

BUFFALO TOWNSHIP

Amendment No. 11 to Ordinance 135

AN AMENDMENT TO ORDINANCE 135 ("ZONING ORDINANCE") OF THE TOWNSHIP OF BUFFALO TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP ZONING ORDINANCE TO ADD TOWN CENTER DISTRICT AS A ZONING DESIGNATION WITHIN BUFFALO TOWNSHIP.

WHEREAS, The Township of Buffalo (the "Township"), desires to protect the health, safety, and general welfare of the Township; and

WHEREAS, the Township desires to amend its Zoning Ordinance to add the Town Center District to comply with the provisions of its existing Joint Municipal Comprehensive Plan; and

WHEREAS, the Joint Municipal Comprehensive Plan identified a proposed zoning district of "Town Center District" at the intersection of Pennsylvania State Routes 356 and 28; and

WHEREAS, the aforementioned intersection of Routes 356 and 28 is currently identified as Butler County Tax Map Parcels No. 040-1F05-10-0000, 040-1F05-10D-0000, and 040-1F05-8-0000; and

WHEREAS, it is the intent of the Township that the identified parcels be re-zoned, removing all existing zoning designation to the extent permissible by law, and re-zone all parcels as Town Center District ("TC"); and

WHEREAS, the Township desires to establish such standards within the Town Center District to encourage the orderly planning of development within Town Center District; and

NOW THEREFORE, the Board of Supervisors of the Township of Buffalo hereby adopts the foregoing amendment as follows:

Part 1:

The following amendment shall take effect immediately.

Part 2:

The text of Ordinance No. 135, the Buffalo Township Zoning Ordinance, is hereby amended as follows:

Article Two Establishment of Zoning Districts

...

213 TC Town Center District

213.1 Purpose and Authority: This Section derives its purpose and authority of the Pennsylvania Municipalities Planning Code (PAMPC), specifically:

- A. To better implement certain elements of the Joint Multi-Municipal Comprehensive Plan of the Townships of Buffalo and Clinton that specifically identifies the northwest quadrant of the Exit 17 interchange of the Allegheny Valley Expressway (SR 0028) with South Pike Road (SR 0356) as an appropriate and preferred location for mixed use town center development.
- B. To encourage innovations in residential and nonresidential development and renewal which makes use of a mixed-use form of development so that the growing demand for housing and other development may be met by greater variety in type, design, and layout of dwellings and other buildings and structures and by the conservation and more efficient use of open space ancillary to said dwellings and uses.
- C. To extend greater opportunities for better housing, recreation and access to goods, services and employment opportunities to all citizens and residents of this Commonwealth.
- D. To encourage a more efficient use of land and of public services to reflect changes in the technology of land development so that economies secured may benefit those who need a home and for other uses.
- E. To allow for the development of fully integrated, mixed-used pedestrian-oriented neighborhoods.
- F. To minimize traffic congestion, infrastructure costs and environmental degradation.
- G. To provide a procedure in aid of these purposes which can relate the type, design, and layout of residential and nonresidential development to the particular site and the particular demand for housing existing at the time of development in a manner consistent with the preservation of the property values within existing residential and nonresidential areas.
- H. To ensure that the increased flexibility of regulations over land development authorized herein is carried out under such administrative standards and

procedure as shall encourage the disposition of proposals for land development without undue delay.

- I. Where not specified in this Section, the standards from the Zoning Ordinance or the Subdivision and Land Development Ordinance (SLDO) shall govern as applicable. In the event of a conflict between the provisions of this Section and either the Zoning Ordinance or the SLDO, the provisions of this Section shall prevail and apply.
- J. Any standard set forth elsewhere in the Zoning Ordinance or SLDO requiring that a certain lot or use be provided with additional setback, buffer yard (and screening), or separation distance from adjoining or adjacent residential lots or uses beyond those set forth in this Section shall not apply in instances where both such certain lot or use and such residential lot or use are located within the Town Center Development (TCD) site.

213.2 TC Standards:

- A. Minimum Size of TCD Site: The minimum size of a TCD site must be such that it will have a minimum area of thirty (30) acres, which may be comprised of one (1) or more contiguous lots that are zoned as part of the TC Town Center District.
- B. Uses: One (1) or more of the following uses may be permitted by right to occupy a building or lot as a part of a TCD:

- Single-Family Dwellings
- Home Occupations (See Section 321)
- Townhouse Dwellings
- Multiple-Family Dwellings
- Day Care Facilities (See Section 311)
- Professional Offices
- Medical Clinics
- Retail Sales and Shops
- Personal Services and Service Shops
- Public Parks and Recreation
- Banks
- Bed and Breakfasts (See Section 308.B)
- Business Services
- Churches, Parish Houses, Places of Worship
- Clubs and Lodges
- Commercial Schools
- Communications Antennas (See Section 323)
- Communications Towers (See Section 303)
- Convenience Stores (See Section 329)
- Eating and Drinking Places

Family Business (See Section 302)
Indoor Commercial Recreation (See Section 306)
Mini Malls
Municipal Buildings and Uses
Nursing Homes
Parking Lots and Structures
Personal Care Homes
Public and Accredited Private Schools (See Section 314)
Public and Community Buildings
Public Utility Structures (See Section 319)
Self Service Storage Facilities
Shopping Centers
Theatres
Two-Family Dwellings
Veterinary Clinics
Accessory Buildings and Uses that are secondary and incidental to permitted uses, including:
 Outdoor Seating and Dining Areas
 Drive-up, Drive-through and Drive-in facilities
 Resource removal, mineral extraction and related processing, stockpiling and storage of materials removed from the TCD site during construction and development of the TCD site.
Any other use of a similar character to a permitted use

C. Design and Development Standards for Public or Private Improvements:

1. Required Utilities: The TCD site shall be provided with a:
 - a. Storm drainage system;
 - b. Public water system, with adequate fire hydrants; and
 - c. Public sewage system,in accordance with the applicable standards.
2. Underground Utilities: The TCD site shall be provided with easements for all utilities to be placed underground and provide service to all buildings.
3. New streets proposed to be created as a part of any TCD site shall be integrated closely with the Township's Official Map of existing and future streets. The Official Map shall show the realignment and redesign of certain intersections and road segments to facilitate traffic flow and improve safety.

4. Rectilinear street layouts are generally preferred, with occasional diagonal elements to enhance visual interest, although curvilinear layouts shall be acceptable when designed to interconnect and to produce terminal vistas of protected open space or prominent structures.
5. Streets shall be aligned so that their terminal vistas are of greens, other open space, or civic or institutional buildings, wherever possible. Where this is not possible, every effort shall be made to terminate those streets with buildings of above-average size, including housing, whose architecture shall be encouraged to be special in one (1) way or another.
6. Streets shall be interconnected as far as practicable, and they may also be supplemented with alleys. Where cul-de-sacs are deemed to be unavoidable, continuous pedestrian circulation shall be provided for by connecting sidewalks, pedestrian walkways or bicycle paths that link the end of the cul-de-sac with the next street (or open space).
7. To the greatest extent practicable, streets shall be designed to have maximum lengths of six hundred (600) feet between intersections, and maximum lengths of one thousand two hundred (1,200) feet before terminating at three(3) way "T" intersections or angling off in a diagonal direction. (This design approach helps to reduce traffic speed, making the TCD site friendly to pedestrians.) Blocks greater than six hundred (600) feet long shall generally be provided with cross-block pedestrian connections at mid-block locations, including alleys.
8. Streets shall be laid out to promote pedestrian circulation and ease of access from all points in the residential areas to any Commercial or Main Street Town Center area.
9. Easements shall be reserved to permit streets to be extended to allow adjoining properties to be connected in the future, if so desired.
10. Collector streets or one (1) of the streets (except alleys) set forth in subsection C.20 below shall generally connect existing Township or PennDOT roads to central greens.
11. All streets (except alleys) shall be provided with sidewalks, preferably of brick, stone, or concrete paving block in any Commercial or Main Street Town Center area. Street lighting shall utilize metal posts that are decorative but not overly ornate and, in order to ensure consistency, the final decision on their style, height, color and brightness shall rest with municipal officials. Streets, sidewalks, alleys,

pedestrian walkways and bicycle paths shall be integrated into the existing Township systems to the maximum extent possible.

12. Whenever a subdivision or land development within the TCD site adjoins an existing street that is owned by PennDOT, adjoining improvements including, without limitation, curbing, sidewalks, widening and installation of drainage facilities shall be made only to the extent required by PennDOT to facilitate development of the TCD site.
13. Any minimum cul-de-sac turnaround diameter requirements (i.e., right-of-way or paving) for a bulb of a cul-de-sac shall not apply to those that (i) are designed as "eyebrow" protrusions and "hammerhead" type turnarounds (T-shaped) and (ii) are to remain privately-owned and maintained.
14. Intersections of more than two (2) streets or alleys at one (1) point shall be permitted.
15. The horizontal alignment (i.e., minimum radii of centerline) for all streets within the TCD site shall be at least one hundred (100) feet.
16. Intersection sight distances and clear sight triangles shall be permitted in accordance with the following:
 - a. Minimum sight distance (including clear sight triangles) shall only be required at the approach of the intersection of two (2) or more streets or alleys where cross-traffic is not required to stop.
 - b. At intersections where minimum sight distance is required, the same shall be provided pursuant to clear sight triangles, measured in accordance with the SLDO, or safe stopping sight distance measured from the edge of the main traveled portion of any street (i.e., edge of travel lane or travel way), exclusive of shoulder, auxiliary lane, and on-street parking lane, as opposed to edge of pavement, and shall otherwise be provided in accordance with the applicable provisions of the SLDO or PennDOT standards.
17. Underdrains:
 - a. Underdrains are not required to be provided in alleys.
 - b. Underdrains shall only be required where:

- (1) The street is in a fill area; and
- (2) Storm sewer piping is not running beneath the street where the underdrain would be located.

