

ARTICLE XI

LI LIGHT INDUSTRIAL CAMPUS DISTRICT

1101. PURPOSE. To provide sufficient space, in appropriate locations, to meet current and anticipated future regional needs for large-site industrial related and limited types of commercial development appropriate to the community. To help generate agglomeration economies that will aid in attracting new industries. To control the types of uses to protect the public health and safety. To maintain an attractive physical environment that will aid in attracting new industry. To encourage development within industrial parks, with deed restriction controls and interior access systems. To encourage development that follows an overall plan with common design and landscaping themes. To encourage buildings that relate in scale and materials to adjacent buildings. The planned business development standards are primarily intended to avoid the eventual placement of a large number of driveways that would enter onto arterial streets, and to provide for unified and coordinated development.

1102. DEFINITION OF PLANNED BUSINESS DEVELOPMENT.

A. A development:

1. that is approved as a conditional use under the standards of Section 1107, or
2. that was granted preliminary or final subdivision or land development approval prior to the adoption of this Ordinance for 3 or more abutting industrial or commercial lots or 1 or more office buildings.

1103. PERMITTED BY RIGHT USES. Only the following are permitted by right uses in the LI District, provided that the requirements for specific uses in Article XV are met:

A. The following uses are permitted by right only within a Planned Business Development, (see also additional uses permitted by Section 1103.B.)

1. Offices
2. Packaging and Bottling Operations, without on-lot retail sales
3. Manufacture, assembly and processing of the following:
 - a. Electrical and Electronic Machines, Supplies and Equipment
 - b. Jewelry, Precision Instruments, Optical Goods and similar products
 - c. Products from Wood or Previously Prepared Materials, such as glass, leather, cellophane, textiles, rubber or synthetic rubber
 - d. Textiles, Apparel, Shoes and Apparel Accessories
 - e. Food Products (but not including a slaughterhouse, meat packing plant, stockyard, animal husbandry or animal feed mill)
 - f. Transportation Equipment

- g. Manufactured or Modular Housing
- h. Paper and Cardboard Products (but not including manufacture of wood pulp)
- i. Glass and Glass Products
- j. Leather, Clay and Pottery Products
- k. Fabricated Metal Products (except Ammunition or Explosives)
- l. Pharmaceuticals
- m. Microelectronic Components
- 4. Finishing of Previously Prepared Resin, Vinyl, Polymer, Plastic or Rubber Products
- 5. Finishing, Grinding, Polishing, Stamping or Heat Treating of Products
- 6. Welding
- 7. Sales and Rental of Industrial Equipment, other than vehicles primarily intended for use on public streets
- 8. Warehousing* or Distribution, but not including a truck terminal as a principal use
- 9. Exercise Club
- 10. Recycling Collection Center*
- 11. Funeral Home*
- 12. Financial Institution*
- 13. College, University or Trade School
- 14. Wholesale Sales*
- 15. Testing and Repair of Manufactured Products
- 16. Outdoor Storage as Accessory to a Permitted Use**
- 17. Photo finishing Labs
- 18. Retail sales or personal service uses that are clearly limited to no more than 5 percent of the floor area of any building
- 19. Large or Small Animal Hospital*
- 20. Bus or Taxi Terminal*
- 21. The following uses, provided that at least a portion of the lot containing the use is a maximum of 2,500 feet from the existing right-of-way of a portion of an expressway that is located in Lower Nazareth Township, and provided that the use will be at least 250 feet from a residential district boundary and from any existing dwelling that the applicant does not own or have an agreement to purchase:
 - a. Hotel or Motel*
 - b. Kennel*
 - c. Tavern
 - d. Auditorium, Commercial
 - e. Standard Restaurant*
 - f. Lumber Yard and/or Building Supply Sales (not including asphalt or cement processing)
 - g. Auto Service Station*, but not including facilities primarily intended to

- serve tractor-trailer trucks.
- h. Package Delivery Services
- i. Heliport*

22. Commercial Forestry*

* See additional requirements in Section 1502.

