

ARTICLE VI

SUPPLEMENTARY LAND DEVELOPMENT REQUIREMENTS

Section 601 General Requirements and Intent

In accordance with the definition in this Ordinance, as per the Pennsylvania Municipalities Planning Code (MPC), Land Development may include various types of development and subdivision of land. In this regard, Articles III and IV delineate design standards and construction requirements which are intended to apply to all types of development, while Article V applies standards to the design of Mobile Home Parks. It is recognized by the Borough Council that certain types of Land Development may have needs and requirements unmet by these articles alone. This Article provides such supplementary standards for various forms of non-residential development such as commercial retail, professional offices, and manufacturing uses. It is the intent of this Article to supplement and not replace any of the standards and requirements of the above referenced previous Articles.

Section 602 Submission Review Procedures and Plan Requirements

The submission and review procedures contained in Article III shall be required for all Land Development proposals, as noted in each applicable Section of the above referenced Articles. In addition, the following shall be required for all proposals for Commercial, Retail, and Professional Office development in excess of five thousand (5,000) square feet, and for all proposals for manufacturing uses:

- 602.1 A traffic study analyzing the capacity of area streets, roads, and intersections abutting the development, as determined by the Borough Council. The study shall include at a minimum an analysis of the system before development, at each phase of development (if applicable), and at full build-out. The study shall include an analysis of capacities, levels of service, and improvements required to maintain acceptable levels of service.
- 602.2 A landscape plan for the site prepared by a landscape design or site planning professional.
- 602.3 A sewer and water study of the proposed development. The study shall include at a minimum an analysis of the proposed manner in which the water and sewer needs of a development/subdivision will be met, including methods of transmission/collection, treatment methods, capacities, service area, improvements required to maintain acceptable levels of service, and phased construction schedule/plan if required for the development/subdivision.
- 602.4 Proposed buildings with finished ground floor elevations ground floor area, gross floor area and height listed.

- 602.5 Proposed pedestrian circulation systems including details of construction.
- 602.6 Outdoor storage facilities including bulk trash containers and material storage.
- 602.7 Proposed parking areas showing parking stalls, handicap stalls, signage, loading areas, fire lines and driveways, with dimensional information, and details of pavement construction.
- 602.8 Outdoor lighting showing type of fixtures and mountings.
- 602.9 Landscaping plan when required by Article VI (non-residential activities), Section 602, or when buffer plantings are required.
- 602.10 Grading plans with proposed contours and spot elevations to depict accurately all changes to the topography within the site.
- 602.11 Location and details of soil erosion and sedimentation controls.
- 602.12 If development proposes access to a State Highway, the following shall be placed on plans: "A Highway Occupancy permit issued by the Pennsylvania Department of Transportation is required pursuant Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law". Access to the State Highway shall be only as authorized by a Highway Occupancy Permit.
- 602.13 Profile and detail of "typical" driveway showing materials, profile, elevation, and connection with public street.

Section 603 Parking Requirements

Non-residential development shall be designed in a manner that maximizes benefits and minimizes conflicts in relation parking and traffic safety. Specific supplementary requirements are as follows:

- 603.1 All non-residential proposals shall meet the following:
 - a. In cases where more than a single row of parking spaces are required due to projected parking demand and/or site conditions the following design configurations shall be followed:
 - (1) A minimum parking bay width of forty-five (45) feet shall be provided for forty five (45)-degree (diagonal) parking, with a one-lane parking lane having a minimum width of fourteen (14) feet.
 - (2) A minimum parking bay width of sixty (60) feet shall be provided for ninety (90)-degree (head-in) parking with a two-way parking lane having a minimum width of twenty (20) feet.

- b. All parking areas shall be stabilized with a bituminous or concrete surface, and include adequate drainage control as approved by the Borough.
- c. Parking areas shall be designed so that vehicles need not back out onto a public right-of-way.

603.2 Commercial land developments within the scope of these regulations shall provide paved parking areas. The minimum number of nine (9) foot x eighteen (18) foot parking spaces to be provided will vary depending upon use and/or interior and/or gross square footage area as summarized below:

- a. Department Stores - one (1) space per two hundred (200) square feet
- b. Other Retail - one (1) space per three hundred (300) square feet
- c. Banks and related - one (1) space per two hundred fifty (250) square feet
- d. Offices - one (1) space per two hundred fifty (250) square feet
- e. Houses of Worship - one (1) space for every five (5) seats
- f. Hotels/Motels - one (1) space per unit
- g. Supermarkets - one (1) space per two hundred (200) square feet
- h. Sit-Down Restaurants - one (1) space per two hundred (200) square feet
- i. Fast-food Restaurants and Convenience Store - one (1) space per one hundred (100) square feet
- j. Community Buildings - thirty percent (30%) of capacity in persons

For uses not classified above, representative of Everett Borough Council shall provide guidance for paved areas.

603.3 Industrial developments within the scope of these regulations shall provide a minimum of stabilized off-street parking in the ratio of one (1) parking space for every employee anticipated during the peak work shift.

In addition, paved or stabilized truck loading areas shall be provided such that all truck loading, unloading, and maneuvering can be accommodated within the property lines.

- 603.4 In addition to the requirements for commercial and industrial parking areas noted in (b) and (c) above, parking facilities provided shall also include the following:
- a. Illumination: If provided, all parking areas shall be illuminated by light standards, with sharp cut-off shields on the fixtures to allow the direction of lighting on the lot and to avoid glare above the lot and on adjacent properties.
 - b. Sidewalks: The principal access point for commercial, service, and industrial establishments abutting the parking lot shall have a paved walkway with a minimum width of five (5) feet.
 - c. Access Drives: Each parking area shall include adequately sized access drives having a minimum width of twelve (12) feet when separate exit and entrance lanes are provided, and twenty (20) feet when combined exit and entrance lanes are provided.
 - d. Special access designation: Fire lanes and handicap parking stalls appropriately located in relation to the structure shall be designated by signage and pavement markings.

Section 604 Supplementary Requirements

Non-residential development shall be designed in a manner that maximizes benefits and minimizes conflicts in relation with public safety. Specific supplementary requirements are as follows:

604.1 Proposed developments with drive-in facilities shall meet the following standards:

- a. No more than two (2) driveways shall be provided to any one property from a public right-of-way.
- b. Driveways shall be no closer than ten (10) feet from any adjacent property line.
- c. The maximum width of driveways shall be no wider than fifty (50) feet, except at PennDOT entrances.
- d. The maximum length of driveways shall not exceed two hundred and fifty (250) feet.
- e. The intersection of any private drive and a public right-of-way shall provide for proper sight distance visibility.
- f. A PennDOT Highway Occupancy Permit shall be required from the Pennsylvania Department of Transportation for any driveway access to a State Highway, and a Borough Driveway Occupancy Permit shall be

required from the Everett Borough Council for any driveway access to Borough Road prior to plan approval.

- g. Gasoline or other fuel pumps shall be no closer than twenty-five (25) feet to any public right-of-way.

604.2 Proposals for industrial parks and/or commerce parks shall meet the following requirements:

- a. A fifty (50) foot evergreen buffer may be required by the Everett Borough Council.
- b. Any internal illumination shall be of the sharp cut-off variety avoiding glare above and onto adjacent properties.
 - c. An internal street or traffic circulation system shall be provided.
 - d. All plans for individual structures or buildings shall be subject to review under the requirements of this Ordinance.

604.3 Proposals for industrial facilities shall provide for all outdoor storage areas shall be buffered by landscaping or an opaque fence.

Section 605 Grading and Filling

- a. All grading and filling activities shall be subject to the requirements of this Ordinance.