

ARTICLE X

MU MIXED-USE DEVELOPMENT DISTRICT

Section 1000. PURPOSE

1. It is the purpose of the MU, Mixed Use Development District to:
 - A. Provide for a range of uses on a single tract of land.
 - B. Promote the use of public sewage disposal systems, in accordance with the Act 537 Plan, and public water supply systems due to the permitted types and intensity of uses.
 - C. Insure that the site, landscape, and architectural design of mixed-use development and revitalization is of the highest quality, fosters pedestrian circulation and is in character with the immediate surroundings and the Township.
 - D. Provide incentives for the revitalization of existing uses as new pedestrian-oriented places with a more attractive streetscape and landscape character by:
 - (1) Fostering a commercial village type of environment, and not strip commercial development.
 - (2) Promoting a mixed-use, neighborhood type character of development.
 - (3) Minimizing signage clutter.
 - (4) Creating landscaped buffers to screen commercial development and parking.
 - (5) Providing gateway enhancements with attractive signage, landscaping and architecture to improve the attractiveness of the streetscape.
 - E. Focus on Access Management by:
 - (1) Creating an interconnected system of roads, lanes, and service drives.
 - (2) Strictly limiting and minimizing all single-access roads, such as cul-de-sacs.
 - (3) Minimizing the number of new intersections (new driveways and associated "curb cuts") on collector and arterial roads.
 - F. Create a visually appealing environment.
 - G. Encourage the development of sidewalks.
 - H. Consider multiple modes of transportation involving: vehicular circulation, pedestrian circulation, and bicycle circulation.
 - I. Encourage use of mass transit.

Section 1001. USE REGULATIONS

1. Permitted Uses. A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and no other:
 - A. Multi-Family Residential units on mixed use Revitalization projects of 8 or more acres, where at least 35% of the land area is devoted to commercial principal use or uses as listed in B through II below, and limited to the following:
 1. Studio, one bedroom, and two bedroom Apartments
 2. One, two, and three bedroom Townhouses
 3. One and two bedroom Stacked Townhouses
 - B. Live-work Units.
 - C. Business or Professional Office.
 - D. Barber Shop, Beauty Salon, Shoe Repair, Tailor, Cleaning and Pressing, and similar personal service establishments.
 - E. Restaurant, Tearoom, Café, Bar, Retail Bakery, Confectionary, or other places serving food or beverages, except for fast food restaurant.
 - F. Retail Sale of Dry Goods, Hardware, Variety and General Merchandise, Clothing, Food, Flowers, Drugs, Household Supplies or Furnishings; Landscape Supplies; Musical, Professional or Scientific Instruments; and similar establishments with comparable impacts on the District and on surrounding properties.
 - G. Convenience Store, less than five thousand (5,000) square feet total gross floor area.
 - H. Gift, Art, Craft and/or Antique Shop.
 - I. Florist Shop; Greenhouse; Landscape Nursery; when accessory to the retail use.
 - J. Studio for the Performing or Visual Arts; Art Gallery.
 - K. Physical Fitness, Gym, Healthcare Facility
 - L. Bank or similar financial institution.
 - M. Church or Place of Worship.
 - N. Museum, Library or other educational or cultural use of a similar nature.
 - O. Inn, in accordance with the provisions of Section 1807.

