

**WASHINGTON/MARKLEY CORRIDOR REDEVELOPMENT AREA
MUNICIPALITY OF NORRISTOWN
MONTGOMERY COUNTY, PA**

REDEVELOPMENT AREA PLAN

October 2018

**PREPARED FOR: THE COUNTY OF MONTGOMERY PLANNING COMMISSION
AND
THE MUNICIPALITY OF NORRISTOWN PLANNING COMMISSION**

**PREPARED BY: THE REDEVELOPMENT AUTHORITY OF MONTGOMERY COUNTY
AND
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**WASHINGTON/MARKLEY CORRIDOR REDEVELOPMENT AREA
MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PA**

A. INTRODUCTION

The purpose of this redevelopment area plan is to provide a guide for the development of a portion of the Municipality of Norristown in accordance with the Pennsylvania Urban Redevelopment Law (1945, May 24, P.L. 991-35 P.S. 1701-1719). A **Project Area Boundary Map** has been prepared to delineate the redevelopment area. A more precise description of the redevelopment area is included in the Redevelopment Area Boundary Description (Exhibits A and B).

The redevelopment area plan is one element of a detailed process that leads to the reorganization and redevelopment of a blighted area. An understanding of the legal and procedural steps in the redevelopment process will help to define the purpose of the redevelopment area plan and its place in the redevelopment process.

Pennsylvania's Urban Redevelopment Law (35 P.S. 1701-1747) grants power to redevelopment authorities to exercise the right of eminent domain for the purpose of eliminating blight and rehabilitating blighted sections of communities. The Act prescribes the manner in which redevelopment programs can be carried out.

The redevelopment process consists of three steps: certification of an area as blighted and in need of redevelopment; preparation of a redevelopment area plan; and preparation of a redevelopment proposal. Before a redevelopment authority can prepare a redevelopment proposal, the planning commission must examine existing conditions within the proposed redevelopment area and certify the area as blighted. The Urban Redevelopment Law lists the following as blighting conditions:

- unsafe, unsanitary, inadequate, or overcrowded conditions of dwellings
- inadequate planning
- excessive land coverage by buildings
- lack of proper light, air and open space
- defective design and arrangement of buildings
- faulty street and lot layout
- economically or socially undesirable land uses

The planning commission need not find that each and every one of the above conditions exists within the redevelopment area in order to render a determination of blight. Instead, the existence of one or more blighting conditions is sufficient to warrant certification.

Once an area has been certified as blighted, the planning commission can prepare a redevelopment area plan. The Urban Redevelopment Law further sets forth the

required elements of a redevelopment area plan as follows:

- definition of the redevelopment area boundary
- a map which depicts the existing use of land within the area
- a preliminary site plan
- a land use plan showing proposed uses following redevelopment
- standards of population densities, land coverage and building intensities
- a statement of the proposed changes, if any, to the municipality's zoning ordinance
- a statement of any proposed changes in street layouts and proposed traffic circulation
- a statement of the extent and effect of the re-housing of families which may be necessary for the redevelopment of the area, and the manner in which such re-housing may be accomplished
- a statement of the cost of acquisition within the redevelopment area and of all other costs necessary to prepare the area for redevelopment
- a statement of such continuing controls as may be deemed necessary to effectuate the purposes of the Act

After the Planning Commission prepares a redevelopment area plan, the redevelopment authority may prepare a redevelopment proposal that consists of activities to address the needs of the redevelopment area. All of the neighborhood deficiencies and constraints to development outlined in the redevelopment area plan need not be corrected in a single redevelopment proposal. Instead, a series of redevelopment proposals may be prepared over time to address the needs of the redevelopment area as opportunities arise.

On July 10, 2018, the Municipality of Norristown Planning Commission certified an area in the Municipality as blighted and in need of redevelopment. On July 11, 2018, the Montgomery County Planning Commission certified an area in the Municipality of Norristown as blighted and in need of redevelopment. The Redevelopment Authority of Montgomery County has prepared this redevelopment area plan for the entire redevelopment area, even though the initial phase(s) of redevelopment activities may address only a portion of the redevelopment area.

B. BOUNDARIES OF THE AREA

The boundaries of the redevelopment area are described in the following Exhibits A and B and are graphically illustrated on the **Project Area Boundary Maps**.

In addition to the **Project Area Boundary Maps**, there are maps that show the existing conditions in the redevelopment area. The **Existing Land Use Maps** illustrate the existing land uses in the redevelopment area. The **Parcel Conditions Maps** illustrate the existing conditions of the buildings within the redevelopment area. These maps were included in the project eligibility report and were presented to the planning commissions as documentation for certification of the redevelopment area.

PROJECT BOUNDARY DESCRIPTION – EXHIBITS A AND B

Exhibit A

The Washington/Markley Corridor Redevelopment Area is generally bounded by the Schuylkill River on the southwest; then on the northwest by the southeastern property line of an existing cemetery (Montgomery Cemetery) between the Schuylkill River and Jackson Street extended; then on the northeast by Jackson Street extended between the northeastern property line of said existing cemetery and Hamilton Street; then by Hamilton Street on the northwest, between Jackson Street extended and Lafayette Street; Lafayette Street on the northeast between Hamilton Street and Chain Street; then on the northwest by Chain Street between Lafayette Street and Main Street; then on the northeast by Main Street between Chain Street and Astor Street; then on the northwest by Astor Street between Main Street and Marshall Street; then on the northeast by Marshall Street between Astor Street and Corson Street; then on the northwest by Corson Street between Marshall Street and Oak Street; then on the southwest by Oak Street between Corson Street and Astor Street; then on the northwest by Astor Street between Oak Street and Elm Street; then on the southwest by Elm Street between Astor Street and George Street; then on the northwest by George Street between Elm Street and Beech Street; then on the southwest by Beech Street (extended) between George Street and Hope Alley; then on the northwest by Hope Alley north of Beech Street to property lines that mark the southeasterly most and northeasterly most property lines of a series of five residential properties; by said property lines of residential properties between Hope Alley and the northwestern right-of-way of Haws Avenue; then on the northwest by the northwestern right-of-way of Haws Avenue extended to its point-of-intersection with the extended southwestern right-of-way of James Street; then on the southwest by first the extended southwestern right-of-way of James Street and then the southwestern right-of-way of James Street to an unnamed alley; by the unnamed alley between James Street and the southwesterly property line of Amatex Corporation; by the southwesterly property line of Amatex Corporation between the unnamed alley and Stanbridge Street; then on the northwest by Stanbridge Street between the southwesterly property line of Amatex Corporation and Locust Street extended; then on the northeast by Locust Street extended between Stanbridge Street and the northwestern boundary of Elmwood Park; then on the southeast and the east along the northwestern and western boundary of Elmwood Park in a generally southwesterly and southerly direction to its point-of-intersection with the extended southerly property line of the Police Athletic League (PAL) property; then on the north by the extended southerly property line of the PAL property to the point-of-intersection with the westerly property line of the PAL property; then on the west by the westerly property line of the PAL property;

then on the north by the northerly property line of the PAL property to its point-of-intersection with the western right-of-way of Harding Boulevard; then on the east and the northeast along the western right-of-way of Harding Boulevard to its point-of-intersection with the northwestern right-of-way of Markley Street; then eastwardly across Markley Street to the northerly side of W. Spruce Street; then along the northerly side of W. Spruce Street between Markley Street and Maple Alley; then by Maple Alley between W. Spruce Street and Elm Street; then by Elm Street between Maple Alley and Cherry Street; then by Cherry Street between Elm Street and Airy Street; Airy Street between Cherry Street and Walnut Street; Walnut Street between Airy Street and Main Street; Main Street between Walnut Street and Ford Street; Ford Street between Main Street and the southwesterly property line of McCann Park; by the southwesterly and southerly property line of McCann Park between Ford Street and the southeasterly property line of McCann Park and Sandy Street; Sandy Street between the southeasterly property line of Tremont Cemetery and the easterly Municipal line; and finally on the east by the easterly Municipal line between Sandy Street and the Schuylkill River. The above described area is wholly within the Municipality of Norristown, Montgomery County, Pennsylvania. The above described boundary is also illustrated on a map herein.

Exhibit B

The boundary of the Logan Square Redevelopment Area is described as follows:

On the northeasterly side – by Johnson Highway;

On the northwesterly side – by the properties fronting on the northwesterly side of Markley Street between Johnson Highway and Roberts Street (paper street);

On the southeasterly side – by the southeasterly property line of the now or former Logan Square Shopping Center; and

On the southwesterly side – by the southwesterly property line of the now or former Logan Square Shopping Center.

C. STANDARDS OF POPULATION DENSITIES, LAND COVERAGES & BUILDING INTENSITIES

The standards for population densities, land coverages and building intensities within the redevelopment area will be governed by the Municipality of Norristown Zoning Ordinance. Eleven of the zoning ordinance's 17 zoning classifications apply to various portions of the redevelopment area. The development standards for each of the 11 zoning districts are in Appendix 1.

D. PRELIMINARY SITE PLAN

The Preliminary Site Plan Maps depict new development on a number of the large vacant or underutilized land parcels in the redevelopment area. This depiction reflects just one possible redevelopment scheme. Private sector and public sector investment on both existing and future development sites may produce very different redevelopment scenarios and site plans. The Preliminary Site Plan Maps on the following pages are for discussion purposes only.

E. LAND USE PLAN

The proposed land uses for the Washington/Markley Corridor Redevelopment Area are:

Lower Intensity Mixed Use – This land use classification is located in the northwestern section of the redevelopment area. Uses would include offices, restaurants, health clubs, parks, spaces for the arts, child care facilities, studios, personal service shops, and medium density residential uses. Multiple uses within single buildings are encouraged. Building height should be limited to four stories.

Medium Intensity Mixed Use – In this land use category, shown in the northeastern, eastern and southeastern sections of the redevelopment area, uses would include a variety of retail establishments, offices, banks, transit terminals, restaurants, parks, small recreational facilities, parking facilities, spaces for the arts, services, day care facilities, and medium density residential uses.. Multiple uses within single buildings are encouraged. Building height should not exceed four to six stories.

High Intensity Mixed Use – The area of this land use category is generally bounded by the Schuylkill River, Stony Creek, Penn Street and the Norristown-Plymouth Township border. It would include the uses described above in the Medium Intensity Mixed Use category plus hotels, larger recreational facilities, museums, and high rise apartment buildings. Multiple uses within single buildings are encouraged. Building height should generally not exceed 10 stories.

This land use category contains some industrial and fallow land and will have enhanced regional access via the slip ramp from the turnpike onto Lafayette Street..

Retail – The Logan Square Shopping Center and adjacent area west of Markley Street are the locations for this land use category, which includes a mix of retail uses, restaurants and offices.

Recreation/Open Space – Norristown seeks a continuous green space along the Schuylkill River and along both sides of Stony Creek. All existing parks and areas along the riverfront should be maintained as land for recreational and open space use. These areas should be open to the public and used for active and passive recreation including playing fields, playgrounds, tennis courts, swimming pools, ice skating rinks, fishing and boating marinas, picnic areas, community events, and walking/hiking/biking trails.

The proposed land uses are shown on the **Land Use Plan Maps** on the following pages. These proposed land uses are consistent with the underlying zoning classifications.

F. PROPOSED CHANGES IN ZONING

No proposed zoning changes are recommended at this time. As the redevelopment process evolves over the next few years and development opportunities arise, it may be necessary to update the zoning ordinance and/or map.

G. PROPOSED CHANGES IN STREET LAYOUT & TRAFFIC CIRCULATION

No changes in street layout and/or traffic circulation are proposed at this time, but as the redevelopment process evolves, changes to street layouts and traffic circulation may be necessary.

H. EXTENT, EFFECT AND MANNER OF ACCOMPLISHING THE REHOUSING OF FAMILIES & INDIVIDUALS

No re-housing of families and individuals is anticipated at this time, but as the redevelopment process evolves, some relocation of residents and/or businesses may be required. Relocation planning will be administered by the Redevelopment Authority of Montgomery County in compliance with all state and federal regulations.

As redevelopment proposals are prepared for specific parcels, relocation needs will be identified and the Redevelopment Authority of Montgomery County will devise and implement a plan for replacement housing and/or business relocations.

I. ESTIMATED COST OF ACQUISITION AND OTHER COSTS NECESSARY TO PREPARE THE AREA FOR REDEVELOPMENT

Neither acquisition of property nor other actions to prepare the area for redevelopment are known at this time. As the redevelopment process evolves, specific redevelopment proposals will be prepared that will include cost estimates for acquisition, relocation, infrastructure improvements and other redevelopment activities.

J. CONTINUING CONTROLS

The Washington/Markley Corridor Redevelopment Area Plan shall remain in effect for a period of 20 years from the date of approval of the redevelopment area plan by the Montgomery County Planning Commission.

K. PROCEDURES FOR CHANGES IN THE APPROVED PLAN

The Washington/Markley Corridor Redevelopment Area Plan may be amended from time-to-time in compliance with the provisions of the Pennsylvania Urban Redevelopment Law. The Redevelopment Authority of Montgomery County may obtain the written consent of all redevelopers who have purchased project land and who may be materially affected by an amendment to the Washington/Markley Corridor Redevelopment Area Plan.

Chapter 320. Zoning

Article V. R-2 Residence District

§ 320-40. Legislative intent.

- A. The purpose of the R-2 District is to apply compatible zoning regulations to areas of the municipality that are predominantly residential in composition and nearly fully developed. The standards contained herein are intended to protect the public's health, safety and general welfare by mitigating the adverse impacts of overcrowding on a dense urban landscape. Such negative impacts include, but are not limited to, loss of urban green space, reduced residential on-street parking, and an infringement on personal privacy. The municipality recognizes that within each neighborhood there is an intermingling of residential uses, and to a lesser extent nonresidential uses, on lots of varying sizes.
- B. In accordance with Article VII-A, Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code, the district provides development options, standards, and design criteria that are intended to permit residential infill that is of a similar scale, type, and appearance with existing homes on the block on which they are located. The municipality further acknowledges the vital importance of preserving the district's nonresidential uses for the jobs they create and for the taxes they contribute. Consequently, this district contains standards that are intended to allow for the continuance, expansion, or development of nonresidential uses that are deemed to have minimal impact, and to ensure that all impacts created by those uses are mitigated to the greatest extent possible. All nonresidential development shall be done in such a manner as to ensure the long-term stability and viability of adjoining residential uses.

§ 320-41. Use regulations.

- A. Permitted uses. A building may be erected or used or occupied by any of the following purposes and no other as per the following: To determine allowable housing types on each block (see § 320-11 for definition of "block"), not less than three residential buildings of the same housing type from the list below must currently exist on the block. For the purpose of this district, two individual twin dwelling units sharing a common wall shall constitute a single building and a rowhouse group of three or more individual dwelling units shall also constitute a single building. All other housing types, or those housing types listed below that comprise two or fewer buildings on the block, are not permitted, and shall be considered nonconforming on the block on which they are located.
 - (1) Single-family detached dwelling.
 - (2) Twin dwelling.
 - (3) Duplex dwelling provided that the dwelling was designed and originally constructed as such.
 - (4) Rowhouse dwelling.
- B. Accessory uses. Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based business.

