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Section 27-207 Riverfront Overlay District

1. Overview

A. Overlay Purpose.

The intent and purpose of the Riverfront Overlay is to create a diverse and inclusive mixed-use district that expands land use offerings, serves as an extension of Sharpsburg's established neighborhoods, and provides a combination of residential dwelling unit types and sizes, businesses serving daily residential needs, and employment opportunities. To unlock the Borough's redevelopment potential, the Overlay envisions and accommodates redevelopment opportunities that capitalize infrastructure, reinforce quality of life for Borough residents and visitors alike, and provide publicly accessible, quality open space and open space connections along the Allegheny River.

B. Authorization.

The provisions and development parameters included in the Riverfront Overlay are based on the authorizations and objectives of Traditional Neighborhood Development ("TND") as established by Article VII-A of the Pennsylvania Municipalities Planning Code ("MPC"), as amended.

C. Objectives.

The objectives of the Borough's Riverfront Overlay cumulatively work together to provide processes and standards for developing a riverfront-oriented traditional neighborhood as a new, mixed-use district. The Overlay encourages an extension of the Borough's existing land use patterns and development intensity as well as the infill on land areas that were previously used for industrial purposes and devoid of public infrastructure. The objectives of the Riverfront Overlay are as follows:

(1) To encourage innovations in specialized residential and nonresidential development which makes use of a mixed-use form of development. Such mixed-use development shall provide a variety in type, design and layout of land uses, buildings, and structures and shall integrate land use with open spaces;

(2) To encourage a more efficient use of land and of public services to reflect changes in the technology of land development so that economies secured may benefit those who need housing accommodations and for other uses;

(3) To accommodate a more diverse range of housing options that are within close proximity to goods and services;

(4) To minimize traffic congestion, infrastructure costs and environmental degradation while accommodating for parking and public water/sewer demands;

(5) To foster development that capitalizes the extent of infrastructure;

(6) To right-size the scale of buildings to rights-of-way, streets, and open spaces;

(7) To create and connect open space areas suitable for mixed-use development;

(8) To utilize architecture to define public spaces and vistas;

(9) To ensure that the increased flexibility of regulations over land development authorized herein is carried out under such administrative standards and procedures as shall encourage the disposition of proposals for land development without undue delay;

(10) To promote the implementation of the objectives of the Borough's planning efforts for guiding compatible development; and

(11) To establish an approval process that considers the infrastructure costs involved in restoring Sharpsburg's riverfront for public use, development scale, neighborhood compatibility, and environmental protection while promoting public health, safety, and welfare.

D. <u>Applicability.</u>

If an Applicant elects to utilize the Riverfront Overlay, the Riverfront Overlay requirements and criteria supersede the requirements and permissions of any base zoning districts that may underlay the Riverfront Overlay itself. As such, any applications for development or redevelopment (regardless of ownership, size, development phasing, and timing) situated within the boundaries of the Overlay as delineated on the Borough Zoning Map shall comply with the standards and requirements contained in Page 4, Table 1. of this Ordinance.

E. <u>Preliminary and Final Zoning and Land Development Approval.</u>

Development within the Riverfront Overlay requires a two-step approval process. This process entails a Preliminary Zoning Approval and a Final Zoning and Land Development Approval. The requirements for each individual step of the process are outlined below:

(1) Preliminary Zoning Approval. A Master Plan for the proposed development or redevelopment, whether simultaneously or incrementally, shall be approved by Borough Council. The Preliminary Zoning Approval application shall include all information and elements as required by Section II, inclusive of an Application

Form, Master Plan, Public Open Space Plan, Worksheet 1: Master Plan Summary, Traffic Impact Study and a Master Developer Agreement. The development parameters depicted in the Master Plan, the Public Open Space Plan and documented on Worksheet 1 represent the development thresholds against which future Final Zoning and Land Development Approvals will be evaluated.

(2) Final Zoning and Land Development Approval. After obtaining Preliminary Zoning Approval of the Master Plan from Borough Council, Final Zoning and Land Development Approval must be obtained from Borough Council for each development phase, development lot, building and/or set of buildings, which may be obtained in conjunction with a Preliminary Zoning Approval and Final Zoning and Land Development Approval application in accordance with the Borough's Subdivision and Land Development Ordinance. The Final Zoning and Land Development Approval shall include all information and elements as required by Section III and inclusive of Worksheets 2 and 3, and Submission Checklist 1.

(3) Conformance to Previous Approvals. All applications for Final Zoning and Land Development Approval shall be in conformance with the previously approved Preliminary Zoning Approval as documented in Worksheet 1. No building, road, street, trail, utility, or public open space area shall be constructed until Final Zoning and Land Development Approval for said proposed phasing is obtained. In instances where a Final Zoning and Land Development Approval application deviates from the development standards noted by the Applicant in Worksheet 1, the Applicant shall obtain a modification, variance, or amendment in accordance with the extent of the deviation and in compliance with the procedures listed in Section I. (Modifications, Updates, Variances and Amendments). Submission and consideration for Final Zoning and Land Development Approval may then follow the Borough Council's approval of the updated Master Plan.

(4) Effective Approval. Upon Preliminary Zoning Approval, all future applications for Final Zoning and Land Development Approval shall conform to the standards applicable at the time of the Preliminary Zoning Approval.

F. <u>Dimensional Requirements.</u>

(1) Table 1 outlines the dimensional requirements within the Riverfront Overlay subject to review during the Preliminary Zoning Approval. Refer to Figures 1-11 for additional illustrations associated with development scale and dimensional requirements.

Table 1A. MASTER PLAN DIMENSIONAL REQUIREMENTS

	DEVELOPMENT STANDARDS
MIN. MASTER PLAN AREA	10 acres
MAX. GROSS BUILDING FLOOR AREA RATIO (GFAR) (see Figures 1-4)	1.5
MAX. BUILDING HEIGHT (see Figure 5)	
Standard Building	95 ft
Landmark Building Accessory Building	150 ft 36 ft
MIN. SPACING BETWEEN	
Block Breaks, Center to Center (see Figure 6) Landmark Buildings (see Figure 8) Standard Buildings (see Figure 7)	350 ft 60 ft No minimum
MAX. GROSS IMPERVIOUS SURFACE AREA (see Figure 10)	80%
MIN. PUBLIC OPEN SPACE (not including incidental or non-public) (see Figure 11)	20% of the Master Plan Area
MIN. OFF-STREET PARKING RATIO	
Residential Nonresidential/Mixed-Use	.75 per Dwelling Unit 2 per 1,000 sqft.

(2) Table 2 outlines the dimensional requirements within the Riverfront Overlay subject to review during the Final Zoning and Land Development Approval.

(3) Refer to Figures 1-11 for additional illustrations explaining the following dimensional requirements. These dimensional standards shall pertain only to the Site Plan.

Table 2A. SITE PLAN DIMENSIONAL REQUIREMENTS

	DEVELOPMENT STANDARDS
MIN. LOT AREA	No Minimum
MAX. BUILDING HEIGHT (see Figure 5)	
Standard Building	95 ft
Landmark Building	150 ft
Accessory Building	36 ft
SPACING BETWEEN	
Block Breaks, Maximum Center to Center (see Figure 6)	350 ft
Landmark Buildings, Minimum (see Figure 8)	60 ft
Standard Buildings, Minimum (see Figure 7)	None
Accessory Buildings, Minimum	None
MIN. LANDMARK BUILDING STEP-BACK WIDTH (see Figure 9)	12 ft
MAX. SITE IMPERVIOUS SURFACE AREA	100%
MIN. PUBLIC OPEN SPACE (not including incidental or non-public) (see Figure 11)	0% of Lot Area

(a) Maximum Site Impervious Surface Area. Only pertains to a specific development lot within the approved master plan boundary. All lands beyond the Master Plan boundary are not applicable to the Site Plan requirements.

(4) Master Plan and Site Plan Dimensional Figures

Figure 1
MASTER PLAN AREA

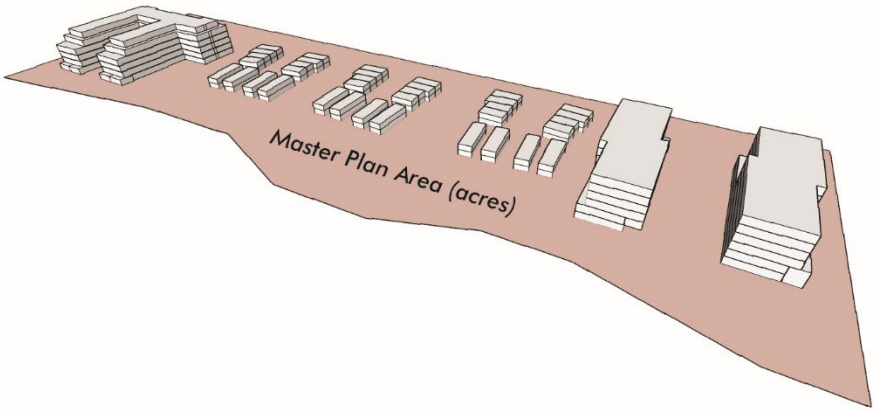


Figure 2
BUILDING FLOOR AREA (BFA)

Building Floor Area (BFA) = building length x building width x number of stories

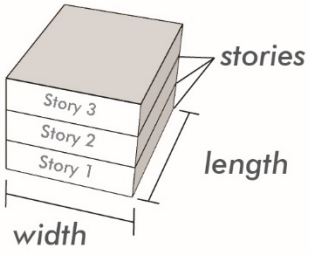
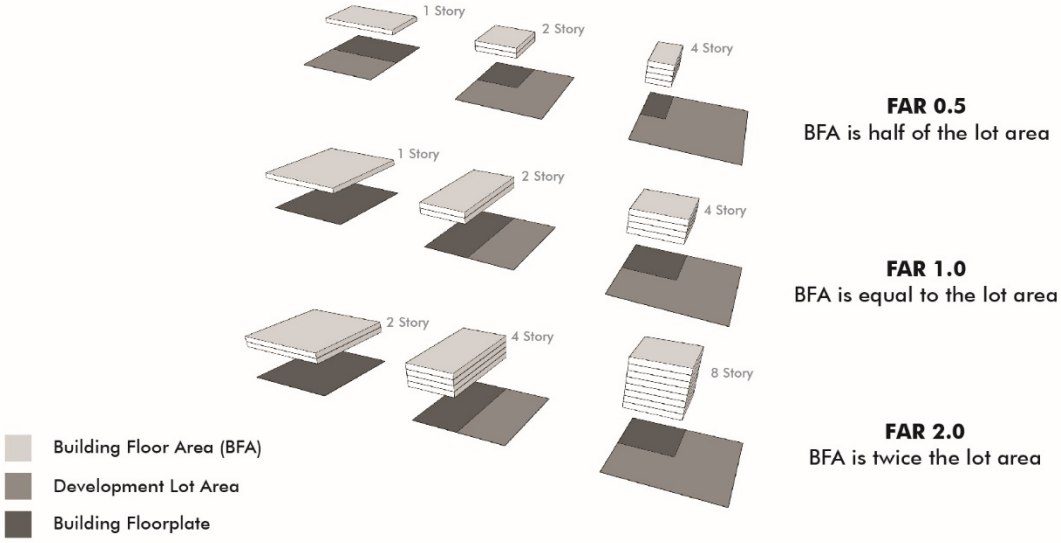


Figure 3

BUILDING FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is a calculation used to describe the relationship between development intensity and open space by calculating the Building Floor Area (BFA) of a specific building relative to the size of the lot the building occupies.



