

ARTICLE 1600. Planned Economic Development Overlay District

§ 212-1601. Boundaries and Applicability of the Planned Economic Development Overlay District.

- A. The boundaries of the Planned Economic Development District are so indicated on the Official Zoning Map of Franklin Park Borough
- B. All non-residential land developments of five (5) acres or greater shall be required to conform to the requirements of Article 1600.

§ 212-1602. Application Process.

- A. Applicants shall be required to submit an application for Conditional Use, and shall be governed by the provisions of Article 1800, Conditional Use. The applicant shall demonstrate in the application for Conditional Use conformance with the provisions of § 212-1603 Planned Economic Development, § 212-1108, Access Management Requirements and § 212-1109, Design Standards in order to be granted approval by the Borough Council.
- B. If the applicant receives Conditional Use approval, the applicant will be required to submit a plan meeting all requirements of Chapter 184, Subdivision and Land Development in order to gain final approval for the development

§ 212-1603. Planned Economic Development (PED).

A. Purpose and Intent

Consistent with the goals and objectives of the adopted Borough Comprehensive Plan, the purpose of this Overlay District is to facilitate the development and redevelopment of tracts of land which may be suitable for a variety of new uses, so arranged, designed and balanced in a manner consistent with community and economic development objectives of the Borough. It is the intent of the Planned Economic Development Overlay District provisions to promote flexibility in design, while assuring the following community development objectives are promoted, encouraged and controlled:

- (1) Promote orderly and unified development and redevelopment in response to changes in market conditions, while assuring that the timing and location of such development is consistent with available capacities of transportation and public utilities as well as the overall land use goals, as expressed in the Borough Comprehensive Plan.
- (2) Through the provision of the variations within this district, contained herein, control the negative effects of commercial and residential sprawl than can result from more traditional single-use commercial and residential developments.
- (3) Encourage economic growth consisting of a well-balanced and regulated mix of appropriate residential and non-residential uses, oriented more toward a predomination of office and research and development facilities, advanced technology firms, health, education and other service industries. Provide for limits to the amount, type and location of retail development within the site. The purposes of all required uses and limitations on uses being the employment and consumer needs of occupants of the district and Borough residents while strengthening existing businesses.

- (4) Encourage, to the fullest extent possible, development of a type that provides for quality employment opportunities for residents of the community that pay more than minimum wages, and contribute to the creation of a diversified community job base for the area.
- (5) Provide for an adequate mixture of quality housing types to serve the needs of the elderly persons and young families within the Borough, as well other household sizes, ages, and income levels than can well-situated and integrated with other non-residential uses.
- (6) Provide for the transition of uses through adequate buffers and setbacks to avoid conflicts between incompatible land uses adjoining the development and within the development site. Provide for a transition of uses through the location of uses at areas within the development, such as requiring residential development to adjoin residentially zoned properties and allowing larger-scale retail to be allowed only next to commercially zoned properties.
- (7) Provide for minimum requirements and standards for open spaces and environmental protection within the development site to serve as both buffering and transitional areas as well as providing for the integration of passive, active and functional open spaces of a public and semi-public nature as part of the overall design scheme.
- (8) Provide for design requirements to create pedestrian orientation, streetscape amenities, and other design treatments which include sidewalks, bikeways, ornamental street lighting, street trees and screened parking areas.
- (9) Provide for the safe movement of people, goods, and vehicles without increasing congestion or creating hazards within the district or within the area of impact in the larger community through requirements on access to the development and standards for trip generation consistent with the capacity of highway systems and intersections intended to serve the development site.

B. Definitions

In addition to the definitions contained in Article 200 of this Chapter the following terms shall have specific meanings indicated for the purpose of interpreting this Chapter governing the Planned Economic Development.

BUILDABLE AREA – The gross area of a development site minus those areas that are categorized as Environmentally Sensitive Areas.

BUILDING COVERAGE – The percentage of a lot which when viewed directly from above would be covered by a structure or structures. For purposes of calculating building coverage, access drives, parking areas and landscaping shall not be considered structures.

