

ZONING

375 Attachment 1

Township of East Lampeter

Zoning Ordinance of 2016 Appendix B: Design Guidelines for the BH Zoning District

Section B-1: Background, Purpose and Objectives

A. Introduction

These design guidelines in combination with the provisions established by the East Lampeter Township Zoning Ordinance are intended to provide designers, developers, and property owners an understanding of the design expectations for the Bird-In-Hand (BH) Zoning District.

The Village of Bird-in-Hand has a long history and an established character. It is the intent of East Lampeter Township to honor the history and established character of the village while allowing new development and redevelopment that conforms in character and form.

Some uses within the village may be considered urban while others are truly rural in nature which draws a great interest from the many tourists that visit the area. Bird-in-Hand should be further developed with the intent to retain the village character offering a mix of urban and rural uses to meet the needs of those visiting and those that live within close proximity.

The guidelines contained within Appendix B of this Zoning Ordinance should be used by anyone proposing or considering a project in the BH Zoning District. It is reasonable to note that each development or redevelopment proposal is unique thus the degree to which each guideline must be met may vary.

B. Purpose and Objectives

1. To establish standards to be referenced as the "Design Guidelines for the BH Zoning District," which reflect the community vision established for the Village of Bird-In-Hand.
2. To preserve and enhance the aesthetics, architectural appearance, commercial centers, and streetscape design within defined areas within the BH Zoning District.
3. To require uniform streetscape improvements and site enhancement measures such as street trees, streetlights, curbing, sidewalks, pedestrian crosswalks, architecture, controlled signage, traffic calming measures and gateway planning in accordance with these design guidelines.
4. To improve the modes of transportation by enabling automobile, horse, pedestrian and bicycle traffic to coexist in a harmonious community.
5. To retain the village character in order to promote tourism opportunities and maintain a sound tax base.
6. To encourage revitalization and adaptive reuse opportunities.
7. To provide incentive-minded parameters to attract desirable uses.
8. To implement the recommendations contained in the Comprehensive Plan.

Section B-2: Application



Picture B- 1



Picture B- 2



Picture B- 3



Picture B- 4

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- A. All applications for subdivision, land development or site improvements within the BH Zoning District shall apply these design guidelines to the property being subdivided or developed.
- B. Any significant deviations or modifications to the design guidelines may be permitted by the Board of Supervisors as part of a conditional use application.

Section B-3: Design Guidelines

A. Permitted Land Uses and Building Placement

1. All principal and accessory uses shall comply with the provisions established for the BH Zoning District.
2. The standards for lot area, building setbacks and placement shall comply with the provisions established for the BH Zoning District.
3. The uses shall be integrated considering the adjacent land uses, architectural features and streetscape improvements within the BH Zoning District.
4. Alternative building setback and orientation requirements may be considered, provided that the applicant can demonstrate the following: that the design of the building meets the objectives of the BH Zoning District; that any reduction of the building setback requirements has been approved by the adjoining land owners; and that the design shall not disrupt any common facilities or utilities.
5. Pictures B-4, B-5, B-6, B-7, B-8, B-9, B-11, B-12, B-17, B-23, B-31, B-38 and B-44 of these design guidelines attempt to provide a visual depiction of desirable land uses and building placement.

B. Building Architecture and Appearance

1. Buildings and structures shall be designed to enhance the existing architectural and streetscape characteristics.
2. Buildings, structures, landscaping and streetscape improvements shall be designed in an effort to integrate, reflect and/or enhance the visual, historic and cultural character of the BH Zoning District.
3. Architectural elements such as dormers, cupolas, chimneys, porches, decks, awnings, bays, colonnades, brackets, stoops, benches, gazebos, enclosures, garages, sheds, carports, canopies, and other such design elements shall be specific to the building style and consistent with the design theme and architectural style.
4. The color, brightness and appearance of the exterior walls of the principal buildings and accessory structures shall be compatible with the design theme and architectural style. The selected color shall have a low reflectance level and the trim colors shall complement the color of the exterior walls.
5. Long, monotonous facades shall be avoided and new building should be constructed to a pedestrian scale that is consistent with existing buildings.