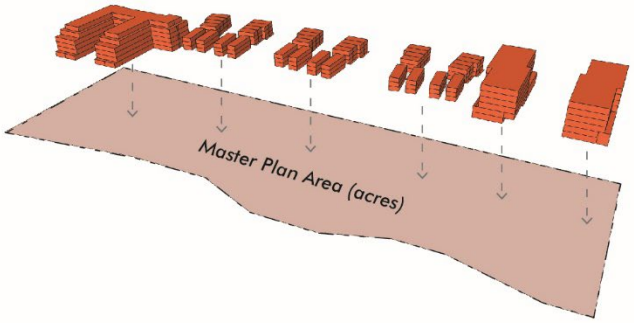
FAR 0.5
BFA is half of the lot area

FAR 1.0
BFA is equal to the lot area

FAR 2.0
BFA is twice the lot area

Figure 4

GROSS BUILDING FLOOR AREA RATIO (GFAR)



$$GFAR = \frac{\text{*Gross Building Floor Area (GFA) (sq ft)}}{\text{Master Plan Area (acres) x 43,560 (sq ft per acre)}}$$

**Gross Building Floor Area is equal to the sum of all Building Floor Areas (BFA) proposed to be developed within the Master Plan Area.*

Figure 5
BUILDING TYPES

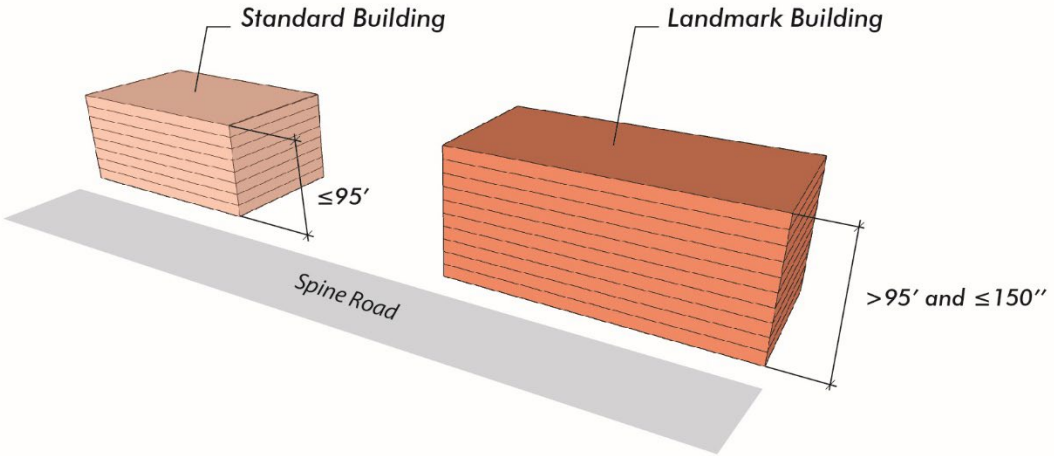


Figure 6
BLOCK BREAKS

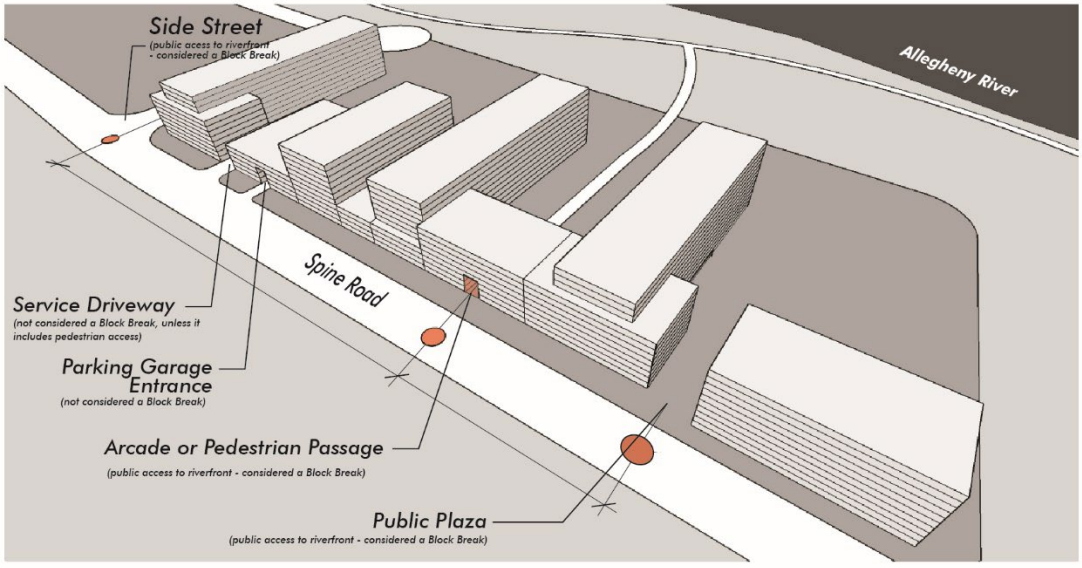


Figure 7
STANDARD BUILDING SPACING

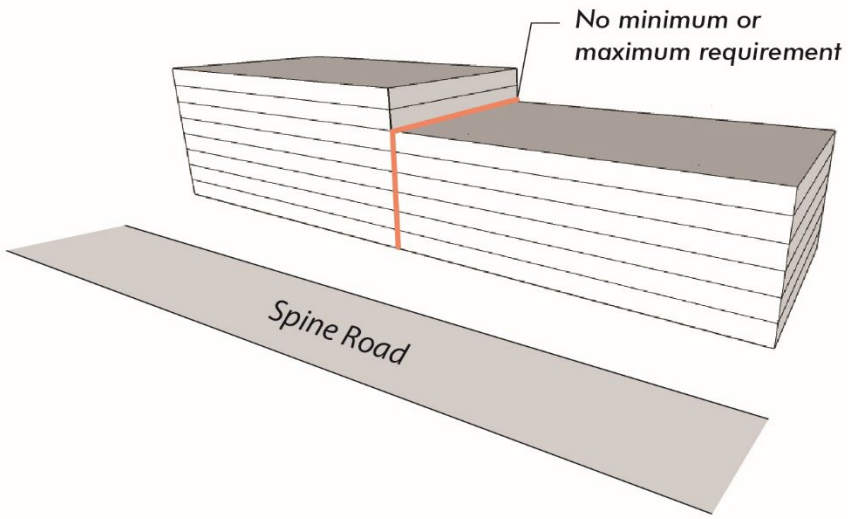


Figure 8

LANDMARK BUILDING SPACING

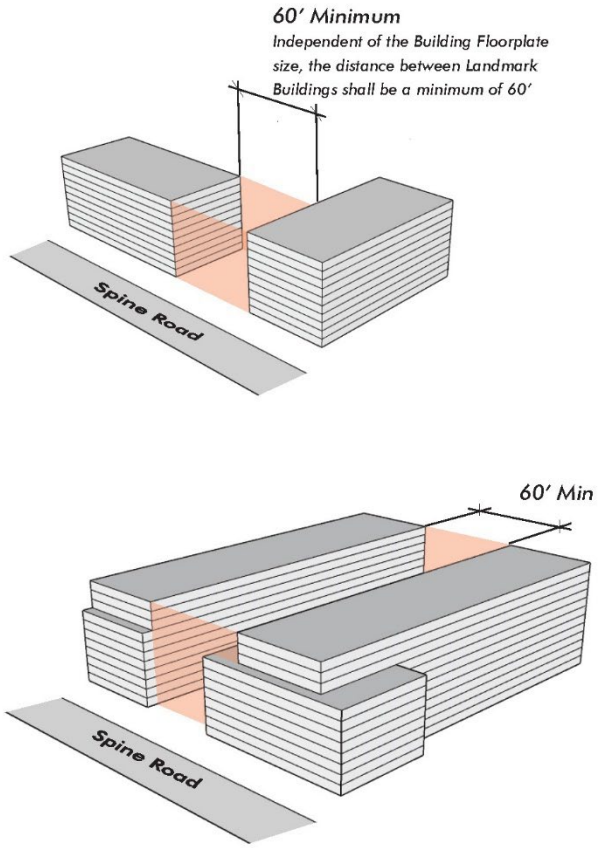


Figure 9
LANDMARK BUILDING STEP-BACK

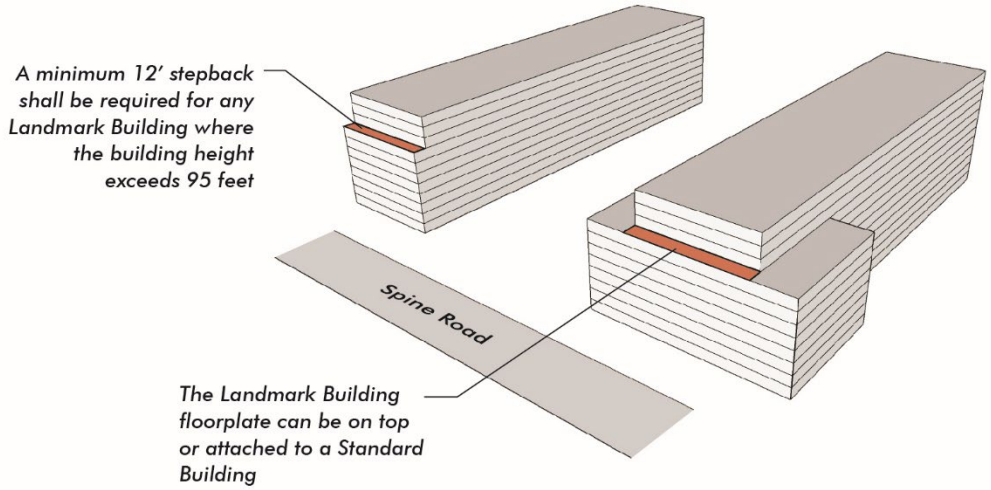


Figure 10
IMPERVIOUS SURFACE AREA

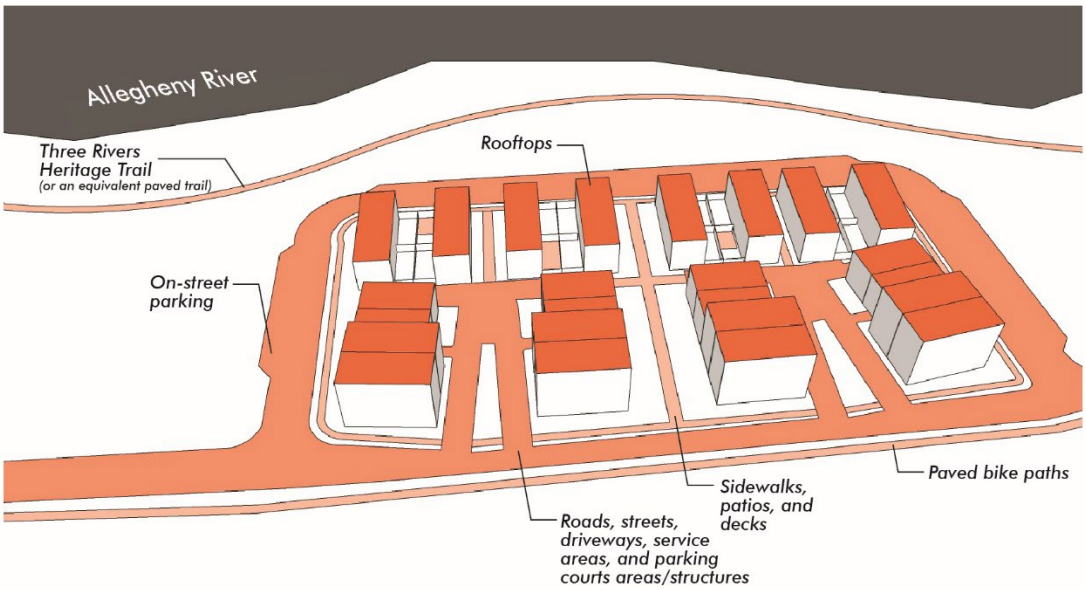
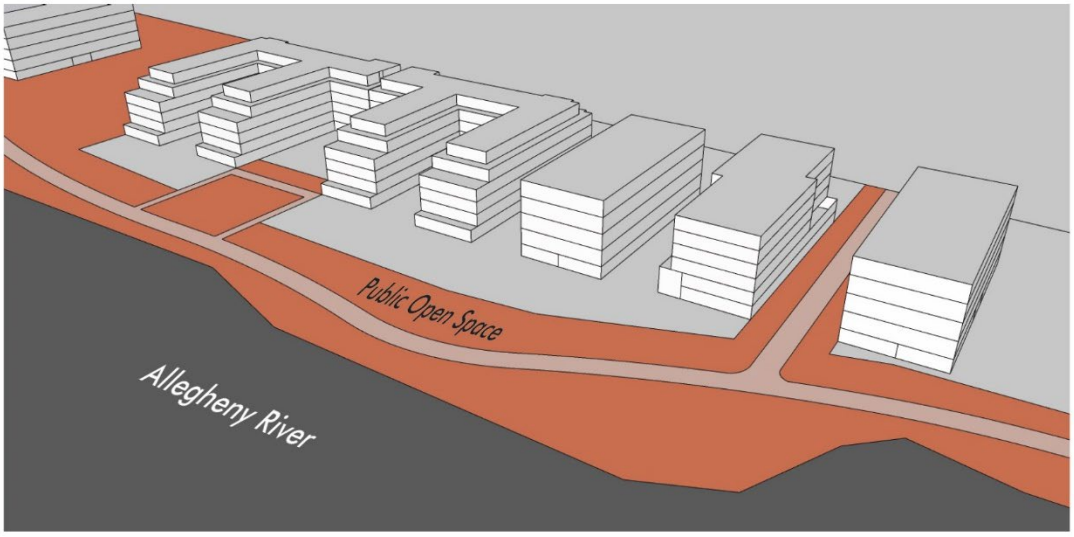


