

CGO - College Gateway Overlay District

§ 680-001. Declaration of Legislative Intent.

In expansion of the declaration of legislative intent and the statement of community objectives contained in Article I, the specific intent of this district is to serve as an overlay district by conditional use in order to improve the streetscape, increase pedestrian accessibility, incentivize commercial development, and provide for flexible residential design at the western end of the Main Street Commercial District. The intersection of Main Street and 5th Avenue represents a unique transition area between the borough's commercial corridor and Ursinus College's institutional development. It is the intent of this overlay district to meet the following objectives:

- A. The CGO district is established to encourage innovative and creative mixed-use development that includes student housing in areas that are designated by the Central Perkiomen Regional Comprehensive plan as downtown commercial land use and that are also located in close proximity to Ursinus College. The design of the CGO district should respect the character of existing development in the area, maintain and encourage the existing small scale pedestrian character of the downtown, promote high standards of design and construction, and implement the goals and objectives of the adopted comprehensive plan.
- B. Create a mixed-use, small-town character that complements existing town and village development.
- C. Encourage lively, human-scaled activity areas, and gathering places for the community through encouraging a mix of uses.
- D. Ensure new infill development is compatible with the surrounding commercial area
- E. Recognize the importance of window shopping and sidewalk dining, and place a premium on pedestrian accessibility and design
- F. Allow a range of commercial and varied residential uses within easy walking distance to the adjoining college campus.
- G. Accommodate a variety of housing types and discourage one housing type from dominating the streetscape.
- H. Encourage new development and uses that can stimulate economic revitalization, in accordance with the Collegeville Borough Revitalization Plan (2010-2021).
- I. Encourage development along Collegeville's Main Street Commercial district at the gateway intersection of Main Street & 5th Avenue. Allow for a mix of uses in order to foster the revitalization of the pedestrian corridor.
- J. Encourage economic development through the establishment of flexible standards that maintain the traditional Main Street environment and the community's unique identity.
- K. Provide for expanded uses and flexible standards, recognizing the uniqueness of the corridor area bordering commercial, institutional, and residential districts.

- L. Ensure that pedestrian connections to the Borough Commercial District, public transportation, naturalized trails and open space areas are included in all development plans.
- M. Ensure consistency and integration of site improvements, access and parking, landscape and lighting, complimentary land uses and architectural treatments to result in a redevelopment area meeting the intent of this District.
- N. To establish a walkable streetscape by promoting a pedestrian orientation of streets and buildings and providing a safe and convenient interconnected sidewalk network.
- O. To ensure that student housing, multifamily housing, and mixed-use development is consistent in character in both its residential and nonresidential components.

§ 680-002. Applicability

- A. The College Gateway Overlay District (CGO) shall be added to the Collegeville Borough Zoning Map and include the following Tax Parcels:

04-00-01129-001
 04-00-01126-004
 04-00-01123-007
 04-00-01120-001
 04-00-00913-001
 04-00-00916-007
 04-00-00451-004
 04-00-00922-001
 04-00-00925-007

§ 680-003. Definitions

Mixed-Use

A multiple-use building with nonresidential uses occupying the ground floor level directly accessible from a public street or pedestrian way.

Multifamily Building (Current code)

A detached residential building containing three or more dwelling units. Units may not be arranged entirely in vertical rows (like townhouses), and are generally located entirely above or below one another. Units may share outside access and/or internal hallways, lobbies, and similar facilities. The dwelling units cannot be individually lotted, but instead, share the lot or tract on which the building containing them is located. The development is usually under one operating unit, as a rental or condominium development. This dwelling type includes, but is not limited to, garden apartments, flats and multifamily conversions, as defined below:

Multifamily Student Building

A multifamily building on a parcel existing as part of a partnership agreement with (a college or university that is an accredited educational institution) Ursinus College where the units are designated for and occupied exclusively as Student Dwellings. Multifamily student buildings must be mixed use including both multifamily units and commercial uses. The ground floor of a multifamily student building is required to be exclusively commercial uses with the residential uses on the 2nd floor or above.

Primary Façade

The exterior facade of a building, site or structure which faces Main Street.