- C. Special exceptions. The following uses and no others when authorized by the Zoning Hearing Board pursuant to Article XXI, Special Exceptions, and the criteria contained herein.
- (1) Family day-care home.
 - (2) Group homes pursuant to § 320-216B.
 - (3) Office/light manufacturing uses to include:
 - (a) Artisan studio or crafts workshop.
 - (b) Upholstery services.
 - (c) Assembly of finished products.
 - (d) Scientific research, engineering, training.
 - (e) Administrative or professional offices.
 - (f) Other uses of a similar scale and/or intensity.
 - (4) Residential mixed use conversions to include:
 - (a) Retail store for the sale of groceries ("mini-markets"/bodegas), dry goods, variety merchandise, flowers, or other household supplies.
 - (b) Limited restaurant selling commercially precooked, preheated, or microwaved food.
 - (c) Coffee shop, tearoom or internet cafe.
 - (d) Personal service shop, including barbershop, hairdresser, shoe repair, tailor, self-service laundry.
 - (e) Professional office for lawyers, accountants, or other such similar professions.
 - (f) Other uses of a similar scale and/or intensity.
 - (5) Neighborhood playgrounds and parks.
 - (6) Houses of worship.
 - (7) Public/private/parochial schools.
 - (8) Libraries.
 - (9) Fire stations or volunteer fire companies.
- D. Signs. Unless otherwise noted, when erected and maintained in accordance with the provision of Article XXVII, Signs.
- E. Parking. Off-street parking pursuant to the standards in Article XXVI, Off-Street Parking and Loading, unless otherwise noted.

§ 320-42. Dimensional criteria.

- A. Front yard. Unless otherwise noted, each property shall have one front yard, or in the case of a corner lot two front yards. Distance shall be determined by measuring from the curb line of the street to the front facade of the principal building, excluding bay windows, stoops or other similar projections, on the property immediately to the right or to the left. Either measurement may be used and shall constitute the required

...but in no case shall be less than five feet (six feet along principal arterial roads). On corner lots, the front facade shall constitute the facade that is facing the greater of the two streets (as determined by road classification or traffic volume if both roads are the same classification). When bordered by vacant property on one side, the front yard setback established from the adjoining developed property shall apply. For a property that is bordered on both the left and right by vacant property, the front yard shall be as follows:

- (1) Single-family detached dwelling: minimum 25 feet but not to exceed 30 feet.
- (2) Twin and duplex dwelling: 20 feet but not to exceed 25 feet.
- (3) Rowhouse dwelling: 10 feet but not to exceed 15 feet.

B. Area, width, yard, height and impervious coverage. Unless otherwise noted, the following dimensional standards shall be established by taking the median value of the same permitted housing types on the block as determined by § 320-41A. Nonconforming housing types may not reduce lot area or width but shall otherwise conform to § 320-42B(3), (4), (5), (6) and (7) below.

- (1) Lot area. Shall be the established median value of the same housing type on the block and shall constitute the minimum allowable lot area but in no case shall be less than 3,000 square feet per single-family detached dwelling, 2,500 square feet per twin dwelling unit, 3,500 square feet per duplex building, and 2,000 square feet per interior and 2,500 square feet per corner rowhouse unit.
- (2) Lot width. Shall be the established median value on the block and shall constitute the minimum allowable lot width, but in no case shall be less than 25 feet per single-family detached dwelling, 20 feet per twin dwelling unit, 35 feet per duplex building, and 15 feet per interior and 20 feet per corner rowhouse unit.
- (3) Side yard. Shall be established by the side yard setbacks of the principal building(s) on property immediately adjacent to the left and right (either dimension may be used). The measurement shall be from the side wall, exclusive of bay windows, porches, chimneys or other similar projections to the side property line. In no case shall an individual side yard setback be less than five feet. When bordered by vacant property on one side, the setback established from the adjoining developed property shall apply to both sides. If bordered on both sides by vacant property, the minimum side yard shall be 15 feet.
- (4) Rear yard. Shall be established by the rear yard setbacks of the principal building(s) on property immediately adjacent to the left or the right (either dimension may be used). The measurement shall be from the rear facade, exclusive of bay windows, porches, decks, chimneys or other similar projections to the rear property line. In no case shall the individual rear yard setback be less than 15 feet. When bordered to the rear and side by vacant property, the minimum rear yard setback shall be 25 feet.
- (5) Building height. To be no greater than the median height of buildings on the block of the same residential use type but in no case shall exceed 40 feet in height.
- (6) Off-street parking may be reduced by one space per residential unit on streets where on-street parking provides 50% or more of the on-site parking requirement.
- (7) Requirement tables.

Housing Type	Lot Size In Square Feet	Maximum Impervious Surface	Maximum Building Cover
Single-family detached	3,000 to 5,000	60%	30%
	Greater than 5,000 to 10,000	50%	25%
	Greater than 10,000 and above	40%	20%
Twin	2,500 to 5,000	80%	50%
	Greater than 5,000	70%	40%

Housing Type	Lot Size in Square Feet	maximum Impervious Surface	Maximum Building Cover
Duplex	3,500 to 6,000	60%	40%
	Greater than 6,000	50%	30%
Rowhouse	2,000 to 3,500	80%	70%
	Greater than 3,500	70%	60%

C	Special Exception Uses	Neighborhood Play Grounds/Parks	Houses of Worship	Schools/ Libraries	Fire Stations
1	Minimum lot size (net square feet)	10,000	10,000	43,560	20,000
2	Minimum lot width (feet)	75	75	100	75
3	Minimum front yard setback from street curb line (feet)	25	20	25	25
4	Minimum side yard setback (feet)	25*	15	25	25
5	Minimum rear yard setback (feet)	25*	25	25	25
6	Maximum building height (feet)	25	35**	35	35
7	Maximum impervious coverage (percent of net lot area)	Not applicable	75%	30%	85%
8	Maximum building coverage (percent of net lot area)	Not applicable	60%	20%	70%

D	Special Exception Uses	Office/Light Manufacturing
1	Minimum lot size (net square feet)	20,000
2	Minimum lot width (feet)	75
3	Minimum front yard setback from street curb line (feet)	20
4	Minimum side yard setback (feet)	25
5	Minimum rear yard setback (feet)	25
6	Maximum building height (feet)	35
7	Maximum impervious coverage (percent of net lot area)	85%
8	Maximum building coverage (percent of net lot area)	50%

* A minimum setback for all side and rear yards of 50 feet for all active play areas and/or open air structures such as pavilions.

** Church spires may extend to a maximum height of 50 feet.

§ 320-43. General development regulations.

A. All uses.

- (1) Supplemental regulations. The relevant provisions found in Article XXIII, Supplemental Regulations, shall apply.
- (2) Building row maximum. No more than six individual rowhouse units may be attached in a single row.
- (3) Architectural design. All new homes, alterations, or additions that are not within a certified historic district shall conform to the following basic design standards:
 - (a) New homes shall be consistent with the pattern of size, mass and footprint, as with other similar homes on the block.
 - (b) New homes shall be consistent with the proportion of height and width of similar homes on the block.
 - (c) New homes shall have front porches or house stoops if the majority of homes of the same housing type on the block have those features.

§ 320-44. Special exception regulations.

All R-2 special exception uses shall conform to the standards and criteria of Article XXI, Special Exceptions, and the criteria contained herein:

A. Office/light manufacturing.

- (1) Uses shall be limited to the following areas only:
 - (a) Properties zoned R2 located west of Markley Street and south of Harding Boulevard (not including Harding Boulevard itself).
 - (b) Properties zoned R2 located east of Franklin Street and south of West Main Street.
- (2) Uses shall not interfere with the public's right to a quiet, clean and peaceful neighborhood.
- (3) The standards and criteria contained in Article XXVI, Performance Standards, of this chapter shall apply.
- (4) The minimum distance between office/light manufacturing uses on separate lots shall be 1,000 feet.
- (5) No more than 20 full-time employees or part-time equivalent employees per business.
- (6) Outdoor storage of materials and/or supplies is not permitted.
- (7) A system of efficient vehicle ingress and egress that does not block or interfere with the use of driveways or the on-street parking areas of neighboring residential properties is required.
- (8) Only two or three axle commercial vehicles may service the site unless the property has direct driveway access off of the following roads; Markley Street, Dekalb Street and East Main Street.
- (9) Truck pick-up and delivery zones shall be accommodated on site and shall not diminish the amount of available on-street residential parking.
- (10) Deliveries, loading and unloading shall be during normal daytime hours of operation only.
- (11) No overnight idling of vehicles.
- (12) All employee and visitor parking in addition to truck pick-up and delivery zones shall be accommodated on site and shall not diminish the amount of available on-street residential parking.

(13) **Parking rules:**

- (a) Minimum parking setback five feet from rear and side yards when abutting a nonresidential use and 20 feet when abutting a residential use or district.
 - (b) No parking shall be permitted within the front yard setback.
- (14) Screen buffer of landscaping as per § 282-433 of the Subdivision and Land Development Ordinance shall be required along all side and rear yards abutting a residential use or district.
- (15) Refuse collection areas shall be indoors where feasible. Where indoor refuse collection and storage is impracticable or infeasible, refuse may be stored out of doors provided the following conditions are met:
- (a) Refuse collection areas shall be located to the rear of the building and set back a minimum of 50 feet from all property lines abutting a residential district or use.
 - (b) Refuse collection and storage shall be within an enclosure that contains architectural elements consistent with, and complementary to, the primary building(s) on the site.
 - (c) Refuse collection areas shall be shielded from the direct view of any adjacent residential district or use with landscaping as per of the Municipal Subdivision and Land Development Ordinance.^[1]
- [1] *Editor's Note: See Ch. 282, Subdivision and Land Development.*
- (16) Sign illumination shall be limited to the hours of operation or between the hours of 6:00 a.m. and 9:00 p.m., whichever is less.
- (17) All proposals for new development, redevelopment, or the expansion of an existing light industrial use that results in the construction of a new building(s) or alterations to the exterior of an existing building(s) shall submit the following information to the Design Review Board as established in § 320-245 in sufficient detail for the Board to render an advisory opinion to the Zoning Hearing Board. Sketch plans shall show the following information:
- (a) Location of existing and proposed buildings and structures on the site.
 - (b) Adjoining residential buildings and structures within 50 feet of the property line.
 - (c) Architectural elevations or photographs of similar buildings and/or structures that are generally accurate facsimiles.

B. Residential mixed-use conversion.

- (1) Residential mixed-use conversions may only occur in an existing twin, duplex, or rowhouse dwelling that was originally constructed for residential use.
- (2) Residential mixed-use conversions may not interfere with the public's right to a quiet, clean and peaceful neighborhood.
- (3) Only one residential mixed-use conversion shall be permitted on a corner property of an intersection, exclusive of alleys or driveways, of a street listed below in the R-2 District.
 - (a) Airy Street.
 - (b) Beginning at Buttonwood Street, Elm Street to the east to Arch Street.
 - (c) Beginning at West Brown Street DeKalb Street to the south.
 - (d) Lafayette Street.

- (e) Marshall Street.
 - (f) Beginning at Buttonwood, West Oak Street to the east to Tremont Avenue.
 - (g) Spruce Street east to Arch Street.
 - (h) Markley Street north to Fornance Street.
 - (i) Fornance Street east to Arch Street.
- (4) Mid-block conversions may only occur on DeKalb Street between East Basin Street to the north, and Elm Street to the south.
 - (5) The minimum distance between intersections with a mixed-use conversion shall be 500 feet as measured from the center point of the intersection extending linearly along the center-line of an above named street.
 - (6) Residential mixed-use conversion shall be limited to the first floor only and shall not exceed 750 square feet of gross floor area except for those uses located on DeKalb Street, which may convert an additional 750 square feet of first floor space to a maximum of 1,500 square feet provided that one off-street parking space be provided for each additional 250 square feet of gross floor area.
 - (7) No residential uses shall be permitted on the first floor.
 - (8) No more than one residential unit per floor shall be permitted to a maximum of two residential units per building after conversion.
 - (9) Exterior alterations of the front or side facades shall be limited to that which is necessary for safe and efficient public access.
 - (10) Refuse collection shall be contained within the confines of the primary structure.
 - (11) Hours of operation shall be limited to between 6:00 a.m. and 9:00 p.m.
 - (12) Signage shall be limited to one wall or window per street frontage and shall not exceed 10 square feet.
 - (13) Sign illumination shall be limited to the hours of operation or between the hours of 6:00 a.m. and 9:00 p.m., whichever is less.
 - (14) Applicant shall submit architectural plans showing proposed interior alterations, building entrance(s), exterior elevations, signs and lighting shall be submitted to the Design Review Board in sufficient detail for review and comment.

§ 320-45. through § 320-54. (Reserved)

Chapter 320. Zoning

Article VII. MR Multifamily Residential District

§ 320-65. Legislative intent.

The purpose of the Multifamily Residential District is to provide quality garden apartment, townhouse, mixed-residential, and age-restricted housing developments in those locations within the municipality that are best suited to accommodate the increased density associated with such development. It is further the intent of this district to insure that all new development integrates seamlessly with the surrounding community both visually and functionally. Furthermore, developments are to provide residents the amenities that are commonly associated with compact development such as, but not limited to, landscaped open space, internal trails and/or walkways, passive and/or active recreation facilities, and an integrated sidewalk network.

§ 320-66. Use regulations.

- A. Permitted uses. A building or buildings may be erected or used and a lot may be used or occupied by any of the following uses and no other.
- (1) Any R-2 residential use on a single lot as per the standards of the R-2 District.
 - (2) Multifamily development to include garden apartments, townhouse dwellings, single-family and twin dwellings provided that single-family and twin dwellings comprise no more than 40% of all units built.
 - (3) Personal service shop, including barbershops, hairdresser, nail salon, shoe repair, tailor, dry cleaner, flower shop, or uses of a similar nature, provided that they are located wholly within a garden apartment building and shall be limited to the first floor only. Total square footage shall not exceed 20% of the first floor gross footage.
 - (4) Accessory uses customarily incidental to any principal use permitted by this section including, but not limited to:
 - (a) Pool.
 - (b) Community center or recreation facility.
 - (c) Carports and free standing garages.
 - (d) Pavilions and gazebos.
 - (e) Maintenance buildings.
- B. Special exceptions. The following uses and no others when authorized by the Zoning Hearing Board pursuant to Article XXI, Special Exceptions, and the criteria contained herein.
- (1) Neighborhood playgrounds and parks.
 - (2) Houses of worship.

(3) Public/private/parochial schools.

- C. Signs. Unless otherwise noted, when erected and maintained in accordance with the provisions of Article XXVII, Signs.
- D. Parking. Off-street parking pursuant to the standards in Article XXVI, Off-Street Parking and Loading, unless otherwise noted.

§ 320-67. Dimensional criteria.

A. Multifamily.

A	Permitted Use	Multifamily
1	Minimum tract size (acres)	5
2	Maximum density	15 dwelling units per gross acre
3	Minimum tract frontage on a public road (feet)	250
4	Minimum tract boundary setback (except public roads)	
	Single-family or twin dwellings	30
	Townhouse dwellings	40
	Garden apartments	50
5	Minimum distance between buildings	
	Single-family or twin dwellings	20 side to side, and 50 front to back
	Townhouse dwellings	25 side to side, and 50 front to back
	Garden apartments	40 side to side, and 75 front to back
6	Maximum building coverage (percent of net lot area)	25
7	Maximum impervious surface (percent of net lot area)	60
8	Minimum common open space (percent of net lot area)	20
9	Maximum building height (feet)	
	Single-family, twin, and townhouse dwellings	35 or 2 stories or 35 which ever is less
	Garden apartments	48 or 4 stories which ever is less

B. Special exception.

B	Special Exception	Neighborhood Play Grounds/Parks	Houses of Worship	Schools/Libraries
1	Minimum lot size (net square feet)	10,000	10,000	43,560
2	Minimum lot width (feet)	75	75	100
3	Minimum front yard setback from street curb line (feet)	25	20	25
4	Minimum side yard setback (feet)	25*	15	25
5	Minimum rear yard setback (feet)	25*	25	25

B	Special Exception	Neighborhood Play Grounds/Parks	Houses of Worship	Schools/Libraries
6	Minimum building height (feet)	25	35**	35
7	Maximum impervious surface (percent of net lot area)	Not applicable	75%	30%
8	Maximum building coverage (percent of net lot area)	Not applicable	60%	20%

* A minimum setback for all side and rear yards of 50 feet for all active play areas and/or open air structures such as pavilions.

** Church spires may extend to a maximum height of 50 feet.

§ 320-68. Development regulations.

