

§27-703. Terraced Streetscape (TS) District.

1. *Specific Intent.* It is the intent of this district to encourage innovation and to promote flexibility, economy, and ingenuity in development within the TS District for the purpose of allowing for an increase in the permissible density, or intensity of a particular use, based upon the standards, criteria and incentives set forth herein and in Chapter 22. The application of design standards and any permissible increases in density or mix of uses shall be dependent on the extent to which a project is consistent with and achieves the following design objectives and goals:

A. Establishes a pedestrian-oriented district that accommodates and encourages pedestrian and other multi-modal travel alternatives by including sidewalks, greenways, and/or bike path linkages and does not promote vehicular travel.

B. Promotes development that creates shared parking facilities through the use of either surface parking lots or structured parking and decreases curb cuts by encouraging a “park once” approach to servicing retail and residential development.

C. Promotes viable public transit by developing at an appropriate density with attention to transit routes and by providing transit stops or hubs within the proposed district.

D. Provides opportunities to integrate age and income groups through the provision of a wide range of housing alternatives that are suitably mixed throughout the zoning district.

E. Promotes development that, through the use of distinctive architectural elements and siting criteria, creates community character.

F. Utilizes increased building height and mixed uses to achieve a more compact development footprint and efficient pattern of development while utilizing existing infrastructure.

G. Promotes development that creates and retains a human-scaled context.

H. Encourages energy efficiency, sustainable development, and green construction.

I. Allows for small scale retail and entertainment uses that contribute to and enhance evening and weekend activity in the corridor.

2. *Use Regulations.* A building may be erected, altered, or used and a lot may be used, or occupied, for any of the following purposes and no other:

A. Permitted principal uses, subject to the lot sizes as set forth in subsection .2.B, .2.C, and .2.D, below, as well as the maximum square footage criteria as specified in subsection .3.C.

(1) Conversion of an existing single-family detached dwelling unit to include accommodation of a non-residential use such as art studio, gallery, handicraft or photography studio, or professional office(s).

(2) Conversion of an existing dwelling from apartment units back to a single-family dwelling.

(3) Reconstruction of a single-family dwelling unit that exists at the time of adoption of this Section and is subsequently destroyed or partially destroyed by any means to an extent of 75% or more of the market valuation of all

structures and other Improvements on the lot as per the provisions of §27-903.C, herein, only as long as such unit is designed to incorporate the nonresidential uses identified in subsection .2.A(1) above. All such properties shall be designed to comply with all provisions of the district when reconstructed.

(4) Playground, greenway, trail, square, commons, plaza, transit area, courtyard or public area, community gardens.

(5) Bed and breakfast with no accessory services.

(6) Farm market (seasonal).

(7) Retail sale, service or rental of basic convenience commercial goods and services such as, but not limited to, books, flowers, antiques, gifts, jewelry, or music.

(8) Business or professional office.

(9) Vertical mixed use building involving a combination of uses subsection .2.A(6) through (22).

(10) Hotel.

(11) Restaurant, cafe, diner or coffee shop.

(12) Community theater or play house.

(13) Non-profit or civic service agency.

(14) Pharmacy with no drive-through.

(15) Health club.

(16) Bank or financial office with no drive-through.

(17) Eating and licensed drinking establishments with no drive-through.

(18) Salon or spa.

(19) Medical/dental office.

(20) Structured parking when provided as part of or accessory to a proposed vertical mixed use structure.

(21) Multi-family dwelling units (other than University Housing) only if part of a vertical mixed use structure; no more than three unrelated individuals may reside in each dwelling unit.

(22) Gallery, handicraft, art, or photography studio, professional office for accountant, architect, attorney or similar profession.

(23) Uses associated with private or public institutes of higher education; in this zoning district, these shall be limited to the following primary uses: classrooms, research facilities and labs; administrative and faculty offices, and residence halls for graduate and undergraduate student housing only when staffed, owned and operated by the University which the students attend.

B. *Lots up to and Including .39 Acres.* The permitted principal uses as set forth in subsections .2.A(1) through (6) only.