18. Curbs:

- a. Curbs shall not be required to be provided along alleys.
- b. In addition to the other permitted materials, curbs shall be permitted to be constructed of Belgian block or granite segments as set forth in subsection C.20 below. Repair and replacement of Belgian block or granite curbing shall be the responsibility of the owner of the property adjoining such curbing and/or a homeowners' or condominium association.

19. Sidewalks:

- a. Sidewalks shall not be required to be provided along alleys.

20. TCD Construction and Materials Specifications: See TCD Exhibits –1 through 14 for additional street (including alley), sidewalk, curbing, paving, utility trenching and other related elements permitted as part of a TCD. Any vertical construction of roadways that are dedicated to the Township (including paving sections, utility trench details, and curb details) shall comply with applicable Township specifications rather than the paving section, utility trench details, and curb details set forth in the TCD Exhibits.

D. Parking:

1. Parking lots should be located to the rear or side of buildings. Parking lots located to the front side of buildings shall be screened by wall/fence, hedge or other vegetation at a minimum height of three (3) feet, a row of trees or other decorative elements.
2. Parking spaces may be located on any lot, as long as such spaces is within five hundred (500) feet of the principal entrance of the building or use that is regularly used by patrons or occupants, and directly accessible by pedestrians using sidewalks or other designated pedestrian pathways.
3. Minimum Required Parking Spaces: In calculating total parking needs, one (1) of the following two (2) methods may be used:

- a. Flat Rate and Reduction: If uses are shown to have different peak times, a thirty (30) percent reduction in required parking spaces shall be permitted.
- b. Alternative Rate:
 - (1) An Applicant shall calculate the parking demand based on accepted standards, such as published in the most recent version of the Institute of Transportation Engineers Parking Generation Manual or another acceptable standard, including studies from a previous project with similar parking requirements.
 - (2) An Applicant shall conduct a shared parking analysis that projects parking needs based on the peak hour of parking demand, when applicable. For example, a building with first-floor retail and office space and upper-floor residential will be able to adjust total parking demand to address the fact that peak residential parking demand will occur in the evening, while peak office parking demand will occur during the day. This analysis shall be based on accepted standards, such as published in the most recent version of the Institute of Transportation Engineers Parking Generation Manual, the Urban Land Institute Shared Parking study, or another acceptable standard.
 - (3) Uses not specifically listed in the most recent version of the Institute of Transportation Engineers Parking Generation Manual or another acceptable standard shall comply with the requirements for the most similar use listed in the applicable publication, unless Applicant proves, to the satisfaction of the Zoning Officer, that an alternative standard should be used for that use.
- 4. In the case of parking structures, the design of exterior surfaces shall be of a form and material which relates to adjoining buildings.
- 5. The entrance to all off-street parking lots or structures shall be designed to minimize pedestrian conflicts.
- 6. Parking lots located in side yard areas shall have a maximum lot width of sixty (60) feet.

7. There shall be minimum setback distances and planting strips of five (5) feet between parking lots or off-street loading facilities, and all lot lines.
8. A street right-of-way where on-street parking is designed and permitted may be computed as parking spaces for purposes of determining compliance with the minimum number of required parking spaces.

E. Loading:

1. Off-street loading spaces may adjoin a private street or alley or have an easement of access thereto.
2. Parking areas may be computed as loading spaces for purposes of determining compliance with the minimum number of required loadings spaces, as long as such loading is conducted during hours when business operations open to the public are suspended. Also, an alley right-of-way may be computed as loading spaces for purposes of determining compliance with the minimum number of required loading spaces.

F. Landscaping: If not existing, street trees shall be provided to the following standards:

1. Street trees shall be planted in the strip between cartway edge and sidewalk.
2. Such trees shall be no less than two (2) inches in diameter, measured at chest height, when planted, and shall be spaced at intervals no greater than forty (40) feet along both sides of each street, including arterial roads, but not including rear access lanes or alleys.
3. Species shall be selected according to the following criteria*:
 - a. Cast moderate shade to dense shade in summer;
 - b. Long-lived (over sixty [60] years);
 - c. Mature height of at least fifty (50) feet;
 - d. Be tolerant of pollution and direct or reflected heat;
 - e. Require little maintenance, by being mechanically strong (not brittle) and insect- and disease-resistant;

- f. Be able to survive two (2) years with no irrigation after establishment; and
- g. Of a deep-rooted design, least likely to disturb sidewalks and paving.

Note: *This criteria may be adjusted if street trees are planted in proximity of either overhead or underground utilities. The selection of specific tree species will be generally left to the Applicant. However, the planning agency or the Township Board of Supervisors may reject a selected species if there is clear evidence it cannot be used successfully.

- 4. All common areas, transition areas between various land uses, setback areas and other spaces shall be suitably landscaped.

G. Lot, Yard, Density and Design Standards:

Use Type/Dimension	Single-Family Detached Dwellings	Two-Family Dwellings and Townhouse Dwellings	All Other Uses Including Buildings with Mixed Uses
Minimum Lot Area	2,500 square feet per DU	End Units (i.e., attached on one side): 1,400 square feet per DU Interior Units (i.e., attached on two sides): 1,200 square feet per DU	None
Minimum Lot Width	40 feet Zero Lot Line Units: 35 feet	End Units (i.e., attached on one side): 20 feet Interior Units (i.e., attached on two sides): 16 feet	40 feet
Minimum Front Yard Depth	Local Street, Alley or Open Space Lot within the TCD site: 5 feet Collector Street within the TCD site: 10 feet Arterial Street within the TCD site: 15 feet		

Use Type/Dimension	Single-Family Detached Dwellings	Two-Family Dwellings and Townhouse Dwellings	All Other Uses Including Buildings with Mixed Uses
Minimum Side Yard Depth*	5 feet Zero Lot Line Units: 0 feet one side**, 10 feet on the other side	Attached side (i.e., interior side): 0 feet Detached side (i.e., exterior side): 5 feet	5 feet
Minimum Rear Yard Depth*	5 feet		
Maximum Height of Building	40 feet	40 feet	65 feet

Notes: * Includes accessory buildings

** Designated side walls located along the zero lot line shall have no doors or windows, or window sills must be at least sixty-four (64) inches above the finished floor elevation. No exhaust/intake vent of any kind (i.e., for kitchen, laundry, bathrooms, HVAC on slab, etc.,) shall not be permitted on the designated zero lot line side wall. Finally, a ten (10) foot wide easement shall be required for permanent access by the adjacent property owner or homeowners' association to maintain the exterior portion of the dwelling unit wall along the zero lot line. Overhang of roof eaves shall be permitted, provided that no more than two (2) feet of overhang encroaches into the easement on the zero lot line side wall and that the bottom of such eave is not less than eight (8) feet above the finished floor elevation.

1. Frontage, and front lot lines and front yards along an improved street, alley or open space lot:
 - a. Frontage: A proposed:
 - (1) New lot shall be permitted to directly adjoin and have at least ten (10) feet of frontage along:
 - (a) A street or alley right-of-way; or
 - (b) An open space lot.
 - (2) Land development or principal building shall be permitted to be on a lot as set forth in subsection 1.a(1) above:
 - b. Front lot line or front yard: The front lot line or front yard, respectively of a lot that adjoins a:
 - (1) A street right-of-way or an open space lot, shall be the lot line or yard adjoining the street right-of-way or an open space lot, as applicable; and

- (2) An alley right-of-way but does not adjoin a street right-of-way or an open space lot at any point, shall be the lot line or yard adjoining the alley right-of-way.
- 2. Each lot shall have access to at least one (1) street or alley right-of-way.
- 3. The maximum coverage of the TCD site area is seventy (70) percent.
- 4. Residential lots within the TCD site shall not be located within fifty (50) feet of any existing arterial highway having four (4) or more lanes or any existing two-lane PennDOT road, which is located along the perimeter boundary of TCDD site.
- 5. Single-family homes on the smaller village-scale lots [especially those less than eight thousand (8,000) square feet] shall generally be designed so that approximately two-thirds are oriented with their gable-ends facing the front lot line. At least thirty-five (35) percent of the houses shall have a covered front entry porch or stoop, raised a minimum of twelve (12) inches above ground level.
- 6. Projections into Required Yards:
 - a. Steps, stoops, fire escapes, handicapped ramps, and landings necessary to provide entrance to a building; and outdoor seating and dining areas may be located within a required yard setback.
 - b. Typical architectural features, including cornices, eaves, gutters, bay windows, windowsills, overhangs, chimneys and decorative stone, brick or other façade material; exterior stairways, unenclosed fire escapes or other required means of egress; chimneys and Bilco-type doors for basement access; and unenclosed porches, decks and patios may project into any required yard setback a maximum of fifty (50) percent of the required yard setback, except as may be required within a drainage or utility easement.
- 7. Structures shall be generally placed close to the street or open space within the TCD site.
- 8. If detached garages, carports or other accessory structures designed for accessory parking of automobiles in the residential areas are front-loaded (i.e., having it vehicle entry door facing the street), they shall generally be set back at least ten (10) feet further from the street right-of-way line than the foremost facade of the principal building facing the

street (stoops, porticos, open colonnades, and open porches excluded).