**See additional requirements in Section 1503.

B. The following uses are permitted by right, either on a lot of less than 5 acres that existed as a lot of record at the time of adoption of this Ordinance or within a Planned Business Development:

1. Swimming Pool, Public or Semi-Public*
2. Township-owned Use
3. Publicly-owned Recreation
4. Crop Farming
5. Essential Services**
6. Picnic Grove*
7. Membership Club*
8. Accessory Uses or Structures customarily incidental to an approved permitted by right, special exception or conditional use.**
9. Wildlife Sanctuary
10. Cultural/Community Center*
11. U. S. Postal Service Facility
12. Stable, Non-household*
13. Retail Sales of agricultural products produced on the premises as an accessory use.**
14. Offices or Office Building
15. Financial Institution*
16. Plant Nursery*

*See additional requirements in Section 1502.

**See additional requirements in Section 1503.

1104. SPECIAL EXCEPTION USES. The following uses are special exception uses in the LI District, provided that all other requirements of this Ordinance are met, especially Article XVI, "Performance Standards":

A. The following uses, providing that any manufacturing facilities shall be set back a minimum of 400 feet from any existing dwelling or residential district:

1. Manufacture of:
 - a. Soaps, Detergents, Paints, Varnishes or Enamels
 - b. Natural or Synthetic Rubber Products
 - c. Plastics, Polymers, Resins or Vinyl

- d. Primary (as opposed to fabricated) Metals Products
- 2. Tire Re-treading

B. Other Industrial Activities involving processing, distribution, recycling, cleaning, assembling, packaging, conversion, production, repair or testing of materials or products if the applicant clearly proves to the satisfaction of the Zoning Hearing Board that the use would have a character similar to permitted by right and special exception uses, and would not have a serious threat of creating conditions that would violate Article XVI. No use that is specifically prohibited shall be permitted by this Section.

1105. CONDITIONAL USES. The following are conditional uses in the LI District, provided that all other requirements of this Ordinance are met:

- A. Emergency Services Station* (see additional requirements in Section 1502)
- B. Planned Business Development (see additional requirements in Sections 1108 and 1102)
- C. Auto, Boat or Mobile/Manufactured Home Sales*
- D. Commercial Communications Tower*
- E. Auto Repair Garage*
- F. Personal Care Center*

*See additional requirements in Section 1502.

1106. SPECIFICALLY PROHIBITED USES. All uses not specifically permitted are prohibited, unless their allowance is implied by a closely similar use. The following uses are very specifically prohibited in the LI District as principal and/or accessory uses.

- A. All uses are prohibited that would have a serious threat of future inability to comply with the performance standards of this Ordinance, as stated in Article XVI.
- B. All of the following uses are prohibited:
 - 1. Tar Distillation or Manufacture
 - 2. Coke Oven
 - 3. Creosote Treatment or Manufacture
 - 4. Explosives, Fireworks, Ammunition and Gunpowder Manufacture or Bulk Storage (except storage within a U. S. military or State-owned facility)
 - 5. Incineration, Reduction, Distillation, Storage or Dumping of Slaughterhouse Refuse, Rancid Fats, Garbage, Bones, Dead Animals or Offal (see incineration of waste as part of a Solid Waste Disposal Facility)
 - 6. Bulk Manufacture of Hazardous Chemicals, including but not limited to the following acids: hydrochloric, nitric, picric, sulfuric, sulphurous or carbolic
 - 7. Oilcloth Manufacture

8. Raw Paper or Pulp Mill
9. Petroleum or Kerosene Refining or Distillation
10. Potash Work
11. Stock Yard, Slaughterhouse or Meat Packing Plant
12. Manufacture of Agricultural Chemicals, Fertilizers or Pesticides
13. Mineral Extraction
14. Manufacture of Paving or Roofing Materials, including asphalt
15. Bulk Storage of Liquid Fuels
16. Manufacture of Cement, Gypsum, Concrete or Plaster Products
17. Truck Terminal as a Principal Use
18. Animal Feed Mill
19. Retail Sales, other than that specifically permitted

1107. STANDARDS FOR APPROVAL OF A PLANNED BUSINESS DEVELOPMENT. To assure that the intent and requirements of this District are complied with, review and approval of a Planned Business Development shall be required as a conditional use.

