

ARTICLE XXVII

KIMBERTON VILLAGE CORE OVERLAY DISTRICT

Section 2700. PURPOSE

The KVC Kimberton Village Core Overlay District is established to encourage coordinated land development consistent with the unique character of the Village, as the earliest settled and oldest concentration of buildings in the Township. The KVC Overlay District is responsive to historic development patterns unique to Kimberton Road and provides for streetscape enhancements and traffic calming intended to accomplish the following:

1. To develop a central plaza design for pedestrian interaction by offering flexible development regulations;
2. To create outdoor “rooms” for seating, eating, retail shopping, and informal community gathering through flexible development regulations;
3. To employ traffic calming strategies to slow down traffic through the Village of Kimberton;
4. To provide safe walking opportunities through the Village with sidewalks and trails.
5. To provide for unified development through techniques such as consistency of architecture on all buildings and landscaping complimentary to a unified development theme;

Section 2701. APPLICABILITY

The KVC Kimberton Village Core Overlay District shall overlay the KR Kimberton Retail District for those parcels and/or lots designated as KVC Kimberton Village Core Overlay District on the KVC Zoning Overlay Map and the East Pikeland Township Official Zoning Map.

Section 2702. USE REGULATIONS

1. Permitted Uses. A building or buildings may be erected, altered or used, and a tract may be used or occupied, for one (1) or more of those uses permitted by right in Section 1101.1 and permitted Special Exception I Section 1101.2 of this Ordinance, and the following additional uses (such uses may be combined together in one or more buildings). Except as permitted in Section 2702.2 below, the two thousand five hundred (2,500) square foot maximum shall remain in effort for single uses as stipulated in Section 1101.1 of this Ordinance.

A. Artisan or grower’s market.

- B. Catering service.
 - C. Computer diagnostic, repair and software instruction classes.
 - D. Ballroom or other dance instruction
 - E. Indoor/outdoor performance space for the performing and visual arts, including but not limited to such uses as auditorium, theater, bandstand, gallery, performing or visual arts fair or festival or similar type uses.
 - F. Parks, greens, squares or plaza.
2. Expansion of Existing Buildings. Existing buildings larger than the two thousand five hundred (2,500) square foot limit imposed by Section 1101.1 of this Ordinance may be expanded, provided that the setbacks of Section 2703.2 below and impervious coverage of Section 1102.6 of this Ordinance are met.

Section 2703. AREA AND BULK REGULATIONS

The following regulations of Section 1102 of this Ordinance shall apply to all uses in the KVC Overlay District, except as follows:

- 1. Minimum Lot Area. The twenty thousand square feet (20,000 sq. ft.) lot area required for every structure or combination of uses of Section 1102.1 of this Ordinance shall not apply. The 20,000 sq. ft. lot area shall however, remain in effect as the minimum lot area regardless of whether the lot contains a single use or combination of uses of structures.
- 2. Modified Setbacks. The right-of-way of Kimberton Road within the KVC Overlay District will be expanded to forty (40) feet or twenty (20) feet from centerline. Therefore, existing nonconforming buildings may be enlarged within the front yard provided such expansion maintains a minimum eight (8) foot setback. The sidewalk and landscaping required in Section 2704 below may be located within the expanded right-of-way and/or front yard.
- 3. Minimum Building Separation. All new buildings must be separated by a minimum distance of the (10) feet from each other and existing buildings.

Section 2704. DESIGN STANDARDS

The provisions of Article XVII – General Regulations and Design Standards of the Zoning Ordinance and Article IV – Development Design Standards of the Subdivision and Land Development Ordinance shall apply to KVC Overlay District development, except as stated below:

- 1. Park, Recreation, Open Space. Greenway and Trail Standards.

- A. The provisions of Zoning Ordinance Section 1714 shall not apply to the KVC Overlay District.
 - B. The provisions of Subdivision and Land Development Ordinance (SALDO) Section 424 shall not apply to the KVC Overlay District except as noted below.
 - C. Trail Connections – The sidewalks required within Section 2704.6.B implement the Township’s trail plan for the Kimberton Road frontage. Any internal pathway system shall link the frontage sidewalks to the future trail network consistent with the Township trail plans and needs. Trails shall be designed to comply with SALDO Section 424.E.6 regarding construction specifications.
2. Landscaping. The following requirements shall apply and shall supersede the planting requirements of Section 1709.3.B:
- A. Street trees. One (1) 3.5 inch caliper tree per fifty (50) feet of Kimberton Road frontage shall be provided. Trees may be informally clustered along the street, rather than at regular intervals. In order to avoid utility conflicts, trees may be placed within or outside of the right-of-way and smaller understory species may be utilized consistent with utility guidelines. Existing trees preserved along the Kimberton Road frontage may substitute for this requirement.
 - B. Parking lot buffer. Twenty-five (25) 24” inch height deciduous or evergreen shrubs every one hundred (100) feet along perimeter adjacent to parking as proposed, exclusive of drives/sight triangles. Existing vegetation may substitute for some of the required planting as approved by the Township.
 - C. Parking lot trees. Parking area islands shall be a minimum ten (10) feet width, shall contain a minimum of one (1) 3” inch caliper deciduous tree, and shall be fully landscaped with shrubbery and ground cover plantings.
 - D. Loading buffer. Buffer plantings shall not be required between internal commercial uses within the KVC Overlay District development; however, site design shall attempt to make loading areas aesthetically compatible with or inconspicuous from onsite residential uses. Truck loading spaces shall be screened from offsite residential in accordance with Section 1708.2.B of this Ordinance.
 - E. Commercial building. A minimum of (1) 3” inch caliper tree shall be provided per one hundred (100) feet of front façade. A minimum of a five (5) foot area between parking and building shall be landscaped in herbaceous perennials and shrubs, except service areas, access areas, and areas to be furnished as seating area and or pedestrian plaza.
 - F. Green space. Area equivalent to twenty percent (20%) of commercial building GFA shall be outdoor plaza(s) with decorative paving and landscaping, with seating and eating accommodations, plazas, greens, walking paths, and gardens. Such areas may include

naturalized storm water management systems if integrated into the overall site landscape design.

