

ARTICLE VI. OVERLAY ZONING DISTRICTS

A. VILLAGE EXPANSION (OVERLAY) DISTRICT

Section 600 Applicability

The Village Expansion (Overlay) District shall be an overlay to regulate the use of land within the areas designated as such on the municipal zoning map. The dimensional requirements of the overlay district shall supersede the requirements of the underlying zoning district. However, where no standards are mentioned herein, the provisions of the underlying zoning district in Milford Township and Trumbauersville Borough shall apply.

Section 601 Purpose and Intent

The purpose of the Village Expansion (Overlay) District is to provide suitable standards and guidelines for development areas adjacent to existing villages and towns. A major objective is to integrate future development with existing development through appropriate urban design. New developments should be expansions of the villages and towns rather than self-contained neighborhoods.

Section 602 Use Limitations

Any use permitted in the underlying zoning district shall be permitted in the Village Expansion (Overlay) District with one exception. Use B7 Mobile Home Park shall not be permitted in the Village Expansion (Overlay) District where the underlying zoning district is SRM.

Section 603 Dimensional Requirements

- a. Front yard requirement--Large front yard setbacks are discouraged in the Village Expansion (Overlay) District because they would be inconsistent with the existing character of villages and towns. Therefore, the minimum front yard requirement for uses in the Village Expansion (Overlay) District shall be thirty (30) percent less than the minimum front yard requirement specified in Section 503 for the underlying zoning district or thirty (30) percent less than the minimum front yard requirement specified in Section 404 for a particular use; however, the minimum front yard requirement shall not be reduced below fifteen (15) feet.
- b. Lot width requirement--The minimum lot width requirement for uses in the Village Expansion (Overlay) District shall be fifteen (15) percent less than the minimum lot width requirement specified in Section 503 for the underlying zoning district or fifteen (15) percent less than the minimum lot width requirement specified in Section 404 for a particular use. However, this reduction in the minimum lot width requirement shall not apply to Use B5 Single-Family Detached Cluster and Use B6 Performance Standard Subdivision.

Section 604 Parking

Off-street parking areas with a capacity of five (5) or more parking spaces shall be located to the side or rear of buildings. Rows of parking shall not be permitted to extend along the front of buildings. In the event that a parking area with visible frontage along a public street exceeds 100 feet, a screen consisting of a fence of masonry, ornamental ironwork or wood, combined with landscaping shall be required.

Section 605 Street Layout and Roadway Connections

The street system within the Village Expansion (Overlay) District shall be designed to connect new developments with each other and with the existing village or town. A grid pattern

provides the best means of maximizing connections between developments. It is recommended that a grid pattern be utilized in new developments to the greatest extent possible.

Potential primary roads and secondary street connections are shown on Illustrations A and B. New primary streets are important to provide better circulation throughout the village or town as it expands. Secondary street connections link neighborhoods and strengthen the sense of community. These proposed roads and connections are not exact locations but are intended to illustrate approximate locations of new streets. It is recommended that landowners/developers incorporate these proposed primary roads and secondary street connections or a similar design into any future development of their site.

Section 606 Design Guidelines

The following design guidelines are recommendations which should be considered for any development proposed in the Village Expansion (Overlay) District. Although only recommendations, every effort should be made to follow the suggested guidelines so that future development enhances and extends the character of adjacent villages and towns.

- a. Mix of Residential Uses--In keeping with the character of villages and towns, future developments in the overlay district should be encouraged to provide a mix of residential types. Also, dwelling types should be integrated throughout the developments, so as to avoid any segregation of uses within defined areas of the development. The goal should be to have all permitted residential types interspersed throughout the area.
- b. Architectural Considerations--To the fullest extent possible, architectural elements such as, porches, balconies, roof types, walls and fences shall be characteristic of existing architectural elements in the village or town. This carryover effect of such architectural elements will help achieve the primary goal of the Village Expansion (Overlay) District, which is to allow development to occur adjacent to the village or town while still protecting the character and identity of the original village or town.
- c. Garages--Wherever possible, garages should be detached from the dwelling unit and located in the rear of the lots, with possible access from an alley or private drive. Often a distinguishing element of older villages and towns, detached garages help foster a sense of diversity of structures throughout the area.
- d. Pedestrian Access--Pedestrian access should be an important design element in any development proposed adjacent to villages and towns. Villages and towns usually contain a variety of uses. Due to this unique character, linkages such as walkways and sidewalks should be provided to connect the development with the village or town to encourage pedestrian access.
- e. Alleys--Alleys, where feasible, are encouraged for future developments in this area. Alleys can be an effective method of providing access to the rear of residential lots for service and on-lot parking. An additional advantage of utilizing alleys is that they would help to alleviate pressures for on-street parking.

Section 607 Procedures

The Village Expansion (Overlay) District provisions may be used only after the granting of conditional use approval by the Governing Body.

