ARTICLE 8 - VILLAGE/HAMLET DEVELOPMENT OVERLAY DISTRICT

SECTION 800 - PURPOSE

A. The purpose of the village/hamlet development option is:

1. To provide an alternative to conventional and Open Space Option development.

2. To conserve agricultural, woodland, open space, historic, natural and visual resources and features.

3. To be compatible with the natural environment, the rural road network, public services and facilities.

4. To design compact groupings of diverse style homes to look like the varied pattern of existing development in Warwick Township in the existing villages and hamlets of Harmonyville, Warwick (St. Marys), Knauertown, and St. Peters.

5. To promote a style of development reminiscent of 19th Century and early 20th Century neighborhoods.

SECTION 801 - APPLICABILITY

A. The Village Hamlet Overlay District is located adjacent to the western border of the Township to accommodate multi-municipal village and golf course development.

SECTION 802 - CHARACTERISTICS AND GENERAL STANDARDS

Village/hamlet development is characterized by the grouping of small residential lots on a portion of the tract to be developed. A village/hamlet shall consist of the following:

A. Village/Hamlet Lots

1. Small residential lots located in a compact group, oriented in relation to a street.

2. The compact grouping of residential lots shall be made as tight as possible so as to create large contiguous open space areas.

3. In addition to fee-simple residential lots, accessory apartments may be permitted in accordance with Section 804.~~B~~D.2., and a Mixed-Use Building may be permitted in accordance with Section 804.F.5.

B. Common Open Space

1. Land contiguous to lots, both as village green spaces and along the periphery of a village/hamlet, shall be preserved in permanent open space easement through one

of the methods specified in Section 2006, unless ownership by other entities is permitted by the Board of Supervisors during the subdivision and/or land development approval process.

2. The common open space may be utilized for wastewater disposal if same cannot be accomplished on individual lots, in accordance with the Warwick Township Act 537 Sewage Facilities Plan.

C. Mix of Land Uses

A variety of land uses shall be provided. Historic villages were characterized by compact groupings of residences, small shops, and small offices both as individual uses and in combination with residences.

1. A mix of single-family detached, single-family semidetached, single-family attached duplex and townhouse, two family, and/or multifamily units shall be considered for a village/hamlet development. Further, the unit types shall be interspersed throughout the development, not developed in separate enclaves of dwelling unit types.

2. Village/hamlet developments may include nonresidential uses along with residential uses. Nonresidential uses may be located adjacent to and/or interspersed with residential uses, in accordance with Section 804.F.

SECTION 803 - DESIGN GUIDELINES

The design of every village/hamlet will be a unique response to the assets and constraints of each tract. The following guidelines are intended to preserve open space, woodlands, to promote a diverse grouping of dwellings, and to encourage design consistent with Warwick's existing, traditional historic villages/hamlets.

A. Siting

1. Village/hamlets should be sited so as to blend into the existing landscape and should be designed to create a traditional farmstead or rural hamlet massing, or a compact neighborhood of traditional village/hamlet buildings.

2. Development should not be placed on the crest of a dominant ridge in the Township where the houses would read against the sky; but should be located at a lower elevation or on the side of a hill.

3. Siting should not be detrimental to scenic vistas.

B. Landscaping

1. Following traditional rural siting practices, village/hamlet designs should incorporate a mix of

evergreen trees, generally located to the north and west for winter wind protection, and deciduous trees located to the west and south for summer shade. Given the time required for trees to attain maturity, existing stands of trees and hedgerows should be incorporated in the new villages/hamlets to the maximum extent possible.

2. New plantings of evergreen and deciduous trees should be native to Pennsylvania -- such as black, red and white oak, hickory, white ash, eastern hemlock, eastern white pine, black and red spruce, eastern red cedar, yellow poplar, beech, maple and sycamore.

C. Screening

In those circumstances where natural contours, soils, or other existing conditions and tract boundaries prevent discrete village/hamlet placement, the development shall be screened by planting trees and shrubs to form natural hedgerows.

D. Grouping of Structures

1. Traditional farm buildings, such as the farmhouse, barns, sheds, silos, smoke houses and milking parlors were typically clustered into compact masses for more efficient work and animal management. While some structures, such as the barn and milking parlor were actually linked, fire and flexibility considerations generally lead to the regular, close but not attached arrangement of these structures. Dwellings in traditional villages/hamlets were likewise placed in close proximity to one another and to their common well or spring. Overall, these structures present a definite edge to the surrounding countryside and new villages/hamlets should seek a comparable profile through similar compact massing.