C. *Lots from .40 Acres, up to and Including Lots of .99 Acres.* The permitted principal uses as set forth in subsections .2.A(1) through (20) subject to the following:

(1) Any structure that will be located on the corner of a lot that is at least .40 acres in size and that involves an intersection with West College Avenue must address both frontages (no blank walls) and be a minimum of 55 feet in height. The structure shall be designed in accordance with the applicable provisions of Chapter 22. The facade of buildings on corner lots may be accentuated by towers, corner building entrances or other distinctive elements; however, all structures on such lots shall be designed to architecturally enhance the corner location and all effort shall be made to ensure that such structure is a signature building within the district.

(2) The entire first floor of all structures located on lots that have frontage on West College Avenue must be devoted to retail or commercial uses permitted in the district.

(a) To allow pedestrian access to office, hotel, or residential uses located above street level, lobbies may be allowed within the required retail storefront space; provided, that street frontage of the lobby is limited relative to the property's overall retail frontage and that the storefront design of the lobby provides continuity to the retail character of the site and the overall street.

(3) Any vertical mixed use building not fronting on West College Avenue must dedicate a minimum of 50% of the first floor square footage of the building to nonresidential uses as specified in subsection .2.A(7) through (19).

D. *Lots or Combined Lots Totaling 1 Acre or Larger.* All permitted principal uses as set forth in subsections .2.A(1) through (23) above subject to the same criteria as identified in subsections .2.C(1) through (3) above.

E. *Conditional Uses.* All of the following conditional uses shall be permitted only upon a lot, or combined lots, that total 1 acre or larger upon approval by the Board of Supervisors:

(1) Any use not specifically permitted within the TS District that is deemed to be an acceptable use due to its consistency with the stated intent of the district, and the application of appropriate design criteria as determined by the Board of Supervisors through the conditional use approval process.

(2) Any use not specifically excluded in subsection .2.F that would be deemed to be an acceptable use within the TS District and is consistent with the stated intent of the district and the application of appropriate design criteria as determined by the Board of Supervisors through the conditional use approval process.

(3) Conference center subject to the following criteria:

(a) Maximum building footprint of 30,000 square feet.

(b) All parking must be provided in an on- or off-site parking structure.

(c) The building must adhere to the design requirements in Chapter 22 and must have lot frontage on West College Avenue.

(d) The “center” may include eating and sleeping accommodations if incorporated in a manner that is consistent with the intent of the district.

(4) Uses accessory to permitted principal uses, subject to the following

criteria:

(a) The proposed accessory use is associated with a use specifically permitted in the district.

1) The proposed accessory use is complementary to the specific intent of the TS Zoning District and the West College Avenue streetscape.

2) Sufficient parking exists or can be established to support the proposed accessory use under the parking standards specified in this district.

3) Conformance with the criteria found in §27-204.

(5) Structured parking as a stand alone structure subject to the following criteria:

(a) Conformance to the design requirements as stipulated in Chapter 22 as they pertain to architectural scaling elements; building materials and other design considerations that minimize the monotony of repetitive structural elements by varying the facade treatments from bay to bay, integrating planter walls, and/or incorporating landscaping along long undifferentiated expanses of wall.

(b) Must be wrapped at ground level with retail or other activity-generating use(s) permitted in the district. Any portion of the ground floor that does not incorporate retail or service-oriented uses must provide additional landscaping to create a separation from pedestrian activity.

(c) Minimize the dominance of the vehicular entrance and provide a human scale and pedestrian orientation along any street frontage.

(d) Must be established through a public-private partnership with the Township and/or developer of a separate site in the district.

(e) No access to the structure is permitted from the West College Avenue corridor. Access must be provided from a cartway that parallels the corridor. Vehicles may exit onto West College Avenue; however, depending on the location, may be prohibited from making a left turning movement.

(f) Maximum height 60 feet. Fifteen feet may be added through the use of incentives as specified in subsection .3.A(2)(c) below.

(6) Structures (other than parking structures) above 55 feet subject to the following criteria:

(a) The structure does not exceed 75 feet in height, including all rooftop appurtenances other than solar panels or rooftop wind energy conversion systems.

