

ZONING

275 Attachment 3

Township of Middletown

**Appendix A
SU-1-A Mixed Use District
Design Standards
December 23, 2011**

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Section 1: Design Standards Introduction

These Design Standards are intended to ensure that mixed use development and redevelopment within the SU-1-A Mixed Use District is accomplished in a manner that provides for high quality buildings and other physical features that can become an amenity for Middletown. Contained within the Design Standards are regulations governing building materials, landscaping, buffers, open space, lighting, sidewalks and pedestrian amenities which will shape the form of development.

These standards are intended as a supplement to Ordinance No. 725, governing the SU-1-A Mixed Use District. The standards are not intended to supersede any existing Building Code or Fire Code regulations which relate to life/safety issues.

Township Council shall have the right to modify any of the design requirements contained herein upon demonstration by the applicant that an alternative design provides an equal or better result.

Section 2: Overall Design Goals and Objectives

The overall Design Goals and Objectives of the SU-1-A Mixed Use District are outlined below:

- A. To guide future development and redevelopment within the SU-1-A Mixed Use District;
- B. To protect and preserve historical and cultural resources while integrating these resources into the neighborhood through adaptive reuse.
- C. To encourage mixed uses to maximize opportunities for pedestrian movement to, from, and within a development.
- D. To promote and create livable transportation alternatives.
- E. To enhance the community setting through the unified use of materials, landscaping and lighting.
- F. To create a streetscape along Baltimore Pike.
- G. To protect and preserve natural open space.

Section 3: Land Use Plan

- A. Development within the SU-1-A Mixed Use District shall be generally consistent with the Land Use Plan attached as Exhibit "A" to these Design Standards. The Land Use Plan depicts the types of uses permitted within different areas of the SU-1-A Mixed Use District, the general locations of streets and accessways, the general traffic circulation pattern, and the potential future connection to adjacent properties.

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Section 4: Architectural Character

- A. The architectural style of development within the SU-1-A Mixed Use District shall be designed to be generally consistent with the character of the surrounding community.
- B. Architectural diversity is required in order to provide visual interest and some distinctive character to each building. Diversity should include changes in materials, colors, proportion, form, and scale.
- C. The use of architectural detailing is required to provide scale and interest to the buildings. Building façade articulation and parapets to screen roof-top elements are required. Other detail elements such as awnings, railings (except where required by Code), parapets, balconies, recessed entries and arcades are encouraged.

Section 5: Building Materials

The relationship and use of materials, textures, details, and color of a new building's facade should be visually compatible with façades of adjacent buildings.

Exterior building materials shall be composed of one (1) dominant facing material and not more than two (2) additional materials. The dominant material shall comprise sixty (60%) percent or greater of each building elevation (not including fenestration). The fronts of all buildings and all sides facing public streets must have an Architectural appearance. On all facades, the heavier (physically or aesthetically) material shall be located below the lighter material.

- A. Exterior building materials may include:
 - 1. Horizontal lap, wood or composition board siding (such as vertical wood board and batten)
 - 2. Brick
 - 3. Stone (including manufactured stone, cultured stone or cast stone)
 - 4. Pre-cast Masonry
 - 5. Split Faced Block
 - 6. Glass
 - 7. Smooth stucco
 - 8. Architectural metal panels
 - 9. Vinyl Siding (residential buildings only)

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10. EIFS, limited to 90%

B. Exterior building materials may not include:

- 1. Un-faced Concrete Block
- 2. Highly Reflective Glass
- 3. Textured Exterior Plywood
- 4. Unfinished Concrete
- 5. Aluminum Siding

Section 6: Retail and Supermarket Facades

Special attention should be given to the architecture of the buildings to ensure that the buildings are in keeping with the scale and character of the other buildings within the development.

- A. Features such as piers, pilasters, paneling, corbelling and/or other crenellation-type elements of articulation are encouraged.
- B. Other enhancements such as material and color variation, façade articulation in the form of pilasters, offsets/projections, and recesses shall be required on the fronts of the buildings and all sides facing public streets.

Section 7: Architectural Design of Parking Structures

A parking structure, being a building or structure of two or more stories used for the parking of motor vehicles. Special attention should be given to the architecture of parking structures to ensure that such structures are compatible with adjacent buildings.