Student Dwelling

A building containing three or more dwelling units on a property that is owned, operated, or is in partnership with (a college or university that is an accredited educational institution) Ursinus College. The primary purpose of which is to provide temporary living accommodations for individuals associated with or attending the institution. A student dwelling is located in close proximity to the campus of Ursinus College and designed to be occupied by students at the college. Student dwellings include a living arrangement for students unrelated by blood, marriage or legal adoption, attending or about to attend a college or university or who are on a semester or summer break from studies at a college or university, or any combination of such persons. Student homes shall not include fraternities, sororities or community residential programs.

§ 680-004. Use Regulations.

Where the CGO - College Gateway Overlay District has been imposed, the land use regulations and development standards of the underlying zones shall remain in full force. Additionally, the College Gateway District provides for the following additional uses which are permitted by conditional use

- A. The following uses are permitted by right on any lot in the CGO District:
- (1) Any use permitted in the underlying zoning district in accordance with the standards of the underlying district.
 - (2) Any use permitted in the MSC – Main Street Commercial Zoning District.
 - (3) Municipal building and municipal uses, to include parks and playgrounds.

§ 680-005. Conditional uses.

- A. Any new construction of a building, which is considered a land development by Act 247 and is not a de minimis land development, as defined by the Borough's Subdivision and Land Development Ordinance, shall be only permitted as a conditional use when authorized by Borough Council subject to § 680-55 of this chapter and the standards set forth in § 680-009 of this article.
- B. A lot and/or building may be used the following conditional uses provided conditional use approval is received in accordance with the requirements of Section 680-55. The following uses are permitted as a conditional use on any lot in the CGO District:
- (1) Multifamily Student Building - provided all dwelling units are located on the second floor or above.
 - (2) Multifamily Building
 - (3) The following commercial uses are permitted as part of mixed use multifamily structure:
 - (a) Retail store for sale of dry goods, variety merchandise, books and stationary, clothing, food, beverages, flowers and plants, furnishings or other household supplies, antiques, consignment or secondhand thrift shop, and/or similar goods.
 - (b) Retail stores for sales and repair of jewelry, clocks, optical goods, cameras, household items, electronic equipment, scientific and professional instruments, and/or similar goods.
 - (c) Restaurants, retail bakery, confectionery or ice cream shop, other places serving food and beverages (excluding drive-through windows).
 - (d) Personal service shop, including but not limited to barber shops, hairdresser, shoe repair, tailor, dry cleaner (dropoff service only), and/or similar uses.
 - (e) Outdoor dining, food service or merchandise sales, provided it does not block the

legal right-of-way of any sidewalk.

(f) Studio for photography, dance, art, etc.

(g) Art gallery.

(h) Business or professional office.

§ 680-006. Prohibited uses.

The following uses are not permitted in the CGO District:

A. Fast food restaurant.

B. Drive-through window or facility.

C. Gas station, auto repair, or body shop or gasoline sales of any kind.

D. Drive-in use.

E. Self-service storage facility.

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§ 680-007. Conditional Use Standards.

The following shall apply to all conditional uses:

A. General Standards

- (1) No single-use residential building shall be permitted.
- (2) It is recommended that any new structure be designed to be compatible with the pre-1950 buildings found along Main Street. Building materials traditionally found along Main Street shall be used and design motifs such as pitched roofs, sash windows, and varied facades with bays and porches are required.
- (3) All conditional uses must have their primary facade oriented toward Main Street.
- (4) For all Multifamily Student Buildings, ground floor commercial use is required. The depth of the space devoted to the ground floor commercial use shall be a minimum depth of 40 feet.
- (5) Borough Council may require design changes or modifications to address safety issues upon the advice of the Borough Engineer.

B. A Multifamily Student Building subject to the following provisions:

- (1) Commercial uses are required along the primary street frontage the building.
- (2) Shall have no more than two (2) residents per bedroom in each individual dwelling unit.
- (3) The residential units contained in a Multifamily Student Building are designated for and occupied exclusively as Student Housing which is on property owned, operated, or leased by, or as part of a partnership with Ursinus College.
- (4) Management shall be provided by either: (1) the Ursinus College; or (2) in accordance with a management plan that is approved as a part of the plan approval process and which provides for prompt and adequate performance of regular and emergency upkeep and maintenance on the complex and all dwelling units therein. The specific plan for the management of the student dwellings shall be approved as a part of the development plan and conditional use approval and shall remain in effect unless the approved development plan is amended in accordance with this chapter.
- (5) Must register their use as a student home in conformity with § 680-71 of this chapter.

