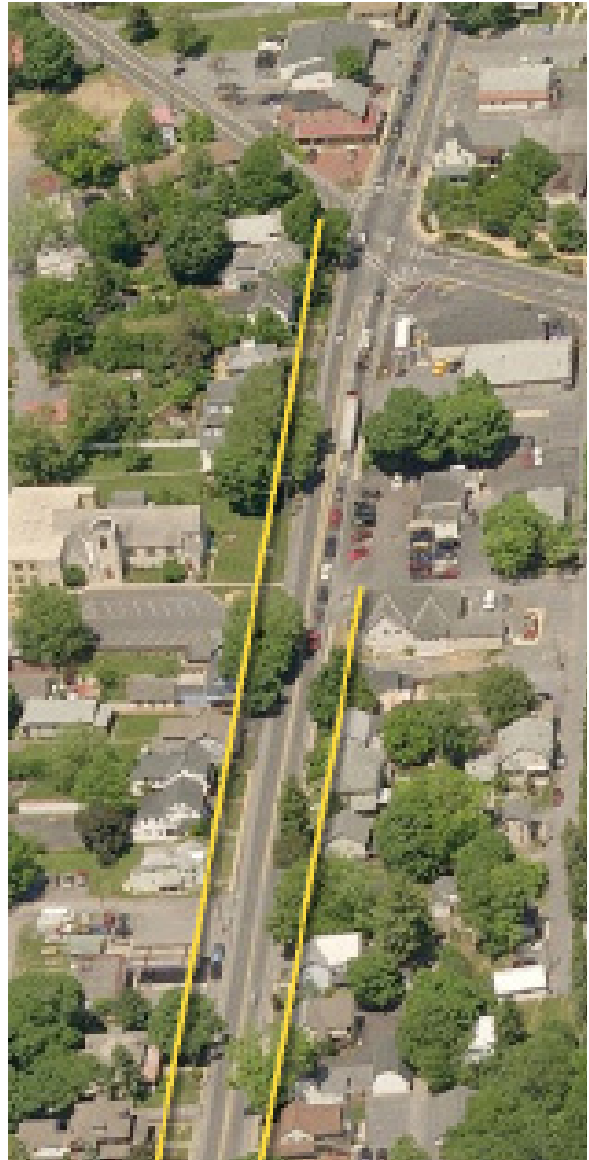

Building Location

Intent _____

- 801.1 Buildings are intended to be located close to sidewalks and in general alignment with other buildings on a block.

Design Standards _____

- 801.2 In certain districts, a maximum building setback is established.
- 801.3 A maximum building setback helps to establish a pedestrian friendly streetscape, and encourages most parking to be placed to the rear or side of the building.



Buildings in Alignment along Build-to Lines

Dwelling Types

Intent

- 802.1 A diverse mix of Dwelling Unit types is intended to be provided in the Township, particularly in TNDs.
- 802.2 Dwelling Units of various types should be intermingled rather than isolated into separate Neighborhood sections.



Intermingled Dwelling Units, Lantern Hill TND

Design Standards

- 802.3 In certain districts and certain types of neighborhoods, the Zoning Ordinance requires at least two types of dwelling types or limits the percentage of one type.
- 802.4 In certain districts, Live Work units are allowed, that involve a combination of a dwelling unit and an allowed small business, but without requiring a separation of the spaces.



Larger Manor House, Lantern Hill TND.



Mixed-use "Live-Work" buildings in Uwchlan Twp, PA

Parking Location

Intent

- 803.1 Off-Street Parking is intended to be located to the rear of buildings, or to the side of buildings, where necessary.
- 803.2 Off-street parking is intended to be accessed via alleys to the greatest extent feasible to minimize curb cuts and preserve the streetscape.
- 803.3 On-Street Parking is intended to provide necessary parking spaces, while buffering pedestrians from passing vehicular traffic.



Parked vehicles buffer pedestrians from vehicular traffic in Lititz, PA



Curbside , parallel, On-Street Parking, separated from the travel lanes by a bicycle lane. Centreville, DE.

