

ZONING

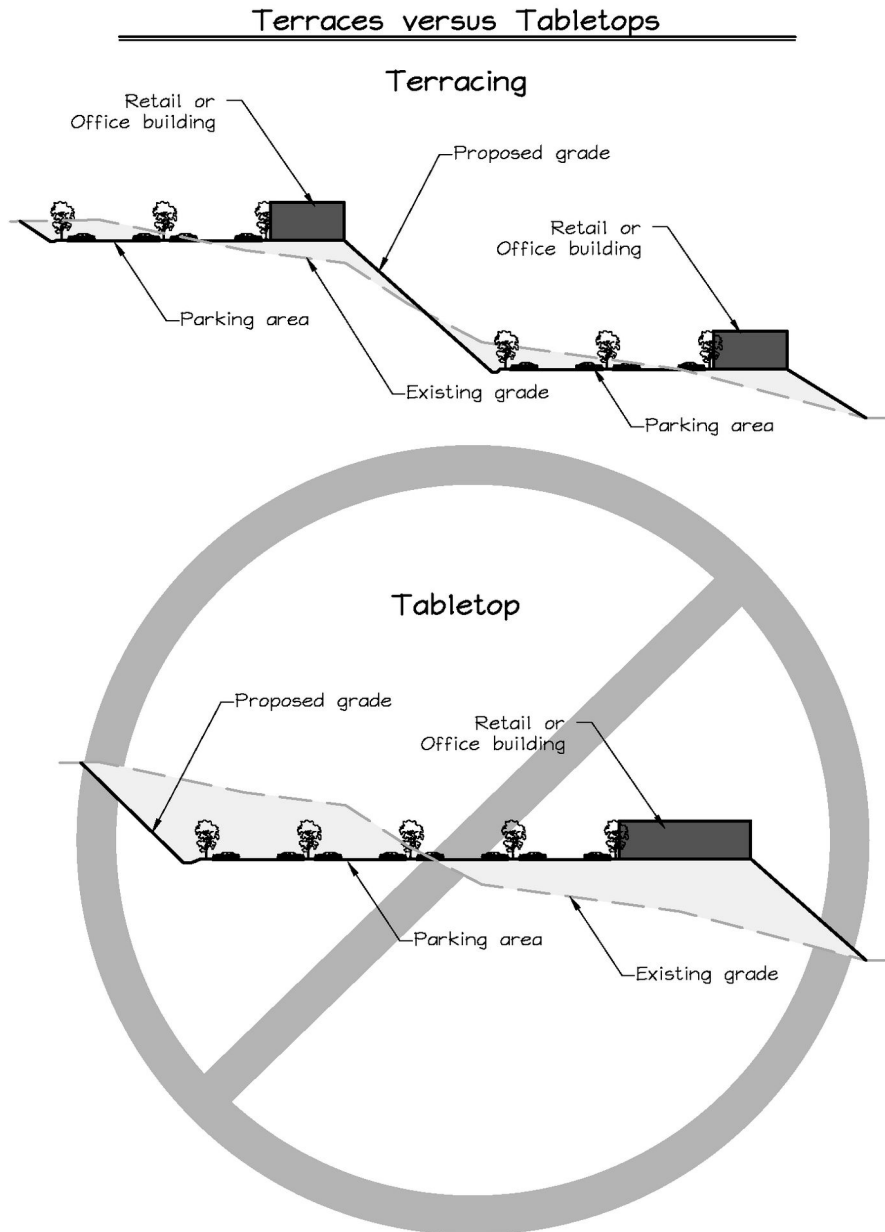
220 Attachment 1

Municipality of Murrysville

Appendix A

General Business Overlay Design Manual

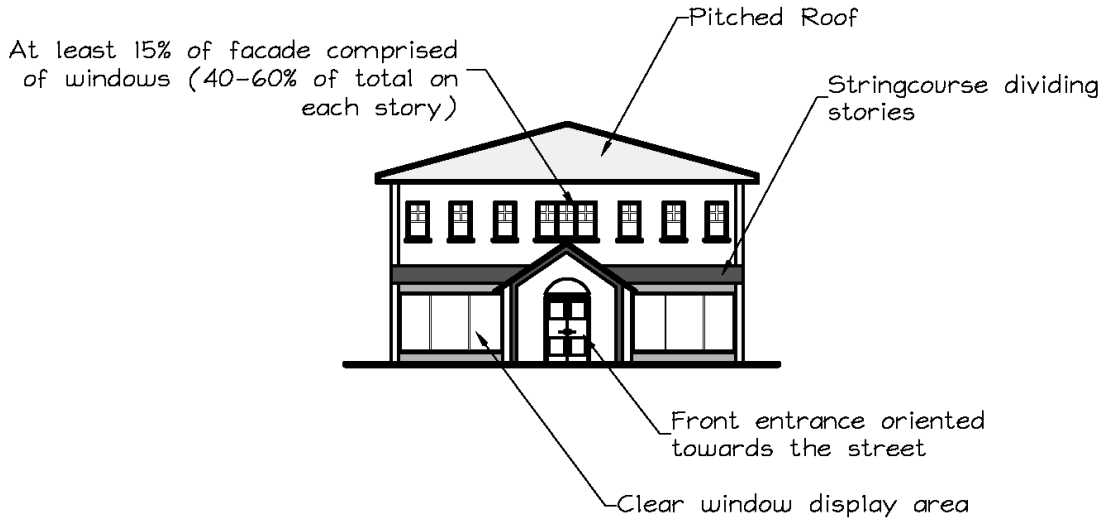
A. General considerations and building design standards.



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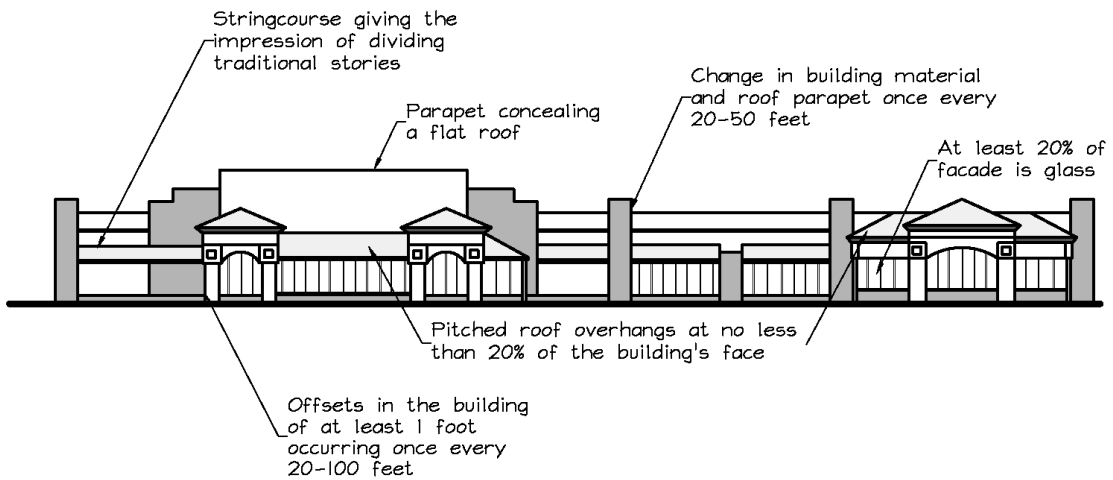
**Building Design Standards
Commercial Building Example**