C. Dimensional standards

- (1) Minimum tract size for Conditional Uses: 20,000 square feet
- (2) Minimum Lot Width: 25 feet.
- (3) Minimum lot width for Multifamily Building uses: 70 feet
- (4) Building Setbacks:
 - (a) Front Setback. Buildings shall have a minimum setback of 14 feet and a maximum setback of 20 feet, measured from the street facing façade of the building to the edge of the cartway along public streets.
- (5) Building Setback from the edge of street curblines:
 - (a) When no plaza is between the building and the street:
 - I. Minimum Building Setback from Street Curblines, provided buildings are not located within the street legal right-of-way line:
 - Principal Arterial Streets: 14 feet
 - All Other Streets: 8 feet
 - II. Maximum Building Setback from Street Curblines for 60% or more of the front façade of the ground floor level of buildings (these standards do not apply to structured parking garages):
 - Arterial Streets: 20 feet
 - All Other Streets: 25 feet
 - (b) Where a plaza is between the building and the street, the Minimum and Maximum Building Setback from Street Curblines shall be the depth of the plaza.
- (6) Side Yard:
 - (a) Minimum Side Yard: 8 feet
 - (b) Corner lots: Multifamily buildings on corner lots will have only one front yard for building setback requirements.
- (7) Minimum Rear yard: 20 feet.
- (8) Height: Maximum building height: 45 feet.
- (9) Coverage Requirements
 - (a) Maximum building coverage: 80%

(b) Maximum impervious coverage: 90%

(10) Minimum building & parking setback from abutting residential properties: 20 Feet.

C. General Requirements

(1) Surface Parking

(a) General Surface Parking Standards:

- I. Vehicular Access. Vehicular access to surface parking shall be from an alley or side street where possible.
- II. Pedestrian Access. Safe provisions for pedestrian access to and through a parking lot shall be required. Surface parking areas and pedestrian walkways connecting to them shall be well-lit.
- III. Location of Surface Parking:
 - a. Surface parking shall be located to the rear of the principle building or to the side (parking shall not be located between a building and the street). Parking shall be set back 10 feet from the legal right of way.
 - b. Off-street surface parking shall not extend more than 70 feet in width along a street frontage with a sidewalk an outdoor café, urban garden, plaza, square, courtyard, or landscaping feature with seating.
 - c. Shared Parking: Parking lots within 500 feet of the front entrance of a use that include dedicated spaces for the subject property will count towards meeting the parking requirements for the non-residential uses contained on the tract.
 - d. The nonresidential parking spaces required in a mixed-use structure may be located elsewhere than on the same lot when shall be only permitted as a conditional use when authorized by Borough Council subject to § 680-55 of this chapter.
 - i. That the owners of two or more establishments shall submit with their application ~~for special exception~~, a site plan showing joint use and location of a common off- street parking area.
 - ii. That some portion of the common off-street parking area lies within 500 feet of an entrance, regularly used by patrons, into the buildings served thereby.

- iii. That the Collegeville Borough Council may, in its discretion, reduce the amount of required parking spaces upon determination that greater efficiency is effected by joint use of a common parking area, but in no case shall the number of off-street parking spaces be reduced by more than 20% of the required number of spaces.

(b) Interconnected Parking Areas:

- I. Parking areas on abutting nonresidential lots shall be interconnected by access driveways.
- II. Each non-residential lot shall provide cross access easements for parking areas and access driveways, guaranteeing access to adjacent lots. Interconnections shall be logically placed and easily identifiable to ensure convenient traffic flow.

(c) Parking requirement.