- A. Minimum Tract Size. 5 acres. See definition of tract in Article II.
- B. Lot Regulations. Any lot proposed to be created presently or in the future within a planned business development shall be capable of complying with the Lot and Setback Regulations of this District (see Section 1108).
- C. Information. The applicant shall present whatever information is available on the types of tenants or uses that are intended or expected in different portions of the development.
- D. Relationship to Surroundings. The applicant shall show how the development will be coordinated with access and utilities of other portions of the PIC and LI Districts and with Route 33.
- E. Common Open Space and Landscaping. The application shall show an overall plan of open spaces and landscaping. This plan shall be carried out through a system of deed restrictions on each lot.
- F. Access.
 1. Coordinated Access. Any Planned Business Development shall make the absolute maximum use possible of interior streets, as opposed to numerous driveways entering onto an arterial street. Deed restrictions shall be placed on any individual lots that are created to require access to the interior street system only.
 2. Access to Other Than Arterial Streets. Based upon any Penn DOT review

comments, the Township Comprehensive Plan and any reviews by the Planning Commission, Police Chief and Township Engineer, the Board of Supervisors may require that a Planned Business Development not have any direct access that would involve left-hand turns onto and off of an arterial street (except at an intersection planned for or with an existing traffic signal) if reasonable access could be provided off of and onto a collector or suitable local street.

3. Easements for Access. The Board of Supervisors may at the time of approval of a subdivision or land development within a PIC or LI District, require a lot or tract to grant an easement for vehicular traffic to adjoining tracts to allow an efficient interior access system.
4. Right-of-Way Dedications. Based upon a traffic study, an applicant may be required to dedicate sufficient land for needed widening of arterial or collector streets. Also, an applicant may be required by the Board of Supervisors, if recommended by the Planning Commission and after review of the Comprehensive Plan, to dedicate sufficient land for needed realignments of intersections that abut the tract.

- G. Staged Construction. If development is to occur in progressive stages, each stage shall be planned and occur so that the purposes and requirements of this Ordinance are fully complied with at the completion of each stage. Each stage shall be shown on the plan. Each stage must be completed within three (3) years.
- H. Information on Covenants. A Planned Business Development shall include a reasonable set of deed restrictions or covenants imposed by the developer on each lot. These covenants should cover types of uses, maintenance of lots and industrial operations, with a proper means for enforcement. The covenants shall also be written to carry out the purposes and requirements of a Planned Business Development.

1108. LOT AND SETBACK REGULATIONS. The following lot and setback regulations shall apply to uses in the LI District, unless a more restrictive requirement is stated in Article XV (for a particular use) or elsewhere in this Ordinance.

- A. Information. The applicant shall present information on the approximate number of employees and shifts that are expected. Also, the applicant shall present information on the approximate amount of tractor-trailer truck traffic that is expected.
- B. Minimum Lot Area. 2 acres, except 1 acre for any lot limited by deed restriction to non-industrial uses.

- C. Minimum Lot Width. 200 feet, except:
1. 350 feet at the future right-of-way line of any arterial street which an individual lot will have a driveway entering directly onto.
 2. 150 feet for any lot limited by deed restriction to non-industrial uses.
- D. Minimum Lot Depth 150 feet
- E. Minimum Front Yard Setback 75 feet from the future street right-of-way, except as provided for in Section 1108.M.
- F. Maximum Building Coverage 40%
- G. Maximum Impervious Coverage 70% except 75% if the following is met:
1. If around the perimeter of all paved areas, other than accessway and driveway entrances and exits into the lot and other than areas where a building obstructs the view of such paved areas from the street (except an expressway) or exterior lot line, an earthen berm is provided that meets the following requirements:
 - a. Minimum average height of berm: 5 feet above the average finished ground level (disregarding drainage channels) on the outside side of the berm. Fluctuations in height are encouraged.
 - b. Maximum side slopes of berm: 3 horizontal to 1 vertical.
 - c. A 60 feet wide yard (which may include stormwater facilities or basins) and the berm (which may be within such yard) shall be maintained in an all-season natural ground cover and landscaped with plantings, and with any fence on the inside of any berm or wall.
- H. Minimum Side Yard 30 feet each, except as provided for in Sections (for both principal and 1108.L. and 1108.M. accessory structures and uses)
- I. Minimum Rear Yard 50 feet, except as provided for in Sections (for both principal and 1108.L. and 1108.M. accessory structures and uses)
- J. Maximum Height. 45 feet with a maximum of 3 stories
- K. Enclosed Structures. All manufacturing shall occur within completely enclosed structures. See also Section 1404.D.6.
- L. Minimum Setback from Expressway or Arterial Street. 75 feet from the future right-of-way.