A. Parking structures shall have the following minimum dimensional standards:

1. Dimensional standards.

Angle of Parking Space	Width of Parking Space	Depth of Parking Space	Aisle Width	Total Parking Module
60, one-way aisle	8 feet 6 inches	18 feet 6 inches	16 ft.	53 ft.
60, two-way aisle	8 feet 6 inches	19 feet	17 ft.	55 ft.
90, two-way aisle	8 feet 6 inches	18 ft.	24 ft.	60 ft.

2. Columns of a combined dimension of two feet may protrude into the module dimension.

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- B. Parking structures shall be compatible in color, form and quality with the architectural details of adjacent buildings.
- C. Parking structures shall conceal views of parked cars from public streets and public spaces.
- D. Signage and light sources internal to the parking structure should not be visible from outside the parking garage. Lighting, particularly on parking decks, should not illuminate or produce glare to adjacent properties.

Section 8: Sidewalks, Crosswalks, & Trails

Sidewalks are the principal place of pedestrian movement and provide the means of connecting uses within a development and along Baltimore Pike. Every development within the SU-1-A Mixed Use District shall be required to have a sidewalk along the length of its frontage on Baltimore Pike.

- A. Sidewalks shall be a minimum of four and one-half (4½) feet in width with a predominantly textured or broom finish.
- B. Whenever a sidewalk is interrupted by a street, road or accessway, a crosswalk shall be articulated with a minimum width of six (6) feet.
- C. Nature trails are a critical means of providing for use of natural open space. Where existing nature trails exist within undeveloped areas of the SU-1-A Mixed Use District, such nature trails shall be preserved.

Section 9: Curbing

Curbing is critical for channeling pedestrian and vehicular movement as well as for grading and stormwater management.

- A. Curbing shall be installed and maintained where necessary to protect and channel pedestrian and vehicular movement, and/or to contain grades and/or direct stormwater.
- B. Curbing shall be provided throughout a mixed use development, along streets and access drives, and within and around parking areas except where recharge opportunities exist and will not conflict with safe pedestrian and vehicular movement.
- C. Curb cuts shall be installed to promote barrier-free access, and to accommodate pedestrians with disabilities, in accordance with ADA requirements.

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Section 10: Landscaping and Buffers

- A. Extensive and well designed and maintained landscaping is the first sign of a quality community and one of the most critical elements in softening the appearance of those areas where parking, pavements, and service areas predominate.
- B. Landscaping shall be used to soften views of buildings, screen sections of buildings, parking areas, storage areas, service areas, site utilities, and similar spaces. Landscaping should take into consideration existing and proposed topography and existing vegetative conditions.
- C. In addition to the specific landscaping standards for surface parking lots and streets contained in these Design Standards, other landscaping, including trees, shrubs and groundcovers shall be provided along all walkways, at the entrance to the site and other highly visible locations, at the entrance to buildings, and around structures for service, storage or maintenance purposes. Trees and shrubs shall be grouped in accordance with specific needs and objectives.
- D. Landscaping shall be installed and maintained in accordance with an Overall Landscaping Plan to be submitted as part of a preliminary land development plan application.
- E. Buffer areas shall be required as follows:
 1. On parcels on which the existing Franklin Mint buildings are located, a minimum buffer of 100 feet shall be provided along Baltimore Pike and along the rear property line.
 2. On all other parcels within a Tract, a minimum buffer of 25 feet shall be provided along Baltimore Pike, Pennell Road, and along the rear property line.
 3. Buffer yards shall comply with the following standards:
 - A. The buffer yard shall be measured from the right-of-way line of Baltimore Pike and/or Pennell Road. **[Amended 9-26-2016 by Ord. No. 771]**
 - B. The buffer yard may be part of the required front, or rear yards.
 - C. All buffer yards shall be planted with trees, shrubs, grasses and/or ground covers and shall be maintained and kept clean of all debris, rubbish, weeds and tall grass in conformance with existing regulations; provided, however, if such land is naturally wooded, it may continue in its natural state.
 - D. Except as provided in Subsection E.3.E. of this Section 10, no structures, manufacturing or processing activity or storage of materials shall be permitted in the buffer yard. **[Amended 9-26-2016 by Ord. No. 771]**

