

**COLLEGEVILLE BOROUGH
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 610

AN ORDINANCE OF THE BOROUGH OF COLLEGEVILLE, MONTGOMERY COUNTY PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE BOROUGH OF COLLEGEVILLE, CHAPTER 680, TO CREATE A COLLEGE GATEWAY OVERLAY AND ENCOURAGE ADDITIONAL INNOVATIVE AND CREATIVE MIXED-USE (RETAIL ON THE FIRST FLOOR, APARTMENTS, STUDENT HOUSING, OR OFFICES ABOVE) DEVELOPMENT FOR THE FIFTH AVE. CORNERS OF COLLEGEVILLE BOROUGH'S MAIN ST., AND REGULATIONS REGARDING BUILDINGS IN THE OVERLAY; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Borough of Collegeville under 8 Pa.C.S.A. §3301.1(a), The Borough Code, shall enact ordinances deemed beneficial to the borough;

WHEREAS, the Borough of Collegeville's 2010 Revitalization Plan recognized its image as a "historic college town" and identified the need to encourage additional innovative and creative mixed-use (retail on the first floor, apartments, student housing, or offices above) development for the Fifth Ave. corners of Collegeville Borough's Main St.;

WHEREAS, the Borough of Collegeville finds that such an ordinance will improve the health, safety and welfare for Borough residents, business owners and visitors;

NOW, THEREFORE, be it, and it is hereby **ORDAINED** by the Collegeville Borough Council, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

SECTION I.

§680-3. Definitions [update to existing section of zoning].

Gable Roof

A roof with two slopes that extend downward from a central ridge, so as to form an 'A' or triangle.

Gambrel Roof

A two sided roof with two slopes on each side, the upper being less steep than the lower.

Height of Building.

The vertical distance measured from the average elevation of the existing grade at the location of the building to the highest point of a flat, multilevel, gambrel, or mansard roof, or for gable or hip roofs to the mean height between the eaves and ridge, or between the highest and lowest points of the roof. Chimneys, spires, towers, mechanical penthouses, tanks, and similar

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.

§ 680-001. 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

CGO District provides for additional uses that are permitted by conditional use [see §680-005. Conditional Uses].

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. Conditional uses shall be subject to § 680-55 Procedure for Consideration of Conditional Use Application of this chapter and the standards set forth in § 680-009 Appeal and Application Procedure of this article.

B. A lot and/or building may be used for 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 – provided all dwelling units are located on the second floor or above.
- (3) The following commercial uses are permitted as part of a mixed-use multifamily structure:
 - (a) Retail store for sale of dry goods, variety merchandise, books and stationery, 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). Storefront pedestrian pick-up windows are permitted.
 - (d) Personal service shop, including but not limited to barber shops, hairdresser, shoe repair, tailor, dry cleaner (drop-off 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.

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 Setback from the edge of street curb lines:
 - (a) When no plaza is located between the building and the street:
 - I. Minimum Building Setback from Street Curb lines, provided buildings are not located within the street legal right-of-way line:
 - o Principal Arterial Streets: 14 feet
 - o All Other Streets: 10 feet
 - II. Maximum Building Setback from street curb lines for 60% or more of the front façade of the ground floor level of buildings:
 - o Arterial Streets: 20 feet
 - o All Other Streets: 25 feet
 - (b) Where a plaza is constructed between the building and the street, the building should be built to the plaza.
- (5) 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. The front yard will be located on Main Street.
- (6) Minimum Rear yard: 20 feet
- (7) Height: The maximum building height is 50 feet. Where flat roofs exceed a vertical height of 38 feet, they shall have a 1.5 foot stepback for every foot of additional height above 38 feet.
- (8) Coverage Requirements
 - (a) Maximum building coverage: 80%
 - (b) Maximum impervious coverage: 90%
- (9) Minimum building & parking setback from abutting residentially-zoned properties: 10 Feet

D. Parking

- (1) Surface Parking
 - (a) General Surface Parking Standards:

square feet of gross sales floor.