Figure 11
PUBLIC OPEN SPACE



Public Open Space is publicly accessible open space, counting towards the 20% minimum requirement, that may or may not include riverfront related public spaces and the Three Rivers Heritage Trail and/or other common areas that are publicly accessible

G. <u>Permitted Land Uses.</u>

(1) Table 3 outlines the permitted land uses in the Riverfront Overlay, alongside its corresponding Use Permissions (UP) and whether the use is considered an Active Ground Floor Use (AGFU).

(2) Areas where Active Ground Floor uses are delineated on the Master Plan are inclusive of, but not limited to land uses identified as *AGFU* in Table 3A.

(3) See Section 27-302: Uses for conditional use; standards for specific uses for any Conditional Uses listed in Table 3.

Table 3A. PERMITTED LAND USES

UP – Use Permissions; AGFU – Active Ground Floor Use

R= Use by Right; C = Conditional Use

	Permitted Land Use	***UP***	***AGFU***
Residential	Single-Family Dwelling	**R**	No
	Two-Family Dwelling	**R**	No
	Townhouse	**R**	No
	Apartment	**R**	No
	Mid-Rise Residential	**R**	No
	Hi-Rise Residential	**R**	No
	Convalescent care	**R**	No
	Permitted Land Use	***UP***	***AGFU***
Non-Residential	Bakery/Confectionery	**R**	Yes
	Banks and Financial Institutions, with no drive-thru	**R**	Yes
	Bed and Breakfast	**C**	Yes
	Brewery/Brew Pub	**R**	Yes
	Community Center	**R**	Yes
	Conference/Learning Center	**R**	Yes
	Convenience Store	**R**	Yes
	Civic/Cultural Center	**R**	Yes
	Day Care Facility	**R**	Yes
	Day Care Home	**R**	Yes
	Essential Services	**R**	No
	Grocery Store/Butcher Shop/Green Grocer	**R**	Yes

	Health/Fitness Club	**C**	Yes
	Home Based Business, No Impact	**R**	No

	Permitted Land Use	***UP***	***AGFU***
Non-Residential	Home Occupation	**C**	No
	Hotel	**R**	Yes
	Library	**R**	Yes
	Live-Work	**C**	Yes
	Marina, Docks, Portals for Water Access	**R**	Yes
	Medical Office	**R**	Yes
	Mixed Use	**R**	Yes
	Municipal Building	**R**	No
	Parking Lot or Facility, Public	**R**	No
	Parking Lot, Private	**R**	No
	Personal and Professional Services	**R**	Yes
	Pharmacy, with no drive-thru	**R**	Yes
	Professional or Business Offices	**R**	Yes
	Public Park, Recreation Area, Playground	**R**	Yes
	Innovation Research	**C**	No
	Research/Education Facility	**R**	Yes
	Research and Development Establishment	**R**	No
	Restaurant, Sit down with no drive-thru	**R**	Yes
	Restaurant, Take-out with no drive-thru	**R**	Yes
	Retail, Small-Scale	**R**	Yes

	Theater	**R**	Yes
	Pilot Manufacturing	**R**	No
	Artisan Workspace/Sales	**R**	Yes

(4) The following land uses are not subject to a Preliminary Zoning Approval or the associated development parameters of this Section.

(a) Agriculture/Agricultural Operation

(b) Forestry

H. <u>Modifications, Updates, Variances and Amendments.</u>

The Borough recognizes that, over time, some areas within the Riverfront Overlay may be difficult to develop in full compliance with the Riverfront Overlay's requirements and criteria. As permitted by Pennsylvania Municipalities Planning Code, the Riverfront Overlay incorporates a variety of relief forms and related approval processes/procedures for Borough Council to use in evaluating an Applicant's request for relief. The forms of relief permitted by the Riverfront Overlay include:

(1) Modifications. The Riverfront Overlay requires mandatory compliance of all development and redevelopment projects. However, the Borough Council recognizes that some areas within the Riverfront Overlay may encounter unforeseen obstacles or impediments to the reasonable use, function, enjoyment, and/or redevelopment of the former industrial area. These circumstances may make it difficult to conform with the Riverfront Overlay's regulations and standards and most likely occur after a Preliminary Zoning Approval has been granted. Pursuant to the Pennsylvania Municipalities Planning Code's Article VII-A, two types of modifications are permitted by this Riverfront Overlay.

(a) Master Plan Modifications. Certain Master Plan-related dimensional requirements could be modified after a Preliminary Zoning Approval has been granted for a submitted Master Plan. Such Master Plan modifications shall be requested by an Applicant and approved by Borough Council. A Master Plan modification shall be a one-time exception for a specific area or building included in the Master Plan and shall not be considered an amendment to the dimensional requirements of the Riverfront Overlay. Consequently, a modification shall not be considered a precedence. The Master Plan's dimensional requirements that are eligible for modification include:

1) Maximum Land Use Allocations

2) Gross Impervious Surface Area

3) Block Break Spacing

4) Maximum Peak Hour Traffic Volume

5) Inclusionary Housing Development

6) Minimum Off-street Parking Ratio

A) Residential

B) Nonresidential

(b) Site Plan Modifications. Certain specific dimensional requirements outlined in Section 3, Final Zoning and Land Development Approval, are eligible for modification as requested by an Applicant and approved by Borough Council. These modifications are applicable to the approval of a Site Plan and shall not affect or alter an approved Master Plan. The specific dimensional requirements related to a Site Plan that are eligible for modification include:

1) Minimum Lot Width

2) Maximum Standard Building Height

3) Maximum Landmark Building Height

4) Maximum Accessory Building Height

5) Maximum Block Break Spacing

6) Minimum Building Step-back Width

7) Shared Off-Street Parking Agreements

(2) Modification Criteria. To encourage innovation and to optimize development efficiencies, Borough Council may, upon review and consideration of the following standards in Preliminary Zoning Approval and Final Zoning and Land Development Approval, grant the modification of an eligible general or specific dimensional requirements. The considerations for granting a modification include but are not limited to:

(a) The modification will better serve the intended purposes of this Overlay;

(b) Such modifications will not result in adverse impact to adjoining properties, nor future inhabitants within the Riverfront Overlay;

(c) The modifications will not result in an increase in the permissible gross building floor area ratio;

(d) Such modifications will not result in a decrease in the minimum required open spaces; and/or

(e) The extent of modification provides the minimum amount of relief necessary to ensure compliance with the preceding criteria.

(3) Updates. An update is considered a non-substantive correction or clarification to a previously submitted and/or approved Preliminary Zoning or Final Zoning and Land Development Approval application(s). Such updates shall not be considered a modification, a variance or an amendment to any previous approvals and are not subject to Borough Council approval. Updates shall be provided to the Borough for record and shall replace the previous materials and application contents.

(a) If no specific inputs documented by an Applicant in Worksheets 1, 2 or 3 are changed or altered, an Applicant may update a Preliminary Zoning Approval previously approved by Borough Council or the submission contents of a submitted Final Zoning and Land Development Approval application.

(b) In the case of a proposed update to a Final Zoning and Land Development Approval, these updates must be approved prior to any further review and consideration of a Final Zoning and Land Development approval. If any of the updates in the Final Zoning and Land Development Approval affects an approved Preliminary Zoning Approval, the Applicant must update the Preliminary Zoning Approval prior to updating the Final Zoning and Land Development Approval.

(4) Variances. In accordance with the Pennsylvania Municipalities Planning Code, as an alternative to a modification, an Applicant may elect to pursue a variance as evaluated and granted by the Borough of Sharpsburg's Zoning Hearing Board.

(5) Amendments. If an Applicant seeks to change or alter any specific language or development standards within the Riverfront Overlay District, the Applicant shall go through a formal amendment process in accordance with Pennsylvania Municipalities Planning Code Section 609.

2. Preliminary Zoning Approval

A. Preliminary Zoning Approval Summary

(1) As part of the Preliminary Zoning Approval, key features of the proposed development are summarized on maps, tables, text, and graphics that include key relationships pertaining to structures, open space, location, land use typologies, street typologies and additional applicable development information. To navigate through this Section and determine the zoning parameters for any specific lot situated within the Borough of Sharpsburg, an Applicant should review and complete the following steps. A series of application process worksheets kept on file at the Borough of Sharpsburg Municipal Building also outline the general requirements and steps associated with various types of development submissions. The following items and exhibits are required as part of Preliminary Zoning Approval:

Table 4. PRELIMINARY ZONING APPROVAL SUBMISSION CONTENTS

Mandatory Submission Contents for Planning Commission Review and Consideration	**Mandatory Submission Contents for Borough Council Review and Consideration**
Application Form	Application Form
Master Plan	Master Plan
Public Open Space Plan	Public Open Space Plan
Worksheet 1	Worksheet 1
	Traffic Impact Study
	Master Developer Agreement

B. <u>Preliminary Zoning Approval Submission Requirements</u>

(1) Application Form.

(a) Application available from the Borough's Zoning Officer.

(2) Master Plan.

(a) The following must be graphically depicted or denoted on the Master Plan:

1) Development Area. The location and extent of land not otherwise dedicated to public open space and/or road rights-of-way.

2) Land Use Mix. The percentage of residential and nonresidential uses as permissible by the Riverfront Overlay shall be identified in accordance with the minimums and/or maximums permitted within this Overlay.

3) Active Ground Floor Use Zone. The Applicant shall indicate the general locations active ground floor uses will be located within the Master Plan. Active ground floor uses are identified in Table 3A.

4) Circulation. The Applicant shall indicate access roads providing sufficient flow of traffic throughout the development area.

5) Road Typology. The Applicant shall indicate the types of roads proposed in the Master Plan classified by a range of public right-of-way widths. The following road typologies shall be identified:

A) Type 1 Road: Any road or street with a right-of-way greater or equal to 50 feet wide.

B) Type 2 Road: Any road or street with a right-of-way greater than or equal to 40 and less than 50 feet wide.

C) Type 3 Road: Any road, street, alley or mews with a right-of-way less than 40 feet wide.

6) Build-to Line. All new construction shall be subject to the following Build-to-Zone requirements. A build-to diagram shall be prepared which illustrates the general block-by-block relationship of the following:

A) Zone 1: All structures located along Zone 1 as identified in the Master Plan shall occupy no less than 80% of the lot frontage along the Build-to-Zone.

B) Zone 2: All structures located along a Zone 2 as identified in the Master Plan shall occupy no less than 50% of the lot frontage along the Build-to-Zone.