9. Buildings shall generally have traditional sloping roofs with overhanging eaves. Desired roof materials include shingle (both wood and asphalt composition) and metal formed to resemble "standing seams." Roof color should be traditional (which encompasses a wide variety of hues, but which does not include white or tan composition shingles, or shiny unpainted metal). The use of dormers and gables is encouraged to provide visual interest.
10. Exterior wall materials may include stucco, clapboard siding (including wood, vinyl or aluminum), native stone, or brick of a shape, color and texture very similar to that found in the historic villages and boroughs of the county. Specifically prohibited shall be brick that is spray-painted; except on rear walls or for foundations, all forms of concrete block shall also be prohibited. In addition, concrete block and metal buildings shall also be excluded.
11. Spatial relationships between buildings and other structures shall be geometrically logical and/or architecturally formal. More than one (1) principal or accessory building shall be permitted on a lot. On a lot with multiple buildings, those located on the interior of the site shall front toward and relate to one another, both functionally and visually. A lot with multiple buildings may be organized around features such as courtyards, greens, or quadrangles which encourage pedestrian activity and incidental social interaction among users. Buildings shall be located to allow for adequate fire and emergency access. Buildings shall be considered in terms of their relationship to the height and massing of adjacent buildings, as well as in relation to the human scale.
12. Blank windowless walls shall be prohibited on facades of buildings oriented toward front lot lines.
13. Buildings shall generally define the streetscape through the use of uniform setbacks along the building line for each block. The building line shall be generally continued across side yard setback areas between buildings by using landscaping. The streetscape shall also be reinforced by lines of closely planted shade trees, and may be further reinforced by walls, hedges or fences which define front yards.
14. The overall residential density of a TCD site shall not exceed eight (8) dwelling units per acre.

15. All buildings and parking spaces shall be set back distances at least twenty-five (25) feet from the perimeter boundary of TCD site.
16. The maximum height of a fence or a wall shall be six (6) feet in any side or rear yard or along an alley right-of-way except in such circumstances as to provide necessary screening, not to exceed eight (8) feet.
17. The maximum height of a front fence shall be four (4) feet.

H. Open Space:

1. General Standards:

- a. The location and layout of the open space shall be designed and configured so as to:
 - (1) Serve residents of the TCD site and/or the general public and achieve at least one (1) of the following objectives, and the Applicant shall demonstrate those specific measures employed to achieve the applicable objective(s):
 - (a) Provision of usable areas that are conveniently accessible to residents within the TCD site and/or the general public;
 - (b) Integration of greenbelts and trails throughout the TCD site that link residences with onsite or adjoining parks, schools, businesses, or other similar features;
 - (c) Protection of natural resources (e.g., streams, ponds, wetlands, steep slopes, woodlands, unique geologic features, wildlife habitats, aquifer recharge areas, prime agricultural soils, etc.); or
 - (d) Protection of historical and/or archaeological sites.
- b. Areas devoted to stormwater management facilities shall be permitted to be included upon not more than eighty (80) percent of the minimum required open space area where such facilities are integrally incorporated into the overall open space design using best management practices to:
 - (1) Promote recharge of the groundwater system;

- (2) Be available and appropriate for active or passive recreational use or scenic enjoyment; and
 - (3) Otherwise conform to the purposes, standards, and criteria for open space set forth in subsection H.1.a above.
2. A minimum of twenty (20) percent of the total TCD site area shall be reserved as common open space (e.g., common green areas). However, there is no minimum limit on the size of a tract of open space/green area.
3. Common open space and associated recreation facilities, such as swimming pools, tennis courts, playground equipment, including terra parks and other natural playground-like facilities, picnic facilities, club houses, play fields, trails and the like shall be credited towards the total amount of land or facilities required to be dedicated for recreational use required by the SLDO, as payment of fees in lieu of dedication, for the TCD site. The value of any recreation facility or improvement constructed within the common open space area shall be permitted to count toward any required recreation land or fee required by the SLDO. These recreation fee or land credits shall be permitted to carry forward from phase to phase.
4. The payment of fees in lieu of dedication or provision of recreation land shall be permitted pursuant to the SLDO, in the amount as set forth by the Township an in effect on the date of adoption of this Section. The fee attributable to each dwelling unit shall be permitted to be paid in conjunction with issuance of the building permit for that dwelling unit.
5. A combination of common open space, recreation land or facilities dedicated or constructed, and fees in lieu of dedication or construction, required by the SLDO, shall be permitted to satisfy recreation land dedication or facility construction requirements of the SLDO.
6. The Applicant shall establish an organization for ownership and maintenance of all common open space, including any stormwater management facilities. Should this organization at any time after establishment of the development plan, fail to maintain any space or facility in reasonable order and condition in accordance with the development plan, the Township may take remedial actions to cause the common open space to be properly maintained, as provided by the MPC.

I. Signage:

1. General:
 - a. Signage Area Permitted per Separate Tenancy: Sixty-four (64) square feet.
 - b. Maximum Area per Sign: Thirty-two (32) square feet.
 - c. Maximum Height per Sign:
 - (1) Freestanding: Twelve (12) feet measured from existing grade.
 - (2) Roof or Wall Sign: Height of building to which attached.
 - d. Freestanding Sign Setback: Three (3) feet.
 - e. Illumination: Internal and external.
 - f. Lots Adjoining Multiple Streets or Alleys: Lots adjoining on more than one (1) street, including alleys, shall be permitted to have the types of signs as set forth above along each adjoining street and alley. Along one (1) street, the sign area shall be the maximum permitted sign area set forth above, but for each additional street or alley, the maximum permitted sign area shall be reduced by fifty (50) percent.
2. Notwithstanding the standards of subsection 1.1 above, the following signs shall also be permitted within a TCD site:
 - a. TCD-Welcome Signs: Large, freestanding signs erected during the period of construction and/or development of the TCD site by the contractor/developer or agent, which upon completion of the time frame listed below and removal of the initial development-related message/content, the sign shall be permitted to contain the TCD name, logo and could also contain the phrase "Welcome to" or similar Town Center Development message, and shall be permitted to include advertising for businesses and other uses that are part of the approved TCD site shall be permitted in accordance with the following provisions:
 - (1) The signs shall be permanent, except that the initial message/content shall be removed within thirty (30) days of the sale or rental of the last lot or building space or completion of the proposed construction within the TCD site.

- (2) The area of any one (1) sign shall not exceed one hundred fifty (150) square feet and the height shall not exceed twenty (20) feet.
 - (3) The signs shall be permitted to be illuminated.
 - (4) There shall be no more than two (2) TCD-welcome signs per TCD site.
 - (5) The minimum lateral distance TCD-Welcome Signs shall be five hundred (500) feet.
- b. "A-frame" Signs: Freestanding, portable, temporary signs consisting of two (2) faces connected and hinged at the top and whose messages are generally targeted to pedestrians shall be permitted in accordance with the following provisions:
- (1) Maximum Number of Signs: One (1) sign per tenancy. Additionally:
 - (a) For the purposes of this subsection, a parking area or structure shall be considered an establishment.
 - (b) An "A-frame" sign shall not count toward the maximum permitted number of freestanding signs.
 - (2) Maximum Sign Area: Seven (7) square feet.
 - (3) Maximum Height: Three and one-half (3.5) feet.
 - (4) Sign Placement:
 - (a) If a sign is located on a public or private sidewalk, a minimum of thirty-six (36) inches of unobstructed sidewalk clearance must be maintained between the sign and any building or other obstruction.
 - (b) The sign must be located on or near the premises, and within twelve (12) feet of the primary public entrance, of the tenant it advertises. For the purposes of this subsection, a public entrance includes a vehicular entrance into a parking area or structure.

- (c) The signs shall be weighted, temporarily secured, or strategically placed so as to avoid being carried away by high winds.

c. Wayfinding Signs: Permanent, off-premises or on-premises signs, located in a TCD site, which primarily provide wayfinding information such as distances or orientation information to businesses, uses, and other destinations, areas and places of interest in a TCD site, from a street or alley shall be permitted in accordance with the following provisions:

- (1) Maximum Number of Signs: Four (4) signs per block between any street or alley intersection.
- (2) Maximum Sign Area: Twelve (12) square feet.
- (3) Maximum Height: Ten (10) feet.
- (4) Information: Sign copy is limited to name and/or logo of the TCD and the destination/use distance and/or directional information. Multiple destinations/uses on one (1) lot must share a wayfinding sign. An additional two (2) square feet per face is permitted for each destination/use.
- (5) Sign Placement:
 - (a) Signs shall be permitted to be located in the street right-of-way, or located on private property, including upon a building, with written consent of the applicable owner.
 - (b) Signs shall be located at street or alley intersections a maximum distance of one (1) mile from the use/destination.

d. Billboards: Billboards shall be permitted along the Allegheny Valley Expressway (SR 0028), subject to the applicable standards of the M-2 District set forth in Section 410.3.

