

ZONING

27 Attachment 1

Township of Penn

This Part 8 and the illustrations were originally prepared by Thomas Comitta Associates, and were subsequently revised by others.

Part 8 - Design Standards Penn Township - Lancaster County - Pennsylvania

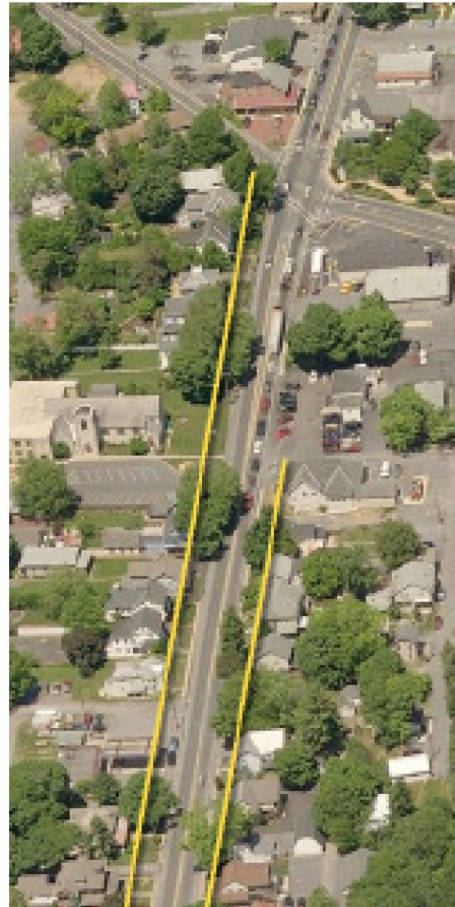
Building Location

Intent

- 801.1 Buildings are intended to be located close to sidewalks and in general alignment with other buildings on a block.

Design Standards

- 801.2 In certain districts, a maximum building setback is established.
- 801.3 A maximum building setback helps to establish a pedestrian friendly streetscape, and encourages most parking to be placed to the rear or side of the building.



Buildings in Alignment along Build-to Lines

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Dwelling Types

Intent

- 802.1 A diverse mix of Dwelling Unit types is intended to be provided in the Township, particularly in TNDs.
- 802.2 Dwelling Units of various types should be intermingled rather than isolated into separate Neighborhood sections.



Intermingled Dwelling Units, Lantern Hill TND

Design Standards

- 802.3 In certain districts and certain types of neighborhoods, the Zoning Ordinance requires at least two types of dwelling types or limits the percentage of one type.
- 802.4 In certain districts, Live Work units are allowed, that involve a combination of a dwelling unit and an allowed small business, but without requiring a separation of the spaces.



Larger Manor House, Lantern Hill TND



Mixed-use "Live-Work" buildings in Uwchlan Twp, PA

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Parking Location

Intent

- 803.1 Off-Street Parking is intended to be located to the rear of buildings, or to the side of buildings, where necessary.
- 803.2 Off-street parking is intended to be accessed via alleys to the greatest extent feasible to minimize curb cuts and preserve the streetscape.
- 803.3 On-Street Parking is intended to provide necessary parking spaces, while buffering pedestrians from passing vehicular traffic.



Parked vehicles buffer pedestrians from vehicular traffic in Litz, PA



Curbside , parallel, On-Street Parking, separated from the travel lanes by a bicycle lane. Centreville, DE.

Streetscape & Street Walls

Intent

- 804.1 The Streetscape is intended to be defined by buildings, street trees, sidewalks, and/or Street Edge Treatments that form Street Walls near sidewalks.
- 804.2 The Streetscape is intended to be enhanced with such features as street trees, street lights, sidewalks, porches, fences, and like-type amenities.

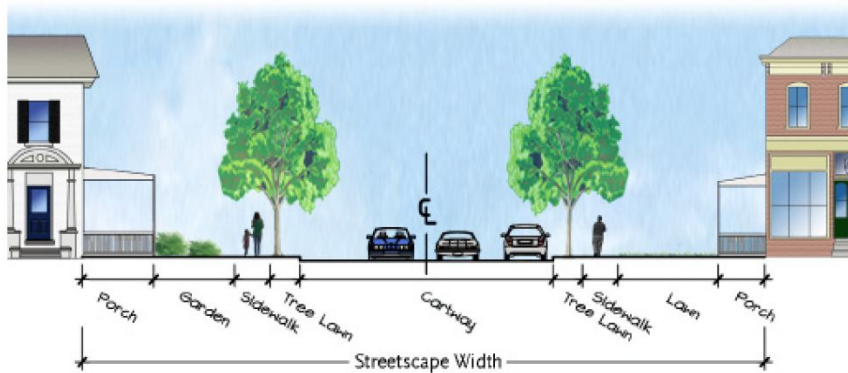


Design Standards

- 804.3 Street Walls, with buildings located in alignment and close to the sidewalk, shall be established and maintained.
- 804.4 Where existing buildings do not form a Street Wall, a Street Edge Treatment, such as shrubs or a decorative fence should be installed and maintained along the right-of-way.
- 804.5 The Streetscape shall be embellished with street trees, street lights, porches, fences, and/or other front yard amenities.



Street Wall created by aligned homes Lititz, PA



A Streetscape physically defined by Buildings, Street Trees, Sidewalks, and Cartway

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Pedestrian Circulation & Connectivity

Intent

- 805.1 Sidewalks, crosswalks, walkways, and linear trails are intended to create a viable network for walking as an alternative to vehicular travel, and as a form of recreation.
- 805.2 A continuous pedestrian network is intended to link community facilities, shopping areas, new and existing neighborhoods, parks, recreation areas and other open spaces.



An informal trail through Open Space

Design Standards

- 805.3 The SALDO specifies the minimum width of sidewalks and where they are required.
- 805.4 Sidewalks should be connected using crosswalks where appropriate.



Generously proportioned Sidewalk in Lititz, PA



Crosswalk in Lititz

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Common Open Space
Greens, Plazas and Squares

Legislative Intent _____

806.1 A variety of public spaces are intended to serve diverse community needs. These include a Green, Plaza or Square that is intended to be a primarily rectilinear open space physically defined by walkways, streets, and architectural edges.



Design Standards _____

806.2 Greens and Squares which are approximately 3,000 to 10,000 square feet in size should be created.

806.3 Greens and Squares should be designed, constructed, and maintained as predominantly level areas (less than 5% slope).

806.4 Greens and Squares should be designed, constructed, and maintained as combined paved and landscaped spaces.

806.5 Greens and Squares should be embellished with benches, pavilions, lighting, plantings, and the like.