C) Zone 3: All structures located along a Zone 3 as identified in the Master Plan shall occupy no less than 25% of the lot frontage along the Build-to-Zone.

(3) Public Open Space Plan. The Public Open Space Plan shall illustrate Public Open Space and any proposed Public Open Space Enhancements as detailed on Worksheet 1. See Section 207.2.B.(4)(a)2)A) for additional requirements related to Public Open Space Enhancements.

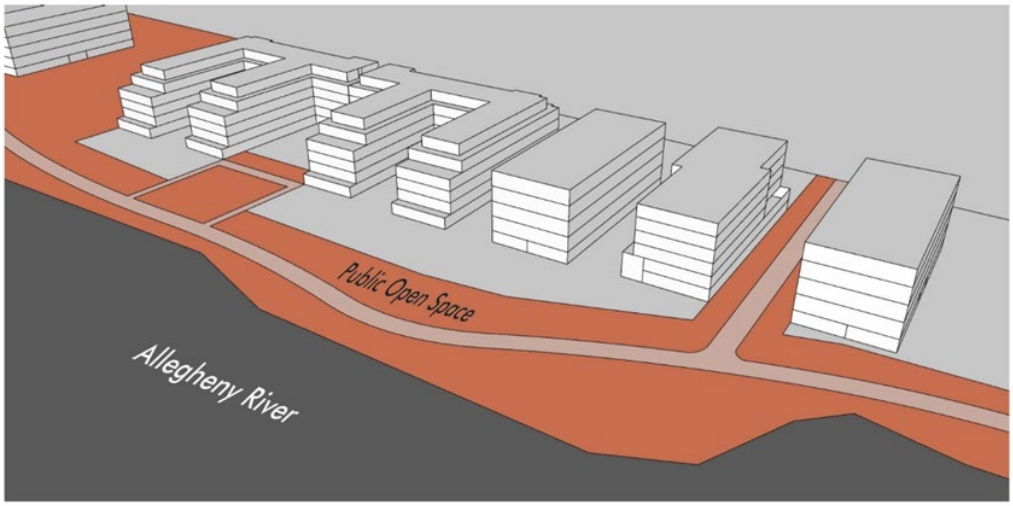
(4) Worksheet 1: Master Plan Summary.

(a) The Applicant shall provide figures and measurements for the Plan that include the following:

1) Master Plan Area. The entire lot area in acres included in the proposal for Preliminary Zoning Approval.

2) Public Open Space. The Applicant shall document the number of acres dedicated to publicly accessible open space, counting towards the 20% minimum requirement, which includes riverfront related public spaces and trail and/or other common areas that are publicly accessible. (See Figure 11)

Figure 11
PUBLIC OPEN SPACE



Public Open Space is publicly accessible open space, counting towards the 20% minimum requirement, that may or may not include riverfront related public spaces and the Three Rivers Heritage Trail and/or other common areas that are publicly accessible

A) Public Open Space Enhancement. If an Applicant provides additional public open space in addition to the minimum 20% requirement within the Master Plan Area, then the Applicant shall be granted the following GFAR Bonuses by right. The Applicant may develop additional open space in partnership with landowners outside of the Master Plan Area to achieve GFAR Bonuses. All GFAR Bonuses resulting in Public Open Space Enhancements within and/or outside of the Master Plan Area are calculated based on the acreage of the Master Plan Area.

   i. If a minimum of 2.5% to less than 5% additional public open space is achieved, .1 GFAR Bonus is granted.

   ii. If at least 5% to less than 7.5% additional public open space is achieved, .2 GFAR Bonus is granted.

   iii. If at least 7.5% to less than 10% additional public open space is achieved, .3 GFAR Bonus permitted

   iv. If at least 10% to less than 12.5% additional public open space is achieved, .4 GFAR Bonus permitted

   v. If at least 12.5% to less than 15% additional public open space is achieved, .5 GFAR Bonus permitted

   vi. If at least 15% additional public open space is achieved, .6 GFAR Bonus permitted

B) Incidental and Non-Public Open Space

   i. Incidental Open Space. The number of acres dedicated to publicly accessible open space consisting of residual land areas within the development, such as parking lot islands and landscaping areas within the right-of-way, and does not count towards the minimum 20% public open space requirement.

   ii. Non-Public Open Space. The number of acres dedicated to other open space areas not intended for general public access or use. Non-public open space does not count towards the 20% requirement.

3) Gross Building Floor Area. The total of all building floor area of all buildings inclusive of public and nonpublic building space and proposed land uses. Gross building floor area does not include parking areas or parking structures.

4) Maximum Land Use Allocations. Calculated based on the Applicant's Gross Building Floor Area (GFA). The Applicant shall indicate the portion of the Master Plan's Gross Building Floor Area that shall be dedicated to residential uses and the portion of the Master Plan's Gross Building Floor Area that shall be dedicated to nonresidential uses.

   A) Residential. Total building floor area (BFA) dedicated to residential uses as a percentage of gross building floor area (GFA).

   B) Nonresidential. Total building floor area (BFA) dedicated to nonresidential as a percentage of gross building floor area (GFA).

5) Gross Building Floor Area Ratio (GFAR). The Applicant shall compute the ratio of the Gross Building Floor Area (GFA) indicated on the Master Plan in comparison to the Master Plan Area (see Figures 1-4).

Figure 1
MASTER PLAN AREA

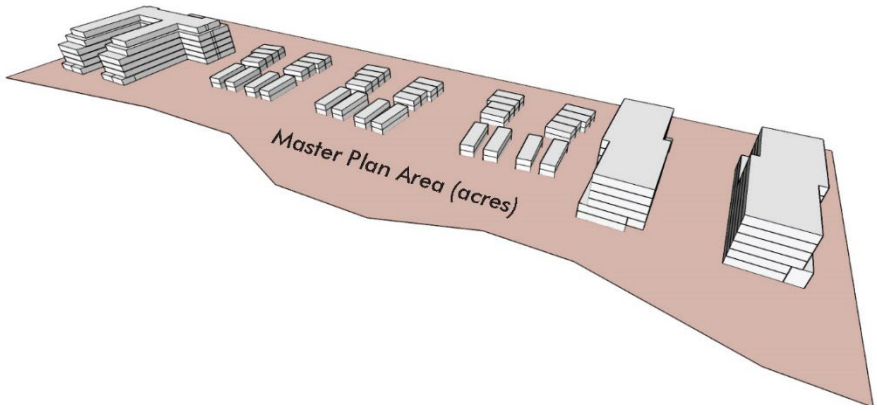


Figure 2
BUILDING FLOOR AREA (BFA)

Building Floor Area (BFA)=
building length x building width x
number of stories

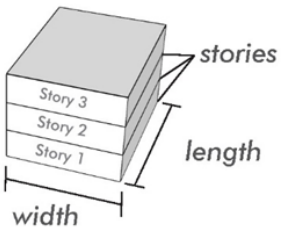


Figure 3

BUILDING FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is a calculation used to describe the relationship between development intensity and open space by calculating the Building Floor Area (BFA) of a specific building relative to the size of the lot the building occupies.

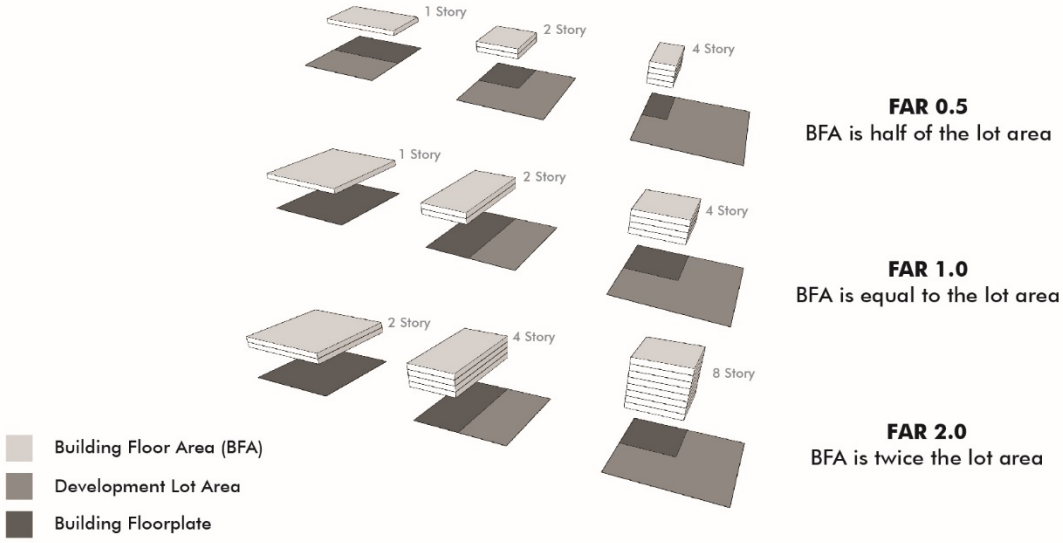
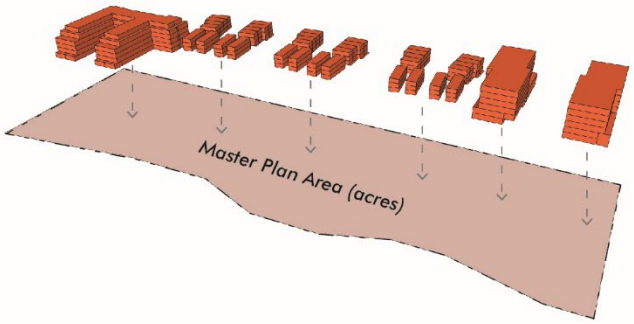


Figure 4

GROSS BUILDING FLOOR AREA RATIO (GFAR)



$$GFAR = \frac{\text{*Gross Building Floor Area (GFA) (sq ft)}}{\text{Master Plan Area (acres) x 43,560 (sq ft per acre)}}$$

**Gross Building Floor Area is equal to the sum of all Building Floor Areas (BFA) proposed to be developed within the Master Plan Area.*

6) Gross Impervious Surface Area. The Applicant shall document the amount of impervious surface in acres included in the Master Plan. The calculation includes the following surfaces: (See Figure 10)

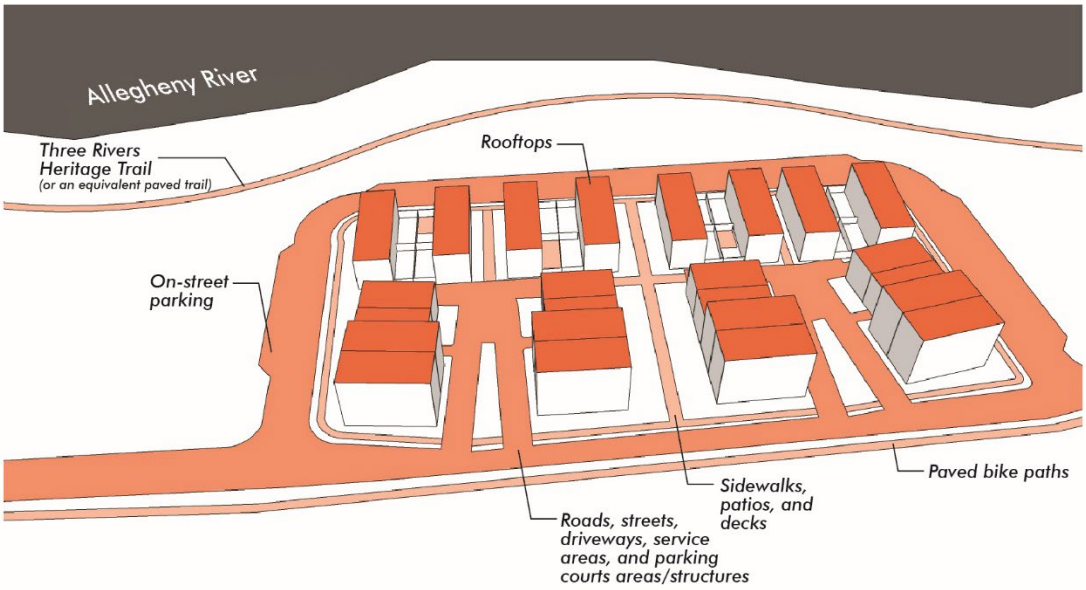
A) Buildings (excluding any square footage dedicated towards a green roof installation)