- M. Setbacks from a Residential District, Lot-line of an Existing Dwelling on a Lot of Less than 5 Acres. 150 feet minimum for any building, except as follows:
1. Any industrial use or area routinely used for the movement, parking or storage of tractor-trailer trucks or refrigerator trucks shall be setback a minimum of 200 feet from any residential zoning district boundary or the lot-line of an existing dwelling which is on a lot of less than 5 acres; unless such areas are separated by an expressway.
 2. Reduction of Setback. A 200 feet wide minimum setback under this Section may be reduced to 120 feet if the business use provides an earthen berm as a buffer that meets the following conditions:
 - a. Minimum height: an average of 5 feet above the average finished ground level on the residential side of the berm (disregarding any drainage channels).
 - b. Maximum side slopes: 3 horizontal to 1 vertical.
 - c. Evergreen plantings shall be required as specified in the buffer yard requirements of Section 1404, with the plantings on the top or on the residential side of the berm.
- N. Minimum Parking Setback. 50 feet.
-

1109. ADDITIONAL REQUIREMENTS.

- A. Parking. See Article XVII.
- B. Signs. See Article XVIII.
- C. Site Plan Review. See Section 1411.A., which requires site plan review by the Planning Commission for nonresidential building expansions and parking lots.
- D. Buffer Yards and Screening. See Section 1404.D.
- E. Performance Standards. See Article XVI, especially Section 1611 "Noise Standards."
- F. Uses With On-Lot Sewage. See Article XVI.
- G. Multiple Use Buildings. See Section 1402.B.
- H. More than One Principal Building on a Lot. See Section 1401.

- I. Paved Area Setbacks. See Section 1703.G.
- J. Architectural Considerations. See Section 1002.G.

1110. MIXED-USE OVERLAY DISTRICT PURPOSE.

- A. The purpose of the Mixed-Use Overlay District is to:
 - 1. Promote Mixed-Use Development in the LI – Light Industrial Campus District.
 - 2. Promote the Planning and Design principles of Section 1110.C.
 - 3. Create a mixed use development that is compact and pedestrian-oriented, with a streetscape and main street environment.

B. CONDITIONS OF ELIGIBILITY.

- 1. The minimum gross tract area shall be ten (10) acres, and shall be located within the LI – Light Industrial Campus District.
- 2. The tract shall have direct access to an Arterial road as described in the Lower Nazareth Township Comprehensive Plan, and be within one-half mile of an exit or interchange of a limited access Expressway.
- 3. Both public water and public sewer shall be provided.
- 4. A “Streetscape” and a “Main Street Environment” shall be created and maintained.
- 5. A Handbook of Design Guidelines shall be prepared and submitted with Preliminary Plans in accordance with Section 1110.G.11.

* See additional requirements in Section 1505.

C. PLANNING AND DESIGN PRINCIPLES.

- 1. Overall Design. The Mixed Use Overlay District shall feature a distinctive Streetscape, and a Main Street Environment with Civic Uses and Green Areas.

2. Overall Streetscape Design. The streetscape in the Mixed-Use Overlay District shall have the complete ensemble of sidewalks, buildings along sidewalks, on-street parking, street trees, street lights, and crosswalks throughout the District.
3. Building Design.
 - a. Building Height.
 - (1) The minimum building height for principal buildings shall be 20 feet.
 - (2) The maximum building height for principal buildings shall be five (5) stories.
 - b. Building Width. Any building that exceeds thirty-six (36) feet in width shall have pilasters, panels, bays, recesses, or projections to provide a vertical articulation to the building.
 - c. Building and Parking Location. Principal buildings shall be located close to sidewalks. Parking shall be located behind buildings or on the side of buildings.
 - d. Build-To Lines. New buildings shall create street walls. Buildings shall collectively help to form the streetscape.
 - e. Building Size. No individual building shall exceed 35,000 square feet on the ground floor.
 - f. Building Types. The buildings shall be sized and proportioned to easily enable reuse over time. Therefore, shops and stores, live-work units and residential units should have the ability to convert from one use to another similar use without requiring substantial demolition.
4. Mixed-Use. The Mixed Use Overlay District shall have mixed uses consisting of: commercial, residential and civic uses.
5. Gateway Features. Gateway Features shall be provided at the entrance to the Mixed Use Overlay District in the form of pillars, columns, torii gates, or other like type vertical architectural elements.

