

## ARTICLE 14

### PLANNED RESIDENTIAL DEVELOPMENT

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#### Section 1400 Intent

- A. The intent of the Planned Residential Development (PRD) design standards is to foster the creation of new and the revitalization of existing neighborhoods in the compact, traditional grid pattern of established Borough neighborhoods. The PRD regulations emphasize the creation of walkable neighborhoods that are compact and development that is sensitive to a site's environmental features, while also providing housing and transportation choices and usable open space.
- B. Specifically, all development designed in accordance with this Article should:
1. Restore and enhance the natural systems of a site;
  2. Provide living environments that respond to natural and cultural features;
  3. Ensure economic viability through efficient use of land and market feasibility;
  4. Provide residential development that is economically feasible;
  5. Provide residential development that is environmentally-oriented by encouraging the use of alternative forms of household energy and transportation;
  6. Protect surface and groundwater quality by managing, regulating and protecting stormwater;
  7. Ensure the highest architectural quality possible related to building methods and construction details;
  8. Consider lifecycle costs, durability and flexibility in building design; and,

9. Provide an interconnected system and hierarchy of streets and shared open spaces.

#### **Section 1401 General Requirements**

- A. Each phase or section of a multi-phase PRD shall meet open space and density requirements on an independent basis. At no point during the development of a multi-phase project shall the density of residential development in any phase of the PRD exceed the maximum density for the total land area included in that phase.
- B. All engineering requirements shall be certified by a professional engineer licensed by the Commonwealth of Pennsylvania.
- C. All architectural requirements shall be certified by a professional architect licensed by the Commonwealth of Pennsylvania.
- D. The subdivision of all parcels of land shall be in conformance with the Armstrong County Subdivision and Land Development Ordinance.
- E. A rezoning of the property proposed for the PRD is required.

#### **Section 1402 Procedure for Planned Residential Development Approval**

- A. The unique character of a PRD requires a thorough application and review process. PRDs are more complex and of a significantly different character than other projects requiring site plan review, and therefore, require the establishment of specific procedures different than those used to process most site plans. The procedures, standards, objectives and purpose set forth in this Article, when in conflict with other provisions of this Ordinance, as they may pertain to PRDs, shall be superseding.

1. Pre-application Conference

The intent of the Pre-Application Conference is to discuss with the applicant the compatibility of the proposed PRD with existing and anticipated land uses in the vicinity and the Borough's PRD procedures. At the Pre-Application Conference, the Zoning Officer and the Borough Engineer shall meet with the applicant to review a sketch plan of the proposed PRD which schematically shall illustrate proposed land uses, major structures, type and density of development, major site amenities, general street layout and configuration of all open space. The size and complexity of the PRD shall be discussed at the conference. The Pre-Application Conference is mandatory and must be completed prior to the submission of a Preliminary PRD Plan.

2. Preliminary PRD Plan Submission

- a. It is the intent of the Preliminary PRD Plan Submission to obtain

approval from the Planning Commission for the plans and design that the applicant contemplates. If the Preliminary PRD Plan is approved, the applicant is permitted to proceed to Final PRD Plan Procedure with reasonable assurance that the Final PRD Plan will be approved if substantially in compliance with the Preliminary PRD Plan.

- b. A request for approval of a Preliminary PRD Plan shall be submitted to the Planning Commission for public hearing, review and recommendation. The Planning Commission shall hold a public hearing on the PRD application. The Planning Commission may impose additional reasonable conditions on the Preliminary PRD Plan.
  - c. The application to rezone a parcel to the PRD designation shall be made concurrently with the submission of the preliminary PRD plan. A public hearing on the rezoning application shall be held. Once approved, the PRD zoning designation shall expire two years following the original date of approval if final approval is not achieved for the PRD plan.
  - d. Following the public hearing and review of the Preliminary PRD Plan submission, the Planning Commission shall recommend approval, modification, or denial of the Preliminary PRD Plan, and the reasons therefore. The Commission shall set forth written findings of fact describing how the Preliminary PRD Plan meets or does not meet the standards and objectives stated in this Article.
3. Final PRD Plan Submission
- a. The applicant shall submit a Final PRD Plan to the Planning Commission for review and approval, in accordance with the conditions set forth by the Planning Commission in their written decision.
  - b. No building or construction may be initiated on the proposed PRD site, and no permits may be issued, until the Final PRD Plan has been submitted, approved, and recorded. Approval of a Preliminary PRD Plan shall not constitute approval of the Final PRD Plan; rather, it shall be deemed an expression of approval to the layout submitted on the Preliminary PRD Plan and as a guide to the preparation of the Final PRD Plan, which will be submitted for approval by the Planning Commission and subsequent recording, upon the fulfillment of the requirements of these regulations and conditions of the preliminary approval, if any.

