

General Manual of Written and Graphic Design Guidelines

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



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General Manual of Written and Graphic Design Guidelines

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA

INDEX

The following pages provide the General Manual of Written and Graphic Design Guidelines to expand upon those described and shown in Exhibit 'A':

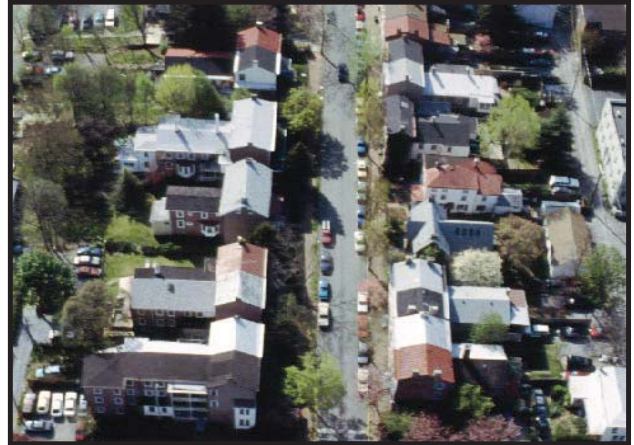
1. Streetscape
2. Streets
3. Alleys
4. Sidewalks & Street Edge Strips
5. Trails
6. Street Trees and Other Landscaping
7. Street Lights
8. Civic Uses and Civic Art
9. Common TND Open Space
10. Green Court Lot
11. Single Family Detached Dwellings
12. Single Family Detached Dwellings
13. Typical Lot Layouts: Single-Family Detached Dwellings
14. Garages: Detached
15. Granny Flat / Mother-in-Law Suite
16. Single-Family Attached Dwellings
17. Twin / Semi-Detached Dwellings
18. Townhouses/Stacked Flats
19. Typical Lot Layouts: Attached Dwelling Units
20. Live-Work Units
21. Buildings: Architecture & Two-Story Minimum Height
22. Commercial Building Architecture
23. Neighborhood Center Retail (Smaller scale buildings)
24. Neighborhood Center Retail (Larger scale buildings)
25. Office Over First Floor Retail
26. Civic Buildings
27. Hotel
28. Street Furniture
29. Parking Lots
30. Signage
31. Accessory Structures
32. Traffic Signals and Signs
33. Traffic Calming
34. Stormwater Management

Streetscape

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Streetscape, Newpointe, SC



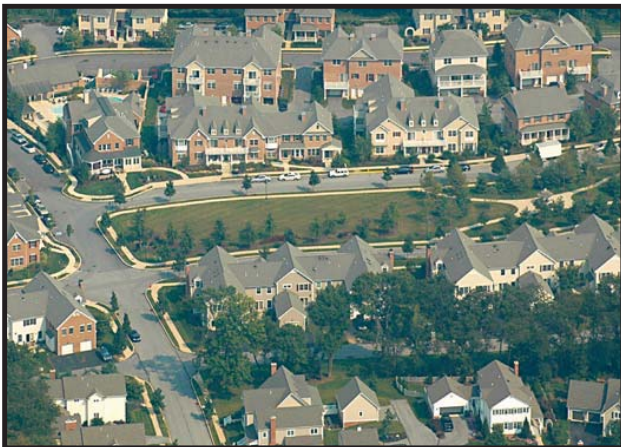
Traditional Streetscape Formed by buildings, West Chester, PA

Legislative Intent:

- 1.1 The Streetscape is intended to be formed by buildings located close to sidewalk.
- 1.2 The Streetscape is intended to be enhanced with street trees, street lights, fences, sidewalks, porches, stoops, and other front yard amenities.

Design Guidelines:

- 1.3 Create a defined Streetscape with buildings located close to sidewalks.
- 1.4 Embellish the Streetscape with street trees, street lights, sidewalks, fences porches, stoops and other front yard amenities.
- 1.5 Provide on-street parking to the maximum extent possible.



Streetscape at Eagleview, Lionville, PA



Streetscape Character Sketch, White Horse Road in Devault

Streets

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



Interconnected Street and Alley Network in Traditional Neighborhood, West Chester, PA



Interconnected Street & Alley Network at The Kentlands, Gaithersburg, MD

Legislative Intent:

- 2.1 An interconnected street and alley network is intended to allow for enhanced vehicular traffic flow.
- 2.2 An interconnected street and alley network is also intended to promote a connected sidewalk network and pedestrian circulation system.

Design Guidelines:

- 2.3 Create an interconnected network of streets and alleys.
- 2.4 Allow for on-street parking to the maximum extent possible.
- 2.5 Provide Village Greens along Streets to add to the green infrastructure of a TND.
- 2.6 Provide Sidewalks along both sides of all Streets.



Street Network, Kentlands, Gaithersburg, MD



Interconnected Street Network, West Chester, PA

Alleys

Traditional Neighborhood Development (TND) District Charlestown Township - Chester County, PA



Alley-scape at Eagleview, Lionville, PA



Alley-scape at The Kentlands, Gaithersburg, MD

Legislative Intent:

- 3.1 Well designed and well landscaped alleys can be an asset.
- 3.2 Rear detached garages off alleys eliminate conventional curb cuts along street frontage, and promote great curb appeal along the lot frontage.
- 3.3 Alleys provide opportunities for the installation of utilities, and for servicing a lot.

Design Guidelines:

- 3.4 Provide Alleys to the maximum extent possible.
- 3.5 Alley widths shall be at least 16 feet in width, in order to be eligible for liquid fuels rebate from the State.
- 3.6 Landscape alleys with trees, shrubs, groundcovers, fences, and other features, to add charm and beauty, as shown in the photographs on this page.
- 3.7 The edges of all alleys shall have four (4) inches of 2A Modified Stone beneath the turfgrass stabilized borders.



Alley at Kentlands, Gaithersburg, MD



One-way Alley Eagleview, Lionville, PA

Sidewalks & Street Edge Strips

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Concrete Sidewalk with Grass Strip, Celebration, FL



Brick Sidewalk with Grass strip, Gaithersburg, MD

Legislative Intent:

- 4.1 Sidewalks are intended to provide opportunities for pedestrian circulation.
- 4.2 Sidewalks are intended to add a pedestrian-friendly feature to the streetscape.
- 4.3 Street Edge Strips are intended to be a transition element between the sidewalk and the curb.

Design Guidelines:

- 4.4 Install and maintain sidewalks to be accessible and safe along both sides of all streets at least 4'-6" in width.
- 4.5 Connect sidewalks to the buildings on a lot.
- 4.6 Separate sidewalks from curbs with a grass strip of no less than 5 feet in width in the TND Area 1, and with a brick apron of no less than 36 inches in width in TND Areas 2 and 3.
- 4.7 The width of the grass strip may be reduced to to 3 feet minimum (not including curb) in areas where parallel on-street parking is located, and only if planted bulbouts are provided to fit the required street trees.