6. Street and Alley Network. Internal circulation shall be through an interconnected network of streets, alleys and service drives. One-way alleys and service drives shall be at least 12 feet in width, and two-way alleys and service drives shall be at least 18 feet in width.
7. Parking.
 - a. On-street parking shall be provided along streets. Such parking shall be counted toward the overall parking requirements for a use. Such parking shall be curbside parallel in seven (7) foot wide bays.
 - b. Off-street parking shall be located behind buildings to the maximum extent possible. Where necessary, parking may be located on the side of buildings. However, no off-street parking shall be located in front of buildings between the building and the curb line, except for on-street parking.
 - c. Shared parking may be provided on a tract or parcel that is nearby to the tract or parcel being served, provided no more than twenty-five percent (25%) of the required parking for a building is located on a tract or parcel that is within 150 feet of the tract or parcel being served.
8. Sidewalks and walkways shall be provided and shall have a minimum width of 4'-6".
9. Crosswalks shall be provided and shall have a minimum width of 6'-0".
10. Sidewalk cafés may be provided as an accessory use to a restaurant.
11. Street Trees and other landscape enhancement shall be provided in the form of street trees, shade trees, flowering trees, shrubs and groundcovers.
12. Street lights shall be provided at intervals of at least 90 feet. Such lights shall be decorative and shall not exceed 20 feet in height.
13. Curb cuts shall be minimal along any block, and vehicular access shall be provided in alleys and service drives.
14. Street Furniture and furnishings such as: benches, planters, bicycle racks, vertical pole-mounted banners, and the like, shall be provided.

D. PERMITTED USES.

1. Residential multi family/apartment dwelling on the upper floors of a three, four or five story mixed use building.
2. Commercial/Retail sales, restaurant.
3. Sidewalk café, on the ground floor of a mixed use building.
4. Convenience Store, provided the gas pumps are located behind the building.
5. Office that is integral to a mixed use building, but not in a freestanding office building, and not a Flex Office.
6. Bank or financial institution, provided any drive-thru component is located behind the building.
7. Hotel that is integral to a mixed-use building, but not in a freestanding hotel building.
8. Residential townhouse dwelling on the upper floor(s) of a building.
9. Live-Work Unit, with the Work Unit on the ground floor of a building, and the Live Unit on the upper floors.
10. Civic Use.
11. No residential uses shall be permitted on the ground floor of any building.

E. DEVELOPMENT REQUIREMENTS.

1. Parking shall be in accordance with Article XVII, Off Street Parking and Loading, except as follows:
 - a. On-street parking shall be provided along streets, and shall be counted as part of the parking requirements.
 - b. Retail sales shall be provided on the basis of one (1) per 300 square feet of net leasable floor area.
 - c. Office shall be provided on the basis of one (1) space per 250 square feet of net leasable floor area.

2. New utilities shall be constructed and maintained underground.
3. Lighting shall be installed and maintained to prevent trespass glare. No lighting at the property line of the tract perimeter shall exceed 0.5 footcandles.
4. Landscaping shall be installed and maintained in accordance with a Landscape Plan, prepared by a Registered Landscape Architect, and shall include at a minimum:
 - a. Street trees at 3 to 3½ caliper, every thirty (30) feet, along both sides of all streets.
 - b. Shade trees at 2½ to 3 inch caliper within off-street parking lots, providing at least 5% coverage of the total parking area.
5. Signage shall be installed and maintained in accordance with Article XVI, and the design guidelines for signs on awnings, buildings, pylons and streets as set forth in the Mixed Use Overlay District Handbook of Design Guidelines. No sign shall be backlit.

* See additional requirements in Section 1505.

6. Restaurant – Sidewalk Café. The following shall apply:
 - a. It shall be unlawful for any person to erect, construct or maintain a restaurant - cafe without first applying for and securing a permit therefor as hereinafter provided.
 - b. Any person who shall desire to open a restaurant – sidewalk cafe shall make application therefor (the applicant) in writing to the Township. Such application shall be accompanied by such application fee as required by a schedule of fees established by and amended from time to time by resolution of the Board of Supervisors. Such application shall be made upon forms provided by the Township and shall set forth and include the following:
 - (1) The name and address of the applicant.
 - (2) A plan specifying the precise location of the outdoor portion of the restaurant – sidewalk cafe, including a calculation of the proposed occupant load.
 - (3) The written consent of the property owner.