**Section 1403 Application Requirements**

- A. A Preliminary PRD Plan submission shall be provided in the form of a drawing of

the proposed PRD site prepared at a scale of not less than 1 inch = 50 feet, or as considered appropriate by the Zoning Officer, and shall show location, proposed uses and dimensions of buildings, structures, and parking areas; open space areas, recreation facilities, and other details to indicate the character of the proposed development. Specifically, the submission shall include:

1. The location of the site in relation to the surrounding neighborhood and identification of adjacent zoning districts.
2. Map data such as north point, scale and date of preparation.
3. The name of the proposed development, with the words "Preliminary Plan" in the title block. Property lines of the overall tract with all bearings and distances.
4. Calculation of the total area of the site.
5. Proposed circulation system, including general access, roadways, driveways, curb cuts, parking areas, bikeways and walkways.
6. Proposed division of property by general land use category with approximate dimensions of each land use type.
7. Total number of residential units proposed.
8. Calculation of the area of land per dwelling unit.
9. Type and total square footage of all non-residential land uses.
10. General area, location, setbacks and height of all existing and proposed structures.
11. Location of all watercourses, wetlands and the 100-year floodplain.
12. Facilities plan for water, sanitary sewer, public utilities.
13. Open space and recreation plan showing approximate area, location and configuration.
14. Any additional documentation which the Zoning Officer or Borough Engineer determine to be necessary in order to perform a complete and thorough review of the plan in accordance with this section of this Ordinance.
15. Scheduling plan indicating the stages in which the project will be built, including the area, density, use, and open space to be developed with each stage. Each stage shall be described and mapped and projected dates provided for beginning and completion of each stage of land development.

16. Agreements and covenants which govern the use, maintenance, and continued protection of the PRD and its common spaces, shared facilities, and private roads.
17. Guarantee of Performance for Completion of Improvements. A bond or other guarantee acceptable to the Borough shall be provided for all proposed public improvements and shall be executed at time of permit application or platting, whichever comes first. Improvements that must be guaranteed include facilities that shall become public, and may include other facilities or improvements as may be specified in the Preliminary or Final PRD Plan approval. If the project is to be built in phases, the guarantee shall be posted prior to the commencement of work on each phase. The guarantee shall specify the time for completion of improvements, and shall be in an amount of one hundred twenty-five percent (125%) of a verifiable estimated cost of the improvements, as determined by the project contractor or engineer, and as approved by the Borough Engineer.

**B. Planning Commission Public Hearing**

After a complete review by the Zoning Officer, the PRD proposal shall be presented to the Planning Commission for a public hearing. The Planning Commission may impose additional reasonable conditions with the approval of the PRD. Should the Planning Commission approve the Preliminary PRD Plan, preliminary subdivision approval shall be granted concurrently. Approval of the PRD shall be final. Subdivision approval is also required from the Armstrong County Planning Commission.

**Section 1404 Permitted Uses**

Uses permitted in a PRD may be any use that is found in the Zoning Ordinance in any residential district, subject to the approval of the Planning Commission and Borough Council.

**Section 1405 Design Standards**

**A. Purpose**

The range of housing types permitted in this neighborhood helps to create a diverse population that can accommodate all ages and a variety of income levels. The goal is to achieve richness in both the physical and social fabric of the neighborhood.

