

ARTICLE XXVI

REV RAPPS DAM ROAD AND ROUTE 23 REVITALIZATION OVERLAY DISTRICT (ALSO KNOWN AS THE REV OVERLAY DISTRICT)

Section 2600. PURPOSE

The REV Rapps Dam Road and Route 23 Revitalization Overlay District is established to encourage coordinated land redevelopment of a combination of two or more lots that are contiguous or separated by a public road into a single Unified Master Plan and to redevelop and revitalize blighted, deteriorating, and underused properties. The REV Overlay District is intended to serve the following purposes:

1. To encourage the redevelopment and revitalization of blighted, deteriorating, and underused properties by offering flexible development regulations;
2. To encourage the remediation of environmentally contaminated sites through flexible development regulations;
3. To promote a mix of commercial and residential uses in a neighborhood type of environment;
4. To provide for unified development through techniques such as consistency of architecture on all buildings and landscaping complimentary to a unified development theme;
5. To create opportunities to live, work, and shop in the same area, with coordination among adjacent lots;
6. To improve the appearance and streetscape of the Route 23 corridor, particularly at the Rapps Dam Road intersection which is a gateway into the Township;
7. To improve traffic flow at the Route 23 and Rapps Dam Road intersection;
8. To expand use of the public transit system by improving pedestrian access to bus stops and to foster pedestrian circulation within and around the site through installation of sidewalks, trails and pedestrian crosswalks.
9. To promote existing businesses and encourage new businesses along the Route 23 corridor and to provide appropriate residential development to support those businesses; and
10. To promote economic activity, tax revenues, and employment opportunities along the corridor.

Section 2601. APPLICABILITY

The REV Rapps Dam Road and Route 23 Revitalization Overlay District shall overlay all existing and hereafter created underlying zoning districts for those parcels and/or lots designated REV East

Pikeland Rapps Dam Road and Route 23 Revitalization Overlay District on the REV Zoning Overlay Map. In order to be eligible for utilization of the REV Overlay District, a tract shall meet the following eligibility requirements:

1. The minimum tract area shall be 10 gross acres;
2. A tract shall include multiple adjacent parcels, which may include those separated by a public road;
3. At least one of the assembled parcels in a development tract shall have an existing building or buildings to be demolished and/or renovated; and
4. Every tract proposed for revitalization shall be developed pursuant to a Unified Master Plan whether the parcels comprising the development tract are in common or separate ownership.

Section 2602. USE REGULATIONS

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 the following purposes (such uses may be combined together in one or more buildings):

1. Residential Use
 - A. Apartments (limited to no more than two bedrooms per dwelling unit) as part of a Unified Master Plan which also includes commercial use and mixed use.
2. Commercial Use
 - A. Live-work Unit.
 - B. Accessory Use on the same tract including but not limited to those described in Section 1804.
 - C. Bank/Financial Institution.
 - D. Personal Service Establishment.
 - E. Business or Professional Office.
 - F. Clinic.
 - G. Retail or Retailing.
 - H. Convenience Store.

- I. Daycare Center for up to 200 individuals, in accordance with the provisions of Sections 1813.2 through 7.
- J. Educational Use.
- K. Farmers/Growers Market.
- L. Restaurant.
- M. Restaurant, Fast-Food.
- N. Home Based Business, No Impact, in accordance with the provisions of Section 1806.
- O. Inn, in accordance with the provisions of Section 1807.1.
- P. Physical Fitness, Gym or Healthcare Facility.
- Q. Recreation, Active and Passive.
- R. Shopping Center (not to exceed 17,500 square feet of gross floor area).

Section 2603. AREA AND BULK REGULATIONS

The following regulations shall apply to all uses (unless otherwise indicated) in the REV Overlay District:

1. 100% of an REV Overlay District development tract may be commercial use or mixed-use buildings. A minimum of 25% of an REV Overlay District development tract must be commercial use or mixed-use. In a development with both residential and commercial uses, the allocation of tract area toward a given use shall follow the methodology described in Section 2603.4.
2. Maximum commercial use or mixed-use density shall be 10,000 square feet of gross floor area per portion of gross tract acre allocated to such use or uses.
3. Maximum residential density shall be calculated as follows based on the portion of gross tract area allocated to such use:

Unit Type	Density
(per gross acre)	
Studio	20
One Bedroom	20
Two Bedroom	14

4. As part of a Unified Master Plan, which includes commercial use, mixed-use buildings, and/or residential use, no more than 75% 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 mixed-use building density.

