

ORDINANCE NO. 2026 - _____
AN ORDINANCE OF THE TOWNSHIP OF CUMRU, BERKS COUNTY,
PENNSYLVANIA, AMENDING THE CUMRU TOWNSHIP ZONING ORDINANCE OF
2009 TO ESTABLISH A TRADITIONAL NEIGHBORHOOD DEVELOPMENT
OVERLAY DISTRICT AND TO INCLUDE PROVISIONS SUPPLEMENTARY TO THE
FOREGOING.

WHEREAS, the Board of Commissioners of the Township of Cumru (the “Board”) desires to amend the Cumru Township Zoning Ordinance of 2009, as heretofore amended (the “Ordinance”), by enacting this Ordinance to create a Traditional Neighborhood Development Overlay District within Cumru Township (the “Township”) and create provisions specific to the same; and

WHEREAS, the Board also desires to amend the Ordinance to provide for provisions that are supplementary or incidental to the creation of the Traditional Neighborhood Development Overlay District; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED and it is hereby adopted, enacted and ordained by the Board of Commissioners of Cumru Township, Berks County, Pennsylvania, as follows:

1. The Ordinance is hereby amended to add the following definition to Section 202 of the Ordinance:

Traditional Neighborhood Development Overlay District: as defined in Section 606-2 of the Ordinance.

2. The Ordinance is hereby amended to add “Traditional Neighborhood Development Overlay District” to Section 301(C) of the Ordinance.

3. The Ordinance is hereby amended to add “Traditional Neighborhood Development Overlay District” to Section 601(A) of the Ordinance.

4. The Zoning Map of the Township is hereby amended to include the Traditional Neighborhood Development Overlay District, as shown in Exhibit “A,” attached hereto and incorporate herein by reference.

5. The Ordinance is hereby amended to include the following provisions as a new Section 606 of the Ordinance:

Section 606-1. Traditional Neighborhood Development Overlay District.

A. The Traditional Neighborhood Development (TND) Overlay District shall be a special overlay to existing commercial, agricultural, and residential uses within the underlying Agricultural

(AG) District, Rural Conservation (RC), Low Density Residential (LR) District, Local Commercial (LC) District, General Industrial (GI), and Office Commercial (OC) District. The TND Overlay District is primarily intended to:

- 1) Encourage new development to occur in a manner consistent with traditional patterns and scale of development, and mix of uses, that occurred prior to newer suburban development patterns;
- 2) Promote a mix of diverse but compatible types of neighborhood development;
- 3) Avoid development that could cause inefficient patterns of development;
- 4) Encourage a blend of recreation areas and a mix of housing at a medium density to serve various age groups and types of housing;
- 5) Provide for reasonably safe and convenient pedestrian, bicycle and vehicle circulation, with an emphasis on avoiding conflicts with vehicles backing out of garages across sidewalks;
- 6) Encourage persons to work, shop, and enjoy recreation in the neighborhood within which they live;
- 7) Encourage the creation of a sense of place and a community spirit that promotes social interaction and volunteerism;
- 8) Service the purposes that are provided in the Pennsylvania Municipalities Planning Code, as amended, for traditional neighborhood development;
- 9) Promote the goals and objectives of the Governor Mifflin Area Joint Comprehensive Plan, 2017 and Foundations for the Future: Preserving Our Assets, Building Our Tomorrow;
- 10) Make efficient use of available public water and sewer services and other infrastructure; and
- 11) Avoid excessive improvement costs and future Township maintenance costs for each new home by minimizing the amount of street and utility length and width per home.

Section 606-2. Terms and Definitions.

- A. **Avenue:** A limited-distance thoroughfare, equivalent to a collector street in capacity, that connects civic locations within an urban area. It is limited in length, typically using civic or semipublic buildings as terminated vistas.
- B. **Best Management Practices:** Best Management Practices (BMPs) are effective, practical, and often cost-effective methods, techniques, or structural controls used to manage resources, reduce nonpoint source pollution (specifically in water quality), and improve operational efficiency.
- C. **Civic Building:** Public or quasi-public buildings in residential or nonresidential areas that are accessible to the public and primarily serve as gathering or meeting areas for the immediate community. Civic building uses include churches, schools, libraries, community centers, amphitheaters, and property owner association meeting space or club houses.
- D. **Common Open Space (Open Space):** A parcel or parcels of land or an area of water, or a combination of land and water, within a development, designed and intended for use or enjoyment of all residents of the development in which it is located. Common open spaces

shall not include: land areas within street rights-of-way; required open areas between buildings; required open areas between buildings and street rights-of-way, driveways and parking areas; and other areas that may be specified within this Zoning Ordinance. No dwelling unit, accessory building or parking area may be located within common open spaces.