FLOOR AREA RATIO – The specified percentage of a lot, in square feet, which determines and equals the maximum amount of gross floor area permitted on that lot

ILLUSTRATIVE SITE PLAN – Illustrative Site Plan: A master plan for the development site submitted as part of the tentative approval of the PED. The purpose of the illustrative site plan is to visually describe how the development plan for all phases meets the standards and guidelines expressed in this Chapter.

MIXED USE BUILDING – A building on a development site that is comprised of several land use categories, including: residential, ancillary retail, small retail, offices and limited manufacturing.

NATURAL RESOURCES OVERLAY – A mapped area, compiled and maintained by the Franklin Park Borough Zoning Department, the boundaries of which are composed of flood plains, wetlands, and steep slopes.

OPEN SPACE – The total land and water area within a Planned Economic Development site, not individually owned, which is designed and intended for the common use or enjoyment of the residents and occupants of the development. Common open space includes environmentally sensitive areas, secondary environmentally sensitive areas, passive recreation areas, active recreation areas, and plazas, but specifically excludes required bufferyards, streets, rights-of-way, parking areas, detention ponds and access to detention ponds.

PLANTING, HIGH LEVEL – Consists of trees of a deciduous nature with a minimum height of six (6) feet at planting and a caliper of one and one-half (1 1/2) inches at planting and trees of an evergreen nature with a minimum of six (6) feet at planting. All measurements and plant quality shall be consistent with the American Standards for Nursery Stock published by the American Association of Nurserymen, Inc., Washington, D.C.

PLANTING, LOW LEVEL – Consists of shrubs and other plant species that is greater than two (2) feet in height at planting and less than six (6) feet in height at planting. All measurements and plant quality shall be consistent with the American Standards for Nursery Stock published by the American Association of Nurserymen, Inc., Washington, D.C.

PLANTING, ORNAMENTAL – Consists of trees of a deciduous nature with a minimum height of four (4) feet and caliper of one (1) inch at planting consistent with the character of the trees noted in and trees of an evergreen nature with a height of four (4) feet at planting. All measurements and plant quality shall be consistent with the American Standards for Nursery Stock published by the American Association of Nurserymen, Inc., Washington, D.C.

PLAZA – An open space that may be improved, landscape or paved usually surrounded by buildings or streets and used for passive recreational activities and recreation.

SECONDARY ENVIRONMENTALLY SENSITIVE AREA – Those lands having features of lesser environmental sensitivity as the environmentally sensitive areas. These areas may be developed on a limited basis, but are preferred to be preserved as part of the open space.

STEEP SLOPES – Areas of existing topography, where in over a one hundred (100) foot horizontal distance, or where the difference in elevation is over twenty (20) feet, the slope equals or exceeds twenty five (25%) percent from the top to bottom of the break in grade.

SUBSTANTIAL REVISION – Any change to the illustrative site plan which involves a change to ingress or egress, any increase in dwelling unit density, any increase in the approved amount of square footage for retail development, any change of use which results in the total parking or loading berths required, an increase of more than ten percent (10%) of all buildings, a change in the phasing or tiers, or the proposal of a use that was not originally proposed as part of the tentative approval application.

WETLANDS – All areas regulated as wetlands by the Pennsylvania Department of Environmental Protection or Federal agencies.

C. Permitted and Conditional Uses within the PED and Determination of Permitted Building Areas

- (1) Permitted and Conditional Uses: Those uses that are included as permitted or conditional uses in the M-2 zoning district.
- (2) The amount of permitted non-residential gross floor area within the PED shall be calculated according to the following table:

TABLE 3 – CALCULATION OF NON-RESIDENTIAL FLOOR AREA FOR A PED

1. Total Area of the Site (acres)	

2. Acreage of the Site Devoted to New Streets and Stormwater Detention Facilities	

3. Minimum Acreage for Open Space Area (25% times line 1)	

4. Natural Resources Area (amount from Line 3 in acres)	

5. Net Area of the Site (acres)(Line 1 minus the sum of Lines 2, 3, and 4)	

6 Square Footage Conversion (Line 5 times 43,560)	

7. Floor Area Ratio	<u>.60</u>
8. Total Square footage permitted on site (line 8 times line 7)	

- (1) The maximum total amount of permitted gross square footage, as indicated in Table 3, line 8, may be increased up to a maximum of thirty percent (30%), provided that the additional square footage is located in a mixed use building that includes a minimum of twenty five percent (25%) of its total floor area for residential use. Small retail shall also be permitted in a mixed use building with the above required residential component

