in which it is located where such lot was legally recorded prior to the enactment of this chapter or amendment thereto.

B. NONCONFORMING USE A use, whether of land or of structure, which does not comply with the applicable use provisions of this chapter or amendment thereto where such use was lawfully in existence prior to the enactment of this chapter or amendment or prior to the application of this chapter or amendment to its location by reason of annexation.

C. NONCONFORMING STRUCTURE A structure or part of a structure manifestly not designed to comply with the applicable use provisions in this chapter or amendment thereto where such structure lawfully existed prior to the enactment of this chapter or amendment or prior to the application of such chapter or amendment to its location by reason of annexation.

NONINVASIVE SPECIES
A plant species not defined as invasive.
[Added 4-20-2006 by Ord. No. O-06-11]

NONPARTICIPATING LANDOWNER
Any landowner except those on whose property all or a portion of a wind energy facility is located pursuant to an agreement with the facility owner or operator.

NORTH POINT
An arrow on a plan depicting true North.

NURSING HOMES AND OTHER CONVALESCENT HOMES
A building with sleeping rooms where persons are housed or lodged and furnished with meals, nursing care for hire and which is approved for such by the Pennsylvania Department of Public Welfare.

OCCUPIED BUILDING
A residence, school, hospital, church, public library or other building used for public gathering that is occupied or in use when the permit application is submitted.

OFFICE
Any building or portion thereof used for the practice of a profession or for the conduct of business or daily operations by a government or its agency, business, corporation, institution, nonprofit entity and the like. Activities performed in an office include administrative and clerical functions, design work, software development, general research (not involving a laboratory) and the like. For the purposes of this chapter, this term shall not include a medical or veterinarian office or an office that has regular contact with the public or is dependent upon foot traffic/walk-in customers, such as a bank: A building use in which administrative, business, clerical, or professional activities are undertaken. Visits by members of the public are accessory to the main activity of the occupier.

OFFICIAL ZONING MAP
The map setting forth the boundaries of the districts of this chapter and adopted by the governing body of the Township.

OFF-SITE SEWER SERVICE
A sanitary sewage collection system in which sewage is carried from individual lots by a system of pipes to a central treatment and disposal plant.
OFF-STREET LOADING SPACE
A space not located within any street right-of-way used by motor vehicles for the temporary storage of trucks and other commercial vehicles while loading and unloading merchandise or materials.

OFF-STREET PARKING SPACE
A space not located within any street right-of-way used by motor vehicles for the temporary storage of one motor vehicle.

ONE-HUNDRED-YEAR FLOOD
A flood that, on the average, is likely to occur once every 100 years (i.e., that has a one-percent chance of occurring each year, although the flood may occur in any year).

[Added 7-13-1989 by Ord. No. O-89-03]

ON-SITE SEWER SERVICE
A sanitary sewage disposal system in which sewage is treated and discharged on the same lot as the use which it serves.

OPEN AIR MARKET
Retail sales operated substantially in the open air including, but not limited to: farmers markets, flea markets, and the like. Open air markets include multiple vendors engaged in wholesale or retail sales and are considered separate and distinct entities.

OPEN SPACE
That area within the perimeter boundaries of a plan that is intended to provide light and air and is designed for preservation of natural features, buffering or scenic or recreational purpose. Open space may include but need not be limited to lawns, decorative plantings, walkways, active and passive recreation structures and areas, children's playgrounds, fountains, pools or ponds, undisturbed natural areas, agriculture, wooded areas, and/or water bodies. Open space shall also be open and accessible to all tenants or users of the proposed development. Open space for the purposes of required open space requirements pursuant to §§ 200-27.1E and 200-27.2E shall not include areas within required setbacks and/or buffer yard areas and/or areas set aside for public facilities (e.g., schools, utilities or municipal facilities).


OPEN SPACE TYPE
Open spaces organized by their physical characteristics, including size, location, and surface material.

OUTDOOR DINING AREA
An open air space related to a food and beverage establishment that accommodates dining but not food preparation.