(b) The appearance of any portion of the facade between 55 feet and 75 feet is distinguished from the facade treatment/material of the portion of the structure between 35 feet and 55 feet per the design requirements in Chapter 22.

(c) Any vertical mixed use structure that contains more than two floors devoted to residential units must provide full-time, on-site

management.

(d) The application of sufficient incentives from subsection .3.B, below, to reach a height above the permitted 55 feet.

F. *Prohibited Uses.* Only those uses specifically identified above or found to be consistent with the intent of the district are permitted in the TS District. The following represent some, but not all, of the uses that are specifically prohibited in the TS District:

- (1) Convenience stores with fuel pumps.
- (2) Vehicle garages and repair shops.
- (3) Adult entertainment.
- (4) Equipment rental.
- (5) Motor vehicle display, repair, and sales.
- (6) Child daycare/preschool.
- (7) Private and public K-12 schools.
- (8) Private recreation areas, arenas, and stadiums.
- (9) Car wash.
- (10) Motels.
- (11) Drive-through.
- (12) Surface parking lots that are not an accessory use to and required by a permitted principal use or approved conditional use on the same lot.

G. All development in the TS District is subject to the design standards found in Chapter 22.

3. *Height, Area and Bulk Regulations.* The following regulations shall be observed for all permitted principal uses:

A. *Maximum Height.*

(1) Lots up to and including .39 acres and any lot that does not have lot frontage on West College Avenue (an arterial): 35 feet; incentives may not be applied to increase this height.

(2) Lots of .40 acres and up with frontage on an arterial street:

(a) By right maximum of 55 feet; 55 feet required on corner lots of this size.

(b) Additional height up to 75 feet for lots of at least 1 acre may be obtained through the use of incentives set forth in subsection .3.B below; use of any incentive(s) other than paragraph .B(2) retains the requirement to obtain conditional use approval.

(c) Maximum height of parking structures is 60 feet, not including any underground parking levels. Additional height of up to 15 feet may be added specifically to this use if a minimum of 50% of the roof is planted as a green roof or roof garden, or if a wind energy conversion system, and/or solar panels are placed on the roof and provide energy for the parking structure and/or adjacent structures.

(d) Minimum height of all structures on lots of this size other than

corner lots which are subject to subparagraph (2)(a) above: A street wall at least two stories or 30 feet in height (whichever is greater) shall be maintained for a minimum of 65% of the length of the lot frontage through placement of the principal structure or extension of its facade with an appropriate architectural element.

B. *Building Height Incentives.*

(1) If a shared parking facility is provided or used to accommodate the use(s) on the lot, an additional 10 feet may be added to the permitted maximum.

(2) If structured parking is provided to accommodate the use(s) on the lot and provides space for use by others, an additional 20 feet may be added to the permitted maximum without the need to obtain conditional use approval.

(3) If 10% of the total residential units in a vertical mixed use building are established and maintained as owner occupied workforce units, an additional 20 feet may be added to the permitted maximum.

(4) If 15% of the total residential units in a vertical mixed use building are established and maintained as “age-restricted” units, an additional 20 feet may be added to the permitted maximum.

C. *Building Occupancy.* The maximum square footage per individual nonresidential use is 10,000 square feet/floor. The maximum achievable through use of the incentives set forth below in subparagraphs (1) through (4) is a maximum of 15,000 square feet/use/floor.

(1) Incorporation of day lighting through clerestories, roof monitors, light shelves, or other technologies throughout 30% of the building allows the maximum square footage/individual use to expand 2,500 square feet/floor.

(2) If structured parking to meet the parking requirement of the site is provided on- or off-site, the maximum square footage per individual use may expand by 5,000 square feet/use/floor.

(3) Incorporation of on-site drainage retention, such as bioswales or rain gardens. Into the landscaping design and the use of gray water for site irrigation allows the maximum square footage/individual use to expand 2,500 square feet/floor.