Section 608 Reserved

Section 609 Reserved

ILLUSTRATION A TRUMBAUERSVILLE

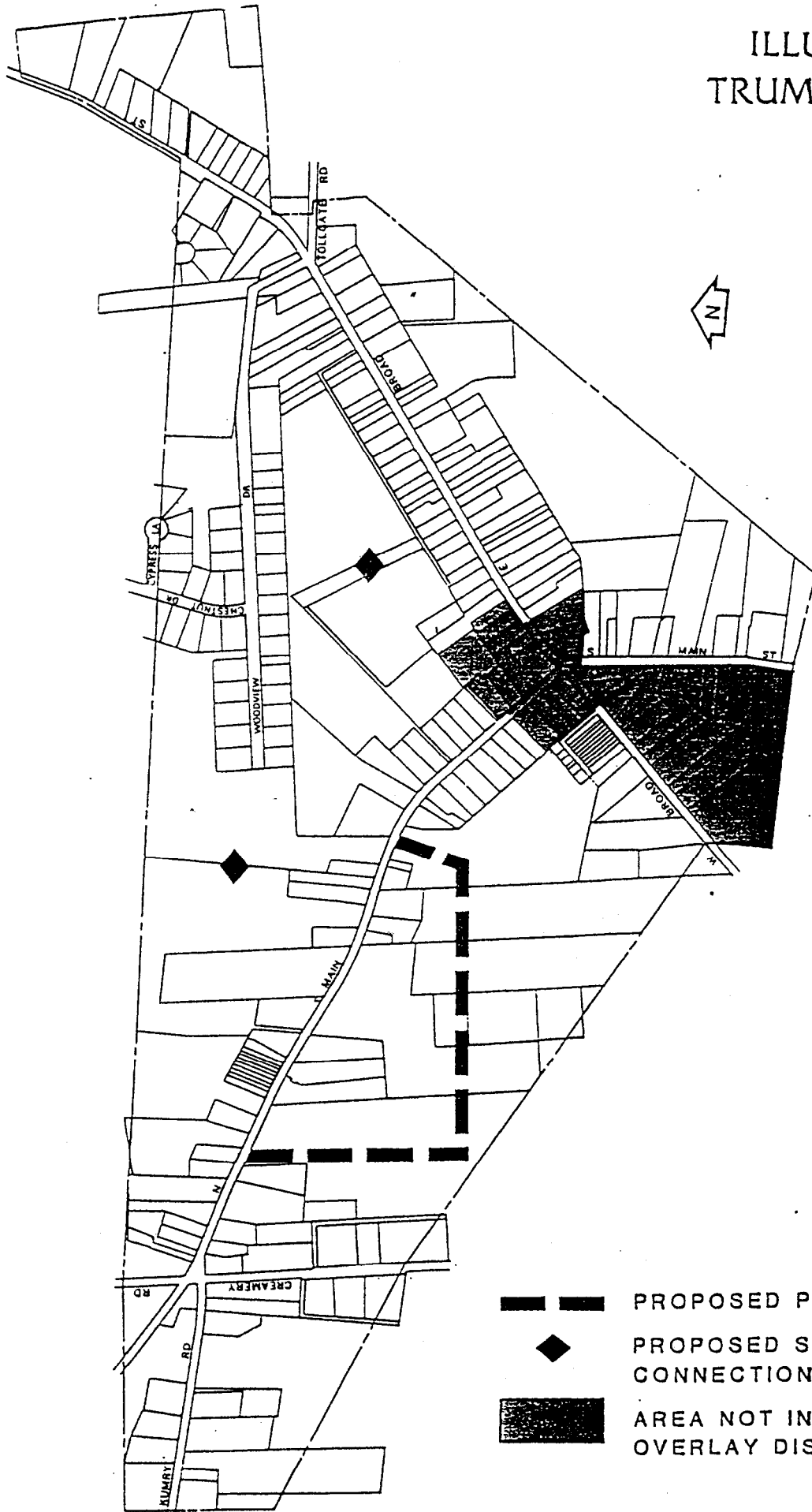
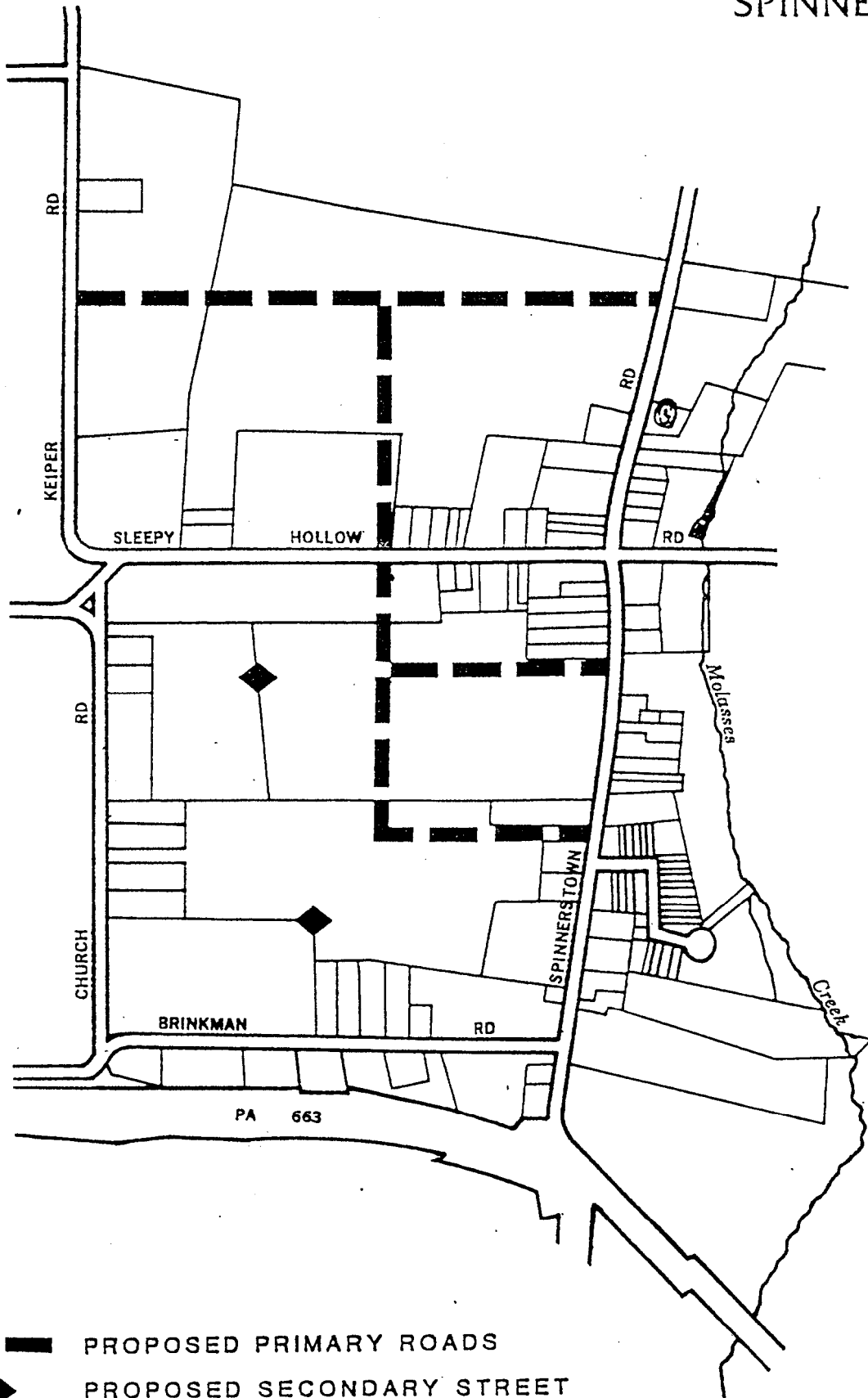