**B. The minimum site for a PRD shall be three acres.**

**C. Building Types Permitted**

1. Type I: Single House

a. Lot Dimensions

- (1) Size (10% of lots exempt)
  - (a) Minimum: 6,000 square feet
  - (b) Maximum: 15,000 square feet
- (2) Width at Front Setback (10% of lots exempt)
  - (a) Maximum: 50 feet
- (3) Lot Depth (10% of lots exempt)
  - (a) Minimum: 120 feet

c. Building Height and Setbacks

- (1) Height
  - (a) Primary building: 2 stories maximum
  - (b) Accessory buildings: 2 stories maximum
- (2) Front Setback
  - (a) Minimum: 0 feet
  - (b) Maximum: 20 feet
  - (c) Balconies, stoops, open porches and terraces may encroach upon front setback up to eight (8) feet except where 0-foot setback is used.
- (3) Side Setbacks
  - (a) Primary building: 12 feet aggregate; 3 feet minimum; 10 feet minimum for corner lot
  - (b) Accessory building: 3 feet (0 feet if 2-hour fire rating for party-wall)
- (4) Rear Setbacks
  - (a) Primary building: 15 feet minimum
  - (b) Accessory building: 5 feet.

d. Lot Coverage

- (1) Primary building: 30% of lot area (25% for lots over 10,000 square feet)
- (2) Accessory building: 600 square feet footprint maximum
- (3) Total impervious area: 35% of lot area (30% for lots over 10,000 square feet)

e. Parking

- (1) Two spaces per house minimum. On-street parking along adjacent frontage can be counted toward requirement.
- (2) Garage front setback to be recessed from front of primary building:
  - (a) Single car: 5 feet minimum
  - (b) Double car: 10 feet minimum
- (3) Front driveway to be maximum 12' wide at R.O.W.

f. Building Front

- (1) Pedestrian entrance to be oriented toward street frontage (10% of lots exempt).
- (2) The width of the building is to be a minimum of 40% of the lot width (10% of lots exempt).
- (3) The glass area of doors and windows shall cover a minimum of 20% of the primary building's entire front façade.

2. Type II: Double House

a. Lot Dimensions

- (1) Size (10% of lots exempt)
  - (a) Minimum: 4,800 square feet per unit
  - (b) Maximum: 12,000 square feet per unit
- (2) Width at Front Setback (10% of lots exempt)
  - (a) Maximum: 40 feet maximum per unit
- (3) Lot Depth (10% of lots exempt)

- (a) Minimum: 120 feet
- b. Building Height and Setbacks
  - (1) Height
    - (a) Primary building: 2 stories maximum
    - (b) Accessory buildings: 2 stories maximum
  - (2) Front Setback
    - (a) Minimum: 0 feet
    - (b) Maximum: 20 feet
    - (c) Balconies, stoops, open porches and terraces may encroach upon front setback up to eight (8) feet except where 0-foot setback is used.
  - (3) Side Setbacks
    - (a) Primary building: 0 feet between units; 12 feet aggregate; 3 feet minimum; 10 feet minimum for corner lot
    - (b) Accessory building: 3 feet (0 feet if 2-hour fire rating for party-wall)
  - (4) Rear Setbacks
    - (a) Primary building: 15 feet minimum
    - (b) Accessory building: 5 feet.
- c. Lot Coverage
  - (1) Primary building: 40% of lot area maximum (30% for lots over 6,000 square feet)
  - (2) Accessory building: 600 square feet footprint maximum
  - (3) Total impervious area: 50% of lot area maximum (40% for lots over 10,000 square feet)
- d. Parking
  - (1) Two spaces per house minimum. On-street parking along adjacent frontage can be counted toward requirement.

- (2) Garage front setback to be recessed from front of primary building:
      - (a) Single car: 5 feet minimum
      - (b) Double car: 10 feet minimum.
    - (3) Front driveway to be maximum 12' wide at R.O.W.
  - e. Building Front
    - (1) Pedestrian entrance to be oriented toward street frontage (15% of lots exempt).
    - (2) The width of the building is to be a minimum of 50% of the lot width (15% of lots exempt).
    - (3) The glass area of doors and windows shall cover a minimum of 20% of the primary building's entire front façade.
- 3. Type III: Row House
  - a. Lot Dimensions
    - (1) Minimum: 2,800 square feet per unit
    - (2) Minimum width at front setback: 20 feet minimum per unit
    - (3) Minimum lot depth: 120 feet
  - b. Building Height and Setbacks
    - (1) Height
      - (a) Primary building: 2 stories maximum
      - (b) Accessory buildings: 2 stories maximum
    - (2) Front Setback
      - (a) Minimum: 0 feet
      - (b) Maximum: 10 feet
      - (c) Balconies, stoops, open porches and terraces may encroach upon front setback up to eight (8) feet except where 0-foot setback is used.