B) Roads

C) Parking

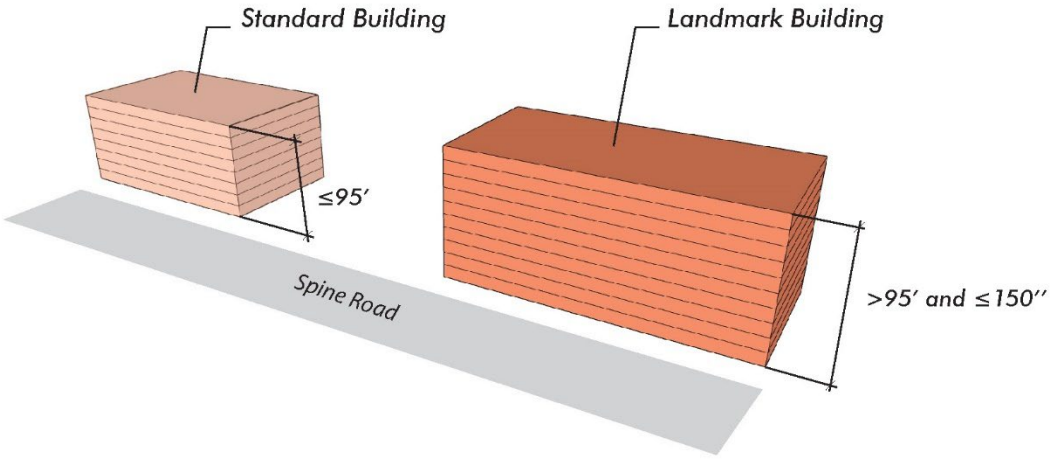
D) Trails, Sidewalks and Other Pavement Areas

Figure 10
IMPERVIOUS SURFACE AREA



7) Maximum Building Height The Applicant shall document the tallest building height proposed in the Master Plan (in feet) for Standard Buildings, Landmark Buildings, and Accessory Buildings/Structures. All buildings shall be measured in accordance with Section 27-1201. (See Figure 5)

Figure 5
BUILDING TYPES



A) Standard Building. Standard buildings represent the anticipated majority of the building massing within the Master Plan.

   i. Height. All standard buildings shall be no more than 95 feet in height, measured in accordance with Section 27-1201.

B) Landmark Building. Taller buildings strategically placed to provide a unique urban experience with varied architectural scale and focal points.

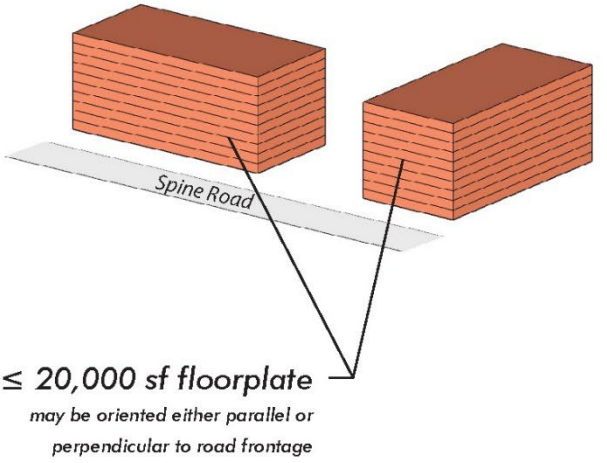
   i. Orientation.

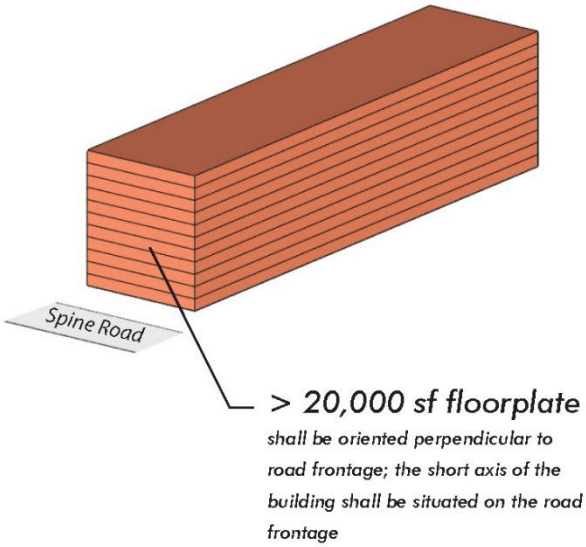
      (i) Landmark Buildings with a floorplate of less than or equal to 20,000 square feet may be oriented either parallel or perpendicular to the Allegheny River.

(ii) Landmark Buildings with a floorplate greater than 20,000 square feet must be oriented perpendicular to the Allegheny River to provide sufficient porosity and pedestrian sightlines. (See Figure 12)

Figure 12

LANDMARK BUILDING ORIENTATION





ii. Architectural design features such as podiums may be constructed to abut or upon which a Landmark Building may be erected.

iii. Height. All landmark buildings shall be no more than 150 feet in height, measured in accordance with Section 27-1201 and associated building Figure 5.

C) Accessory Building.

i. Ground Floor Area. No limit on ground floor area, assuming compliance with dimensional requirements outlined in Table 1.

ii. Orientation. No orientation requirement, assuming compliance with dimensional requirements outlined in Table 1.

iii. Height. All accessory buildings/structures shall be no more than 35 feet in height, measured in accordance with Section 27-1201.

8) Inclusionary Housing Development. The Applicant shall provide inclusionary housing development equal to a minimum of 15% of the residential dwelling units proposed in the Master Plan. Inclusionary housing development shall be delivered as a combination of affordable and workforce housing units. For the purposes of the Preliminary Zoning Approval, all topics inclusive of conditions and agreed upon terms, the location (off-site vs. on-site, or a combination thereof), and future income eligibility levels (affordable vs. workforce) of any inclusionary housing development shall be addressed in the Master Developer Agreement and shall not be specifically denoted on the Master Plan.

9) Maximum Off-Site Traffic. The Applicant shall indicate the number of peak hour trips per hour, not exceeding the maximum number of peak-hour trips established by the PennDOT approved Traffic Impact Study (TIS).

(5) Traffic Impact Study.

(a) The Applicant shall complete a Traffic Impact Study (TIS) for the Preliminary Zoning Approval and subject to approval by PennDOT District 11 and reviewed by the Borough. The TIS will identify total trip generation for full buildout of the site (including total net new weekday AM peak hour, weekday PM peak hour, and Saturday peak hour trips) and the necessary transportation improvements to be constructed by the Applicant to accommodate the additional trips. The TIS will also identify any applicable phased improvements to support the proposed Master Plan.

(b) The Applicant shall prepare a Transportation Compliance Letter for each proposed new development within the site. The Transportation Compliance Letter will include the following:

1) Proposed development is phased relative to construction of required infrastructure improvements identified in the TIS for the Master Plan.

2) Number of net new weekday AM peak hour, weekday PM peak hour, and Saturday peak hour trips estimated to be generated by the proposed development uses based on trip rates in the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

3) Debiting summary documenting the total net new weekday AM peak hour, weekday PM peak hour, and Saturday peak hour trips consumed by the development to date, and the new weekday AM peak hour, weekday PM peak hour, and Saturday peak hour trips maintaining for future development relative to the total trip generation from the original approved TIS.

4) In the event the total net new trips generated by the proposed development within the master site exceeds the total net new weekday AM peak hour, weekday PM peak hour, and Saturday peak trips identified in the original approved TIS, Developer shall prepare a new traffic impact analysis to assess the impact of the excess trips.

C. <u>Master Developer Agreement.</u>

(1) A Master Developer Agreement shall include timeframes mutually agreed upon by the Applicant and the Borough. These timeframes will be established to fulfill long term obligations related to public open space, and inclusionary housing development as set forth in the Preliminary Zoning Approval. In the instance where the Preliminary Zoning Approval has been updated, the Master Developer Agreement shall be revised to reflect changes made in the Master Plan.

(a) Public Open Space. The Borough and the Applicant shall agree upon an acceptable timeframe to dedicate future public open space areas.

(b) Three Rivers Heritage Trail Agreements. Depending on the future development lot, the Applicant shall provide the Borough with the pertinent portions of any Three Rivers Heritage Trail agreements. These agreements may or may not involve trail locations that coincide with the boundary of the minimum 20% public open space requirement.

(c) Inclusionary Housing Compliance Agreement. The Borough and the Applicant shall agree upon an acceptable timeframe to provide the 15%

of total residential dwelling units identified on the Master Plan dedicated to inclusionary housing development. The timeframe should consider the availability of infrastructure, investment, supporting development, and specialized financing. Consequently, the timeframe shall not be directly tied to market-rate housing development.

1) Worksheet 1 defines the number of residential dwelling units dedicated for inclusionary housing development.
2) The Applicant may request a modification to this Agreement of which any modification should also be reflected as an update to Worksheet 1.
3) At no time shall the Applicant be obligated for inclusionary housing development greater than 15% of total dwelling units already constructed.
4) The Applicant shall not be obligated to provide 15% of total dwelling units as inclusionary housing at any given time, subject to compliance with the acceptable timeframe agreed upon between the Applicant and the Borough.
5) At the Borough's discretion and with the agreement of the Applicant, a portion of the inclusionary housing development requirement may occur outside of the Master Plan Area.

3. Final Zoning and Land Development Approval

In accordance with the Preliminary Zoning approval, an Applicant may submit an application for Final Zoning and Land Development Approval. In concert with the permissions of MPC Article VII-A, the Applicant shall submit a Site Plan and, concurrently, any related land development plans including Construction Plans for Public and Private Improvements, Permits and Approvals, Landscape Plan, Typical Site Cross-Sections, Common Area Plans, Building Elevations and Other Architectural Drawings, Public Sewage, Public Water, Stormwater Facilities, Highway Occupancy Permits (if applicable), Agreement for Dedication of Roads and Streets, Parking Agreements (if applicable), Deed Restrictions, Easements, and Protective Covenants, and Proof of Approval from Other Agencies.

A. <u>Final Zoning and Land Development Approval Submission.</u>

(1) The following submission items for Final Zoning and Land Development Approval are subject to review by the Planning Commission and to be approved by Borough Council.

B. <u>Final Zoning and Land Development Approval Submission Contents.</u>

(1) Application Form

(2) Worksheet 2: Site Plan Input Worksheet

(a) Worksheet 2 provides a set of dimensional requirements needed for specific parcels to conform to the standards adopted in the Overlay.

(3) Worksheet 3: Master Plan Reconciliation Summary

(a) Worksheet 3 utilizes the standards put forth in Worksheet 1 and incorporates the Applicant's Site Plan Summary into the remaining development entitlement. This ensures that all developments remain in compliance with the Master Plan.

(4) Submission Checklist 1: Final Zoning and Land Development Approval Submission.

(a) Submission Checklist 1 provides the Applicant a checklist of deliverables needed for Final Zoning and Land Development Approval from the Borough. For the Borough to begin the review process, all submission items must be submitted simultaneously, unless otherwise permitted by the Commonwealth of Pennsylvania. In the case where another governmental or agency review is necessary, the Applicant shall provide documentation proving that said process is underway. Submission Checklist 1 includes the following items:

1) Site Plan.

A) A Site Plan shall be provided in an accurate and final form appropriate for recording. Land Development Plans shall be submitted on sheets measuring twenty-four (24) inches by thirty-six (36) inches, or other size requested by the Allegheny County Department of Real Estate. Where necessary to avoid sheets larger than the maximum size prescribed above, Site Plans shall be drawn on multiple sheets and accompanied by a key diagram showing relative location of the sections.