Picture B- 5



Picture B- 6



Picture B- 7



Picture B- 8

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6. The shape of an opening, its proportion relative to the size of the building, how it functions, how it is divided, and the rhythm of openings within a structure must be specific to the building style and consistent with the design theme and architectural style.
7. All sides of a building should be architecturally compatible with the front facade and facades visible from the street or adjacent properties should have the same architectural features and style as the front facade. Modifications may be made to the facade in order to accommodate the design guidelines.
8. Historic elements and features of existing buildings should be restored, preserved and maintained. New construction, additions or alterations of an existing building shall be reviewed and considered as part of the land development plan application.
9. Pictures B-4, B-5, B-6, B-7, B-8 B-9, B-11, B-12, B-17, B-23, B-24, B-31, B-42 and B-44 of these design guidelines attempt to provide a visual depiction of desirable building architecture and appearance.

C. Building Facade, Windows, Roofs and Awnings

1. The front facade of the building shall be orientated towards the street with the highest functional classification in terms of vehicular traffic volumes.
2. Buildings should exhibit facade detailing that mimics the historic structures within Lancaster County.
3. When buildings are to be located on a corner of intersecting streets, the entrance of the building shall be located on the corner with an enhance element or feature, which is consistent with the design theme and architectural style.
4. The street-side facade of buildings shall be designed with decorative windows, which is consistent with the design theme and architectural style. Promotional advertisements, signs and/or any messages contained on the windows shall be limited to an area of 10% of the cumulative area of the first floor windows along the street-side facade.
5. Buildings should include a variety of architectural design features such as recesses, openings, windows, details and/or variable materials in order to avoid creating massive or monotonous building facades.
6. Buildings should be designed with at least three different building aspects and architectural features, which may include: concrete or masonry plinth at the base of the walls; belt courses of different texture or color; projecting or decorative cornices; quoins; decorative tile work; trellis containing seasonal plantings; medallions; opaque or translucent glass; bay windows, artwork; vertical articulation; stylized lighting fixtures; porticos; building extensions; stonework; and/or other similar acceptable architectural elements.
7. All exterior building facades should utilize natural building materials such as brick, stone, wood and masonry products. The use of concrete block or poured concrete wall shall be discouraged.



Picture B- 9



Picture B- 10



Picture B- 11



Picture B- 12

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8. A variety of roof styles exists within the BH Zoning District today and should be considered as models for any new development or redevelopment projects. Gable, Hip, Shed, or Mansard roof styles should be covered with slate, ceramic, composite tiles, colored metal, or any other reasonable fire-resistant material. The use of vegetative roofs should be considered.
9. Awnings may be incorporated into the building design. Awnings shall not extend into any street right-of-way and shall be at least eight feet above any public sidewalk. Awnings shall not extend more than six feet beyond the building facade to which they are attached.
10. Historic palates and natural tones should be considered. No more than two principal colors, except accents, should be considered for a facade.
11. Franchise architectural features, facades and signs should be discouraged. Retail or restaurants uses occupied by franchises shall employ the design guidelines of the BH Zoning District.
12. Pictures B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-17, B-20, B-23, B-24, B-31, B-36, B-38, B-42 and B-44 of these design guidelines attempt to provide a visual depiction of desirable building facade, windows, roofs and awnings.