Sidewalk and Street Edge Strip, Newpointe, SC



Sidewalk with Brick "Apron" at Main Street at Exton, Exton, PA

Trails

Traditional Neighborhood Development (TND) District Charlestown Township - Chester County, PA



Struble Trail, Downingtown, PA



Bike Lane and Sidewalk

Legislative Intent:

- 5.1 Trails are intended to be integral to the pedestrian network of Devault, and Charlestown Township.
- 5.2 Trails and sidewalks are intended to link Devault to the Horseshoe Trail and other trails in Charlestown.

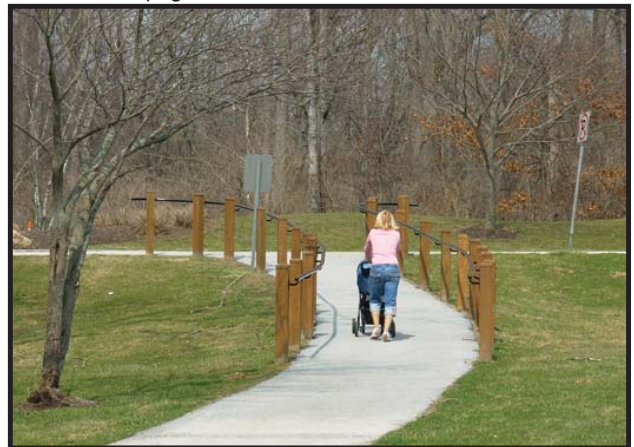
Design Guidelines:

- 5.3 Install and maintain five (5) to eight (8) foot wide bicycle and pedestrian paths, in accordance with the Charlestown Township Bike and Pedestrian Path Plan of 2009. See Exhibit 'E'.
- 5.4 Refer to page 4 for sidewalk specifications.
- 5.5 Refer to page 5.1 for pedestrian walk photos.



Struble Trail, Downingtown, PA

Continued on page 5.1



Miller Park, Exton, PA

Trails

Traditional Neighborhood Development (TND) District Charlestown Township - Chester County, PA



Example of Pedestrian Pathway, Bell Tavern Road, East Caln Township

Design Guidelines:

- 5.6 Provide a pedestrian walkway of at least 5'-0" in width beneath the Pennsylvania Turnpike in Devault.



Example of Pedestrian Pathway Bell Tavern Road, East Caln Township

Design Guidelines:

- 5.7 Where possible, widen the non-motorized vehicle space to 8'-0" in width to allow for bicyclists, joggers, etc.



Example of Pedestrian Pathway Bell Tavern Road, East Caln Township



Bell Tavern Road, Beneath Route 30 By-Pass

Street Trees and Other Landscaping

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Street Trees, West Chester, PA



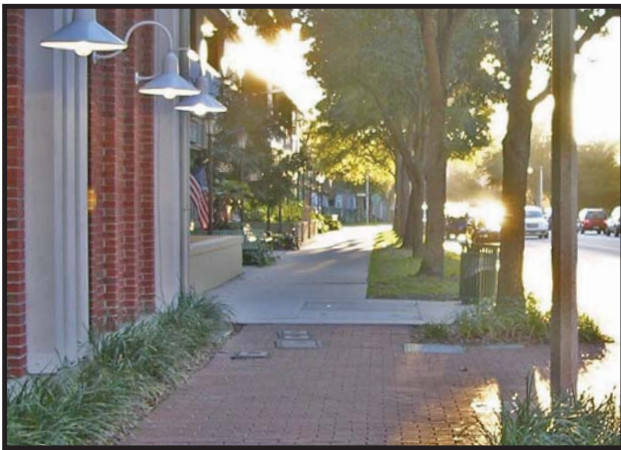
Street Tree "Allee", West Chester, PA

Legislative Intent:

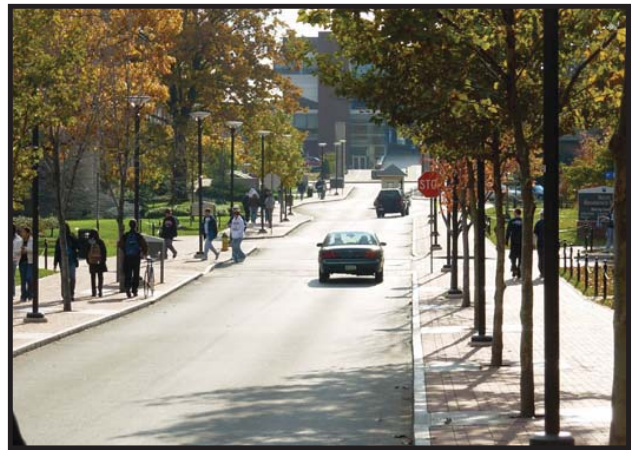
- 6.1 Street trees are intended to provide shade and screening, and add a graceful component to the Streetscape.
- 6.2 Shrubs, groundcovers, and perennials provide attractive layering and color along the Streetscape.
- 6.3 Street trees are intended to form an Allee effect, when placed in a regular opposite alignment along both sides of streets.

Design Guidelines:

- 6.4 Install and maintain Street Trees along both sides of all streets.
- 6.5 Screen any parking lots located in front of buildings with substantial street trees, and with other landscaping.
- 6.6 Utilize deep rooted, stress-tolerant, street tree species.



Street Tree Allee, Celebration, FL



Street Tree Allee

Street Lights

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Street Light at Lantern Hill, Doylestown, PA



Street Lights, Exton, PA

Legislative Intent:

- 7.1 Pedestrian-scaled street lights are intended to provide an attractive complement to the Streetscape.
- 7.2 Street light posts are intended to be equipped to support an attached vertical banner.

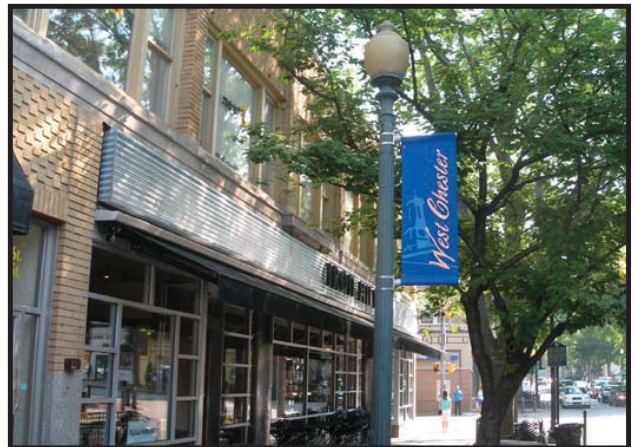
Design Guidelines:

- 7.3 Provide pedestrian-scaled street lights along both sides of all streets.
- 7.4 Locate street lights to compliment sidewalk and street tree features along the Streetscape.
- 7.5 Spring City Electrical Street Lights, or an approved equal, as described and shown on page 7.1 shall be utilized.

