
365 Attachment 7
Appendix A
Zoning Ordinance

General Manual of Written and Graphic Design Standards:
West Chester Pike Corridor Streetscape Enhancements
in the R-3A, C-2, C-3 and LI Districts

Edgmont Township- Delaware County, PA

Further Revised: August 8, 2022

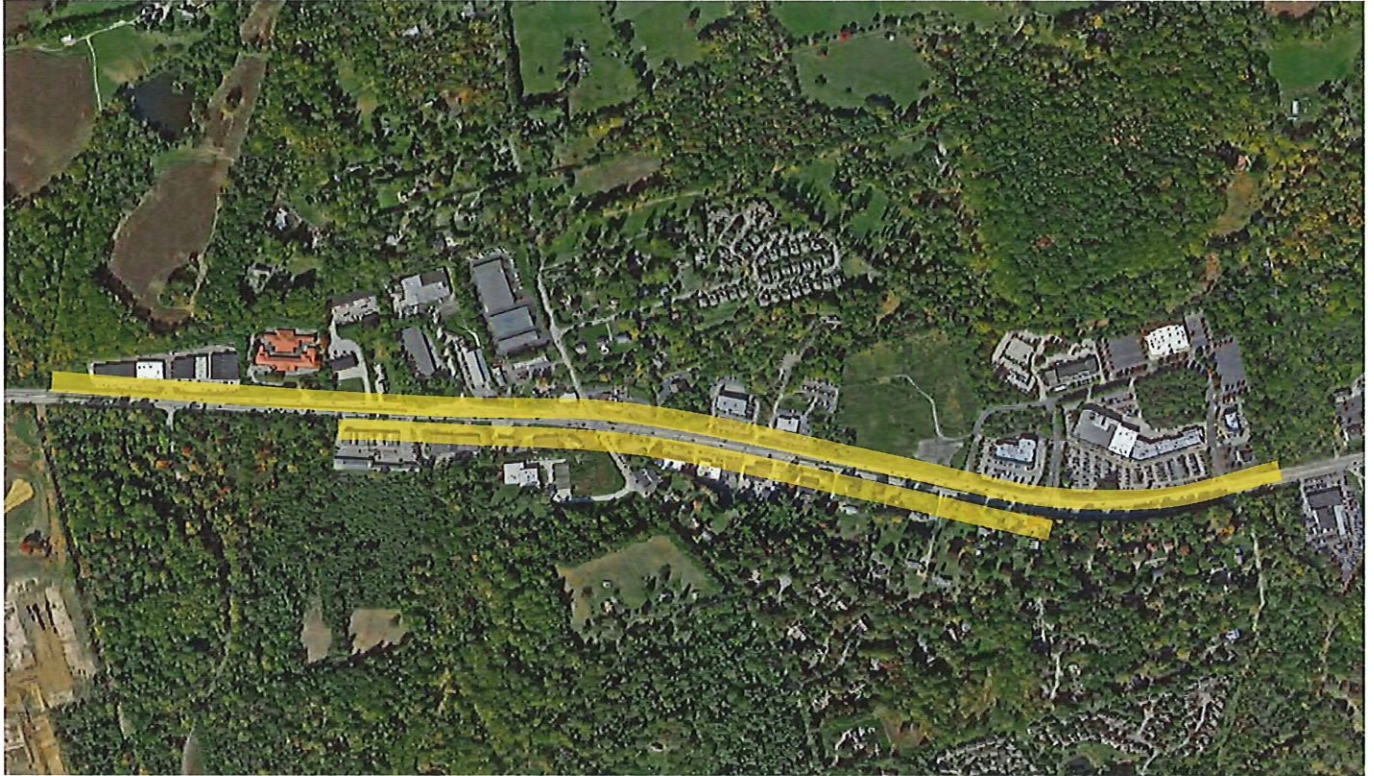
February 17, 2022; March 15, 2022; March 28, 2022; April 5, 2022; April 11, 2022; April 14, 2022;
April 20, 2022; July 28, 2022

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365-156.1.A.(1)

Intent, Modifications & Applicability



West Chester Pike Streetscape Enhancement Areas in the R-3A, C-2, C-3, and LI Districts

Legislative Intent:

365-156.1.A.(1)(a)

These Design Standards are intended to provide Streetscape Enhancements along West Chester Pike.