B) The Site Plan shall be in such a format and/or such material as is required for recording by Allegheny County. The Site Plan shall also meet the following requirements:

   i. Copy of the approved preliminary plan.

   ii. Final land use table indicating specific building uses.

   iii. Final plat, in accurate and final form for recording. The final plat shall include the following:

      i. Title block, placed in the lower right-hand corner and containing the following information:

         (i) The name and location of the subdivision or land development, the plan date and the date of any revisions.

         (ii) The name and plan book volume and page numbers of the previously recorded plan, if any.

         (iii) Name, address and phone number of the owner of record and the developer.

         (iv) Name, address and phone number of the firm that prepared the plans, and the name, seal and registration number of the surveyor who prepared the plan.

         (v) Sheet number, North arrow and graphic scale.

C) Tract boundaries, right-of-way lines of streets, easements and other right-of-way lines with accurate distances to hundredths of a foot and bearings to 1/4 of a minute. Tract boundaries shall be determined by field survey only and shall be balanced and closed. Surveys shall be prepared in accordance with the standards contained in the Allegheny County Subdivision and Land Development Ordinance.

D) Complete curve data for all curves included in the final plat, including radius, arc length, chord bearing and chord distance.

i. Location, type and size of all monuments and lot line markers. State whether found, set or to be set.

ii. Approved street names and street right-of-way widths.

iii. Lot numbers, lot dimensions, lot areas in square feet and building setback lines.

iv. Tabulation of area data in acres and square feet, including lots, parcels, units, areas dedicated for rights-of-way, etc., and total plan area.

v. Lot and block or tax map parcel numbers.

vi. Easements and rights-of-way for all public and private improvements, including widths, purposes and limitations, if any.

vii. Accurate dimensions, acreage and purpose of any property to be reserved as public or common open space.

viii. Indication of platting of adjacent property and the names of the adjacent property owners.

ix. Site location map, prepared in accordance with the Allegheny County Subdivision and Land Development Ordinance.

x. All required municipal certifications, which shall include the municipal engineer.

xi. Certification of plat preparation and accuracy by a registered surveyor.

xii. Certification of the dedication of streets and other property.

xiii. All other certifications, dedications and acknowledgments, as required by Allegheny County.

xiv. Plats which require access to a road under the jurisdiction of the Pennsylvania Department of Transportation shall contain a notice that, before driveway access is permitted, a highway occupancy permit is required in accordance with the Act of June 1, 1945, known as the “State Highway Law.”

xv. Notation on the plan of any modifications or waivers granted to the provisions of this Chapter.

2) Construction Plans for Public and Private Improvements. Files shall be prepared by a registered professional on drafting sheets. The construction plans shall show the following:

A) Conformity with the design standards specified in this chapter.

B) Plan and center line profile drawings of each street in the plan and extending at least two hundred (200) feet beyond the plan. Street profiles shall include complete vertical curve information.

C) At least a typical cross-section of each street in a new development, extending at least fifty (50) feet from the street center line to each side, or extending twenty-five (25) feet from the right-of-way line to each side, whichever is greater.

D) The location of all existing and proposed sanitary sewers, storm sewers, manholes, catch basins and endwalls within the site, and all necessary extensions thereof beyond the site.

E) By plan, all pipe sizes, distances and directions of flow. Show sanitary sewer wye locations, including a station for each wye as measured from the downstream manhole.

F) By profile, all pipe sizes, materials, distances and grades; and, top and invert elevations of all manholes, catch basins and endwalls. Show existing and proposed ground.

G) All construction details for stormwater detention facilities, including any intake control structures, discharge control structures, underground storage tanks, sumps and stormwater detention basins.

H) The locations of all other existing and proposed utilities including gas, water, fire hydrants, electric, telephone and cable TV.

I) All easements and rights-of-way for public improvements.

3) Permits and Approvals. The applicant shall submit certified copies of all permits and approvals required by applicable federal and state laws and County codes and regulations, including, without limitation, the following:

A) Allegheny County Conservation District adequacies and permits.

B) Federal Aviation Administration and PennDOT Bureau of Aviation approvals where required.

C) Pennsylvania Department of Environmental Protection stormwater, sewage facilities permit, general permit, wetland encroachment permits, stream encroachment/obstruction permits, etc.

D) County of Allegheny and Commonwealth of Pennsylvania permits for any proposed roads or driveways.

E) Water supply certification.

F) Letters of intent to provide service from utilities companies.

G) A copy of comments received, if any, from the Allegheny County Health Department on the stormwater management plan.

H) When required by the Borough, additional information related to infill, redevelopment and or replacement in accordance with the Borough requirements.

I) If required under the Borough Zoning Ordinance, locations of street trees, groundcover/landscaping and sidewalks.

J) Where applicable, plans of bridges and other improvements and shall contain sufficient information to provide complete working plans for the proposed construction including calculations and required Pennsylvania Engineer's Seal.

K) Where individual onsite water supply systems are proposed, certification of the acceptability of the water supply system by the Pennsylvania Department of Environmental Protection must be submitted wherever their approval is required.

L) Other certificates of approval as may be required by the Borough Engineer, Planning Commission and the Borough Council.

4) Land Development Plans shall include the following information:

M) Final grading plan. The final grading plan shall include all final contours, grades, floor elevations, permanent conservation measures, limit of disturbance line, typical keyway and/or benching details, and earthwork quantities in cubic yards.

N) Final stormwater management plan, including all final calculations.

O) Final soil erosion and sedimentation pollution control plan, as submitted to the Allegheny County Conservation District (ACCD), and evidence that the ACCD has issued a finding of adequacy.

P) Dimensioned site plan.

Q) Ground floor height and ground floor land use activity diagram.

R) Final photometric plan. The photometrics plan shall describe the maximum illumination values and average illumination value required. The location and effect of outdoor lighting on streets and residential lots in the line of sight of proposed lighting shall be provided by the Applicant. A computer-generated lighting model with point-by-point illumination of all proposed lighting and areas expected to be illuminated, if applicable, is required. The lighting model shall include buildings, structures, parking areas and lot lines and shall be provided at the same scale as the final site plan.

S) Survey. The Applicant shall submit an engineering land survey of the lot certified by a Professional Land Surveyor. The survey shall be at a scale of not more than one (1) inch equals one hundred (100) feet. The plan shall be drawn in accordance with standard land surveying practices, and using standard map symbols to clearly indicate the following:

i. Name of the proposed project.

ii. Location map showing the subdivision/land development location within the boundaries of the Borough (including major transportation routes, title, north arrow and graphic scale).

iii. Existing lot lines, adjacent lot owner(s) names, lot and block numbers and recorded subdivision name with recording information.

iv. Name, address of current landowner(s), Applicant and firm that prepared the survey.

v. The entire existing lot boundary with bearings and distances as surveyed.

vi. The total acreage of the entire existing land.

vii. Streets abutting the lot, indicating names, right-of-way widths and cartway widths and ownership (federal, state, county, municipal or private).

viii. Existing and proposed easements, indicating location, width, purpose and lessee.

ix. Location of existing buildings, sanitary sewer, storm sewer, water, gas, petroleum and high-pressure gas lines indicating line size, manholes, fire hydrants, utilities and other visible elements in the system on or adjacent to the lot proposed to be developed.

x. Existing contours at a minimum vertical interval of two (2) feet.

xi. A description of the lot locating proposed, existing and pre-existing gas and oil wells, location maps, dates of operation, and lease holder(s) shall be provided.

xii. Where practical, datum to which contour elevations refer shall refer to known, established elevations.

xiii. Monument locations.

5) Landscape Plan.

A) One Landscape Plan shall be provided in accordance with Section 27-502.12.

i. For surface parking areas, see Section 27-502.12.A.1 for applicable requirements, unless the Applicant constructs pervious pavement for equivalent surface parking spaces in the Site Plan.

ii. Any required parking island shall have the same dimensions of a non-ADA parking space and shall be located within the parking area itself.

iii. Surface parking areas with greater than 45 surface parking spaces, inclusive of ADA spaces, shall provide an additional 1,000 sqft. of landscape median for every additional 50 surface parking spaces.

iv. The regulations in Section 27-502.12.A.2 do not apply to the Riverfront Overlay.

v. For all nonresidential redevelopment, infill construction, excavation, and/or building expansion proposed within the Site Plan, see Section 27-502.12.B. for applicable requirements.

B) A Landscape Plan submitted as part of Final Zoning and Land Development Approval shall contain the following supplemental items:

i. Master Plan Area as approved in Preliminary Zoning Approval as a background.

ii. Approximate locations and spacing of all proposed plant material with typical dimensions at maturity by species. Existing vegetation to remain shall also be illustrated.

iii. Botanical and common names of all plant species, their sizes and quantities as noted in a Plant Schedule and as individual callouts on the graphic.

6) Typical Site Cross-Sections. Site cross sections shall be created in accordance with the standards established by Sharpsburg Borough or elsewhere herein. All details of the cross section, crowns, curb, pavement, subgrade and roadside ditches shall conform to the designated cross section. (State approval shall also be obtained where necessary).

7) Common Area Plans. All development proposals involving land or facilities that will be commonly owned among more than one (1) titleholder shall include a diagram illustrating the location(s) and extent of said land at the time of plan application. The ownership and method of assuring perpetual maintenance to be applied to those areas which are to be used for recreational or other common purposes shall be defined and recorded in a manner reasonably and mutually acceptable to the Borough and Applicant. Common Area Plans may or may not include Public Open Space previously utilized in the Master Plan in the Preliminary Zoning Approval application.

8) Building Elevations and Other Architectural Drawings.

A) Building elevations and other architectural drawings shall be provided for all developments other than single family residential.

B) Building elevations and other architectural drawings containing the following information shall be provided. Elevations and drawings shall be illustrated to scale (no less than one forth (1/4) inch to one (1) foot) showing:

i. Drawings or elevations depicting the front, rear and side facades of all proposed buildings including building's architectural features, exterior building materials, colors and/or finishes.

ii. The drawings or elevations shall indicate the height of the building in feet and number of stories and the building's relationship to the finished grade immediately surrounding the building.

iii. Spot elevations designating the existing and proposed grading.

9) Level of Service of Public Water and Sewage Supply. If water is to be provided by means other than private wells owned and maintained by the individual owners of lots within the development, Applicants shall present evidence to the Borough that the development is supplied by an authorized Authority. This evidence shall take the form of a copy of a certificate of public convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, submitted to the Borough. All properties in the Riverfront Overlay shall connect with an approved public water supply system, if available. If the water distribution system cannot be tied-in with an approved public system, an individual well or spring must be installed and operated in full compliance with the latest Pennsylvania Department of Environmental Protection specifications covering such facilities. All land developments of other types must be equipped with a public water supply system, approved as adequate by the Borough Council.

   A) The plans for the installation of the mains of a water distribution system shall be prepared by the Applicant and reviewed by the Borough engineer. A statement of approval from the Borough engineer shall be submitted to the Borough Council.

   B) Upon completion of water distribution and supply system, one (1) copy of the plans for the system shall be filed with the Borough Council. The plan shall also be reviewed and approved by the Pennsylvania Department of Environmental Protection.

   C) Fire Hydrants. It will be the responsibility of the Applicant to provide all subdivisions and land developments with fire hydrants. Hydrants shall be installed with the installation of the water lines or as soon as they become available. The location of the hydrants shall be approximately every one thousand (1,000) feet and shall be subject to approval by the Borough on the final plat.

10) Stormwater Facilities.

   A) Land development plans shall be based on a stormwater management study performed in accordance with the Stormwater Management Ordinance [Chapter 17] of the Borough of Sharpsburg Municipal Code relating to stormwater management. A copy of said study shall be submitted.

B) Where applicable, if the Allegheny County Conservation District or the PADEP has reviewed a Storm Water Management Plan in accordance with PA Chapter 102 regulations that differs from the requirements set forth in the Stormwater Management Ordinance [Chapter 190], the approved ACCD and DEP plans authorizing the design and discharge together with a written request for modification from the Ordinance shall be submitted.

