

Appendix D - Manheim Township Zoning Ordinance

T-3 Zone: Weatherstone

West Vincent Township - Chester County, PA



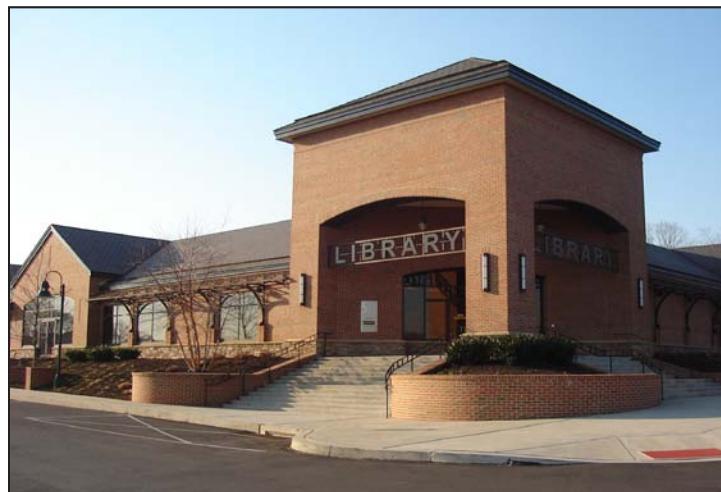
Total Acres: 300.0
Residential: 273 Single-Family Units
Neighborhood Core: 240,000 SF
Open Space: 195.0 Acres
Residential Lot Area: 7,200 -11,700 SF

1. Weatherstone is a 300-acre tract with 195 acres in permanent Open Space, and 105 acres designated for a compact, walkable neighborhood.

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2. The neighborhood center is home to the Henrietta Hankin Library, and a future commercial core (awaiting the anchor/grocery store tenant).
3. Single-family detached homes have rear garages, many accessed off alleys. Front porches serve as an attractive element along the Streetscape.
4. A variety of small plazas and greens are dispersed throughout the neighborhood near Rts. 100 & 401.



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T-4 Zone: Lantern Hill TND Doylestown Borough - Bucks County, PA



Total Acres: 19.0

Residential: 117 Townhomes

Office/Retail: 72,000 Square Feet

Open Space: Approx. 3.5 Acres

Residential Lot Area: 4,200 -7,000 SF

1. Lantern Hill was enabled by a TND-1 Zoning Ordinance Amendment.

2. Greens and neighborhood open spaces provide scenic amenities and serve as gathering areas for special events.

3. Rear alleys encourage a pedestrian-oriented Streetscape. As garages are located behind homes, curb cuts are minimized, and the aesthetics of the neighborhood are improved.

4. Building types, such as Duplexes, Townhomes and a few Single-Family Detached Units, are emblematic of Doylestown Borough.



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T-4 Zone: Lantern Hill TND

Doylestown Borough - Bucks County, PA



5. On-street parking provides additional spaces for guests, creates a “buffer” for pedestrians, and increases safety along the sidewalk.
6. Sidewalks, street trees, pedestrian-scale lighting, and porches located close to the sidewalk create a cohesive Streetscape and give homes a charming curb appeal.
7. An interconnected network of streets, sidewalks and paths improves circulation, and provides safe pedestrian access to nearby destinations.
8. A mix of nearby commercial uses, such as a bank, retail shops, and offices, provides amenities and destinations within walking distance of residences.



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T-5 Village Zone: Eagleview

Uwchlan Township - Chester County, PA



Total Acres: Approx. 800

Residential: Approx. 600 Units

Commercial: 535 Acres

1. Eagleview is a diverse mixed-use development with a variety of residential neighborhoods, offices, retail shops, and civic amenities.
2. Each neighborhood has its own character, and offers a different housing type, such as Townhome, Apartment, Duplex, or Single-Family Detached Unit.

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T-5 Village Zone: Eagleview

Uwchlan Township - Chester County, PA



3. Lots with a minimum of 6,500 SF are permitted for single-family dwellings, and one-way alleys are permitted to be 12 feet wide in residential neighborhoods.
4. Parking is either located to the rear of buildings, or recessed away from the road; buildings with attractive front porches are located close to the street. These elements combine to create vibrant Streetscapes uninterrupted by curb cuts or gaps in the building line.
5. Open Space consists of preserved areas, plazas, outdoor dining and gathering areas, and active and passive recreation areas.



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T-6 Zone: Urban Villages- City of St. Paul, Minnesota



1. Six brownfield sites along the Mississippi River were rezoned to permit traditional neighborhood development and encourage infill.
2. A minimum building height of two stories helped to establish the street wall and create an “outdoor room”. Vertical integration of uses was encouraged through permitted building heights of four to six stories.
3. Ground floor commercial uses with residential or office uses above are a more effective use of land and infrastructure and help to create the village feel.

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T-6/D-Retrofit Zone: Bicentennial Garage

West Chester Borough - Chester County, PA



1. The Bicentennial Parking Garage demonstrates how parking structures can be attractively integrated into an existing streetscape by:
 - maintaining the established build-to line; and
 - emulating the architectural massing and details of surrounding buildings, including bay widths, size and rhythm of window openings, cornices, and varied roof lines.
2. Liner shops along the ground floor maintain the pedestrian friendly streetscape.

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D- Retrofit Zone: Main Street at Exton

West Whiteland Township - Chester County, PA



Total Acres: 143.0

Commercial: Approx. 800,000 SF

Residential: 165 Apartments (Approved)

1. Main Street at Exton is a compact, mixed-use, walkable destination consisting of retail shops, restaurants, and open space. Approved residential units, and potential live-work units lining the main corridor will complete the Town Center concept.



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D- Retrofit Zone: Main Street at Exton

West Whiteland Township - Chester County, PA



2. Numerous outdoor spaces provide opportunities for dining, gathering, and play. Attention to Streetscape details such as lighting, bollards, and paving creates an attractive, comfortable space with distinctive character.
3. Preservation of historic buildings, heirloom trees, and large areas of open space maintain the fabric of the local landscape and provide a meaningful context for the site.
4. The well-designed Streetscape consists of an intact "Street Wall" with 2-story buildings located close to the sidewalk, on-street parking, and narrow streets.



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T-6/D- Retrofit Zone: Sharples Works

West Chester Borough- Chester County, PA



1. Nestled among residential neighborhoods, Sharples Works originally housed a cream separator for the dairy industry. The complex dating from the 1890's has been adaptively reused as a unique, upscale apartment complex with 155 units.
2. In addition to the residential units, several original buildings are maintained to accommodate the required onsite parking.