Two story brick building



**Building Design Standards
Retail Use Example**

Facade Materials - Colored brick and Stucco



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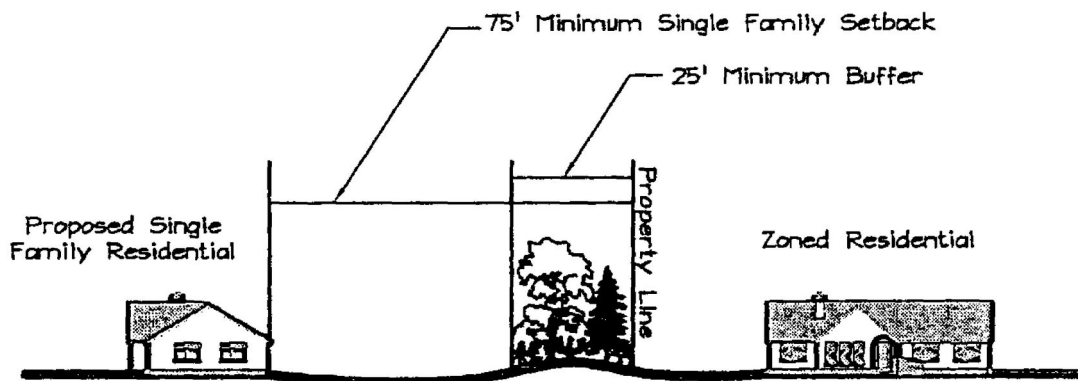
B. Site design and buffering: mixed-use planned residential development and planned commercial center (Buffer Option 2 relates to planned commercial center).