- A. Supplemental regulations. The relevant provisions found in Article XXIII, Supplemental Regulations, shall apply.
- B. Multifamily development.
- (1) The property shall be under single ownership for the maintenance, service and operation of the community. This includes all land, buildings, infrastructure and facilities contained within the tract of land.
 - (2) An internal sidewalk or pathway system shall be provided.
 - (3) Sidewalks shall be installed along tract frontage adjacent to public streets.
 - (4) Connectivity shall be provided from internal sidewalks/walkways to the public sidewalk system.
 - (5) Size limit for accessory buildings:
 - (a) Maintenance buildings shall not exceed 1,000 square feet in size.
 - (b) Garages and carports:
 - [1] Each individual bay for an accessory garage (not attached to a house) or carport shall not exceed 320 square feet in size.
 - [2] No more than six garages or carports shall be attached in a row.
 - (6) No more than six townhouse units shall be constructed in a single row.
 - (7) Single-family twin or townhouse dwellings with garages in the front shall have a minimum twenty-foot driveway depth to ensure that no parked vehicles impede the pedestrian use of the sidewalk.
 - (8) All residential buildings, except garden apartments, located within 30 feet of an existing right-of-way and garden apartments located within 50 feet of a public right-of-way shall be oriented with their front facades facing, and taking direct pedestrian access from, the public right-of-way. If this standard cannot be met as determined by Municipal Council, then the following shall apply:
 - (a) The rear or side facade of any residential building facing a public right-of-way shall be so designed with windows, doors, and architectural elements that when taken together visually integrate the building(s) into the existing streetscape environment. To ensure compliance, building elevations

shall be submitted to the Design Review Board for comment during the land development approval process.

- (9) The development shall provide for public outdoor gathering areas or public recreation that shall include, but not be limited to, pocket parks, gazebos, walking trails and playgrounds.
- (10) Side and rear yards shall contain perimeter landscaped buffers of sufficient density and opacity to minimize sound and light spillover onto adjoining properties.
- (11) In addition to the buffers all other areas not devoted to buildings or parking shall be landscaped with trees, shrubs, ornamental plants and grass or other appropriate ground cover.
- (12) Trash dumpster areas shall be screened with fencing and landscaping.
- (13) All multifamily developments of 25 units or more shall require a traffic impact study.

§ 320-69. through § 320-74. (Reserved)

Chapter 320. Zoning

Article VIII. NC Neighborhood Commercial District

§ 320-75. Legislative intent.

The purpose of this district is to provide for commercial areas that cater to the daily convenience shopping and service needs of the surrounding residential neighborhoods. Furthermore, it is the intent of this district to preserve, to the greatest extent possible, the existing building stock that defines the architecturally historic community character. Therefore, all new construction shall be architecturally and functionally compatible with the established streetscape. It is further the intent of this district to:

- A. Promote a balance of retail, service, office, and dining uses which serve the adjacent neighborhoods.
- B. Encourage pedestrian flow through the design of mixed-use buildings with sidewalk-level retail uses.
- C. Encourage lively, activity areas and gathering places for the community.
- D. Ensure that new buildings, additions, and renovations are consistent with and enhance the surrounding streetscape.
- E. Encourage economic development through the establishment of flexible standards.

§ 320-76. Use regulation.

- A. Permitted uses. A building may be erected or used and a lot may be used or occupied by any of the following uses and no other.
 - (1) Any R-2 residential use on a single lot as per the standards and criteria of the R-2 District.
 - (2) Conversion of an existing residential building where the commercial use occupies more than one floor after conversion as per the standards in Article VI, MSMU District.
 - (3) Small-scale retail establishments for the sale of dry goods, variety and general merchandise, household supplies, food, drugs, hardware, furnishings, antiques, baked goods, greeting cards, plants and flowers, optical goods, musical instruments.
 - (4) Personal service shops, including barbers, hairdressers, tailors, dressmakers, shoe repair and dry cleaning provided that no cleaning operations are performed on the premises.
 - (5) Studio for photography, music or dance.
 - (6) Establishment serving food or beverages to the general public, such as restaurant, cafe, confectionery or ice cream shop, including walk-up windows.
 - (7) Banks, credit unions and savings and loans.
 - (8) Small market grocery stores.

- (9) Catering establishments.
 - (10) Business office, such as real estate, travel agency, and insurance.
 - (11) Nail salons, provided that 500 feet separates them from any other nail salon.
 - (12) Thrift store, provided that 500 feet separates them from any other thrift store.
 - (13) Professional office for the practice of medicine, law, engineering, architecture, design, real estate, insurance or financial consultation.
 - (14) Laundromats where customers operate the equipment.
 - (15) Automotive parts and accessories stores, excluding body shops or repair facilities.
 - (16) Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based business.
- B. Special exception. The following uses and no other when authorized by the Zoning Hearing Board pursuant to Article XXI, Special Exceptions, and the criteria herein.
- (1) Outdoor dining.
 - (2) Taverns provided that 500 feet separates them from an existing school or church.
- C. Signs. Unless otherwise noted, when erected and maintained in accordance with the provisions of Article XXVII, Signs.
- D. Parking. Off-street parking, exclusive of parking garages, pursuant to the standards in Article XXVI, Off-Street Parking and Loading.

§ 320-77. Dimensional criteria.

A. All nonresidential uses.

A	All Nonresidential Uses	Uses
1	Minimum lot size (net square feet)	2,500
2	Minimum lot width (feet)	25
3	Minimum front yard (feet)	§ 320-77B below
4	Minimum side yard setback (feet)	None with shared party wall, 5 ft with no party wall
5	Minimum rear yard setback (feet)	10 ft abutting nonresidential, 20 ft abutting residential use or zone
6	Maximum building height (feet)	35
7	Maximum impervious surface (percent of net lot area)	90%
8	Maximum building coverage (percent of net lot area)	75%

- B. Front yard. Each building shall have one front yard, and in the case of a corner lot two front yards. Distance shall be determined by measuring from the curb line of the street to the front facade of the principal building, excluding bay windows, stoops or other similar projections, on the property immediately to the right or to the left. Either measurement may be used and shall constitute the required build-to line, but in no case shall be less than 10 feet. On corner lots, the front facade shall constitute the facade that is facing the

greater of the two streets (as determined by road classification or traffic volume). When bordered by vacant property on both sides the required build to line shall be 20 feet.

§ 320-78. Nonresidential development regulations.

A. General.

- (1) Supplemental Regulations: The relevant provisions found in Article XXIII, Supplemental regulations, shall apply.
- (2) Only one building shall be permitted per lot with a maximum gross floor area of 8,000 square feet.
- (3) Building additions shall be located to the rear and shall be compatible with the existing building in appearance size, scale and materials.
- (4) The storage of refuse shall be provided inside the building or within an outdoor area enclosed by either walls or an opaque fence that is architecturally compatible with the primary building.
- (5) Stairways, fire escapes and other structural alterations shall be located to the rear or side of the building.
- (6) Parking shall be accommodated to the rear or side of the property and may not extend beyond the front wall of the principal building. Corner lots with two front yards may have parking within the front yard setback of the street of lesser classification.
- (7) Any building that directly faces an abutting public street shall feature at least one customer entrance to that street with a direct sidewalk connection. This requirement can be met for a building on a corner lot with an entrance facing the corner that is visible from both sides.

B. Design standards.

- (1) Alterations to the front facade must conform to the architectural standards and criteria of the applicable HARB.
- (2) Demolition may only occur if the building has limited or no historical value as determined by the HARB or is shown to be structurally unsound and cannot be stabilized as determined by a professional structural engineer specializing in historic structures applicable HARB.
- (3) New infill development shall generally employ building types that are compatible to the architecture of the area in their massing and external treatment.
- (4) New infill development shall also retain the historic architectural rhythm of building openings (including windows and entries) of the same block.
- (5) Blank facades shall not be permitted along any exterior wall facing a street, parking area or walking area.
- (6) Awnings, porticos, bay windows, or any other physical protrusion from a facade on which a public sidewalk is located shall not interfere with the free flow of pedestrians by maintaining a ten-foot-wide clear pathway at all times.

§ 320-79. through § 320-84. (Reserved)

Chapter 320. Zoning

Article IX. CR Commercial Retail District

§ 320-85. Legislative intent.

The intent of this district is to provide for a variety of goods and services that are typically located in larger commercial/retail centers to the municipality's residents. It is further the intent of this district to discourage strip-style commercial development with its excessive paved areas, numerous curb cuts and discordant architectural styles, but instead to encourage development that integrates harmoniously with surrounding properties and nearby neighborhoods. It is further the intent of this district to:

- A. Encourage the retention of the existing community character of Norristown by preserving the existing buildings and landscape spaces to the greatest extent possible.
- B. Encourage consolidation of driveways, parking, and curb cuts to provide more efficient and economical access and parking.
- C. Encourage a coordinated pedestrian path system to provide safe, efficient and convenient pedestrian access from parking areas to and amount the various permitted uses, and to neighboring residential areas.
- D. Discourage the overdevelopment of lots by limiting the maximum permitted building and impervious coverage.
- E. Assure suitable design to protect the character and property values of adjacent and nearby neighborhoods.
- F. Minimize congestion and hazardous traffic conditions.
- G. Allow existing commercial properties to be appropriately redeveloped.
- H. Encourage the location of commercial buildings so they are accessible by public transportation.

§ 320-86. Use regulations.

- A. Class I permitted uses. A building may be erected or uses and a lot may be used or occupied by any of the following Class I uses and no other.
 - (1) Retail stores offering dry goods, variety merchandise, clothing, groceries, baked goods, flowers, plants, drugs, books, furnishings or other household supplies, antiques, hardware, jewelry, clocks, optical goods, cameras, home appliances, electronic equipment. Shopping centers, as defined in this chapter, are only permitted as a Class III permitted use.
 - (2) Retail sale of professional scientific and professional instruments and equipment.
 - (3) Convenience stores without fuel pumps.
 - (4) Funeral homes.

- (5) Personal service shop including but not limited to barber shop and/or hair dresser, shoe repair, tailor, nail salon, dry cleaner (pick-up only), self-service laundry.
 - (6) Offices of doctor, dentist and other healthcare providers.
 - (7) Administrative offices.
 - (8) Studio for dance, art, music, photography or exercise.
 - (9) Business services establishments including copy centers, retail printing and duplication services, computer rental copying centers, mailbox rental and shipping, express and parcel delivery services.
 - (10) Bank or financial institution.
 - (11) Automotive parts and accessories stores.
 - (12) Restaurants, delicatessens, luncheonettes, coffee shops, retail bakers and confectionery or ice cream shops without drive-through facilities.
 - (13) Drug store without drive-through facilities.
 - (14) Day-care centers.
 - (15) Accessory use on the same lot with and customarily incidental to the use permitted and utilized. Accessory uses shall meet all requirements for permitted uses.
- B. Class II permitted uses. A building may be erected or used and a lot may be used or occupied by any Class I permitted uses and the following Class II uses and no other.
- (1) Animal hospital and/or veterinarian offices.
 - (2) Banquet facilities.
 - (3) Gas stations and convenience stores with gas pumps.
 - (4) Car wash facilities.
 - (5) Class I use with drive-through facilities.
- C. Class III permitted uses. A building may be erected or uses and a lot may be used or occupied by any Class I and Class II permitted uses and the following Class III uses and no other.
- (1) Shopping centers.
 - (2) Lawn and garden centers.
 - (3) Nursery, garden center, or greenhouse.
 - (4) Health clubs and indoor recreation.
 - (5) Movie theaters.
 - (6) Automobile dealerships.
- D. Special exceptions. The following uses when authorized by the Zoning Hearing Board as a special exception as per Article XXI, Special Exceptions.
- (1) Tavern.

(2) Check-cashing facilities.

(3) Pawn shops.

E. Signs. Unless otherwise noted, when erected and maintained in accordance with the provisions of Article XXVII, Signs.

F. Parking. Unless otherwise noted, off street parking pursuant to the standards in Article XXVI, Off-Street Parking and Loading.

§ 320-87. Dimensional criteria.

A	Uses	Class I	Class II	Class III
1	Minimum lot size (net square feet)	10,000	20,000	5 acres
2	Minimum lot width (feet)	75	100	200
3	Minimum front yard (feet)	20	30	50
4	Minimum side yard setback (feet)	15 and 25 when abutting a residential use or zone	20 and 50 when abutting a residential use or zone	40 and 65 when abutting a residential use or zone
5	Minimum rear yard setback (feet)	15 and 25 when abutting residential use or zone	20 and 50 when abutting residential use or zone	40 and 65 when abutting residential use or zone
6	Minimum parking setback from the curb line of the street (feet)	20	20	25
7	Minimum parking setback from nonresidential property lines (feet)	10	10	15
8	Minimum parking setback from residential use or zone (feet)	20	30	40
9	Minimum setback of outdoor storage and trash storage areas from abutting residential a residential use or zone (feet)	30	50	50
10	Maximum building height (feet)	35	40	40
11	Maximum impervious surface (percent of net lot area)	70%	70%	65%
12	Maximum building coverage (percent of net lot area)	35%	30%	25%

§ 320-88. General regulations.

A. All uses.

(1) All buildings shall comply with following standards:

(a) Rear and side facades shall be of finished quality and shall be of color and materials that are similar to the front facade and blend with structures within the development as well as with structures in the surrounding area.

- (v) Any property with more than one building on the site shall have a common and coherent architectural theme throughout the development.
- (c) Building facades must be interrupted at least once within every 100 horizontal feet, with offsets of four or more feet in depth along any building facade facing a public street or public parking. Offsets shall be continuous from grade to the roofline.
- (d) Building facades of 200 feet or more which face public streets or public parking shall, in addition to offsets, include other design elements to break up the facade, such as awnings, porches, canopies, towers, balconies, bays, changes in building materials, gables, and planted trellises.
- (e) Principal buildings shall have clearly defined, highly visible customer entrances with features such as canopies, porticoes, arches, and integral planters that incorporate landscaped areas and/or areas for sitting.
- (f) Rooflines shall be varied to add visual interest, to reduce the scale of larger buildings, and to create consistency with buildings in the surrounding area.
- (g) Buildings with less than 15,000 square feet of building area on the ground floor that are located within 100 feet of a residential zoning district shall have pitched roofs covering at least 80% of the building with a pitch of at least six vertical inches to every 12 horizontal inches.
- (h) Buildings with more than 15,000 square feet on the ground floor shall meet one of the following roof requirements:
 - [1] The same roof requirement as outlined above in § 320-88A(1)(f).
 - [2] Parapets or mansard roofs that conceal flat roofs and rooftop equipment such as HVAC units along all roof edges.
 - [a] For all buildings, building ridgelines or roof planes facing public streets and public parking lots must be interrupted at least once every 100 feet by a vertical change of five feet, the inclusion of a new gable, or the inclusion of a dormer.
- (2) Any establishment which provides shopping carts for transportation of goods to parking areas must furnish cart storage locations with the following standards:
 - (a) The cart storage area shall be clearly marked as such with signage consistent with this chapter.
 - (b) The cart storage area must be protected with a see-through barrier or bollards to prevent carts from drifting.
 - (c) The cart storage areas may not diminish the required number of parking spaces.
- (3) All development shall meet the following pedestrian circulation standards:
 - (a) A pedestrian walkway, no less than five feet in width, separate and apart from parking and travel lanes, shall provide a direct link from the public sidewalk or street right-of-way to the principal customer entrance of all principal retail establishments on the site.
 - (b) Walkways shall also connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, and building and store entry points.
 - (c) Unobstructed sidewalks, no less than six feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas.
 - (d) Along facades with building entrances, the required six-foot-wide sidewalk area shall be set back from the facade by a three-foot area that either contains planting beds or additional sidewalk

- (e) All internal pedestrian walkways and crosswalks shall be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort.
 - (f) Buildings and sidewalks shall be handicapped accessible.
- B. Class I permitted uses.
- (1) No outdoor storage of material or equipment is permitted.
- C. Class II permitted uses.
- (1) No outdoor storage of material or equipment is permitted.
 - (2) Car washes, oil change and lube facilities, gas stations, mini-marts, convenient stores with fuel pumps and any other use with fuel pumps, drive-through facilities, and veterinary clinics shall conform to the standards of Article XXIII, Supplemental Regulations.
- D. Class III permitted uses.
- (1) All shopping centers and other retail establishments with 75,000 square feet or more in gross floor area shall meet the following additional requirements:
 - (a) Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than 60% of their horizontal length. To qualify for this requirement, display windows shall begin between 12 to 24 inches above ground level and shall end between 78 inches and 108 inches above ground level.
 - (b) Large buildings and shopping centers shall have clearly defined, highly visible customer entrances for primary buildings featuring no less than three of the following: canopies or porticoes; overhangs; recesses/projections; arcades; raised corniced parapets over the door; peaked roof forms; arches; outdoor patios; and display windows.
 - (c) Storefront landscaping shall be provided between the foundations of buildings and driveways/parking areas. A minimum of 25% of the area between the building foundation and driveways/parking areas shall be landscaped in accordance with § 282-433 of the Municipal Subdivision and Land Development Ordinance.
 - (d) All sides of shopping centers and retail establishments with 50,000 square feet or more of floor area that directly face an abutting public street shall feature at least one customer entrance connected to the street by a clearly defined pedestrian walkway. This requirement can be met for two sides of a shopping center or large retail establishment by a corner entrance that is visible from both sides.
 - (e) Shopping centers shall contain a common use area that will serve as a focal point for the center and provide walkways, seating, and landscaping. The common use area shall meet the following requirements:
 - [1] It shall generally be located between the street and the front facade of the primary shopping center or large retail establishment building, within 200 feet of this building.
 - [2] It shall be equal to or greater in size than 5% of the gross floor area of the shopping center or large retail establishment.
 - [3] It shall be directly connected to the sidewalk in front of the shopping center or large retail establishment, without intervening driveways or streets.