continued on page 7.1



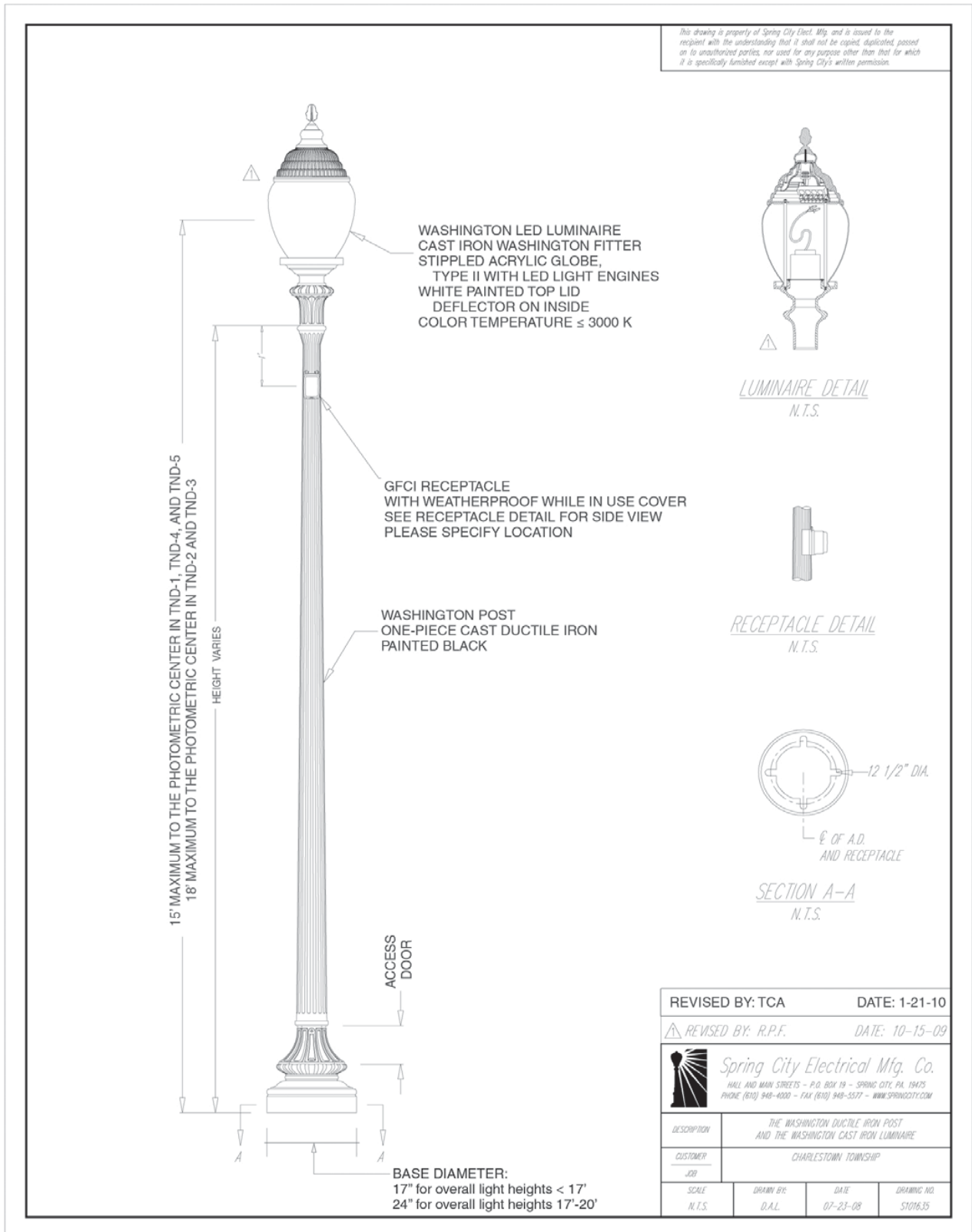
Nightscape: Main Street at Exton, Exton, PA



Street Light and Banner, West Chester, PA

Street Lights

Traditional Neighborhood Development (TND) District
 Charlestown Township - Chester County, PA



Civic Uses & Civic Art

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Example of Post Office and Shops, Mashpee Commons, Mashpee, MA



Gazebo at Miller Park, Exton, PA

Legislative Intent:

- 8.1 Civic Uses are intended to be such uses as a post office, private mail facility, meeting hall, fire station, school, church, and library.
- 8.2 Civic Art is intended to include but is not limited to: pavilions, pergolas, benches, sculpture gardens, fountains and monuments.

Design Guidelines:

- 8.3 Provide Civic Uses to diversify a TND.
- 8.4 Locate Civic Uses in the neighborhood center.
- 8.5 Provide Civic Art throughout a TND as an enhancement to a green, park, or other open space feature.



Civic Plaza in Mini-Park, Eagleview, Exton, PA



Civic Plaza, Crocker Park, OH

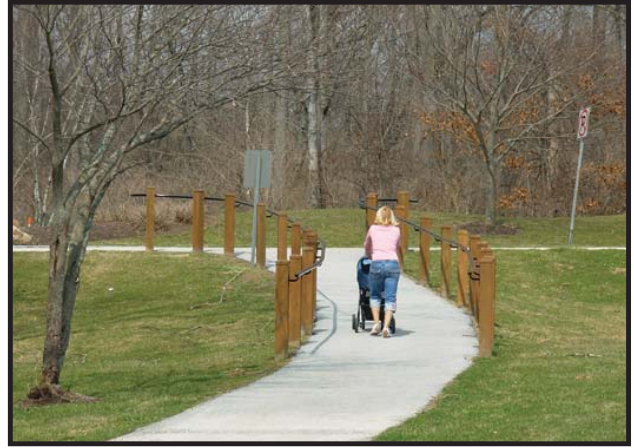
Common TND Open Space (Overview)

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



Kentlands Mini-Parks, Gaithersburg, MD



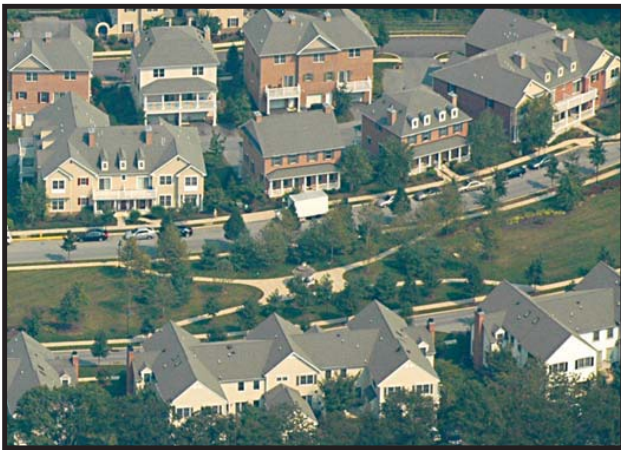
Miller Park Trail, Exton, PA

Legislative Intent:

- 9.1 Common TND Open Space is intended to be in the form of the following open space types:
- a Plaza;
 - a Green and Square;
 - a Mini-Park and Playground; and
 - a Neighborhood Park.

Design Guidelines:

- 9.2 Provide Common TND Open Space throughout the TND.
- 9.3 Size the Common TND Open Space as follows:
- Plaza: 1,000 to 3,000 plus square feet;
 - Green and Square: 3,000 to 10,000 plus square feet;
 - Mini-Park and Playground: 10,000 square feet to 2 acres; and
 - Neighborhood Park: 2 to 4 plus acres.