- P. Bed-and-Breakfast or similar lodging facility, in accordance with the provisions of Section 1807.
- Q. No-Impact Home-Based Business, in accordance with the provisions of Section 1806.
- R. Township Municipal Use.
- S. Clinic.
- T. Forestry in accordance with the provisions of Section 1823.
- U. Farmers Market/Growers Market.
- V. Day Care Center in accordance with the provisions of Section 1813
- W. Fast Food Restaurant, subject to supplemental regulations.
- X. Building Supply Store with no outdoor inventory.
- Y. Continuing Care Retirement Community, but the provisions of Section 603.2 shall not apply.
- Z. Assisted Living or Personal Care Facility.
- AA. Cottage Industry, e.g. tinsmith, woodworker.
- BB. Educational Use.
- CC. Farm Supply and Feed Store.
- DD. Public Uses, e.g. Post Office, Government Office, Library.
- EE. Indoor or Outdoor Recreation.
- FF. Dry Cleaning or Self Service Laundry.
- GG. Shopping Center with no more than 65,000 square feet floor area.
- HH. Veterinary Hospital or Clinic without boarding.
- II. Contractors Establishment with no outdoor storage of inventory, equipment, or trucks requiring a Commercial Driver's License (CDL).
- JJ. Accessory Use on the same lot with and customarily incidental to any of the foregoing permitted uses, including but not limited to those uses described in Section 1804.

2. Uses by Special Exception. Any of the following uses shall be permitted when approved as a Special Exception by the Zoning Hearing Board, in accordance with the provisions of this Article and the standards and criteria in Section 2208.

- A. Any use of the same general character as those uses permitted in Section 1001.
 - B. Major Home Occupation, in accordance with the provisions of Section 1806.
3. Conditional Uses. The following shall be permitted as a Conditional Use by the Board of Supervisors, in accordance with the provisions of this Article and the standards and criteria of Section 2000.6.
- A. Building Supply Store with outdoor inventory.
 - B. Multiple Use Convenience Store, not to exceed eight thousand (8,000) square feet of gross floor area on the ground floor.
 - C. Motel or Hotel.
 - D. Contractors Establishment with outdoor storage of inventory, equipment, and/or trucks requiring a Commercial Driver's License (CDL).
 - E. Tower-Based Wireless Communications Facilities, in accordance with Section 1821 of this Zoning Ordinance.

Section 1002. AREA AND BULK REGULATIONS

The following regulations shall apply to uses in the MU District, except as modified for Revitalization pursuant to Section 1003 and for Conservation Development Incentive pursuant to Section 1004.

- 1. Minimum Lot Area – A lot area of not less than one (1) acre shall be provided for every use or combination of uses permitted in Section 1001.
- 2. Minimum Lot Width – Each lot shall have a width of not less than one hundred and fifty (150) feet at the building setback line, and one hundred (100) feet, measured at the front lot line.
- 3. Minimum Front Yard – No building shall be situated less than fifteen (15) from the front lot line.
- 4. Minimum Side Yards – Each side yard shall have a width of not less than twenty (20) feet.
- 5. Minimum Rear Yard – The minimum rear yard depth shall be not less than fifty (50) feet.
- 6. Minimum Separation from Residential Districts – Notwithstanding the requirements of Subsections 4 and 5, above, the following setbacks shall apply from residential districts or uses:
 - A. Residential or commercial structure from residential use within the MU District – 20 feet
 - B. Residential structure from residential district – 50 feet
 - C. Commercial structure from residential district – 75 feet

7. Maximum Impervious Surface – No more than sixty percent (60%) of any lot shall be covered by impervious surfaces.
8. Maximum Building Coverage – No more than twenty percent (20%) of the lot area shall be covered by building(s).
9. Minimum and Maximum Height.
 - A. No principal building erected, altered or enlarged in the MU District shall be less than twenty (20) feet in height.
 - B. Maximum building height shall be three (3) stories or thirty-eight (38) feet as measured to the bottom of the roof eave from the finished grade of the floor of the ground level, with roof peak height not to exceed an additional eighteen (18) feet.
 - C. Flag poles shall be limited to thirty-five (35) feet in height.
10. Standards for Live-work Units
 - A. The total floor area devoted to dwelling units within a live-work building shall not exceed four (4) times the total floor area of the ground-floor non-residential use or uses.
 - B. The entrance to any dwelling unit may be shared with another unit or units but shall be independent of the non-residential use or uses.
 - C. The off-street parking required for each dwelling unit shall be in accordance with Section 1706 and shall be in addition to the parking requirements for the non-residential use or uses.
 - D. Where two (2) or more dwelling units are to be created above the ground floor, requisite approvals of interior layout, emergency exits, etc. shall be obtained from the Pennsylvania Department of Labor and Industry and a copy of such approval provided to the appropriate Fire Company.
 - E. The Zoning Officer may require documentation from the applicant regarding the quality and quantity of the proposed public water supply for the number of proposed dwelling units. He shall as he deems it necessary consult with the Township Engineer and/or the Chester County Health Department regarding the quality and quantity of the proposed public water supply. He shall deny the permit application or require its modification as to the number of dwelling units proposed where the proposed public water supply is deemed insufficient in terms of quality and/or quantity.