For example, if an REV Overlay District tract has 10 total gross acres, and assuming that 75% of the tract is allocated for residential use and 25% of the tract is allocated for commercial use or mixed-use, then the following densities shall be permitted on the tract:

A. Residential:

- (a) 10 gross acres x 75% x 14 units/acre = 105 residential two bedroom units; or
- (b) 10 gross acres x 75% x 20 units/acre = 150 residential studio units or one bedroom units; or
- (c) 10 gross acres x 75% x (a combination of studio, one, and two bedroom unit densities such as the total allocated acreage used for calculating density is not more than 75% of the gross tract acres); and

- B. Commercial use or mixed-use: 10 gross acres x 25% x 10,000 sq. ft. per acre = 25,000 square feet of commercial use or mixed-use gross floor area.

5. The following setbacks shall apply:

- A. Residential structure from Residential District: a minimum of twenty (20) feet from any abutting property located in an R4 zoning district, a minimum of fifty (50) feet from any abutting property located in an R2 zoning district.
- B. Commercial structure from Residential District: a minimum of seventy-five (75) feet from any abutting property located in an R4 or R2 zoning district.
- C. Building front yard: a minimum of fifteen (15) feet.
- D. Structure front yard: a minimum of seven and one-half (7.5) feet.
- E. Parking front yard: a minimum of seven and one-half (7.5) feet per section 1701.1.
- F. Building/Structure side yard: a minimum of twenty (20) feet, except driveways accessing adjacent property.

6. Maximum Impervious Surface: No more than seventy percent (70%) of the gross tract area shall be impervious.

7. Maximum Building Coverage: No more than twenty-five (25%) percent of the gross tract area shall be covered by buildings.

8. Maximum building height shall be thirty-eight (38) feet as measured to the bottom of the roof eave as from the finished grade of the floor of the ground level with roof height not to exceed an additional eighteen (18) feet.

Section 2604. 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 REV Overlay District development, except as stated below:

1. Minimum habitable floor areas: The minimum habitable floor areas for apartments shall be four hundred (400) square feet.
2. Park, Recreation, Open Space. Greenway and Trail Standards.
 - A. The provisions of Zoning Ordinance Section 1714 shall not apply to the REV Overlay District.
 - B. The provisions of Subdivision and Land Development Ordinance (SALDO) Section 424 shall not apply to the REV Overlay District except as noted below.
 - C. Trail Connections – Developments shall provide trails along the project street frontages that are consistent with Township trail plans and needs. Trails shall be designed to comply with SALDO Section 424.E.6 regarding construction specifications.
3. 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 road frontage. Trees may be informally clustered;
- B. Parking lot buffer: Twenty-five (25) 24” inch height deciduous or evergreen shrubs every one hundred (100) feet along perimeter as proposed, exclusive of drives/sight triangles. Alternative option is a fence or wall of 30 inch in height;
- C. Parking lot trees: For parking areas exceeding eight thousand (8,000) square feet, the net perimeter (total perimeter less access lanes) of the parking areas along public roads and adjacent to property lines shall be bordered by planting areas of at least seven and one-half (7.5) feet in width. Parking area islands shall contain a minimum of one (1) 3 inch caliper deciduous tree per nine (9) foot by eighteen (18) foot island and two (2) deciduous trees per ten (10) foot by thirty-six (36) foot island. All parking area islands shall be fully landscaped with shrubbery and ground cover plantings.

- D. Loading buffer: Buffer plantings shall not be required between internal commercial use and residential uses within an REV Overlay District development, however, site design shall attempt to make loading areas aesthetically compatible with or inconspicuous from onsite residential uses and shall be screened from offsite.
- 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. Residential building: A minimum of one (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.
- G. Buffer from adjacent residential districts: A perimeter landscape buffer of a minimum of even (7) foot high evergreen trees twenty (20) feet on center in a staggered double row shall be provided along all side and rear property lines coincident with a residential district, except where seventy-five (75) feet wide existing woods remain to provide effective screening.