OUTDOOR FURNACE
Any equipment, device or apparatus, or any part thereof, which is installed, affixed or situated outdoors or in a structure not normally occupied for human habitation for the primary purpose of combustion of fuel to produce heat or energy used as a component of a space or water heating system in a building or structure of which the unit is located outside of.

[Added 10-16-2008 by Ord. No. O-08-09]

PARENT TRACT
Shall refer to each tract of land as it lies in College Township at the effective date of any ordinance referring to it.

[Added 8-16-2007 by Ord. No. O-07-10]

PARKING BAY
A row of parking spaces abutting one another along the length of each space.

PARKING ISLAND
A raised, landscaped area located interior to a parking lot generally found every 10 spaces or at the end of a parking bay.

[Added 4-20-2006 by Ord. No. O-06-11]

PARKING LOT
An area designed and used for the parking of motor vehicles outside of a public or private right-of-way, generally consisting of off-street parking spaces, drive aisles to access such spaces, and required landscaping. Areas containing off-street parking spaces for a single-family home, or an individual unit in a duplex or townhome building, shall not be considered a parking lot and thereby only need to meet the requirements for off-street parking spaces.

[Amended 5-1-2008 by Ord. No. O-08-01; 12-20-2012 by Ord. No. O-12-13]

PARKING, SHARED
An area dedicated to the parking of motor vehicles which is shared between more than one use, wherein day/night and weekday/weekend schedules allow a reduced number of parking spaces to sufficiently service multiple uses.

PARKING STRUCTURE
A structure or portion thereof composed of one or more levels or floors used exclusively for the parking or storage of motor vehicles. A parking structure may be totally below grade (as in underground parking garage) or either partially or wholly above ground with those levels being either open or enclosed.

[Added 8-16-2018 by Ord. No. O-18-05]

PASSAGE
A pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long blocks and connect rear parking areas to frontages.

PASSIVE RECREATION
Recreational activities that are commonly unorganized and noncompetitive, including, but not limited to, picnicking, bird watching, kite flying, bicycling, and walking. Site amenities for such activities include, but are not limited to, picnic tables, photo stands, open play areas where substantial clearing is not required, rest rooms, boardwalks, paved paths, pathways, benches, and pedestrian bridges and appurtenant structures. This is to specifically not include swimming pools, BMX tracks, skate parks, sports facilities, and the like.

[Added 11-20-2014 by Ord. No. O-14-17]

PATIO
A paved space at ground level that adjoins a residence and is used for dining or recreation.

[Added 8-16-2007 by Ord. No. O-07-03]

PEDESTRIAN FORECOURT
A frontage yard type where a portion of the building is close to the frontage line and the central portion is set back, that creates a yard which is not used for motor vehicles.

PEDESTRIAN SHED
A circular delineation of a geographic area sized in approximation of the distance an average person can walk within a period of time (approximately 5 minutes).

PENNSYLVANIA MUNICIPALITIES PLANNING CODE
Act of 1968, July 31, P.L. 805, as amended (53 P.S. § 10101 et seq.).
PERIMETER BOUNDARY
The line marking the outside limit of a plan.

PERSONAL CARE BOARDING HOME FOR ADULTS
As defined by the regulations for personal care boarding homes of the Pennsylvania Department of Public Welfare.
[Added 6-9-1983 by Ord. No. 59-D]

PERSONAL PROPERTY
Any movable thing that is subject to ownership.
[Added 11-17-2005 by Ord. No. O-05-18]

PERSONAL SERVICES
Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, specifically related to services that would occur on the premises of the business.
[Added 5-18-2000 by Ord. No. O-00-02]

PHASE
A component or definable part of a whole; a stage of development. A phase of a development plan is that part of the entire plan which, if implemented, is capable of standing on its own. A phase of planned development shall be able to function independently of the undeveloped phases, while being compatible with adjacent or neighboring land uses, even if the remainder of the planned development were to be discontinued.

PILOT PLANT
A facility where the production and/or testing of materials or processes is conducted at a scale larger than bench top and smaller than commercial production and/or testing.