2. Dwellings in the center of a traditional village/hamlet were typically clustered into compact masses to form a neighborhood of homes, typically in a mixed use setting with stores, churches, schools and other civic buildings. New dwellings shall be arranged in a similar pattern to embrace the street and to form "outdoor room" type spaces.

3. New buildings on a village or hamlet lot shall be placed to replicate the form of the traditional arrangement like that found in Knauertown, St. Peters, Warwick (St. Marys) and/or Harmonyville. This may be achieved at a minimum through the use of an attached unenclosed front porch, and rear alleys. Other structures which may be used to form a complex of buildings detached from the principal permitted residence include such structures as a barn, a workshop, a shed, a springhouse, and the like.

SECTION 804 - USE REGULATIONS

A. Use Composition

Nonresidential development, accessory apartments, and mixed use buildings may comprise up to twenty percent (20%) of the net buildable area, in accordance with Section 806.G.

B. Dwelling Unit Composition

There shall be a diversity of dwelling-unit types and lot sizes, with variations in lot widths to promote additional diversity of dwelling-unit sizes. A mix of dwelling unit types shall be achieved, using the following minimum or maximum percentages, whereby the mix of unit types shall be provided within each block.

Unit Type	Minimum Percentage	Maximum Percentage
Single-Family Detached	35%	65%
Two-Family	--	10%
Single-Family Attached Duplex	--	10%
Single-Family Attached Townhouse	--	35%
Multifamily	--	10%

C. Permitted Principal Uses shall be in accordance with Section 401.A. and 601.A. and may include:

1. Single-family detached dwellings

2. Single-family attached duplex dwellings

3. Single-family attached townhouse dwellings

4. Two-family dwellings

5. Multifamily dwellings

D. Permitted Accessory Uses shall be in accordance with Section 401.B. and 601.B., and:

1. Detached private garages.
2. Accessory apartments, of at least 750 square feet, when in combination with retail or office use as provided in Section 804.F..

3. Community meeting room or hall to serve the village/hamlet development.

E. Uses by Special Exception shall be in accordance with Section 401.C. and 601.C.

F. Conditional Uses shall be as follows:

1. Office or Professional Office use limited to no more than 7,500 gross leasable square feet for any individual building.

2. Retail use may not exceed 3,750 gross leasable square

feet for any individual use or leasehold. Permitted retail uses include:

a. Shops, stores, and establishments for the retail sale of items such as: antiques, books, beverages, confections, dry goods, flowers and plants, foodstuffs, gifts, hardware, jewelry, periodicals, stationery, wearing apparel, and other like merchandise.

b. Personal services such as barber, beautician, laundry and dry-cleaning, tailor, dressmaker, photographer, caterer, travel agency.

c. Establishments serving food or beverages such as restaurants, cafes, confectioneries, and ice cream shops, provided, however, that no such establishment shall be conducted wholly or partially as a drive-thru restaurant.

d. Farmers market, not to exceed 7,500 square feet of gross floor area. To accommodate up to 7,500 square feet of area on the ground floor, multiple buildings for use as a farmers market may be connected at the ground floor, provided that the requirements for uses on upper stories in accordance with Section 806 have been met.

e. Dance studio, fitness center.

3. Day care center. To accommodate the area necessary for a day care center, multiple buildings of up to 7,500 square feet may be connected through the use of a transparent corridor, provided that the requirements for uses on upper stories in accordance with Section 806 have been met and the architectural appearance of each individual building is primary.

4. Multifamily (apartment) dwelling.

5. Combinations of permitted principal uses and/or uses permitted by special exception or as conditional uses shall be allowed in a Mixed-Use Building.

SECTION 805 – AREA, BULK, AND HEIGHT REGULATIONS

A. Minimum Tract Size

A village/hamlet shall be located on a tract of at least twenty-four (24) acres in size.