- E. **Community Garden:** An area of land managed and maintained by a group of individuals to grow and harvest agriculture products and/or nonfood, ornamental agriculture products, such as flowers, for personal or group use, consumption or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be used collectively by members of the group and may include common areas maintained and used by group members. No retail sales shall be permitted to occur on the lot where a community garden exists.
- F. **Drive:** A minor street that serves as the boundary between urbanized and natural areas. One side has a formal, urban arrangement with curbing and gutters, sidewalks, and buildings, while the other is swaled and has natural plantings and rural details.
- G. **Impervious Surface:** Surfaces that prevent or significantly impede the infiltration of water into the soil, including roofs, driveways, sidewalks, swimming pools, tennis courts, and compacted gravel.
- H. **Lane:** Narrow public or private rights-of-way providing secondary access to the side or rear of properties, often acting as service alleys.
- I. **Library:** A building or structure utilized for the storage and sharing of books, media and information with the general public and may or may not include areas for public meeting and the like.
- J. **Main Street:** A local access road that serves as a primary retail street. Main streets shall include two-way travel, sidewalks, and on-street parking on both sides of the street. Sidewalks shall include cutouts for plantings.
- K. **Mixed Center:** Mixed Center is the most intense and fully integrated mixed-use area of the TND that is designed to function in a manner consistent with a traditional Main Street environment. Any development within the Mixed Center the Mixed Center shall emphasize a compact, pedestrian-oriented pattern characterized by buildings placed close to the street, interconnected blocks, and a vertically mixed arrangement of land uses.
- L. **Neighborhood Edge:** Neighborhood Edge is the most informal, least dense and most purely residential subarea of the TND, consisting primarily of single-family detached dwellings.
- M. **Neighborhood General:** Neighborhood General is a mixed but primarily residential area of the TND, consisting of single-family detached dwellings, single-family attached dwellings, civic buildings, and public parks and greens.
- N. **Original Tract:** The original parcel of land that was divided into buildable tracts or parcels. Also known as the parent tract.
- O. **Outbuilding:** An outbuilding is a detached, subordinate structure located on the same lot as the main building, typically used for purposes incidental to the residential dwelling, such as sheds, garages, greenhouses, or barns.
- P. **Plazas:** Designated open areas designed for public use, enjoyment, and pedestrian activity. Plazas serve as transitional spaces between streets and building entrances, commonly featuring paving, seating, and landscaping.

- Q. **Public Commons:** Refers to land, facilities, or areas owned, operated, or maintained by governmental entities or designated for use by the general public. These spaces are intended to serve the community, providing recreational, environmental, or public infrastructure benefits.
- R. **Residential Street:** A minor street that primarily serves residential neighborhoods. Residential streets shall include on street-parking on both sides of the street, sidewalks, and green space buffers between the sidewalk and street.
- S. **Single Family Attached Dwelling:** A building arranged, design, and intended to be occupied exclusively as a residence for one (1) family, which is one (1) of a group of two (2) or more such buildings, placed side by side and separated by unpierced vertical common walls, each dwelling having at least one (1) separate entrance from the outside. These include Townhomes and Condominiums.
- T. **Squares:** Refer to public plazas designed to foster community activity. They are used as focal points for housing, retail, and cultural spaces.
- U. **Traditional Neighborhood Development (TND) Overlay District:** A special overlay district established to create new development with a compatible variety of residential and commercial uses, with homes, shops, offices, schools, and public buildings that are within a short walk of each other. The TND will incorporate tree and sidewalk-lined streets, traffic calming measures, close-to-home parks, and central public spaces.
- V. **Traffic calming measures:** Physical, self-enforcing roadway design changes—such as speed humps, narrow lanes, and chicanes—designed to reduce vehicle speeds and cut-through traffic. They enhance safety and comfort for pedestrians and cyclists while improving the quality of life in residential and commercial areas

Section 606-3. TND General Provisions.