Linear Park at Eagleview, Exton, PA



Green Court

Common TND Open Space (Plaza)

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Plaza, Cambridge, MA



Civic Plaza with Pergola at Georgetown Square, Cranberry Township, PA

Legislative Intent:

- 9.4 A plaza is intended to be a paved space in a neighborhood center or town center.

Design Guidelines:

- 9.5 Size Plazas to be 1,000 to 3,000 plus square feet.
- 9.6 Pave Plazas with Unit Pavers such as brick, flagstone, and the like.
- 9.7 Embellish Plazas with benches, landscaping and civic art.
- 9.8 Plazas may be credited toward the 5% requirement for "Greens" when calculating compliance with Sections 2204.C.1.a, 2207.C.1, 2209.B., 2214.A.1, and 2218.B.2.a.



Lime Street Plaza, Media, PA



Kentlands Plaza, Gaithersburg, MD

Common TND Open Space (Green & Square)

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Green at Legacy Village, Cleveland, OH



Civic Square, Cambridge, MA

Legislative Intent:

9.9 A Green and Square is intended to be a primarily rectilinear or squared open space amenity within a TND.

Design Guidelines:

- 9.10 Size Greens and Squares to be 3,000 to 10,000 plus square feet.
- 9.11 Construct and maintain Greens and Squares as predominantly level areas (less than 5% grade) with substantial landscaping, and as paved and landscaped spaces.
- 9.12 Greens and Squares Plazas may be credited toward the 5% requirement for "Greens" when calculating compliance with Sections 2204.C.1.a, 2207.C.1, 2209.B., 2214.A.1, and 2218.B.2.a.



Oglethorpe Square, Savannah, GA



Square at Tupelo Circle, Seaside, FL

Common TND Open Space (Green & Square)

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



Kentlands Green, Gaithersburg, MD



Green at Lantern Hill, Doylestown, PA

Legislative Intent:

9.13 The Green is intended to provide a viable space around which buildings can be grouped.

Design Guidelines:

9.14 Embellish Greens and Squares with benches, gazebos, pavilions, plantings, gardens, and the like.



Village Green around the "Close" at Wyndcrest, Sandy Spring, MD



Common TND Open Space (Mini-Park & Playground)

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



Mini-Park at Eagleview, Exton, PA



Mini-Park at Haile Village, Gainesville, FL

Legislative Intent:

- 9.15 The Mini-Park and Playground is intended to provide greater opportunity in a TND for open space and recreational activity.

Design Guidelines:

- 9.16 Size Mini-Parks to be in the range of 10,000 square feet to 2.0 acres.
- 9.17 Construct and maintain Mini-Parks and Playgrounds with benches, play equipment, shade trees and other landscaping, gazebos and pavilions.
- 9.18 Mini Parks and Playgrounds Plazas may be credited toward the requirement for “Active Recreation Facilities” when calculating compliance with Sections 2204.C.1.b, 2207.C.2, 2214.A.2, and 2218.B.2.b.
- 9.19. Playgrounds may be incorporated into Neighborhood Parks.



Mini-Park at Seaside Town Center



Mini-Park at Summerset at Frick Park, Pittsburgh, PA

Common TND Open Space (Neighborhood Park)

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



Kentlands Neighborhood Park - Gaithersburg, MD



Miller Park, Exton, PA

Legislative Intent:

- 9.20 The Neighborhood Park is intended to be a diversified active open space amenity within a TND.

Design Guidelines:

- 9.21 Size Neighborhood Parks in the range of 2.0 to 4.0 plus acres.
- 9.22 Design, construct, and maintain Neighborhood Parks in accordance with National Recreation and Park Association (NRPA) Standards and Guidelines.
- 9.23 Mini Parks and Playgrounds Plazas may be credited toward the requirement for "Active Recreation Facilities" when calculating compliance with Sections 2204.C.1.b, 2207.C.2, 2214.A.2, and 2218.B.2.b.



Neighborhood Park, East Bradford Township, Chester County, PA



Everhart Park, West Chester, PA

Green Court Lot

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Example of Green Court Lot, Charlestown Township, Chester County, PA

Single-Family Detached Dwellings

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



Single-Family Detached Dwellings, Weatherstone, Ludwigs Village, PA



Example of Single-Family Dwellings, Eagleview, Lionville, PA

Legislative Intent:

- 11.1 Single-family detached dwellings on small lots are intended to provide an important building type in TND neighborhoods.
- 11.2 Such dwellings with a front porch are intended to provide an attractive element that enhances the streetscape.

Design Guidelines:

- 11.3 Provide and maintain single-family detached dwellings in the TND District.
- 11.4 Access such dwellings with a rear garage from an alley, to the maximum extent possible.
- 11.5 Provide a front porch, with a minimum 7 foot depth and 14 foot width.
- 11.6 Enhance curb appeal of dwellings with white picket fences and attractive landscaping.



Example of Single-Family Dwellings, Kentlands, Gaithersburg, MD



Single-Family Dwellings, Wyndcrest, Sandy Spring, MD

Single-Family Detached Dwellings

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



Example of Single-Family Detached Dwellings, Charlestown Township, Chester County, PA

Single-Family Detached Dwellings

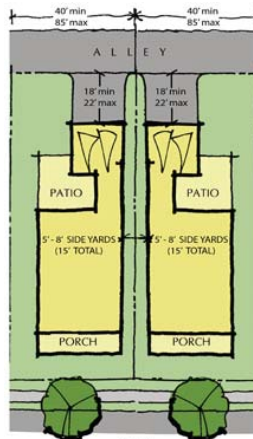
Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



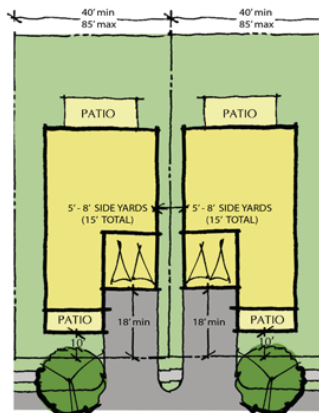
Example of Single-Family Detached Dwellings, Charlestown Township, Chester County, PA

Typical Lot Layouts: Single-Family Detached

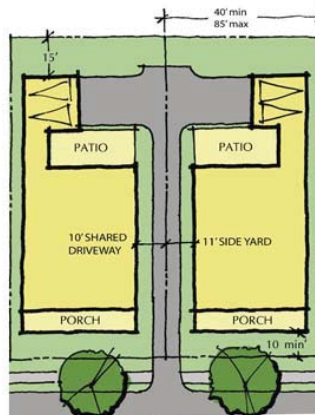
Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Typical
Single-Family Rear Entry



Typical
Single-Family Front Entry



Typical
Single-Family Shared Entry

Garages: Detached

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Detached Garage, Weatherstone, Ludwigs Corner, PA



Rear Detached Garage Off Alley, Eagleview, PA

Legislative Intent:

14.1 Detached Garages off Alleys are intended to provide for the retention of a pedestrian streetscape, without interruptions of curb cuts and sidewalk crossing.