D. Streetscape Design

1. Special attention to the gateways and main entrance(s) to the BH Zoning District. The use of streetscape improvements, low-impact lighting, banners, gateway or welcome signs, water features and/or landscaping enhancements shall be provided and considered as a prominent feature for all permitted uses.
2. Provisions for street furniture, including public benches, tables, clocks and waste receptacles shall be considered as part of the land development plan. All such street furniture shall be privately owned and maintained.
3. Provisions for public transportation facilities, including bus stops, bus shelters, taxi stands, park and ride facilities, and other similar features shall be considered as part of the land development plan. Coordination with Red Rose Transit Authority and other local transportation providers.
4. Unless otherwise permitted for safety or security purposes, all proposed fencing within the front yard shall not exceed 36 inches in height. Chain-link fence shall be prohibited within the front yard. All other fencing shall comply with the requirements of the Zoning Ordinance.
5. Exterior walls shall be built and maintained to provide containment of courtyards, plazas or other civic spaces. No wall shall obstruct the required safe sight distance at a street intersection.
6. Retaining walls may be permitted provided that durable materials are utilized and the height is compatible to the architectural features of the neighborhood. The exterior (visible) face of retaining walls shall be designed to be coordinated with the exterior building materials.



Picture B- 13



Picture B- 14



Picture B- 15



Picture B- 16

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7. Benches or seating areas may be incorporated along the exterior of the building to provide resting opportunities and to complement pedestrian access within the BH Zoning District. All such streetscape features should be properly anchored for security and stability.
8. Unless otherwise required by PennDOT, the use of guiderails shall not be permitted within the BH Zoning District. In lieu of guiderail, wooden or metal bollards may be utilized as part of the streetscape design. Bollards shall be at a height of 30 inches to 48 inches above grade, with a minimum diameter or edge of eight inches. The bollards shall be buried or anchored as per the specifications of the manufacturer.
9. Pictures B-1, B-2, B-3, B-6, B-7, B-10, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-22, B-28, B-30, B-33, B-34, B-35, B-37, B-38, B-39 and B-43 of these design guidelines attempt to provide a visual depiction of desirable streetscape design.

E. Pedestrian and Vehicular Circulation

1. New curb cuts shall be minimized in order to reduce traffic conflicts and vehicular congestion. Where appropriate, shared or common access drives shall be utilized to minimize curb cuts. Shared or common access drives shall be designed to have a definitive point of ingress and egress with sufficient area to accommodate the permitted turning movements.
2. Traffic calming measures, including speed control, volume control, road alignments and traffic management techniques shall be considered as part of the land development plan application in order to improve safety, pedestrian accessibility and vehicular mobility.
3. All permitted uses shall be designed to encourage and provide for safe and convenient modes for pedestrians and non-motorized vehicles to destination points within the BH Zoning District.
4. The location of buildings shall be appropriately orientated to encourage pedestrian and non-motorized vehicular access.
5. Outdoor dining establishments and/or other uses designated for outdoor activities may be permitted provided that the use or activities do not interfere with vehicular or pedestrian traffic patterns.
6. Pictures B-2, B-7, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-22, B-23, B-33, B-34, B-37, B-38, B-39, B-40 and B-43 of these design guidelines attempt to provide a visual depiction of desirable design for pedestrian and vehicular circulation.

F. Driveways, Parking and Loading Areas.

1. Common driveways or access points may be permitted in order to reduce curb cuts along public roads provided that the landowners establish a site access and maintenance agreement.
2. The total number of off-street parking and loading spaces for each use shall comply with the minimum requirements specified under this



Picture B- 17



Picture B- 18



Picture B- 19



Picture B- 20

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Zoning Ordinance, but shall not exceed 110% of the minimum requirements.