(1) Buffer Option 1: requirements for a mixed-use planned residential development.

The following choices illustrate forms of buffering that directly adjoin parcels zoned residential (R District) and meet the intent of Option 1:





- (a) Bufferyards for single-family residential use shall range between 25 feet and 75 feet in width depending on compatibility with existing residential character.
- (b) All areas of a bufferyard not planted with trees or shrubs shall be seeded with meadow grasses/wildflowers or mowed lawn unless a ground cover of dark-colored organic mulch or stone is established and maintained.
- (c) Proposed mounding, existing woodland areas, and/or existing topography may offset required bufferyard per the discretion of the Municipality.

Mixed Use Planned Residential Development Buffer Option 1 Example



Mixed Use Planned Residential Development Buffer Option 1

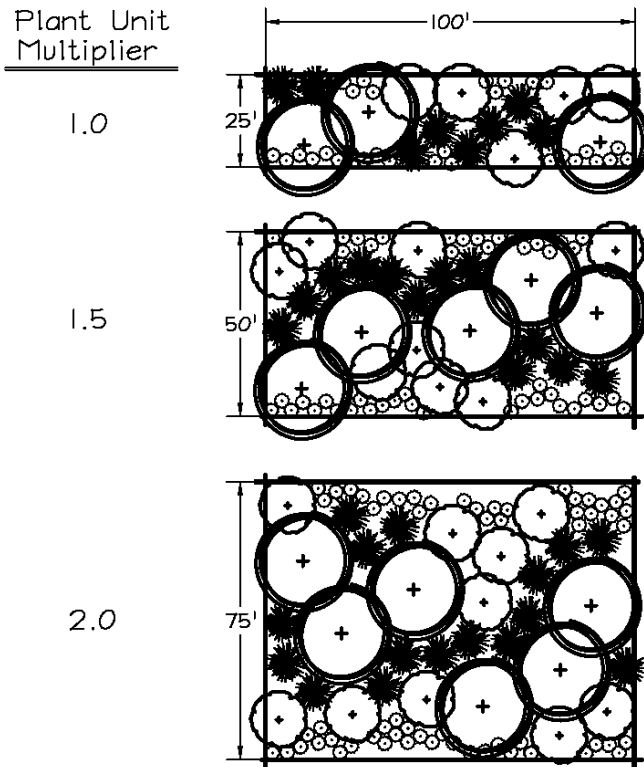
Single Family Residential Bordering Residentially Zoned Properties

-  Canopy Trees - 3 / 100 LF
-  Ornamental Trees - 5 / 100 LF
-  Shrubs - 30 / 100 LF
-  Evergreen Trees - 8 / 100 LF