APPENDIX 2: RESOLUTIONS

**RESOLUTION OF THE
MONTGOMERY COUNTY PLANNING COMMISSION BOARD
APPROVING THE REDEVELOPMENT AREA PLAN FOR THE WASHINGTON/MARKLEY
CORRIDOR REDEVELOPMENT AREA IN THE MUNICIPALITY OF NORRISTOWN,
MONTGOMERY COUNTY, PENNSYLVANIA**

WHEREAS, the Montgomery County Planning Commission is the official planning advisory agent to the Board of County Commissioners of the County of Montgomery; and

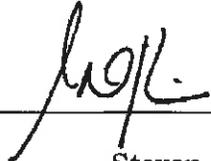
WHEREAS, there was presented at this meeting of the Montgomery County Planning Commission for its consideration and approval a copy of the Redevelopment Area Plan for the Washington/Markley Corridor Redevelopment Area in the Municipality of Norristown, Montgomery County, Pennsylvania, dated October 2018 (Plan); and

WHEREAS, the Montgomery County Planning Commission has previously examined the above described area and found at its meeting of July 11, 2018 that it presents some or all of the characteristics that warrant its being considered a redevelopment area as defined in the Urban Redevelopment Law, approved the 24th day of May, 1945, P.L. 991.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Planning Commission, that:

- a. The Plan is in all respects approved.
- b. Certified copies of this Resolution will be given to the Board of County Commissioners of the County of Montgomery, Municipal County of the Municipality of Norristown, the Municipality of Norristown Planning Commission, and the Redevelopment Authority of Montgomery County.

The above resolution was adopted on the motion of Mr. West, seconded by Mr. Ernst, and carried a vote of (9 yes) (0 no) (0 abstain) at the November 14, 2018 meeting of the Montgomery County Planning Commission Board.



Steven Kline, Chair



Jody L. Holton, AICP, Secretary

RESOLUTION PC18-02

RESOLUTION OF THE MUNICIPALITY OF NORRISTOWN PLANNING COMMISSION APPROVING THE REDEVELOPMENT AREA PLAN FOR THE WASHINGTON/MARKLEY CORRIDOR REDVELOPMENT AREA IN THE MUNICIPALITY OF NORRISTOWN, MONTGOMERY COUNTY, PENNSYLVANIA

WHEREAS, the Planning Commission of the Municipality of Norristown is the official planning advisory agent to the Municipal Council of the Municipality of Norristown; and

WHEREAS, there was presented at this meeting of the Planning Commission of the Municipality of Norristown for its consideration and approval a copy of the Redevelopment Area Plan for the Washington/Markley Corridor Redevelopment Area in the Municipality of Norristown, Montgomery County, Pennsylvania, dated October 2018 (Plan); and

WHEREAS, the Planning Commission of the Municipality of Norristown has previously examined the above described area and found at its meeting of July 10, 2018 that it presents some or all of the characteristics that warrant its being considered a redevelopment area as defined in the Urban Redevelopment Law, approved the 24th day of May, 1945, P.L. 991.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Municipality of Norristown that:

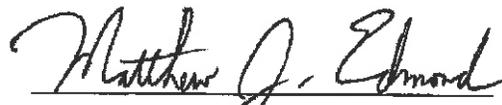
- a. The Plan is in all respects approved.
- b. Certified copies of this Resolution will be given to the Municipal Council of the Municipality of Norristown, the County of Montgomery Planning Commission, and the Redevelopment Authority of Montgomery County.

ADOPTED AND APPROVED by the Planning Commission of the Municipality of Norristown this 13th day of November, 2018.

WITNESS:

**MUNICIPALITY OF NORRISTOWN
PLANNING COMMISSION**


Secretary, Municipality of Norristown
Planning Commission


Chair, Municipality of Norristown
Planning Commission

- [4] It shall consist of one contiguous area and shall be improved with either a gazebo, pavilion, clock tower, or paved patio area with a fountain to help identify this area as the central gathering place for the development and shall be a minimum of 300 square feet in size.
- [5] It shall contain shade trees, ornamental plantings, and seating; it may also contain outdoor dining areas.
- (2) Pedestrian circulation as per the following:
- (a) There shall be a pedestrian connection between all parking areas and all buildings.
 - (b) Continuous internal pedestrian walkways, no less than five feet in width, shall provide a direct link from the public sidewalk or street right-of-way to the principal customer entrance of all retail establishments on the site.
 - (c) Walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops and street crossings.
 - (d) Unobstructed sidewalks, no less than six feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas.
 - (e) All internal pedestrian walkways and crosswalks shall be distinguished from driving surfaces through the use of durable materials such as, but not limited to, pavers, bricks, or scored concrete.
- (3) Large retail uses and shopping centers with over 75,000 square feet of gross building floor area shall provide the following:
- (a) A covered pickup area for public transportation located between the street and the front facade of the large retail use or shopping center. The pickup area must include a ten-foot-by-twenty-foot waiting area that is separated from other sidewalks in the development. The pickup area must also include an area where a forty-foot bus can park without blocking any lanes of the development's driveways.
 - (b) Driveways and a parking area that can handle and are designed for the weight and length of a forty-foot passenger bus.
 - (c) Properties with frontages of 600 feet or less on any individual street are only permitted one driveway intersection per street. Properties with frontages greater than 600 feet may be permitted a maximum of two driveways per street frontage, provided that such driveways are at least 300 feet apart. Regardless of frontage, a development may be restricted to a single driveway depending on usage and interior and exterior traffic patterns.
 - (d) Parking areas containing 50 or more cars shall have a minimum driveway length of 50 feet provided between the road ultimate right-of-way line and the first parking space or internal driveway intersection. Parking areas containing less than 50 cars shall have a minimum driveway length of 20 feet provided between the road ultimate right-of-way line and the first parking space or internal driveway intersection.
- (4) Automobile dealerships, new and used, shall conform to the following:
- (a) The sale of gasoline shall be prohibited.
 - (b) No temporary storage is allowed on adjacent roadways or within the street right-of-way line.
 - (c) Vehicles shall not be displayed on above-ground platforms and shall be displayed to appear similar to customer parking.

- (d) All repairs, maintenance, and service activities shall be conducted within a completely enclosed building.
 - (e) A landscaped screen as per § 282-433C(2) of the Municipal Subdivision and Land Development Ordinance shall be planted along the edge of the parking lot and the street.
- (5) Lawn and garden centers shall comply with the following:
- (a) Outdoor storage and display of live product may be equal to, but not to exceed 75% of the gross floor area of the retail sales building.
 - (b) All non-plant materials are stored and displayed behind areas that are clearly defined for such purpose, and are screened from public roads and residential properties.
- E. Special exceptions.
- (i) Tavern must be set back a minimum of 500 feet from an existing school or church.

§ 320-89. through § 320-94. (Reserved)

Chapter 320. Zoning

Article XII. DR Downtown Riverfront District

§ 320-115. Legislative intent.

The purpose of the Downtown Riverfront District is to encourage and permit a mix of uses that are compatible and complementary with the historic character of the community and its downtown, to assist in its revitalization, and to create accessible public areas along the riverfront for year-round outdoor recreation opportunities. In addition, the purpose is to implement the goals and objectives of the redevelopment plan, the Norristown economic redevelopment strategy, the Lafayette Street Land Use and Access Study, and other applicable policies. Pedestrian-oriented uses and an urban character of design are permitted and encouraged, while automobile-related uses and design qualities that promote a suburban mall or strip commercial appearance are restricted. Also, uses that traditionally accompany and strengthen the commercial core are permitted, such as office, cultural, residential, educational, entertainment, recreational and related uses. New construction should utilize traditional building materials and accepted principles of urban design, while preserving the existing streetscape by placing new buildings at or close to the edge of the public sidewalk.

§ 320-116. Use regulations.

- A. Permitted uses. A building may be erected, altered, or used and a lot may be used or occupied for one or more of the following purposes, with uses allowed to be mixed within a building or mixed in separate buildings on a property, and no other:
- (1) Retail establishments, including department stores for the sale of dry goods, variety and general merchandise, books, magazines, clothing, food, medical supplies, drugs, pets, flowers and floral arrangements, furnishings or other household supplies, and the sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments. Pawnshops shall not be permitted.
 - (2) Business offices, professional offices, government offices and office buildings. Client-based social service providers shall not be permitted.
 - (3) Research and development facilities for technology, pharmaceuticals, and similar uses.
 - (4) Institutional and educational facilities and accessory complementary services, including college dormitories; studios for dance, music, photography or martial arts; private schools or colleges, including, but not limited to a barber school or business or technical college.
 - (5) Banks, savings-and-loan associations, and financial institutions, provided that no drive-through window service shall be permitted. Check-cashing facilities shall not be permitted.
 - (6) Public or private transit stations or terminals; public or private communications company offices, studios, information transmittal and data transfer facilities.
 - (7) Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionery or ice cream shops, taverns or other places serving food or beverages, including outdoor restaurant and

ding facilities and walk-up windows; however, no drive-thru bugh facilities shall be permitted.

- (8) Hotels, convention centers, and similar facilities.
 - (9) Sports and recreational facility, including, but not limited to, stadiums, arenas, fitness center, health club, racquet club, indoor theater, performing arts center, river-oriented recreation uses such as boathouses, marinas, boat launch, waterfront recreation facility and associated uses.
 - (10) Parks, urban plazas and other active or passive open space, including public or private spaces available for the enjoyment of the general public.
 - (11) Business services, including photocopy shops, insurance agencies, title companies, travel agencies, and real estate offices.
 - (12) Multifamily residential uses, including mid- and high-rise apartment buildings, which may include a mix of residential and nonresidential uses (e.g., office/residential or retail/residential).
 - (13) Parking garages and parking lots, provided that a parking lot is buffered from any street or sidewalk by a low-lying wall, not to exceed three feet in height, in conjunction with a decorative iron fence or other decorative boundary acceptable to the municipality.
 - (14) Museums, art galleries, or aquariums.
 - (15) Child day-care facilities.
 - (16) Personal services shops, including tailors, barbers, beauty salons, dressmaking, shoe repair, retail dry cleaning, and similar shops.
 - (17) Accessory uses on the same lot with and customary incidental to any principal use permitted by this section, including no-impact home-based businesses.
- B. Special exception: Pinnacle buildings when authorized by the Zoning Hearing Board pursuant to Article XXI, Special Exceptions, and the criteria contained herein.
- C. Signs. Unless otherwise noted, when erected and maintained in accordance with the provisions of Article XXVII, Signs.

§ 320-117. Dimensional criteria.

- A. All uses.
- (1) Area, width and setbacks.
 - (a) No minimum lot area shall be required.
 - (b) Each lot shall have a width of at least 20 feet at the street line.
 - (c) Building setbacks shall be measured from the curb line of the adjacent street(s).
 - [1] Buildings up to three stories, minimum setback: 10 feet.
 - [2] Buildings from four to six stories, minimum setback: 20 feet.
 - [3] Maximum building setback 20 feet from the ground floor level of all buildings.
 - (d) For buildings on separate lots but not abutting streets the following setbacks between buildings shall apply:

- [1] That portion of separate buildings sharing a party wall shall be set back zero feet.
 - [2] That portion of separate buildings not sharing a party wall and up to four stories shall be set back 10 feet.
 - [3] That portion of separate buildings not sharing a party wall and up to five to 15 stories shall be set back 30 feet.
- (e) For buildings on a single lot the following setbacks shall apply:
- [1] That portion of separate buildings sharing a party wall shall be set back zero feet.
 - [2] That portion of separate buildings not sharing a party wall and up to four stories shall be set back 20 feet.
 - [3] That portion of separate buildings not sharing a party wall from up to five to eight stories shall be set back 50 feet.
 - [4] That portion of separate buildings not sharing a party wall from up to nine to 15 stories shall be set back 100 feet.
- (2) Building coverage and impervious surface.
- (a) No more than 90% of the area of any lot may be covered by buildings.
 - (b) A minimum green space area of 10% shall be provided on every lot.
- (3) Building heights. Buildings must meet height requirements for both stories and feet.
- (a) Minimum two stories and 25 feet.
 - (b) Maximum four stories and 60 feet with no FAR bonus.
 - (c) Maximum with FAR bonus of one or more for non-pinnacle buildings, 10 stories and 150 feet.
- (4) Building length.
- (a) Principal buildings shall not exceed 350 feet in horizontal length, unless the principal building wraps a garage structure.
 - (b) Garage structures shall not exceed 350 feet in horizontal length, unless the garage is wrapped by a principal building.
 - (c) Principal buildings and parking garage structures which are attached shall not exceed 500 feet in horizontal length, provided the parking garage is wrapped on at least three-quarters of its perimeter by the attached occupied principal building, and where the portions of the parking garage above flood level are hidden from view of rivers, creeks, and abutting streets by the attached occupied principal buildings.
- B. Floor area ratio (FAR).
- (1) Maximum floor area ratio (FAR) with no bonus: one.
 - (2) Maximum floor area ratio with bonuses, as described below: 2.5.
- C. Floor area ratio (FAR) bonus. Properties may qualify for the following floor area ratio (FAR) bonuses:
- (1) On properties where sound design practices are utilized which provide for two of the public amenities as set forth in § 320-117D of this article and where integration of an additional ten-percent public open space is provided in the design as set forth in § 320-119A, a bonus FAR of 0.25 will be allowed. This

Bonus FAR may be increased by 0.25 for every two additional public amenities provided, as set forth in § 320-117D.