PLACE OF ASSEMBLY
The use of land or structures where people assemble for a common purpose, such as social, cultural, and/or religious purposes, in an organized manner. Place of assembly includes any place of worship, community center, auditorium, exhibition/assembly hall, club, fraternal organization and the like.
[Added 7-15-2010 by Ord. No. O-10-04]

PLANNED RESEARCH AND BUSINESS PARK (PARK)
An area of land, controlled by a landowner, to be developed as a single entity for a mixture of research and business uses.

PLANNED RESIDENTIAL DEVELOPMENT
A form of development permitted in Chapter 145, Planned Residential Development.

PLANNING COMMISSION
The College Township Planning Commission, Township of College, County of Centre, Pennsylvania.

PLAZA
An open space that is primarily paved.

POCKET PARK
A small open space designed for passive or active recreational activities.

PORCH
A covered platform at an entrance to a structure.
[Added 8-16-2007 by Ord. No. O-07-03]

PORTABLE STORAGE UNIT
Any container designed for the storage of personal property that is typically rented to owners or occupants of property for their temporary use and which customarily is delivered and removed by truck. For the purpose of this chapter, a portable storage unit may also be identified as simply a unit(s).
[Added 11-17-2005 by Ord. No. O-05-18]

PREMISES
A house or building, along with its grounds.
[Amended 3-19-2009 by Ord. No. O-09-02]

PREPACKAGED FOOD
Food that is packaged at a licensed premises or federally inspected premises other than the premises at which it is offered for sale.
[Added 8-6-2020 by Ord. No. O-20-02]

PRIVATE
Not publicly owned, operated or controlled.

PRODUCT(S)
Something produced by human or mechanical effort or something created by a natural process, such as a plant, vegetable or honey, for personal or commercial use or consumption, and that may usually be considered tangible personal property.
[Added 3-2-2006 by Ord. No. O-06-07]

PROJECTING SIGN
A sign affixed to a building which projects in such a manner that both sides of the sign are visible.

PROPERTY LINE
The boundary that legally and geometrically demarcates a lot.

PUBLIC
Owned, operated or controlled by a government agency.

RAIN GARDEN
A bio-retention area; a shallow surface depression designed to accept runoff from adjacent surfaces and retain or detain stormwater before it is infiltrated or discharged downstream, planted with specially selected native vegetation and sometimes rocks and stones, to capture and treat runoff.

RECREATION, ACTIVE
Those recreational pursuits which require physical alteration to the area in which they are performed. Such areas are intensively used and include, but are not limited to, playgrounds, ball courts, and swimming pools.

RECREATION, PASSIVE
Those recreational pursuits which can be carried out with little alteration or disruption in the area in which they are performed. Such uses include, but are not limited to, walking, hiking, sitting, and picnicking.

RECREATIONAL STRUCTURE
A man-made structure or facility which is intended for active and/or passive recreational use. Examples of such recreational structures include but are not limited to swimming pools, pavilions, gazebos, play equipment and tennis courts. This shall not be construed to include amusement enterprises.


REGULATED SUBSTANCE

An element, compound, mixture, solution or substance that, when released into the environment, may present substantial danger to the public health, welfare or the environment, which is one of the following:

[Added 12-20-2012 by Ord. No. O-12-07]

A. A substance defined as a hazardous substance in section 101(14) of CERCLA, including hazardous substances that are liquid or gaseous, or suspended therein regardless of holding temperature, but not including a substance regulated as a hazardous waste under Subtitle C of the Resource Conservation and Recovery Act of 1976 (42 U.S.C. §§ 6921 through 6931);

B. Petroleum, including crude oil or a fraction thereof and petroleum hydrocarbons which are liquid at standard conditions of temperature and pressure (60° F. and 14.7 pounds per square inch absolute), including, but not limited to, oil, petroleum, petroleum mixed with ethanol, fuel oil, oil sludge, oil refuse, oil mixed with other nonhazardous wastes and crude oils, gasoline and kerosene;

C. Other substances determined by the Pennsylvania Department of Environmental Protection by regulation whose containment, storage, use, or dispensing may present a hazard to the public health and safety or the environment, but not including gaseous substances used exclusively for the administration of medical care. This includes the following other regulated substances:

(1) Nonpetroleum oils, including biodiesel; synthetic fuels and oils, such as silicone fluids; tung oils and wood-derivative oils, such as resin/rosin oils; and inedible seed oils from plants, which are liquid at standard conditions of temperature and pressure. The requirements in this chapter for petroleum tanks in Subsection B apply for this group of substances;

(2) Pure ethanol intended for blending with motor fuel.