- (4) Parking for the residential units in a Multifamily Student Building may be off site on the campus of a college within Collegeville Borough, provided that the developer or any partnering or leasing operators provide the borough with the specific details of any parking arrangement and proof that adequate parking exists as part of the conditional use approval.
 - (5) When an applicant believes that their parking needs are less than those required by § 680-73. Required Off-Street Parking Facilities 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. Any commercial use or property that is within 250 feet of a publicly owned parking lot with a minimum of 10 parking spaces may utilize those stalls for their parking supply.
- E. 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.
- F. 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 shall 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. The enclosed area shall be set back 20 feet from an abutting residential district.
- G. Screening:
- (1) 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.
 - (2) 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: stairwells, elevator shafts, air conditioning units, large vents, heat pumps and mechanical equipment.
 - (3) Parking lots visible from a street shall be screened as follows:
 - (a) Where abutting a residential use, a screen consisting of six-foot high wall/fence or a year-round continuous evergreen screen shall be used. Evergreen plantings are to be six feet at the time of installation and are required to be maintained and kept free of litter.
 - (b) Parking lot screening along street frontages or property lines with nonresidential uses shall consist of the following:

conditional use application showing its major components, location, and spatial extent.

J. 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 Collegeville’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. Streetscape and green area requirements by development type* 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. Streetscape and green area items by categories* presents the streetscape and green area items within each category.

*Figure 1
Streetscape and green area requirements by development type*

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 two 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

*Figure 2
Streetscape and green area items by category*

Category	Item	Points
A	Hanging Baskets (minimum size 12 inches in diameter)	1
A	Decorative Banners/Flags	1
A	Window Boxes (as wide as window sill and a minimum size 6 inches wide by 6 inches deep)	2

- II. The plaza/square/courtyard shall be located where it is visible and accessible from either a public sidewalk or pedestrian connection.
- III. 25 percent of the plaza/square/courtyard shall be landscaped with trees, shrubs, and mixed plantings with year-round interest.
- IV. The plaza/square/courtyard 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 50 sq. ft. of plaza/square/courtyard area.
- VI. The plaza/square/courtyard 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 covered, distributed throughout the plaza/square/courtyard, and emptied each night.
- IX. The plaza/square/courtyard shall provide shade by using the following elements: trees, canopies, trellises, umbrellas, or building walls.
- X. One tree is required for every 250 sq. ft. Trees shall be a minimum of 2.5 inches in caliper.
- XI. Lighting shall be provided.
- XII. Plazas/squares/courtyards shall connect to other activities such as outdoor cafes, restaurants, and building entries.
- XIII. Plazas/squares/courtyards shall be located to have maximum direct sunlight— if possible, they shall have a south or west orientation.
- XIV. Plazas/squares/courtyards, if constructed by a private entity, shall have an agreement with the community for public access

K. Design Standards

(1) Pedestrian Design Standards. Appendices 1 -4 provide cross-section streetscape illustrations.

(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. Landscaping and Plantings, Subsection (C).

(b) Building Orientation and Entrances:

- I. All conditional uses must have the main entrance located on Main Street. In a mixed-use building, upper-level uses are not required to have an entrance on Main Street.
- II. All primary building entrances shall be accentuated. Entrances permitted include: recessed, protruding, canopy, portico, or overhang. One of the following architectural entrance accents are required: door surround, arch, awning, pediment, transom window, landscaping with shrubs, ground cover or perennials covering a minimum area of 20 square feet. The entrance features listed cannot be used to meet both the entrance accent requirements and earn points for Figure 2. Streetscape and Green Area Items by Category.
- III. Borough Council may require design changes or modifications to address safety issues upon the advice of the Borough Engineer.

(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 primary 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. The ground floor non-primary facades of buildings visible from the pedestrian view shall consist of a minimum of 30 percent window area and a maximum of 60 percent. Ground floor windows shall be 12 to 20 inches above the sidewalk.

