

ARTICLE XV

KR KIMBERTON RESIDENTIAL DISTRICT

Section 1500. PURPOSE

The KR, Kimberton Residential District is intended to compliment the Village of Kimberton with residential neighborhood development consistent in scale and of complementary design with the existing historic housing stock, and to provide for a walkable community.

Section 1501. USE REGULATIONS

1. Permitted Uses. A building may be erected, altered or used and a lot may be used or occupied for one (1) of the following purposes and no other:
 - A. Single-Family Detached Dwelling.
 - B. Multi-Family Dwelling, including Duplexes, Twins and Townhouses only.
 - C. Rooming House, in accordance with the provisions of Section 1814.
 - D. Bed-And-Breakfast or similar lodging facility, subject to the standards of Section 1807.
 - E. Child Day Care Center, subject to the standards of Section 1813.
 - F. No-Impact Home-Based Business, in accordance with the provisions of Section 1806.
 - G. Forestry in accordance with the provisions of Section 1823.
 - H. Fire or Ambulance Company.
 - I. Township Municipal Use.
 - J. Accessory uses 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 of Section 2208.
 - A. Conversion of a Single-Family Detached Dwelling in accordance with provisions of Section 1808.
 - B. Major Home Occupation, in accordance with the provisions of Section 1806.
 - C. Accessory Dwelling Unit in accordance with the provisions of Section 1803.

3. Conditional Uses. The following uses shall be permitted when approved 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. Educational Use.
 - B. Combinations of permitted uses on a single lot.

Section 1502. AREA AND BULK REGULATIONS

The following regulations shall apply to uses in the KR District.

1. Minimum Lot Area – Except as provided in Section 1503, a lot area of not less than fifteen thousand (15,000) square feet shall be provided for each principal building with use permitted in Section 1501.
2. Minimum Lot Width – Except as provided in Section 1503, each lot shall have a width of not less than seventy-five (75) feet, measured at the building setback line and fifty (50) feet, measured at the front lot line.
3. Minimum Front Yard – Except as provided in Section 1503, no building shall be situated less than thirty-five (35) feet from the front lot line.
4. Minimum Side Yards – Except in cases of attached residential units on adjacent lots, each side yard shall have a width of not less than fifteen (15) feet.
5. Minimum Rear Yard – Except as provided in Section 1503, the minimum rear yard depth shall be no less than forty (40) feet.
6. Maximum Impervious Cover - Not more than forty percent (40%) of any lot shall be covered by impervious surfaces.
7. Maximum Height - No building or other structure erected, altered or enlarged in the KR District shall exceed a height of three (3) stories or thirty-five (35) feet whichever is less. Flagpoles shall be limited to thirty-five (35) feet in height.

SECTION 1503. AREA AND BULK REGULATIONS FOR MULTI-FAMILY DWELLINGS

1. Maximum Density – The maximum density for multi-family dwellings in the KR District shall not exceed three and four-tenths (3.4) dwelling units per acre of tract area.
2. Minimum Area and Dimensional Requirements - The following area and dimensional requirements shall apply to multi-family dwellings in the KR District:
 - A. Two-family (twin or duplex):
 1. Minimum lot area: 7,000 sq. ft. per DU
 2. Minimum lot width: 50 feet per DU

3. Front yard: 15 feet minimum, 25 feet maximum
4. Minimum side yard: 15 feet
5. Minimum rear yard: 35 feet

B. Townhouse:

1. Minimum lot area: 2,400 sq. ft. per DU
2. Minimum lot width: 20 feet per DU
3. Front yard: 15 feet minimum, 25 feet maximum
4. Minimum side yard: 15 feet, each end DU
5. Minimum rear yard: 35 feet
6. Maximum building length: 100 feet, maximum four (4) dwelling units

SECTION 1504. DESIGN STANDARDS

In addition to all other design standards in this Ordinance, the following shall apply specifically within the KR district:

1. For any new development consisting of two (2) or more principal buildings, or for any newly subdivided lot for development, public water shall be provided, as well as public sewer facilities in accordance with the Township's Act 537 Plan.
2. Development Tract Setback. Where multifamily use abuts a single family detached use, public park, or the R-2 Community Residential District boundary, the minimum development tract perimeter setback shall be as follows:
 - A. Fifty (50) feet for any building.
 - B. Twenty-five (25) feet for parking or other accessory structures.
3. Road Right-of-Way. Road Right-of-Way shall be required in the Kimberton Residential district as follows:
 - A. Kimberton Road, Prizer Road, Hares Hill Road, Seven Stars Road – Expand from thirty-three (33) to forty (40) feet.
 - B. All Other Roads – Fifty (50) feet
4. Pedestrian Accessibility
 - A. Sidewalks of five feet (5') minimum width shall be provided on both sides of all streets, within the road right-of-way. Where existing buildings or other permanent conditions

prevent installation of the minimum sidewalk width, the required sidewalk shall be provided to the extent possible, which may consist of the provision of an alternate pedestrian route through a property.

- B. Paved pedestrian walkways shall be provided between the sidewalk and the front building entrance. On single family detached residences, a paved driveway may be used to meet part of the requirement.
- C. Pedestrian crosswalks shall be provided at all street intersections and where facilitated by traffic calming measures (e.g. raised speed tables).
- D. The East Pikeland Township Trail Plan shall be implemented through the construction of trails and required connections.

5. Traffic Calming

- A. All way stop controls shall be provided at all street intersections.
- B. Bike Routes as depicted on the Bikeway Plan in the Township's Comprehensive Plan shall be designated with bike lanes, "sharrow" markings, and/or "Share the Road" signs as required by the Township.

6. Parking and Vehicular Access

- A. With the exception of interior townhouse units, on lot parking shall not be permitted in a required front yard area.

7. Architecture

- A. Architecture shall comply with the Historic Resource Protection Standards of Article XVI as applicable.
- B. Multifamily and nonresidential buildings that front along a public street shall have an entrance on the front façade with pedestrian access to the sidewalk.
- C. No building façade shall exceed forty-five (45) feet width without a horizontal offset, entrance articulation, or change in surface material, color, or fenestration.
- D. Building entrances shall include treatments such as recesses, porches, stoops, porticos, awnings, or canopies.
- E. Building surfaces shall not incorporate highly reflective materials, vinyl or aluminum siding, or concrete masonry unit or precast concrete lacking architectural grade colors or finishes.
- F. Garages shall be located or oriented as follows:
 - 1. For single family dwellings and non-residential buildings, attached garages shall be side entry or rear entry only.
 - 2. Multi-family dwellings may have side entry garages only on end units. Interior units may have front facing garages, provided the garage door occupies no more than

40% of the unit width and that the garage front is set a minimum 5 feet behind the front building façade.

3. Detached garages may have front facing doors, but shall be located behind the rear façade of the building.
- G. Day Care buildings shall be residential in scale and appearance, with footprints not exceeding 2,500 feet on the ground floor.
- H. Sustainable building practices shall be accommodated where practical.