- (2) Residential Development Bonus: Developers that submit plans that include a minimum of twenty percent (20%) of the total site area devoted for residential development (including mixed use buildings) shall be permitted to apply a higher floor area ratio standard within Table 3, line 7. The floor area ratio standard would be sixty-five-hundredths (.65) in this case.
- (3) Green Development Bonus: Developers that submit plans that include compliance with LEED certified green buildings shall be permitted a higher floor area ratio standard within Table 3, line 7. The floor area ratio standard would be sixty-five hundredths (.65) in this case. In the event that the developer also includes the required residential development requirements contained above, the floor area ratio standard of seventy hundredths (.70) would apply in this case.

D. Off-Street Parking Requirements

- (1) It is the intent of these requirements to ensure that a sufficient number of off street parking spaces are provided for each use in the district to accommodate the vehicles of employees, residents, visitors, customers, clients or other people who may be present on the site at any one time. It is also the intent of these requirements to discourage excessive and unnecessary parking and to thus reduce the area of impervious surface coverage.
- (2) The requirements listed hereunder shall be minimal requirements.
- (3) Parking Requirements in PED Districts are subject to the requirements of Article 2200 of the Zoning Ordinance
- (4) Maximum Provision of Parking Spaces. The maximum amount allowed per use shall be equal to one hundred twenty-five percent (125%) of the minimum requirements as outlined in Article 2200.
- (5) Any expansion in floor area, employment, dwelling units, or other index which is the basis for calculation of required parking subsequent to the initial use or occupancy shall require the provision of additional parking.
- (6) The Planning Commission may recommend and the Borough Council may approve departures from the parking requirements of this Chapter and the applicable sections of the Zoning Ordinance if the applicant provides acceptable evidence that an alternative standard will achieve the intent of this Chapter more closely than the standards listed below.

Table 4. Minimum Parking Requirements.

Use	Minimum Requirements
Office	1 per 300 gross square feet
Retail	1 per 200 gross square feet
Restaurant	1 per 100 gross square feet or one per 3 seats, whichever is greater.
Assembly	One per each person for 25% of the estimated seating capacity.
Production	1 per 500 gross square feet
Schools	One per 10 students
Hotels	One per Room and one per employee on peak shift.
Hospitals	One per every three beds and one per employee on peak shift.

(7) The Zoning Officer shall interpret the minimum and maximum parking requirements based Article 2200. In the event that a proposed use cannot be entirely classified into one (1) of the categories in Table 4, the Zoning Officer shall interpret minimum and maximum requirements based on similarities of the uses or parts of the proposed uses to those listed above. For example, significant office uses, which are in and of themselves principal uses, may be located within a production area. Each requirement then would be calculated based on the use listed in Table 4, which applies. The Zoning Officer shall forward the interpretation and recommendation to the Planning Commission, which shall evaluate the recommendation.

E. Off-Street Loading Requirements

The provision of off-street loading shall comply with Article 2200 of the Zoning Ordinance, except that the Planning Commission may recommend to the Borough Council that this requirement be waived if the applicant presents evidence that the uses to be located within the structure would not require said space. The waiver shall be approved with the condition that all future changes of use shall be brought before the Planning Commission and the Board as a land development through Chapter 184 Subdivision and Land Development Ordinance.

F. Landscaping Standards

(1) Landscaping requirements shall be in accordance with the provisions of 212-2000 Buffering and Landscaping

G. Performance Standards for Uses. All permitted uses shall comply with the following standards.

- (1) Activities resulting from production or manufacturing within a structure shall not be audible outside of the structure.
- (2) Deliveries and shipments using vehicles greater than one (1) ton shall be limited to ten (10) trips per day.
- (3) No loading shall take place on public rights-of-way.
- (4) A use shall not produce toxins as a result of the production process, which are stored, released on, or shipped off site.
- (5) Any equipment used in the production process shall not be visible or apparent from the exterior of any building.
- (6) Emissions of smoke or exhaust resulting from any production process are prohibited.

- (7) In consideration of the above statements and of the District's statements of purpose, all uses shall be compatible with the general purposes of the District and have an impact which is not detrimental to the property value and daily functioning of surrounding uses both within and adjacent to the District.