- I. The required off-street parking for Multifamily Building or a Multifamily Student Dwelling units is 1.5 space per dwelling unit.
- II. The required off-street parking for commercial retail stores or is 1 space per 250 feet of gross sales floor.
- III. Parking requirements for all other uses shall be provided in accordance with ARTICLE IX – Off-Street Parking

(d) Parking for the residential units in a Multifamily Student Dwelling may be off site on the campus of Ursinus College provided that Ursinus or any partnering or leasing operators provide the borough with the specific details of any parking arrangement as part of the conditional use approval.

(e) When an applicant believes that their parking needs are less than those required by § 680-73 of this chapter, they may petition Borough Council to reduce the requirements up to 50%. When considering this petition, Council may consult with the Borough Planning Commission, Engineer, and staff. The applicant must demonstrate why they believe they need less, and how much less, and provide justification in the form of reference to the Institute of Transportation Engineers' Parking Generation Manual or other suitable document.

(f) Any use or property that is within 250 feet of a publicly owned parking lot is exempted from the parking requirements of § 680-73 of this chapter.

(2) Exterior Lighting. All exterior lighting shall be designed to prevent glare onto adjacent properties. Pedestrian pathways need to be clearly marked and well lit. Lighting should be sufficient for security and identification without allowing light to trespass onto adjacent sites. The height of fixtures shall be a maximum of 20 feet for parking lots and 14 feet for pedestrian walkways.

(3) Refuse Areas. The storage of refuse shall be provided inside the building(s) or within an outdoor area enclosed by either walls or opaque fencing. Any refuse area outside of the building shall be designed to be architecturally compatible with the building(s), shall not be located in the front of the building, and be entirely screened by a fence or enclosure which is at least 6 feet high. If the enclosed area is visible from the public right of way a self-closing gate should be included.

(4) Screening:

- (a) All wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes shall be screened from public view by parapets, walls, fences, landscaping, or other approved means.
- (b) All rooftop mechanical equipment and other appurtenances shall be concealed by or integrated within the roof form or screened from view at ground level of nearby streets. The following, when above the roofline, requires screening: stair wells, elevator shafts, air conditioning units, large vents, heat pumps and mechanical equipment.
- (c) Parking lots visible from a street shall be continuously screened by a 3-foot-high wall/fence or year-round plantings (evergreens) ~~plantings~~. Parking lots adjacent to a residential use shall be continuously screened by a 6-foot-high wall/fence or plantings. Screening shall include:
 - I. Hedges, installed at 36 inches in height; or
 - II. Mixed planting (trees and shrubs); or
 - III. Wall sections, with no wall break of more than 6 feet, and landscaping to provide a continuous screen.
- (d) Service and loading areas must be visually screened from street and pedestrian ways. For new construction, service and loading areas must be behind the building. Loading docks shall not be on the Main Street but to the side and rear of the building.

(5) Street Trees. Street trees are required in accordance with Section 600-53(C) of the Subdivision and Land Development Ordinance.

- (a) Street trees shall be planted in the verge along the curb of Main Street and Fifth Avenue.
 - I. Shade trees planted along a public or private street frontage may be planted as part of a landscaped verge, or planted within a hardscaped verge in a tree well meeting the following standards:
 - a. All tree wells containing shade trees shall consist of a surface area of not less than 50 square feet.
 - b. All tree wells containing shade trees shall be a minimum of 30" deep and have adjoining structured soils or manufactured cells that provide for a soil volume capacity of at least 1,000 cubic feet per shade tree.

- (b) Replacement trees. Every effort should be made to avoid removal of trees having a caliper of six inches or greater from the property during land development. Where the removal of a tree is unavoidable, the applicant shall install replacement trees. Trees shall be replaced with approved trees of 2 1/2 inches caliper at a rate of two new trees to each one tree removed. Acceptable species for replacement trees are listed in Appendix 600-A.1
- (c) Street tree species types for new developments shall meet the following criteria:
 - I. Cast moderate to ample shade
 - II. Life span of at least 30 years
- (6) Planting Beds. Buildings with ground floor parking shall incorporate a 5-foot-deep landscaped planting bed between the parking and the street along the entire length of the building façade that is occupied by parking.
 - (a) Planting beds shall be excluded from the setback and sidewalk to ensure that the required 9-foot-wide sidewalk is provided.
- (7) Outdoor Dining
 - (a) Outdoor furnishings are limited to tables, chairs, and umbrellas.
 - (b) Planters, posts with ropes, or other removable enclosures, as well as a reservation podium are encouraged and shall be used as a way of defining the area occupied by the café.
 - (c) Refuse facilities should be provided.
 - (d) Advertising or promotional features shall be limited to umbrellas and canopies.
 - (e) Outdoor dining shall not impede pedestrian traffic flow. A minimum pathway of at least 5 feet free of obstacles shall be maintained.