Section 1003 STANDARDS AND INCENTIVES FOR REVITALIZATION

The revitalization of existing uses shall be served by public sewage disposal, in accordance with the effective Act 537 Plan, and public water supply systems and shall be subject to the following standards in addition to all other applicable standards of this Ordinance.

1. Uses and Development Intensity

- A. 100% of a Revitalization development tract may be commercial use and/or live-work buildings. Within a Revitalization project of eight (8) or more acres, a development may include residential apartments with a minimum of 35% of the tract devoted to commercial non-residential use(s) and/or live-work buildings.
- B. Maximum commercial use density shall be 10,890 square feet of gross floor area per acre of the portion of gross tract area allocated to such use or uses.
- C. Maximum residential density shall be calculated as follows based on the portion of gross tract area allocated to such use:
 - 1. Apartments at maximum 17 dwelling units per acre, provided no more than 40% are two bedroom units, and the remainder are studio or one bedroom units. If more than 40% of all proposed units are two bedroom, the maximum density shall be 14 dwelling units per acre.
 - 2. Townhouses at maximum 6 dwelling units per acre, provided that no more than 60% are three bedroom units, and the remainder are one or two bedroom units.
 - 3. Stacked Townhouses at maximum 12 dwelling units per acre, provided that none have more than two bedrooms.
- D. As part of a unified revitalization that includes commercial use and residential use, no more than 65% of the gross tract area shall be used in the calculation of total permissible residential density. The remaining gross tract area shall be used in the calculation of total permissible commercial use or live-work building density.

For example, if a revitalization tract has 10 total gross acres, and assuming that 65% of the tract is allocated for residential use and 35% of the tract is allocated for commercial use or mixed-use, then the following densities shall be permitted on the tract:

- 1. Residential:
 - (a) $10 \text{ gross acres} \times 65\% \times 17 \text{ units/acre} = 110 \text{ apartment units (44 two bedroom apartments and 66 one bedroom apartments), or}$
 - (b) $10 \text{ gross acres} \times 65\% \times 6 \text{ units/acre} = 39 \text{ townhouse units (23 three bedroom townhouses and 16 two bedroom townhouses), or}$
 - (c) $10 \text{ gross acres} \times 65\% \times 12 \text{ units/acre} = 78 \text{ stacked townhouse units (78 two bedroom stacked townhouses), or}$
 - (d) The 6.5 residential acres may be proportionally allocated among the three permitted multi-family unit types at their respective allowable densities.

2. Commercial use or live-work: 10 gross acres x 35% x 10,890 square feet/acre = 38,115 square feet maximum of commercial use floor area.

2. The following standards and criteria shall be applicable to tracts of land in the MU District proposed for revitalization.

- A. Ownership. Every tract proposed for revitalization shall be in single ownership and developed according to a unified revitalization plan or if in multiple ownership developed according to a single unified plan under single direction.
- B. Maximum Impervious Surface. The total of all impervious surfaces shall not exceed seventy percent (70%) of the tract area.
- C. Maximum Building Cover – Total building coverage shall not exceed twenty five percent (25%) of lot area.
- D. Other Design Standards. All of the other applicable design standards of Section 1006~~7~~ and Section 1008~~7~~ shall apply to redeveloped sites in the MU District.