B. Minimum Lot Requirements

1. All uses

a. Minimum Setback from perimeter roads: 50 feet

b. Minimum Front Yard Setback on a residential or mixed-use block on local streets: 10 feet

c. Minimum Front Yard Setback on a retail/office block on local streets: 0 feet

d. Minimum Individual Side Yard, principal building or accessory building : 3 feet, which may be reduced to 0 feet if a maintenance easement of 3 feet is provided

e. Minimum Aggregate Side Yard, principal building: 12 feet

f. Minimum Building Separation, principal buildings: 12 feet

g. Minimum Rear Yard between accessory and principal buildings: 20 feet

h. Minimum Nonresidential Individual Side Yard, where abutting residential use: 60 feet

i. Minimum Nonresidential Rear Yard, where residential use Abuts nonresidential use: 60 feet

j. Maximum building height: 35 feet for residential structures and 40 feet for Mixed-Use buildings measured from the average grade to the midpoint of the roofline), with a maximum of three (3) stories, except as provided in Section 1903.

2. Additional requirements for each single-family detached dwelling and each two-family dwelling.

a. Minimum lot area: 4,000 square feet

b. Minimum lot width: 36 feet

3. Additional requirements for single-family attached dwelling.

a.	Minimum lot area:	2,400 square feet
b.	Minimum lot width:	24 feet
c.	Maximum number of attached units per building:	5

4. Additional requirements for retail and office uses.

a.	Minimum lot area:	10,000 sq. ft.
b.	Minimum lot width:	65 feet

C. Porches and Other Projections

1. Enclosed porches are prohibited in front yards.

2. Unenclosed porches may project up to six (6) feet into front yard setback.

3. Eaves and architectural trim may project up to two (2) feet beyond the building setback as long as they do not meet the grade.

D. Curb Cuts, Driveways, Alleys, and Garages -

1. Garages and driveways shall not be the dominant aspect of the building design and/or the streetscape as viewed from the street.

2. Alleys shall be provided for a minimum of 50% of the total number of lots or dwelling units.

3. To the maximum extent possible as determined by the Township, garages shall be accessed from an alley. In those places where alleys are not possible as determined by the Township, curb cuts may be permitted provided that the garage door is recessed at least 18 feet from the front facade.

4. Where garages are accessed from an alley and a parking apron is provided perpendicular to an alley, such garage shall be at least eighteen feet (18') from the edge of the alley.

5. Where garages are accessed from an alley and a parking apron is provided parallel to an alley, such garage shall be eight feet (8') from the edge of the alley.

6. Garages for residential dwelling units shall meet one

of the following design options, listed in the order of preference for the traditional neighborhood:

a. The garage is rear entry, such that garage doors are on the opposite side of the house from the front facade, preferable accessed from an alley.

b. The garage is located behind the rear facade of' the house. Such garage may be detached from or attached to the dwelling, and the garage doors may face any direction.

c. The garage is side entry, such that garage doors are perpendicular or radial to the street, which the front facade faces.

d. The garage is front-entry and recessed at least eighteen (18) feet from the front facade (excluding any porches or decks) of the building. When residential garages face a street, the garage shall comprise no more than twenty-five percent (25%) of the total area of the front facade elevation of a dwelling unit, measured from ground level to the lower edge of the roof. A garage door facing a street shall not exceed a width of twelve (12) feet.

SECTION 806 - DENSITY

A. The potential number of dwelling units, excluding accessory apartments, in a hamlet/village shall be based upon the sliding scale in Section 806.G, subject to Section 806.~~C~~B:

B. The calculation of the maximum number of dwelling units per acre shall be based on net acres of the tract. The net acres shall be gross acres minus the exclusions set forth in the definition of Lot Area in Article 2.

C. For every 8,000 square feet of building area, or portion thereof, devoted to nonresidential uses and accessory apartments in a village / hamlet development, the permitted number of dwelling units shall be decreased by one (1). A maximum of 40,000 square feet of nonresidential and accessory apartment building space is permitted in any single village / ham1et development.

D. The maximum square footage of any individual Mixed-Use building, including any accessory apartments, shall be 7,500 square feet of building area, and at least one-third (33 1/3%) of the use shall be on upper stories above the first story. All mixed use buildings shall have pitched roofs.

E. The intensity of Mixed-Use buildings and associated accessory apartments shall not exceed 8,000 square feet of floor area per net acre of land used for Mixed-Use Building Area.

F. The maximum percentage of the Net Buildable Area that may be devoted to Mixed-Use Building Area is determined by the sliding scale set forth in Section 806.G. The Net Buildable Area, for purposes of this section, is defined as the difference between the Gross Tract Area and the Area Devoted to Open Space/Dedicated Right-of-Way, and Environmentally Constrained Land.