RELATED EQUIPMENT

Any piece of equipment related to, incidental to, or necessary for, the operation of a tower-based WCF or an attached WCF. By way of illustration, not limitation, related equipment includes generators and base stations.

[Added 9-15-2016 by Ord. No. O-16-09]

RESIDENTIAL

A use category intended to collectively define land use and buildings used for permanent housing.

RESIDENTIAL SITE PLAN

A plan for a lot within a residential zone drawn to scale, showing uses and structures proposed for a single-family dwelling, an addition thereto or accessory structure 600 square feet or greater and/or site grading.

[Added 6-6-2002 by Ord. No. O-02-01]

RESIDENT OWNER

An occupant of a dwelling who is the properly recorded legal owner of record of the dwelling property and who uses the property as his primary or principal residence. The owner's children or relatives are not legal owners of record unless their names are recorded on the deed in the Courthouse of Centre County.

RETAIL SALES
Establishments engaged in the selling of foods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

[Added 5-17-2001 by Ord. No. O-01-03]

REZONING
A change of zoning designation on a lot.

RIDING STABLE AND ACADEMY
An establishment where horses are kept for riding or driving or are stabled for compensation as part of a club, association, ranch or similar establishment.

RIGHT-OF-WAY
A corridor of land set aside for use, in whole or in part, by a street.

ROOF LINE
The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys or minor projections.

RUNOFF
The surface water discharge or rate of discharge of a given watershed after a fall of rain, snow or other form of precipitation that does not enter the soil but runs off the surface of the land.

SCALE
The spatial relationship among structures along a street or block front, including height and massing relationships. Scale also refers to the proportional relationship of the size of parts to one another and to the human figure.

SCHEDULE
A schedule of development is the projected time frame in which the several phases of a development are to be implemented.


SCHOOL
Any place offering instruction in any branch of knowledge under the supervision of the Commonwealth of Pennsylvania or a lawfully constituted ecclesiastical governing body, person, partnership or corporation meeting the requirements of the Commonwealth of Pennsylvania.

SCREENING
Visually shielding or obscuring one structure or use from another by a liner building, fencing wall or densely planted vegetation.

SEMITRAILER
A trailer so constructed that some part of its weight rests upon or is carried by the towing vehicle.

[Added 11-17-2005 by Ord. No. O-05-18]

SERVICE AREA
An equipment area, loading area or dock, trash collection area, trash compaction area, truck parking area, recycling area, or other similar service function area.

SETBACK
The area of a lot measured from the property line towards the interior of the lot that is required to be clear of specific structures.

SERVICE ESTABLISHMENT
An establishment whose primary activity is the provision of assistance, as opposed to tangible products to individuals, business, industry, government, institutional or other enterprises. Examples include but are not limited to dry cleaners, laundromats, barbers and beauticians, health and fitness clubs, tanning salons, funeral homes, mortuaries, tailors, automobile repair/maintenance facilities, printing/copying services, messenger/courier services, etc.

[Added 5-15-2014 by Ord. No. O-14-06]

SHALLOW YARD
A frontage yard type with the building facade close to the primary frontage.

SHOPFRONT
A frontage used for retail use, with glazing. The facade is often close to the property line with the building entrance at sidewalk grade.

SHOPPING CENTER
An integrated commercial development of at least 30,000 square feet of retail, service and/or sales space.

[Amended 7-28-1988 by Ord. No. 0-88-7]

SHORT-TERM RENTAL
Where the length of stay under the rental or lease arrangement is 179 consecutive days or less within a year.

SHRUB
An ornamental plant with woody stems that is at least two gallons at planting.

