AGENDA

AMBLER BOROUGH PLANNING COMMISSION

I. CALL TO ORDER **March 25, 2025 (7:00 PM)**

II. ROLL CALL

III. APPROVAL OF: February 25, 2025 minutes

IV. NEW BUSINESS:

1. Review "220 S. Chestnut Street Sketch Plan" proposing to demolition an existing warehouse / industrial building to construct 16 stacked townhomes Parking is provided in the rear of the buildings with access to Maple Avenue.

V. OLD BUSINESS:

1. Review and adoption of the Ambler Borough Planning Commission by-laws. A draft annual report for 2024 will be presented at the March meeting for discussion.

2. Recommend to Council Ordinance amendments reflecting revisions like the recent Transit Oriented Development Ordinance to the Downtown Commercial and Commercial districts including aesthetics and architectural elements. *Motion requested.*

3. Input is requested on updating the 2013 Borough Comprehensive Plan.

VI. ADJOURNMENT

APPLICATION FOR SUBDIVISION &
LAND DEVELOPMENT REVIEW
BOROUGH OF AMBLER
131 Rosemary Avenue
Ambler, PA 19002
(215) 646-1000
FAX (215) 641-1355

Development Name: 220 S. Chestnut Street, Ambler, PA 19002

Site Location: 220 S. Chestnut Street, Ambler, PA 19002

Legal Property Owner Name: John J Jefferson and Sally Jefferson-Stephens

Address: PO Box 370, Ambler, PA 19002

Phone: 610-331-0043 **Fax:**

E-Mail Address: Lgbnow1022@aol.com

Contact Person (to whom all correspondence will be sent):

Name: Andrew R. Stoll, Esq (Fox Rothschild LLP)

Address: 2800 Kelly Road, Suite 200, Warrington, PA 18976

Phone: 215-906-9234 **Fax:** 215-345-7507

E-Mail Address: Astoll@foxrothschild.com

Interest of applicant is: ( )Owner (X)Equitable Owner ( )Other-explain Lot Two Real Estate LLC

Zoning Information:

District Office Campus (Redevelopment Overlay)

Tax Parcel Number 01-00 01157-01-2

Block **Unit**

Permitted Density 35 dwelling units/acre

Total Area 39,576 sf

Type of Review Requested:

☒ **Subdivision Plan** ☐ **Land Development** ☐ **Conditional Use** ☐ **Amendment**

Type of Plan:

☒ **Sketch** ☐ **Preliminary** ☐ **Final**

Type of Submission:

☒ **New Proposal** ☐ **Revised Prior Submission**

Statement of Intent: Demolish existing warehouse and build residential units.

Land Use/Proposed Number of Lots/Units Intended Use(s):

☒ **Residential**	8 lots - 16 units	Single Family Residential
☐ **Commercial**		
☐ **Industrial**		
☐ **Office**		
☐ **Other**		

Please complete the following items which are applicable to your project:

Attorney's Name: Andrew Stoll

Address: 2800 Kelly Road, Suite 200, Warrington, PA 18976

Phone: 215-906-9234 **Fax:** 215-345-7507

E-Mail: Astoll@foxrothschild.com

Engineer's Name: Nick Rose (ProTract Engineering)

Address: PO Box 58, Hatboro, PA 19040

Phone: 215-442-9230 **Fax:**

E-Mail: Nrose@protract.net

I certify that the plans submitted comply with the requirements of Chapter 22 of the Ambler Borough Code of Ordinances.

Plan submitted by: Andrew Stoll **(please print)**

Applicant's Signature: Andrew Stoll, Esq., Atty for Applicant

Application Fee: $ 470 ☒**Attached** ☐**Under separate cover**

Escrow Amount: $ 5,000 ☒**Attached** ☐**Under separate cover**

Ambler Borough Fee Schedule (non-refundable)
Checks should be made payable to "Ambler Borough"

RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee

Preliminary Plans	**$150.00 plus $20.00 per unit/lot or each additional 1,000 S.F.**
Final Plans	**$150.00 plus $20.00 per unit/lot or each additional 1,000 S.F.**