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- E. Buffer areas shall be required as follows: **[Amended 9-26-2016 by Ord. No. 771; 7-24-2017 by Ord. No. 780]**

For the residential portion of the Mint Parcel within the Tract, benches, retaining walls, lighting standards, sidewalks, fencing, underground utilities, signs, ground-level parking, interior roads and streets, including appurtenant structures associated with interior roads and streets and ground-level parking, such as curbs and curb stops, other structures associated with the Baltimore Pike Streetscape Requirements set forth in Section 12 of Appendix A to Chapter 275 shall be permitted in the buffer yard. Stormwater management structures shall also be permitted within the required buffer.

For the Pennell Parcel, the Granite Parcel and the nonresidential portion of the Mint Parcel within the Tract, the following shall be permitted in the required buffer yard: (i) roads and driveways which provide direct ingress/egress for the Tract, including appurtenant structures within such road rights-of-way, such as curbs, sidewalks, signs, lighting standards and benches, shall be permitted in the buffer yard; (ii) in the case of buildings occupied by municipal or governmental uses, driveways which provide supplemental access and parking areas which provided supplemental parking, including appurtenant structures such as curbs, sidewalks, signs, lighting standards, flagpoles and benches; and (iii) stormwater management structures.

- F. Complete plans showing the arrangement of all buffer yards and the placement, species and size of all plant materials and the placement, size, materials and types of fences to be placed in such buffer yard shall be submitted as part of the preliminary plan submission and final plan submission.

F. Surface Parking Lot Landscaping Requirements

1. All off-street parking areas which provide more than five (5) parking spaces shall be screened from any abutting property or adjacent roadway. Effective screens may be accomplished through the use of plant materials, fencing or walls and/or mounding through the use of an earthen berm(s) forming a continuous visual screen.
2. The area for fencing, walls or earthen berms shall not extend into clear sight triangles or block sight distances. No off-street parking facilities shall be located within twenty (20) feet of the curb/cartway edge of Baltimore Pike and/or Pennell Road. No off-street parking facilities shall be located within ten (10) feet of the curb/cartway edge of any interior road or accessway.
3. Where the Tract abuts a residential zoning district, no off-street parking facilities shall be located closer than 20 feet to the property line unless the parking area is fully screened by landscaping and/ or a fence.

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4. When planting screens are employed, a planting strip of at least eight (8) feet in width shall be provided. Sidewalks shall be permitted within the area of the planting screen.
5. At all intersections of streets, roads and/or access drives low level landscaping shall not be greater than twenty-four (24) inches in height and tree canopies should not extend below nine (9') feet within the clear sight triangle of any intersecting streets, roadways and/or access drives.
6. Whenever earthen berms are employed the effective height of the continuous visual buffer shall be no less than five (5) feet in height, except within the clear sight distance of any intersecting streets, roadways and/or access drives.
7. Off-street surface parking lots shall be landscaped: to reduce wind and air turbulence, heat and noise and the glare of automobile lights; to reduce the level of carbon dioxide; to provide shade; to ameliorate stormwater drainage problems; and to provide for a more attractive setting.
8. Each off-street surface parking area providing access to more than five (5) parking spaces shall have a minimum of one (1) two to two and one-half (2 to 2½) inches caliper shade tree for every five (5) parking spaces, if there are no existing shade trees. Shrubs, groundcovers and other plant materials are encouraged to be used to complement the trees but shall not be the sole contribution to the landscaping. The landscaping and planting areas shall be reasonably dispersed throughout the parking lot and around the perimeter of the parking lot. If there is insufficient room for the placement of the required number of trees throughout and around the parking lot, the trees may be placed at alternative locations within the Tract.
9. Landscaped islands within surface parking lots shall be provided to enhance the appearance of the parking area and to control access and movement. Landscape islands shall be provided at the end of each parking bay and no more than twenty (20) consecutive parking stalls are permitted without the installation of a landscape island. Landscape islands shall be a minimum of eight (8) feet in width and extend the full length of the stalls. All landscape islands within a parking lot shall be surfaced with groundcovers and/or dwarf shrubs. Grass and mulch may be used as surface materials along with shrubs and groundcovers. Shredded hardwood mulch shall only be used beneath the shrubs and groundcover and to form the plant saucers.
10. Landscape strips may be provided in lieu of interior landscape islands between bays of either ninety degree (90°) or angle parking. When landscape strips are used in the design, the length of the end islands shall extend to the full length