- (2) On properties which utilize and preserve historic facades or structures as designated by Norristown's official list of historic structures in a manner generally consistent with the Secretary of the Interiors' guidelines for historic preservation, a bonus FAR of 0.25 will be allowed.
 - (3) On properties where retail, restaurants, or similar business uses are provided along at least 75% of the street level frontage of buildings and parking garages, a bonus FAR of 0.75 will be allowed.
 - (4) On properties where 90% or more of off-street parking is provided in parking garages, where any parking garages on the property are wrapped on at least three-quarters of its perimeter by attached occupied principal buildings or where parking is located completely underground, and where the portions of any parking garages above flood level are hidden from view of rivers, creeks, and abutting streets by attached occupied principal buildings, a bonus FAR of 0.75 will be allowed.
- D. FAR bonus provisions. In order to qualify for the above FAR bonuses, two or more of the following public amenities shall be provided as part of a private development project as long as they are above and beyond what would otherwise be required by the minimum provisions of the Gateway Redevelopment Overlay District or any other applicable Municipal regulations:
- (1) Public restrooms which are convenient and easily accessible to the users of the open space and recreational facilities provided by the development, provided the restrooms are available during all normal hours when the public would be using the open space and recreational facilities, including evenings and weekends.
 - (2) A public boat launch area for the launching and removal of carry-in nonmotorized watercraft, including provisions for temporary short-term on-water and/or on-land mooring of said watercraft and convenient on-land parking and access to the launch site; the launch area design shall comply with all safe, normal and reasonable standards for such a facility.
 - (3) A scenic overlook of the Schuylkill River (such as an urban plaza) that is open to public use, highlights views of the river and is designed specifically to encourage public gatherings.
 - (4) Outdoor recreational facilities that are open to public use at all reasonable times, including evenings and weekends, including but not limited to ice skating rink, tennis court, basketball or similar sports court, and similar uses.
 - (5) Outdoor public fountain, garden, pavilion, or similar amenity available for public use, including weather-protected kiosks for display for historical, cultural, educational, or other resource information for public benefit.
 - (6) Other similar facilities that provide a desirable benefit and amenity to the public, as determined by the Municipal Council.
- E. Sound design public amenities FAR bonus provisions. In order to qualify for the FAR bonus provision under the sound design practices, two or more of the following public amenities shall be provided as part of a private development project as long as they are above and beyond what would otherwise be required by the minimum provisions the district or any other applicable Municipal regulations:
- (1) Public restrooms which are convenient and easily accessible to the users of the open space and recreational facilities provided by the development, provided the restrooms are available during all normal hours when the public would be using the open space and recreational facilities, including evenings and weekends.
 - (2) A public boat launch area for the launching and removal of carry-in nonmotorized watercraft, including provisions for temporary short-term on-water and/or on-land mooring of said watercraft and

convenient off-street parking and access to the launch site, the launch area design shall comply with all safe, normal and reasonable standards for such a facility.

- (3) A scenic overlook of the Schuylkill River (such as an urban plaza) that is open to public use, highlights views of the river and is designed specifically to encourage public gatherings.
- (4) Outdoor recreational facilities that are open to public use at all reasonable times, including evenings and weekends, including but not limited to ice skating rink, tennis court, basketball or similar sports court and similar uses.
- (5) Outdoor public fountain, garden, hedge maze, pavilion or similar amenity available for public use, including weather-protected kiosks for display for historical, cultural, educational or other resource information for public benefit.
- (6) Other similar facilities that provide a desirable benefit and amenity to the public, as determined by the Municipal Council.

§ 320-118. Special exception criteria.

- A. No more than four pinnacle buildings having a maximum height of 15 stories and 225 feet, whichever is less, are allowed on a first-come basis in accordance with the following:
 - (1) A portion of the pinnacle building must be within 1,000 feet of an active passenger rail station.
 - (2) Pinnacle buildings may not be located on properties where a historic structure, as designated by Norristown's official list of historic structures, has been razed, when this historic structure existed at the time of adoption of this chapter.
 - (3) Pinnacle buildings shall not stand alone but shall be an integral part of the uses and urban design of a planned multi-use complex (such as an educational campus, a complex of sports or recreational facilities that integrate complimentary uses, an integrated office/retail/residential complex or a research and development center with associated offices and retail uses.) No single type of use shall comprise more than 60% of a planned multi-use complex.

§ 320-119. General regulations.

- A. Riverfront access.
 - (1) Minimum area. A minimum of 10% of the land area of a lot or group of lots under common ownership shall be provided and maintained as permanent open space used for riverfront greenways, plazas, central greens, and/or central landscaped features. The open space shall be a key component integrated into the basic design of the built environment that implements the above purpose and not be left over pieces of land at the periphery of the developed area. This minimum area shall be measured from top or toe (as appropriate) of all slopes exceeding 15%, such that slopes along the roadways and riverbanks may not be included as part of the required open space. Riverfront building setback areas may be used for meeting this minimum permanent open space requirement.
 - (2) Riverfront building setback. A continuous riverfront open space area having a minimum depth of 60 feet that is free of buildings, structures, parking lots or garages, loading or storage areas, roadways, driveways or any other nonpedestrian or non-open space type uses, shall be permanently maintained, as measured from the top of bank of the Schuylkill River (30 feet from the TOB along the Stony Creek), in addition to the permanent preservation of the entire riverbank itself between the TOB and the water's edge, with the following exceptions:
 - (a) Private uses.

- [1] Up to 30% of the minimum riverfront setback area and up to 30% of the linear river frontage measured along the TOB may be utilized up to the river edge for private uses as designated in this section below, provided that such areas do not contain over 300 linear feet of contiguous development and provided these private use areas are separated from other such nodes by a minimum of 500 linear feet, and provided that an equivalent continuous open space area at least 60 feet wide (except as modified herein) is provided around such private use to allow for the free flow of movements and visual openness.
- [2] Private use areas shall meet the following requirements:
 - [a] These private uses may occupy land up to (and, where permitted by the authorities having jurisdiction, overlapping) the water's edge so as to restrict access by others to the water's edge, provided a pedestrian access corridor at least 15 feet wide and generally parallel to the river is provided around the use:
 - [i] Restaurants, along with their associated outdoor dining areas, parking, loading and access.
 - [ii] Boathouses, along with their associated launching areas, parking and access.
 - [iii] Water-oriented cultural or recreational facility, such as an aquarium, along with associated parking and access.
 - (b) Every use abutting the required access corridor shall be designed to compliment the corridor and make it feel secure, comfortable, functionally stimulating, and visually attractive to its users.
 - (c) The remaining 70% of the area and riverbank length must remain as open space but may include outdoor recreational, cultural, and open space uses such as skating rinks, plazas, boat launching facilities, promenades, and similar uses for the enjoyment of the local population and businesses.
- (3) Existing historic structures designated by Norristown's official list of historic structures that are used for a permitted use listed in § 320-116A and which are utilized and preserved in a manner that is generally consistent with the Secretary of Interior's guidelines for historic preservation may continue to occupy land within the corridor, provided an equivalent continuous open space area at least 60 feet wide is provided around such private use to allow for the free flow of movements and visual openness.
- (4) Public access.
 - (a) There shall be twenty-four-hour daily emergency (i.e., fire, ambulance, and police) access to the full length of the Schuylkill River and the Stony Creek.
 - (b) There shall be continuous and connected twenty-four-hour public access every day for walking, sitting, fishing and similar passive use recreational activities to all of the areas referred in Subsection B of this section. Within the riverfront area, all developers shall construct a walkable hard surface trail at least 10 feet wide to be installed at or near the top of the riverbank as each property is developed.
 - (c) Pedestrian access to the river and creek from nearby streets that are perpendicular or parallel to the river and creek shall be provided at intervals not to exceed 600 feet.

B. Landscaping.

- (1) Landscaping shall meet all provisions of the municipality's Subdivision and Land Development Ordinance^[1] except as modified or supplemented below:
 - [1] *Editor's Note: See Ch. 282, Subdivision and Land Development.*
- (2) Shade trees meeting the specifications and spacing of § 282-433C(3) of the Municipal Subdivision and Land Development Ordinance shall be provided along all streets, riverfront greenways, planting strips

in parking lots, and perimeters of plazas, central greens, and central landscaped features and may be within the legal right-of-way of streets.

- (3) Parking areas shall be separated from buildings, property lines (except where shared parking lots overlap a common property line), sidewalks, and internal collector drives by a landscaped area at least five feet in width.
- (4) All surface parking lots shall have a shade tree, with a caliper of two inches to 2 1/2 inches, at the ends of each single row of cars with at least one tree for every 24 spaces.
- (5) All buildings shall be landscaped with a combination of evergreen and deciduous trees, shrubs, and groundcovers to be used as foundation planting, i.e., plantings to be installed in proximity to the facades. Where foundation plantings are not possible or advisable, decorative architecture features such as permanent planters or window boxes may be used. All such features shall be designed to allow for healthy plant growth.
- (6) Existing healthy trees along rivers and creeks shall be preserved to the greatest extent feasible.
- (7) Riverfront greenways, and perimeters of plazas, central greens, and central landscaped features shall be landscaped with a combination of shade trees, shrubs, and groundcovers.

C. Off-street parking and loading.

- (1) All proposed developments shall meet the off-street parking requirements of Article XXVI, Off-Street Parking and Loading, unless the Municipal Council determines that less parking is needed based on a parking needs analysis study that meets the following standards:
 - (a) The parking needs analysis study shall be paid for by the applicant. The municipality may choose to hire the consultant for the study or may ask the applicant to hire the consultant.
 - (b) The study shall be based on the Institute of Traffic Engineers Standards and be prepared by a professional traffic engineer licensed in the State of Pennsylvania.
 - (c) The study must demonstrate to the satisfaction of the Municipal Council that the parking requirements for all proposed uses are adequately met, considering provisions for shared and off-peak uses, the needs of the proposed uses, and programming for joint use facilities.
- (2) Required parking may be provided in joint-use parking structures.
- (3) Surface parking lots shall be located to the rear of principal buildings or to the side. Surface parking lots shall not be located between a building and a street.
- (4) Surface parking lots shall not extend more than 70 feet in width along any street without being interrupted by a principal building.
- (5) Surface parking lots shall be screened from view from streets through the use of low-lying decorative walls not to exceed three feet in height, decorative iron fencing, and evergreen plantings.
- (6) Structured parking garages, including garage levels below occupied principal buildings, shall have ground floor retail, restaurant, or personal service uses facing streets or design treatments such as colonnades, screens, arcades, awnings, landscaping, street furniture, and other public amenities to create the appearance of an occupied building. Blank walls are not permitted to face streets, and all sides visible from public streets shall be designed to create the appearance of an occupied building.
- (7) Sufficient loading area complying with Municipal requirements shall be provided to serve nonresidential uses in order to prevent obstruction to local traffic and pedestrian patterns in the neighborhoods.

D. Pedestrian circulation.

- (1) All developments shall include an integrated and coordinated pedestrian circulation system linking the development with nearby uses and buildings, the riverfront, parks, transit facilities, other pedestrian traffic generators, and the remainder of Norristown.

E. Design standards.

- (1) Architectural criteria. The following provisions shall apply for all exterior walls that are visible from public streets, waterways, and open space lands available for public use:
 - (a) Preliminary architectural elevations shall be prepared by a registered architect. Such elevations shall illustrate the general design, character, and materials for facades of buildings visible from public streets, waterways, and open space lands available for public use.
 - (b) The details of the architectural designs may be modified after preliminary plan approval, provided the overall designs and types of materials conform with the approved plans.
 - (c) The architectural designs of all buildings should provide a variety of rooflines and treatments when viewed from public streets, waterways, and open space lands available for public use. Buildings shall not have the exterior appearance of large monolithic structures. Instead, large buildings shall have the appearance of connected smaller buildings. Building walls shall not have an unbroken single appearance for more than 100 feet on the average in horizontal length. Instead, variations in materials, colors, textures, overhangs, setbacks of at least 20 feet, display windows and/or entranceways shall be used to provide visual interest.
 - (d) Front facades of buildings shall be oriented towards both existing/proposed streets and, when properties front it, the Schuylkill River. Everyday ground-level entrances shall be provided for front facades facing streets and the river.
 - (e) All primary building entrances shall be accentuated. Permitted entrance accents include recessed, protruding, canopy, portico, or overhang.
 - (f) The architectural design of a building's vertical height shall be broken with variations in materials, colors, textures, setbacks, fenestration, and architectural detailing.
 - (g) The facades of buildings visible from public streets, waterways, and open space lands available for public use shall not have a dissonant architectural theme. All buildings within a single project should have a unified or complimentary architectural character.
 - (h) Blank walls shall not be permitted along any exterior wall facing a street, parking area, pedestrian walkway, stream, or river. These walls shall comprise a minimum of 25% window area and a maximum of 75% window area.
 - (i) Rooftop heating, ventilation, and air-conditioning equipment shall be screened from view from adjacent buildings, public streets, waterways and open space lands available for public use in a manner that is consistent with the architectural design.
 - (j) All buildings and roofs shall avoid garish or dissonant color schemes. However, companies will not be required to abandon their legally protected trademarks, logos, color schemes and trim colors, provided they are appropriately integrated into an aesthetically pleasing overall design.
 - (k) A coordinated design scheme shall be presented that will promote attractive sign designs among tenants. A detailed design shall be presented for freestanding signs for the development during the subdivision/land development process.
 - (l) Loading and unloading docks, dumpsters and exterior compactors shall be located, designed and screened in a manner that minimizes their visibility from adjacent public streets, waterways, and open space lands available for public use and dwellings. No outdoor storage is permitted.

- (2) views of the Schuylkill River valley from streets generally perpendicular to the river, from parks and from other public gathering places, shall generally be preserved.

§ 320-120. Application and review of development proposals.

- A. Tentative sketch. A tentative sketch plan shall be submitted, as defined in Article III of the Norristown Municipal Subdivision and Land Development Ordinance,^[1] with the following information also to be shown:
- (1) A site plan showing the location of all present and proposed buildings, drives, roadways, proposed traffic patterns, parking lots and garages, pedestrian walkways and plazas and other constructed features on the lot, plus all designated open space and open space/recreational facilities and all water, floodway/floodplains and topographic features. Surrounding existing features may be indicated with aerial photographic information.
 - (2) Architectural plans for any proposed buildings in adequate detail to indicate building setback, footprint dimensions, building heights and building mass.
 - (3) Architectural elevations and sections in adequate detail to indicate how proposed buildings will be compatible with Norristown's built environment and will affect views to the river and across the river to the hills and ridges.
 - (4) Landscaping plan showing the general location of all landscaping areas and the mature height of all proposed vegetation, differentiating between trees and shrubs.
 - (5) Any other pertinent data or evidence that the municipality may require.
 - (6) There shall be nine copies of each plan submitted.
 - (7) One copy of the plan shall be submitted to either the Historic Architecture Review Board or the Design Review Board, whichever is applicable.
 - (8) Municipal Council shall also review the recommendations of the Historic Architecture Review Board or Design Review Board in subsequent action on the tentative sketch plan. In all cases, Municipal Council shall have the final approval of all development.

[1] *Editor's Note: See Ch. 282, Subdivision and Land Development.*

§ 320-121. Design review.

- A. All proposed developments shall be reviewed by the Historic Architecture Review Board when this board has jurisdiction. When the Historic Architecture Review Board does not have jurisdiction, all proposed developments shall be reviewed by a Design Review Board, as outlined in § 320-244.
- B. In addition to its other review standards, the Historic Architecture Review Board or Design Review Board shall determine whether the proposed development adequately matches the character of nearby historic neighborhoods and whether any proposed riverfront open space areas are welcoming to the general public.

§ 320-122. Traffic impact study.

A traffic impact study as per § 320-266 shall be required for any residential development 20 units in size or greater or nonresidential development 10,000 square feet in size or greater.

§ 320-123. through § 320-127. (Reserved)

Chapter 320. Zoning

Article XIII. TC Town Center District

§ 320-128. Legislative intent.

The purpose of the Town Center District is to encourage and permit uses that are compatible with the historic character of the downtown and to assist in its revitalization. Pedestrian-oriented uses are permitted and encouraged, while automobile-related uses that promote a suburban mall or strip commercial appearance are restricted. Also, uses that traditionally accompany and strengthen the commercial core are permitted, such as office, cultural, residential and related uses. Parking lots shall be separated and buffered from streets and sidewalks by low-lying walls and decorative fences, while new construction should utilize traditional building materials and accepted principles of urban design. Furthermore, all new construction shall preserve the existing streetscape by requiring that all new buildings be built to the edge of the public sidewalk.