J. Commercial or Main Street Town Center Area: The TCD site shall provide for a mix of residential and nonresidential uses in at least one of the following formats:

- 1. The establishment of a commercial area at the entrance of the TCD site containing no less than fifty thousand (50,000) square feet. The

commercial area must contain footpaths to the residential areas of the TCD site. All commercial buildings in the commercial area under this option must be of masonry construction (or possess a masonry façade); or

2. The establishment of a Main Street Town Center area that serves as a focal point of the TCD and creates a sense of place, destination and attraction not only to residents of the TCD but also to the residents of the Township in general. The Main Street Town Center area shall include a mix of residential and nonresidential buildings (e.g., retail, restaurant, office, fitness, civic, etc.) in a 'Main Street' format and design. Buildings having nonresidential uses on the first floor may be combined with other nonresidential or residential uses above on upper floors. This Main Street Town Center area shall include the following design elements:
 - a. A minimum of twenty thousand (20,000) square feet of gross floor area shall be reserved for nonresidential uses and shall be incorporated into the first phase of the TCD.
 - b. Buildings in the Main Street Town Center area shall be placed to create a 'Main Street' environment through street walls formed by having buildings fronting along the street with minimal side yard areas, so as to form a fairly continuous row of shop fronts.
 - c. Sidewalks and/or pedestrian plaza areas shall be located between the buildings and the street and have a depth that is sufficient to provide opportunities for outdoor seating and dining.
 - d. A variety of streetscape amenities within the Main Street Town Center area shall be provided.
 - e. The Main Street Town Center area shall incorporate a common green area or plaza that serves as a venue for accommodating special events and celebrations.
 - f. Commercial activities or parking areas that border any lot which borders an existing single-family residential use outside the TCD site shall be screened by vegetation.
 - g. Emphasis shall be placed upon developing Condo-style (i.e., stacked) residential units in the Main Street Town Center area.

K. Optional TCD Plan Processing

1. Sketch Plan:

a. The Applicant is encouraged, but not required, to initiate the Subdivision and/or Land Development process by initiating and completing the Sketch Plan process. The Sketch Plan shall be prepared in accordance with subsection K.1.b below and is a permissive and not a mandatory submission. The submission of the Sketch Plan would enable Buffalo Township to openly discuss the Applicants' Plans and project and to make recommendations for the Applicant to consider in preparing the formal submissions. An Applicant who elects to take advantage of the Sketch Plan process, will, at the Applicant's option, have the right to proceed to a combined Preliminary/Final Plan and forego the separate Preliminary Plan phase/processing requirements. The Sketch Plan process is encouraged in all TCDs, but is not mandatory and will not prevent the Applicant from submitting a modification request regarding Preliminary Plan processing requirements as part of its submission.

b. Required Information:

- (1) A Location Map including the applicable features as set forth in Section 202.1 of the SLDO.
- (2) A Site Map including the applicable features as set forth in Section 202.2 of the SLDO.
- (3) A proposed Subdivision and/or Land Development Plan including the applicable features as set forth in Section 202.3 of the SLDO.

2. An Applicant electing to take advantage of this Sketch Plan process, will, at the Applicant's option, have the right to proceed to a combined Preliminary/Final Plan and forego the Preliminary Plan phase/processing requirements.

3. Where a TCD is proposed to be phased, individual Preliminary Plans or combined Preliminary/Final Plans depicting improvements required and proposed as part of the applicable phase shall be permitted to be submitted without including all required and proposed improvements that are outside of (i.e., not included as part of) the applicable phase.

213.3 Modification of Standards: Consistent with Sections 603(c)(5) and 605(3) of the PAMPC, the Supervisors may, by conditional use approval, authorize a modification of the TC Town Center District standards, or other area, dimensional

and design-related standards of the Zoning Ordinance, which impact the layout and design of the use or development of land in the TC Town Center District, in order to encourage the use of innovative design. Any conditional use application requesting a modification of a TC Town Center District standard or other applicable zoning standard shall be subject to the following standards:

- A. The modification is generally consistent with the applicable elements of the:
 - 1. Intended purpose of the TC Town Center District; and
 - 2. Purpose and Community Development Goals and Objectives of the Zoning Ordinance.
- B. The modification will not result in any danger to the public health and safety, nor adversely impact adjoining properties or future inhabitants of the TCD site.
- C. The modification will allow for equal or better results and represents the minimum amount of relief necessary to ensure compliance with the intent of the applicable standard.

Article Seven Definitions

Section 702 Specific Terms

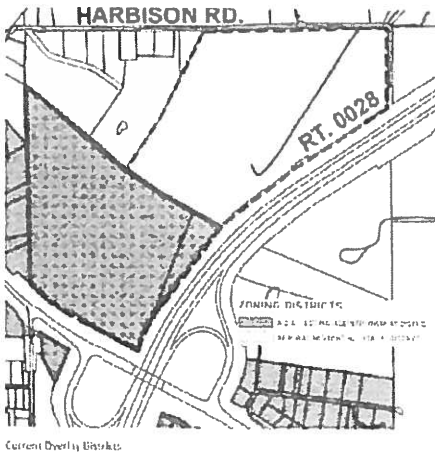
The following words and phrases shall have the meaning given in this section:

...

Town Center Development (TCD) – A use and form of mixed use development including a compatible mixture of residential, business and other nonresidential uses, including lots and buildings that provide for a mix of uses on the same lot or within the same building on both the horizontal and vertical planes. Residences, shops, offices, workplaces, public gathering spaces and parks are generally interwoven within the development so that all are within relatively close proximity to each other. The development is relatively compact and oriented toward pedestrian activity. Generally, the development has a center and an edge. Generally, the streets are laid out with an interconnected network of streets, alleys and walkways and blocks that provide multiple routes from origins to destinations and are appropriately designed to serve the needs of pedestrians and vehicles. The development is subject to flexible standards that help to balance form and function.

...

15



RESOLVED and **ADOPTED** this 12th day of July, 2023, by the Board of Supervisors of Buffalo Township in lawful session duly assembled.

ATTEST:
(SEAL)

Janice L. Zubrin
Janice L. Zubrin
Title: Secretary

**BUFFALO TOWNSHIP
BOARD OF SUPERVISORS**

Rinaldo Zampogna
Rinaldo Zampogna Chairman

Matthew J. Sweeney
Matthew J. Sweeney, Vice Chairman

Albert T. Roegnik
Albert T. Roegnik, Supervisor

Gary L. Risch, Sr.
Gary L. Risch, Sr., Supervisor

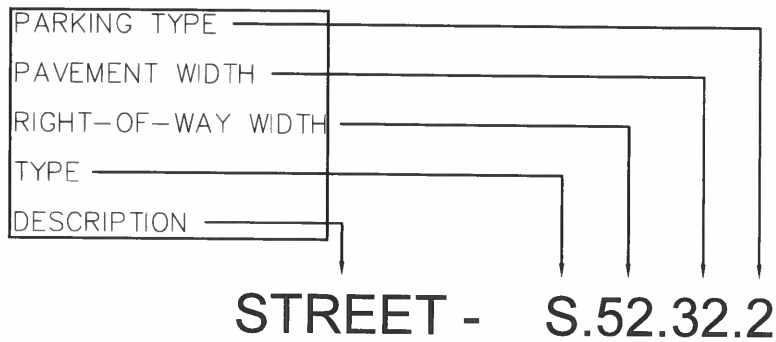
Michael J. Oehling, Jr.
Michael J. Oehling, Jr., Supervisor

I, Janice L. Zubrin, Secretary of Buffalo Township, do hereby certify that the foregoing is a true and correct copy of Amendment #11 of the Buffalo Township Zoning Ordinance #135, adopted at the regular meeting of the Board of Supervisors held on the 12th day of July, 2023.

Date: 07-12-2023

Janice L. Zubrin
Janice L. Zubrin, Secretary

STREET SECTION LEGEND



DESCRIPTION – STREET OR ALLEY

TYPE – S. STREET OR A. ALLEY

PAVEMENT WIDTH – FACE OF CURB TO FACE OF CURB

PARKING TYPE – .0 NO PARKING
 .1 PARKING ON ONE SIDE
 .2 PARKING ON BOTH SIDES

DESCRIPTION:

STREET SECTION LEGEND

Project Manager:
DAVID B. KEGERIZE PE

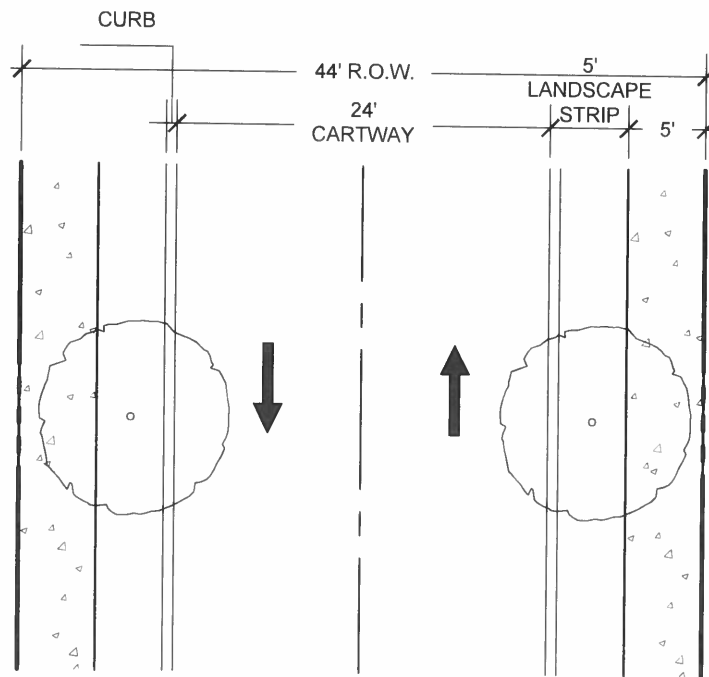
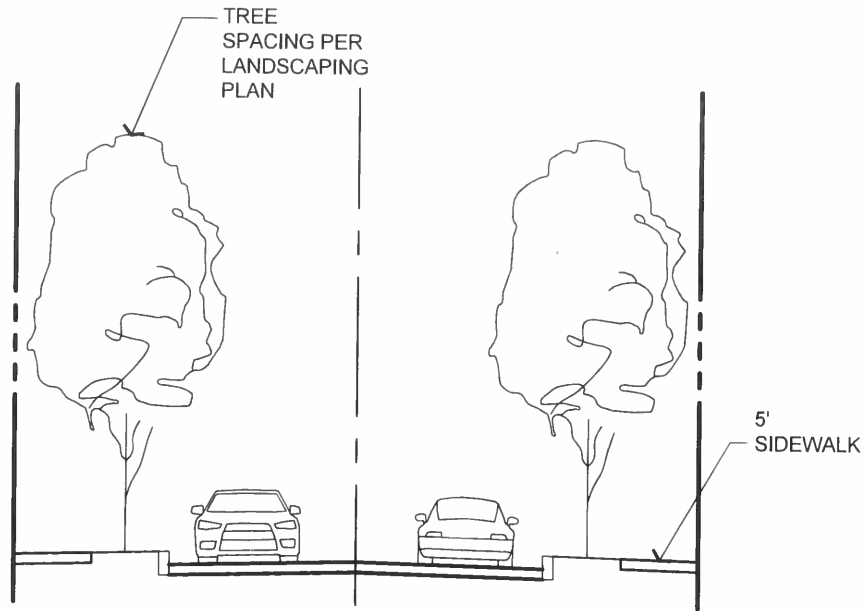
Drafting:
W ALLEN

Scale:
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STREET - S.44.24.0

DESCRIPTION:

STREET-S.44.24.0

Project Manager:

DAVID B. KEGERIZE PE

Drafting:

W ALLEN

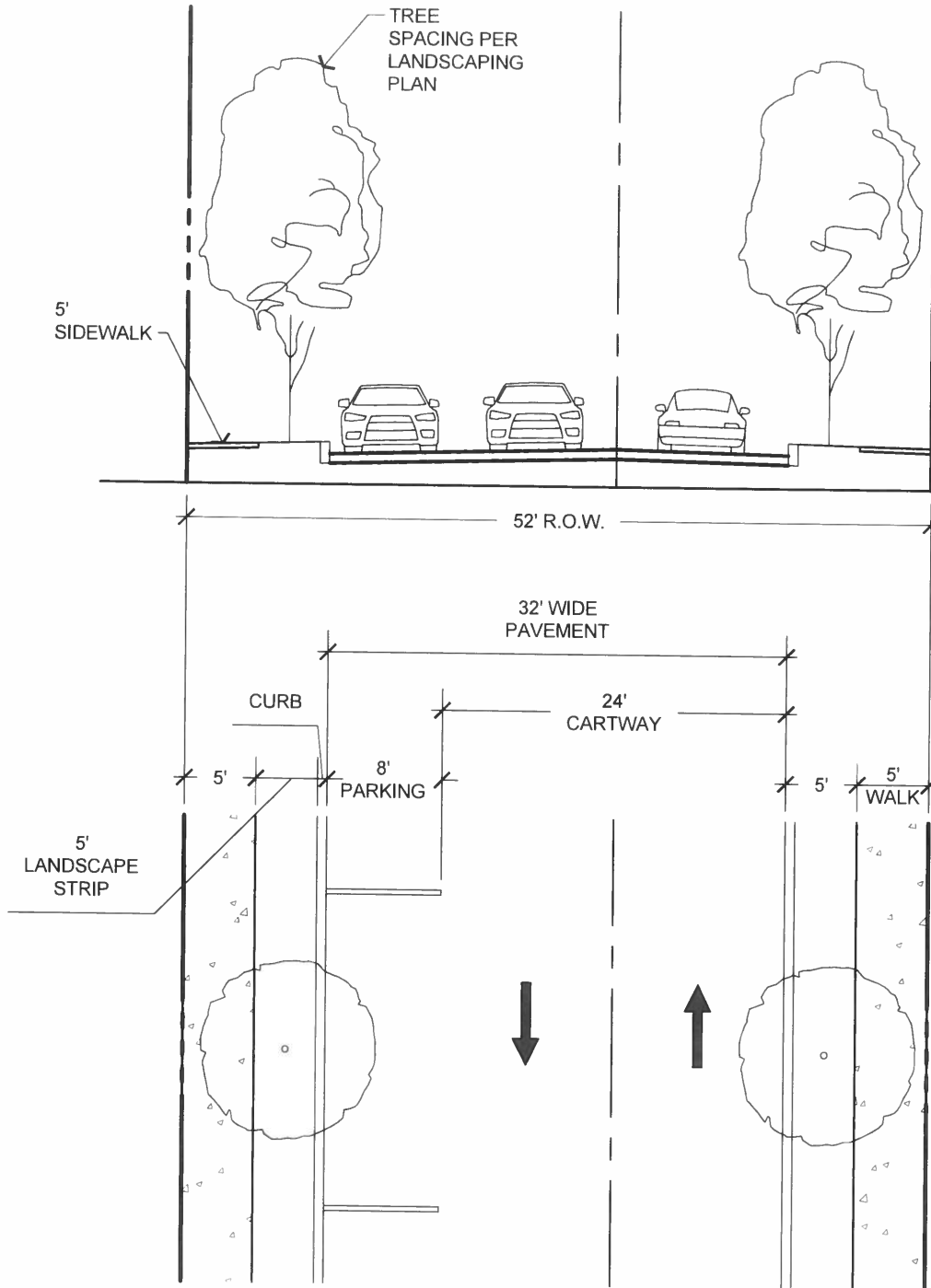
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STREET - S.52.32.1

DESCRIPTION:

STREET-S.52.32.1

Project Manager:

DAVID B. KEGRIZE PE

Drafting:

W ALLEN

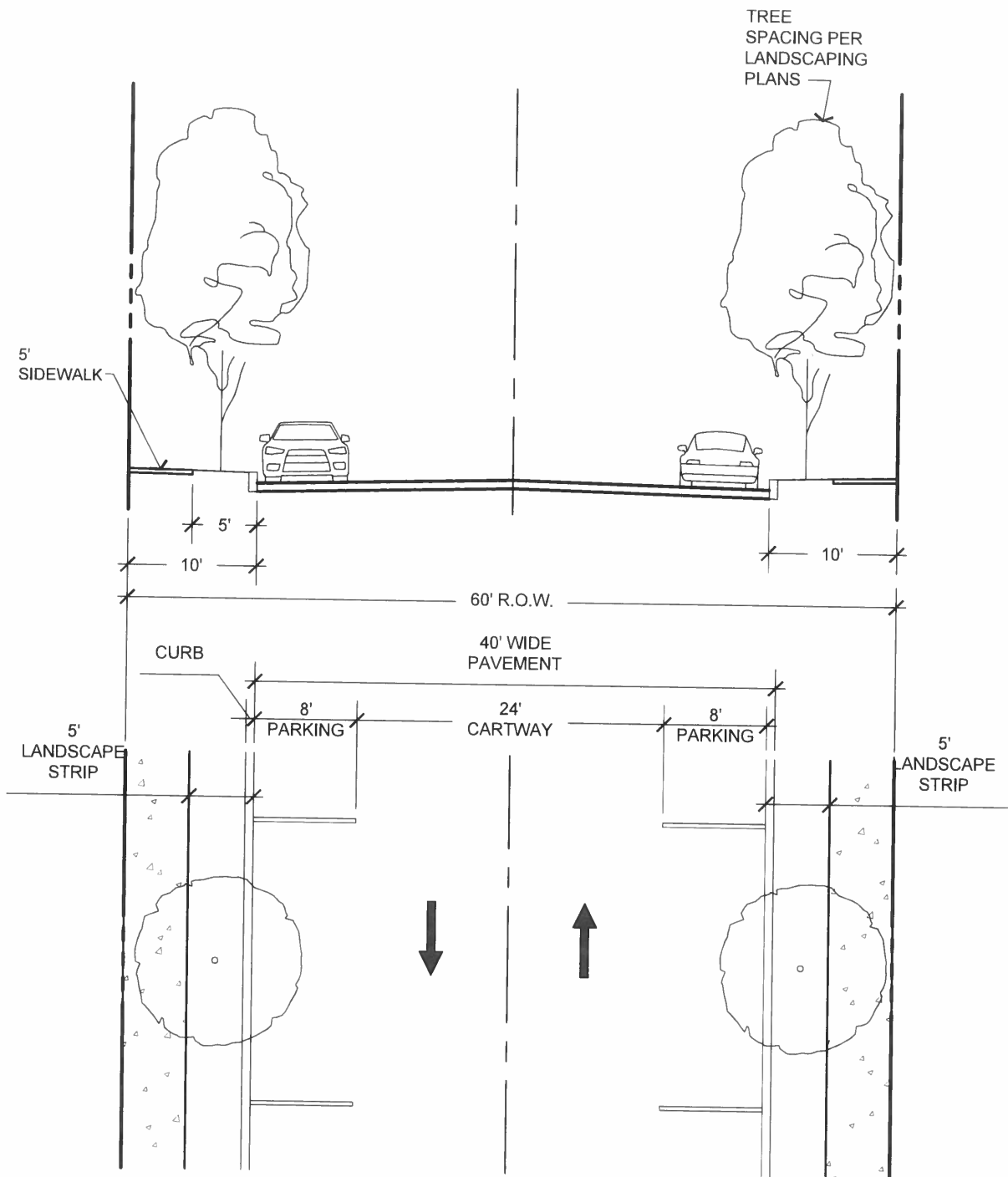
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STREET - S.60.40.2

