

Article XVII  
**MSD Main Street District**

**§ 680-125 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:

- A. Preserve the traditional late 19th and early 20th century character of Main Street.
- B. To allow for new buildings or additions that reflect the existing architecture of the street.
- C. To allow for a mix of use at a scale and intensity found along a small-town Pennsylvania Main Street.
- D. Prohibit uses that are more appropriate in the Borough's other commercial districts.
- E. Establish a walkable community by promoting the pedestrian orientation of streets and buildings.
- F. Create and support lively, human-scaled activity areas and gathering places for the community by encouraging plazas, a mix of uses, and open space.
- G. Ensure that site improvements, access and parking, landscaping and lighting, land uses, and architectural treatments result in redevelopment that fits well, enhances its surroundings, and creates a uniform attractive streetscape.

**§ 680-126 Permitted uses.**

The following uses are permitted by right on any lot in the Main Street District:

- A. Retail store for sale of food, variety merchandise, books and stationary, clothing, food, beverages, flowers and plants, furnishings or other household supplies, antiques, consignment or secondhand thrift shop, repair service establishments for small domestic products and electronics, and/or similar goods.
- B. Restaurants, retail bakery, confectionery or ice cream shop, other places serving food and beverages (excluding drive-through windows).
- C. Personal service shop, including but not limited to barber shops, hairdresser, shoe repair, tailor, dry cleaner (drop-off service only), and/or similar uses.
- D. Studio for photography, dance, art, etc.
- E. Art gallery.
- F. Bed-and-breakfast home or inn, pursuant to § 680-47 of this chapter.
- G. Residential conversion, pursuant to § 680-44 of this chapter.
- H. Accessory uses.

- I. Pedestrian pickup windows.
- J. Outdoor dining, food service or merchandise sales, provided it does not block the legal right-of-way of any sidewalk.
- K. Municipal building and municipal uses, to include parks and playgrounds.
- L. Experiential retail.

§ 680-127 **Special exceptions.**

- A. Rooming house, pursuant to §680-44

§ 680-128 **Conditional uses.**

- A. A mixed-use multifamily building is permitted as a conditional use with the following provisions:
  - (1) A commercial use is required along the primary frontage for a minimum depth of 40 feet.
  - (2) The minimum lot area is 20,000 square feet.
  - (3) The average dwelling unit size is 800 square feet.
  - (4) The maximum building height is 42 feet.
- B. A business or professional office is permitted as a conditional use with the following provisions:
  - (1) The business or professional office is located more than 40 feet from the primary frontage, or on the second floor or above.

§ 680-129 **Prohibited uses.**

The following uses are not permitted in the Main Street District

- A. Drive-through window or facility.
- B. Gas station, auto repair, or body shop or gasoline sales of any kind.
- C. Drive-in use.
- D. Car wash.
- E. Self-service storage facility.
- F. Parking garage with a height greater than 20 feet.

§ 680-130 **Dimensional regulations.**

The following regulations shall apply to all buildings in the Main Street District.

- A. Yard requirements.

- (1) 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:
      - i. Main Street: 14 feet
      - ii. 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:
      - i. Main Street: 20 feet
      - ii. All other streets: 25 feet
- (2) When a plaza is located between the building and the street, the max setback from the street curb line shall be 36 feet. Minimum lot width: 25 feet
- (3) Minimum side yard: 8 feet.
- (4) Minimum rear yard: 25 feet.
- (5) Minimum building and parking setback from abutting residentially-zoned properties: 10 feet
- (6) Multifamily buildings on corner lots shall have only one front yard for building setback requirements. The front yard shall be located on Main Street.

B. Coverage requirements.

- (1) Maximum building coverage: 70%.
- (2) Maximum impervious coverage: 85%.

C. Height.

- (1) Maximum building height: 35 feet within the front 36 feet of the lot as it fronts on Main Street, 44 feet beyond the front 36 feet of the lot.

D. Building additions.

- (1) All building additions shall comply with § 680-133.C Building design standards.
- (2) Building additions in rear yards are permitted up to a max height of 44 feet.
- (3) Building additions in front yards on Main Street are permitted up to a max height of 20 feet (1 story).