A. General.

- 1) When in conflict with other provisions of this article, Article 4, Zoning District Regulations, of the Cumru Township Zoning Ordinance, this section shall supersede the base zoning. The requirements of Conservation Overlay Districts in Article 5, Conservation Overlay Districts, shall remain in place when in conflict with the TND Overlay District.
- 2) The Pennsylvania Municipalities Planning Code and Article 4, Zoning District Regulations, shall govern the procedures respecting applications, hearings and preliminary and final approvals of traditional neighborhood developments within the TND Overlay District.
- 3) Development within the TND Overlay District shall be composed of three subareas; Neighborhood Edge, Neighborhood General, and Mixed Center. Standards for each are given below in Section 606-4. Uses permitted on tracts or lots within the respective subareas shall be controlled by deed restrictions to ensure the appropriate percentages of uses are achieved. All deed restrictions shall be subject to the approval of the Township Solicitor and Township Engineer to ensure compliance with these provisions.

- 4) All plans which include tracts in adjoining municipalities must obtain approval from that municipality before acceptance by Cumru Township.
- 5) A manual of project graphic and architectural guidelines shall be included as part of the declaration of covenants, easements, and restrictions submission package for review and approval by the Township Solicitor, Township Engineer, Zoning Officer, Planning Commission, and Township Board of Commissioners.
 - a) The project graphic and architectural guidelines shall be consistent with the following guidance:
 - i. The development shall be designed with regard to the topographic and natural features of the site. The purpose of this provision is to ensure that the natural features of the development are preserved and protected to the extent that it is not necessary to disturb the site in order to implement the land development plan utilizing the objective criteria and standards of Cumru Township relating to the housing types, street locations and required infrastructure and their intended location within the site.
 - ii. A preliminary grading plan shall be developed identifying the limits of disturbance for all municipal site improvements within the Traditional Neighborhood Development, depicting the proposed location thereof in relation to lakes, ponds, streams, floodplains, wetlands, tree masses and hedgerows. Design components shall be implemented to minimize extensive earthmoving, utilizing typical planning and engineering practices.
 - iii. A landscaping plan shall be submitted to Cumru Township for consideration as part of the special exception application. Unless otherwise permitted by Cumru Township, the applicant shall provide two (2) new trees per townhouse unit. The trees should be a minimum of three (3) inches in diameter, as measured six (6) inches from the ground surface, and shall be planted as street trees, as part of the buffer yard, or within the areas designated as common open space.
 - iv. Townhouse units should be constructed utilizing mansards, gables and/or hip roofs as part of the architectural design. The front building lines or facade of any two (2) adjoining townhouse units shall be staggered or offset, so that each townhouse unit will have a minimum horizontal separation (front to back at full height) of two (2) feet.
- 6) Design flexibility and modifications. In order to encourage flexibility in the development of a Traditional Neighborhood Development (TND), a greater variety in the type, design, and layout of buildings, structures, and open spaces may be appropriate. Such flexibility may necessitate adjustments to otherwise applicable regulations and the modification of standards (as per Sections 701-A and 706-A of Article VII-A, TND Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code, Act 247, as amended). Where such flexibility is desired, applicants may seek zoning variances pursuant to the procedures established for

variances and in accordance with the standards and criteria of Section 1306: Zoning Variances, provided that:

- a) The proposed uses are limited to those permitted in the TND Overlay District, as set forth in Table 606-3(C)(1). Permitted Uses;
- b) Such flexibility and modifications shall not result in an increase in residential density above 5 1/2 dwelling units per acre, as set forth in Section 606-3 (D. Mix and Intensity);
- c) Such flexibility and modifications shall not result in substantially adverse impacts on the public health, safety, welfare, and natural environment of the Township; and
- d) Such flexibility and modifications shall achieve equal or superior outcomes, including but not limited to enhanced pedestrian connectivity, provision of informal play areas, passive open space, and the incorporation of best management practices for stormwater management.

B. Design elements. Traditional neighborhood development promotes a compact, integrated, and sustainable development pattern by including, but not limited to, the following design elements:

- 1) Neighborhood centers incorporating centrally located public commons, squares, plazas or parks, which may or may not include civic or other public buildings and facilities, intended for social activity, recreation and community functions.
- 2) Mixed uses.
- 3) Multiple building types to provide a range of housing types, shops and workplaces.
- 4) Common open spaces.
- 5) Interconnected street system.
- 6) Parking.
- 7) Lanes.
- 8) Porches.
- 9) Sidewalks and paved trails.
- 10) Shade trees and public amenities.
- 11) Recreation areas.

