

ZONING

325 Attachment 7

**Exhibit 4
Bonus Menu**

[Added 9-9-2015 by Ord. No. 426; amended 11-24-2015 by Ord. No. 428]

The provisions of this exhibit are applicable only to those zoning districts where it is specifically cited and is subject to all restrictions and limitations as noted below in addition to any found within the district regulation. No bonus shall be allowed for any required improvement.

Bonus-Eligible Provision	Bonus Provided	Conditions and Limits
Pervious paving	20% bonus on impervious cover (area covered by pervious paving shall be multiplied by 0.8 when calculating impervious cover of total lot for purposes of determining zoning compliance)	<p>Provisions for maintenance of pervious paving to maintain its porosity shall be included in the stormwater management facilities maintenance agreement required for the project.</p> <p>The stormwater management system shall be designed to accommodate the additional runoff should the pervious pavement not function properly</p> <p>No limit</p>
Mix of residential and nonresidential uses in a single building	<p>Ten additional feet of building height that may accommodate up to one additional story above the maximum specified in the district regulations.</p> <p>Where a project contains multiple buildings, only those buildings satisfying the conditions stated here shall be eligible for the bonus.</p>	<p>Nonresidential uses must occupy at least 50% of the ground floor of the structure.</p> <p>Residential uses must occupy at least 50% of the floor area of the entire structure.</p> <p>Uses ancillary to the residential use of the structure (e.g., management office, fitness center, community room, etc.) shall be considered residential uses for purposes of interpreting these provisions; however, indoor parking shall be considered a nonresidential use, regardless of whether it is ancillary to the residential use of the structure.</p> <p>Not more than one additional story</p>

WEST WHITELAND CODE

Bonus-Eligible Provision	Bonus Provided	Conditions and Limits
Dedicated parking structure (parking in a structure with other uses is addressed above)	50% bonus on building and impervious cover as applied to the structure (i.e., the area covered by footprint of the garage structure shall be multiplied by 0.5 when calculating building and impervious cover of the total lot for the purposes of zoning compliance)	Compliance with § 325-86 and the Stormwater Management Ordinance. No limit
Off-site trails or sidewalks	The fee required under § 281-47 of the S/LDO shall be reduced by an amount equivalent to 1.5 times the estimated cost of design and construction (for the Township) for the proposed off-site trails or sidewalks. If the location of the trail or sidewalk has been identified by the Township as a priority location, the multiplier in the above formula shall be 2.0 instead of 1.5.	Construction cost for the off-site improvements shall be included in the financial security for the project. Amount of reduction shall not exceed the amount of the fee otherwise required (i.e., the Township will not pay the developer).
Restoration or adaptive reuse of a Class I, II, or III historic resource	In addition to the uses allowed by § 325-86A, the footprint(s) of the historic structure(s) shall be excluded from the calculations of building and impervious coverage for the purposes of determining zoning compliance.	Compliance with the U.S. Department of the Interior guidelines (as stated in § 325-90) and the Stormwater Management Ordinance. No limit
Access to public transit	Minimum parking requirement is reduced by 10.0% for properties within 2,500 feet of the Exton or Whitford train stations, or within 1,000 feet of a scheduled bus stop, or where the transit provider has committed to provide a bus stop.	Distance shall be measured along sidewalks and/or trails, including marked pedestrian crosswalks across streets from the property line of the subject property to the nearest point of the train platform or bus shelter. If there are any gaps in the pedestrian connection, the bonus shall be provided only if the Board of Supervisors find that the gap(s) do not result in a hazard and/or if construction to eliminate said gap(s) is imminent. Maximum reduction of 10% in the minimum number of required parking spaces

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Bonus-Eligible Provision	Bonus Provided	Conditions and Limits
<p>Provision of riparian buffer in excess of ordinance requirement</p>	<p>For each foot of additional riparian buffer, the required setback from one lot line may be reduced by one foot.</p>	<p>Required setback may not be decreased by more than 50%.</p> <p>No reduction in setback shall be allowed where the property line involved is also a zoning district line, unless the Board of Supervisors determines that the uses in that adjacent district are sufficiently compatible with the proposed use on the subject tract.</p>