H. Mixed Use Building Standards

The following are performance standards, which shall define the classification of a structure as a Mixed Use Building:

- (1) The building shall have at least two (2) stories.
- (2) Each fifty (50) foot section of a building's perimeter shall possess at least one (1) entrance. At least two (2) adjoining sides of the building shall be designed in this manner.
- (3) Sidewalks shall be located around the perimeter of the building and shall be integrated with adjoining pedestrian corridors.
- (4) Retail components of the building shall constitute no more than fifty percent (50%) of the gross floor area of the building.
- (5) No drive-through facilities shall be located within a mixed use building.
- (6) Mixed use buildings must include a minimum of twenty-five percent (25%) of its gross floor area as residential use

I. Signs

- (1) The size of freestanding signs is limited to twenty (20) square feet.
- (2) The height of freestanding signs is limited to eight (8) feet. (The copy area of the sign may extend to the ground level.)
- (3) Wall Signs shall be located only on the wall area housing the first story of a principal structure.
- (4) The applicant shall submit an illustrative sign plan detailing a common scheme of signs to be erected within the PED with the application for Final Approval. Although, the precise location of all signs may not be anticipated, the applicant shall present details of common color and material schemes, along with covenants enforcing the proposed provisions, to be approved by the Planning Commission.

J. Lighting

- (1) Illumination shall not exceed one (1) foot-candle at all property boundaries. The one (1) foot-candle illumination shall be measured horizontally on the ground surface and vertically at a five (5) foot height at the property lines.
- (2) All parking areas and sidewalks shall be illuminated for night use at a minimum of two (2.0) footcandles.

K. Open Space, Environmental Protection and Development Areas

- (1) In order to protect areas identified as environmentally sensitive and provide for the open areas of land that complement the areas of the development site occupied by structures, a minimum of twenty-five percent (25%) of the total development site shall be required to be designated as open space, according to the standards and requirements included in this section. The standards established under this Chapter have been done to support the natural resource conservation and environmental protection objectives of the Borough Comprehensive Plan, while accommodating new growth and development. The purposes of these standards are:

- a. To allow for flexibility in lot design which directs buildings, site disturbance and activities to the most suitable locations with respect to the natural conditions of the development site.
 - b. To protect, as much as practicable, unique features of the Borough, such as, but not limited to aquifers, water bodies, floodplains, wetlands, and steep slopes from disturbance.
 - c. To minimize visual impact upon the scenic character of the Borough by fitting new construction harmoniously into the natural landscape, and;
 - d. To provide an opportunity for creative, varied and environmentally sensitive and economical development within the PED.
- (2) Areas to be included as Open Space: The minimum requirements for open space within the development site shall be comprised of all environmentally sensitive areas plus any percentage of secondary environmentally sensitive areas, plazas and passive recreation areas to meet the minimum required open space.
- (3) In order to determine those areas that are to be included within the required open space, the applicant shall submit an existing resources/site analysis plan of the development site which shall identify elements of the natural landscape, including those features of environmental, historic, or scenic value, including, but not limited to the following:
- a. Wetlands*
 - b. 100 Year Flood Plain*
 - c. Slopes of twenty-five percent (25%) or Greater*
 - d. Slopes of fifteen percent (15%) to twenty-four percent (24%)**
 - e. Mature Woodlands**
 - f. Active Agricultural Areas**
 - g. Any historic, archeological, and cultural features (i.e., old structures, ruins, stone walls, burial grounds, etc.)**
 - h. Significant views into and out of the site**
 - i. Drainageways and other bodies of water**
- *Natural Resources Areas
** Secondary Natural Resources Areas
- (4) The Natural Resources areas on the site are those lands that display extremely sensitive environmental constraints. These areas are to remain undeveloped and preserved in the district's open space. These includes include steep slopes over twenty-five percent (25%), floodplains and wetlands. All buildable land within the development site will be those areas not limited by the basic constraints of the environmentally sensitive areas.
- (5) Secondary Natural Resources Areas. The secondary environmentally sensitive areas are those lands having features of lesser environmental sensitivity as the environmentally sensitive areas They shall include, but not be limited to, mature woodlands; moderately steep slopes between fifteen (15%) and twenty-five percent (25%); natural heritage areas identified in the Allegheny County Natural Heritage Inventory; historic features such as old stone walls and foundations; prime agricultural soils, and areas providing scenic vistas.
- (6) These areas may be developed on a limited basis, but are preferred to be preserved as part of the open space.