More Compatible
Residential Development



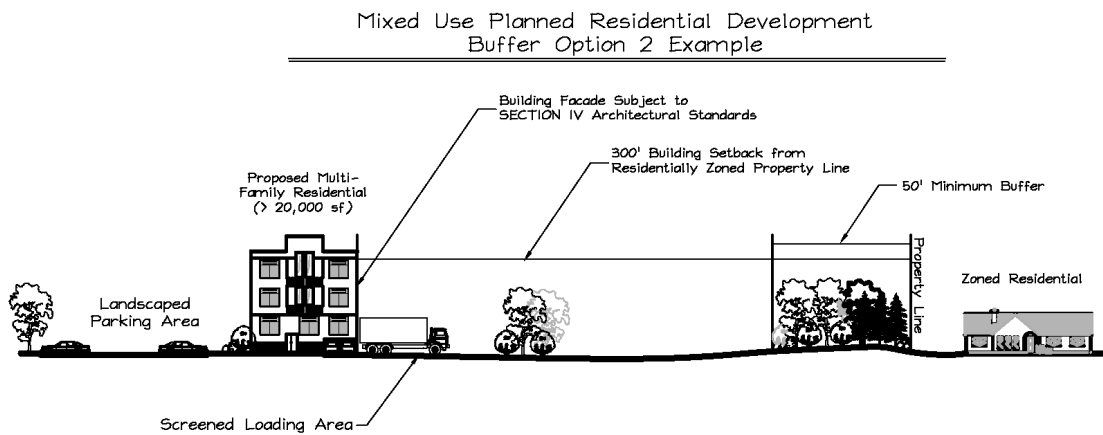
Less Compatible
Residential Development



ZONING

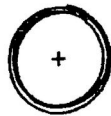



(2) **Buffer Option 2: requirements for a mixed-use planned residential development.** The following choices illustrate forms of buffering that directly adjoin parcels zoned residential (R District) and meet the intent of Option 2:

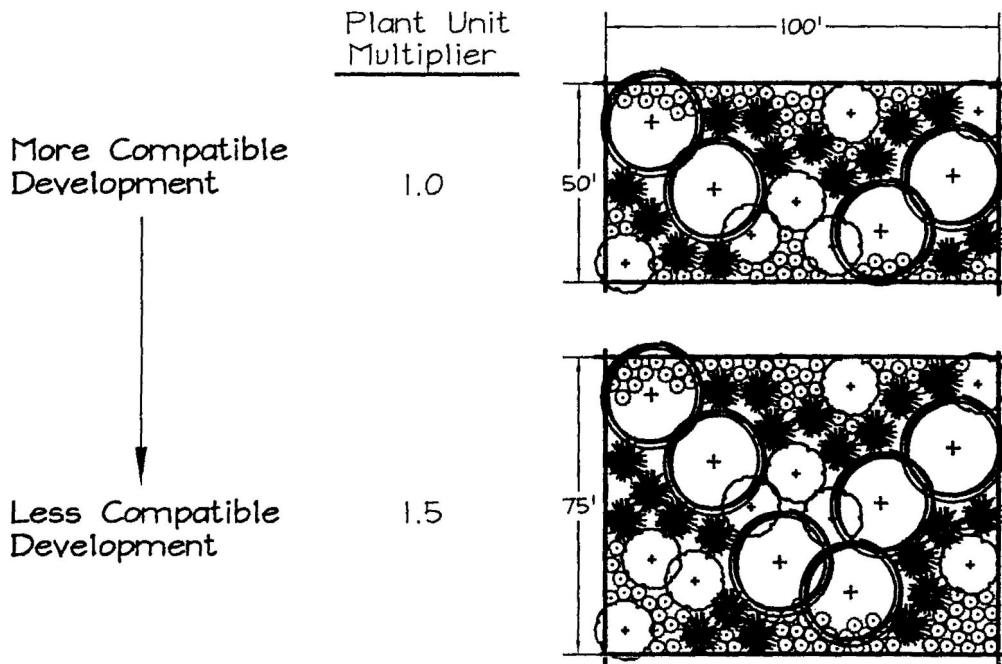
- (a) Bufferyards for multifamily residential, retail, and office use shall range between 50 feet and 75 feet in width depending on compatibility with existing residential character.
- (b) All areas of a bufferyard not planted with trees or shrubs shall be seeded with meadow grasses/wildflowers or mowed lawn unless a ground cover of dark-colored organic mulch or stone is established and maintained.
- (c) Proposed mounding, existing woodland areas, and/or existing topography may offset required bufferyard per the discretion of the Municipality.



Mixed Use Planned Residential Development Buffer Option 2

Multi-Family Residential, Retail, and
Office Use Bordering Residentially
Zoned Properties

-  Canopy Trees - 4 / 100 LF
-  Ornamental Trees - 6 / 100 LF
-  Shrubs - 60 / 100 LF
-  Evergreen Trees - 14 / 100 LF



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C. Exhibit A: overlay district boundaries.¹

¹ Editor's Note: A copy of the General Business Overlay District Boundaries Map is on file in the Municipality offices.