[Added 4-20-2006 by Ord. No. O-06-11]

SIGN
Any surface, fabric, device, name, identification, image description, message, display or illustration using graphics, symbols, words, letters, or numbers which is affixed to, painted on, or represented directly or indirectly upon a building, structure, or lot.

SIGN FACE
The part of a sign, including trim, embellishments, and background which contains the copy.

SMALL WIND ENERGY FACILITY
An electric generation facility, whose main purpose is to supply electricity, consisting of one or more wind turbines and other accessory structures and buildings to a primary use located on the same site as the wind turbine(s) and has a rated capacity of 60 KW or less.


SOFTWARE DEVELOPMENT BUSINESS
A business whose activities result in the development of computer software products. Software development may include new product development, modification, reuse, reengineering, maintenance or any other activity that results in computer software products.

[Added 5-17-2001 by Ord. No. O-01-03]

SOLAR COLLECTOR SURFACE
Any part of a solar energy system that absorbs or reflects solar energy for use in the system's transformation process including any portion of the frames, supports and mounting hardware.

[Added 8-18-2016 by Ord. No. O-16-04]

SOLAR ENERGY SYSTEM
An energy system that converts solar energy to usable thermal, mechanical, chemical, or electrical energy.
SOLAR ENERGY SYSTEM, BUILDING-INTEGRATED
Those solar energy systems that are an integral part of a primary or accessory structure rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the structure. Building-integrated systems include but are not limited to photovoltaic or hot water solar systems that are contained within roofing materials, windows, skylights, awnings making them virtually indistinguishable from standard building materials.

SOLAR ENERGY SYSTEM, BUILDING-MOUNTED
A solar energy system whose components are mounted directly to a roof and/or wall of an accessory or primary structure.

SOLAR ENERGY SYSTEM, GROUND-MOUNTED
A solar energy system whose components are placed or mounted on the ground.

SOLAR ENERGY SYSTEM, SELF-CONTAINED
A solar energy system that is incorporated into a manufactured device in which the system generates energy exclusively for said device. Such solar energy systems include but are not limited to light fixtures, signs, or mechanical devices, such as pumps, fans, water level monitoring stations, etc.

SPECIFIED ANATOMICAL AREAS
As used herein, specified anatomical areas means and includes any of the following: less than completely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areola.

SPECIFIED SEXUAL ACTIVITIES
Includes any of the following:

A. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts;
B. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy;
C. Masturbation, actual or simulated; or
D. Excretory functions as part of or in connection with any of the activities set forth in Subsections A through C.

SQUARE
A civic open space type designed for unstructured recreation and civic purposes, consisting of paths, lawns, and trees formally disposed.

STACK or CHIMNEY
Any structure enclosing a flue or flues that carries off smoke or exhaust from a furnace located inside or outside of a structure.

STEALTH DESIGN
Camouflaging methods applied to wireless communications facilities, communications antennas, and other facilities that render them more visually appealing and virtually indistinguishable from the structure that it is mounted to. Such methods include, but are not limited to, using architectural materials to screen the WCF from view, painting the WCF to match the building or structure it is mounted to, designing and constructing the WCF in a manner to resemble another object such as a flagpole, clock tower, decorative street light, chimney, grain silo, etc.


STEEP SLOPE
Land whose slope (surfaces at an angle to the plane of the horizon) is 25% or more (a vertical difference of 25 feet or more per 100 feet of horizontal distance).

STOOP
An exterior stair or landing at the entrance to a building, which may be roofed.

STORY
That portion of a building included between the surface of any floor and the surface of the floor directly overhead or, if there is no floor directly above, then the space between such floor and the ceiling above it.

STREET
A public or private corridor used as a means of vehicular and pedestrian access to two or more lots; a highway, road or alley.