D. Streetscape and Green Area Standards

- (1) The following streetscape and green area standards are required for all new developments and additions/alterations along the street frontage:
 - (a) Streetscape and green area standards should relate to Colledgeville's streetscape design and be reviewed by the governing body. The applicant shall demonstrate that these standards are met through elevations and conceptual sketches.
 - I. Borough Council may require dedication of part of the open space shown on the plan in one or several locations according to the following standards:
 - a. The land so dedicated is large enough to support active and passive recreation facilities for the proposed population densities and housing characteristics.
 - b. The land is accessible to the public and is viewable from a public street.

(b) Figure 1, indicates the categories and minimum requirements for streetscape and green area standards. Category A, contains planting and greening elements. Category B, includes more elaborate greening elements as well as street furniture and other streetscape elements. Category C, includes more extensive building elements, streetscape improvements, and open space elements. Figure 2, presents the streetscape and green area items within each category.

Figure 1
Streetscape and green area categories

Building Additions and Alterations	Two-story New Developments of 2,500—4,999 gross sq. ft. in size.	Two-story New Developments of 5,000—9,999 gross sq. ft. in size.	New Developments of 10,000 gross sq. ft. and over in size and/or new buildings greater than two stories
4 points from Category A (no more than three of one item)	4 points from Category A (no more than three of one item)	5 points from A, 4 points from B	7 points from A, 5 points from B, and 3 points from C

Category	Item	Points
A	Hanging Basket (minimum size 12 inches in diameter)	1
A	Decorative Banners/Flags	1
A	Window Box (as wide as window sill and a minimum size 6 inches wide by 6 inches deep)	2
A	Additional planting area including shrubs, trees, groundcovers, or flowers	2
A	Street planter (minimum size 24 inches in diameter)	2
B	Building Decorative Lighting	1
B	Bench (at least 5 feet in length)	2
B	Trash Receptacle	2
B	Raised Planting Bed	2
B	Public Art/Mural	2
B	Trellis, Arbor or Pergola (planted with vines or shrubs)	2
B	Awning for Window or Door	2
B	Kiosk	3
C	Drinking Fountain	2
C	Decorative Paving	2
C	Water Feature (Fountain)	2
C	Balconies	3
C	Street Lighting	3
C	Planting in Curb Extension (Planted Bulb outs/Large Planters)	3
C	Urban Garden (See requirements in Section D(1)(e))	3
C	Roof Garden	3
C	Bus Shelter	3
C	Clock Tower	4
C	Decorative Architectural Treatments	6
C	Plaza/Square/Courtyard (See requirements in Section D(1)(f))	6
C	Façade Restoration	6
C	Other Amenity Approved by Governing Body	3-6

(c) Urban Garden Standards:

- I. Minimum size required is 200 sq. ft.
- II. An urban garden shall be located where it is visible and accessible from either a public sidewalk or pedestrian connection.
- III. 60 percent of the garden shall be of plant materials such as trees, vines, shrubs, and seasonal flowers with year round interest. All trees shall be 3.5 inches in caliper.
- IV. A water feature is encouraged.
- V. One seating space is required for each 30 sq. ft. of garden area.