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- (3) Side Setbacks
    - (a) Middle units: 0 feet
    - (b) End units: 5 feet minimum
    - (b) Accessory building: 3 feet (0 feet if 2-hour fire rating for party-wall)
  - (4) Rear Setback
    - (a) Primary building: 35 feet minimum
    - (b) Accessory building: 5 feet.
  - d. Lot Coverage
    - (1) Primary building: 50% of lot area maximum
    - (2) Accessory building: 600 square feet footprint maximum
    - (3) Total impervious area: 70% of lot area maximum
  - e. Parking
    - (1) Two spaces per house minimum. On-street parking along adjacent frontage can be counted toward requirement.
    - (2) Front driveway to be maximum 12' wide at R.O.W.
  - f. Building Front
    - (1) Pedestrian entrance to be oriented toward street frontage or public use space.
    - (2) The width of the building is to be a minimum of 70% of the lot width (aggregate of all housing units in one building).
    - (3) The glass area of doors and windows shall cover a minimum of 20% of the primary building's entire front façade.

#### D. Landscaping and Property Demarcation

##### 1. Property Demarcation

The quality of a property's demarcation, which indicates the edge of the front yard, plays an important role in establishing a neighborhood's character.

- a. Fencing or shrubs located in front yard shall not exceed 3.5 feet in height.
- b. Fencing materials not permitted in front yard include: cyclone, chain link, wire, and smooth-finish concrete masonry units.

2. Parking Lot Landscaping

Parking lots larger than 18 spaces and/or 5,500 square feet shall provide at least one shade tree for every 9 parking spaces. Trees shall be located in internal planting islands or along the perimeter of the parking lot.

3. Public Amenities

All multi-unit residential buildings shall provide:

- a. Public benches at bus stops, community open spaces, and at intervals no greater than 50 feet on each block.
- b. At least one bike rack per block, located in an area that is visible but does not interrupt pedestrian traffic along the sidewalk.

E. The regulations set forth in Article 15, Floodplain Management shall apply.

F. The regulations set forth in Article 19, Signs shall apply.

G. Open Space Requirements

1. Common and open space in a PRD shall be equivalent to or greater than 10 percent of the total tract area. All common open space shall be set aside and improvements made no later than the date on which the first 20 percent of either (1) the total number of dwelling units are constructed or (2) the total gross floor area of a nonresidential buildings is constructed, whichever is applicable.

2. Acreage within the 100-year floodplain, as defined by the Flood Insurance Rate Map (FIRM), may be included as part of the common open space but shall not amount to more than 25 percent of the total common open space requirement.

3. Conveyance of Open Space

Permanent open space shall be conveyed in or owned by one of the following forms:

- (a) To a municipal or public corporation; or
- (b) To a nonprofit corporation or entity established for the purpose of

benefiting the owners and tenants of the PRD or, where appropriate and where approved by the Planning Commission and the Borough Council, adjoining property owners, or both. All conveyances hereunder shall be structures to insure that the grantee has the obligation and the right to affect maintenance and improvement of the common open space; and that such duty of maintenance and improvement is enforced by the owners and tenants of the PRD and, where applicable, by adjoining property owners; or

- (c) To owners other than those specified in Subsections (a) and (b) above, and subject to restrictive covenants describing and guaranteeing the open space and its maintenance and improvement, running with the land for the benefit of residents of the PRD or adjoining property owners, or both; or
- (d) Included in single-family residential lots under the individual control of lot owners.

#### 4. Improvements within Common Open Space

Improvements shall be made within any common open space provided that such improvement shall comply with the following:

- (a) Any structures located within any common open space shall be accessory to recreational use of the space and shall cover no more than 5 percent of all common open space.
- (b) Common open space and recreational facilities shall not be operated as a profit-making venture.
- (c) To the extent possible, the required common open space shall be situated generally in or through the center of the PRD site or along the streets bounding the project area and shall be designed and improved so that it is accessible to and usable by all persons living in the PRD.
- (d) No more than 50 percent of all common open space shall be covered by water.
- (e) Level or below ground improvements such as swimming pools, tennis courts, walking trails, etc., shall not occupy more than 20 percent of the common open space.