365-156.1.A.(1)(b)

Modifications are intended to provide flexibility to these Design Standards if the modifications achieves the purpose and objectives of these Design Standards, and/or if complying with these Standards is not achievable due to site constraints.

Applicability:

365-156.1.A.(1)(c)

These Design Standards shall apply primarily to Streetscape Enhancements outside of the right-of-way of West Chester Pike unless approved otherwise by PennDOT in the R-3A, C-2, C-3, and LI Districts.

365-156.1.A.(1)(d)

If an applicant requests a modification of the minimum design criteria set forth in the Design Standards or offers for consideration an alternative as "An Approved Equal", which still achieves the purpose and objectives expressed in the Standards, the modifications or alternatives shall be presented with a submission to the Township and shall be reviewed as part of the land development plan approval process.

365-156.1.A.(2)

Sidewalks and Crosswalks



Sidewalk along road frontage expanding pedestrian network



Crosswalks providing safe pedestrian circulation



Sidewalk along road frontage providing safe pedestrian circulation

Legislative Intent:

365-156.1.A.(2)(a)

Sidewalks and Crosswalks are intended to provide opportunities for safe and continuous pedestrian circulation.

365-156.1.A.(2)(b)

Sidewalks and Crosswalks are intended to add a pedestrian-friendly element to the Streetscape and to enhance the pedestrian network of properties along the West Chester Pike corridor.

Design Standards:

365-156.1.A.(2)(c)

Sidewalks shall be maintained along both sides of all streets, and shall comply with the Edgmont Township Subdivision and Land Development Ordinance.

365-156.1.A.(2)(d)

All new Sidewalks shall be at least six (6) feet in width, and be constructed with appropriate control joints.

365-156.1.A.(2)(e)

Crosswalks located in driveway throats shall be at least six (6) feet in width.

365-156.1.A.(3)

Street Trees



Street Trees located along streetscape



Street Trees creating sense of enclosure



Street Trees enhancing the streetscape

Legislative Intent:

365-156.1.A.(3)(a)

Street Trees are intended to be an important element of the streetscape, and placed at regular alternating alignment along both sides of the street.

365-156.1.A.(3)(b)

Street Trees are intended to create a sense of place, have a calming effect on traffic with the increased sense of enclosure, and help to define the streetscape.

Design Standards:

365-156.1.A.(3)(c)

Street Trees shall be installed and maintained along both sides of West Chester Pike, at least two feet (2') behind the Sidewalk.

365-156.1.A.(3)(d)

Street Trees shall be installed and maintained along all existing and proposed streets at a minimum average interval of one (1) tree for every 60 linear feet measured on center; staggered from one side to the other; and planted a minimum of six (6) feet from any curb, sidewalk, or cartway.

365-156.1.A.(3)(e)

Street Trees shall be a deciduous, native, noninvasive species in accordance with the Edgmont Township Subdivision and Land Development Ordinance.

365-156.1.A.(4)

Street Lights



Pedestrian scaled street light provided along sidewalk



Street Light located to avoid conflict with Street Trees



Existing Pedestrian scale Street Light at Fire Station

Legislative Intent:

365-156.1.A.(4)(a)

Pedestrian scaled Street Lights are intended to provide an attractive component to the Streetscape, and provide security along the Sidewalks, Walkways, and in Pedestrian Gathering Areas.

Design Standards:

365-156.1.A.(4)(b)

Ornamental Street Lights shall be provided along both sides of West Chester Pike, and shall have a matte black finish.

