

**ARTICLE XXVII**  
**KT KIMBERTON TRANSITIONAL USE DISTRICT**

Section 2700. PURPOSE

The KT, Kimberton Transitional Use District is intended to complement the Village of Kimberton with mixed use highway frontage development that is consistent with its role as an economically vibrant cultural center of the Community. For any new development, public water shall be provided, as well as public sewer facilities in accordance with the Township's Act 537 Plan.

Section 2701. USE REGULATIONS

1. Permitted Uses. A building may be erected, altered or used and a lot may be used or occupied for one (1) or more of the following purposes and no other:
  - A. Single-Family Detached Dwelling, however residential use shall not be permitted on lands subject to use restrictions of the Comprehensive Environmental Response, Compensation, and Liability (Superfund) Act of 1980.
  - B. Multifamily Dwellings, however residential use shall not be permitted on lands subject to use restrictions of the Comprehensive Environmental Response, Compensation, and Liability (Superfund) Act of 1980. In addition, residential apartments shall be limited to lands within 300 feet of the Pike Springs Road Right of Way.
  - C. Assisted Living Community or Personal Care Facility.
  - D. Professional or Business Office.
  - E. Bank or similar financial institution.
  - F. Educational Use.
  - G. Child Day Care Center, subject to the standards of Section 1813.
  - H. Physical Fitness, Gym, Healthcare Facility.
  - I. Museum, Library, or similar Cultural Use.
  - J. Hotel and/or Conference Center.
  - K. Retail store for appliances, furniture, or automotive parts.
  - L. Fire or Ambulance Company.
  - M. Clinic for ambulatory care and general medical services.
  - N. Farm Supply and Feed Store.

- O. Indoor or Outdoor Recreation. However, Outdoor Recreation shall not be permitted on lands subject to use restrictions of the Comprehensive Environmental Response, Compensation, and Liability (Superfund) Act of 1980.
  - P. Dry Cleaning or Self Service Laundry.
  - Q. Veterinary Hospital or Clinic without boarding.
  - R. Township Municipal Use, including Wireless Communications Facilities in accordance with Section 1821 of this Ordinance.
  - S. No-Impact Home-Based Business, in accordance with the provisions of Section 1806.
  - T. 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. Conditional Uses – The following uses shall be permitted when approved as a Conditional Use, in accordance with the provisions of this Article and the standards and criteria of Section 2000.6.
- A. Manufacture, Testing, Assembly, Cleaning, Testing, or Repair of materials, goods, foodstuffs, or products.
  - B. Research or Engineering Facilities.
  - C. Printing, Publishing, Binding, and similar operation.

Section 2702. AREA AND BULK REGULATIONS

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

- 1. Minimum Lot Area – Except as provided in Section 1403, a lot area of not less than one (1) acre shall be provided for every principal building with use or combination of uses permitted in Section 1401.
- 2. Minimum Lot Width – Except as provided in Section 1403, 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. Front Yard – Except as provided in Section 1403, no building shall be situated less than fifteen (15) or more than twenty-five 25 feet from the front lot line. Exceptions to the maximum setback may be made at the discretion of the Board of Supervisors as follows:
  - A. For multiple buildings on the same lot with pedestrian malls or courtyards where public amenities are provided.
  - B. For nonresidential buildings along Pike Springs Road, which may be set back from the Pike Springs Road right-of-way by no greater than one hundred (100) feet.

4. Minimum Side Yards – Except as provided in Section 1403, each side yard shall have a width of not less than twenty (20) feet.
5. Minimum Rear Yard – Except as provided in Section 1403, the minimum rear yard depth shall be not less than fifty (50) feet.
6. Maximum Impervious Surface – Except as provided in Section 1403, no more than fifty-five percent (55%) of any lot shall be covered by impervious surfaces.
7. Maximum Nonresidential Gross Floor Area and Residential Density - Maximum development yield per unit of Lot Area, or on the portion of Lot Area allocated to Nonresidential or Residential Use is as follows:
  - A. Maximum Nonresidential yield shall be 8,500 square feet Gross Floor Area per acre of tract area.
  - B. Maximum Residential yield shall be three and four-tenths (3.4) dwelling units per acre of tract area.
8. Maximum Height.
  - A. Maximum building height shall be three (3) stories or thirty-five (35) feet.
  - B. Flag poles shall be limited to thirty-five (35) feet in height.