#### **Section 1406 Criteria for Review**

In consideration of a Preliminary PRD Plan, the following criteria shall be used:

- A. General conformance with the zoning ordinance: The extent to which the PRD

meets the requirements of the Borough Zoning Ordinance and the Comprehensive Plan.

- B. The proposal will not be injurious to the public health, safety, and general welfare.
- C. The physical design of the PRD and the extent to which it makes adequate provision for public services, provides adequate control over vehicular traffic and promotes alternative forms of transportation, provides for and protects designated permanent open space, and furthers the amenities of urban ambience, light and air, recreation and visual enjoyment.
- D. The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood, and whether the proposed plan would substantially interfere with the use or diminish the value of adjacent properties and neighborhoods.
- E. The desirability of the proposed plan to the Borough's physical development, tax base and economic well-being. At the discretion of Borough Council, special consideration in the form of increased development flexibility may be given to projects that are intended to rehabilitate or replace dilapidated areas, brownfields, or other areas of general visual or economic blight.
- F. The proposal will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services.
- G. The proposal preserves significant ecological, natural, historical, and architectural resources to the extent possible.
- H. The proposal will enhance the appearance, image, function, and economic sustainability of the community at large.
- I. The proposal makes reasonable accommodations in housing, recreational amenities, and pedestrian facilities for individuals with disabilities.

#### **Section 1407 Changes in the Approved Planned Residential Development**

- A. Changes in the Preliminary PRD Plan which alter the concept or intent of the PRD and would require new approval include but are not limited to:
  - 1. Increases of three percent or more in density;
  - 2. Changes in the proportion or allocation of land uses equal to three percent or more of the original calculations;
  - 3. Change in the list of approved uses;
  - 4. Changes in the locations of uses;
  - 5. Changes in functional uses of open space, where such change

constitutes an intensification of use of the open space; and/or

6. Changes in the final governing agreements where such changes conflict with the approved Preliminary PRD Plan.
- B. Changes in the Final PRD Plan which alter the concept or intent of the PRD and would require new approval include but are not limited to:
1. Changes in lot arrangement, or addition of buildable lots that change the approved density of the development;
  2. Changes in site design requirements, such as location of required landscaping, signage, building height, architectural character, cube and/or footprint, or other such requirements of the Zoning Ordinance;
  3. Changes to the internal street system or off-street parking areas;
  4. Changes in drainage management structures;
  5. Changes in access to the development site, where such change amounts to an intensification in the traffic patterns of roadways of classification higher than local; and/or
  6. All other changes not expressly addressed in this section shall require new Final Plan approval.

#### **Section 1408 Revocation and Extension**

A PRD conditional use shall become null and void and the subject property shall thereupon be rezoned to its most appropriate district classification, as deemed suitable by Borough Council acting upon the recommendation of the Planning Commission, in any case where the PRD has:

- A. Received Preliminary PRD Plan approval and where the Preliminary Plat of said PRD, or the first phase of the Preliminary Plat if construction is to take place in phases, has not been submitted for approval within two (2) years after the date of approval of the Preliminary PRD Plan.
- B. Received Preliminary PRD Plan approval and where the Final PRD Plan, or the first phase of the Final PRD Plan if construction is to take place in phases, has not been submitted for approval within one (1) year after the date of approval of the Preliminary PRD Plan.
- C. Received Final PRD Plan approval and where the construction of the PRD, as authorized by the issuance of a building permit, has not begun within (1) year after the date of approval of the Final PRD Plan dealing with such construction.
- D. Further, if construction of a PRD falls more than two (2) years behind the building schedule filed with the Final PRD Plan, Borough Council, acting upon the

recommendation of the Planning Commission shall either extend the project schedule or initiate action to revoke the PRD conditional use. In doing so, one (1) year extensions in the building schedule filed with the Final PRD Plan may be granted by Borough Council, acting upon the recommendation of the Planning Commission. If Council so stipulates when acting favorably on a PRD, the Planning Commission may be delegated the authority of granting such one (1) year extensions in the building schedule of the PRD.