- (4) An agreement of indemnity as outlined in Subsection 6.d.
 - (5) The indoor seating capacity of the restaurant – sidewalk café.
- c. No action shall be taken on any application for a permit under this subsection until the application has been completed in its entirety and the application fee, as required by a schedule of fees established and amended from time to time by resolution of the Township, has been paid in full.
 - d. The applicant shall indemnify, defend and keep harmless the Lower Nazareth Township, its officers, employees and agents from and against any and all actions, suits, demands, payments, costs and charges for and by reason of the existence of the restaurant – sidewalk cafe and all damages to persons or property resulting from or in any manner caused by the presence, location, use, operation, installation, maintenance, replacement or removal of such restaurant – sidewalk cafe or by the acts or omissions of the employees or agents of the applicant in connection with such restaurant – sidewalk cafe.
 - e. The restaurant – sidewalk café shall have a minimum indoor seating capacity of fifteen (15) persons.
 - f. The restaurant – sidewalk café outdoor areas are required to stop serving customers on or before 11:00 p.m. prevailing time, and clear all tables of food, beverages and customers on or before 12:00 midnight prevailing time.
 - g. The applicant shall maintain the restaurant – sidewalk café in accordance with all Township ordinances and state and federal laws, as well as rules and regulations promulgated and adopted by the Township which pertain to this use of restaurant – sidewalk café.
 - h. The applicant shall remove the outdoor portion of the restaurant – sidewalk cafe within thirty (30) days after written notice if the Township determines that the restaurant - sidewalk cafe is detrimental to the health, safety and general welfare of the Township or its citizens.
- (1) Due to pedestrian traffic changes, the restaurant – sidewalk cafe narrows the sidewalk to the extent that pedestrian traffic is impeded;

- (2) The restaurant – sidewalk cafe interferes with the maintenance or installation of an underground utility structure;
 - (3) The restaurant – sidewalk cafe is no longer being used as such;
 - (4) The restaurant – sidewalk cafe has been temporarily or permanently closed for violation of any Township, state or federal law and/or regulation; or
 - (5) The restaurant – sidewalk cafe is operated in violation of any ordinance, rule or regulation of the Township.
- i. In the event that the applicant fails to remove the restaurant – sidewalk cafe within thirty (30) days after written notice, the Township may proceed to remove and restore the area and charge the applicant for the cost thereof. Should the restaurant – sidewalk cafe be removed by the Township, the applicant shall be entitled to a return of the equipment, furnishings or appurtenances so removed only after the payment of all costs due to the Township and by requesting the return in writing. The responsibility for removal under the provisions of this subsection shall be the sole responsibility of the applicant without any obligation or cost assessed against the Township.
 - j. In any location where the restaurant – sidewalk café is not separated from the flow of traffic by parking areas or other barriers, no table shall be located within five (5) feet of the curb.
 - k. The restaurant – sidewalk café outdoor area must provide table service.

F. LOT AND SETBACK REGULATIONS.

- 1. Minimum Individual Gross Floor Area for multi-family/apartment units: 1,500 square feet each.
- 2. Maximum Density for upper floor multi-family/apartment units: 5 dwelling units per gross acre.
- 3. Build-To Line: Fifteen (15) feet, with a projection or recess option of up to four (4) feet.
- 4. Minimum Tract Perimeter Building Setbacks: 100 feet.

5. Minimum Distance Between Buildings: 60 feet.
6. Maximum Impervious Surface Coverage: 80%.
7. Minimum Principal Building Height: 20 feet.
8. Maximum Principal Building Height: 5 stories.
9. Minimum Gross Tract Area for Civic Use and Green Area: 5%.

G. PROCEDURES, PLANS, AND SUPPORTING DOCUMENTS.

1. All Applicants are encouraged to submit Sketch Plans for all Mixed-Use Overlay District proposals. Such plans may be informally reviewed as conceptual plans in order to provide an opportunity for the Township to make suggestions and recommendations on the design of the proposed development.
2. The Applicant shall follow the preliminary and final plan application requirements of the most recent version of the Lower Nazareth Township Subdivision and Land Development Ordinance, and shall include the plans listed below.
3. Building and Parking Plan.
 - a. A separate plan sheet shall be submitted to depict the proposed building program. Said plan shall indicate the proposed principal and accessory buildings, the gross square footages of all buildings, and the building heights. The Building Plan shall also indicate the total impervious surface coverage, existing and proposed.
 - b. Such plan shall also depict proposed surface parking and list the number of parking spaces proposed in relation to the proposed use(s).
 - c. On-street parking spaces may be counted toward the overall parking requirement whenever such parking is located along the frontage of the building that is proposed for development.