#### SECTION 2703. STANDARDS FOR MULTIFAMILY DWELLINGS

1. Standards applicable to all multifamily buildings
  - A. Maximum number of dwelling units per building: 15
  - B. Minimum separation distance between buildings:
    1. Seventy-five (75) feet where the front façade of a building faces any part of another building.
    2. Fifty (50) feet where the back façade of a building faces any part of another building.
    3. Twenty-five (25) feet when two buildings abut end to end.
  - C. The maximum dimension of any building in a single direction:
    1. Townhouse buildings shall not exceed one hundred (100) feet length or contain more than four (4) dwelling units.
    2. Any other multifamily building shall not exceed eighty (80) feet.

1. Two-family (twin or duplex), where individual lots are proposed:
  - A. Minimum lot area: 6,000 sq. ft. per DU
  - B. Minimum lot width: 50 feet per DU
  - C. Front yard: 15 feet minimum, 25 feet maximum
  - D. Minimum side yard: 15 feet
  - E. Minimum rear yard: 35 feet
  - F. Maximum Impervious Cover: 55%
  
2. Townhouse, where individual lots are proposed:
  - A. Minimum lot area: 2,400 sq. ft. per DU
  - B. Minimum lot width: 20 feet per DU
  - C. Front yard: 15 feet minimum, 25 feet maximum
  - D. Minimum side yard: 15 feet, each end DU
  - E. Minimum rear yard: 35 feet
  - F. Maximum Impervious Cover: 65%

#### SECTION 2704. DESIGN STANDARDS

In addition to all other design standards in this Ordinance, the following shall apply specifically within the KT 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 nonresidential or multifamily use abuts a single family detached use or the AP Agricultural Preservation and Rural Residential District, the R-1 Residential District, the R-2 Community Residential District, or the R-3 Mixed Residential District boundaries, 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. The Streetscape and Site Enhancement guidelines included as appendix C shall be utilized.

4. Road Right-of-Way. Road Right-of-Way shall be required in the Kimberton Transitional Use district as follows:
  - A. Pike Springs Road – Seventy (70) feet minimum
  - B. Hares Hill Road – Sixty (60) feet
  - C. Seven Stars Road – Expand from thirty-three (33) to forty (40) feet.
  - D. All Other Roads – Fifty (50) feet
5. Traffic Calming
  - A. All way stop controls shall be provided at all street intersections, except where signals are not required on Pike Springs Road.
  - 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 Loading.
  - A. On street parallel parking is permitted on local streets where not in conflict with pedestrian accessibility or driveway sight distances. The minimum dimension for such spaces shall be eight feet by twenty feet (8’X20’).
  - B. On lot parking for Apartments and nonresidential buildings shall be located to the sides or rear of buildings, and not between the front building façade and the street, with the following exception:
    1. For buildings along the Pike Springs Road or Coldstream Road right-of-way only, parking between the building and street line may be provided but shall be limited to a maximum of two rows of spaces served by a single drive aisle.
  - C. 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. Rear facing garages on multi-family dwellings are permitted with a common access alley or drive. End unit multi-family dwellings may have side entry garages, but not front facing garages. Interior multifamily dwelling units may have front facing garages, provided the garage door occupies no more than 50% 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 in such cases shall be located behind the rear façade of the principal building.
  - D. Shared parking arrangements in accordance with Section 1707.6 are encouraged.

- E. 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. No plantings or other screen treatments shall be placed that would impede vehicular safe sight distances.
  4. Parking lot screening shall be permanently maintained in good condition.
- F. 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) 2-inch caliper shade tree.
- G. 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 2-inch caliper 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. No plantings shall be placed that would impede vehicular safe sight distances.
- H. Landscaping shall be required between buildings and parking lots as follows:
1. A minimum of (1) 2 inch caliper tree shall be provided per fifty (50) feet of front façade. A minimum fifteen (15) 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.
- I. Loading areas and outdoor trash facilities shall be screened from adjacent properties by minimum 6-foot height evergreen trees or fencing, and shall not be permitted along street facing sides of buildings.