11) Highway Occupancy Permit. The Applicant shall obtain a copy of the submitted application and approved permit for a Highway Occupancy Permit (H.O.P.) for plans that require access to a highway (Pennsylvania Route or United States Route) under the jurisdiction of the Pennsylvania Department of Transportation. The H.O.P. plan shall contain a notice that a highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1424, No. 428), known as the "State Highway Law", before driveway access to a state highway is permitted.

12) Agreement for Dedication of Streets. When the Borough accepts dedication of all or some of the streets within the proposed subdivision/land development following completion, the Borough Council shall require the posting of financial security to secure the structural integrity of the streets in accordance with the design and specifications as depicted on the final site plan. The term for financial security for the maintenance of the streets shall be ten (10) months and the amount shall not exceed five (5) percent of the actual cost of installation. If there are conditions related to the dedication of streets or related issues, those conditions and issues shall be noted in the Site-Related Developer Agreements.

13) Shared Off-Street Parking Analysis (if Applicable)

A) If an Applicant seeks to provide off-street parking spaces that can be used for multiple land uses, the Applicant may prepare and submit a Shared Off-Street Parking Analysis subject to approval by the Borough traffic engineer.

B) The purpose of the Shared Off-Street Parking Analysis shall be to:

i. Optimize available parking resources within the Riverfront Overlay;

ii. Minimize construction and maintenance costs associated with parking spaces;

iii. Enhance the existing character of the community by providing greater pedestrian access to and from shared off-street parking spaces;

iv. Maximize the land available for the development of public open space, residential, and mixed-use development.

C) Shared Off-Street Parking Analysis Submission Items. The Applicant shall submit a completed Off-Street Parking Model and Off-Street Parking Plan demonstrating how and where off-street parking requirements will be met as part of Final Zoning and Land Development Approval.

i. Off-Street Parking Model

(I) To identify where off-street parking spaces can be used for multiple land uses, the Applicant shall prepare a model demonstrating the typical hourly demands for all residential dwelling units and nonresidential development square footage proposed in the Development Lot. The typical hourly demands shall be based on metrics published by the Urban Land Institute and are subject to any adopted/published changes to best practices.

(II) The Applicant shall submit an electronic copy of the Off-Street Parking Model to the Borough Traffic Engineer for further review.

(III) Approval from the Borough Traffic Engineer shall be based on the accuracy of all calculations presented in the Off-Street Parking Model and in accordance with the provisions stated herein.

ii. Off-Street Parking Plan

(I) The Applicant shall prepare a scaled drawing that graphically depicts the proposed off-street parking associated with the Development Lot and its proposed buildings and/or parking structures. A Parking Plan shall include tabular data outlining the number of off-street parking facilities and number of shared off-street parking spaces within each facility.

(II) Any Off-Street Parking Plan that does not accurately reflect and/or satisfy the demand calculated by the Off-Street Parking Model shall be grounds for denial.

14) Deed Restrictions, Easements, and Protective Covenants.

A) Deed restrictions, easements and protective covenants, if any, shall be provided in a form for recording. Provisions within any declaration of covenants and restrictions shall include:

i. Definitions.

ii. General plan of development.

iii. Use restrictions and management responsibilities.

iv. Resolution of document conflicts.

v. Fees and related administrative coordination

15) Development Lot-Related Developer Agreements. The Site-related Developer's Agreements shall include the By-Laws for a Master Association, or other similar governing agreements for the contributions to and management of the Master Plan Area, if not already submitted as part of Preliminary Zoning Approval, as well as any relevant By-Laws for Building/Association/Neighborhood Agreement(s) that are applicable to the Final Zoning and Land Development Approval. Additionally, any By-Laws associated with the improvement and maintenance of a Public Open Space area, and deed restrictions in relation to the Applicant's method of administering common areas, whether through an association/nonprofit corporation, or through a proposed declaration of condominium.

16) Proof of Approval from Other Agencies.

A) Approval of the final plan application by the Borough Council shall be conditioned upon if Allegheny County, State or Federal agencies approve the development. It shall be the Applicant's responsibility to obtain all necessary approvals from Allegheny County, State and Federal agencies and submit these approvals to the Borough including a notification from Pennsylvania Department of Environmental Protection regarding a Sewer Facilities Plan Revision approval or waiver (as applicable).

B) Proof of approval of requests/responses/waivers and permit applications, if and/or where required, shall be including, but not limited to:

i. Pennsylvania Department of Transportation Highway Occupancy Permits.

ii. Pennsylvania Department of Transportation Traffic Signal Permits.

iii. Pennsylvania Department of Environmental Protection Sewerage Planning Module (or Exemption if applicable).

iv. Pennsylvania Department of Environmental Protection National Pollutant Discharge Elimination System Permits.

v. Pennsylvania Department of Environmental Protection Water Obstruction and Encroachment Permits.

vi. Pennsylvania Department of Economic Development and/or Federal Emergency management Agency Floodplain Permits.

vii. Hampton-Shaler or otherwise authorized Water Authority Approval.

viii. In addition, where any alteration or relocation of a stream or watercourse is proposed, documentation shall be submitted indicating that all affected adjacent municipalities have been notified of the proposed alteration or relocation. The Pennsylvania Department of Community and Economic Development and the Federal Insurance Administrator, or other applicable agency, shall also be notified whenever any such activity is proposed.

ix. Sharpsburg Borough Zoning Approval unless otherwise identified by the Borough.

4. Worksheets and Checklists

A. Worksheets and Checklists pertaining to this Ordinance can be made available by the Borough Zoning officer upon request by the Applicant.

Section 27-1201 Definitions; word usage.

The following definitions are delineated to identify any new terms proposed (underlined), updated terms, and existing terms to remain as adopted:

A. Active ground floor – a set of uses that promote an engaging pedestrian experience at the ground floor of a mixed-use, commercial, office, or residential building.

B. Affordable Housing – housing affordable to households earning below 60 percent of area median income (AMI).

C. Amendment – Remaining as adopted. (a refinement to this chapter which includes revisions to the zoning text and/or the Zone Map by resolution of the Borough Council.)

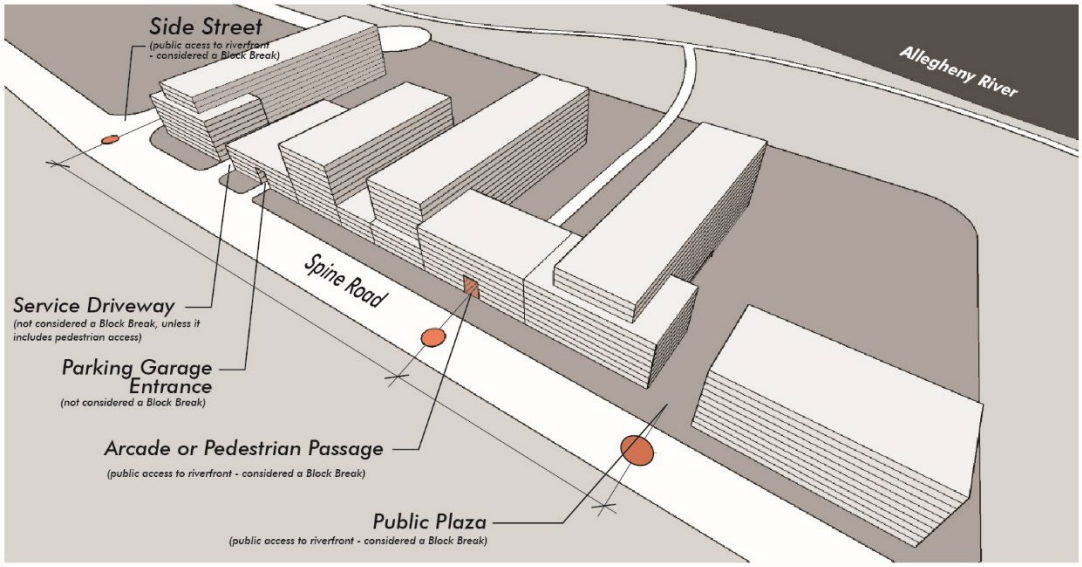
D. Applicant – Remaining as adopted. (a landowner and/or developer who has filed an application for development, including his heirs, successors, and assigns.)

E. Artisan Workspace/Sales– an establishment, in conjunction with or without a dwelling, designed for the preparation, instruction, display and/or sale of individually crafted work related to artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, literature or performance of fine arts, such as but not limited to drawing, vocal or instrumental music.

F. Bed and Breakfast – any single-family dwelling in which more than three (3) persons either individually or as families are housed or lodged for remuneration with meals normally included as a part of the services rendered and shall be restricted to transient visitors to the area.

G. Block Break – a publicly accessible, intentionally placed area, whether created by a street, architectural feature, or public space, to segment building massing and allow for increased pedestrian access and/or sightlines. (See Figure 6)

Figure 6
BLOCK BREAKS



H. Build to Zone – the area between (a) the public right-of-way and/or the property boundary line and (b) six (6) feet measured perpendicular from the public right-of-way and/or property boundary line.

I. Building Floor Area (BFA) – the sum of the total horizontal areas of all the floors of a building(s) and its accessory buildings on the same development lot, excluding cellars, basement floor areas, and parking, but including the area of roofed porches and roofed terraces. All dimensions shall be measured between exterior faces of walls.

J. Building Floor Area Ratio (FAR) – a calculation used to describe the relationship between development intensity and open space by calculating the Building Floor Area (BFA) of a building relative to the size of the development lot the building occupies. (See Figure 1-4)

K. Building, Accessory – Update. (a detached, subordinate building, the use of which is clearly incidental to the principal structure or use of the lot.)

L. Building, Landmark – any principal building floor area exceeding 95 feet in height but not exceeding 150 feet.

M. Building, Standard – any principal building not exceeding 95 feet in height.

N. Conference/Learning Center – A facility designed to accommodate groups of individuals and used for conventions, conferences, seminars, product displays,

recreation activities, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on-premise consumption.

O. Civic/Cultural Center – An area developed or to be developed with any of the following public buildings or uses, including offices, libraries, playgrounds, parks, assembly halls, police stations, fire stations.

P. Development Lot Line – any boundary line of a Development Lot.

Q. Deviation - an alteration to the development order under which a development activity was originally authorized under the Preliminary Zoning Approval or the Final Zoning and Land Development Approval.

R. Gross Building Floor Area (GFA) – the sum of all Building Floor Areas (BFA) proposed to be developed within the Master Plan Area.

S. Gross Building Floor Area Ratio (GFAR) – the sum of all Building Floor Areas (BFA) of principal and accessory buildings proposed to be developed within the Master Plan Area divided by the square footage of the Master Plan Area (see Figure 1-4).