Design Guidelines:

- 14.2 Provide detached garages accessed from alleys to the maximum extent possible.
- 14.3 Provide an 8 to 22 foot driveway apron for garages accessed from Alleys.



Detached Garage off Alley, Habersham, Beaufort, SC



Detached Garage off Alley, Palmetto Bluff, Bluffton, SC

Granny Flat / Mother-in-Law Suite

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Carriage House / Mother-in-Law Suite, West Chester, PA



Apartment Above Garage, Kentlands, MD

Legislative Intent:

- 15.1 The Granny Flat or Mother-in-Law Suite, as an Accessory Dwelling Unit are intended to provide a great opportunity for affordable housing.

Design Guidelines:

- 15.2 Locate the Granny Flat or Mother-in-Law Suite above the garage or within an existing carriage house.
- 15.3 Access the Accessory Dwelling Unit off the Alley.



Granny Flat, Kentlands, Gaithersburg, MD



Apartment Above Garage, Longmont, CO

Single-Family Attached Dwellings:

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



Example of Townhouses, Belvedere at Doyle Square, Doylestown, PA



Example of Townhouses, Kentlands, Gaithersburg, MD

Legislative Intent:

- 16.1 Townhouses and twin/semi-detached dwellings are intended to provide housing diversity within a TND.
- 16.2 Such dwellings with a front portico are intended to provide an attractive streetscape element.

Design Guidelines:

- 16.3 Provide and maintain single-family attached dwellings in the TND District.
- 16.4 Access such dwellings with a rear garage from an alley.
- 16.5 Provide a portico with a minimum depth of 4 feet and a minimum width of 6 feet.



Example of Townhouses, Wyncrest - Sandy Spring, MD



Example of Townhouses, Sunset Island, Ocean City, MD

Twin / Semi-Detached Dwellings

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



Twin Units, Eagleview, Lionville, PA



Twin Design with Gables and Front Porch, West Chester, PA

Legislative Intent:

- 17.1 Twin or semi-detached dwellings are intended to provide for an economy of lots and two (2) end units.

Design Guidelines:

- 17.2 Create a variety of building types.
- 17.3 Twin units should take on the character of Chester County single-family homes.
- 17.4 Provide porches, porticos and stoops and orient them to the street.
- 17.5 Provide a variety of roof lines, architectural features and materials to create diversity.
- 17.6 Orient garages to the rear alley.



Twin Dwellings, West Chester, PA



Twin Dwellings, West Chester, PA

Townhouses/Stacked Flats

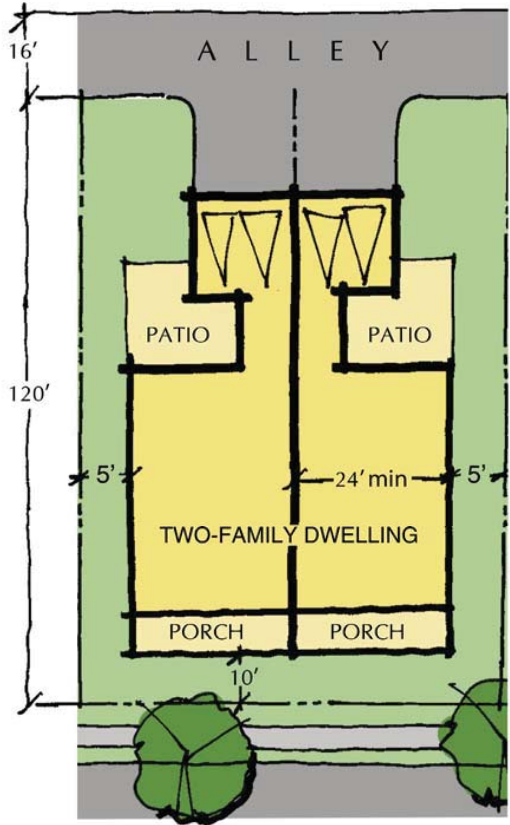
Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



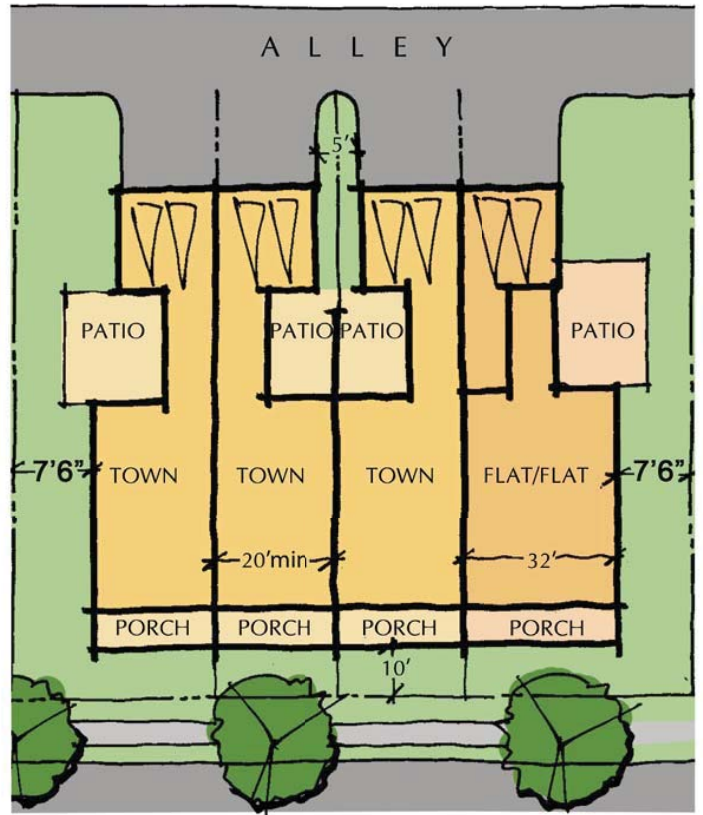
Example of Townhouses/Stacked Flats, Charlestown Township, Chester County, PA

Typical Lot Layouts: Attached Dwelling Units

Traditional Neighborhood Development (TND) District
 Charlestown Township - Chester County, PA



Typical Two-Family Dwelling



Typical Townhouse

Typical Stacked Flat

Live-Work Units

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Example of Live-Work Units, Eagleview, Lionville, PA



Example of Live-Work Unit, Eagleview, Lionville, PA

Legislative Intent:

- 20.1 The Live-Work Units are intended to provide an opportunity for a zero commute to work from a residence.
- 20.2 Live-Work Units are intended to be superb examples of vertical mixed-use buildings.

Design Guidelines:

- 20.3 Establish and maintain a ground floor commercial use such as shop, studio, office or personal service establishment.
- 20.4 Establish and maintain a dwelling unit above the ground floor commercial use.