Section 1004. CONSERVATION DEVELOPMENT INCENTIVE

A tract of land in the MU District may be developed with the use of Conservation Development Incentive to achieve up to 75% impervious surface coverage and up to 12,500 square feet GFA per gross tract acre. In order to develop using the Conservation Development Incentive, the applicant shall pay a fee to the Township in accordance with a schedule that may be revised periodically by resolution. The fee schedule shall be established based on appraisals of real estate in the area to determine the economic relationship between conserved undeveloped land and additional building area for commercial uses in the MU district that would be permitted through the Conservation Development Incentive. The Township shall use such fees exclusively for initiatives specific to identified pieces of property including conservation easements on private property, purchase of public conservation lands, trails, recreation, and other natural resource and agricultural preservation efforts.

Section 1005. DESIGN STANDARDS

The Streetscape and Site Enhancement requirements of Section 1008 and the following design standards of this Ordinance shall, as applicable, govern the uses in the MU District:

- 1. Access, Highway Frontage and Interior Circulation as required by Section 1706.
- 2. Parking as required by Section 1707.
- 3. Off-Street Loading as required by Section 1708.
- 4. Landscaping, Screening and Buffering as required by Section 1709, except the minimum planting guidelines of Section 1709.3 and the screening and buffering requirements of Section 1709.8 shall not apply.

5. Lighting as required by Section 1711.
6. Open Space, Recreation, Greenways and Trails as required by Section 1714.
7. Storage as required by Section 1815.
8. Signs as required by Article XIX, except as modified by Section 1008.

Section 1006. PLAN SUBMISSION REQUIREMENTS

In order to demonstrate compliance with the terms of this Article, any proposal for a use authorized by right, or by Special Exception within the MU District, or for revitalization shall include a Plan (map and text). The Plan shall be submitted to the Township Zoning Officer and shall describe specifically how each standard, cited in Sections 1002, 1003, 1004, 1005, and 1008, shall be addressed. The Plan shall also include a certification from the Chief of the appropriate Fire Company, or Fire Marshal, as to the adequacy of access for emergency vehicles. In addition to the requirements of this Article, such Plan shall demonstrate compliance with any other applicable standards of the East Pikeland Township Subdivision and Land Development Ordinance.

Section 1007. ENVIRONMENTAL IMPACT ASSESSMENT

Any preliminary or final plan application for a proposed subdivision or land development in the MU District shall include an environmental impact assessment report which shall be approved by the Board of Supervisors. Such environmental impact assessment report shall be prepared in accordance with the requirements for an environmental impact assessment provided in Section 1826.

Section 1008. STREETScape AND SITE ENHANCEMENT REGULATIONS

1. All development shall comply with a Manual of Written and Graphic Design Guidelines. Such Manual shall be prepared by all Applicants to detail the streetscape, landscape, and building design features of any development.
2. The Streetscape and Site Enhancement guidelines included as appendices C, D, E, and F shall be utilized.
3. Parking and Loading.
 - A. Where practically feasible, parking shall be located to the sides or rear of buildings, and not between the front building façade and the street.
 - B. When not otherwise screened by buildings or other site features, parking lots shall be screened from view from the street and adjacent properties as follows:
 1. Shrubs of 24-inch minimum height shall be provided at a minimum rate of twenty-five (25) for each one hundred feet (100') of parking, and may be

planted as a hedge or as an informal arrangement. The shrub buffer shall attain a continuous maintained minimum height of 30 inches within two years of planting.