(4) Building additions in side yards are permitted up to a max height of 44 feet.

**§ 680-132 Parking lot and loading areas.**

The following shall apply to all uses with parking lots or loading areas:

- A. Parking shall be to the rear of the principal building or in the side yard, behind the building's front setback line. Parking shall be set back a minimum of 10 feet from the legal right-of-way, and a minimum of 8 feet from a side or rear property line.
- B. Vehicular access to surface parking shall be from an alley or side street, unless the applicant can demonstrate that no other alternative is possible.
- C. 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.
- D. A publicly owned parking lot with a minimum of 10 parking spaces that is within 500 feet walking distance of a non-residential use or property may be utilized towards meeting the parking requirements.
- E. The applicant may locate required parking within 1000 feet walking distance of the front entrance of the subject property in a dedicated off-site parking lot. The owners of two or more participating establishments shall submit a site plan showing joint use and the location of the common off-street parking area with their application.
- F. Where feasible, each non-residential lot shall provide access easements with neighboring properties for parking areas, aisles, and driveways, guaranteeing access to adjacent lots. Interconnections shall be logically placed and easily identifiable to ensure convenient traffic flow. Parking areas on abutting non-residential lots shall be interconnected by access driveways and designed so as to reduce the number of curb cuts along Main Street.
- G. Pedestrian access. Safe provisions for pedestrian access to and through a parking lot shall be required.
- H. Parking requirements:
  - (1) The required off-street parking for a multifamily building is 1.5 spaces per dwelling unit.
  - (2) The required off-street parking for commercial retail stores is 1 space per 350 square feet of gross sales floor area.

**§ 680-133 Design standards.**

The following standards are required for all new developments and additions/alterations along the street frontage. Streetscape and green area standards should relate to Colledgeville's streetscape design. The applicant shall demonstrate that these standards are met through elevations and conceptual sketches.

- A. Streetscape and green area standards.

- (1) 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.
- (2) *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
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	Trellis, Arbor or Pergola (planted with vines or shrubs)	2
B	Awning for Window or Door	2
B	Kiosk	3
C	Water Bottle Filling Station	2
C	Decorative Paving	2
C	Water Feature (Fountain)	2
C	Public Art/Mural	3
C	Balconies	3
C	Low Walls/Ornamental Fences (max. height of 4 feet)	3
C	Street Lighting	3
C	Planting in Curb Extension (Planted Bulb outs/Large Planters)	3

C	Urban Garden (See requirements in § 680-133.A.3)	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 § 680-133.A.4)	6
C	Façade Restoration	6
C	Other Amenity Approved by Governing Body	3-6

- a. Urban gardens. Where proposed, urban gardens shall meet the following standards:
- (a) Minimum size required is 200 sq. ft.
  - (b) An urban garden shall be located where it is visible and accessible from either a public sidewalk or pedestrian connection.
  - (c) All urban gardens shall be accessible to the public during normal business hours.
  - (d) 60 percent of the garden shall consist of plant materials such as trees, vines, shrubs, and seasonal flowers with year-round interest. All trees shall be a minimum of 2.5 inches in caliper. One tree per 250 sq. ft. of urban garden area is required.
  - (e) A water feature is encouraged.
  - (f) One seating space is required for each 75 sq. ft. of garden area.
- b. Public plazas/squares/courtyards. Where proposed, public plazas/squares/courtyards shall meet the following standards:
- (a) The minimum size required is 300 sq. ft.
  - (b) The plaza/square/courtyard shall be located where it is visible and accessible from either a public sidewalk or pedestrian connection.
  - (c) 25 percent of the plaza/square/courtyard shall be landscaped with trees, shrubs, and mixed plantings with year-round interest.
  - (d) 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.
  - (e) One seating space is required for each 50 sq. ft. of plaza/square/courtyard area.
  - (f) The plaza/square/courtyard shall not be used for parking, loading, or vehicular access (excluding emergency vehicular access).
  - (g) Public art and fountains are encouraged.
  - (h) Trash containers shall be provided. They shall be covered, distributed throughout the plaza/square/courtyard, and emptied each night.
  - (i) The plaza/square/courtyard shall provide shade by using the following elements: trees, canopies, trellises, umbrellas, or building walls.