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of the parking stalls inclusive of the width of the landscape strip. Landscape strips shall be a minimum of eight (8) feet in width, exclusive of sidewalks. A minimum of one (1) tree shall be provided for every sixty (60) feet of length of the landscape strip. All landscape strips within a parking lot shall include groundcovers and/or dwarf shrubs. Grass and mulch may be used as surface materials along with shrubs and groundcovers. Shredded hardwood mulch shall only be used beneath the shrubs and groundcover and to form the plant saucers.

SECTION 11: SURFACE PARKING LOT LIGHTING REQUIREMENTS

- A. All parking lot areas shall be adequately lighted with lighting fixtures of such quality and type and with such shielding as will not present direct glare to any adjoining lot or residential area.
- B. All driveways providing access to parking areas providing five (5) or more parking spaces shall be adequately illuminated using the same illumination criteria as required on the adjacent/bordering street(s), unless adequate illumination is provided by the parking lot lighting itself.
- C. All lighting within parking areas for five (5) or more parking spaces shall be directed in such a way as not to create a nuisance, and all such lighting shall be arranged so as to protect the street or highway and adjoining property(ies) from direct glare or hazardous interference of any kind. All lighting sources shall be effectively shielded and shall be installed and/or aimed so as to shield nearby public or private streets and neighboring properties from direct glare, light radiation, or light pollution which may create a safety hazard or a nuisance.
- D. All lighting fixtures shall meet IES cut-off criteria, except for decorative lighting, which shall be full cut-off. No lighting shall be permitted which shines directly into residential units, or results in glare beyond an angle of 30° from a vertical plane, measured from the light source.
- E. Lamp types and lamp colors shall be consistent with the adjacent street and pedestrian areas, and shall be consistent with the task and setting.
- F. The outdoor pole-mounted illumination for the interior of parking areas providing twenty (20) or more spaces shall be a design that best satisfies the lighting illumination levels specified herein, by IES standards, and recommended practices and also controls glare which might otherwise be visible from adjacent properties or streets.
- G. Illumination levels - All parking lot illumination shall have intensities and uniformity ratios consistent with the standards in the current edition of the Lighting Handbook and/or Recommended Practices of the Illuminating Engineering Society of North America (IES) and as set forth below. "Illumination levels" shall be defined as maintained horizontal footcandles on the task/ground level area, and average illumination values shall not exceed minimum values by more than the product of the minimum value and the specified IES uniformity ratio for the use/task in question.
- H. Illumination levels and uniformity ratios for all parking areas are as follows:

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Use	(MFC)	Maintained Footcandles	Uniformity Ratio
Parking: Multi-Family Residential Vehicular/ Pedestrian Activity	0.2 - 0.6 (min.)	4:1	
Parking: Retail Commercial	0.9 (min.)	4:1	
Parking: Hotel/Offices/ and Civic/Governmental	0.6 (min.)	4:1	
Non-Residential Walk-Ways	0.5 (avg.)	5:1	

- I. In no case shall illumination exceed 0.2 footcandle measured at the Tract boundary or at property lines, except at driveway entrances, provided further that the amount of illumination projected onto a residential zoned property or use shall not exceed 0.1 footcandle at the property line.
- J. In no instance shall the height of any light source exceed the following:
 - 1. The height of any light source at an off-street parking lot for twenty (20) or more spaces shall not be more than forty (40) feet.
 - 2. The height of any light source at an off-street parking lot for less than twenty (20) spaces shall not be more than thirty (30) feet; and
 - 3. The height of any light source at the top (open to the sky) level of any parking structure shall not be more than sixteen (16) feet.

Section 12: BALTIMORE PIKE STREETScape REQUIREMENTS

Street trees, planting strips and other forms of landscaping are required along Baltimore Pike to promote a cohesive "green" streetscape.