2. A fence or wall of 30 inches minimum height may be placed in lieu of a portion of the shrub buffer as a site and streetscape enhancement. The fence or wall shall include aesthetic details such as capstones, pilasters, gateways, finial treatments, reveals, and variations of pattern, color or material to complement the streetscape and site architecture.
 3. Parking lot screening shall be permanently maintained in good condition.
- C. When parking lots are situated between the front facade of a principal building and a cartway, such parking shall be limited to a maximum of two rows of spaces served by a single drive aisle. Where proposed parking between the building(s) and street exceeds this amount, the required parking lot buffer shall be augmented according to the following standards:
1. Minimum parking setback shall be 30 feet from the street right-of-way.
 2. In addition to the required shrubs, fence, and/or wall, shade trees of 3-inch caliper shall be provided at the rate of (2) per 50 feet of parking lot edge between the street right-of-way and the parking lot. Trees shall be canopy species with high branching to permit views into the site where appropriate. The trees may be in regular or informal arrangement and shall be in addition to the street tree requirement.
- D. Parking lots shall be designed so that 9X18 foot landscaped islands are provided no further apart than every twelve (12) contiguous spaces or 108 feet. Each 9X18 foot landscape island shall have one (1) 3-inch caliper shade tree.
- E. Large parking areas shall be separated by landscape divider strips with shade trees and rain garden plantings for microclimatic amelioration, water quality protection and improvement, and aesthetic enhancement.
1. Landscape divider strips of ten (10) feet minimum width shall be placed every other bay of parking and shall run the length of the adjacent parking row. A bay of parking is the width of pavement that accommodates one or two rows of parking spaces and an access aisle.
 2. Landscape divider strips shall have one shade tree for each forty (40) linear feet, and shall include rain gardens for water quality protection. The spacing of the shade trees need not be regular and shall be arranged to accommodate rain garden functionality.
- F. Landscaping shall be required between buildings and parking lots as follows:
1. A minimum of one (1) 3- inch caliper tree shall be provided per fifty (50) feet of front façade. A minimum ten (10) foot wide area between parking or drive aisles and buildings shall be landscaped in herbaceous perennials and

shrubs, excepting service areas, access areas, and areas to be furnished for seating or as pedestrian plazas.

- G. Buffer plantings shall not be required between commercial uses and residential uses within a development. However, site design shall make loading areas aesthetically compatible with or inconspicuous from onsite residential uses. Loading areas shall be screened from offsite.

4. Sidewalks and Pedestrian Accessibility.

- A. Sidewalks shall be provided on both sides of a street right-of-way and shall provide connectivity to uses within a development tract.
- B. Sidewalks shall be constructed parallel to the street right-of-way.
- C. All sidewalks shall be at least five (5) feet in width.
- D. All sidewalks shall be constructed of brick, precast concrete pavers, poured in place concrete, or patterned poured concrete.
- E. The pedestrian sidewalk system shall provide access to bus stops and shelters, which shall be located as approved by the Township and mass transportation authorities. Internal sidewalks shall extend between buildings to be served and the street, and in particular shall connect buildings with bus stops.
- F. All development shall provide trail connections consistent with the East Pikeland Township Municipal Trail Plan and the Plan for Open Space and Economic Development.

5. Street trees.

- A. One street tree of a minimum caliper of 3 inches shall be provided for each 50 feet of frontage along both sides of a street right-of-way. Street trees may be placed at regular intervals or in grouped arrangements within the right-of-way as long as the required minimum quantity is provided.
- B. Where there are conflicts with overhead wires or subsurface utilities, the required street trees may be placed outside of the right-of-way, within easements to provide for perpetual care and replacement of the trees as necessary. Alternatively, in the case of overhead utility conflicts, smaller trees may be used in accordance with PECO guidelines.

6. Buffer Landscaping. Vegetative buffering shall be provided between adjacent properties as follows:

- A. Where commercial development abuts commercial use, two (2) 3-inch caliper shade trees and (5) 36-inch tall shrubs shall be provided for each 100 feet of buffer.
- B. Where multifamily development abuts commercial use, or where commercial

development abuts multifamily use, four (4) 7-foot tall evergreen trees and (10) 36-inch tall evergreen shrubs shall be provided for each 100 feet of buffer.