(4) Use of on-site, non-polluting, renewable technologies (solar, geothermal, wind or biomass) for self-supply energy for a minimum of 5% of the total projected energy use allows the maximum square footage/individual use to expand 2,500 square feet/floor.

D. *Yard Regulations.*

(1) *Front Yard.*

(a) Buildings shall be located on the sidewalk line of the primary street. Sidewalks shall be 12 feet deep from the back edge of the curb on West College Avenue, and a minimum of 5 feet deep from the back edge of the curb on all side streets and cross streets off of West College Avenue. This area is subject to all sidewalk and streetscape requirements as specified in the design regulations of Chapter 22 or officially adopted Streetscape Plan for the Township. A standard 5-foot sidewalk shall be

installed for the length of any portion of a lot that abuts an existing alley.

(b) Building frontages along streets shall break any flat, monolithic facade by including architectural elements such as bay windows, recessed entrances, or other articulation so as to provide pedestrian scale to the first floor.

1) The building facade may recede from the street wall by as much as 18 inches to allow for columns or other architectural elements as parts of the street wall.

2) A setback, not to exceed 15 feet measured from the back of the sidewalk is permitted, provided that no less than 65% of the street wall is maintained. Recesses on the ground floor to accommodate entryways, display windows, planters, or similar features shall not be considered as setbacks provided that the directly adjacent upper stories (to a minimum of 30 feet) have been built to the street wall.

(c) All structures on a lot must maintain a minimum of 65% of their facade along the sidewalk line and 50% of the length and 50% of the ground level wall height or 15 feet above finished grade, whichever is less, of any building facade facing and/or adjacent to a public street, or facing into a park, plaza or other public outdoor space shall be transparent.

1) Darkly tinted windows and mirrored windows which block two-way visibility are prohibited as ground floor windows required under this provision. Storefront windows may not be completely obscured with display cases or signage that prevents customers and pedestrians from seeing inside.

2) Continuous window walls shall be avoided by providing architectural building treatments, mullions, building modulation, entry doors, and/or columns at appropriate intervals.

(2) *Side Yard.*

(a) A side yard of 10 feet will be applicable except in the circumstances set forth below.

1) In the event that the side of a building would have frontage on a cross street, this shall be considered as a front yard and will be subject to the setback and design requirements as set forth above. However, the depth of sidewalk from back of curb may be maintained at 5 feet along the cross street.

2) In the event that the side yard is adjacent to another lot that fronts on West College Avenue, there will be no required side yard setback and new buildings may be constructed with a zero lot line.

3) In the event that the side yard is adjacent to a structured parking facility, there will be no side yard setback required and new buildings may be constructed with a zero lot line.

4) In the event that the side yard abuts an alley which coincides with the district boundary, this side yard shall be established as a rear yard consistent with the provisions for a rear yard as indicated below.

(b) Pavement to accommodate surface parking may not encroach within the required setbacks.

(3) *Rear Yard.*

(a) On each lot there shall be a rear yard, the depth of which shall be 5 feet. However, if the rear yard is adjacent to a property with a single family residential dwelling unit, or a property outside of the TS District, a 12-foot landscaped buffer shall be provided at the property line and shall constitute the required setback. Surface parking may not encroach within the required setback.

1) The required buffer shall be composed of one canopy tree or evergreen tree and 15 shrubs per 35 linear feet of the lot line.

(b) If the rear yard of a lot abuts an alley, whether in or out of the district, a 5-foot concrete sidewalk shall be provided along the entire length of the property adjacent to the alley. Buildings may directly abut this sidewalk. If the alley coincides with the district boundary, the 12-foot landscaped buffer required above shall be provided in addition to the 5-foot sidewalk; establishing a total 17-foot setback.

(4) *Building Separation.*

(a) All buildings built on a zero lot line shall be independent and no structural wall may be shared by buildings on adjacent lots. Buildings on the same lot may be connected by enclosed walkways or covered walks.

E. *Impervious Lot Coverage.*

(1) Lots up to and including .39 acres—50%, up to a maximum of 60% permitted for each lot by way of the incentives set forth at paragraph .F below.