§ 320-129. Use regulations.

- A. Permitted uses. A building may be erected, altered or used and a lot may be used or occupied for one or more of the following purposes, with uses allowed to be mixed within a building or mixed in separate buildings on a property, and no other:
- (1) Retail establishments, including department stores for the sale of new dry goods, variety and general merchandise, books, magazines, clothing, food, medical supplies, drugs, pets, flowers and floral arrangements, furnishings or other household supplies and the sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.
 - (2) Business offices, professional offices, government offices and office buildings. Medical offices are only permitted on the second floor and above. Client-based social service providers shall not be permitted.
 - (3) Banks, savings-and-loan associations and financial institutions, provided that no drive-in window service shall be permitted.
 - (4) Telephone central offices and telegraph or other public utility offices.
 - (5) Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionary or ice cream shops, bars, taverns or other places serving food or beverages, provided that no drive-through restaurants or similar uses disbursing food and beverages by means of a drive-in window shall be permitted, while outdoor dining shall be permitted as an accessory use.
 - (6) Hotels.
 - (7) Indoor theaters and performing arts centers.
 - (8) Antique stores.
 - (9) Studios for dance, music, photography or martial arts.
 - (10) Private schools or colleges (such as a barber school or business or technical college).

- (11) Art galleries.
 - (12) Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based businesses and surface parking lots.
- B. Special exception: Any of the following uses when authorized by the Zoning Hearing Board pursuant to Article XXI.
- (1) Mid-rise apartment houses, provided all dwelling units are located on the second floor and above.
 - (2) High-rise apartment houses, provided all dwelling units are located on the second floor and above.
 - (3) Residential mixed uses, provided all dwelling units are located on the second floor and above.
 - (4) Apartments, provided that they are above a nonresidential use.
 - (5) Houses of worship, provided the house of worship is located on a lot 20,000 square feet or greater in size.
 - (6) Public transit stations or terminals.
 - (7) Any use listed in § 320-129A, which contains a gross floor area in excess of 10,000 square feet.
 - (8) Parking garages as a principal use.
 - (9) Bed-and-breakfast, pursuant to § 320-237.
 - (10) Tailors, barbers, beauty salons, shoe repair, dressmaking or similar shops.
 - (11) Health spas.
 - (12) Retail dry cleaning.
 - (13) Job printing and photocopying.
 - (14) Consignment shops.
 - (15) Single-family detached, twin, rowhouse and duplex dwellings as per the applicable standards of the R-2 Residence District and provided the dwellings were originally constructed as such.
- C. Signs. Unless otherwise noted, when erected and maintained in accordance with the provision of Article XXVII, Signs.

§ 320-130. Dimensional criteria.

- A. All uses.
- (1) No minimum lot area shall be required.
 - (2) Each lot shall have a width of at least 20 feet at the street line.
 - (3) One hundred percent of the area of any lot under 5,000 square feet in area may be occupied by buildings. No more than 90% of the area of any lot 5,000 square feet or more in area may be covered by buildings.
 - (4) No front, rear or side yards shall be required.

- (5) Any principal structure constructed, modified or remodeled in this district must have its front facade built to the edge of the public sidewalk, unless the structure is utilizing an existing historic facade as part of a redevelopment project. Corner properties shall be considered as having two facades. Rear facades are exempt from this requirement. Instead, they are encouraged to provide space for loading docks and dumpsters.
- (6) The maximum height of any building or structure erected or used in this district shall be 10 stories or 120 feet.
- (7) The minimum height of any building erected in this district shall be two stories and 25 feet.

§ 320-131. Off-street parking and loading.

A. All uses.

- (1) The off-street parking regulations, including requirements for a minimum number of parking spaces, of Article XXVI shall not apply in the TC Town Center District.
- (2) Adequate provision for loading shall be provided for each use in the TC District, unless provision of loading areas is not feasible due to existing buildings or site constraints.
- (3) When properties have access to two generally parallel streets or to a street and an alley, surface parking lots shall be located to the rear of principal buildings, in accordance with the following standards:
 - (a) Surface parking lots shall not be located between any front facade and any street. On corner properties, surface parking lots shall not be located between the two front facades and the two streets.
 - (b) Surface parking lots shall not be located to the side of buildings when the parking lot will be visible from the street.
 - (c) On through lots, where the property has frontage on two generally parallel streets, surface parking lots shall not be located between the front facade and the street of higher classification, with Main Street always having the highest street classification for purposes of this chapter.
- (4) When properties do not have access to two generally parallel streets or to a street and an alley, surface parking lots may be located to the rear or side of principal buildings, in accordance with the following standards:
 - (a) Surface parking lots shall not be located between any front facade and any street.
 - (b) Surface parking lots located to the side of principal buildings shall not extend more than 70 feet in width along any street without being interrupted by a principal building.
- (5) Surface parking lots shall be screened from view from streets through the use of low-lying decorative walls not to exceed three feet in height, decorative iron fencing, and evergreen plantings.
- (6) Structured parking facing arterial streets shall have ground floor retail, restaurant, or personal service uses along the street. Structured parking facing other streets shall have ground floor retail, restaurant, or personal services along the street or design treatments such as colonnades, screens, arcades, awnings, landscaping, street furniture, and other public amenities to create the appearance of an occupied building. Blank walls are not permitted to face streets, and all sides visible from public streets shall be designed to create the appearance of an occupied building.
- (7) Underground structured parking that is below grade and not visible from streets shall be permitted at any location on a lot.

§ 320-132. Architectural and site design standards.

- A. Preliminary architectural elevations shall be prepared by a registered architect. Such elevations shall illustrate the general design, character, and materials for facades of buildings visible from public streets, walkways, and other lands available for public use.
- B. The architectural design of all buildings should provide a variety of rooflines and treatments when viewed from public streets, walkways, and other lands available for public use. Buildings shall not have the exterior appearance of large monolithic structures. Instead, large buildings shall have the appearance of connected smaller buildings. Building walls shall not have an unbroken single appearance for more than 75 feet on the average in horizontal length. Instead, variations in materials, colors, textures, overhangs, setbacks of at least five feet, display windows, and/or entranceways shall be used to provide visual interest.
- C. Front facades of buildings shall be oriented towards existing and proposed streets, with an everyday entrance in the front facade.
- D. All primary building entrances shall be accentuated. Permitted entrance accents include recessed, protruding, canopy, cupola, tower, portico, or overhang.
- E. Buildings shall be similar in height and size or shall be articulated and subdivided into vertical and horizontal massing that is more or less proportional to adjacent structures and maintains the existing architectural rhythm on the block.
- F. New infill development shall attempt to maintain the horizontal rhythm of Town Center facades by using a similar alignment of windows, floor spacing, cornices, awnings, and other elements. Portions of buildings that are substantially taller than surrounding buildings shall be set back five or more feet from the ground level front facade to minimize the impact of the building on the horizontal building rhythms established on the block.
- G. Blank walls shall not be permitted along any exterior wall facing a street, parking area, or pedestrian walkway. These walls shall comprise a minimum of 30% window area and a maximum of 70% window area, with the following exception.
 - (1) The ground floor front facades of buildings facing arterial streets shall consist of a minimum of 50% window area and a maximum of 85% window area, with views provided through these windows into the business or lobby area. The lower edge of ground floor windows for retail, restaurant, and related uses shall be a maximum of 12 inches to 30 inches above the sidewalk.
- H. Rooftop heating, ventilation, and air-conditioning equipment shall be screened from view from adjacent buildings, public streets, walkways and other lands available for public use in a manner that is consistent with the architectural design.
- I. All buildings and roofs shall avoid garish or dissonant color schemes.
- J. Loading and unloading docks, dumpsters, and exterior compactors shall be located, designed, and screened in a manner that minimizes their visibility from adjacent public streets, walkways, and other lands available for public use and dwellings. No outdoor storage is permitted.
- K. Sidewalks and streetscape improvements shall match the most recent improvements installed by Norristown along portions of the same street within the Town Center District area.

§ 320-133. Design review.

- A. All proposed developments shall be reviewed by the Historic Architecture Review Board when this board has jurisdiction. When the Historic Architecture Review Board does not have jurisdiction, all proposed developments shall be reviewed by a Design Review Board in accordance with § 320-244.

- b. in addition to its other review standards, the Design Review Board shall determine whether the proposed development adequately matches the character of downtown Norristown.

§ 320-134. through § 320-139. (Reserved)

Chapter 320. Zoning

Article XIV. TCII Town Center II District

§ 320-140. Legislative intent.

The purpose of the Town Center II District is to encourage and permit uses in areas that are adjacent to, and compatible with the urban core of downtown Norristown. Uses shall complement the Town Center District that complement and support urban core redevelopment.

§ 320-141. Use regulations.

- A. Permitted uses. A building may be erected, altered or used and a lot may be used or occupied for one or more of the following purposes, with uses allowed to be mixed within a building or mixed in separate buildings on a property, and no other:
- (1) Any residential use as per the standards and criteria as specified in the R-2 District.
 - (2) A building may be erected, altered or used for any of the following nonresidential uses provided that each property contains a minimum of 20 feet of frontage along either East Main Street or Lafayette Street.
 - (a) Retail establishments, including variety and general merchandise, books, magazines, food, medical supplies, drugs, pets, flowers and floral arrangements, furnishings or other household supplies and the sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.
 - (b) Business offices, professional offices, government offices and office buildings. Medical offices are only permitted on the second floor and above.
 - (c) Banks, savings-and-loan associations and financial institutions, provided that no drive-in window service shall be permitted.
 - (d) Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionery or ice cream shops, bars, taverns or other places serving food or beverages, provided that no drive-through restaurants or similar uses disbursing food and beverages by means of a drive-in window shall be permitted, while outdoor dining shall be permitted as an accessory use.
 - (e) Antique stores.
 - (f) Studios for dance, music, photography or martial arts.
 - (g) Art galleries.
 - (h) Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based businesses and surface parking lots.
 - (i) Tailors, barbers, beauty salons, shoe repair, dressmaking or similar shops.

- (3) Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based business.

B. Signs. Unless otherwise noted when erected and maintained in accordance with Article XXVII, Signs.

§ 320-142. Dimensional criteria.

A. Nonresidential uses.

- (1) No minimum lot area shall be required.
- (2) Each lot shall have a width of at least 20 feet at the street line.
- (3) One hundred percent of the area of any lot under 5,000 square feet in area may be occupied by buildings. No more than 90% of the area of any lot 5,000 square feet or more in area may be covered by buildings.
- (4) No front, rear or side yards shall be required.
- (5) Any principal structure constructed, modified or remodeled in this district must have its front facade built to the edge of the public sidewalk, unless the structure is utilizing an existing historic facade as part of a redevelopment project. Corner properties shall be considered as having two facades. Rear facades are exempt from this requirement.
- (6) The maximum height of any building or structure erected or used in this district shall be four stories or 50 feet.
- (7) The minimum height of any building erected in this district shall be two stories and 25 feet.

§ 320-143. Off-street parking and loading.

- A. The off-street parking regulations, including requirements for a minimum number of parking spaces, of Article XXVI, Off-Street Parking and Loading, shall not apply in the Town Center II District.
- B. Adequate provision for loading shall be provided for each use in the TC II District, unless provision of loading areas is not feasible due to existing buildings or site constraints.
- C. Surface parking lots shall be located to the rear of principal buildings, in accordance with the following standards:
 - (1) Surface parking lots shall not be located between any front facade and any street. On corner properties, surface parking lots shall not be located between the two front facades and the two streets.
 - (2) Surface parking lots shall not be located to the side of buildings when the parking lot will be visible from the street.
 - (3) On through lots, where the property has frontage on two generally parallel streets, surface parking lots shall not be located between the front facade and the street of higher classification, with Main Street and Lafayette Street always having the highest street classification for purposes of this chapter.
- D. When properties do not have access to two generally parallel streets or to a street and an alley, surface parking lots may be located to the rear or side of principal buildings, in accordance with the following standards:
 - (1) Surface parking lots shall be screened from view from streets through the use of low-lying decorative walls not to exceed three feet in height, decorative iron fencing, and evergreen plantings.

§ 320-144. Architectural and site design standards.

- A. Preliminary architectural elevations shall be prepared by a registered architect. Such elevations shall illustrate the general design, character, and materials for facades of buildings visible from public streets, walkways, and other lands available for public use.
- B. The architectural design of all buildings should provide a variety of rooflines and treatments when viewed from public streets, walkways, and other lands available for public use. Buildings shall not have the exterior appearance of large monolithic structures. Instead, large buildings shall have the appearance of connected smaller buildings. Building walls shall not have an unbroken single appearance for more than 75 feet on the average in horizontal length. Instead, variations in materials, colors, textures, overhangs, setbacks of at least five feet, display windows, and/or entranceways shall be used to provide visual interest.
- C. Front facades of buildings shall be oriented towards existing and proposed streets, with an everyday entrance in the front facade.
- D. All primary building entrances shall be accentuated. Permitted entrance accents include: recessed, protruding, canopy, cupola, tower, portico, or overhang.
- E. Buildings shall be similar in height and size or shall be articulated and subdivided into vertical and horizontal massing that is more or less proportional to adjacent structures and maintains the existing architectural rhythm on the block.
- F. New infill development shall attempt to maintain the horizontal rhythm of Town Center facades by using a similar alignment of windows, floor spacing, cornices, awnings, and other elements. Portions of buildings that are substantially taller than surrounding buildings shall be set back five or more feet from the ground level front facade to minimize the impact of the building on the horizontal building rhythms established on the block.
- G. Blank walls shall not be permitted along any exterior wall facing a street, parking area, or pedestrian walkway. These walls shall comprise a minimum of 30% window area and a maximum of 70% window area, with the following exception:
 - (1) The ground floor front facades of buildings facing arterial streets shall consist of a minimum of 50% window area and a maximum of 85% window area, with views provided through these windows into the business or lobby area. The lower edge of ground floor windows for retail, restaurant, and related uses shall be a maximum of 12 inches to 30 inches above the sidewalk.
- H. Rooftop heating, ventilation, and air-conditioning equipment shall be screened from view from adjacent buildings, public streets, walkways and other lands available for public use in a manner that is consistent with the architectural design.
- I. All buildings and roofs shall avoid garish or dissonant color schemes.
- J. Loading and unloading docks, dumpsters, and exterior compactors shall be located, designed, and screened in a manner that minimizes their visibility from adjacent public streets, walkways, and other lands available for public use and dwellings. No outdoor storage is permitted.
- K. Sidewalks and streetscape improvements shall match the most recent improvements installed by Norristown along portions of the same street within the Town Center District area.

§ 320-145. Design review.

All proposed developments shall be reviewed by the Historic Architecture Review Board when this board has jurisdiction. When the Historic Architecture Review Board does not have jurisdiction, all proposed developments shall be reviewed by a Design Review Board in accordance with standards and criteria of § 320-244.

§ 320-146. through § 320-149. (Reserved)

Chapter 320. Zoning

Article XV. LIMU Limited Industrial Mixed Use District

§ 320-150. Legislative intent.

The purpose of the LI-MU District is to provide for a wide variety of low-impact light industrial, office, and commercial uses in mixed-use, live-work environment. Furthermore it is the intent of this district to:

- A. Promote employment opportunities within the municipality.
- B. Strengthen the economic base of the municipality.
- C. Promote and facilitate a stable and sustainable live-work environment.
- D. Preserve and protect the adjacent residential neighborhoods from adverse impacts.

§ 320-151. Use regulation.