C. Uses and lot standards.

- 1) Permitted uses: The following uses shall be permitted by right (P) or as a conditional use (C) in the TND Overlay District:

Table 606-3(C)(1)	
Permitted Uses	
Single-Family Detached Dwelling	P
Condominium	P
Apartment Building	P

Townhouse	P
Institutional and Recreational Uses	
Public recreational facilities and areas	P
Commercial recreational use	C
Club, lodge, or social quarters	C
Health and recreation club	P
Library	P
Community garden	P
Place of worship/place of assembly	C
Civic Building	C
Office Uses	
Medical or dental clinic	C
Office	C
Retail and Consumer Uses	
Day care use, center or facility	P
Retail use ¹	P
Personal service establishment	P
Financial institution	C
Convenience store	C
Restaurant ²	P
Tavern or taproom	P
Hotel	C

¹ Any larger single commercial or retail establishment employing more than 30 persons during any shift or comprising a gross square footage of more than 15,000 square feet is not permitted.

² Drive-in uses are not permitted.

Laundromats	C
Accessory structures	
Parabolic or satellite dish antennas	C

2) Lot standards. Lots shall conform to the following table:

Table 606-3(C)(2): TND Dimension Standards				
	Single-Family Detached Dwelling	Townhomes & Condominiums (Single-Family Attached Dwelling)	Apartment	Non-Residential
Min. Gross Lot Size (sq. ft.)	4,500	1,900	N/A	2,000
Lot Width	Min. 45'	Min. 18'	Min. 20'	Min. 20'
Front Setback				
Min.	10'	0	0	0
Max.	30'	10'	10'	20'
				*Maximum front setback not required along arterial roads
Side Setback				
Min.	Side yards shall total no less than 10', with no one side less than 5' in width	No side yard (0') for interior units, and an alley, easement or other right or pedestrian access to the rear yard shall be provided. For each end unit, one side yard shall be provided with	0'	0'

Table 606-3(C)(2): TND Dimension Standards

	Single-Family Detached Dwelling	Townhomes & Condominiums (Single-Family Attached Dwelling)	Apartment	Non-Residential
		a minimum width of 5'		
Min. Rear Setback				
Dwelling	15'	7'	n/a	n/a
Outbuilding	5'	5'	n/a	n/a
Max. Building Height (feet)	40'	50'	50'	50'
Minimum Building Separation	10'	No separation required within a continuous townhouse row. Minimum 30' between separate townhouse buildings	30'	10', unless buildings are attached to create a continuous Main Street type flow
Min. Parking Spaces	2/du	2/du	2/du	See - Table 606-5(C)(4). Parking Requirements
Max. Coverage	70%	90%	100%	100%
Max. Impervious Coverage	Impervious coverage shall not exceed 45% of the gross site area of the original tract.			

- a) The allowable maximum building height for Multi-Family Dwellings/Apartments and Commercial shall be increased to 60' if the first floor use is retail or parking.
 - b) Buildings with three (3) or more floors shall have a sprinkler system installed, provided that adequate water pressure and supply is available for fire suppression and protection.
 - i. All fire suppression systems shall be monitored by a central fire station.
 - c) Building separation may be reduced where structures comply with applicable building and fire code requirements.
- D. Mix and intensity. The overall density shall not exceed 5 1/2 dwelling units per acre of the original size of the TND. Apartments located above commercial space in the Mixed Center component shall count toward this as one dwelling unit.
- 1) The overall density requirement shall be increased to 6 1/2 dwelling units per acre of the original size of the TND if the developer increases common open space, including active and passive recreational amenities, to make up at least 40% of the gross tract area.
- E. Common open space. In designing and maintaining open space, the following standards shall be followed:
- 1) Open space shall make up at least 30% of the gross tract area and be arranged to ensure that no residential dwelling is more than 1,000 feet from some type of usable open space, as listed in Subsection E(2)(a) through (d) below. Linkages between the various open spaces, by way of trails and linear parks, are encouraged.
 - 2) Open space shall be included in the following four patterns:
 - a) Preserved natural areas, including floodplains and significant tree stands. Such floodplains shall include active and passive recreational amenities such as ball fields and hiking trails.
 - b) Active and passive recreational amenities.
 - c) Formal parks, plazas, greens, and pocket parks. A main plaza or square shall be located in a prominent location, to act as a gathering place and focus of community activity.
 - d) Vegetative landscaped amenity areas such as islands in avenues and planting strips, when in excess of 500 square feet.
 - 3) Fifty percent of the stormwater management areas may be designated as open space, provided that they include best management practices (BMPs), are well-landscaped, creatively designed, and are incorporated integrally in the overall design. For the purposes of this section, all stormwater management facilities must comply with the Township Act 167 Stormwater Ordinance.
 - 4) Open space shall be owned and maintained in a form acceptable to the Township Board of Commissioners and as reviewed by the Township Engineer and Township Solicitor. Unless dedicated to the Township, all open space areas shall be owned and managed by a homeowners' association.
- F. Other.