Figure 1
MASTER PLAN AREA

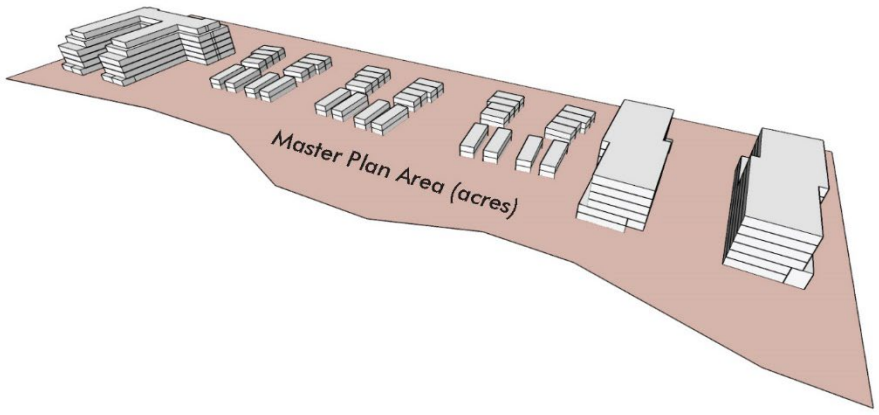


Figure 2

BUILDING FLOOR AREA (BFA)

Building Floor Area (BFA)=
building length x building width x
number of stories

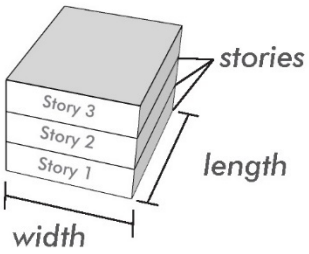
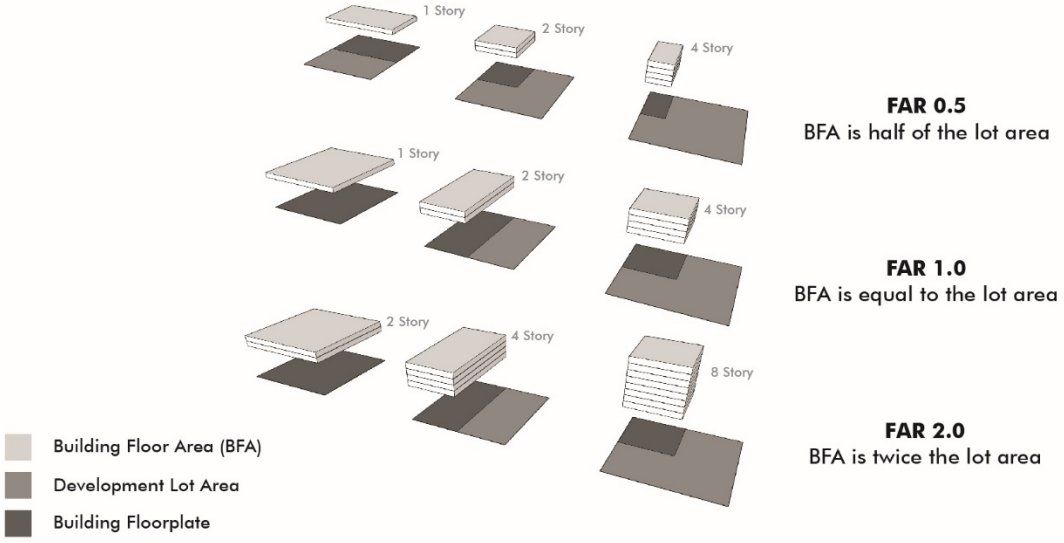


Figure 3

BUILDING FLOOR AREA RATIO (FAR)

Floor Area Ratio (FAR) is a calculation used to describe the relationship between development intensity and open space by calculating the Building Floor Area (BFA) of a specific building relative to the size of the lot the building occupies.



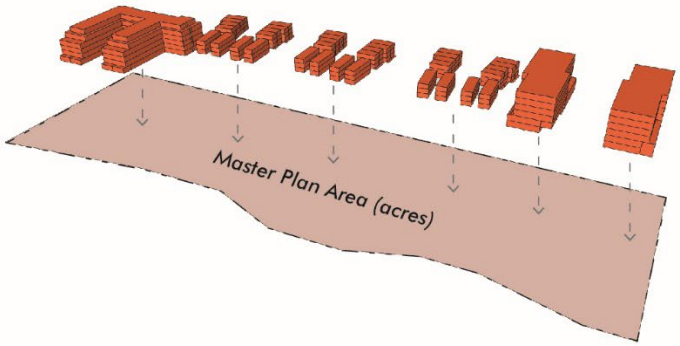
FAR 0.5
BFA is half of the lot area

FAR 1.0
BFA is equal to the lot area

FAR 2.0
BFA is twice the lot area

Figure 4

GROSS BUILDING FLOOR AREA RATIO (GFAR)



$$GFAR = \frac{\text{*Gross Building Floor Area (GFA) (sq ft)}}{\text{Master Plan Area (acres) x 43,560 (sq ft per acre)}}$$

**Gross Building Floor Area is equal to the sum of all Building Floor Areas (BFA) proposed to be developed within the Master Plan Area.*

T. Green Roof - a green roof is a vegetated roofing system which is functionally integrated onto a roof area. Designs are site specific depending on climatic conditions; slope; access; structural capacity and intended usage. Standard components are a tested waterproofing membrane; root barrier; drainage outlets; drainage layer; geofabric; grow media; vegetation; irrigation; maintenance regime.

U. Ground Floor Area - the sum of the horizontal areas of the ground floor of a building measured to the outside surfaces of exterior walls but not including open porches, decks, terraces, garages, or exterior stairways.

V. Ground Floor Height – the height measured from the exterior average grade along the building frontage to the bottom of the second floor.

W. Hi-Rise Residential – a multiple family dwelling located in a building containing eight or more stories.

X. Impervious Surface – Update. (any material that prevents, impedes or slows infiltration or absorption of stormwater directly into the ground at the rate of absorption of vegetation-bearing soils, including building, asphalt, concrete, gravel and other surfaces, with the exception of green roofs as defined herein.)

Y. Impervious Surface Area – the portion of the Master Plan Area or development lot covered by impervious surfaces; impervious surface coverage shall be measured as a percentage of the total Master Plan Area or square footage of a development lot.

Z. Inclusionary Housing Compliance Agreement – a document identifying the extent to which workforce and/or affordable housing is incorporated into a proposed development.

AA. Integral Parking – structured parking facilities incorporated into architectural elements. Also commonly referred to as "tuck-under" or podium parking and inclusive of garages or overhead covered parking areas but excluding carports and dedicated parking garage.

BB. Landmark Building Step-back – a technique whereby the floorplate of a building exceeding 95 feet in height is reduced at certain heights to improve the pedestrian experience at street level as well as distance viewsheds, enable sunlight penetration to the ground plane (streets and public spaces), and create interesting and functional rooftops at various building levels.

CC. Lot Area – Update. (land area being subdivided and/or improved as a part of a Final Zoning and Land Development approval.)

DD. Lot, Development – all or a portion of the Lot Area that is proposed for development as part of a Final Zoning and Land Development Approval in conjunction with subdivision and/or land development.

EE. Master Plan – a to-scale diagram illustrating the relative relationship of lots, rights of way, access points, and open space.

FF. Master Plan Area - the total acreage included in the Preliminary Zoning Approval application that the Final Zoning and Land Development approval will pertain to.

GG. Off-Street Parking Model – a worksheet submitted as part of a Shared Off-Street Parking Analysis to identify the necessary parking requirements of multiple proposed land uses within the Applicant's Site Plan.

HH. Mid-Rise Residential – a multiple-family dwelling located in a building containing four to seven stories.

II. Mixed Use – a land use where any combination of residential and nonresidential land uses permitted in Table 1A are located within a single building.

JJ. Modifications – an adjustment to a proposed land use to meet the conditions of relevant standards or requirements outlined in the Pennsylvania Municipalities Planning Code.

KK. Municipal Building – Remaining as adopted. (any building, structure or lot used by the Borough, a municipal-related use or a municipal authority/commission created by the Borough, including but not limited to administrative facilities and public works facilities.)

LL. Open Space

a. Public Open Space – publicly accessible open space, counting towards the 20% minimum requirement for Preliminary Zoning Approval, which includes riverfront related public spaces and trail and/or other common areas that are publicly accessible.

b. Incidental Open Space – publicly accessible open space consisting of residual land areas within the development, such as parking lot islands and landscaping areas within the right-of-way and does not count towards the 20% requirement for preliminary approval.

c. Non-Public Open Space – other open space that is reserved for a specific user group and does not count towards the 20% requirement for preliminary approval.

d. Public Open Space Enhancement – Public Open Space provided in addition to the minimum 20% within the Master Plan Area requirement, which can be fulfilled within or outside the Master Plan Area.

MM. Parallel to the River – The geometric relationship between a building's footprint and the Allegheny River. The geometric relationship of a building shall be calculated by:

a. extending a line at a right angle from a point on the river's mean normal pool water line to the center point of a building footprint's longest edge;

b. measuring the angle between the plane of the building footprint's longest edge and the perpendicular line from the river;

c. if the measured angle is between 10 degrees and 90 degrees, the building shall be considered parallel to the river.

NN. Parking Plan – a scaled drawing that graphically depicts the proposed parking associated with the Applicant's Site Plan, which accurately depicts existing and proposed buildings, streets, driveways, rights-of-way, easements, parking facilities, open space, public facilities and utilities and setbacks, ultimately representing how the development will meet minimum parking requirements. Such plans shall include tabular data outlining quantities of shared off-street parking and off-street parking facilities.

OO. Perpendicular to the River – a building footprint not otherwise calculated as Parallel to the River as defined by this Ordinance.

PP. Pilot Manufacturing – an establishment or part thereof which may be used to test concepts and ideas and determine physical layouts, material flows and processes, types of equipment required, costs and other information necessary prior to undertaking full-scale production, and which may include the conduct of small-scale product runs under simulated production conditions.

QQ. Public Open Space Plan – proposed location and relationship of open spaces to be dedicated and/or accessible to the general public.

RR. Research Laboratory – a building or group of buildings in which are located facilities for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

SS. Research/Education Facility – satellite facilities affiliated with colleges/universities that house research and educational classrooms for commuting students.

TT. Retail, Small-Scale – a retail establishment with a total floor area of 5,000 square feet or less.

UU. Shared Off-Street Parking – off-street parking made available to multiple land uses or to the general public in addition to serving a specific use.

VV. Shared Off-Street Parking Agreement – a legal agreement between two parties providing leased parking spaces to satisfy the provision of off-street parking spaces required by the Master Plan dimensional requirements. A shared off-street parking agreement shall specify the quantity of spaces, location, length of agreement and specific uses to be served by the off-site parking spaces, as well as any other mutually agreed to term requirements and signatures.

WW. Shared Off-Street Parking Analysis – an optional set of submission items during Preliminary Zoning Approval for any Applicant who seeks to share parking spaces with multiple proposed land uses to achieve a parking ratio less than the requirements set forth in Table 1A.

XX. Spine Road – the main streets located within a subdivision. Such streets connect less traveled streets located deeper within the subdivision to the subdivision's entrance(s).

YY. Submission Checklist 1 – an outline of required deliverables to be submitted by the Applicant for Final Zoning and Land Development Approval from the Borough. Also known as Final Zoning and Land Development Approval Submission.

ZZ. Final Site Plan – a collection of documents subject for Final Zoning and Land Development Approval that provide accurate details indicating the development pattern of the development lot.

AAA. Workforce Housing – housing affordable to households earning between 60 and 120 percent of area median income (AMI).

BBB. Worksheet 1 – a tool that tests the compliance of the proposed contents in the Master Plan to the standards put forth in the Riverfront Overlay. The requirements include but are not limited to total Master Plan Area, dedicated public open space, gross building floor area ratio (GFAR), gross impervious surface area, and maximum off-street parking. Also referred to as the Master Plan Summary.

CCC. Worksheet 2 – a set of requirements for specific development lots to conform to the standards adopted in the Riverfront Overlay. Also known as Site Plan Summary.

DDD. Worksheet 3 – a template used to assess the compliance of proposed developments on single or multiple parcels with the overall entitlements in the Master Plan. Worksheet 3 also maintains a summary of all previous developments to ensure that each phase of development remains in compliance. Also known as Master Plan Reconciliation Summary.

Section 502.12 General Landscaping

A.1. One landscaped island for every seven (7) surface parking spaces must be provided within all surface parking areas. All landscaped islands shall contain one tree a minimum of two inches' diameter at breast height (dbh);

A.2. For any development within the Rail-Trail Zone, one tree per residential unit or one tree per 1,000 square feet of development shall be planted.

B. For any plan prepared and submitted as part of an application that involves nonresidential redevelopment, infill construction, excavation, and/or building expansion, it is recommended to include and illustrate at scale the location of trees, shrubs and ground covers for the following:

(1) All Borough-required buffer yards with proposed plantings;

(2) All Borough-required planting independent of any buffer yard requirements;

(3) Any planting in excess of the requirements of this chapter;

(4) Any existing trees or vegetation which are to be preserved;

(5) Any existing trees or vegetation which will be removed; and

(6) The location and species of all existing trees six inches in diameter at breast height. Applicants are encouraged to maximize the retention of all healthy existing trees six inches or more in diameter at breast height.