(2) Lots from .40 acres up to and including lots of .99 acres—60%, up to a maximum of 75% for each lot by way of the incentives set forth at paragraph .F below.

(3) Lots 1 acre or larger—75%, up to a maximum of 95% for each lot by way of the incentives set forth at paragraph .F below.

F. *Impervious Coverage Incentives.* In no event shall the maximum total impervious coverage, with any of the incentives provided for within this Section, exceed 95% of the site as measured within all existing or proposed lot lines:

(1) If a green roof or roof garden(s) covering a minimum of 60% of the roof is provided on the structure(s) on the lot, an additional 10% coverage is permitted.

(2) If an approved pervious parking surface is provided for a least 50% of the required on-site parking, an additional 10% coverage is permitted.

(3) If the proposal is for vertical expansion of an existing use, an additional 10% coverage is permitted.

(4) If the proposal is to add upper floor office or residential units to create a mixed use structure out of an existing single use building, an additional 10% coverage is permitted.

(5) If the entire roof is a cool roof that reduces cooling loads, an additional

5% coverage is permitted.

(6) If the proposal is to undo a previous conversion of a single-family dwelling from apartments back into a single-family dwelling an additional 10% coverage is permitted.

G. *Parking Requirements.* The regulations set forth herein are intended to apply within the TS District and may differ from the provisions of §27-809.

(1) The required parking may be met through the use of on-site, off-site, and remote or structured parking, or any combination thereof.

(2) When an on-site surface parking area is proposed, it shall be located underneath or to the side or rear of the structure(s) it is intended to serve and shall have vehicular access from the side or rear of the lot. On-site parking in the front yard is specifically prohibited.

(3) When surface parking is located to the side of a structure, it must be set back from the sidewalk edges a minimum of 10 feet. This additional setback shall be used to accommodate screening composed of a low architectural wall, masonry piers, fencing, or a combination thereof, and a continuous 4-foot high (at time of planting) shrub hedge that screens the parking and defines the sidewalk edge. Additional deciduous and evergreen trees may be used to supplement the required plantings.

(4) Surface parking located to the side of a structure may not extend to a side street. The corner lots are subject to the use and yard requirements as stipulated above.

(5) The maximum number of permitted spaces in an on-site surface parking lot is thirty. However, if acceptable pervious paving is used for the entire parking area, this number may be increased to 45.

(6) Parking areas shall be designed so as to optimize the potential to serve more than one building or more than one use on a site or adjoining sites as long as the location and design remain consistent with the other criteria of this Section.

(7) To be counted toward the minimum number of required spaces, off-site parking must be located within two blocks or ¼ mile of the main entrance to the use that requires the spaces. If the off-site spaces are not in a publicly owned and operated parking structure, documentation of the reservation of such spaces for each use must be provided in the form of a shared parking agreement.

(8) Residential parking within the TS District shall be provided at the rate of 1.0 space for each studio or one bedroom unit and 1.5 spaces for each unit that is two bedrooms or larger, subject to the following criteria:

(a) To utilize this parking standard, all surface parking on the site shall be priced separately from the cost of the unit. Such fee structure would not be applicable to the use of driveways, attached garages, or underground and understructure parking spaces on-site but would be applicable to the use of off-site parking spaces in a structured parking facility.

(b) The use of incentives cannot reduce this required parking ratio.

(9) Parking for non-residential uses within the TS District shall be provided at the rate of 1/500 square feet, subject to the following criteria:

(a) Where shared parking can be arranged, the amount of required parking shall be dictated in accordance with the provisions of the ULI *Shared Parking Handbook*, Second Edition (2005).

(b) Where either on or off-site shared parking is utilized, an agreement establishing the rights to use of the spaces shall be prepared, submitted and upon approval by the Township, recorded.

(c) Additional reductions may be considered through the use of incentives as listed elsewhere in this Section.

(10) Every non-residential use with a floor area of 10,000 square feet or more must provide a loading/unloading area. Curbside deliveries are permitted so long as they do not block travel lanes.

(11) All uses shall provide bicycle parking accommodations on site.