- 1) Utility lines shall be placed underground; to the extent possible, they shall be located within the right-of-way of lanes, particularly wiring and cable lines. Transformers, meters, and utility boxes shall be placed along lanes or to the rear of buildings to the greatest extent possible. If these items are above ground, they will be screened and buffered.
- 2) Development within the TND Overlay District must be serviced by public water and public sewer, or equivalent community systems. Individual on-lot septic systems and wells are not permitted.
- 3) Trash collection shall follow the design principles below:
 - a) Trash containers shall be placed to the rear or side of the dwelling, not in front yards.
 - b) When possible, trash collection should occur from lanes, not main streets.
 - c) Trash and recycling must be screened from view using fencing and landscaping, in a manner that is consistent with residential architecture.
 - d) For multifamily or shared trash areas, fully enclosed dumpster areas must be provided. The dumpster enclosure must be constructed with materials consistent with surrounding buildings and include gates for access. When possible, these trash areas must be located in rear service areas or off lanes.
 - e) Trash collection in the TND shall be collected in a manner consistent with Cumru Township's existing policies on trash collection.
- 4) All driveways serving residential dwellings must follow the spacing and width requirements below:
 - a) Minimum driveway spacing. Where houses have separate driveways, there must be at least 4 feet of space between adjacent driveways and the property line.
 - b) Share driveways. The above minimum driveway spacing requirement does not apply if the driveway is shared by no more than two lots.
 - c) Maximum driveway width. Driveways for single-family detached homes cannot be wider than 24 feet at the lot line.

Section 606-4. TND Subareas.

Development within the TND Overlay District shall be composed of three subareas: Neighborhood Edge, Neighborhood General, and Mixed Center. These shall be arranged in either a circular or linear fashion, with Neighborhood General positioned between the Neighborhood Edge and Mixed Center subareas. Standards for each are given below.

A. Neighborhood Edge. Neighborhood Edge is the most informal, least dense and most purely residential subarea of the TND. It consists primarily of single-family detached dwellings. Buildings are set on relatively large lots with deeper setbacks than found in other areas of the TND. Building frontages may include porches, fences and terraces. Rear lanes are required for lots less than 50 feet in width; where the lots are wider, parking may be accessed by a front driveway. If the Neighborhood Edge is located adjacent to an existing Low-Density Residential Zoning, and is not separated by a road or street, the Neighborhood Edge shall provide a buffer

yard of a minimum depth of 25 feet along any common property line between the TND and existing Low-Density Residential Zone. The buffer yard shall be planted and maintained with screen plantings in accordance with Section 914: Landscaping. The minimum rear yard setback shall be 15 feet, in addition to the required buffer yard depth, from the edge of the required buffer yard. The Neighborhood Edge is subject to the following requirements and options:

- 1) Area. The Neighborhood Edge Subarea shall comprise 25% to 35% of the gross acreage of the TND parent tract.
 - 2) Uses: residential, in the form of single-family detached; no-impact home-based businesses and home occupations may be present.
 - a. Home occupations must be consistent with Section 715.1 of the Cumru Township Zoning Ordinance.
 - 3) Lots. Each block may include a variety of lot widths. Lot depth shall generally be uniform.
 - a) Up to 5% of lots may front directly onto open space without having direct street frontage. Front access shall be provided by a pedestrian sidewalk, or a paved trail, of at least six feet in width which connects to the closest street or a network of trails and pedestrian sidewalks.
 - b) Fences of up to three feet in height and in conformance with the project graphic and architectural guidelines submitted with a development plan are permissible along the front lot line. Such fence shall be set back one foot from the sidewalk or trail.
 - c) Where there is a common property line between the TND and existing low-density residential development, not separated by a road or street, the minimum lot width shall be 75 feet, and the minimum lot area shall be 8,000 square feet, including a twenty (20) foot wide buffer yard and planning screen.
 - 4) Open space. The Neighborhood Edge shall be arranged to ensure that no residential dwelling is more than 1,000 feet from some type of usable open space, as listed in Section 606-3 (E).
 - 5) Outbuildings. One outbuilding is allowed per residential lot.
 - a) A maximum footprint of 650 square feet is permitted.
 - b) Permitted uses for outbuildings include parking garages for personal use and home occupations, when accessible by a rear lane.
 - c) Outbuildings may include a second story, accessible by exterior stairs, when serviced by a rear lane.
 - 5) Lanes. All lots less than 50 feet in width shall be provided with rear access via a lane. Lanes are prohibited where there is a common property line between the TND Overlay District and existing Low-Density Residential zoning.
 - 6) Garages. Attached front-loaded garages shall be set back at least seven feet from the front building face.
 - 7) Sidewalks and buffer yards. All single-family homes and non-residential developments shall maintain sidewalks fronting their properties. All other sidewalks and buffer yards shall be maintained by the HOA.
- B. Neighborhood General. A mixed but primarily residential area of the TND, this subarea shall consist of single-family detached dwellings, and single-family attached dwellings and civic

buildings. Public parks and greens are scattered throughout. The Neighborhood General Subarea is subject to the following requirements and options:

- 1) Area. The Neighborhood General Subarea shall comprise 25% to 40% of the gross acreage of the TND parent tract.
 - 2) Uses. Residential, in any form including no-impact home-based businesses and home occupation and civic.
 - a) Home occupations must be consistent with Section 715.1 of the Cumru Township Zoning Ordinance.
 - 3) Lots. Each block may include a variety of lot widths. Lot depth shall generally be uniform; however, it may be reduced to a minimum of 80 feet for single-family attached dwellings.
 - a) Up to 10% of lots may front directly onto open space without having direct street frontage. Front access shall be provided by a pedestrian sidewalk, or a paved trail, of at least six feet in width which connects to the closest street or a network of trails and pedestrian sidewalks.
 - b) Fences of up to three feet in height and in conformance with the project graphic and architectural guidelines submitted with a development plan are permissible along the front lot line. Such fence shall be set back one foot from the sidewalk or sidewalk.
 - 4) Buildings. Single-family detached dwellings and single-family attached dwellings are permitted. Each building type shall comprise at least 10% of the total number of residential units in the subarea. An open porch may encroach by up to 50% of the front setback, but shall not impede the sight distance.
 - 5) Open space. The Neighborhood General Subarea shall be arranged to ensure that no residential dwelling is more than 1,000 feet from some type of usable open space, as listed in Section 606-3 (E).
 - 6) Outbuildings. One outbuilding is allowed per residential lot.
 - a) A maximum footprint of 650 square feet is permitted.
 - b) Permitted uses for outbuildings include parking garages for personal use and home occupations when accessible by a rear lane.
 - c) Outbuildings may include a second story, accessible by exterior stairs, when serviced by a rear lane.
 - 7) Lanes. All lots less than 40 feet in width shall be provided with rear access via a lane.
 - 8) Garages. Attached front-loaded garages shall be set back at least seven feet from the front building face.
 - 9) Sidewalks and buffer yards. All single-family homes and non-residential developments shall maintain sidewalks fronting their properties. All other sidewalks and buffer yards shall be maintained by the HOA.
- C. Mixed Center. The most intense and fully integrated mixed-use area of the Traditional Neighborhood Development and shall be designed to function in a manner consistent with a traditional Main Street environment. Development within the Mixed Center shall emphasize a compact, pedestrian-oriented pattern characterized by buildings placed close to the street, interconnected blocks, and a vertically mixed arrangement of land uses. Permitted building types shall include: mixed use buildings containing office and/or residential uses located above ground-floor retail establishments, commercial and civic buildings. Ground-floor retail and

service uses are encouraged throughout the Mixed Center to promote an active streetscape and walkable neighborhood center. Buildings shall be oriented toward public streets and open spaces, with primary entrances facing sidewalks or plazas in order to reinforce a continuous street wall and pedestrian-scale environment typical of traditional Main Street development patterns. Off-street parking areas, except where a compelling site constraint exists, shall be located to the rear or side of buildings and, where feasible, internal to the block, such that parking areas are not prominently visible from adjacent public streets and access is provided by alleys or secondary streets.