3. The areas designated for off-street parking and loading shall not be a dominant design feature of the building or streetscape. The proposed off-street parking spaces and loading spaces for all use shall be located at least 30 feet from the street right-of-way line and along the sides or rear of the principal building. Whenever the proposed off-street parking spaces and loading spaces interfere with the location of the required sidewalk system, such off-street parking and loading spaces shall be relocated.
4. Common or shared parking areas shall be encouraged. The total number of off-street parking and loading spaces for each use may be reduced up to 30% of the minimum requirements specified under the Zoning Ordinance, provided that the applicant demonstrates that common or shared off-street parking and loading spaces shall be capable of accommodating the peak demands for employees and patrons. In all such cases, the applicant shall provide documentation to support that the use can function with the reduced number of off-street parking and loading spaces.
5. Public or group modes of transportation are encouraged. The total number of off-street parking and loading spaces for each use may be reduced up to 20% of the minimum requirements specified under the Zoning Ordinance, provided that the applicant demonstrates that the employees and/or patrons will utilize public or group modes of transportation, which are not related to the use of individual automobiles. In all such cases, the applicant shall provide documentation to support that the use can function with the reduced off-street parking and loading space.
6. Off-premises parking at other facilities within 1,000 feet of the principal use may be permitted in order to satisfy the requirements for off-street parking spaces, provided that the applicant secures an agreement with the landowner of the property, which will accommodate the additional demands for off-street parking. All proposed off-premises parking areas shall consider safety, accessibility and convenience for the pedestrians traveling between the points of destination within the BH Zoning District.
7. The provisions involving the reduction of off-street parking and loading facilities shall be subject to the review of the Board of Supervisors. The applicant shall demonstrate that the proposed use and site conditions shall satisfy the peak demands for the employees and patrons. The maximum reduction of off-street parking and loading spaces shall not exceed 50% of the requirements specified by the Zoning Ordinance.
8. Handicap or disability spaces shall be designed and constructed in accordance with all federal, state and local codes.
9. Loading areas for buildings shall not face existing or planned public amenities such as historic buildings, parks, open space, water features, or public rights-of-way unless visually screened or architecturally articulated.



Picture B - 21



Picture B - 22



Picture B - 23



Picture B - 24

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10. Porous paving shall be considered for the proposed off-street parking and loading spaces provided that: the design and paving composition complies with the provisions for stormwater management; that the soils and geological features have suitable characteristics for infiltration; that a maintenance program has been established with sufficient funds held in an escrow account; and that the structural integrity has not been compromised.
11. The use of curbing, bollards, segmental concrete wall blocks, landscaping blocks, concrete retaining walls and other durable materials shall be considered along the perimeter of the off-street parking and loading areas to protect trees, open space, surface water or other natural areas. Protective measures and/or a defined separation barrier shall be considered for pedestrian movements along sidewalks.
12. Bicycle racks and stands shall be located in a designated area along the sides or rear of the principal building and shall not interfere with pedestrian or vehicular movements. All such features should be properly anchored for security and stability.
13. Pictures B-8, B-9, B-10, B-17, B-19, B-20, B-21, B-33, B-41 and B-43 of these design guidelines attempt to provide a visual depiction of desirable driveways, parking and loading areas.

G. Curbs, Sidewalks and Crosswalks

1. Curbs and sidewalks shall be designed and installed as an integrated network along public and private roads within the BH Zoning District in order to accommodate pedestrian movements.
2. Unless otherwise permitted, curbs and sidewalks shall be placed along public and private roads.
3. All proposed sidewalks shall be a minimum of four feet in width. Decorative brick, concrete pavers or pavement treatments shall be considered as an integrated feature to the main entrance of the building, pedestrian access areas and public roads.
4. Protective measures and/or defined separation barriers shall be considered for pedestrian movements along sidewalks.
5. Raised crosswalks shall integrate the sidewalk system and to accommodate pedestrian movements. Crosswalks shall be at least six feet in width and provide for safe movements, which are controlled by traffic signal. Decorative pavement treatments shall be considered to implement the community vision of the BH Zoning District.
6. Curbs, sidewalks, handicapped ramps and crosswalks shall be designed and constructed in accordance with the provisions established by East Lampeter Township and the Commonwealth of Pennsylvania.
7. Pictures B-3, B-5, B-6, B-7, B-12, B-13, B-14, B-15, B-16, B-17, B-22, B-23, B-35, B-37, B-39 and B-43 of these design guidelines attempt to provide a visual depiction of desirable curbs, sidewalks and crosswalks.



