

Draft 5/18/2020 - Milford Township Zoning Amendment

Under the authority and procedures of the Pennsylvania Municipalities Planning Code, as amended, the following revisions are enacted by the Milford Township Board of Supervisors to the Milford Township Zoning Ordinance:

Part 1. Revisions to Definitions.

The following new definitions are added:

“Condominium Dwellings - A building containing two or more dwelling units that are each owned by an individual person(s) in fee simple, with such owners assigned a proportionate interest in the remainder of the real estate which is designated for common ownership, and which is created under the Pennsylvania Uniform Condominium Act of 1980 or Uniform Planned Community Act of 1996, as amended. A condominium dwelling building shall not be managed as a rental apartment complex.”

“Development Tract- A planned development involving one or more adjacent lots that are under common control at the time of the initial subdivision or land development application, and which are required to be developed with coordinated vehicle access. Such lots may be separated by a road(s) or a waterway.”

The following definition replaces the current definition:

“Convenience Store - A use that includes up to 7,000 square feet of indoor floor area that sells food, beverages and various household items for every day needs, and which may also sell vehicle fuel and pre-filled propane containers, but which does not provide vehicle repairs or vehicle service.”

Part 2. Revisions to the Allowed Uses in the DD District.

In Article III, in the “Schedule of District Regulations,” the following revisions are made for the DD Development District:

In the column listing allowed conditional uses, add the following: “Brewpub, State-licensed Limited-Distillery, Convenience Store, Condominium Dwellings, and Taverns.”

In the column listing allowed accessory uses, add the following: “Drive-through Facilities, Wastewater Facilities, and Water Supply Facilities.”

In the column for “Development Standards,” add the following: “For Condominium Dwellings, see Section 431.”

Part 3. Revisions to Dimensional Requirements.

The following shall be added to Section 307: “A. The requirement for additional lot area under this Section 307 shall only apply to uses that are not served by Central Sewage Disposal.”

Add the following to Section 409.5: “However, a field used for drip irrigation of treated effluent may be setback a minimum of 10 feet from a lot line within the DD district.”

The following new Section 431 is added:

“431. Condominium Dwellings. Condominium Dwellings shall meet all of the same requirements that apply to Multi-family Dwellings in Section 409, except for the following provisions:

- A. If the dwellings are served by a central water supply system and a central sewage disposal system and are located on a Development Tract of 20 acres or greater, then the following standards shall apply:
 - 1. The maximum density shall be 10 dwelling units per acre based upon gross total acreage, and a maximum of 24 dwelling units shall be allowed within a building. Immediately adjacent preserved common open space may be used in calculating the allowable density.
 - 2. Commercial uses that are allowed in the district may occur within the same subdivision or land development as Condominium Dwellings. The minimum setback between a residential building and a commercial building within the same Development Tract shall be 50 feet.”

The following revisions are made to Section 414.4:

New subsections are added as follows:

- “A. The provisions of this Section 414.4 may also be used on a Development Tract that is primarily comprised of non-residential uses, but which also includes Condominium Dwellings.
- B. Where this Section requires a minimum yard of 75 feet or greater, such increased yard shall only apply from a new building to a lot line of a lot that is not within the DD district.
- C. The maximum lot coverage may apply to the total of all lots within a Development Tract, if a variation among lots is enforced through conditions stated on a subdivision or land development plan. For example, one lot of 2 acres may be approved to have a 70 percent lot coverage provided that another lot of 2 acres is restricted to a 60 percent lot coverage, so that a 65 percent lot coverage is met for all of the lots in the development.”

Part 4. Additional Landscaping Requirement.

A new Section 410.9 is added as follows:

“If a Development Tract includes 10 or more acres of lot area with 3 or more commercial buildings, then a minimum average of one deciduous shade tree shall be planted for every 10 new off-street parking spaces. Such trees may be planted any where on the tract.”

Part 5. Revisions to Sign Regulations.

In Section 411 in the “Schedule of Sign Regulations,” in the row for the DD district, in the column for “Signs Allowed With Standard Permits,” add the following:

“If a Development Tract includes 10 or more acres with three or more commercial buildings, a commercial directory sign serving the Tract may include a maximum sign area of 100 square feet on each of two sides, and the presence of the directory sign shall not require a reduction in the wall sign area to 20 square feet per business. Where a Development Tract is separated by a State highway, one such commercial directory sign shall be allowed on each side of the highway.”

Part 6. Revisions to Parking Requirements.

Add the following to Section 408.1.A.: “An applicant may also provide minimum numbers of parking spaces according to the peak period average parking demand statistics for each use that are published by the Institute of Transportation Engineering in the latest version of the Parking Generation Manual.”

In Section 408.1.F., in the table of parking requirements:

In the row for Convenience stores, the following note is added: “Parking spaces located next to fuel pumps may count towards the parking requirement.”

Standard Repealer, Severability and Enactment Clauses to be added.