365-156.1.A.(4)(c)

One (1) ornamental pedestrian scaled Street Light shall be provided at an average interval of forty-five (45) feet on alternating sides of the street, and ninety (90) feet apart on the same side of the street.

365-156.1.A.(4)(d)

Street Lights shall be located to minimize conflicts with Street Trees.

365-156.1.A.(4)(e)

Ornamental Street Lights shall be no taller than sixteen (16) feet measured from the mounting surface to the top of the fixture.

365-156.1.A.(4)(f)

The color temperature of street lights shall be 2700k or 3000k, and shall not exceed 3000k.

365-156.1.A.(4)(g)

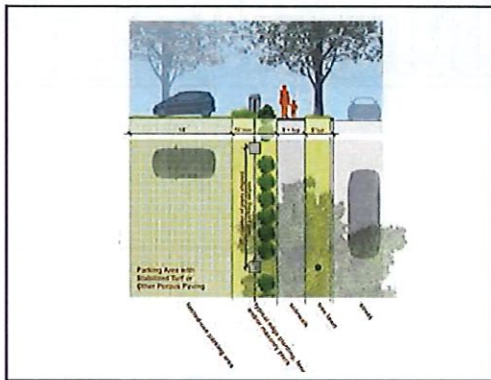
All lighting shall be in compliance with Chapter 305, Subdivision and Land Development Ordinance.

365-156.1.A.(5)

Pier-Fence-Hedge Combination



Pier-Fence-Hedge combination screening off-street parking



Pier-Fence-Hedge combination Elevation & Plan View



Pier-Fence-Hedge combination enhancing the streetscape

Legislative Intent:

365-156.1.A.(5)(a)

Pier-Fence-Hedge Combinations are intended to screen off-street parking areas that are located in the front of buildings.

365-156.1.A.(5)(b)

Pier-Fence-Hedge Combinations are intended to delineate and enhance the streetscape.

Design Standards:

365-156.1.A.(5)(c)

Pier-Fence-Hedge Combinations shall be utilized to screen off-street parking located in front yards, in order to help create a pedestrian-scaled streetscape environment.

365-156.1.A.(5)(d)

Whenever redevelopment is proposed, and an existing parking lot in front of a building does not have a Pier-Fence-Hedge Combination, a new Pier-Fence-Hedge Combination shall be installed and maintained.

365-156.1.A.(5)(e)