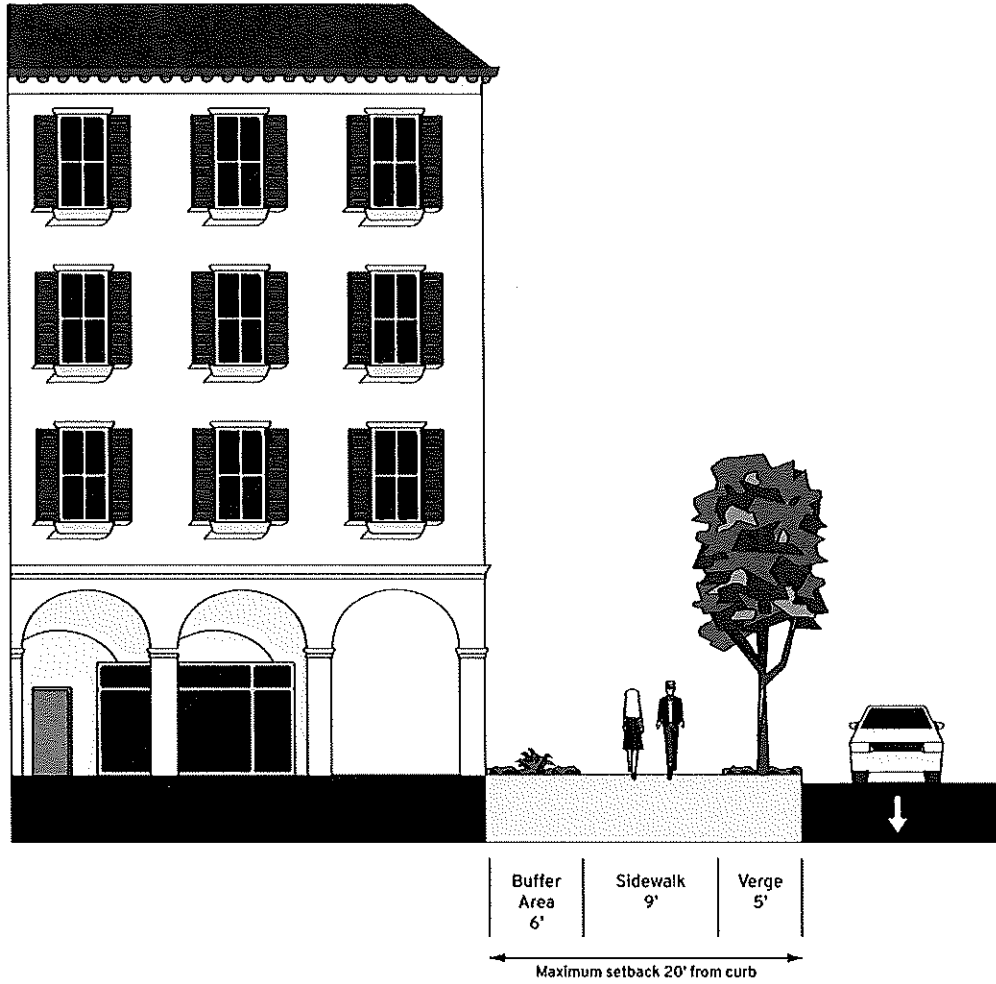
lot, provided that all of the requirements are met for each use and each building. If the uses proposed have differing dimensional requirements, then the more restrictive requirement shall apply.

- a. The applicant shall submit a site plan that demonstrates that each structure would meet the requirements of this chapter.
 - b. The land shall be in common ownership. A condominium, homeowners, or other similar unit owner association may be created for the control and management of the common areas and common improvements of the land. A declaration providing for the association and such controls must be reviewed and approved by the Borough Solicitor prior to recording.
- 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 setback area 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 located along the street frontage.
 - 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.

Appendices

Appendix 1: Main Street Cross Section with Fourteen-Foot Minimum Setback

Main Street, Maximum Setback, No Plaza



Appendix 3: Main Street Cross Section with Plaza

Fifth Street, Maximum Setback, No Plaza