4. Street, Alley, and Streetscape Plan.
 - a. A separate plan sheet shall be submitted to depict the proposed interconnected street, alley, and service drive network. Such Plan shall indicate all street widths and rights-of-way widths.
 - b. Such plan shall indicate all materials, depths of pavement courses, and gradients.
5. Pedestrian Access Plan.
 - a. A separate plan sheet shall be submitted to depict the proposed interconnected network for pedestrian access including sidewalks, walkways and crosswalks.
 - b. Such plan shall indicate all materials and gradients for sidewalks, walkways and crosswalks.
6. Landscape and Civic Use Plan.
 - a. A separate plan sheet shall be submitted to depict all proposed landscape features, and Civic Uses.
 - b. The Landscape Plan shall indicate all plant types, size and quantities as well as the types, sizes, and materials for all paving, benches, walls, and other structures.
 - c. Such plan shall indicate all Green Areas and other common features.
7. Signage Plan.
 - a. The provisions of Article XVIII shall apply.
 - b. A separate plan sheet shall be submitted to depict all proposed signage for all wall and window signs, as well as any proposed directional and wayfinding signs, and all gateway features.
 - c. Such plan shall also depict the size, materials, colors, graphics, and anchoring details for all signs and gateway features.

8. Utilities Plan.

- a. A separate plan sheet shall be submitted to depict all proposed utilities.
- b. Such plan shall indicate all proposed types, sizes, and materials of utilities that are proposed.

9. Phasing Plan.

- a. A separate plan sheet shall be submitted to depict proposed staging or phasing of the total land development.

10. Declaration of Covenants, Easements and Restrictions.

- a. A Declaration shall be submitted to the Township and shall be satisfactory to the Township Solicitor.

11. Design Handbook.

- a. A Handbook of Design Guidelines shall be prepared and submitted with the Preliminary Plans to illustrate the proposed design excellence and architectural excellence for all architectural, streetscape, landscape, and hardscape features to be constructed. Such Guidelines shall be considered to be an Appendix to and a part of the Lower Nazareth Township Subdivision and Land Development Ordinance, and shall address:

* See additional requirements in Section 1505.

(1) Key Design Elements, see enclosed Exhibit 'A' for reference.

(2) Site Design Guidelines, including:

- (i) Building Placement
- (ii) Site Layout
- (iii) Parking Location
- (iv) Open Space and Green Areas
- (v) Signage: Freestanding and Directional
- (vi) Lighting
- (vii) Landscaping
- (viii) Sidewalks, Crosswalks, Intersections, Pedestrian Paths

- (3) Building Design Guidelines, including:
 - (i) Architectural Guidelines
 - (ii) Signage on buildings

- (4) Mixed Use Guidelines, including:
 - (i) Mixed Use development

EXHIBIT A

KEY DESIGN ELEMENTS:

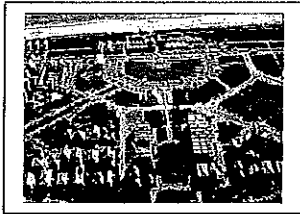
TRADITIONAL TOWNS & TRADITIONAL NEIGHBORHOODS

Thomas Comitta Associates, Inc.

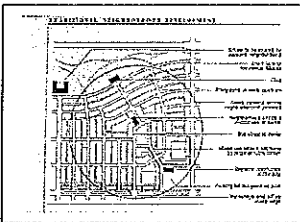
Town Planners & Landscape Architects
18 W. Chestnut Street, West Chester, Pennsylvania 19380-2630

Key Design Elements: Traditional Towns and Traditional Neighborhoods

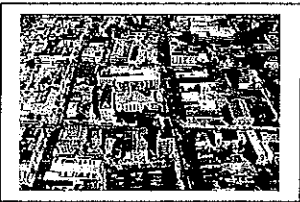
Unlike conventional suburban development patterns (with separated land uses, deep setbacks, no on-street parking, cul-de-sacs, and no sidewalks), Traditional Towns and Traditional Neighborhoods promote more compact, walkable, mixed-uses, interconnected and sustainable communities, and have the following Key Design Elements:



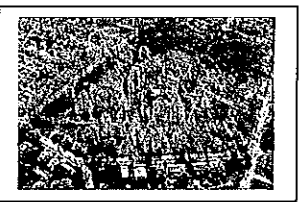
“Anchor” for the Neighborhood: features a Green, Park, Corner Store, Post Office, Library, Town Hall, Community Center, Train Station, Theatre, or like use; enjoys success along a 3 to 5 block long “main street” or in a neighborhood or town center; provides a place for special events



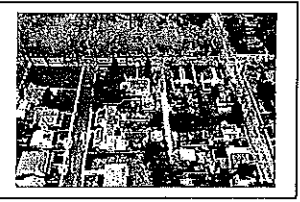
Service Area and Size: features a ¼ to ½ mile (5 to 10 minute walk) from the Neighborhood Center to the edge; creates 40 to 160 acres for each neighborhood



Mix of Uses: combines Residential, Commercial, Institutional, Limited Industrial, Recreational and Open Space uses in a diversified but seamless arrangement; also combines first floor retail with second floor apartments and/or offices in the town/neighborhood center; encourages live-work units and granny flats



Park, Open Space, Countryside: creates the green, square or park to help “anchor” the Town/Neighborhood Center and neighborhood; a system of “green spaces” ecologically balanced with the built environment and distributed within the community; includes a “green edge” of open space to help shape neighborhoods and towns; forms the countryside between towns, villages, and other places



Network System of Interconnected Streets: organizes a block and pattern of lots; integrates boulevards, avenues, neighborhood streets, and alleys; links to pedestrian and other transportation systems; streets and street walls create outdoor rooms and the streetscape; street vistas terminate with public space, landmark structures or civic buildings



On-Street/Parallel Parking: provides a separator between vehicular and pedestrian traffic; utilizes cartway as an “aisle”; (with “overflow” parking to the rear or side of buildings); promotes effective “traffic calming” by slowing down the speed of vehicles, especially along narrower streets



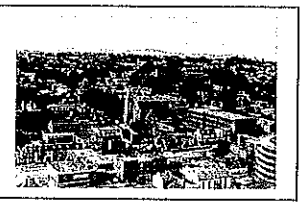
Streetscape: promotes human scale relationship for the pedestrian as part of the public realm; an "outdoor room" type of space created by 2 to 5 story buildings, located (in the most compact part of the Transect) 60 to 85 feet across from one another on both sides of the street; buildings at a "build-to" line create a Street Wall (which may have up to a 4 to 8 foot offset)



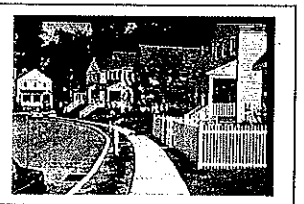
Lanes (Alleys): allows for preservation of frontage streetscape; provides vehicular access to parking in the rear; provides opportunities for rear access to an accessory apartment (granny flats), or for deliveries; provides access for utilities and staging construction



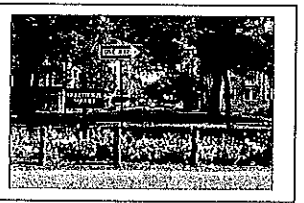
Sidewalks/Crosswalks/Pedestrian Paths/Walkways: serve to link uses, buildings, lots and streets together; accommodates a healthy pedestrian circulation network; provides close to home opportunities for exercise; enhances wayfinding and an appreciation of the neighborhood/place



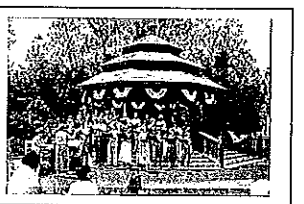
Building Types: focuses on buildings designed by type, not solely by function, to allow for adaptations and changes in use (e.g. from dwelling, to shop, to work place, to civic use); most appropriate when an expression of regional/local context and style



Porch/Portico/Colonnade: serves as transition element from the private realm of the building to public realm of the sidewalk and street; provides shade; promotes a finer, more ornamental "texture" of the building; creates a cozy space to sit, walk, relax; provides the outdoor room for greeting and socializing with neighbors and friends



Shade Trees: provide (as street trees) the canopy/overhead plane to help create an "outdoor room"; and (as shade trees) provides an "old shade" character of the neighborhood



Other Vertical Infrastructure: includes civic art such as gateways, monuments, gazebo, pavilion, pergola, as well as walls, fences, trees, hedges, street lamps, benches, or like features