- 1) Area: The Mixed Center Subarea shall comprise 5% to 10% of the gross acreage of the TND parent tract.
- 2) Uses: mixed use buildings containing office and residential uses located above ground-floor retail establishments, commercial and civic buildings.
- 3) Lots. Lot depth shall generally be uniform.
 - a) Front setbacks may be used for outdoor dining.
 - b) Fences of up to three feet in height and in conformance with the project graphic and architectural guidelines submitted with a development plan are permissible along the front lot line. Such fence shall be set back one foot from the sidewalk.
- 4) Buildings. Heights shall range from a minimum of 18 feet, measured by the vertical distance from the grade plane to the average roof height in accordance with appropriate building codes adopted by Cumru Township, to a maximum as set forth in Table 606-3(C)(2). TND Dimensional Standards.
 - a) Steeples, clock and bell towers, and other non-habitable, architectural embellishments to the appearance/facade of the structure may extend to a height of 100 feet.
 - b) Commercial, single-family attached dwellings and apartment buildings shall have a maximum facade length not greater than 200 feet.
 - c) Sally ports and passages in commercial buildings, providing access to rear parking lots, are encouraged.
- 5) Open space. The Mixed Center Subarea shall include a formal, centrally located open space of 10,000 square feet minimum in not more than two locations of 5,000 square feet minimum each. A hardscaped plaza shall make up at least 25% of this open space.
- 6) Outbuildings. One outbuilding is allowed per lot.
 - a) A maximum footprint of 650 square feet is permitted.
 - b) Permitted uses for outbuildings include parking garages for personal use and home occupations and rental apartments, when accessible by a rear lane.
 - c) Outbuildings accessed by a rear lane may include a second story accessible by exterior stairs.
- 7) Lanes. All lots less than 40 feet in width shall be provided with rear access via a lane.
- 8) Sidewalks and buffer yards. All non-residential developments shall maintain sidewalks fronting their properties. All other sidewalks and buffer yards shall be maintained by the HOA.

Section 606-5. TND Blocks, Streets, and Parking.

A. Blocks

- 1) Blocks may be in square, rectilinear, or irregular form. In general, blocks of more formal and square arrangements may be used in the Mixed Center, rectilinear in the Neighborhood General, and irregular in the Neighborhood Edge.
 - 2) No block face shall be longer than 1,100 feet, unless bisected by an area of open space or a pedestrian walkway providing a passage through the block with a minimum width of 20 feet.
- B. Streets. The layout and design of the streets shall follow the standards outlined below:
- 1) Streets shall be designed so as to create a web of connections within the TND, as well as make all possible connections to adjacent development.
 - 2) They shall be designed to safely accommodate pedestrians and bicyclists as well as automobile traffic.
 - 3) Acceptable Traffic Calming Measures shall be designed in accordance with PennDOT Design Manual 13, Chapter 18 or latest revision, and are encouraged to be an integral part in the design of the street system. Acceptance of proposed traffic-calming techniques and measures integral to streets offered for dedication to the Township is subject to the conditions and approval of the Township Board of Commissioners.
 - 4) A variety of street types shall be included in a TND. These include avenue, main street, one-way residential street, two-way residential street, drive, and lane.
 - 5) Refer to the following Table 606-5(D)(8). Street Width Criteria, for information pertaining to street types, and standards pertaining to such details as cartway and rights-of-way widths, curbs, on-street parking, and sidewalks.
- C. Parking.
- 1) On-street parking is allowed on all street types (with the exception of lanes) and shall count toward the overall parking requirements. Each such space shall be 22 feet in uninterrupted length by eight feet in width.
 - 2) Commercial, retail, and civic/public space shall provide parking as determined by a parking demand analysis.
 - 3) Within the mixed center subarea, required parking may be reduced up to 15% if it is demonstrated through the conditional use process that shared use parking spaces of different primary uses will have different peak demand times for parking, and that adequate parking will be available during the peak demand periods for all uses.
 - 4) Off-street parking requirements shall be as follows:

Use	Land Use Category	Required Parking Spaces (Combined On- and Off-Street)
Residential	Single-Family Detached Dwelling	2 spaces per unit, not including garage spaces
	Condominium	2 parking spaces per unit plus 0.5 spaces per unit for overflow parking within the development

	Apartment	2 parking spaces per unit plus 0.5 spaces per unit for overflow parking within the development
	Townhouse	2 parking spaces per unit plus 0.5 spaces per unit for overflow parking within the development
Institutional and Recreational	Public recreational facility	1 per 3 seats (auditorium) plus 1 per 500 square feet (non-auditorium)
	Commercial recreation use	1 per 200 square feet gross floor area (“GFA”)
	Club, lodge, or social quarters	1 per bar seat, plus 1 per 20 square feet GFA of bar area, plus 1 per employee on maximum shift, plus public assembly requirements for meeting space
	Health and recreation club	1 per 100 square feet GFA
	Library	1 per 400 square feet GFA
	Community garden	As determined appropriate by Zoning Officer
	Place of worship/place of assembly	1 per 3 seats
Office	Medical or dental clinic	1 per 250 square feet GFA
	Office	1 per 200 square feet GFA
Retail and Consumer	Day care use, center or facility	1 per employee, plus 1 safe passenger loading/unloading space per 5 children
	Retail use	1 per 200 square feet GFA
	Personal service establishment	1 per 200 square feet GFA
	Financial institution	1 per 300 square feet GFA
	Convenience store	1 per 150 square feet GFA
	Restaurant	1 per 2 seats
	Tavern or taproom	1 per 2 seats
	Hotel	1 per sleeping room, plus 1 per 200 square feet GFA of public meeting area, plus 1 per every 2 employees on the largest work shift

5) Handicapped parking spaces shall be located, designed, and constructed in accordance with the standards and provisions of all local, state, and federal laws.