3. Parking. For development within the KVC Overlay District, the provisions of Zoning Ordinance Section 1707 – Parking, shall apply except as modified below:
 - A. Parking spaces shall be a minimum dimension of eight (8) feet by eighteen (18) feet. Parking areas may be constructed of porous pavers.
 - B. Section 1707.4.C regarding parking screening shall not apply, but screening shall be in accordance with Section 2704.2.B of this Ordinance.
4. Access, Highway Frontage and Interior Circulation. The standards of Zoning Ordinance Section 1706 shall apply except as modified below:
 - A. Access points shall be permitted on Kimberton Road.
 - B. Section 1706.8 shall apply except that all access ways to a public street or highway shall be located not less than one hundred fifty (150) feet from the intersection of any street lines.
 - C. Section 1706.13 shall not apply except that the applicant shall demonstrate that safe and convenient access for emergency vehicles can be provided. All required fire lanes shall be subject to the review and written approval of the Fire Chief of the appropriate fire company prior to Final Plan approval by the Township.
 - D. Section 1706.14 shall apply except that fire lane easements shall have a minimum unobstructed right-of-way width of twenty-four (24) feet.
5. Streetscape Enhancements. As a precondition for any land development within the KVC Overlay District, the below provisions apply.
 - A. Public area shall be dedicated for pedestrian oriented and traffic calming improvements, with construction funding through a public/private partnership between the applicant and the Township.
 - B. Landscape enhancements shall be placed along both sides of Kimberton Road outside of any driveway sight distance as shown on a development plan to create the sense of outdoor rooms, to separate vehicles and pedestrian, to complement architectural and built features, and to define the streetscape environment.
 - C. A central pedestrian feature shall be constructed that extends across Kimberton Road and serves as a traffic calming device. Bollards, raised planters, landscaping, fencing, walls, and/or other architectural treatments shall be incorporated at this feature and along internal circulation to prevent vehicular traffic from conflicting with pedestrian traffic.

- D. Benches and trash receptacles shall be provided on each lot developed and located in appropriate areas accessible to pedestrian use such as sidewalks, trails, and any other pedestrian activity. The design and location of such features shall be subject to approval by the Township for consistency with the overall objectives for development within the district.
7. Stormwater Management. The Township Code of Ordinances, Chapter 22 (as amended) – Grading, Erosion and Sediment Control and Stormwater Management Ordinance shall apply to all development within the KVC Overlay District.
8. Natural Features Protection. For development within the KVC Overlay District, the provisions of Article IV shall apply except as modified herein:
- A. Floodplain. For land located within the Approximated Floodplain (F3), where a detailed floodplain study has not been performed, and the applicant desires to construct buildings or structures, and perform grading activity, the following action shall be taken. The applicant shall engage the services of a professional engineer or land surveyor to obtain accurate topographical data and perform a detailed hydrologic and hydraulic studies to define the 100-year flood limits. The Township Engineer must review and approve the detailed hydrologic and hydraulic studies. No new buildings, building expansions or parking structure are allowed within the resulting 100-year flood area; however they may be constructed up to the boundary. The fifty (50) foot setback requirement of Section 401.6.A(3) will not apply.
- B. Precautionary Steep Slopes. No more than fifty percent (50%) of areas of natural precautionary steep slopes shall be disturbed; however, areas of manmade steep slopes shall be excluded from the disturbance limitation. All uses in the KVC Overlay District shall be permitted in areas of precautionary steep slopes, provided that the disturbance limitations of this section are met.
- C. Seasonally High Water Table Soils. The provisions of Section 403.1 regarding soils with seasonally high water tables shall not apply.
- D. Riparian Buffer. Within the Zone 2 Riparian Buffer, up to thirty percent (30%) of the Zone 2 area may be disturbed on a lot-by-lot basis.
- E. Wetland Buffer. Except as permitted in Section 408.3.B, up to twenty-five percent (25%) of the first fifty (50) feet of the Wetland Conservation Buffer Area, directly adjacent to the delineated wetland boundary can be graded, filled, built upon or otherwise disturbed, on a lot-by-lot basis, provided however, that no structure shall be located closer than twenty-five (25) feet and no earth disturbance shall be located within fifteen (15) feet from the wetland boundary. In addition, the land disturbance provisions regarding Wetland Conservation Buffer Area measured a distance of fifty (50) feet to two hundred (200) feet from the delineated wetland boundary shall not apply.

9. Subdivision and Land Development Ordinance (SALDO) Provisions. For development within the KVC Overlay District, the below listed provisions of the SALDO do not apply:

A. Section 418 – Shade Trees and Screen Planting.

Section 2705. CONFLICT

Where the provisions of this Article XXVII are in conflict with any other section of the East Pikeland Zoning Ordinance of 2002, as amended, or any Section of the East Pikeland Subdivision and Land Development Ordinance of 2001, as amended, the requirements of this Article shall supersede said conflicting requirements.