Picture B - 25



Picture B - 26



Picture B - 27



Picture B - 28

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H. Signs and Banners

1. All permitted signs shall comply with these design guidelines and the provisions of the Zoning Ordinance. The total number and size of all signs within the BH Zoning District shall be limited to avoid clutter and to serve the basic needs of the use.
2. All permitted signs shall be professionally made and constructed out of durable material such as wood, metal or stone. The design, material, color, size, location and illumination of the sign shall be selected considering the architecture of the buildings and streetscape characteristics.
3. Signs shall be designed to achieve a high level of visual compatibility with the building and its surroundings through the use of similar detailing, form, color, lighting, and materials. The shape of the sign shall complement the architectural features on the building. Simple geometric shapes are preferred for all signage. All new signs shall achieve a level of visual compatibility with existing signs that comply with these guidelines. Signs shall be mounted in locations that do not block motorists.
4. Buildings occupying two or more uses or tenants shall utilize a single sign or compatible signs in terms of design, material, color, height, location and illumination.
5. A pole-mounted dual vertical banner system (vertical pole with banner) may be established and installed within the BH Zoning District. Banners may be installed on either architectural street light standards or parking lot area lights. Any banner installed within a public street right-of-way shall obtain approval from East Lampeter Township and PennDOT.
6. The design, graphics and colors for all banners shall be subject to the approval of East Lampeter Township.
7. Large free-standing signs, off-site advertising signs and/or billboards shall be prohibited within the BH Zoning District.
8. Pictures B-1, B-3, B-5, B-10, B-12, B-14, B-16, B-24, B-25, B-26, B-27, B-30, B-40 and B-42 of these design guidelines attempt to provide a visual depiction of desirable signs and banners.



Picture B- 29



Picture B- 30



Picture B- 31

I. Landscaping and Lighting

1. Street trees and other aesthetic landscaping improvements shall be incorporated into the streetscape design of the development in order to implement the requirements of the BH Zoning District.
2. Unless otherwise directed by PennDOT or East Lampeter Township, all proposed street trees shall not be located within the legal right-of-way line or within the designated clear sight triangle involving a street intersection or access drive.
3. All developments shall include trees, buffer yards and landscaping features that shall be integrated as part of overall site improvements in order to mitigate noise, light, odor and the visual appearance of paved



Picture B- 32

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surfaces. The use of existing mature trees, berms, segmental concrete wall blocks, landscaping blocks, retaining walls and other durable materials may be considered and utilized as part of the landscaping improvements. The design of the landscaping improvements shall be subject to the approval of the Board of Supervisors.

4. Street trees, landscaping materials and buffer yards shall be integrated as part of the design of the buildings and site improvements, which shall be located in a manner to mitigate visual, noise and traffic impacts.
5. The selected street trees, landscaping materials and buffer yards shall comply with the minimum requirements specified by East Lampeter Township. The size, type, caliper, spacing and location of the street trees shall be considered by the Board of Supervisors. Where compliance can not be achieved, or if a reduction or modification to the provisions is to be considered, the applicant shall be required to pay a fee-in-lieu of the specified provisions.
6. The required streetlights shall comply with the minimum requirements specified by East Lampeter Township. As part of the land development plan application, the size, type, spacing and location of the street lights shall be considered by the Board of Supervisors. Where compliance can not be achieved, or if a reduction or modification to the provisions is to be considered, the applicant shall be required to consider other streetscape enhancements or improvements.
7. Decorative streetlights shall be considered and strategically located at consistent intervals. Any existing streetlights, which interfere with the location of the required sidewalk network shall be relocated. The size, type and location of the streetlights shall be subject to the approval of East Lampeter Township.
8. All decorative streetlights and other sources of illumination shall be designed with a diffused light source in order to prevent glare or excess lighting produced within a visual field that is significantly greater than the light to which the human eye can readily adapt to without causing annoyance, discomfort or loss of visibility for any period of time.
9. No bare or direct light source shall be visible beyond the lot lines. The illumination from any light source originating on the site shall not exceed 0.5 foot candles at the lot line. Overhead light pollution or spillage caused by unshielded light sources shall not be permitted.
10. All streetlights and other sources of exterior illumination shall be designed as a full cutoff fixture, whereas, the light distribution pattern from the source results in no illumination projected at or above the horizontal plane at the bottom the light source or fixture.
11. Exterior or interior lighting shall not be utilized as a promotional devise to attract patrons or to serve as additional signage.
12. No up-lighting lighting from extended roof lines, awnings and/or building facades shall be permitted. Where appropriate, the use of down-lighting may be incorporated into the exterior design.
13. All off-street parking and loading areas shall be adequately illuminated with a lighting system designed to compliment the architecture of the buildings and streetscape characteristics.
14. Exterior lighting fixtures and poles within parking areas shall be decorative, complementary and consistent with the architecture of the project and village. Parking lot lighting shall be required and positioned or hooded so that direct beam of lights does not project onto rights-of-way or adjoining properties, except where parking and access is shared.
15. Lighting fixtures attached to a free-standing pole or mounted to a building shall not exceed a height of 15 feet, as measured from the