- (j) One tree is required for every 250 sq. ft. Trees shall be a minimum of 2.5 inches in caliper.
- (k) Lighting shall be provided.
- (l) Plazas/squares/courtyards shall connect to other activities such as outdoor cafes, restaurants, and building entries.
- (m) Plazas/squares/courtyards shall be located to have maximum direct sunlight—if possible, they shall have a south or west orientation.
- (n) Plazas/squares/courtyards, if constructed by a private entity, shall have an agreement with the community for public access

c. Outdoor dining. Where proposed, outdoor dining shall meet the following standards:

- (a) 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.
- (b) Refuse containers with covers shall be provided and emptied each night.
- (c) Advertising or promotional features shall be limited to umbrellas, canopies, and reservation podiums.
- (d) Outdoor dining and customers shall not impede pedestrian traffic flow and shall not be permitted to remain in the right-of-way. A minimum pathway of at least 5 feet of walkway shall be maintained free of obstacles and shall be located adjacent to the 5-foot verge.
- (e) Outdoor dining is prohibited after 10:00 p.m. on weeknights and 12:00 a.m. on weekends.
- (f) The conceptual layout of proposed outdoor dining is required to be included in the application showing its major components, location, and spatial extent.

d. Street trees.

- (a) Street trees shall be planted in the verge along the curb of Main Street. Street trees shall be planted in accordance with §600-53.C of the Subdivision and Land Development Ordinance.
- (b) Trees shall be preserved and replaced in accordance with §600-28 of the Subdivision and Land Development Ordinance.
- (c) Acceptable species of street trees are listed in Appendix 600-A: Recommended Plant Material List of the Subdivision and Land Development Ordinance.

B. Pedestrian design standards.

(1) Sidewalks.

- (a) Sidewalks shall be provided along all streets. Sidewalks which are along Main Street shall be provided within the minimum 14-foot front setback.
  - I. Verge. A minimum 5-foot verge shall be provided, including planting areas and street trees as required in §600-53.C. of the Subdivision and Land Development Ordinance.
  - II. Sidewalk. A sidewalk of at least 9-feet in width shall be provided along the verge.

- (b) Sidewalks which are along streets perpendicular to Main Street shall be provided within side yard setbacks, as follows:
  - I. Verge. A 5-foot verge shall be provided, including planting areas and street trees as required in §600-53.C of the Subdivision and Land Development Ordinance.
  - II. Sidewalk. A sidewalk of at least 5 feet in width shall be provided along the verge.
- (c) A concrete sidewalk shall be provided that continues the sidewalk pattern across driveway aprons.
- (d) 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.
- (e) 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 Americans with Disabilities Act.
- (f) Striped continental crosswalks shall be installed at any major intersection, with the approval of PennDOT.
- (g) 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. 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.
  - III. Raised speed table crosswalks.
- (2) Lighting.
  - (a) All outdoor lighting shall adhere to the standards in §680-57 Lighting and §600-38 Streetlighting of the Subdivision and Land Development Ordinance.
  - (b) All exterior lighting shall be designed to prevent glare onto adjacent properties. Pedestrian pathways shall be clearly-marked and well lit. Lighting should be sufficient for security and identification without allowing light to trespass onto adjacent sites.
  - (c) Lighting fixtures shall be designed to be consistent with the architecture of the structure and the surrounding properties.
- (3) 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: stairwells, elevator shafts, air conditioning units, large vents, heat pumps, and mechanical equipment.
- (c) Screening and buffer plantings shall be in accordance with §600-53.B of the Subdivision and Land Development Ordinance.
- (d) Parking lots visible from a street shall be screened as follows:
  - I. 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.
  - II. Parking lot screening along street frontages or property lines with nonresidential uses shall consist of the following:
    - a. A 3-foot-high wall/fence or year-round plantings (evergreens). Such screening may include:
      - a. Hedges, not to exceed 36 inches in height; or
      - b. Mixed planting (trees and shrubs); or
      - c. Wall sections, with no wall break of more than 6 feet, and landscaping to provide a continuous screen.
  - III. 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 located on the Main Street frontage, but to the side or rear of the building.

