

Text Amendment Quick Guide

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Section 568 SPECIFIC CONDITIONAL USE CRITERIA

- Remove #4 Vocational School

~~4. VOCATIONAL SCHOOL~~

~~The primary emphasis of the school shall be vocational education related directly to agriculture and agribusiness and normally related vocations.~~

Section 568 #40, #41, #42, #43, #44

- Add in Conditional Use criteria for:

40. MOTOR VEHICLE RENTAL

The minimum lot area shall be two (2) acres.

41. MOTOR VEHICLE REPAIR STATION

- a. Must be in conjunction with accessory sales, new
- b. Minimum lot area shall be two (2) acres

42. MOTOR VEHICLE SALES

The minimum lot area shall be two (2) acres.

43. TRAILER RENTAL

The minimum lot area shall be five (5) acres.

44. MULTI-FAMILY RESIDENTIAL USES IN A GENERAL BUSINESS DISTRICT

Multi-family residential will be a conditionally permitted use in General Business Districts provided they meet the development standards of the MFR-12 (Multi-Family Residential District) and if located in the West Broad Street Corridor Overlay District must meet all requirements in Article 18.

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Section 864 WEST BROAD STREET CORRIDOR OVERLAY DISTRICT

- Add purpose and intent for WBSCOD

SECTION 864

WEST BROAD STREET CORRIDOR OVERLAY DISTRICT

The purpose and intent of the West Broad Street Corridor Overlay District is to advance the Township's goals for community character and development in the Township's primary arterial roadway corridor by ensuring that new development and private property investments along and near West Broad Street support high quality, pedestrian friendly, and economically viable development that will create a more positive image of the corridor as an attractive place and center of activity within the Township.

Section 1010 REQUIRED TRASH AREAS

- Add criteria for collection areas

All commercial, industrial, and multi-family residential uses providing trash and/or garbage collection areas shall have such area(s) enclosed on at least three sides by a solid wall or fence of at least four (4) feet in height if such area(s) is not within an enclosed building or structure. **Collection areas are to be located behind the principal structure and enclosures shall be surrounded on three (3) sides by a landscape bed of a minimum of three (3) feet in height.** Provisions for adequate vehicular access to and from such area(s) for collection of trash and/or garbage as determined by the Zoning Inspector shall be required.

Section 1110 OFF STREET PARKING SPACE DESIGN STANDARDS

- #14 Add clarification and add no parking on sidewalks in business district

14. SETBACK REQUIREMENTS

No part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any dwelling unit, school, hospital, or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen. **If a parking area for more than ten (10) vehicles is located** on the same lot with a one family residence, the parking area shall not be located within the front yard required for such building. In no case shall any part of the parking area for more than ten (10) vehicles be closer than four (4) feet to any established street or alley right-of-way. **Parking is not permitted over an approved sidewalk in any business district.** In the case of private residences, no car shall park closer than four (4) feet from the paved or traveled portion of an alley.

Section 1110

- #18 New Section – Driveway Standards in the R-6 Zoning District

18. DRIVEWAY DEVELOPMENT STANDARDS IN THE R-6 RESIDENTIAL ZONING DISTRICTS: A driveway in the R-6 Zoning District shall meet the following additional development standards:

- Driveway Width** – No driveway width shall exceed twenty (20) feet or one-third (1/3) the width of the lot (except for driveway aprons) whichever is less. For the purpose of this section, driveway width limitation is established to maintain a minimum of green space between a residential structure and a public right-of-way in the R-6 Residential Zoning District. Off-street parking of motor vehicles in front of an established building line shall be permitted only on a hard surface and not on the required green area.
- Number of Driveways Permitted** – Each lot in an R-6 Residential Zoning District shall contain only one (1) driveway which has one (1) point of ingress and egress per street frontage. In the case of corner lots, through

lots and lots having access off of an improved alley there shall be no more than a total of two (2) driveways permitted for each lot.

- c. **Driveway of an Accessory Use** – No driveway shall be constructed on a lot unless a zoning compliance has been issued for a principal structure on the same lot.
- d. **Driveway Setback** – Driveways must be setback no less than one (1) foot from any side property line and adequately drained so not to cause stormwater drainage onto adjoining properties.

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Section 1125 Schools (Public, Parochial, or Private)

- Remove Parochial from title

**SECTION 1125
SCHOOLS (PUBLIC, ~~PAROCHIAL~~ OR PRIVATE)**

Page 154-155

Section 1221 FREE-STANDING SIGNS

- Decrease setback from 30' to 10'

**SECTION 1221
FREE-STANDING SIGNS**

1. Free-standing on-premises signs having a maximum total sign area of two hundred (200) square feet and located not closer than ~~thirty (30)~~ten (10) feet to any adjoining lot line may be erected to serve a single business establishment or a group of business establishments. There shall be only one free-standing sign **or monument sign** for each building, regardless of the number of businesses conducted in said building. Any portion of the sign area used for LED Electronic Message Center (EMC) shall not exceed one hundred (100) square feet and must meet the following: each display must be no more than three colors with no moving animation of any kind with message period of eight (8) seconds in duration and must fade in/fade out. The height of such free-standing on premises sign shall comply with the following schedule:
 - Add monument sign criteria
2. Free-standing on-premise monument signs having a maximum total sign area of ninety-six (96) square feet, shall be set back from the road right-of-way no less than eight (8) feet and shall not exceed six (6) feet in height.

For the purpose of this Resolution the maximum height of a monument sign will be measured by sign area, not to exceed ten (10) feet in overall height if a landscape base is provided.

Table 1 – Permitted Use Chart

- Revised permitted uses

Illustrations

- Revised Illustrations