(d) Public Plazas/Squares/Courtyards Standards:

- I. The minimum size required is 300 sq. ft.
- II. The plaza shall be located where it is visible and accessible from either a public sidewalk or pedestrian connection.
- III. 25 percent of the plaza shall be landscaped with trees, shrubs, and mixed plantings with year-round interest.
- IV. The plaza shall use the following paving materials: unit pavers, paving stones, or concrete. No more than 50% of the surface shall be one single material.
- V. One seating space is required for each 30 sq. ft. of plaza area.
- VI. The plaza shall not be used for parking, loading, or vehicular access (excluding emergency vehicular access).
- VII. Public art and fountains are encouraged.
- VIII. Trash containers shall be distributed throughout plaza.
- IX. The plaza shall provide shade by using the following elements: trees, canopies, trellises, umbrellas, or building walls.
- X. One tree is required for every 500 sq. ft. Trees shall be of 3.5 inches in caliper.
- XI. Lighting shall be provided.
- XII. Plazas shall connect to other activities such as outdoor cafes, restaurants, and building entries.
- XIII. Plazas shall be located if possible to have maximum direct sunlight with a south or west orientation.
- XIV. Plazas, if constructed by a private entity, shall have an agreement with the

community for public access

E. Design Standards

(1) Pedestrian Design Standards:

(a) Sidewalks.

- I. Sidewalks shall be provided along all streets. Sidewalks which are along Main Street shall be provided within the minimum 14-foot-wide front setback as follows:
 - a. Verge. A 5-foot verge shall be provided, including planting areas and street trees as required in §600-53(C)
 - b. Sidewalk. A sidewalk of at least 9 feet in width shall be provided along the verge.
 - II. ~~Sidewalks along 5th Avenue shall be provided as required in §600-34~~
 - III. Sidewalks which are along Fifth Avenue shall be provided within the minimum 8-foot-wide side yard setback as follows:
 - a. Verge. A 3-foot verge shall be provided, including planting areas and street trees as required in §600-53(C)
 - b. Sidewalk. A sidewalk of at least 5 feet in width shall be provided along the verge.
- (b) The sidewalk pattern shall continue across driveways.
- (c) Sidewalks are required to connect the street frontage to all front building entrances, parking areas, central open space, and any other destination that generates pedestrian traffic. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points and transit stops.
- (d) Crosswalks and their transition to adjacent sidewalks or trails shall be designed to facilitate access and use by persons that are physically disabled, in compliance with the American with Disabilities Act.
- (e) Striped crosswalks shall be installed at any major intersection, at the discretion of Borough Council.
- (f) Where a crosswalk is located at an arterial or collector street, the Collegeville Borough Council may require one or more of the following measures as described in the Pennsylvania Traffic Calming Handbook based upon the recommendation of the Collegeville Planning Commission and Borough Engineer.
- I. Textured Crosswalks. Crosswalk patterns, materials, and colors shall be consistent with surrounding crosswalks based on the theme established in the municipality and recommended to Borough Council by the Collegeville Planning Commission and borough engineer.

- II. Pedestrian signalization shall be provided at intersections where traffic signals exist.
- III. Curb extensions, bulb-outs, raised medians, raised crosswalks, and other pedestrian safety methods shall be considered and, where determined to be appropriate by Borough Council, constructed.
- IV. Raised speed table crosswalks.

(2) Building Design Standards. Nonresidential buildings and apartment buildings shall meet the following requirements:

(a) Building Footprint. The maximum building footprint of nonresidential buildings shall not exceed fifteen thousand (15,000) square feet.

(b) Building Orientation and Entrances:

- I. The front façade of buildings shall be oriented towards commercial/Main Streets, with an everyday public entrance in this front façade.
- II. ~~When buildings are located on corners, the entrance shall be located on the corner with an appropriate building articulation, such as a chamfered corner, turret, canopy, or other similar building feature. The municipal governing body may allow front façades to face existing side streets, when these façades will extend an existing commercial district along this existing side street.~~
- III. All primary building entrances shall be accentuated. Entrances permitted include: recessed, protruding, canopy, portico, or overhang.

(c) Walls and Windows:

- I. Blank walls shall not be permitted along any exterior wall facing a street, parking area, or walking area. Walls or portions of walls where windows are not provided shall have architectural treatments that are similar to the front façade, including materials, colors, and details. At least four of the following architectural treatments shall be provided:
 - a) Masonry (but not flat concrete block).
 - b) Concrete or masonry plinth at the base of the wall.
 - c) Belt courses of a different texture or color.
 - d) Projecting cornice.
 - e) Projecting metal canopy
 - f) Decorative tilework.
 - g) Trellis containing planting.
 - h) Medallions.
 - i) Opaque or translucent glass.
 - j) Artwork.
 - k) Vertical/horizontal articulation.
 - l) Lighting fixtures.
 - m) An architectural element not listed above, as approved by the governing body, that meets the intent.