C. Building design standards. All buildings shall meet the following requirements:

- (1) Preliminary architectural elevations shall be prepared by a registered architect. Such elevations shall illustrate the general design, character, and materials for facades of buildings including parking structures visible from public streets, walkways, and other lands available for public use.
- (2) Building additions and expansions shall be consistent with the existing building's bulk, scale, style, character, proportions, materials, window and door openings, detailing, and rooflines.
- (3) Building orientation and entrances.
  - (a) All buildings must have the main entrance located on Main Street. Upper-level uses are not required to have an entrance on Main Street.
  - (b) 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.

(4) Walls and windows.

(a) 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:

- I. Masonry (but not flat concrete block).
- II. Concrete or masonry plinth at the base of the wall.
- III. Belt courses of a different texture or color.
- IV. Projecting cornice.
- V. Projecting metal canopy
- VI. Decorative tilework.
- VII. Trellis containing planting.
- VIII. Medallions.
- IX. Opaque or translucent glass.
- X. Artwork.
- XI. Vertical/horizontal articulation.
- XII. Lighting fixtures.
- XIII. An architectural element not listed above, as approved by the governing body, that meets the intent.

(b) Windows.

- I. 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.
- II. Upper story windows of front façades shall not be boarded or covered and shall have a minimum of 35 percent transparency and a maximum of 75 percent.
- III. Smoked, reflective, or black glass in windows is prohibited.

(5) Roofs.

- (a) Where gable roofs are utilized they shall have a minimum slope of 4:12 and a maximum slope of 12:12.
- (b) Roofs in keeping with the character of adjacent buildings are recommended.

(6) Building character.

- (a) Building materials traditionally found along Main Street shall be used and design motifs such as pitched roofs, one-story mansard roofs, sash windows, and varied facades with bays and porches are suggested.
- (b) Architectural renderings must be submitted in order to evaluate whether a proposal meets this

standard.

(7) Architectural rhythm.

- (a) New infill development shall retain the historic architectural rhythm of building openings (including windows and entries) of the same block.
- (b) New infill development shall 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.

(8) Massing.

- (a) Buildings shall be similar in height and size or articulated and subdivided into massing that is proportional to adjacent structures.
- (b) The massing of any façade shall not exceed 50 feet maximum (horizontal dimension). Shop fronts may be broken down even further. Massing variations every 30 feet or less are preferred.
- (c) 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.

### §680-5. Definitions

**Experiential Retail.** A commercial establishment that provides an interactive experience for customers.

**Gable Roof.** A roof with two slopes that extend downward for 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.

**Hip Roof.** A roof that slopes upward from all sides of a structure, having no vertical ends.

**Plaza/Square/Courtyard.** A public or private outdoor space that meets the standards in §680-133.A.4

**Primary Façade.** The façade of a building facing onto a public or private street, or pedestrian-way, but shall not include a rear alley.

**Primary Frontage.** The frontage of a lot facing onto a public or private street, but shall not include a rear alley.

### § 680-44 Residential conversions (general regulations).

A dwelling may be converted into two or more apartments in the V-2 and MSD pursuant to the following standards:

- A. An additional lot area of at least 500 square feet shall be required for each additional dwelling unit for the V-2 district.
- B. Regardless of the existing dwelling unit size, the total number of dwelling units in the structure after conversion shall not exceed three, unless more units are permitted elsewhere in this chapter.
- C. Two off-street parking places for each new dwelling unit shall be provided on the property, meeting all

the requirements of Article IX herein. Parking areas shall not be located in the front yard.

- D. No external alteration of the building shall be permitted except as may be necessary for reasons of safety. All fire escapes and outside stairways shall be located to the rear of the building.
- E. Rooming houses. These are allowed in the Main Street District as a special exception, provided the following conditions and any others deemed relevant by the Zoning Hearing Board are met:
  - (1) There shall be no more than six residents.
  - (2) One off-street parking space shall be provided for each employee per shift and every two residents or each rental unit, whichever is greater.
- F. The residential density on a lot shall not exceed 12 dwelling units per acre.

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