A. ARTERIAL STREET A major street with fast or heavy traffic of considerable continuity used primarily as a traffic artery connecting two or more neighborhoods or areas. Primary arterial streets extend through the entire urban area, while secondary arterial streets extend through only a portion of the area. For the purposes of this chapter, existing primary and secondary arterial streets are listed in Article VI of Chapter 177, Classification of Streets. [Amended 9-16-2021 by Ord. No. O-21-05]

B. COLLECTOR STREET A major street which carries traffic from local streets to arterial streets. For the purposes of this chapter, existing collector streets are listed in Article VI of Chapter 177, Classification of Streets. [Amended 9-16-2021 by Ord. No. O-21-05]

C. LOCAL STREET Any street not herein defined as an alley, arterial, collector or marginal access street.

D. NEIGHBORHOOD STREET A minor street serving only residential uses. For the purposes of this chapter, existing neighborhood streets are listed in Article VI of Chapter 177, Classification of Streets. [Amended 9-16-2021 by Ord. No. O-21-05]

E. MARGINAL ACCESS STREET A minor street parallel and adjacent to a major street which provides direct access to abutting properties and control of intersections with the major street.

STREET LINE
The dividing line between a street and a lot; includes right-of-way line and front lot line.

STREETSCAPE
The physical components of streets, composed of: the pavements for vehicles, bicycles and pedestrians; landscape such as trees and plantings, and furnishings such as streetlights, bollards, and benches.

STREETSCREEN
A freestanding wall, fence, or opaque landscape area built along the frontage line, or aligned with the facade, which masks parking and service areas from the sidewalk or strengthens the spatial definition of the street space.

STRUCTURE
Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land. All buildings and all satellite dish antennas are structures. All permanent or temporary, fixed or movable construction, including buildings, stands, poles, signs and billboards, erected independently or affixed to exterior walls or roofs. Utility owned poles and lines are not to be considered a structure.

STUDENT HOUSING
Any multi-unit development or portion thereof where the dwelling units are designed and constructed as 3 or more bedrooms with 3 or more bathrooms which is marketed to students attending a local college, university, community college, or private school, or any multi-unit development or portion thereof comprised of dwelling units consisting of 3 or more bedrooms and less than 3 bedrooms where the bedrooms are leased separately.

[Amended 1-8-1987 by Ord. No. 100; 8-16-2007 by Ord. No. O-07-03]

SUBDIVISION
The division or redividing of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.


SUBSTANTIAL DAMAGE
Damage from any cause sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% or more of the market value of the structure before the damage occurred.

[Added 4-16-2009 by Ord. No. O-09-08]

SUBSTANTIAL IMPROVEMENT
Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage regardless of the actual repair work performed. The term does not, however, include either:

[Added 7-13-1989 by Ord. No. O-89-03; 4-16-2009 by Ord. No. O-09-08]

A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

B. Any alteration of a historic structure, provided that the alteration will not preclude the structure’s continued designation as a historic structure.

SUMMER COTTAGE
A single-family detached dwelling used for seasonal and temporary living purposes during any season by persons engaged in recreational pursuits.

SUPERMARKET
A retail store selling a complete assortment of food and food preparation materials, household items and other retail items. Sale of additional products, when clearly incidental and subordinate to the retailing of food and beverages may include housewares, periodicals, tobacco and both prescription and nonprescription drugs. Supermarkets contain a more complete line of food products and have a minimum of 5,000 square feet of gross floor area.


SUBSTANTIAL MODIFICATION
An alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

**SWALE**
A natural or slightly depressed channel or other low-lying stretch of land which collects or carries surface water runoff.

**TEMPORARY USE**
A use established for a fixed period of time with the intent to discontinue the use at the end of such time.
Such uses do not involve the construction or alteration of any permanent structure.
[Added 2-23-1984 by Ord. No. 59-G]

**TEMPORARY SIGN**
A sign erected on a for a period of limited duration and for a specialized purpose.

**TERRACE**
A level paved area or platform next to a building (syn: patio)

**THOROUGHFARE**
A way for use by vehicular and pedestrian traffic and to provide access to lots and open spaces, consisting of vehicular lanes and the public frontage. (Syn: Road)

**TOURIST HOME**
A dwelling in which overnight accommodations are provided or offered for transient guests for compensation.

**TOWNSHIP**
The Township of College, County of Centre, Commonwealth of Pennsylvania.

**TRAILER**
A vehicle designed to be towed by another vehicle.
[Added 11-17-2005 by Ord. No. O-05-18]

**TURBINE HEIGHT**
The vertical distance measured from average elevation of the existing grade at the proposed tower foundation perimeter to the highest point of the turbine, including the turbine rotor blade.