- (7) Passive Recreation Areas: Functional open spaces required by this Chapter to serve the needs of the residents of the district, which shall include plazas, trails, vistas, bikeways, and natural habitat protection areas.
- (8) The calculation of open space shall specifically not include streets, parking areas, rights-of-way, detention ponds, access roads to detention ponds or required bufferyards.
- (9) Effect of Open Space Areas on Building Site Location.
 - a. In the planning for the development of the site, as environmentally sensitive areas and secondary environmentally sensitive areas shall be identified along with areas that have limited environmental restrictions. The locations of building sites shall primarily be in areas with limited environmental restrictions, with limited intrusion into secondary environmentally sensitive areas, and in no case shall buildings be located within environmentally sensitive areas. Passive recreation areas shall also be integrated into the development site to serve their appropriate functional purposes.
 - b. Building sites shall be located within the development areas in a manner that maximizes the number of buildings enjoying direct views and access to the district's open space lands. When siting the buildings within the district, consideration shall be made to minimize the visibility of the buildings from points outside the district by means of utilizing topography and other natural features that may be present on the site. To accomplish these objectives, the following standards shall be utilized:
 - c. Buildings shall be clustered within the development site
 - d. Care should be taken not to locate buildings within secondary environmentally sensitive areas. It shall be the burden of the applicant to demonstrate the need to develop within the secondary environmentally sensitive area.
 - e. Buildings shall be located around passive recreation areas, particularly required plazas

L. Design Guidelines for the Natural Resources Areas

- (1) Consistent with the intent of the district, and to maximize the amount of undisturbed open space, the Board shall ensure that this disturbance of the environmentally sensitive areas is kept to the absolute minimum necessary, according to the following standards:
 - a. The natural resources areas may only be disturbed when the disturbance is necessary for the placement of the logical access and roadway network, stormwater detention facilities, utility lines, utility structures, and walking and bikeway networks.
 - b. Removal of dead or diseased trees is permitted within the environmentally sensitive area
 - c. The following disturbances may occur on up to fifty percent (50%) of the Natural Resources Areas. The Borough desires to preserve at least one half (1/2) of these areas in a purely natural state.
 - i. Removal of trees less than four (4) inches in caliper at the breast height.
 - ii. Trimming of vegetation and underbrush.
 - iii. Fragmentation of the natural resources areas and secondary natural resources areas shall be minimized so that these areas are not divided into numerous small parcels located within the various parts of the development site.

- iv. Open space areas with natural resources features, shall be designed as part of larger continuous and integrated open space systems, including resource protection, passive recreation areas and trails and pedestrian networks.

M. Plazas

- (1) The following requirements shall apply to PED developments containing one hundred thousand (100,000) gross floor area of non-residential use or in the instance in which the PED is located on a parcel of twenty (20) acres or greater.
- (2) Plazas shall be included in the PED, the cumulative total of which, equals one-half (1/2) acre of plaza for every one hundred thousand (100,000) square feet of gross floor area constructed, with a minimum of one-half (1/2) acre for sites with less than one hundred thousand (100,000) square feet of gross floor area.
- (3) The minimum acreage for plazas may be provided as one (1) Plaza or in multiple Plazas, provided that no plaza is less than seven thousand five hundred (7,500) square feet.
- (4) The plazas shall serve the purpose for areas of congregation and recreation as a developed public space designed to be integrated with the various uses on the development site. The plazas may include features such as green spaces, lakes, fountains, sitting areas and gazebos.
- (5) Sidewalks shall be installed within the plaza and shall provide for the following:
 - a. The safe movement of pedestrians from all buildings surrounding the plaza to other buildings surrounding the plaza and to points on the opposite side of the Plaza.
 - b. A design which creates a central focus through the intersection of one (1) or more sidewalks of the Plaza's central point.
- (6) The Plaza shall be fronted upon by at least two (2) separate principal structures.