II. Windows:

- a) The ground floor front façades of buildings visible from the pedestrian view

shall consist of a minimum of 60 percent window area and a maximum of 75 percent, with views provided through these windows into the business. Ground floor windows shall be a maximum of 12 to 20 inches above the sidewalk.

- b) Upper story windows of front façades shall not be boarded or covered and shall comprise a minimum of 35 percent window area in the façade above the ground floor and a maximum of 75 percent.
- c) Smoked, reflective, or black glass in windows is prohibited.
- (d) Roofs. Roofs shall be in keeping with the character of adjacent buildings or shall have pitched roofs. Pitched roofs shall have a minimum slope of 4:12 and a maximum slope of 12:12.
- (e) Building Character. New infill development shall generally employ building types that are compatible to the historic architecture of the area in their massing and external treatment.
- (f) Architectural Rhythm:
 - I. New infill development shall also retain the historic architectural rhythm of building openings (including windows and entries) of the same block.
 - II. New infill development shall also attempt to maintain the horizontal rhythm of Main Street façades by using a similar alignment of windows, floor spacing, cornices, awnings as well as other elements. This rhythm shall be achieved by aligning the top, middle, and base floors. Buildings shall have a distinct base at ground level using articulation or materials such as stone, masonry, or decorative concrete. The top level should be treated with a distinct outline with elements such as projecting parapet, cornice, or other projection.
- (g) Massing:
 - I. Buildings shall be similar in height and size or articulated and subdivided into massing that is more or less proportional to adjacent structures and maintains the existing architectural rhythm.
 - II. The massing of any façade should generally not exceed 50 feet maximum (horizontal dimension). Shop fronts may be broken down even further. Massing variations every 30 feet or less is preferred.
 - III. Nonresidential buildings must have at least a 3- to 5-foot break in depth in all street façades for every 50 feet of continuous façade. Such breaks may be met through the use of bay windows, porches, porticos, building extensions, towers, recessed doorways, and other architectural treatments.
- (h) Multi-Building Lots.
 - I. A lot in a nonresidential district may include more than one permitted principal use per lot and/or more than one permitted principal building per lot, provided that all of the requirements are met for each use and each building. If differing dimensional requirements apply for different uses on the lot, then the most restrictive requirement

shall apply.

- a. For example, if Use One requires a one-acre lot area and Use Two on the same lot requires a two-acre lot area, then the lot shall have a minimum lot area of two acres.
 - b. The applicant shall submit a site plan that demonstrates that each structure would meet the requirements of this chapter.
 - c. The land shall be in common ownership. However, a condominium form of ownership of individual buildings, with a legally binding property owners' association, may be established if the applicant proves to the satisfaction of the Zoning Officer, based upon review by the Borough Solicitor, that there will be appropriate legal mechanisms in place.
- II. Where such a lot lies on a corner, at least one building must be built to the corner to form an anchor of the intersection (i. e ., a "keystone building") .
 - III. Access driveway widths must not exceed 30 feet for two-way travel, nor 16 feet for one-way travel (exclusive of street parking). Where the build-to-zone includes an undeveloped area of at least 300 square feet, a landscaped plaza or garden of at least 300 square feet shall be constructed. A landscaped plaza shall have a minimum of 2 benches, have a 15-foot minimum width, and shall be landscaped on at least 25% of its surface with trees, shrubs, and ground cover. Alternately, the area may be planted as a garden, with a continuous planting area of trees, shrubs, and ground cover.
 - IV. The largest building(s) on a lot must be adjacent to the Façade location
 - V. There shall be a 15-foot minimum building separation distance between buildings on the lot (25 feet if a driveway or road lies between them).
 - VI. Multi-building lots shall provide street furniture in the amount of one bench and waste receptacle for every 100 linear feet of road and access drive.