Example of Live Work Units, Habersham, SC



Example of Live Work Units, Habersham, SC

Buildings: Architecture & Two-Story Minimum Height

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



Residence, Kentlands, Gaithersburg, MD



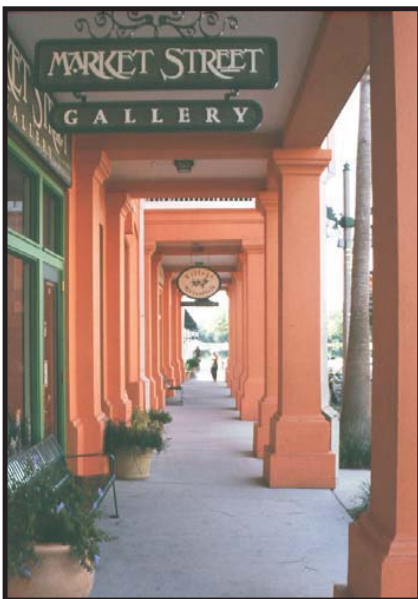
Facade Articulation Provides Attractive Corner Store, Southern Village, Chapel Hill, NC

Legislative Intent:

- 21.1 The articulation of both roofs and facades is intended to promote an attractive TND.
- 21.2 New buildings are intended to be designed with features evocative of pre-1950 architectural prototypes.
- 21.3 Minimum 2-story building height regulations are intended to promote less building coverage, and engender a more village-type scale.

Design Guidelines:

- 21.4 No building shall have a flat roof.
- 21.5 Provide 2-story buildings to the maximum extent possible.
- 21.6 A vertical bay structure of a building shall be achieved through the use of pilaster, columns, colonnades, and the like.
- 21.7 Facade recesses and projections should be in the range of one (1) to four (4) feet, unless radial lot lines along a curved section of street might alter typical lot geometry, as per Section 2202.G.1.
- 21.8 Adaptively re-use existing viable buildings to the greatest extent possible.



Colonnade, Celebration, FL



Two-Story Bank, Celebration, FL

Commercial Building Architecture

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



Commercial Buildings Detailed with Vertical Bays and Pilasters extending as a full vertical section, Main Street at Exton, Exton, PA



Commercial Streetscape, Main Street at Exton, Exton, PA

Legislative Intent:

- 22.1 A vertical expression to commercial building design is intended to help de-emphasize the horizontality of buildings.
- 22.2 A series of shopfronts or storefronts are intended to help promote a Main Street type of environment.

Design Guidelines:

- 22.3 Create a vertical proportion to buildings through the use of crenelation, recesses, and projections in the form of windows, doors, pilasters, piers, columns, arches, porches, porticos, stoops, balconies, colonnades, arcades, and the like.
- 22.4 Provide recesses or projections to buildings with pilasters, columns, or other treatments whenever a building exceeds 24 feet in width.
- 22.5 Extend the pilaster material to the sidewalk as a full vertical unit.



Shops at Devault Character Sketch



Commercial Liner Shops, Bicentennial Garage, West Chester, PA

Neighborhood Center Retail (Smaller scale buildings)

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



Willowdale Town Center, Unionville, PA



Example of Pavilion for Growers Market, Kentlands, MD

Legislative Intent:

- 23.1 Neighborhood Center Retail is intended to provide close-to-home opportunities to dine, shop and gather to meet friends and neighbors.
- 23.2 The neighborhood center is intended to be accommodating for special events, parades, and celebrations.

Design Guidelines:

- 23.3 Provide and maintain a neighborhood center in each TND with Retail and/or Civic Uses.
- 23.4 Create and maintain opportunities for outdoor seating and dining.
- 23.5 Position neighborhood centers within a 10-minute walk from homes within the TND Districts.



Example of Café, Haile Village, Gainesville, FL



Pharmacy Character Sketch for Devault

Neighborhood Retail Center (Larger scale buildings)

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



Boulevard Entrance and Ground-Floor Retail, Crocker Park, OH



Neighborhood Center Retail, Celebration, FL

Legislative Intent:

- 24.1 Larger scale retail stores, are intended to be sized and positioned to create attractive and desirable Neighborhood Centers.

Design Guidelines:

- 24.2 Square footages in the range of 5,000 to 20,000 square feet on the ground floor should be positioned without being disruptive to the village scale and character.
- 24.3 Larger scale retail should add value to a neighborhood and respect local character.
- 24.4 Larger scale retail building types should be edged with Liner Shops.



Neighborhood Center Retail, Celebration, FL



Neighborhood Center Retail, Crocker Park, OH

Office Over First Floor Retail

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Offices Over First Floor Retail, Celebration, FL



First Floor Retail and Second Floor Offices, Columbus, OH

Legislative Intent:

- 25.1 Offices over First Floor Retail are intended to provide a viable mixed-use opportunity
- 25.2 Offices and First Floor Retail are intended to complement the overall character of a Traditional Neighborhood Development.
- 25.3 Offices over first floor retail are intended to enhance building usefulness to both tenants.

Design Guidelines:

- 25.4 Provide Offices over First Floor Retail to expand the use of an otherwise single use building.
- 25.5 Design the mixed use building with a unified architectural character.
- 25.6 Design parking areas using shared parking calculations and considerations.
- 25.7 Provide pedestrian sidewalks, and plazas to link and integrate site features and amenities.



Office Over Retail, Easton Town Center, Easton, OH



Ground Floor Restaurant and Second Floor Offices & Retail, Eagleview Town Center, PA

Civic Buildings

Traditional Neighborhood Development (TND) District

Charlestown Township - Chester County, PA



Municipal Building Character Sketch for Devault



Post Office, Mashpee, MA

Legislative Intent:

- 26.1 Civic Buildings are intended to enhance the mixed-use character of the TND District.
- 26.2 Civic Buildings are intended to provide opportunities for community interaction.

Design Guidelines:

- 26.3 Provide Civic Buildings in TND Area 2.
- 26.4 Position Civic Buildings next to a civic green or plaza.



Civic Buildings at The Kentlands, Gaithersburg, MD



Community Center Character Sketch for Devault

Hotel

Traditional Neighborhood Development (TND) District Charlestown Township - Chester County, PA



Aerial View of The Inn at Montchanin Village, Montchanin, DE



Front View and Landscaping of The Inn at Montchanin Village

Legislative Intent:

- 27.1 A hotel is intended to provide a useful component to the TND District, south of the Pennsylvania Turnpike.
- 27.2 A hotel is intended to serve as an anchor to unified commercial development, and to be integrated with such development.

Design Guidelines:

- 27.3 A hotel shall not exceed 130 guest rooms and four stories in height.
- 27.4 The facade shall be articulated to have distinctive vertical bays to scale-down the mass of the building.
- 27.5 Pilasters, gables, and other architectural elements shall be used to create a vertical bay structure to the building.



Residence Inn Prototype (in background), with Unified Commercial Development (in foreground).



Residence Inn, Concord, NH

Street Furniture

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Bench in Plaza, Cambridge, MA



Bench in Green Area, Meadowmont of Chapel Hill, NC

Legislative Intent:

- 28.1 Benches are intended to provide a needed street furnishing for rest and relaxation, and can help to create a more pedestrian friendly streetscape.
- 28.2 Bicycle Racks are intended to send a message: "Bikes are Welcome Here".
- 28.3 Waste Receptacles are intended to provide needed repositories for trash, and can be attractive street furnishings.