4. Green or 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. Such areas may include naturalized storm water management systems if integrated into the overall site landscape design.
- B. Commercial. 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.

5. Parking.

For development within the REV 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. Minimum residential parking per dwelling unit:

Unit Type	Parking Spaces
Studio	1.5
One Bedroom	1.5
Two Bedroom	2.0

- C. Commercial Retail and Shopping Center uses shall have a minimum of 4.5 spaces per 1,000 square feet of gross floor area.
- D. Shared parking: Where efficiencies may be derived from shared parking, a reduction in the number of parking spaces shall be permitted when there will be a sharing of parking spaces by uses with different periods of peak parking demand, and where the applicant can provide justification for reduced parking based upon Urban Land Institute (ULI) standards for shared parking as set forth in its publication Shared Parking, most recent edition. This analysis shall include a submission of calculations indicating that available parking will be sufficient during peak demand periods for parking.

6. 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 any road on which the REV Overlay District development has frontage. Each parcel (not including mortgage subdivisions) comprising the Unified Master Plan shall be limited to one driveway per road frontage.
- B. Pedestrian path system shall provide access to all public transportation stops and to any proposed element of the Township's trail network.
- C. Section 1706.8 shall apply except that all access ways to a public street or highway shall be located not less than 150 feet from the intersection of any street lines.
- D. 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.
- E. Section 1706.14 shall apply except that fire lane easements shall have a minimum unobstructed right-of-way width of twenty-four (24) feet.
- F. Developments shall be designed to facilitate future vehicular access and connections with adjacent properties.

7. Streetscape Enhancements/Pedestrian Access.

For development within the REV Overlay District, the below provisions apply. The provisions of Zoning Ordinance Section 1008 regarding Streetscape Enhancement in the MU District do not apply.

- A. The tract development shall provide pedestrian access and connectivity through a combination of paths, sidewalks and clearly delineated pedestrian crosswalks.
- B. Sidewalks of five (5) feet in width shall be provided along all Pa. Route 23 and Rapps Dam

Road street frontage of the tract and shall provide connectivity to uses within the tract.

- C. The tract shall enhance or facilitate access to all existing public transportation stops on the tract including replacing existing stops with Township's assistance and SEPTA's cooperation. If the development parcel can accommodate a bus pull-off lane without affecting interior project layout and public sidewalk location, and SEPTA agrees, then the pull-off lane shall be built but shall not be counted when calculating building or parking setbacks, impervious coverage ratios, and minimum planting buffers. Bus stop shelters of a design acceptable to the Township shall be provided.
- D. Common areas within a tract subject to a Unified Master Plan shall serve as an amenity to all users of the tract. Pedestrian activity and connectivity shall be encouraged.

8. Traffic Signal Improvements.

A development shall be required to design, obtain permits and construct intersection improvements that upgrade any existing traffic signals with split phase operations (three or more separate phases) to concurrent phasing per PennDOT requirements. The objective is to have the Route 23 traffic on one phase and the Rapps Dam Road/Mowere Road traffic on a second phase.

9. 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 REV Overlay District.

10. Natural Features Protection.

For development within the REV Overlay District, the provisions of Article IV shall apply except as modified herein:

- A. **Steep Slopes.** In the REV Overlay District, no more than fifty percent (50%) of areas of natural steep slopes shall be disturbed; however, areas of manmade steep slopes and/or areas requiring earth disturbance due to environmental remediation or cleanup shall be excluded from the disturbance limitation. All uses in the REV Overlay District shall be permitted in areas of precautionary and prohibitive steep slopes, provided that the disturbance limitations of this section are met.
- B. **Woodlands.** In the REV Overlay District, no more than fifty percent (50%) of woodlands shall be disturbed; however, areas requiring earth disturbance due to environmental remediation or cleanup shall be excluded from the disturbance limitation. The tree replacement requirements of Section 404 of the Zoning Ordinance shall not apply.
- C. **Riparian Buffer.** Within the Zone 1 Riparian Buffer up to ten percent (10%) of the Zone 1 area may be disturbed, however, no disturbance shall occur within 25 feet of the top of

bank of a watercourse except for Pennsylvania Department of Environmental Protection permitted utility encroachments. Maximum disturbance limits within Zone 2 Riparian Buffer shall be forty percent (40%) excluding disturbance related to environmental remediation or cleanup.