- A. Class I permitted uses. A building may be erected or used and a lot may be used or occupied by any of the following uses and no other.
 - (1) Artisans' and crafts works.
 - (2) Bookbinding, copying or other printing-related processes.
 - (3) Building contractor.
 - (4) Business offices.
 - (5) Candy manufacturing.
 - (6) Coffee roasting.
 - (7) Commercial car wash facilities.
 - (8) Fence manufacturing.
 - (9) Furniture and fixtures manufacturing.
 - (10) Glass products from previously prepared materials.
 - (11) Mini storage facilities.
 - (12) Machine shops.
 - (13) Natural and man-made stone finishing and manufacturing.

- (14) Job printing or photocopying.
 - (15) Public or governmental building or use, including storage yard, repair shop or similar use.
 - (16) Retail or wholesales of industrial products.
 - (17) Scientific or industrial research, engineering, training and testing facilities.
 - (18) Upholstering.
 - (19) Warehousing and storage.
 - (20) Window blinds, shades, and awnings manufacturing.
 - (21) Any residential use in Article V, R-2 Residence District, provided that all of the R-2 regulations are met.
 - (22) Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based business.
- B. Class II permitted uses. All Class I permitted uses including the following and no other.
- (1) Automotive and other vehicle sales and repairs.
 - (2) Automotive body shops provided all work is done in an enclosed space.
 - (3) Banks, including drive-through windows.
 - (4) Gas stations.
 - (5) Fully enclosed automobile showrooms.
 - (6) Recreational facility of limited scale, such as fitness center, health club, racquet club.
 - (7) Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionery or ice cream shops, bars, taverns or other places serving food or beverages, including outdoor dining facilities provided exclusive of drive-through facilities.
 - (8) Retail dry cleaning and launderette drop-off facilities.
- C. Special exception. The following use and no other when authorized by the Zoning Hearing Board pursuant to Article XXI, Special Exceptions, and the criteria contained herein.
- (i) Multifamily residential as an adaptive reuse of a vacant industrial building.
- D. Signs. Unless otherwise noted, when erected and maintained in accordance with the provision of Article XXVII, Signs.
- E. Parking. Unless otherwise noted, off-street parking pursuant to the standards in Article XXVI, Off-Street Parking and Loading, unless otherwise noted.

§ 320-152. Dimensional criteria.

A	Uses	Class I	Class II
1	Minimum lot size (net square feet)	20,000	40,000
2	Minimum lot width (feet)	75	100
3	Minimum front yard (feet)	20	30

A	USES	CLASS I	CLASS II
4	Minimum side yard setback (feet)	15 and 25 when abutting a residential use or zone	20 and 50 when abutting a residential use or zone
5	Minimum rear yard setback (feet)	15 and 25 abutting residential use or zone	20 and 50 when abutting residential use or zone
6	Minimum parking setback from the curb line of the street (feet)	20	20
7	Minimum parking setback from nonresidential property lines (feet)	10	10
8	Minimum parking setback from residential use or zone (feet)	20	30
9	Minimum setback of outdoor storage and trash storage areas from abutting residential a residential use or zone (feet)	30	50
10	Maximum building height (feet)	35	40
11	Maximum impervious surface (percent of net lot area)	80%	70%
12	Maximum building coverage (percent of net lot area)	35%	30%

§ 320-153. General development regulations.

A. All uses.

- (1) The applicable provisions found in Article XXIV, Performance Standards, shall apply.
- (2) The storage of refuse shall be provided inside the building or within an outdoor area enclosed by either walls or an opaque fence that is architecturally compatible with the primary building.
- (3) Exterior lighting shall be designed to prevent glare onto adjacent properties. Pedestrian pathways need to be clearly marked and well lit.
- (4) A planned system of efficient ingress, egress and internal circulation of traffic and pedestrians shall be required.
- (5) Loading and unloading areas shall be provided to the rear of the use and shall not block or interfere with the use of driveways, parking areas or streets.
- (6) The total seating area for restaurants devoted to customer use on a single lot shall not exceed an area of 2,000 square feet.
- (7) All employee and visitor parking in addition to truck pickup and delivery zones shall be accommodated on site.
- (8) Uses shall not interfere with the public's right to a quiet, clean and peaceful neighborhood.
- (9) Screen buffer of landscaping as per § 282-433C(2) of the Municipal Subdivision and Land Development Ordinance shall be required along all side and rear yards abutting a residential use or district.
- (10) All proposed developments shall be reviewed by the Historic Architecture Review Board when this board has jurisdiction. When the Historic Architecture Review Board does not have jurisdiction, all proposed developments shall be reviewed by the Design Review Board in accordance with § 320-244.

(1) All development proposals of 10,000 square feet or gross floor area or greater, or a residential development of 25 units or more, shall require a traffic impact study as per the standards and criteria of the Municipal Subdivision and Land Development Ordinance.

B. Class II permitted uses. In addition to all standards listed above, the following shall apply.

(1) Shall take direct access from, and front on, Main Street and/or Markley Street.

(2) Car washes, oil change and lube facilities, gas stations, mini-marts, convenient stores with fuel pumps and any other use with fuel pumps, drive-through facilities, and veterinary clinics shall conform to the applicable standards of Article XXIII, Supplemental Regulations.

C. Special exceptions.

(1) Maximum density: 12 dwelling units per acre.

(2) Minimum building size for conversion to apartments: 25,000 square feet.

(3) All parking shall be provided on-site.

§ 320-154. through § 320-159. (Reserved)

Chapter 320. Zoning

Article XVI. HI Heavy Industrial District

§ 320-160. Legislative intent.

The purpose of this district is to provide for heavy industrial uses such as manufacturing, warehousing and the refinement of raw materials in locations which are suitable and appropriate while taking into consideration their potential impacts on nearby properties not zoned Heavy Industrial. It is further the intent of this district to mitigate to the greatest extent possible potential adverse impacts such as, but not limited to, traffic congestion, noise, odor, glare, air and water pollution.

§ 320-161. Use regulation.

- A. Permitted uses. A building may be erected or used and a lot may be used or occupied by any of the following uses or those uses not expressly permitted elsewhere.
- (1) All uses permitted in the LI-MU District except for those listed as conditional use.
 - (2) Abrasives manufacturing.
 - (3) Acetylene gas manufacturing.
 - (4) Asphalt manufacturing or refining.
 - (5) Brick manufacturing.
 - (6) Bulk fuel storage.
 - (7) Cellulose manufacturing.
 - (8) Cement and cement products manufacturing.
 - (9) Concrete and concrete products manufacturing.
 - (10) Fertilizer manufacturing.
 - (11) Forge plant.
 - (12) Foundries.
 - (13) Outdoor storage of raw material or finished product.
 - (14) Plastic and plastic products manufacturing.
 - (15) Sawmill.
 - (16) Truck terminal.

(17) vehicle manufacturing and assembly.

(18) Wholesale distribution facility.

B. Special exceptions. The following uses when authorized by Zoning Hearing Board pursuant to Article XXI, Special Exceptions, and the criteria contained herein.

(1) Any use of the same general character as allowed in the above permitted uses or any use not expressly permitted elsewhere in the municipality.

(2) Adult uses, including but limited to adult bookstores, adult entertainment cabarets, and adult motion-picture theaters.

(3) Tattoo parlors.

(4) Pawn shops.

(5) Methadone clinics.

(6) Mobile home parks.

(7) Rooming houses.

C. Signs. Signs shall be regulated in accordance with the provision of Article XXVII, Signs.

D. Parking. Off-street parking and loading pursuant to Article XXVI, Off-Street Parking and Loading.

§ 320-162. Dimensional criteria.

A All Uses

1	Minimum lot size (net square feet)	7,500
2	Minimum lot width (feet)	75
3	Minimum front yard (feet)	20
4	Minimum side yard setback (feet)	None except 50 adjacent to residential
5	Minimum rear yard setback (feet)	10 except 50 adjacent to residential
6	Maximum building height (feet)	45
7	Maximum impervious surface (percent of net lot area)	90%

§ 320-163. General development regulations

A. All uses.

(1) The provisions found in Article XXIV, Performance Standards, shall apply.

(2) Plans for any use, subdivision, land development or change of occupancy shall be submitted to Municipal Council prior to the issuance of any building permit or certificate of occupancy, and such plan shall include the following unless otherwise determined by Council:

(a) A plot plan of the lot and property within 100 feet of all property lines showing the location of all present and proposed buildings, drives, parking lots, including natural and topographical features.

(b) A detailed description of the proposed use.

(c) A description of any proposed building.

- (c) A description of the proposed use in sufficient detail to indicate the effects of the use in producing traffic congestion, noise, glare, odors, vibrations, electrical interference, air and water pollution, fire hazards or any and all other potential safety hazards and detailed plans detailing mitigations strategies.
 - (e) Designation of the fuel proposed to be used and engineering plans for the controlling of smoke.
 - (f) Any other pertinent data or evidence as deemed necessary by Council.
- (3) The storage of refuse shall be provided inside the building or within an outdoor area enclosed by either walls or an opaque fence that is architecturally compatible with the primary building.
 - (4) Exterior lighting shall be designed to prevent glare onto adjacent properties. Pedestrian pathways need to be clearly marked and well lit.
 - (5) A planned system of efficient ingress, egress and internal circulation of traffic and pedestrians shall be required.
 - (6) Loading and unloading areas shall be provided to the rear of the use and shall not block or interfere with the use of driveways, parking areas or streets.
 - (7) Architectural and engineering plans for the treatment and disposal of sewage and industrial waste.
 - (8) Perimeter landscaping as per § 282-433 of the municipality's Subdivision and Land Development Ordinance shall be provided along any property line that abuts either a residential zoned property or use.

B. Special exceptions.

- (1) Adult uses, tattoo parlors, pawn shops and methadone clinics may not be located closer than 500 feet from any other adult use, tattoo parlor, pawn shop or methadone clinic and must be set back a minimum of 500 feet (1,000 feet for adult uses) from any residential district or use, public park, playground, church or school.
- (2) Mobile home parks may be developed at a density of eight dwelling units per acre.

§ 320-164. through § 320-169. (Reserved)

Chapter 320. Zoning

Article XVIII. RE Recreation District

§ 320-180. Legislative intent.

The purpose of the RE Recreational District is to provide the municipality active and passive recreational opportunities in order to meet neighborhood and community needs and to establish reasonable standards of performance so as to protect and enhance the built environment and to maximize those desirable benefits which recreational and open space uses inherently offer.

§ 320-181. Use regulations.

- A. Permitted uses. A building may be erected or used and a lot may be used or occupied by any of the following purposes and for no other:
- (1) Public park or recreation area owned and operated by the Municipality of Norristown or School District.
- B. Special exceptions.
- (1) Zoos, provided that they are owned and operated by a governmental entity or a private organization with the demonstrated knowledge, expertise, and financial resources to ensure the well being of the animals under their care and to provide for the safety of the zoo's patrons and residents of the adjoining neighborhoods.
 - (2) Privately owned outdoor recreational area or use, including but not limited to:
 - (a) Park.
 - (b) Picnic grounds.
 - (c) Swim club.
 - (d) Ice-skating rinks.
 - (e) Golf courses.
 - (f) Miniature golf courses.
 - (g) Multi-use ball fields.
 - (h) Tennis courts.
 - (i) Basketball courts.
 - (j) Any use of the same general character.

C. Signs. Signs shall be erected and maintained in accordance with the provisions of Article XXVII, Signs.

D. Parking. Off-street parking pursuant to the standards in Article XXVI, Off-Street Parking and Loading.

§ 320-182. Dimensional criteria.

A All Uses

1	Minimum lot size (square feet)	25,000
2	Minimum lot width (feet)	50
3	Minimum building setbacks all yards	50
4	Maximum building height (feet)	35
5	Maximum impervious surface (percent of net lot area)	10%

§ 320-183. General regulations.

A. All uses.

- (1) **Trash dumpsters and other service functions.** Trash dumpsters and service and storage buildings shall be screened from view and otherwise incorporated into the overall design theme of the site.
- (2) **Lighting.** Exterior lights shall be designed to prevent glare onto adjacent properties and pedestrian pathways need to be clearly marked and well lit.
- (3) **Commercial activity.** Commercial activity may only take place that is incidental to or supportive of the property's principal use, and:
 - (a) The use and its design are compatible with the natural character of the area.
 - (b) No commercial activity shall be permitted except for the charging of admission, the sale of refreshments, or the sale of gifts provided that the items sold are for the purpose of generating revenue for the maintenance, upkeep and general operation of the primary facility.
 - (c) Each incidental commercial use shall be located and/or screened so that it shall not be visible from a public street.

§ 320-184. through § 320-189. (Reserved)

Chapter 320. Zoning

Article XIX. GRO Gateway Redevelopment Overlay District

§ 320-190. Applicability.

The Gateway Redevelopment Overlay (GRO) Districts shall apply to a mapped area located within the established redevelopment area boundary, as created by the Montgomery County Redevelopment Authority within the municipal boundary of Norristown Municipality, Montgomery County, Pennsylvania as of the date of the adoption of this article, and the following regulations shall apply in addition to those of the underlying zones.

§ 320-191. Legislative intent.

The purpose of the Gateway Redevelopment Overlay District is to encourage and permit uses that are compatible and complementary with the historic character of the community and its downtown, to assist in its revitalization, and which are in accordance with the goals and objectives of the redevelopment plan, the Norristown economic redevelopment strategy and other applicable policies. Pedestrian-oriented uses and an urban character of design are permitted and encouraged, while automobile-related uses and design qualities that promote a suburban mall or strip commercial appearance are restricted. Also, uses that traditionally accompany and strengthen the commercial core are permitted, such as office, cultural, residential, educational, entertainment, recreational and related uses. Parking lots shall be separated and buffered from streets and sidewalks by low-lying walls and decorative fences, while new construction should utilize traditional building materials and accepted principles of urban design. Furthermore, all new construction shall preserve the existing streetscape by requiring that all new buildings be built at or close to the edge of the public sidewalk. It is also the intention of this district to provide year-round opportunities for outdoor recreation within for occupants, residents and the general public, to the riverfront as a public amenity both visually and physically, and to facilitate circulation for pedestrians to and throughout the district and along the riverfront.

§ 320-192. Use regulations.

- A. Permitted uses. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:
- (1) Retail establishments, including department stores for the sale of new dry goods, variety and general merchandise, books, magazines, clothing, food, medical supplies, drugs, pets, flowers and floral arrangements, furnishings or other household supplies and the sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.
 - (2) Business offices, professional offices, government offices and office buildings. Medical offices are only permitted on the second floor and above. Client-based social service providers are not permitted.
 - (3) Banks, savings and loan associations and financial institutions, provided that no drive-in window service shall be permitted.
 - (4) Telephone central offices and telegraph or other public utility offices.

- (5) Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionery or ice cream shops, bars, taverns or other places serving food or beverages, provided that no drive-through restaurants or similar uses disbursing food and beverages by means of a drive-in window shall be permitted, while outdoor dining shall be permitted as an accessory use.
 - (6) Hotels.
 - (7) Indoor theaters and performing arts centers.
 - (8) Antique stores.
 - (9) Studios for dance, music, photography or martial arts.
 - (10) Private schools or colleges (such as a barber school or business or technical college).
 - (11) Art galleries.
 - (12) Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based businesses and surface parking lots.
- B. Special exceptions. The following uses and no others when authorized by the Zoning Hearing Board pursuant to Article XXI, Special Exceptions, and the criteria contained herein.
- (1) Mid-rise apartment houses provided all dwelling units are located on the second floor and above.
 - (2) High-rise apartment houses provided all dwelling units are located on the second floor and above.
 - (3) Residential mixed uses provided all dwelling units are located on the second floor and above.
 - (4) Apartments provided that they are above a nonresidential use.
 - (5) Houses of worship provided the house of worship is located on a lot 20,000 square feet or greater in size.
 - (6) Public transit stations or terminals.
 - (7) Any use listed in this § 320-192, Use regulations, which contains a gross floor area in excess of 10,000 square feet.
 - (8) Parking garages as a principal use.
 - (9) Bed-and-breakfast, pursuant to § 320-237.
 - (10) Tailors, barbers, beauty salons, shoe repair, dressmaking or similar shops.
 - (11) Health spas.
 - (12) Retail dry cleaning.
 - (13) Job printing and photocopying.
 - (14) Consignment shops.
 - (15) Thrift stores.
- C. Signs. Unless otherwise noted, when erected and maintained in accordance with the provision of Article XXVII, Signs.