G.

Minimum Percent of Net Tract Area Designated as and Devoted to Open Space Subject to Section 807 and Article 20	Maximum Number of Dwelling Units Permitted per Net Tract Area (subject to Section 806.C.)	Maximum Allowable Mixed-Use Building Area as Percentage of the Net Buildable Area
40%	.6	5%
50%	.7	7.5%
60%	.8	10%
70%	.8	20%

SECTION 807 - <u>OPEN SPACE REQUIREMENTS</u>

A. No less than 40% of the net tract area shall be designated as and devoted to open space. Greater amounts of open space shall be rewarded by an increase in the permissible density as provided in Section 806.

B. Open space shall be governed by Article 20, except as provided below:

1. Pedestrian sidewalks, pathways and/or trails shall be designed to form a continuous loop system throughout the development.

2. Within a village/hamlet, a variety of Green Spaces may be designed to complement residential and non-residential development. Green Space may take on the form of a park, parklet, green, playfield, playground, buffer, or other landscaped area, subject to the approval by the Township of a Landscape Plan indicating the proposed plans and details for such spaces.

3. Open spaces within the Village/Hamlet may be smaller in area and width than required in Article 20. However, the area of any individual parcel of open space shall not be less than 4,000 square feet, and the width shall not be less than twenty (20) feet, provided that no

more than ten (10) percent of the minimum required open space shall be smaller than required in Article 20.

SECTION 808 - UTILITIES AND PUBLIC FACILITY REQUIREMENTS

A. Water. Village/hamlet lots shall be served by:

1. Individual wells on each lot, or

2. A community water system constructed by the Developer which will be owned and operated by a Homeowners Association, or

3. A private water company regulated by the Pennsylvania Public Utilities Commission.

4. Connection with an existing water system, or

5. The water system selected shall be a function of the type and location of the wastewater treatment proposed for the tract and hydrogeological conditions. Every community water system shall conform with Chester County Health Department (CCHD) and Pennsylvania Department of Environmental Protection (DEP) requirements, as well as the Warwick Township Subdivision and Land Development Ordinances. A condition of Final Plan approval shall be CCHD and/or DEP approval of a safe and adequate water supply and distribution system, and a permit in the case of a community water system.

B. Wastewater. Each village/hamlet lot not connected to a public system shall be served by a sewage disposal system located on the lot or in the perpetually eased common open space, in accordance with the Warwick Township Act 537 Sewage Facilities Plan.

1. All community wastewater disposal systems shall be owned and operated by the Homeowners Association the Township, or other entity approved by the Township.

2. CCHD and/or DEP approval of all Planning Modules is a condition for Final Plan approval.

C. Fire Protection

Every village/hamlet shall provide fire hydrant service or demonstrate an adequate water supply for fire fighting purposes. If fire hydrant service is not provided then the village/hamlet shall have an all weather accessway to enable a pump truck to gain access to an adequate pond with a water withdrawal main or to a water tank of sufficient capacity, for fire protection. If a water tank is used, it shall be designed to look like a silo, or other like-type structure.

D. Disclosures from the Developer to the Buyer(s)

All ownership and maintenance responsibilities of a prospective buyer related to this Section shall be noted on any plan submitted for approval of a village/hamlet development.

SECTION 809 – CIRCULATION NETWORK AND ROAD DESIGN

All streets and roads shall be designed in accordance with the Warwick Township Subdivision & Land Development Ordinance, except as provided below:

A. Overall Design. The village/hamlet development shall be designed with a connected network of streets and alleys that calms traffic and provides for a variety of vehicular and pedestrian paths through the site. All internal streets are to be designed as safe and attractive places for pedestrians, bicyclists, and motorists.

B. Sidewalk Network. Sidewalks shall be provided along all street frontages, except where a trail network takes the place of a sidewalk or where there are no destinations along a continuous frontage. Sidewalks shall be a minimum of four feet six inches (4'6") in width.

C. Street Network. Streets shall be designed in a connected network, avoiding the use of cul-de-sacs. Where a street termination is necessary, it shall be designed as a Close. The street network shall be designed to discourage speeds greater than 25 miles per hour by utilizing traffic calming design features.