Streetscape & Street Walls

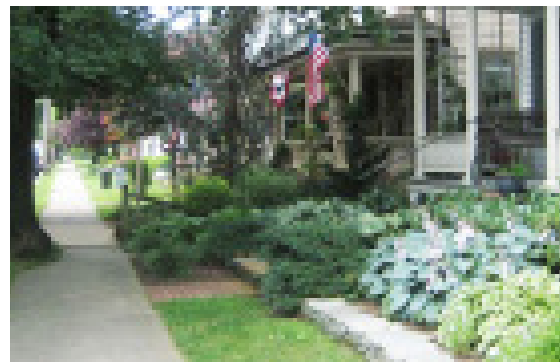
Intent

- 804.1 The Streetscape is intended to be defined by buildings, street trees, sidewalks, and/or Street Edge Treatments that form Street Walls near sidewalks.
- 804.2 The Streetscape is intended to be enhanced with such features as street trees, street lights, sidewalks, porches, fences, and like-type amenities.

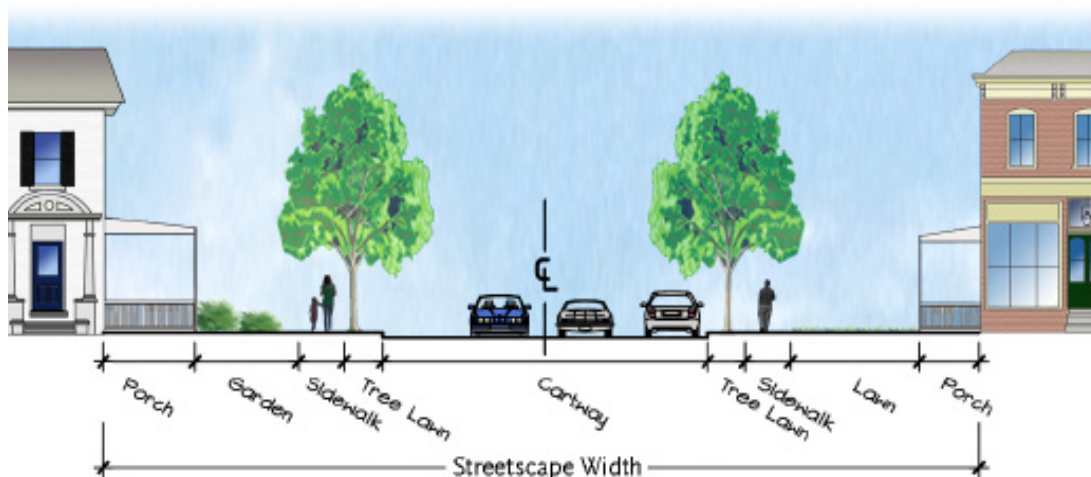


Design Standards

- 804.3 Street Walls, with buildings located in alignment and close to the sidewalk, shall be established and maintained.
- 804.4 Where existing buildings do not form a Street Wall, a Street Edge Treatment, such as shrubs or a decorative fence should be installed and maintained along the right-of-way.
- 804.5 The Streetscape shall be embellished with street trees, street lights, porches, fences, and/or other front yard amenities.



Street Wall created by aligned homes Lititz, PA



A Streetscape physically defined by Buildings, Street Trees, Sidewalks, and Cartway

Pedestrian Circulation & Connectivity

Intent

- 805.1 Sidewalks, crosswalks, walkways, and linear trails are intended to create a viable network for walking as an alternative to vehicular travel, and as a form of recreation.
- 805.2 A continuous pedestrian network is intended to link community facilities, shopping areas, new and existing neighborhoods, parks, recreation areas and other open spaces.



An informal trail through Open Space

Design Standards

- 805.3 The SALDO specifies the minimum width of sidewalks and where they are required.
- 805.4 Sidewalks should be connected using crosswalks where appropriate.



Generously proportioned Sidewalk in Lititz, PA



Crosswalk in Lititz

Common Open Space
Greens, Plazas and Squares

Legislative Intent _____

806.1 A variety of public spaces are intended to serve diverse community needs. These include a Green, Plaza or Square that is intended to be a primarily rectilinear open space physically defined by walkways, streets, and architectural edges.



Design Standards _____

- 806.2 Greens and Squares which are approximately 3,000 to 10,000 square feet in size should be created.
- 806.3 Greens and Squares should be designed, constructed, and maintained as predominantly level areas (less than 5% slope).
- 806.4 Greens and Squares should be designed, constructed, and maintained as combined paved and landscaped spaces.
- 806.5 Greens and Squares should be embellished with benches, pavilions, lighting, plantings, and the like.