7. Sidewalks and Pedestrian Accessibility.
  - A. Sidewalks shall be provided on both sides of streets within the right-of-way and shall provide connectivity to uses within a development tract.
  - B. All sidewalks shall be at least five (5) feet in width.
  - C. On lot walkways shall extend between buildings to be served and the street.
  - D. All development shall facilitate pedestrian accessibility to the Kimberton Village District.
  - E. All development shall provide trail connections consistent with the East Pikeland Township Municipal Trail Plan and the Plan for Open Space and Economic Development.
8. Street trees.
  - A. One street tree of a minimum caliper of 2 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 tree species may be used in accordance with PECO guidelines.
9. Buffer Landscaping. Vegetative buffering shall be provided on each lot along lot lines separating adjacent properties as follows:
  - A. Between abutting nonresidential uses, two (2) 2-inch minimum caliper shade trees and (5) 36-inch tall shrubs shall be provided for each 100 feet of buffer.
  - B. Where multifamily use abuts nonresidential 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 nonresidential or multifamily development abuts or has road frontage along an adjacent residential district or public park, 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.
10. 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 streets. 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.

11. 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.

12. 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. Cross walks
  - 2. Street intersections
  - 3. Driveway entrances
  - 4. 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. Street lights shall be LED, full cutoff fixtures of a style approved by the Township.
- F. Ornamental street lights and poles shall have a matte black finish.

13. Common and Open Space.

- A. Nonresidential lots shall have a minimum area equivalent to 20% of building Gross Floor Area (GFA) devoted to common or public space in the form of outdoor plazas including seating and landscaping. Such spaces may be configured as courtyards with accessibility to adjacent buildings or uses on the same or adjacent lots and may count toward the open space requirements of Section 424.C of the Subdivision and Land Development Ordinance.
- B. Residential uses shall have a minimum area equivalent to 30% of building Gross Floor Area (GFA) devoted to common or public space in the form of outdoor plazas including seating and landscaping. Such areas may count toward the open space requirements of Section 424.C of the Subdivision and Land Development Ordinance.

14. 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. Land developments shall provide for Complete Streets including sidewalks and bike lanes on Pike Springs Road (PA Route 113), with elements as depicted in Appendix E. On Coldstream Road, sidewalks and bicycle “sharrow” markings shall be provided.
- B. Fencing shall be decorative and shall complement building style and architecture. Chain link, wire mesh, and similar types of fencing shall not be permitted.
- C. Architecture. Where multifamily buildings, or nonresidential buildings of five thousand (5,000) gross square feet or greater on the ground floor, are proposed, the following shall apply:
  - 1. The length of the facade of any new nonresidential building shall have vertical design elements such as pilasters, columns, piers, windows, entrances, changes of material, with recesses or projections of minimum four (4) feet, so that no vertical bay or section of a building façade exceeds forty-five (45) continuous feet in length.
  - 2. No residential building façade shall exceed forty-five (45) feet width without a horizontal offset, entrance articulation, or change in surface material, color, or fenestration.
  - 3. 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.
  - 4. Any windows on the ground floor shall be transparent to the building interior.

5. 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
6. 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.
7. Buildings with thirty-five thousand (35,000) square feet or greater on the ground floor and designed for occupancy by one user are not permitted.
8. 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.
9. 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% below impervious cover.
10. Lots at street corners shall have buildings located at the minimum front setback to define the corner and to screen parking from the corner. 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.

15. Utilities. All new utilities shall be installed underground.
16. Signs. Signs shall be designed to reduce confusion and minimize visual clutter consistent with Appendix C.
  - A. 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.
  - B. Properties with one use may have a Ground Sign.
  - C. Properties with two (2) to three (3) uses may have a small Directory Sign.
  - D. Properties with more than three (3) uses may have a large Directory Sign.
  - E. Billboards are prohibited in the KT District.
17. Furnishings. Streetscape and Site Furnishings shall be provided in accordance with the guidelines in Appendix C.
  - A. Benches
  - B. Bicycle Racks
  - C. Bollards shall be used to separate pedestrian areas from vehicular traffic.
  - D. Waste Receptacles