

## 414 Lot Coverage in Development Districts

The intent of this Section 414 is to provide for the flexibility of design of drainage facilities serving non-residential uses in the DD District thereby allowing larger lot coverage percentages.

### 414.1 Conditional Use

Applications proposing an increase in lot coverage above that provided for the DD District in the Schedule of Development Standards shall be considered conditional uses subject to the standards in this Section 414, in addition to all other applicable standards. Based upon the particular site characteristics, the Township shall also attach any other reasonable conditions necessary to accomplish the stormwater and erosion control required by this Section 414.

### 414.2 Stormwater and Soil Erosion Control

The stormwater control plan and soil erosion control plan required by Section 407, Subsection 11 of this Ordinance shall be based on a storm frequency of twenty-five (25) years and the post-development, peak rate of stormwater discharge from the parcel being developed shall not exceed the pre-development, peak rate of stormwater discharge from the parcel being developed.

### 414.3 Methods of Control

Detailed site and soil characteristics, and design specifications of all proposed control facilities necessary for engineering review by the Township shall be submitted with the stormwater and soil erosion control plans. Stormwater shall be controlled by on-site detention or infiltration methods designed to meet the particular characteristics of the subject site; and, shall be based on accepted and proven engineering design and practice including but not limited to the following:

- A. Detention basins. Detention basins may be utilized to meet a portion or all detention storage requirements. All design elements shall be provided as part of the application including floor and outlet specifications.
- B. Rooftop storage. Detention storage requirements may be met either in total or in part by detention on flat roofs. Design specifications of such detention shall be a part of the application. These specifications shall include the depth and volume of storage, design of outlet devices and down drains, elevations of overflow scuppers, design loadings for the roof structure, and emergency overflow provisions and all other necessary specifications. Rooftop storage shall not be permitted to drain directly into sanitary sewers or streets.
- C. Parking lot storage. Parking lots may be designed to provide temporary detention storage of stormwater on a portion of their surfaces not to exceed twenty-five (25) percent. Outlets shall be designed to empty the stored waters slowly, and depths of storage must be limited so as to prevent damage to parked vehicles. Storage areas shall be posted with warning signs and shall be designed to fill to maximum depth in not less than two (2) hours.

D. Underground storage. All or a portion of the detention storage may also be provided in underground detention facilities and all design specifications shall be included with the application.

E. Pervious parking surfaces. The use of parking areas with surface materials that are pervious to stormwater, such as concrete lattice blocks, is encouraged. The accepted porosity coefficient of said material shall be used in the calculation of the post-development, peak rate of stormwater discharged pursuant to Section 414.2 above.

F. Retention basins. Basins designed to retain stormwater on the project parcel and provide for infiltration following the storm event may be considered as an infiltration method to the extent of the percentage of the design storm which is retained in said basin and ultimately infiltrates on site.

G. Seepage pits and seepage trenches. All design elements shall be provided regarding the assimilative capacity of the infiltration structure (which is the sum of storage plus infiltration in cubic feet); the porosity of the gravel or rock to be used; and the infiltration rate of the soil.

H. Cisterns and other storage facilities. These structures may be used in conjunction with detention and infiltration facilities and all design specifications shall be provided. All such facilities shall be designed to divert overflows to appropriate areas of discharge.

414.4 Permitted Lot Coverage

Lot coverage for non-residential projects in DD Districts that comply with this Section 414 may be increased as follows, provided the accompanying minimum yards are maintained along all property lines:

Lot Area	Permitted Lot Coverage	Minimum Yards
0-5 acres	65%	30 feet
5-10 acres	65%	40 feet
10-20 acres	65%	75 feet
20-50 acres	65%	100 feet
50+ acres	50%	150 feet

The Township Board of Supervisors may reduce the front yard to maintain continuity of building lines with existing structures, provided a minimum of thirty (30) feet is maintained. See, also, Section 417.13. The lot coverage set forth above may be increased to 75% upon good cause shown to the Board of Supervisors and the Supervisors' approval after a public hearing.

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.