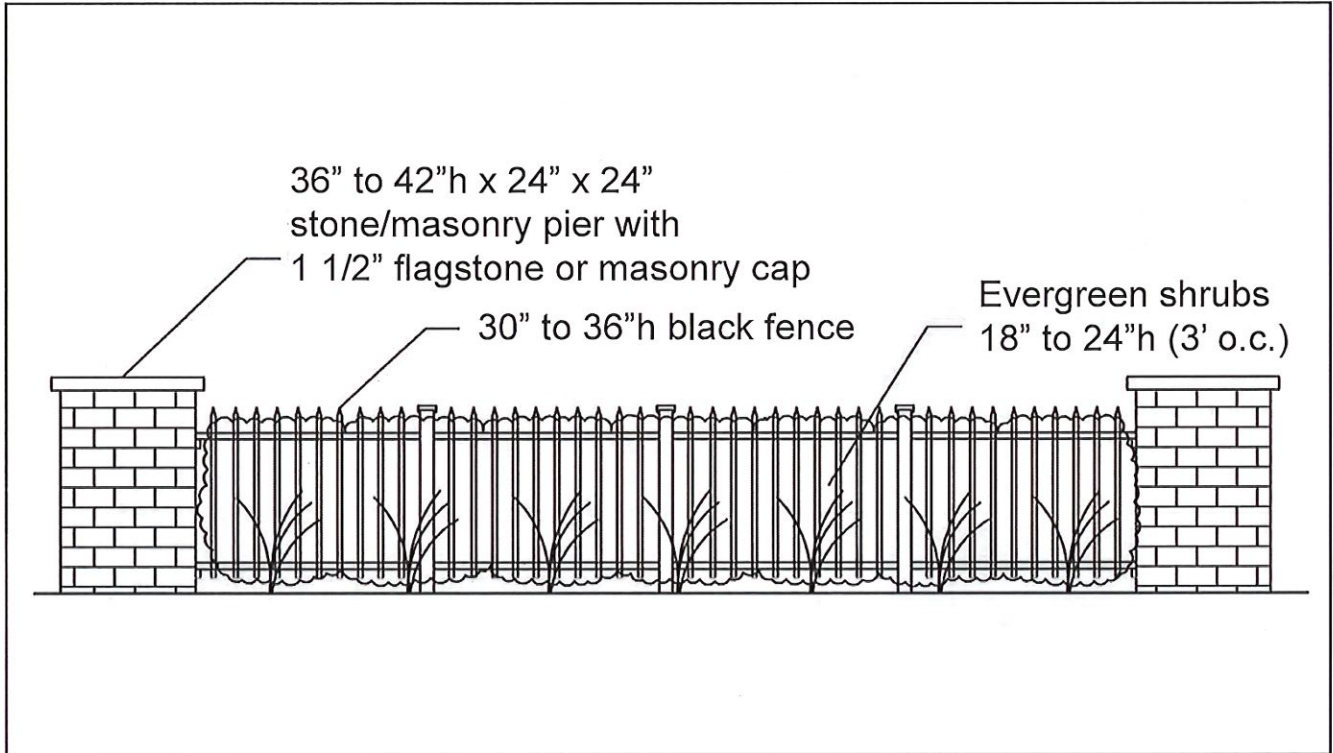
Pier-Fence-Hedge combinations shall be installed and maintained in accordance with the details illustrated and described herein on page 8, or an alternative pier-fence-hedge solution may be offered for consideration as "An Approved Equal".

365-156.1.A.(5)(f)

Pier-Fence-Hedge Combinations shall complement other streetscape elements such as street trees, street lights, and streetscape amenities.

305-57.1.A.(5)

Pier-Fence-Hedge Combination



Pier-Fence-Hedge Combination enhancing the streetscape off-street parking



Pier-Fence-Hedge Combination when buildings are setback from the Streetscape

365-156.1.A.(6)

Streetscape Amenities



Bench in pedestrian gathering area



Bicycle racks at building entrance



Streetscape Amenities along sidewalk

Legislative Intent:

365-156.1.A.(6)(a)

Streetscape Amenities intended to provide a functional and attractive component to the Streetscape.

Design Standards:

365-156.1.A.(6)(b)

Benches shall be installed along pedestrian accessways, in courtyards and plazas, and in pedestrian gathering areas, in order to complement pedestrian accessways.

365-156.1.A.(6)(c)

One (1) bench shall be installed and maintained for every 5,000 square feet of pedestrian gathering area, and one (1) for every 150 feet of sidewalk or pedestrian accessway.

365-156.1.A.(6)(d)

Bicycle Racks shall be installed and maintained near building entrances and in areas of major pedestrian activity.

365-156.1.A.(6)(e)

One (1) Bicycle Rack accommodating at least two (2) bicycles shall be provided for every 20 parking spaces.

365-156.1.A.(6)(f)

Waste Receptacles shall be installed and maintained in pedestrian gathering spaces and near building entrances. One (1) waste receptacle shall be provided for every 200 linear feet of building facade.

365-156.1.A.(6)(g)

Bench, Bicycle Rack, and Waste Receptacle type shall be subject to the approval of the Township in accordance with the style of the other proposed street furniture.

365-156.1.A.(7)

Bus Shelters



Bus Shelter

Legislative Intent:

365-156.1.A.(7)(a)

Bus shelters are intended to provide a safe place that is sheltered from the weather, in order for persons to wait for bus transit.