(12) All egress from a parking area shall be designed so that motor vehicles leaving the parking area will enter the public street traveling in a forward direction.

(13) All surface parking lots must be suitably landscaped to minimize noise, glare, and other nuisance characteristics as well as enhance the environment and ecology of the site and surrounding area. At a minimum, all surface parking areas shall be landscaped in accordance with the provisions of §§27-807.16.B and 27-807.16.C and shall demonstrate that a minimum of 5% of the internal surface parking area has been devoted to landscaping area.

(14) Surface parking space dimensions shall be in accordance with the provisions of §27-809.

H. *Parking Incentives.* The parking requirements for nonresidential development, or nonresidential uses within vertical mixed use structures as set forth herein, may be reduced by use of the following:

(1) Provide additional landscaping and/or open space that is 20% greater than that required by this Chapter. Reduce total required parking spaces by 10%.

(2) Provide and maintain at least 10% of the housing units as age-restricted units. Reduce total required parking spaces by 15%.

(3) Provide and maintain at least 10% of the housing units as owner occupied workforce housing units. Reduce total required parking spaces by 15%.

I. The incentives identified in the above subsection .3 may be mixed or matched, but no incentive may be used to obtain multiple bonuses. For example: A green roof may count toward additional impervious on a lot, or an extra story of structured parking, but not both.

4. *Plan Processing and Procedure.* The following general requirements shall apply to any proposal for development within the TS District:

A. *Eligibility.* The site proposed for development shall be under single ownership and shall be developed according to a single master plan that depicts full

build-out of the site with common authority and responsibility.

(1) The site shall be served by both public sewer and public water and notice of capacity and intent to serve shall be provided prior to approval of any final plan.

(2) Any subdivision or land development proposal within the TS District that involves multiple phases of development shall follow the procedures outlined below, including each of the following steps:

- (a) Initial conference.
- (b) General master plan.
- (c) Final plan.

B. *Initial Conference.* An initial conference shall be scheduled to discuss the proposed development. The conference shall include appropriate representative(s) of the developer and the Township. The goal of the conference is to review the development proposal and to establish its consistency with the intent and purpose of the TS District as established by this Section and associated design manual [Chapter 22, Part 5A]. The applicant may submit any information they deem necessary to substantiate conformance with the objectives of the TS District. This step shall be required regardless of whether the development will be phased.

C. *General Master Plan.* A master plan shall be required whenever a development is proposed to be phased, or where the developer wishes to obtain a preliminary level of approval prior to preparation of a final plan. Where such circumstances do not exist, the project may be submitted as a final plan. Review of the general master plan shall proceed as outlined in the Subdivision and Land Development Ordinance, Chapter 22, §§22-303.C through 22-303.E, including review by the Township Planning Commission, review by the Centre County Planning Commission or its designee, and review by the Board of Supervisors.

(1) The general master plan shall cover the entire tract, regardless of any intended phasing of the proposed development. The plan shall show the size and location of all access locations, parking facilities, public space, and service areas. Accompanying the master plan shall be rendered architectural elevation and perspective drawings providing a clear representation of the relationship of the proposed development to the site and its visual impact on adjacent properties and a narrative clarifying and illustrating the significance of the applicant's proposed design. In addition, the plan submission must include:

- (a) A completed application for subdivision or land development approval and payment of all application and escrow fees.
- (b) Written notice of acceptance of the design proposal by staff as a result of the required initial conference.
- (c) Five black or blue on white prints of the general master plan and 10 reduced 11x17 copies of all plan sheets prepared in conformance with all provisions of this Part and the associated design guidelines.
- (d) Such plans shall be drawn at a legible scale and shall include a key map showing the location of the site in relation to adjacent properties and the larger neighborhood, adjacent zoning, and road system connections identifying existing and proposed roads within 500 feet.

(e) All dimensions of the site shall be in feet and decimals; bearings shall be in degrees, minutes, and seconds. Lot line descriptions shall read in a clockwise direction. The survey of the site shall not have an error of closure greater than 1 inch in 10,000 feet.