Table 606-5(C)(5). Handicapped Parking Space Requirements

On- and Off-Street Parking Spaces Required	Total Number of Handicapped Spaces Required
Less than 5 parking spaces	As required by local, state or federal laws
5 to 25 parking spaces	1 additional handicapped space
26 to 50 parking spaces	2 additional handicapped spaces
51 to 75 parking spaces	3 additional handicapped spaces
76 to 100 parking spaces	4 additional handicapped spaces
101 to 125 parking spaces	5 additional handicapped spaces
126 to 150 parking spaces	6 additional handicapped spaces
151 to 200 parking spaces	7 additional handicapped spaces
201 to 300 parking spaces	8 additional handicapped spaces
301 to 400 parking spaces	9 additional handicapped spaces
401 to 500 parking spaces	10 additional handicapped spaces
501 to 1,000 parking spaces	2 percent of the total number of on- and off-street parking spaces
1,000 or more parking spaces	20 handicapped parking spaces plus 1 percent of the total number of on- and off-street parking spaces

- a) In addition to the requirements of Table 606-5(C)(5), the required handicapped spaces shall be designed in accordance with the following specifications:
- i. Handicapped parking spaces shall be located within a safe and convenient area, which would result in the shortest reasonable distance from the handicapped parking space to the building or intended use as well as other provisions, such as, cross-slopes, access ramps, elevators, ramps, walkways and entrances.
 - ii. Above-grade signs and suitable pavement markings shall be provided at each required handicapped parking space. The sign and pavement markings shall be subject to the approval of Cumru Township.
 - iii. Where a curb exists between a parking lot surface and a sidewalk surface, an inclined curb approach or a curb cut shall be provided to accommodate handicapped individuals, as specified by all local, state and federal laws. If a curb ramp is located where pedestrians must walk across the ramp, then the ramp shall be designed with flared sides, as specified by Cumru Township.
 - iv. All handicapped parking shall comply with the provisions of the Americans with Disabilities Act. When there is a conflict between the parking requirements listed under this Section of the Zoning Ordinance and those of the Americans with Disabilities Act, then the most stringent requirement shall govern.

D. Street geometry.

1) Avenue.

- a) A limited-distance thoroughfare, equivalent to a collector street in capacity, that connects civic locations within an urban area. It is limited in length, typically using civic or semipublic buildings as terminated vistas.
- b) Avenues shall include wide planted medians and sidewalks with green space between the street and sidewalk. On-street parking is allowable on both sides of the street.

2) Main Street.

- a) Main streets shall include two-way travel, sidewalks, and on-street parking on both sides of the street. Sidewalks shall include cutouts for plantings.
- 3) Residential Street, two-way.
 - a) Two-way residential streets shall include on-street parking on both sides of the street, sidewalks, and green space buffers between the sidewalk and street.
- 4) Residential Street, one-way (parking on two sides).
 - a) One-way residential streets shall include on-street parking on both sides of the street, sidewalks, and green space buffers between the sidewalk and street.
- 5) Residential Street, one-way (parking on one side).
 - a) One-way residential streets shall include on-street parking on one side of the street, sidewalks, and green space buffers between the sidewalk and street.
- 6) Drive.
 - a) A thoroughfare along the boundary between urbanized and natural areas, as between a park and a residential neighborhood. One side has a formal, urban arrangement with curb and gutter, sidewalk, and buildings, while the other is swaled and has natural planting and rural details. Parking shall be permitted on one side of the street.
- 7) Lane.
 - a) Lanes shall provide access to the rear of lots and easements for utilities. Parking shall not be permitted.
- 8) Street Width Criteria shall be as follows:

Table 606-5(D)(8). Street Width Criteria		
	Type	
	Right-Of-Way (feet)	Width
	Right-Of-Way (feet)	Cartway and Curbing (feet)
Avenue	60	36
Main Street	50	34
Residential Street, Two-Way	50	34
Residential Street, One-Way (Parking on Two Sides)	50	28
Residential Street, One-Way (Parking on One Side)	50	20
Drive	50	34
Lane	20	16