365-156.1.A.(7)(b)

Bus shelters are intended to reinforce the public transit system and provide support for alternative modes of transportation.

Design Standards:

365-156.1.A.(7)(c)

Bus shelters shall be installed and maintained at existing bus stop locations along West Chester Pike for all development or re-development projects.

365-156.1.A.(7)(d)

Line striped pull off areas shall be provided along the roadway adjacent to bus shelters.

365-156.1.A.(7)(e)

Sidewalks and pedestrian paths shall be provided to connect bus shelters/bus stops to shops, stores, residences, and other public spaces.

365-156.1.A.(7)(f)

Bus shelters shall be adequately illuminated to provide visibility during darkness.

365-156.1.A.(7)(g)

Bus shelters shall be consistent with the image provided on this page, or Approved Equal, and shall include a bench.

365-156.1.A.(7)(h)

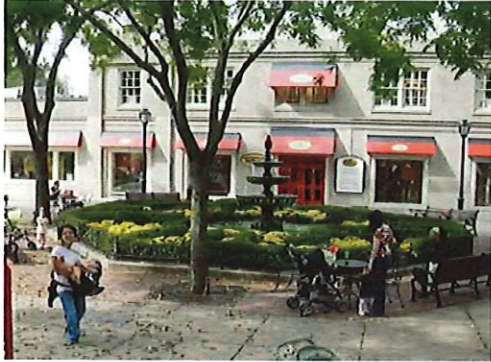
Bus shelters shall be maintained by the property owners.

365-156.1.A.(7)(i)

Bus shelters shall be coordinated with SEPTA for installation, and the most recent versions of the SEPTA Bus Stop Shelter Design Guidelines.

365-156.1.A.(8)

Pedestrian Gathering Areas



Pedestrian Gathering Area with shade trees



Pedestrian Gathering Area with seating and complementary landscaping



Pedestrian Gathering Area enhanced with a Trellis

Legislative Intent:

365-156.1.A.(8)(a)

Pedestrian Gathering Areas are intended to provide passive outdoor public space opportunities, and provide places to rest, points for the community to gather, and serve as visual focal points along the streetscape.

Design Standards:

365-156.1.A.(8)(b)

Public Space shall include a variety of landscape and hardscape features such as shade trees, shrubs, unit pavers, benches, low sitting walls, planters, fountains, and pedestrian scaled lighting.

365-156.1.A.(8)(c)

Public Spaces shall have at least at least two (2) shade trees per 1,000 square feet of plaza area, and shall be complemented with other landscaping, planters, and street furniture such as benches.

365-156.1.A.(8)(d)

Public Spaces may include gazebos, pergolas, canopies, arbors, trellises, or other structures with an overhead plane or roof to provide opportunities for gathering, pedestrian circulation, and to create visual interest.

365-156.1.A.(9)

Vertical Mixed-Use



Articulated roofline



Corner Lot building with two primary facades



Articulated Facade & vertical fenestration

Legislative Intent:

365-156.1.A.(9)(a)

Vertical Mixed-Use buildings are intended to provide a variety of housing opportunities above nonresidential uses.

Design Standards:

365-156.1.A.(9)(b)

Vertical Mixed-Use buildings shall have nonresidential uses on the ground floor and residential use above.

365-156.1.A.(9)(c)

Vertical Mixed-Use buildings shall be at least 2 stories in height, but no more than 3 stories in height.

365-156.1.A.(9)(d)

All buildings shall be oriented to face primary street frontages.

365-156.1.A.(9)(e)

All siding and garage doors shall be non-white in color.

365-156.1.A.(9)(f)

Articulated facades and articulated roof lines, shall be provided along the primary facade of a building. On corner lots, all buildings shall have two primary facades, one for each street frontage.

365-156.1.A.(9)(g)

Vertical Mixed-Use building architecture shall have a vertical bay structure and vertical fenestration, like shown in the photos on this page.