§ 320-193. Dimensional criteria.

- (1) Lot area. No minimum lot area shall be required.
- (2) Lot width. Each lot shall have a width of at least 20 feet at the street line.
- (3) Building area. One hundred percent of the area of any lot under 5,000 square feet in area may be occupied by buildings. No more than 90% of the area of any lot 5,000 square feet or more in area may be covered by buildings.
- (4) Green space. A minimum green space area of 10% shall be provided on every lot; however, a parcel may contain coverage of 100% provided that the ten-percent-minimum green space is transferred to another parcel within the district and added to that lot's minimum green space.
- (5) Yards. No front, rear or side yards shall be required.
- (6) Front setbacks. Any principal structure constructed, modified or remodeled in this district must have its front facade built to the edge of the public sidewalk or within 15 feet thereof unless that structure is utilizing an existing historic facade as part of a redevelopment project. Corner properties shall be considered as having two facades. Rear facades are exempt from this requirement. Instead, they are encouraged to provide space for loading docks and dumpsters.
- (7) Base height. Except as otherwise provided in this section, the base maximum height of any building or structure erected or used in this district shall be 10 stories or 150 feet, whichever is less.
- (8) Floor area ratio. A maximum floor area ratio (FAR) of 4.50 shall be allowed, except as modified below.
- (9) Height bonus through FAR transfer. On lots where the maximum FAR is not utilized, such area may be transferred to other lots in the designated district. The maximum height limits may be increased to 15 stories or 225 feet, whichever is less, to accommodate the transfer, and to greater height for pinnacle buildings pursuant to § 320-117C.
- (10) FAR bonus. On lots where (1) sound design practices are utilized which provide for two or more of the public amenities as set forth in § 320-197 and, integration of an additional ten-percent public space is provided in the design, or (2) on lots which utilize and preserve historic facades or structures as designated by the municipality's official list of historic structures in a manner generally consistent with the Secretary of the Interiors' guidelines for historic preservation, or (3) on lots where retail or similar business uses are provided along at least 75% of the street level frontage of a parking garage, a bonus FAR of 0.5 will be allowed.
- (11) The off-street parking regulations, including requirements for a minimum number of parking spaces, of Article XXVI shall not apply in the GRO Gateway Redevelopment Overlay.

§ 320-194. General development regulations.

A. Building bulk.

- (1) No principal building shall contain a maximum horizontal profile length of greater than 350 feet.
- (2) Garage structures will not exceed 500 feet.
- (3) Parking garage structures and principal buildings may be attached, but where they would exceed the provisions of Subsection A(1) and A(2) above, the garage shall be separated from the principal building by a minimum horizontal distance of 30 feet, although the two may be connected via enclosed pedestrian passageways (no more than 20 feet wide or two stories high) above the ground floor level or a roofed but unenclosed passageway on the ground level.

(7) The minimum distance between adjacent principal buildings shall be 50% of the height of the tallest of the adjacent buildings but shall not be required to exceed 75 feet.

B. Riverfront access and open space.

- (1) A minimum of 10% of the land area in the aggregate of all lots within this district shall be provided and maintained as permanent open space. The open space shall be a key component integrated into the basic design of the built environment that implements the above purpose and not be left over pieces of land at the periphery of the developed area. This minimum area shall be measured from top or toe (as appropriate) of all slopes exceeding 15%, such that slopes along the roadways and riverbanks may not be included as part of the required open space nor shall land normally under water of rivers or creeks nor may landscape islands within parking lots be included as part of the required open space.
- (2) A continuous riverfront open space area having a minimum depth of 60 feet that is free of buildings, structures, parking lots or garages, loading or storage areas, roadways, driveways or any other nonpedestrian or non-open space type uses, shall be permanently maintained, as measured from the top of bank of the Schuylkill River with the following exceptions for private uses:
 - (a) Up to 30% of the minimum riverfront setback area and up to 30% of the linear river frontage measured along the TOB may be utilized up to the river edge for private uses as designated in this section below, provided that such areas do not contain over 300 linear feet of contiguous development and provided these private use areas are separated from other such nodes by a minimum of 500 linear feet, and provided that an equivalent continuous open space area at least 60 feet wide (except as modified herein) is provided around such private use to allow for the free flow of movements and visual openness.
 - (b) The required sixty-foot width of the continuous open space which loops around a riverfront private use area may be reduced to a minimum of 45 feet in width, provided that the three-hundred-foot maximum length of the private use area along the riverfront is reduced by five feet for every one foot of width reduction below 60 feet.
 - (c) The following private uses may occupy land up to (and, where permitted by the authorities having jurisdiction, overlapping) the water's edge so as to restrict access by others to the water's edge:
 - [1] Restaurants, along with their associated outdoor dining areas, parking, loading and access; and
 - [2] Boathouses, along with their associated launching areas, parking and access.
 - (d) The following private uses may occupy land close to the water's edge, but must provide a basically flat, all-weather pedestrian access corridor having a usable width of at least 15 feet between their private use area and the water's edge:
 - [1] Hotels, offices, multifamily residential uses, or combinations thereof, along with their normal accessory uses, parking and access; and
 - [2] Water-oriented cultural or recreational facility, such as an aquarium, along with associated parking and access.
 - (e) Every use abutting the required access corridor shall be designed to compliment the corridor and make it feel secure, comfortable, functionally stimulating and visually attractive to its users.
 - (f) The remaining 70% of the area and riverbank length must remain as open space but may include outdoor recreational, cultural and open space uses such as skating rinks, plazas, boat launching facilities, promenades and similar uses for the enjoyment of the local population and businesses.
- (3) Public access. Provided that the landowner is immune from liability pursuant to the Recreational Use of Land and Water Act, 68 P.S. § 477-1 et seq.:

- (a) There shall be twenty-four-hour daily emergency (fire, fire, ambulance and police) access to the full length of the Schuylkill River and the Stony Creek.
- (b) There shall be twenty-four-hour public access every day for walking, sitting, fishing and similar passive use recreational activities to all of the areas referred in Subsections B and C of this section. Within the riverfront area, all developers shall construct a walkable hard surface trail at least 10 feet wide to be installed at or near the top of the riverbank as each property is developed.
- C. Landscaping. Landscaping requirements in the GRO District shall meet all provisions of the municipality's Subdivision and Land Development Ordinance^[1] and the following:
- (1) Shade trees meeting the specifications and spacing of § 282-433C(3) of the Municipal Subdivision and Land Development Ordinance shall be provided along all streets and may be within the legal right-of-way.
 - (2) Parking areas shall be separated from buildings, property lines (except where shared parking lots overlap a common property line), sidewalks and internal collector drives by a landscaped area at least five feet in width.
 - (3) All surface parking lots shall have a shade tree, with a caliper of two inches to 2 1/2 inches, at the ends of each single row of cars with at least one tree for every 24 spaces.
 - (4) All buildings shall be landscaped with a combination of evergreen and deciduous trees and shrubs to be used as foundation planting, i.e., plantings to be installed in proximity to the facades. Where foundation plantings are not possible or advisable, decorative architecture features such as permanent planters or window boxes may be used. All such features shall be designed to allow for healthy plant growth.
 - (5) The above design criteria are intended to develop a standard whereby adequate landscaping is included in the development. The criteria are not intended to strictly direct the location of this landscaping.
 - (6) A landscaping plan is required and shall be drawn at a scale of at least one inch equals 50 feet. It shall be totally coordinated with the overall site plan and shall contain the following:
 - (a) A delineation of existing and proposed plant materials.
 - (b) A delineation of other landscape features, including planting beds to be used for herbaceous plants, spaces to be devoted to courtyards and sitting areas, areas to be devoted to open lawns and other site amenities of the proposed development such as paving, site lighting, signs, kiosks, benches, street furniture, etc.
 - (c) A plant list wherein the botanical and common name of proposed plants are tabulated, along with the quantity, caliper, height and other characteristics.
 - (d) Details for the planting and staking of trees and the planting of shrubs and any other details which depict other related installations such as walls, fences, trash receptacles, tree grates, etc.
 - (e) Information in the form of notes or specifications concerning the proposed design of the site development. Such information shall convey the proposals for paving, seeding, sodding, mulching and the like.

[1] *Editor's Note: See Ch. 282, Subdivision and Land Development.*

§ 320-195. Application and review of development proposals.

- A. Tentative sketch. For all proposed development a tentative sketch plan shall be submitted, as defined in Article III of the Municipal Subdivision and Land Development Ordinance,^[1] with the following information also to be shown:

- (1) A site plan showing the location of all present and proposed buildings, drives, roadways, proposed traffic patterns, parking lots and garages, pedestrian walkways and plazas and other constructed features on the lot, plus all designated open space and open space/recreational facilities and all water, floodway/floodplains and topographic features. Surrounding existing features may be indicated with aerial photographic information.
- (2) Architectural plans for any proposed buildings in adequate detail to indicate building setback, footprint dimensions, building heights and building mass.
- (3) Landscaping plan showing the general location of all landscaping areas and the mature height of all proposed vegetation, differentiating between trees and shrubs.
- (4) Architectural elevations or sections in adequate detail to indicate how proposed buildings will affect views to the river and across the river to the hills and ridges.
- (5) Any other pertinent data or evidence that the Design Review Board may require.
- (6) All tentative sketch plans, as described above, shall follow the procedure specified in Article III of the Municipal Subdivision and Land Development Ordinance,^[2] with the following revisions:
 - (a) There shall be nine copies of each plan submitted.
 - (b) One copy of the plan shall be submitted to the Design Review Board.
 - (c) Application for review of the tentative sketch plans shall be placed in the agenda of the Design Review Board Meeting.
 - (d) Municipal Council shall also review the recommendations of the Design Review Board in subsequent action on the tentative sketch plan. In all cases, Municipal Council shall have the final approval of all development.

[2] *Editor's Note: See Ch. 282, Subdivision and Land Development.*

- (7) All tentative sketch plans shall, in their layout and design, show the following:
 - (a) An integrated and coordinated pedestrian circulation system linking the site with nearby uses and buildings, the riverfront, parks, transit facilities, other pedestrian traffic generators, the rest of the redevelopment area, and the remainder of the municipality.
 - (b) Access to the river, both physically and visually, from the surrounding area streets perpendicular to the river and other through streets.
 - (c) All open spaces areas in the form of walkways, plazas, arcades, etc.
 - (d) Architectural design.
 - (e) Any unobstructed views across the Schuylkill River.

[1] *Editor's Note: See Ch. 282, Subdivision and Land Development.*

§ 320-196. Design.

All development proposals shall be submitted to the Design Review Board with the following information:

- A. Preliminary architectural elevations shall be submitted with any special exception application or land development application, whichever occurs first. Such elevations shall be prepared by a registered architect. Such elevation shall illustrate the general design, character and materials for sides of buildings visible from public streets, waterways and open space lands available for public use.

- B. The details of the architectural designs may be modified after conditional use approval, provided the overall designs and types of materials conform with the approved plans.
- C. The architectural designs of all buildings should provide a variety of rooflines and treatments when viewed from public streets, waterways and open space lands available for public use. Buildings shall not have the exterior appearance of large monolithic structures. Instead, large buildings shall have the appearance of connected smaller buildings. Building walls shall not have an unbroken single appearance for more than 100 feet on the average in horizontal length. Instead, variations in materials, colors, textures, overhangs, setbacks of at least 20 feet, display windows and/or entranceways shall be used to provide visual interest.
- D. In no case shall the horizontal length of a building or other structure, building height, building separation or other bulk requirements exceed the provisions of this article.
- E. The architectural design of a building's vertical height shall be broken with variations in materials, colors, textures, setbacks, fenestration and architectural detailing.
- F. The sides of buildings visible from public streets, waterways and open space lands available for public use shall not have a dissonant architectural theme. All buildings within a single project should have a unified or complimentary architectural character.
- G. Rooftop heating, ventilation and air-conditioning equipment shall be screened from view from adjacent buildings, public streets, waterways and open space lands available for public use in a manner that is consistent with the architectural design.
- H. All buildings and roofs shall avoid garish or dissonant color schemes. However, companies will not be required to abandon their legally protected trademarks, logos, color schemes and trim colors, provided they are appropriately integrated into an aesthetically pleasing overall design.
- I. A coordinated design scheme shall be presented that will promote attractive sign designs among tenants. A detailed design shall be presented for freestanding signs for the development during the subdivision/land development process.
- J. Loading and unloading docks, dumpsters and exterior compactors shall be located, designed and screened in a manner that minimizes their visibility from adjacent public streets, waterways and open space lands available for public use and dwellings. No outdoor storage is permitted.

§ 320-197. Sound design public amenities FAR bonus provisions.

In order to qualify for the FAR bonus provision under the sound design practices, two or more of the following public amenities shall be provided as part of a private development project as long as they are above and beyond what would otherwise be required by the minimum provisions the district or any other applicable Municipal regulations:

- A. Public restrooms which are convenient and easily accessible to the users of the open space and recreational facilities provided by the development, provided the restrooms are available during all normal hours when the public would be using the open space and recreational facilities, including evenings and weekends.
- B. A public boat launch area for the launching and removal of carry-in nonmotorized watercraft, including provisions for temporary short-term on-water and/or on-land mooring of said watercraft and convenient on-land parking and access to the launch site; the launch area design shall comply with all safe, normal and reasonable standards for such a facility.
- C. A scenic overlook of the Schuylkill River (such as an urban plaza) that is open to public use, highlights views of the river and is designed specifically to encourage public gatherings.
- D. Outdoor recreational facilities that are open to public use at all reasonable times, including evenings and weekends, including but not limited to ice skating rink, tennis court, basketball or similar sports court and

similar uses.

- E. Outdoor public fountain, garden, hedge maze, pavilion or similar amenity available for public use, including weather-protected kiosks for display for historical, cultural, educational or other resource information for public benefit.
- F. Other similar facilities that provide a desirable benefit and amenity to the public, as determined by the Municipal Council.

§ 320-198. Off-street parking and loading.

The off-street parking and loading regulations of Article XXVI, Off-Street Parking and Loading, shall not apply. Instead, the provisions of this section shall apply subject to the approval of Municipal Council.

- A. A parking needs analysis study shall be provided by the applicant. It shall be based on the Institute of Traffic Engineers Standards and be prepared by a professional traffic engineer licensed in the State of Pennsylvania. It must demonstrate to the satisfaction of the Municipal Council that the parking requirements for all proposed uses are adequately met, considering provisions for shared and off-peak uses, the needs of the proposed uses and programming for joint use facilities. For uses requiring 5,000 square feet or less that are proposed in existing buildings, the requirements for a parking study may be waived. To qualify for this, the applicant must demonstrate to the satisfaction of the Municipal staff that sufficient off-street parking arrangements are being provided.
- B. Required parking may be provided in joint use parking structures.
- C. Sufficient loading area complying with Municipal requirements shall be provided to serve nonresidential uses in order to prevent obstruction to local traffic and pedestrian patterns in the neighborhoods.

§ 320-199. Traffic impact study.

A traffic impact study prepared by a professional traffic engineer licensed in the state of Pennsylvania shall be provided with each development proposal, and it shall demonstrate conformity of the incremental improvements with the needed overall improvements as defined in the adopted Lafayette Street Corridor Study prepared by McMahon Associates, Inc., dated September 2000, any other traffic studies adopted subsequently by Municipal Council and the plans referenced in § 320-266.

§ 320-200. through § 320-204. (Reserved)

APPENDIX 1: ZONING DISTRICT DEVELOPMENT STANDARDS