N. Open Space Dedication, Maintenance, and Preservation.

- (1) Any Land classified as Open Space is subject to the fulfillment of the requirements of Chapter 195-904, of the Franklin Park Subdivision and Land Development Ordinance.

O. Traffic Circulation

- (1) The road system providing access to the development site shall be capable of handling the existing traffic and that traffic generated by the development at a minimum PennDOT level of service "C" as approved by the Borough and PennDOT. The approving authorities may require mitigation of traffic impacts of the proposed development or reduction of development intensity to achieve acceptable levels of service on access roadways within the site and immediately adjacent to the site, but applicant shall not be responsible for correcting existing deficiencies. Such determinations shall be made by PennDOT in accord with required traffic studies and reports of this Chapter and those required specifically by PennDOT.
- (2) Ingress and egress for the site shall be designed so as not to constrict the flow of traffic on the public road.
- (3) No approval shall be granted without permit approval from applicable state or county transportation agencies.
- (4) Traffic circulation shall not adversely impact neighboring residential streets such that their classification may require their designation as a collector street.
- (5) Traffic through existing residential neighborhoods, generated by non-residential portions of the PED, is to be discouraged.

- (6) Street Design and Traffic Control Standards. Within the applicable PED development sites, the following street standards shall apply in addition to those outlined in Article § 184-905 of the Subdivision and Land Development Ordinance, where applicable. The standards are selected which are sufficient for the anticipated traffic volumes to maintain the required level of service as determined by the Traffic Impact Study required to be submitted in the Tentative Approval application.
- a. Collector Street. The collector street provides for equal amounts of mobility and land access. These roadways generally serve as major circulation routes. A collector street design is required when a proposed street generates greater than eight hundred (800) average daily trips and less than eight thousand (8,000) average daily trips.
 - i. Pavement width. The minimum pavement width shall be eleven (11) feet for a single travel lane.
 - ii. Design speed. Design speed should range between thirty (30) and thirty-five (35) miles per hour.
 - iii. Parking Lane. A ten (10) foot parking lane shall be provided along the length of the collector street.
 - iv. Sidewalks. Sidewalks shall be provided on both sides of the collector street. Sidewalks shall be a minimum of five (5) feet in width.
 - v. Planting strip. A minimum of seven (7) feet shall be provided between the curb and the sidewalk along the length of the collector street.
 - vi. Street trees. Street trees shall be planted a minimum of thirty (30) feet on center (depending on the type of street tree) within the planting strip. The intent is to provide a continuous canopy along the collector street.
 - b. Local Street. A local street is designed to provide immediate access to adjoining properties and land uses. Local roads are intended to provide transportation access within a particular neighborhood or to provide access to an arterial, collector or access drive. A local street design is required when a proposed street generates less than eight hundred (800) hundred average daily trips, except for designated access drives, as described below:
 - i. Pavement width. The minimum pavement width shall be eleven (11) feet for a single travel lane.
 - ii. Parking Lane. A ten (10) foot parking lane shall be provided along the length of the local street.
 - iii. Sidewalks. Sidewalks shall be provided on both sides of the collector street. Sidewalks shall be a minimum of five (5) feet in width.
 - iv. Planting strip. A minimum of seven (7) feet shall be provided between the curb and the sidewalk along the length of the collector street.
 - v. Street trees. Street trees shall be planted a minimum of thirty (30) feet on center (depending on the type of street tree) within the planting strip. The intent is to provide a continuous canopy along the local street.
 - c. Access Drive. An access drive is intended to provide immediate access to adjoining uses within the non-residential areas of the PED.
 - ii. Pavement width. The minimum pavement width shall be eight (8) feet for a single travel lane.

- iii. Design speed. Design speed should range between fifteen (15) and twenty-five (25) miles per hour.
- iv. Parking Lane. A ten (10) foot parking lane shall be provided along the length of the local street.
- v. Sidewalks. Sidewalks shall be provided on both sides of the collector street. Sidewalks shall be a minimum of five (5) feet in width.
- vi. Planting strip. A minimum of seven (7) feet shall be provided between the curb and the sidewalk along the length of the collector street.
- vii. Street trees. Street trees, shall be planted a minimum of thirty (30) feet on center (depending on the type of street tree) within the planting strip. The intent is to provide a continuous canopy along the access drive.