- D. Wetland Buffer. Wetland areas shall be regulated in accordance with Pennsylvania Department of Environmental Protection regulations instead of Section 408 of the Zoning Ordinance; however, no building shall be located within forty-five (45) feet of a wetland area, no structure shall be located within thirty (30) feet of a wetland area, and no disturbance shall occur within twenty-five (25) feet of a wetland area, except for Pennsylvania Department of Environmental Protection permitted utility encroachments. If environmental remediation or cleanup is required, the disturbance may occur within twenty (20) feet of such remediation or cleanup area, but in no event shall wetland areas plus a minimum 10-foot wetland perimeter buffer be disturbed except for Pennsylvania Department of Environmental Protection permitted utility encroachments. Wetland area shall be measured from the limit of wetland area.

11. Contaminated Sites.

Contaminated sites (or contaminated areas within a site) requiring remediation or cleanup shall be remediated as part of any land development within the REV Overlay District. Such remediation work, which may include the removal or disturbance of soil and woodlands, shall not count as natural features disturbance and the provisions of Article IV shall not apply to such disturbance. Any remediation area that is disturbed shall be stabilized to prevent soil erosion and sedimentation pollution.

12. Soils with Seasonally High Water Table.

In the REV Overlay District, the provisions of Section 403.1 regarding soils with seasonally high water tables shall not apply.

13. Subdivision and Land Development Ordinance (SALDO) Provisions.

For development within the REV Overlay District, the below listed provisions of the SALDO do not apply:

- A. Section 418 – Shade Trees and Screen Planting.
- B. Section 424 – Park, Recreation, Open Space and Trails. See Section 2604.2.B and Section 2604.2.C for exceptions.
- C. Section 425.B – regarding specimen trees.

Section 2605. CONFLICT

Where the provisions of this Article XXVI 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.

Section 2606. MORTGAGE SUBDIVISIONS

Where the municipality has approved land development plans in the REV Rapps Dam Road and Route 23 Revitalization Overlay District, mortgage subdivisions shall be lawful even though each lot does not individually meet the standards of the Zoning Ordinance or the requirements of the REV Overlay District, provided that:

1. The application for mortgage subdivision shall be based upon an approved and recorded development plan for the construction of more than one building on the original lot or tract. The plan shall show a physical relationship between the area being subdivided, the remaining area covered by the development plan and the common areas so that each area is dependent upon the other and so that the area to be mortgaged lacks the facilities to conduct an independent separate commercial operation.
2. The entire parcel to be used in common by two or more of the buildings complies with tract area, building coverage, impervious coverage, setback, off-street parking, utilities, and frontage requirements of the REV Overlay District.
3. Documentary evidence shall be filed with the Township, in a form satisfactory to the Township including as a minimum the following information:
 - A. Assigning responsibility for the construction, control and maintenance of the facilities and areas to be used in common. The party so designated shall have the authority to enforce the conditions attached to the development plan as well as the sole authority to seek amendments thereto.
 - B. Containing irrevocable cross easements in favor of all parcels within the area of the plan as respects the use, control and maintenance of the facilities and areas to be used in common so that each of the subdivided lots becomes an integral part of the entire parcel/
 - C. Declaring that the interest of any mortgagee and that of any transferee of the mortgaged property upon a default of the mortgage shall be subject to the requirements of the plan, the obligations and responsibilities as to the facilities and areas to be used in common and the requirements of the cross easements so that such mortgagee or transferee, in the event of a default and transfer of title of the property, shall be bound by the same.
 - D. In the event of a subdivision for mortgage purposes, the entire area included within the

plan shall continue to be treated by the Township as a single parcel for purposes of maintaining compliance.”