D. Streets shall be designed to the following criteria:

1. Streets with on-street parking, both sides: shall have a 50-foot right-of-way encompassing a 34-foot paved cartway (two lO-foot travel lanes and two 7-foot parking lanes), curbing, grassed area, and sidewalk.

2. Streets with on-street parking, one side: shall have a 42-foot right-of-way encompassing a 27-foot paved cartway (two lO-foot travel lanes and one 7-foot parking lane), curbing, grassed area, and sidewalk.

3. Streets without on-street parking shall have a 36-foot right-of-way encompassing a 20-foot cartway (two 10-foot travel lanes). This street type is designed for more rural settings where sidewalks and curbs are less likely to be appropriate. In these situations, earth berms, vegetative buffering and trails shall be considered to be more appropriate.

4. Alleys, two-way: shall have a minimum 16-foot right-of-way with 16-foot paved cartway for public alleys

and minimum 14-foot right-of-way and 14-foot cartway for private alleys.

5. Alleys, one-way: shall have a 12-foot right-of-way with 12-foot paved cartway.

F. A “Close” shall be designed as follows:

1. A Close shall provide for the turnaround function of motor vehicles.

2. The Close shall have a landscape "island" which shall be at least 5,000 square feet in size, and shall be primarily rectangular with rounded radius sections in the four comers.

G. Roads serving a village or hamlet or clusters village/hamlet, with a combined traffic loading 275 vehicle trips per day, shall have two access the existing rural road network.

SECTION 810 – PARKING REQUIREMENTS

A. The parking requirements of Article 17 shall apply to village / hamlet development, except as modified by the following:

1. Parallel parking shall be located on-street along any lot of a Mixed-Use Building to provide the streetscape appearance that is traditional in village settings, and to serve as an insulator between moving vehicles and pedestrians walking along the adjoining sidewalks. Angled on-street parking may be provided when approved by the Board of Supervisors.

2. Parking lots shall be located to the rear or sides of buildings.

3. Parking lots shall not be the dominant aspect of the building design and/or the streetscape as viewed from the street.

4. Parking ratios shall also be in accordance with Article 17, Off-Street Parking and Loading with the following exceptions:

a. On-street parking spaces along the street frontage of a lot of any Mixed-Use Building shall count toward meeting the parking requirements for a use on that lot.

b. Where it can be demonstrated that two (2) or more adjacent uses provide complementary uses of a

portion the same parking area due to differing hours or days of use, Warwick Township, at their discretion, may allow shared parking to reduce impervious surface demands and fulfill the aggregate parking demand for a block of uses.

SECTION 811 - HOMEOWNERS ASSOCIATION REQUIREMENTS

The responsibility of a homeowners association shall include the ownership and maintenance of: private roads; common open space; fire protection; septic drainfield easements in the common open space (according to guidelines provided by the County Health Department and Act 537 Sewage Facilities Plan requirements); and other commonly held property and improvements. The homeowners association documents shall be submitted as part of the Preliminary Plan application and shall provide for adequate assessments to fund the maintenance of common property and improvements, and shall define communal and individual property maintenance responsibilities.

SECTION 812 - SPECIAL DEVELOPMENT STANDARDS AND CRITERIA

A. The standards and criteria of Section 2112 shall apply to any proposed commercial use(s).

B. Application for Conditional Use approval shall be received prior to filing for Preliminary Plan approval. The application for Conditional Use shall be accompanied by a Sketch Plan.

C. The Conditional Use process shall require an overall Sketch Plan review process which shall be conducted with the Warwick Township Board of Supervisors. Two (2) weeks prior to the first meeting with the Board of Supervisors, the Applicant shall submit the Sketch Plan, any alternatives thereto, and all site analysis and design criteria, for review and analysis.

1. The Sketch Plan submission shall include architectural sketches and general conceptual details of the proposed building materials.

2. The Applicant shall present information to demonstrate how the proposed Village or Hamlet development relates to the historical precedents at Knauertown, St. Peters, Warwick (St. Marys) and/or Harmonyville.

SECTION 813 – RELATIONSHIP TO OTHER ORDINANCE PROVISIONS

A. The regulations in this Article 8 shall take precedence over other provisions of the Zoning Ordinance and Subdivision and Land Development Ordinance to the extent that this Article specifies additional or varied requirements. Otherwise, all applicable sections of the Zoning Ordinance and the Subdivision and Land Development Ordinance shall apply.