Design Guidelines:

- 28.4 Install and maintain one (1) bench along the sidewalk for every 600 feet of road frontage, and every 250 feet of storefront.
- 28.5 Utilize iconic model bicycle racks painted black to match other street furniture.
- 28.6 Install bicycle racks in a concrete footing.
- 28.7 Install, anchor and service Victor Stanley, Model S-42, Ironsites Series Litter Receptacle in black, or approved equal.



Iconic Bicycle Rack



Waste Receptacle and Street Furniture, State College, PA

Parking Lots

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Off-Street Parking Screened with Landscaping, Centreville, DE



Parking Lot with Generous Landscaping, Exton, PA

Legislative Intent:

- 29.1 Off-street parking lots are intended to be located to the rear of buildings.
- 29.2 Off-street parking lots are intended to be generously landscaped.

Design Guidelines:

- 29.3 Locate and maintain off-street parking lots to the rear of buildings.
- 29.4 Screen off-street parking with walls, fences, hedges and other landscaping at 36 inches in height.
- 29.5 Locate and landscape parking lot islands and peninsulas to “break-up” expanses of asphalt, whereby no more than ten (10) parking spaces shall be in a row without being interrupted by a landscaped island.



Passageway to Parking, Celebration, FL



Off-Street Parking Screened by Brick Wall, West Chester, PA

Signage

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Three Little Pig's, Blade Sign, West Chester, PA



Third Place Restaurant Blade Sign, Haile Village, Gainesville, FL

Legislative Intent:

- 30.1 Smaller "blade signs" are intended for shops and stores.
- 30.2 Wayfinding Signage is intended to provide orientation and a sense of place.

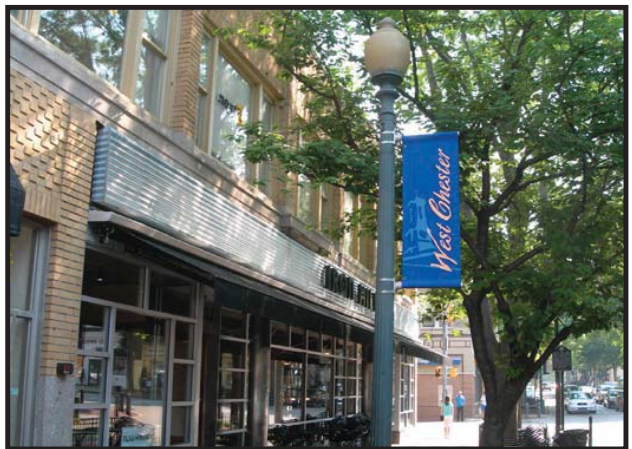
Design Guidelines:

- 30.3 Install and maintain smaller blade signs as projecting signs for shops and stores.
- 30.4 Install and maintain vertical pole mounted banners in retail and office areas.
- 30.5 Install and maintain directional signage to identify civic uses, and all non-residential buildings of 15,000 square feet or greater.



Directional Sign for Library, West Chester, PA

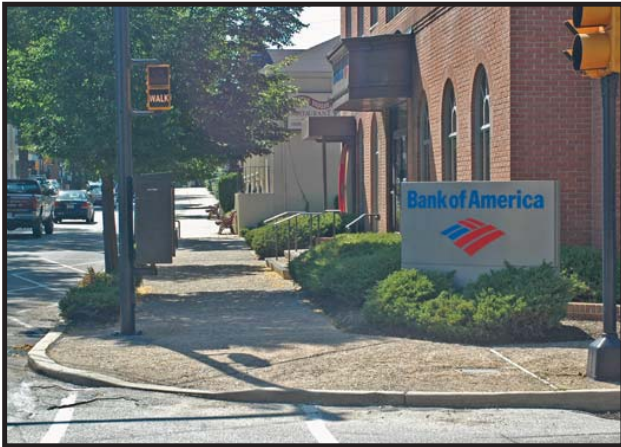
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Wayfinding Banner, West Chester, PA

Signage

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Ground Sign, Bank of America, Media, PA



Ground Sign, West Chester, PA

Legislative Intent:

30.6 Ground signs are intended to promote more of a village character, (and less of a commercial strip character).

Design Guidelines:

30.7 Install and maintain ground signs, versus free-standing pylon signs, for directional orientation.

30.8 Free-standing signs shall not extend higher than six (6) feet.



Good Example of a Ground Sign, Trader Joe's, Media, PA



Directional Sign, West Chester, PA

Accessory Structures

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Gazebo in Center of Cul-de-sac, Seaside, FL



Kiosk, State College, PA

Legislative Intent:

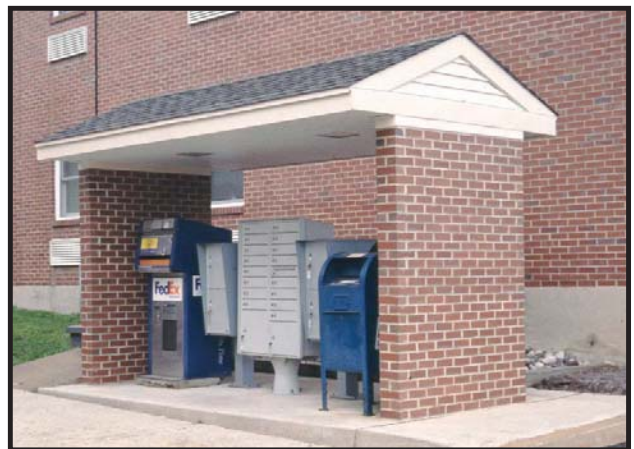
- 31.1 Dumpster enclosures can become architecturally compatible with the buildings on a site.
- 31.2 Kiosks provide opportunities to “advertise” civic events.
- 31.3 Accessory structures should be built and maintained to be architecturally compatible with the neighborhood.

Design Guidelines:

- 31.4 Provide enclosed dumpster areas, with convenient vehicular and pedestrian accessibility.
- 31.5 Install and maintain decorative wall and fence enclosed dumpster areas.
- 31.6 Provide kiosks in retail areas.
- 31.7 Enclose common mail areas.
- 31.8 Build and maintain accessory structures with architectural features similar to the overall neighborhood character.



Brick Wall Enclosure of Dumpster, Claymont, DE



Commons Mail Area, Evans Court, West Chester, PA

Traffic Signals and Signs

Traditional Neighborhood Development (TND) District
Charlestown Township - Chester County, PA



Traffic Signal and Sign, Main Street at Exton, Exton, PA



Traffic Signal and Poles at Main Entrance, Main Street at Exton, Exton, PA

Legislative Intent:

- 32.1 Traffic signs, poles and signals are intended to enhance the streetscape appearance when they are uniform in design.
- 32.2 Traffic Signs are intended to promote effective wayfinding.