**UNDERSTORY TREE**
A tree, either single-stemmed or multistemmed (clump form), which has a caliper of at least 1.5 inches at planting and is of a species which at maturity, can be expected to reach a height between 10 and 30 feet.
[Added 4-20-2006 by Ord. No. O-06-11]

**UNRELATED PERSON**
A person not related by blood or marriage.
[Added 6-13-1985 by Ord. No. 59-II]

**UNTREATED LUMBER**
Dry wood which has been milled and dried but which has not been treated or combined with any petroleum product, chemical, preservative, glue, adhesive, stain, paint or other substance.
[Added 10-16-2008 by Ord. No. O-08-09]

**URBAN DESIGN**
Form, in terms of both beauty and function, of urban areas. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, landscape architecture, and traffic engineering.

URBAN FORM
The spatial arrangement of a particular environment, as defined by the connectivity of built mass and form, the natural environment, and the movement of persons, goods and information within.

URBAN YARD
A frontage yard type that is paved at sidewalk level and serves as an extension of the public sidewalk.

USE
Any purpose for which a lot or structure may be designed, arranged, intended, maintained or occupied, or any activity, occupation, business or operation carried on in a structure on a lot.

A. PRIMARY USE  The main use of a lot or structure.
(1) Is subordinate in area, extent and purpose to the primary use;
(2) Contributes to the comfort, convenience or necessity of the primary use; and
(3) Is located on the same lot and in the same zoning district as the primary use.
C. PERMITTED USE  A use allowed on a lot.
D. PROHIBITED USE  A use not allowed on a lot.
E. CONDITIONAL USE  A use allowed on a lot, subject to compliance with additional standards.

UTILITY
A corporation, enterprise, government entity or persons generating, transmitting, distributing, transporting and/or collecting in any manner, electricity, heat, steam, natural gas, propane, water, wastewater, communications (cable and telephone) to the public, or any portion thereof, for compensation.

UTILITY FACILITY
A structure or building maintained by a utility for the operation and maintenance of a utility’s service. For the purposes of this chapter, such facilities include buildings or structures such as electric substations, water treatment plants, water tower/tank/reservoir or pumping stations, sewage disposal or pumping plants and other similar structures. Power-generation facilities, resource-extraction activities and communication antennas are not to be included in this definition.

UTILITY FACILITY, LIMITED
Provisions for the transmission and/or distribution of services by a utility, involving minor structures typically found within rights-of-way, easements or immediately adjacent to them and not located within buildings or equipment compounds. Examples of such include pipes/lines carrying gas, propane, electricity, telephone, cable, heat, steam, water, wastewater and the like, including associated accessories such as utility cabinets, utility poles, vaults, hydrants, valves, manholes, transformers, etc.

VARIANCE
A permissive waiver of terms and conditions of this chapter issued by the Zoning Hearing Board.

VETERINARY OFFICE/CLINIC
Any building or portion thereof used by a licensed veterinarian for the diagnosis, treatment, or prevention of animal diseases. Temporary/limited boarding of animals for the purpose of recovery or medical
treatment may be included, as well as overnight boarding for short-term medical care. Facilities that offer emergency veterinary care are included. No outdoor boarding of animals is permitted unless animal kennels are a permitted use in the zoning district where the veterinary office/clinic is to be located.


VOCATIONAL/TECHNICAL SCHOOL
A secondary or higher education facility primarily teaching skills related to the practical, industrial or mechanical arts or the applied sciences that prepare students for jobs in a trade or vocation.

[Added 5-17-2001 by Ord. No. O-01-03]

WAIVER
An administrative ruling that would permit a specified deviation from the Dale Summit Code, that is consistent with the intent of the Dale Summit Code. Waivers are not intended to relieve specific cases of financial hardship nor to allow circumventing the intent of the code.

WALL SIGN
A sign erected on the wall, cupola, or parapet of a building or structure in such a manner that only one side of the sign is visible, or a sign which is affixed to or painted on the wall, cupola, or parapet of a building or structure.