DESCRIPTION:

STREET-S.60.40.2

Project Manager:
DAVID B. KEGERIZE PE

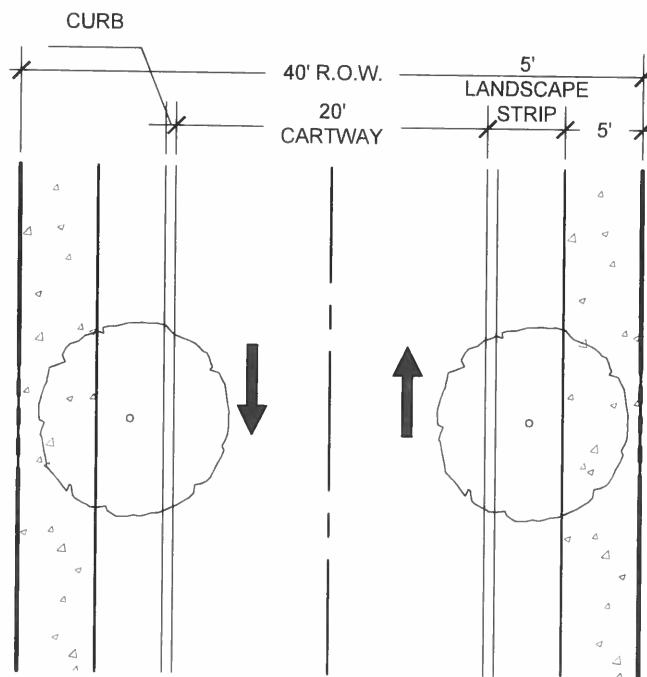
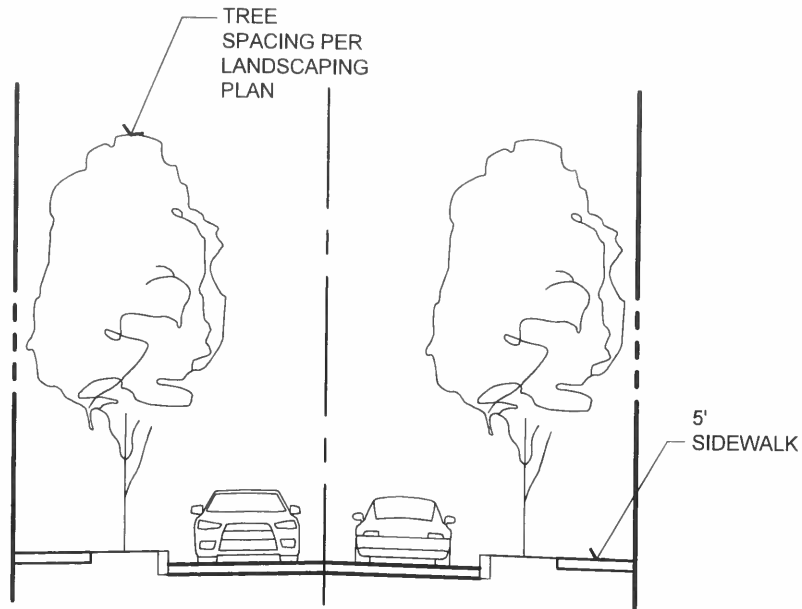
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STREET - S.40.20.0

DESCRIPTION:

STREET-S.40.20.0

Project Manager:
DAVID B. KEGERIZE PE

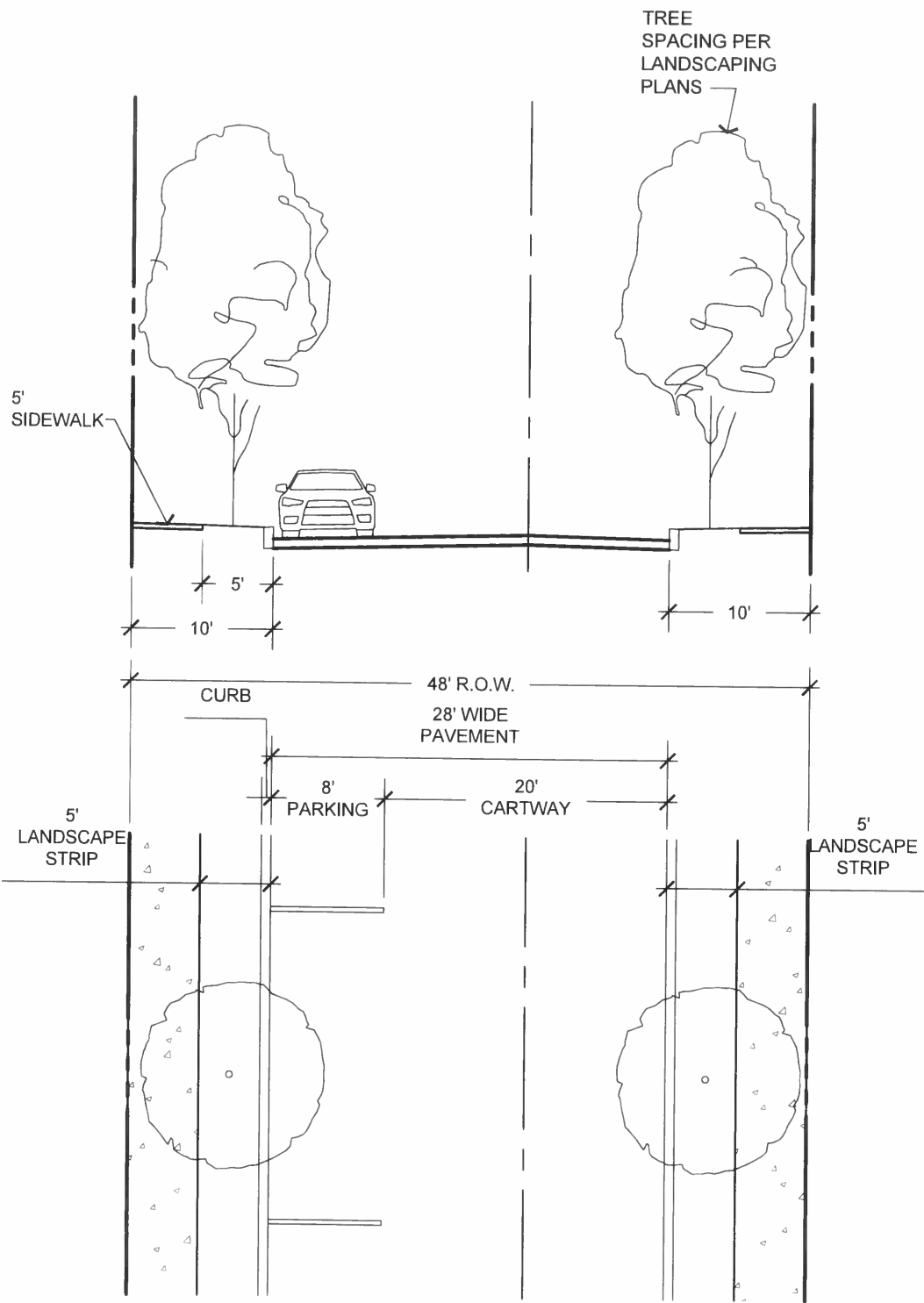
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STREET - S.48.28.1

DESCRIPTION:

STREET-S.48.28.1

Project Manager:

DAVID B. KEGERIZE PE

Drafting:

W ALLEN

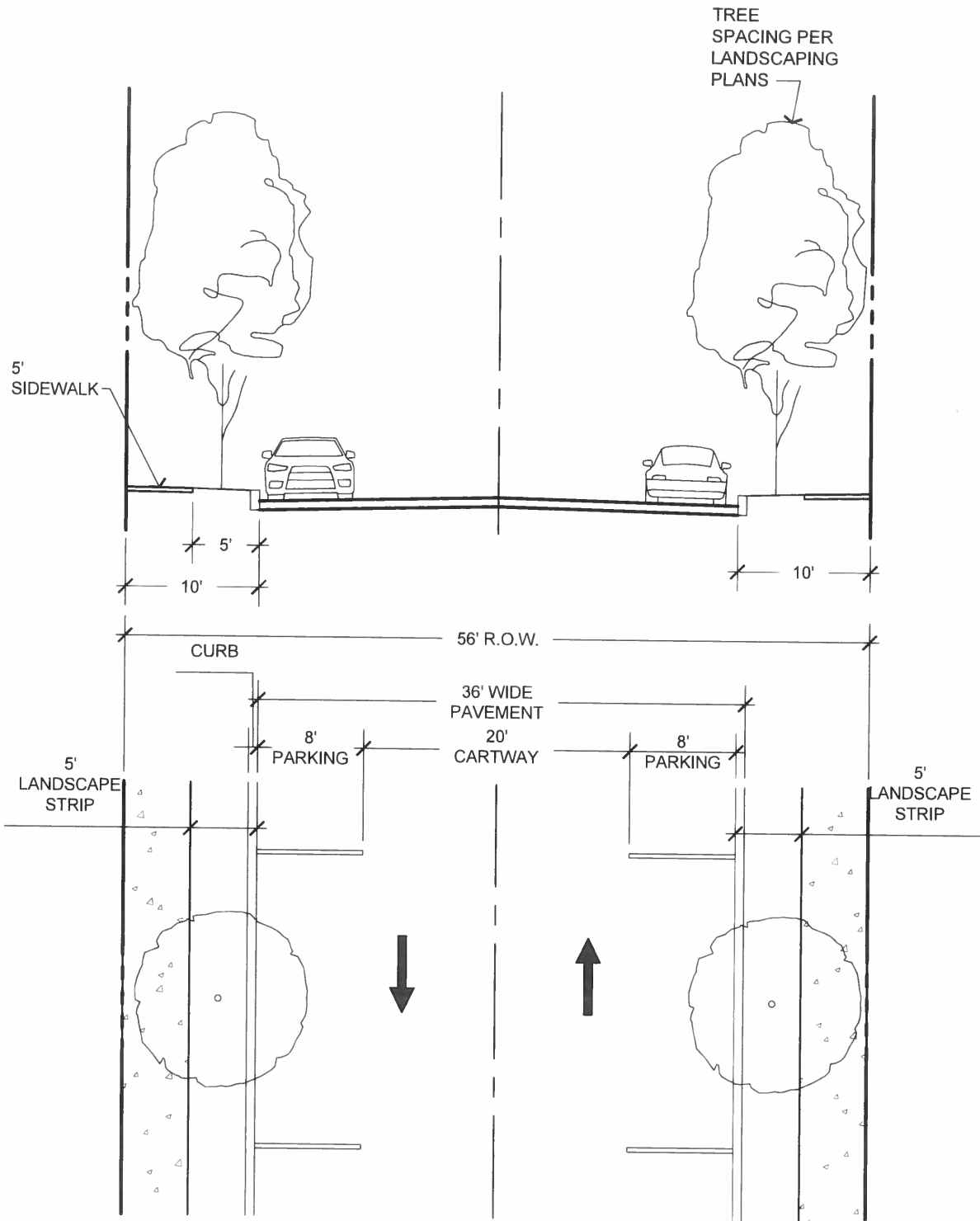
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STREET - S.56.36.2

DESCRIPTION:

STREET-S.56.36.2

Project Manager:
DAVID B. KEGERIZE PE

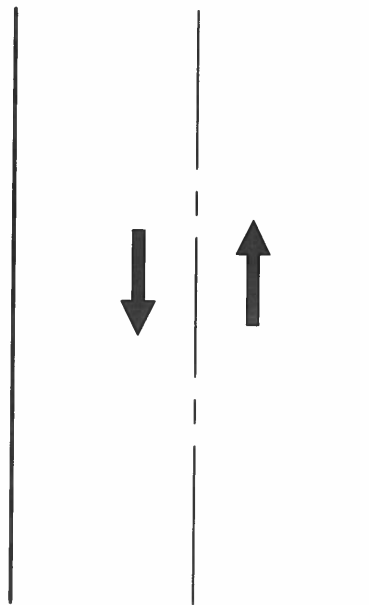
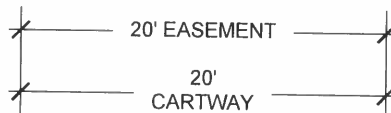
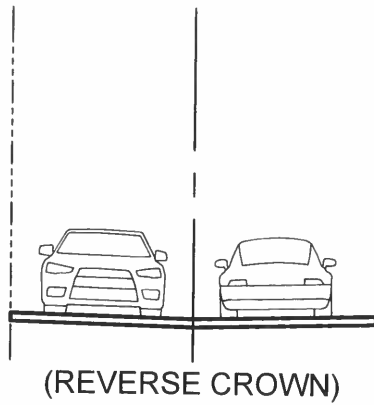
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A.20.20.0

DESCRIPTION:

ALLEY-A.20.20.0

Project Manager:
DAVID B. KEGRIZE PE

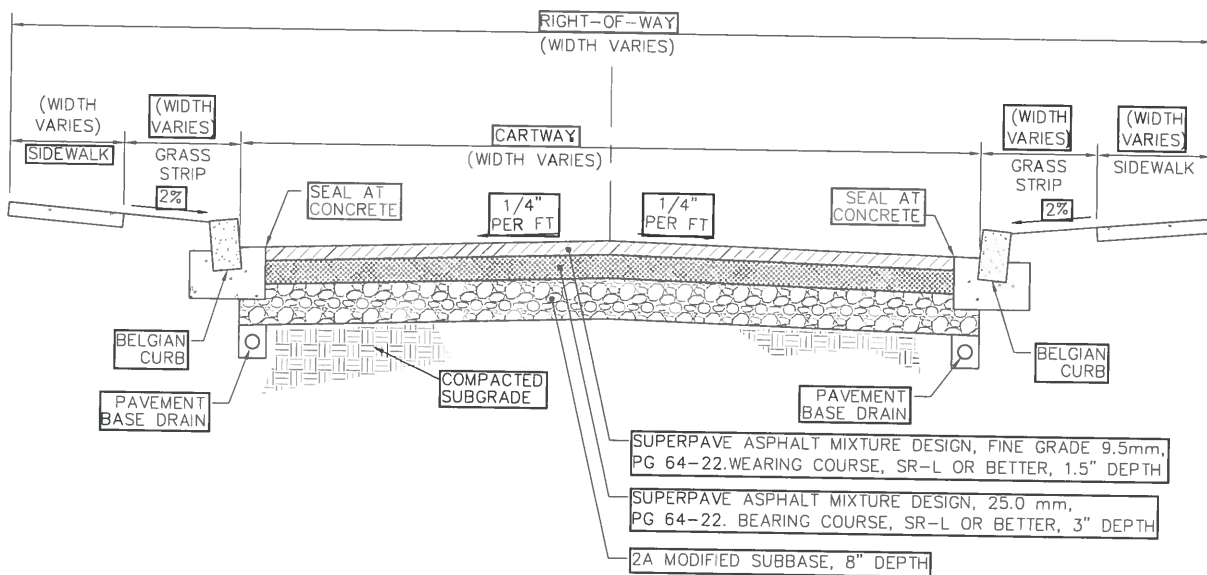
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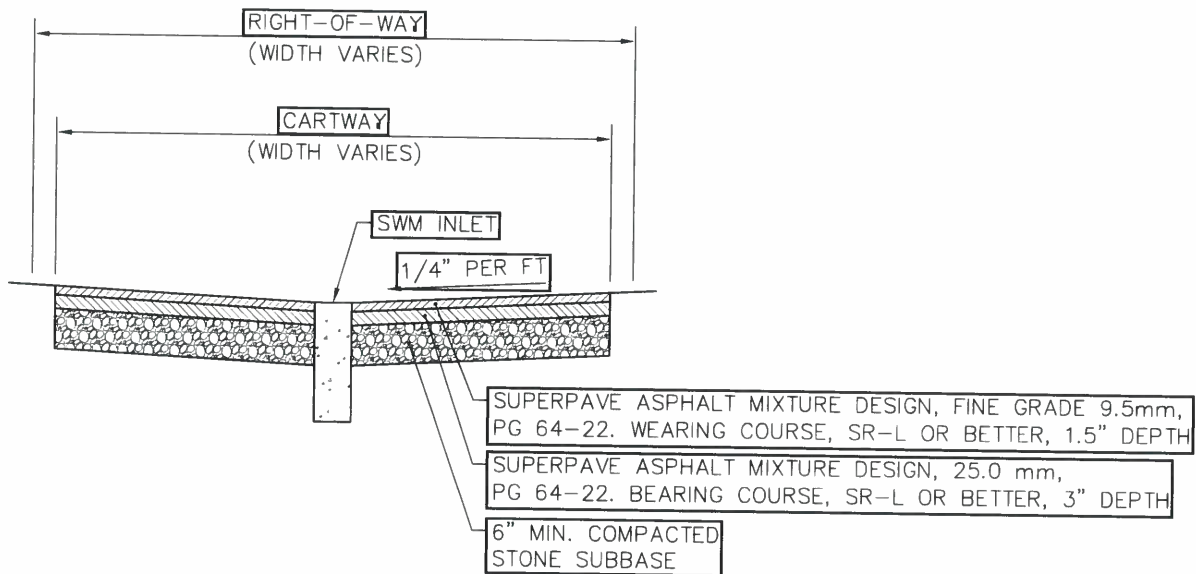
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[A] TYPICAL STREET - PAVING SECTION
AA-## NOT TO SCALE

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Drafting: JOYCE		DATE	
Scale: NOT TO SCALE		REVISIONS	
DESCRIPTION: TYPICAL STREET - PAVING SECTION		8/27/2021 11:54 AM	
IN-# NUMBER: 23.0.07			



TYPICAL ALLEY - PAVING SECTION

NOT TO SCALE

NHD NUMBER: DESCRIPTION:

23.0.06

TYPICAL ALLEY - PAVING SECTION

Project Manager:

DAVID B. KEGELIZE, PE

Drafting:

D TURNER

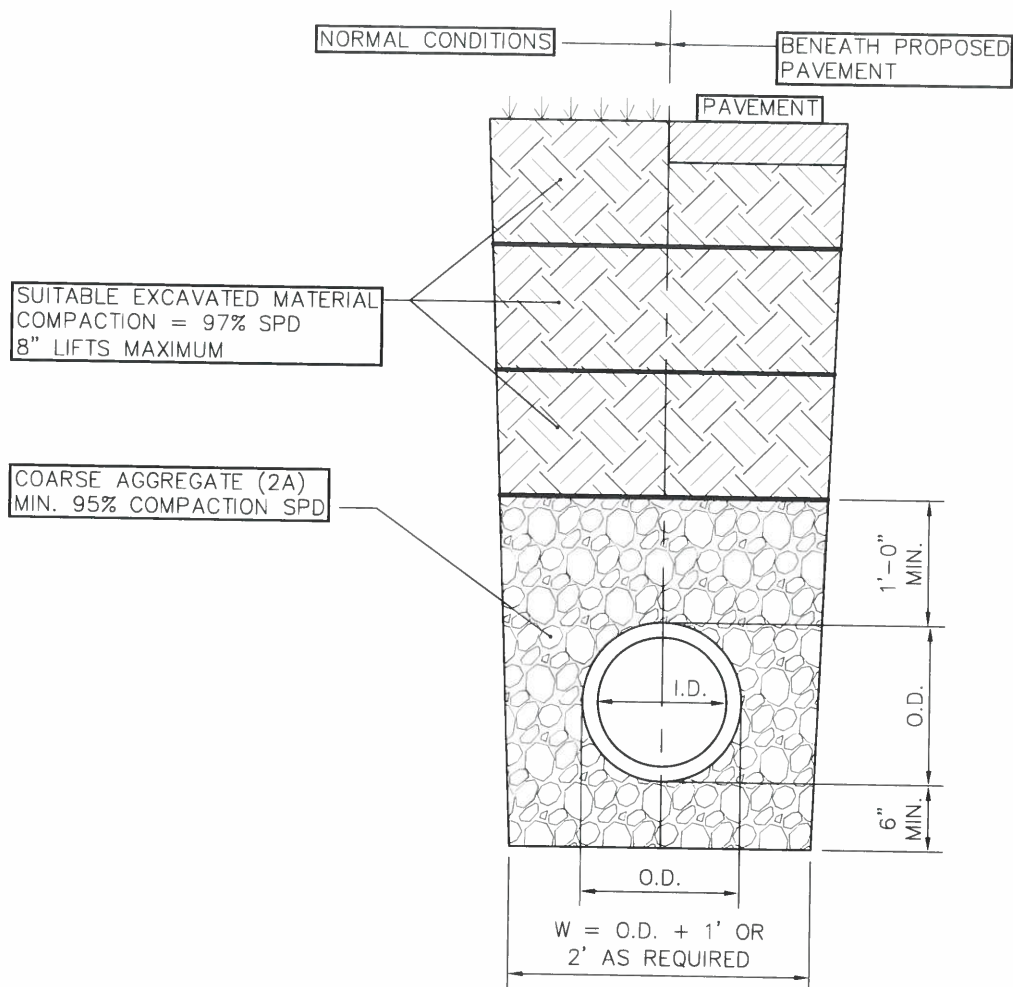
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NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH PADOT PUB. #RC-30M STANDARDS FOR SUBSURFACE DRAINS, PIPE PLACEMENT, EXCAVATION - BEDDING - BACKFILL.
2. PLACE 2A COARSE AGGREGATE MATERIAL, IN LIFTS 4" THICK, ADJACENT TO THE LOWER HAUNCHES TO A HEIGHT OF 12" ABOVE THE TOP OF THE PIPE. COMPACT TO 95% SPD. TEST BACKFILL MATERIAL AND CONTINUE EMBANKMENT IN ACCORDANCE WITH PUB. 408, SECTION 601.
3. COMPACT TOP 3'-0" OF SUBGRADE TO 100% IN ACCORDANCE WITH PUB. 408, SECTION 206.3.
4. SUITABLE EXCAVATED MATERIAL = MATERIAL CONTAINING NO DEBRIS, ORGANIC MATTER, FROZEN MATERIAL OR LARGE STONES WITH A DIAMETER GREATER THAN ONE-HALF THE THICKNESS OF THE COMPACTED LAYERS BEING PLACED.
5. SPD = STANDARD PROCTOR DENSITY.



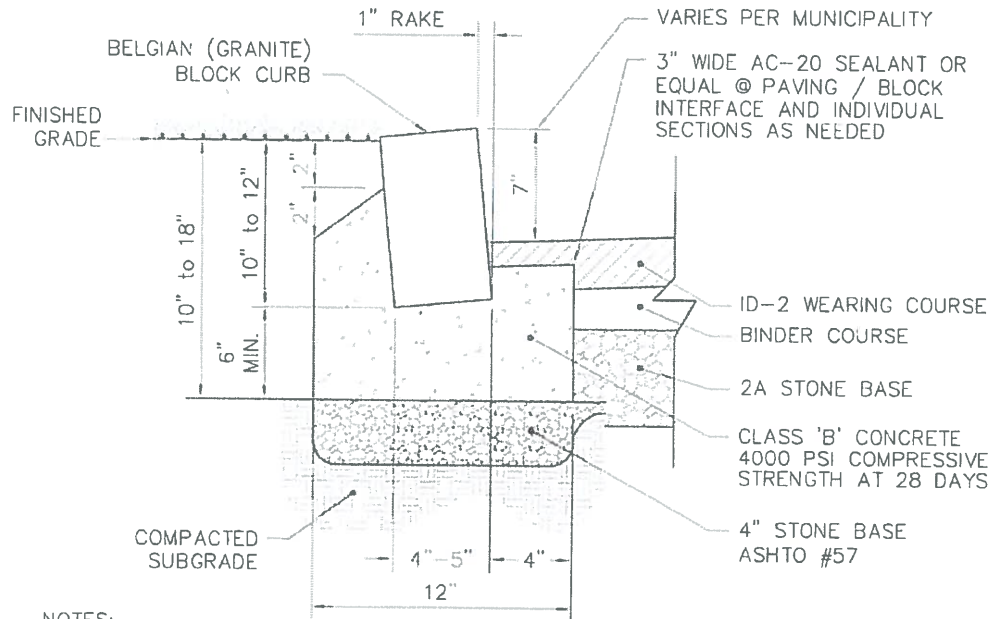
UTILITY TRENCH DETAIL - STORM AND SANITARY

NOT TO SCALE

NHD NUMBER:	DESCRIPTION:	Project Manager:	This plan was prepared by		
42.0.16	UTILITY TRENCH DETAIL-STORM AND SANITARY	DAVID B. KEGELIZE, PE	Towne Square Engineering.		
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8/25/2021 9:34 AM



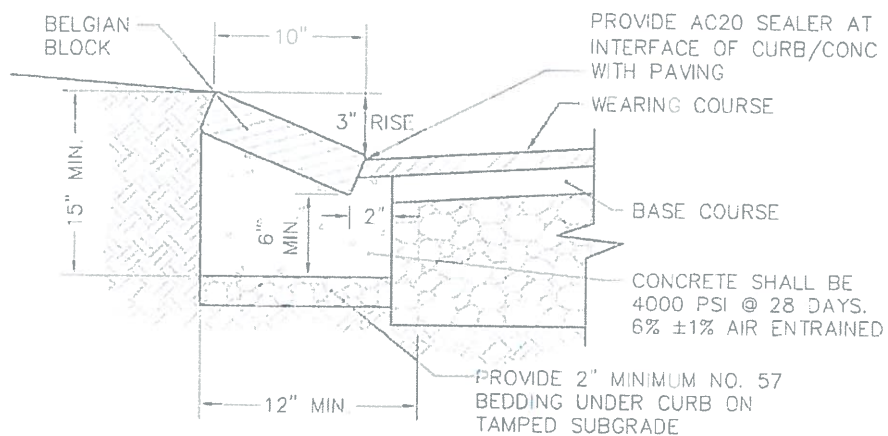
NOTES:

1. ALL BELGIAN BLOCK JOINTS (5/8" MIN.) ARE TO BE GROUTED COMPLETELY FULL AND FINISHED WITH TOOLED CONCAVE JOINTS AT TOP, FACE AND BACK.
2. WOOD FLOAT ALL EXPOSED CONCRETE SURFACES.
3. REMOVE WOOD FORMS AFTER CONSTRUCTIONS.

A BELGIAN BLOCK CURB

AA-## NOT TO SCALE

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24.0.01	BELGIAN BLOCK CURB	Drafting: D TURNER			
		Scale: NOT TO SCALE			



NOTES:

1. ALL BELGIAN BLOCK JOINTS (5/8" MIN.) ARE TO BE GROUTED COMPLETELY FULL AND FINISHED WITH TOOLED CONCAVE JOINTS AT TOP, FACE AND BACK.
2. WOOD FLOAT ALL EXPOSED CONCRETE SURFACES.
3. REMOVE WOOD FORMS AFTER CONSTRUCTIONS.



BELGIAN BLOCK CURB - MOUNTABLE

NOT TO SCALE

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24.0.02	BELGIAN BLOCK CURB - MOUNTABLE	Drafting: D. TURNER			
		Scale NOT TO SCALE			

NOTE: THIS PLAN IS A PART OF A SET OF PLANS FOR THE PROJECT.

3/1/2018 10:15 AM