- A. Continuous sidewalks and crosswalks shall be provided along Baltimore Pike frontages.
- B. Surface parking lots adjacent to Baltimore Pike shall be screened with hedges, berms and/or walls.
- C. No less than one (1) two to two and one-half (2 to 2½") inch caliper tree shall be planted for each fifty (50) feet of roadway length.
- D. Deciduous trees shall be used as street trees and deciduous and evergreen trees and shrubs shall be used in other areas.
- E. Street trees shall be selected from the approved list from the Pennsylvania Department of Conservation and Natural Resources.

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- F. Street trees shall have enough canopy height to provide clear passage for pedestrians and shall not interfere with visibility within each clear sight triangle.
- G. Benches shall be installed along the Baltimore Pike Streetscape at an interval of no more than 250 feet on center.
- H. Pedestrian-scaled ornamental street lights shall be installed along the Baltimore Pike Streetscape. Pedestrian-scaled ornamental street lights shall be no greater than 24 feet in height.
- I. All Baltimore Pike Streetscape improvements shall be dedicated to the Township and shall be owned and maintained by the Township.

Section 13: Outdoor Dining

Outdoor dining areas shall be permitted, subject to the following:

- A. Outdoor dining shall be located on a smooth, paved surface (poured-in-place concrete, brick pavers, other unit pavers) with a maximum gradient cross-slope of approximately 2 to 3%.
- B. Accessory structures such as tables, chairs, umbrellas and waster receptacles shall be positioned to enable maximum pedestrian circulation and enjoyment, and shall not block entry/exit doors or pedestrian movement along the building frontage. Serving stations, busing stations and/or hostess stations shall be positioned and maintained in a safe and clean manner.
- C. At least four feet six inches (4' 6" of clear sidewalk area (clear of tables, chairs, planters, etc.) shall be maintained for the passage of pedestrians.
- D. Convenience stores may have an outdoor seating patio.

Section 14: Open Space

Open Space within the SU-1-A Mixed Use District shall be designed to:

- A. Encourage the preservation of natural environmental resources such as woodlands, wetlands and waterways, and maintain ecological stability by:
 - 1. Encouraging the preservation of land contiguous to floodplains and thus supplementing existing floodplain district regulations;
 - 2. Limiting the development of natural steep slopes;
 - 3. Encouraging the preservation of open areas for groundwater recharge (aquifers);

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4. Limiting the disruption of existing woodlands;
 5. Encouraging the preservation of land surrounding natural resources as open space.
- B. Encourage the linkage of open space land to existing contiguous open space areas;
- C. Encourage the preservation of existing view sheds;
- D. Encourage the preservation and character of historic resources and surrounding land as open space;
- E. Provide for passive recreation areas to serve the development and the general public. Passive recreation areas shall create opportunities for quiet enjoyment, closeness to nature and a high degree of interaction with the natural environment which require no organization, rules of play, facilities or improvements.
- F. Land designated as open space may be used for such purposes as:
1. Conservation uses including woodlands and other natural areas such as grassland, marshes, lakes, ponds, streams and floodplains.
 2. Passive recreational uses such as parks and natural trails.
 3. Planted areas used for visual screening purposes, noise control and buffering.
 4. Historic resources.
 5. Stormwater management.

Section 15: Waste Receptacles and Planters

- A. Waste receptacles should be placed adjacent to building entrances, in selected locations along streets, and in other locations determined by the property owners.
- B. Waste receptacles shall be a dark color (to reduce their visibility), easy to open and placed to be convenient to service.
- C. Waste receptacles shall be constructed of architectural metal with a powder-coated paint or anodized finish.
- D. Waste receptacles shall be anchored to a concrete pad, the sidewalk, or other hard surface to aid in their restriction from movement. Waste receptacles may also be mounted on street light poles.
- E. Where planters are used to enhance pedestrian areas such as sidewalks, such planters shall be a minimum of 30 inches and a maximum of 42 inches in height.

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Section 16: Dumpsters and Enclosures

- A. Dumpster enclosures shall be architecturally compatible with the buildings on a site.
- B. Dumpsters shall be in enclosed areas with convenient vehicular and pedestrian accessibility.
- C. Dumpster enclosures shall not be constructed of chain-link fencing.

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Exhibit A
Land Use Plan
[Amended 9-26-2016 by Ord. No. 771; 3-27-2023 by Ord. No. 847]