WINDOW SIGN
A sign painted, attached or affixed in any manner to the interior or exterior of a window which is visible, wholly or in part, from the public right-of-way.

WALKWAY
A right-of-way intended to provide pedestrian access.


WHOLESALE RETAIL SALES
Establishments engaged in the sale of goods sold and/or packaged in bulk or larger quantities than that found in a typical store.

[Added 5-1-2008 by Ord. No. O-08-01]

WHOLESALE SALES
Establishments or places primarily engaged in the selling of merchandise to retailers; to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for or selling merchandise to such individuals or companies.

[Added 5-17-2001 by Ord. No. O-01-03]

WIND TURBINE
A wind energy conversion system that converts wind energy into electricity through the use of a wind turbine generator and includes the nacelle, rotor, tower and pad turbine, if any.


WINTER SPORTS AREA
An establishment providing outdoor recreation during the winter, such as skiing, sledding and skating.

WIRELESS COMMUNICATIONS
Transmission of electromagnetic radiation through the air for the purpose of sending and/or receiving communications including but not limited to infrared line of sight, cellular, personal communications services (PCS), microwave, satellite, or radio signals.

[Added 9-15-2016 by Ord. No. O-16-09]
WIRELESS COMMUNICATIONS FACILITY
The set of equipment and network components including communications antennas, transmitters, receivers, data collection units, and related equipment used to provide wireless data and communications services.

[Added 9-15-2016 by Ord. No. O-16-09]

WIRELESS COMMUNICATIONS FACILITY, ATTACHED
A wireless communications facility consisting of a communications antenna attached to or mounted on a structure not specifically designed and constructed for supporting communications antennas. Such structure may include but is not limited to buildings, utility poles, signs, and water tanks. This term includes the communications antenna(s) and any related equipment.

[Added 9-15-2016 by Ord. No. O-16-09]

WIRELESS COMMUNICATIONS FACILITIES, TOWER-BASED
Any wireless communications tower that is designed and constructed primarily for the purpose of supporting one or more communications antennas for wireless communications purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes the wireless communications tower and any related equipment.


WIRELESS COMMUNICATIONS TOWER
Any structure built for the sole or primary purpose of supporting any Federal Communications Commission licensed or authorized antennas and their associated facilities.


WIRELESS SUPPORT STRUCTURE
A freestanding structure, such as a guyed or self-supporting monopole or tower, electrical transmission tower, water tower or other structure not classified as a wireless support structure, that could support the placement or installation of wireless telecommunications facilities, if approved by the Township.


WORKFORCE HOUSING DWELLING UNIT (WORKFORCE HOUSING)
A dwelling unit which is affordable to those making up to 100% of the area median income (AMI).


YARD
An unoccupied space, open to the sky, extending from the lot line to a structure. The size of a required yard shall be measured as the shortest distance between the structure and lot line.

A. FRONT YARD The yard extending the full length of the front lot line.

B. SIDE YARD A yard extending along the side lot line from the required front yard to the required rear yard setback area.

C. REAR YARD The yard extending the full length of the rear lot line.

D. BUFFER YARD A yard covered with vegetation and designed to provide an area of separation between different districts or uses.

YARD SETBACK
The minimum allowable distance between the lot line and a line drawn parallel to the lot line as specified in the chapter for front, side or rear yard setbacks.
[Added 11-10-1983 by Ord. No. 59-F]

**YARD SETBACK AREA**
An area bounded by a lot line and a line drawn parallel to the lot line at a distance specified in the chapter for front, side or rear yard setbacks.

**YIELD STREET**
A thoroughfare intended for very low speed two-way movement, facilitated by a roadway too narrow for two vehicles to pass each other, requiring one of the vehicles to move into the parking lane in order to allow the other vehicle to pass.

**ZONING OFFICER**
The officially designated Zoning Officer of the Township of College, County of Centre, Commonwealth of Pennsylvania.

**ZONING MAP**
The official map or maps that are part of the zoning ordinance and delineate the boundaries of zones and districts.