Picture B- 33



Picture B- 34



Picture B- 35



Picture B- 36

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average ground elevation within 30 feet of the lighting fixture. 16. Pictures B-3, B-4, B-6, B-14, B-16, B-17, B-21, B-22, B-23, B-28, B-29, B-30, B-31, B-32, B-35, B-37, B-40 and B-43 of these design guidelines attempt to provide a visual depiction of desirable landscaping and lighting features. J. Utilities. 1. Unless otherwise directed by the utility company providing service, all proposed utilities shall be installed underground and within a utility easement or right-of-way. 2. The location of small substations, transformers, switching stations and/or panel boxes shall be designed to be preferable in service areas and to the rear of buildings. 3. All small substations, transformers, switching stations or other panel boxes shall be screened with landscaping and/or wooden fencing or placed within a building. 4. Rooflines shall be pitched and not appear flat when viewed from public streets or adjoining properties. All roof-mounted equipment including HVAC, electrical, venting or other mechanical equipment shall be contained or concealed as part of the architectural design. 5. Green stormwater management facilities shall be integrated as part of the building and landscaping design, which may include: rain gardens; riparian buffers; bio-retention facilities; green or blue roof design; infiltration beds; pervious paving; soil restoration; and regional stormwater facilities. 6. Pictures B-7, B-10, B-13, B-18, B-23, B-29, B-32, B-33 and B-34 of these design guidelines attempt to provide a visual depiction of desirable utility features. K. Outdoor Storage and Refuse Disposal. 1. The storage and sale of all materials or merchandise shall be within the principal building of the property. Sidewalk sales may be permitted provided that the display or retail sales area is not located within the street right-of-way. 2. All dumpsters shall be located in the side or rear yard of the property and shall be contained within a secured area that is compatible with the architectural style of the building. All such areas shall be screened with secured fencing and landscaping materials. All containers shall be vermin proof and have adequate storage capacity to accommodate the projected volumes of solid waste. 3. Vending or self-service machines shall not be located along the front facade of the building or street to which the principal building has frontage. All proposed vending or self-service machines shall be located inside the building or outside the rear of the building in close proximity to the off-street parking area. 4. Pictures B-3, B-6, B-9, B-11, B-14, B-22, B-23, B-35, B-42 and B-43 of these design guidelines attempt to provide a visual depiction of desirable outdoor storage and refuse disposal facilities. L. Optional Design Standards or Features 1. The design guidelines and site development improvements specified for the BH Zoning District are intended to provide general direction to all applicants seeking to subdivide, improve, develop and/or redevelop land within the BH Zoning District. 2. The Board of Supervisors may consider optional design and site improvements if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. If	
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approved, the optional design and site requirements shall be considered as part of the subdivision and/or land development plan.

3. Appendix B of the Zoning Ordinance contains several pictures in order to provide a visual depiction of desirable features that are currently found with the BH Zoning District.



Picture B- 37



Picture B- 38



Picture B- 39



Picture B- 40



Picture B- 41



Picture B- 42



Picture B- 43



Picture B- 44

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