ILLUSTRATION B SPINNERSTOWN



- — — PROPOSED PRIMARY ROADS
- ◆ PROPOSED SECONDARY STREET CONNECTIONS

B. ARTERIAL CORRIDOR (OVERLAY) DISTRICT

Section 610 Applicability

The Arterial Corridor (Overlay) District shall be an overlay to regulate the use of land within the area designated as such on the municipal zoning map. The dimensional requirements of the Arterial Corridor (Overlay) District shall supersede the requirements of the underlying zoning districts. However, where no standards are mentioned herein, the provisions of the underlying zoning district shall apply.

Section 611 Purpose and Intent

The purpose of the Arterial Corridor (Overlay) District is to provide for convenient access to uses within the district, while promoting consistent and appropriately restrictive management of access to arterial highways in order to maintain their critical local and regional arterial functions.

Section 612 Limitations

Any nonresidential use permitted in the underlying zoning district(s) by right, by special exception, or as a conditional use shall be permitted within the Arterial Corridor (Overlay) District only when approved as a conditional use in accordance with the provisions of this section and Section 1108 of this Ordinance.

Section 613 Access Management

No tract within the Arterial Corridor (Overlay) District shall be provided direct access to the arterial highway if adequate alternative access can be provided by way of a secondary, primary, collector or marginal access street or through joint access with a neighboring property already provided with an access to the arterial. Potentially negative impacts on the quality and character of surrounding properties or neighborhoods shall be satisfactorily mitigated by the landowner/developer. Where there is no adequate alternative access, direct access to the arterial highway shall be permitted in accordance with the following regulations:

- a. No tract within the Arterial Corridor (Overlay) District shall be provided with more than one point of direct access to the arterial. Unless and only if one accessway is impracticable in the judgment of the Governing Body, two accessways may be permitted, provided they are separated from each other and from any accessway on any abutting property and from any intersecting street by a minimum of 500 feet, as measured along the frontage of the arterial. Where such spacing cannot be achieved, no more than one accessway shall be permitted.
- b. Within any tract to be subdivided or developed for two or more nonresidential buildings, no individual nonresidential building shall be provided with direct access to the arterial. All individual uses shall be accessed from an internal circulation system designed to serve the development of which they are a part.

Section 614 Setbacks

All buildings and structures within the Arterial Corridor (Overlay) District shall be set back a minimum of one hundred (100) feet from the ultimate right-of-way line of the arterial or shall meet the front yard requirement of the underlying zoning district, whichever is greater.

Section 615 Procedures

The Arterial Corridor (Overlay) District provisions may be used only after the granting of conditional use approval by the Governing Body.