Design Guidelines:

- 32.3 Traffic signs, poles and signals shall be the Nostalgia Series - Union Metal Corporation, or an approved equivalent, as approved by the Township.
- 32.4 All apparatus shall be powder coated black in color, as approved by the Township.



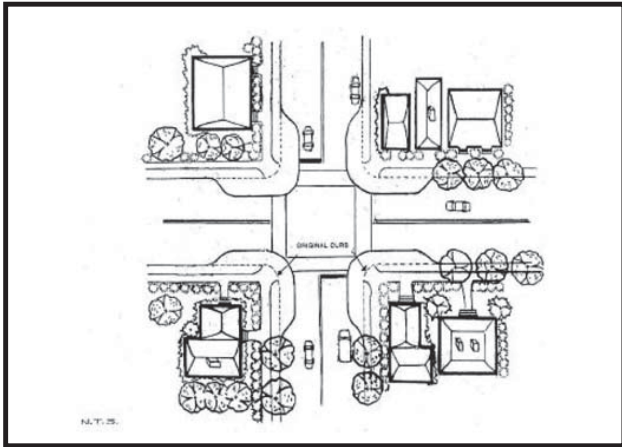
Traffic Signal and Sign, as Complimentary to Street Furniture with Flag Poles, Main Street at Exton, Exton, PA



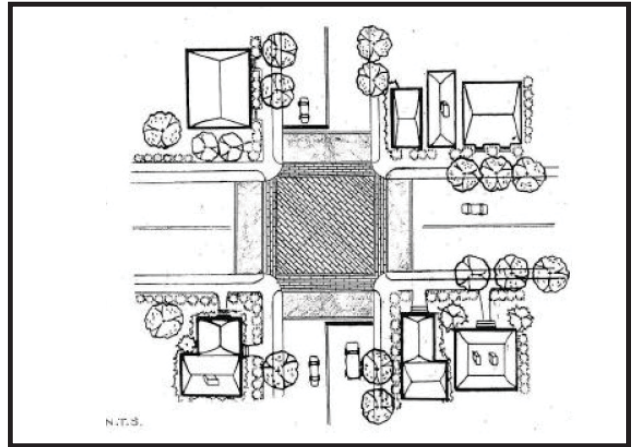
Traffic Directional Signs, Main Street at Exton, Exton, PA

Traffic Calming

Traditional Neighborhood Development (TND) District
 Charlestown Township - Chester County, PA



Curb Bulb-Outs



Speed Table & Crosswalk at Street Intersection

Legislative Intent:

- 33.1 Traffic calming is intended to be a useful measure to help reduce speeding traffic.
- 33.2 Traffic calming is intended to make for a more pedestrian-friendly TND setting.
- 33.3 Raised pedestrian crosswalks at street intersections are intended to provide a useful traffic calming feature.

Design Guidelines:

- 33.4 Utilize Publication No. 383, January 2001, Pennsylvania's Traffic Calming Handbook (TCH) by PennDOT.
- 33.5 Utilize various "Horizontal Deflection" and "Vertical Deflection" measures as per the PennDOT Traffic Calming Handbook.
- 33.6 Locate buildings, on-street parking, and street trees to create more "friction" to help slow down the traffic.
- 33.7 Raised pedestrian crosswalks should be provided to calm traffic.



Speed Table Crosswalk, West Chester, PA



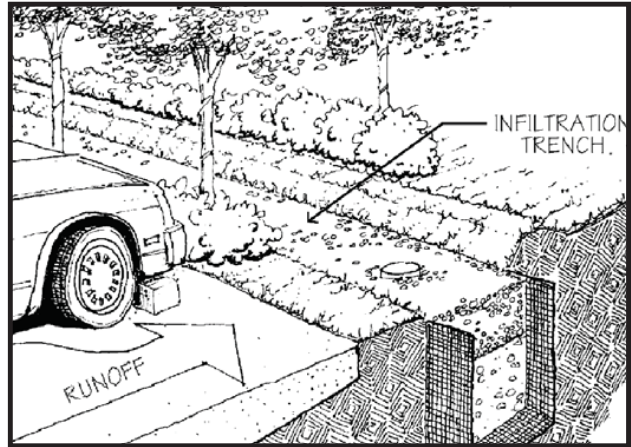
Crosswalk at Grade, Media, PA

Stormwater Management

Traditional Neighborhood Development (TND) District
 Charlestown Township - Chester County, PA



Unit Pavers as Porous Pavement



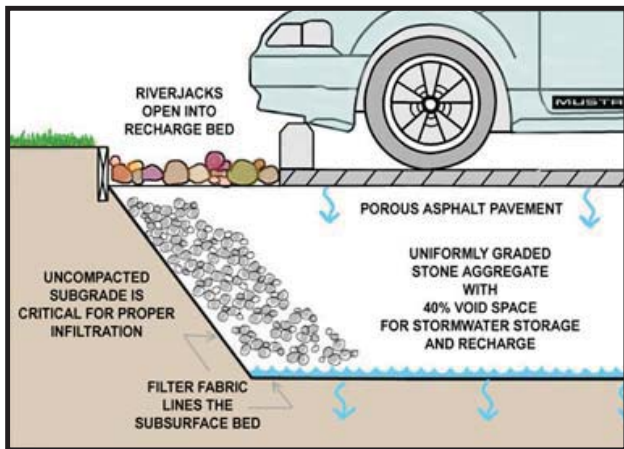
Infiltration Trench Detail

Overview:

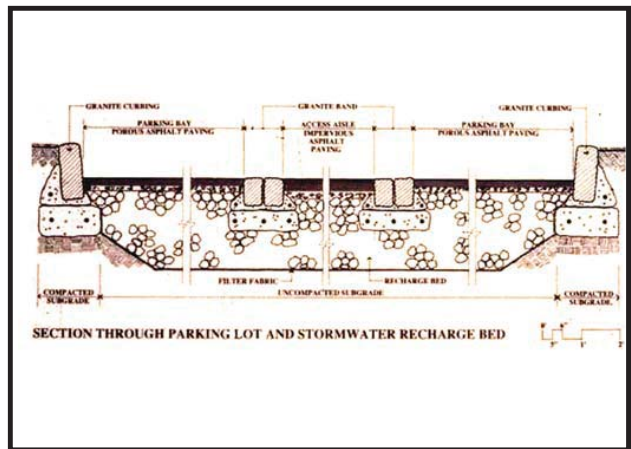
34.1 Stormwater Management is intended to be accommodated in context with the proposed environments of TND District neighborhoods, and in accordance with the Pennsylvania Stormwater Management Act.

Design Guidelines:

- 34.2 "Light imprint" stormwater management solutions shall be constructed and maintained through the use of Infiltrators, Seepage Beds, Porous Asphalt Pavement, and other innovative subsurface solutions.
- 34.3 A "storage, swale and filter" solution, versus the conventional "inlet, pipe, pit" solution with rain gardens, bio-retention swales, and the like, shall be utilized.
- 34.4 All stormwater detention shall be underground where feasible.



Porous Asphalt Pavement Detail



Stormwater Recharge Bed Section