(f) This plan shall be legible in every detail and shall identify the proposed project name, the name and address of the owner of the tract, the developer/subdivider and the firm that prepared the plan, as well as the plan date and the date of all plan revisions.

(g) The plan shall show the existing tract boundary with bearings and distances and identify the total acreage of the entire existing tract, the zoning district, lot size, and/or density requirements of the applicable zoning regulations, and the location of existing lot line markers along the perimeter of the entire existing tract as well as the general location of all existing man-made features including any historic structures, utilities, adjacent land uses, adjacent roadways, and other existing public infrastructure such as sewer and water mains, fire hydrants and storm-water management facilities.

(h) The presence of existing natural features including, but not limited to, soil types, unique vegetation, tree masses, closed depressions, sinkholes, watercourses, floodplains, steep slopes, archaeological sites, burial sites, wetlands, solid waste disposal areas and topography of the site shall be identified on the plan and any necessary approvals for encroachment in these areas shall be obtained.

(i) The proposed general lot layout shall be shown on the plan including the location of the various types of land uses and approximate location of lot lines; building setback measurements; the approximate location, use, height, and bulk of buildings; the proposed units of occupancy and resultant density calculation; the approximate location and size of park space or public plazas; the approximate floor space and general configuration of all nonresidential uses and the provisions for access and parking.

(j) The general layout of any proposed streets, alleys, and sidewalks, including cartway and right-of-way widths shall be identified by the plan. A typical street cross-section and street centerline profile shall be provided for any proposed street or alleyway.

D. *Final Plan.*

(1) Review and approval of the final plan shall proceed as outlined in the Subdivision and Land Development Ordinance, Chapter 22, §§22-304.1 through 22-304.7, including review by the Township Planning Commission, review by the Centre County Planning Commission or its designee, and review by the Board of Supervisors. Rendered architectural elevation and perspective drawings providing a clear representation of the relationship of the proposed development to the site and its visual impact on adjacent properties and a narrative clarifying and illustrating the significance of the applicant's proposed design must also be submitted with the final plan. Written notice of acceptance of the design proposal by staff as a result of the required initial conference will

also be required. For projects that are not phased, this step will follow the initial conference.

(2) In addition to addressing all of the requirements of Chapter 22, §§22-401 through 22-403, the final plan submission shall address the following criteria. In the event of a conflict between these standards and criteria and those contained in Chapter 22, the standards and criteria set forth in this subsection shall control.

(a) TS District development plans shall address all design requirements set forth in the Township's Subdivision and Land Development Ordinance [Chapter 22]. This shall include but not be limited to information on the following, whether or not specific requirements are established in Chapter 22:

- 1) Exterior building materials.
- 2) Special building features and design elements.
- 3) Signage and graphics.
- 4) Lighting.
- 5) Open space areas, including commons, plazas and pedestrian spaces.
- 6) Circulation systems for vehicles and pedestrians, including linkages with adjoining properties and transit stops as well as between parking areas and building entrance(s).
- 7) Landscape and hardscape design, including paving materials and plant materials to be used for buffering, screening, in parking areas and detention basins and any building related planting.
- 8) Refuse facilities providing the appropriate containers in accordance with the standards of the Centre Region Refuse and Recycling Program.

5. *Stormwater Management Plan.* The control of erosion and sediment during construction is subject to approvals of Centre County Conservation District, and the ongoing management of stormwater on the tract, shall be accomplished in accordance with Chapter 26 provided that the proposed plan for the control of erosion and sedimentation may be submitted as a component of the final land development plan for the associated phase or stage of construction. Efforts must be made to improve the current systems on the site and to ensure no harm or damage is caused to the existing storm system and adjoining properties.

A. The final plan shall reflect and be accompanied by supporting documentation identifying the ownership and method of administering and maintaining all permanent stormwater management facilities in accordance with the provisions of Chapter 26, §§26-703 and 26-704.

B. The agreement, declaration of easement(s) or other legally binding documentation shall be submitted to the Township for review. Upon review, the Township may require the agreement to contain provisions for requiring the posting and/or periodic payment of escrow funds by the private entity to guarantee proper maintenance of the facilities.