- C. Where commercial or multifamily development abuts single family detached residential use within the MU district, five (5) 7-foot tall evergreen trees and (10) 36-inch tall evergreen shrubs shall be provided for each 100 feet of buffer.
- D. Where commercial or multifamily development abuts an adjacent residential district, ten (10) 7-foot tall evergreen trees shall be provided for each 100 feet of buffer, and arranged in staggered rows to allow for growth.

7. Curb cuts for driveways.

- A. In order to foster safety and a more pedestrian friendly and attractive streetscape, curb cuts for driveways shall be minimized along both sides of a street. Where buildings are aligned close to the street and where coordinated development planning makes it possible, vehicular access to parking areas shall be provided from alleys or service lanes at the rear of the parcels which front on a street, or from a side street on a corner lot.
- B. In circumstances where the Township determines that it is not possible to provide vehicular access to parking areas from alleys or service lanes at the rear of the parcels, curb cuts where a driveway intersects a street shall not exceed the minimum number and minimum width necessary to accommodate safe access.
- C. Where properties are improved as unified planned developments, a common network of internal roads, driveways, and parking shall be provided.
- D. Developments shall be designed with cross easements and driveways to promote vehicular access to and from adjacent properties.

8. Pedestrian crosswalks.

- A. Pedestrian crosswalks shall be provided at all road and driveway intersections, and where sidewalks intersect the internal vehicular driveway system within a development parcel.
- B. Pedestrian crosswalks shall be no less than six (6) feet in width.
- C. Pedestrian crosswalks shall be demarcated with changes in color, pattern, texture, and/or material, and shall be coordinated with traffic calming measures to promote safety.
- D. Pedestrian signals shall be installed and maintained at the discretion of the Board of Supervisors to help ensure pedestrian safety.

9. Ornamental street lights.

- A. Pedestrian scaled, ornamental street lights shall be provided at critical locations and positioned within the right-of-way, as follows:

1. Bus stops
 2. Cross walks
 3. Street intersections
 4. Driveway entrances
 5. As necessary to provide a safe lighting environment along sidewalks in accordance with Section 1711 of this ordinance
- B. Where permitted, PennDOT “cobra head” street lights shall be replaced with ornamental street lights.
- C. Ornamental street lights shall be no taller than twenty (20) feet measured from the mounting surface to the top of the fixture.
- D. Ornamental street lights shall be at least twelve (12) feet in height measured from the mounting surface to the top of the fixture.
- E. Ornamental street lights shall be pendant type, LED, full cutoff, Spring City Electrical Manufacturing Company Exton model, or approved equal. Fixtures may be mounted on existing utility poles or on new poles subject to Township approval.
- F. Ornamental street lights and poles shall have a matte black finish.
10. Common and Recreational Space.
- A. Residential. A minimum of ten percent (10%) of the area devoted to residential uses shall be green or recreational space consisting of parks, plazas, greens, walking paths, gardens, clubhouse, or recreational amenities accessible to residents of the development. Such areas may include naturalized storm water management systems if integrated into the overall common space design.
- B. Commercial. Area equivalent to twenty percent (20%) of commercial building ground floor area shall be outdoor plaza(s) with decorative paving and landscaping, with seating and eating accommodations.
11. Streetscape and Architecture. A street shall be defined and reinforced by a combination of elements that may include building facades, walls, fences, hedges, street lights, street trees, and related landscape improvements to delineate the boundary between the public realm of the street and sidewalk and the development on adjacent lots, as depicted in Appendix E.
- A. The streetscape frontage shall contain elements and spatial relationships as depicted in Appendix E.
- B. Architecture. Whenever an individual building of five thousand (5,000) gross square feet or greater on the ground floor is proposed, the following shall apply:

1. The length of the facade of any new building which exceeds thirty-two (32) feet in length shall have vertical design elements such as pilasters, columns, piers, windows, entrances, changes of material, or recesses or projections of one (1) to four (4) feet, so that no new vertical bay or section of a building façade exceeds forty (40) continuous feet in length.
2. Building windows and openings shall constitute no less than thirty percent (30%) of all walls on the ground floor that have a public entrance or that front a public street.
3. No building shall have opaque windows on the ground floor.
4. No principal building shall have a flat roof, unless it has features to screen all mechanical equipment from public view along streets, sidewalks, and from offsite properties. In addition, roofs and façade treatments shall incorporate at least two of the following features:
 - (a) Parapet walls
 - (b) Overhanging eaves of at least three (3) feet
 - (c) Roof pitches of between 3:1 and 1:1
 - (d) Façade height variations of at least five (5) feet
 - (e) Three (3) or more roof slope planes
5. If twenty thousand (20,000) square feet or greater on the ground floor by one user is proposed, the applicant shall design the building to further articulate the façade to comply with the design guidelines for Large Scale Buildings in Appendix C.
6. Nonresidential buildings with sixty-five thousand (65,000) square feet or greater on the ground floor and designed for occupancy by one user are not permitted. Assisted living and personal care facilities may exceed 65,000 square feet on the ground floor, if designed so that the majority of units face accessible outdoor garden and courtyard areas rather than parking lots or streets, and the building architecture contains façade breaks, articulation, and changes in orientation.
7. Architectural Plans and Elevations shall be submitted to define the proposed building materials, height, and articulation consistent with the guidelines for architecture in Appendix C.
8. Green Roofs are encouraged to reduce stormwater runoff and urban heat island effects. A green roof area of design meeting the approval of the Township Engineer shall be considered 75% impervious for stormwater and lot coverage calculations.
 - (a) Green Roofs shall be regularly monitored for performance and serviced as necessary to maintain runoff reductions of at least

25%.

9. Lots at street corners shall have buildings located at the minimum front setback to define the corner and to screen parking from the corner, except as otherwise permitted below. Buildings at street corners shall have architectural treatments to emphasize the relationship between themselves and the adjacent streetscape, and the street corner shall be reinforced as a defining feature in the landscape as follows:
 - (a) Buildings located at intersections shall have corner entrances or entrances oriented toward each street frontage, with paved connections to the sidewalk.
 - (b) Buildings located at intersections shall have towers, higher roof lines, or other architectural treatments to enhance building mass and stature at the corner.
 - (c) Where buildings are not aligned against the street in corner lot situations, walls, monuments, fountains, or other dramatic architectural enhancements shall be incorporated in the area between the street and the front yard setback.
 - (1) Such features shall be located between the right-of-way line and the minimum structure setback and shall include a vertical element of sufficient height and mass to create a dominant visible presence at the corner. At a minimum, the vertical element shall attain a height of six (6) feet above the street curb elevation.
 - (2) The feature shall provide for seating, as a meeting or gathering area, or other similar public purpose, and shall be accessible from the adjacent sidewalk.
- H. Utilities. All new utilities shall be installed underground. Public sewer and water service shall be provided consistent with Appendix D.
- I. Signs. Signs shall be designed to reduce confusion and minimize visual clutter consistent with Appendix C.
 1. Free Standing signs shall be limited to one per road frontage per property, except residential and institutional uses on multi-use sites may have their own free standing signs.
 2. Properties with one use may have a Ground Sign.
 3. Properties with two (2) to three (3) uses may have a small Directory Sign.
 4. Properties with more than three (3) uses may have a large Directory Sign.
 5. Billboards are prohibited in the MU District.

- J. Furnishings. Streetscape and Site Furnishings shall be provided in accordance with the guidelines in Appendix C.
1. Benches
 2. Bicycle Racks
 3. Bus Shelters
 4. Waste Receptacles
- K. Public Infrastructure. Land developments shall provide public infrastructure in accordance with Appendices D, E, and F for the following:
1. Public sewer
 2. Public water
 3. Complete streets including sidewalks and bike lanes
 4. Bus stops as approved by SEPTA and Penn DOT
 5. Trails