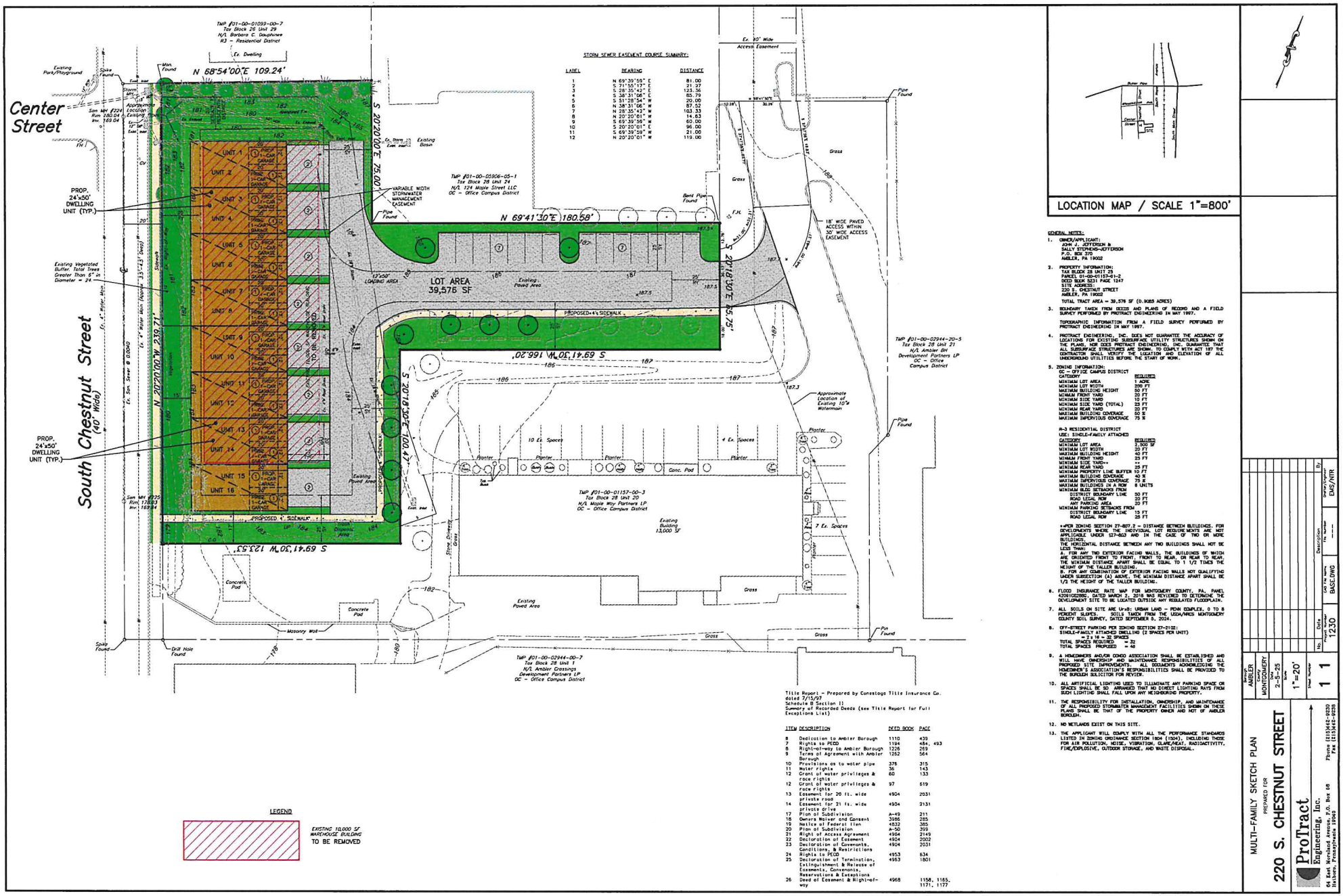
NON-RESIDENTIAL SUBDIVISION/LAND DEVELOPMENT: Application Fee

Preliminary Plans	**$150.00 plus $20.00 per unit/lot or each additional 1,000 S.F.**
Final Plans	**$150.00 plus $20.00 per unit/lot or each additional 1,000 S.F.**

ESCROW FUND: Established based on the following calculations

Minor Subdivisions/Land Development (4 lots or fewer)	**AT COST**
Major Subdivisions/Land Development (5 lots or greater)	**AT COST**

CONDITIONAL USE HEARING (Council):
Residential $500.00; Non-Residential $1000.00 plus costs.



STORM SEWER EASEMENT COURSE SUMMARY:

LABEL	BEARING	DISTANCE
1	N 69°39'58" E	81.00
2	S 71°55'17" E	21.97
3	S 28°35'42" E	123.36
4	S 38°31'06" E	65.79
5	S 51°28'54" W	20.00
6	N 38°31'06" W	87.52
7	N 28°35'42" W	103.33
8	N 20°20'01" W	14.63
9	S 69°39'58" W	60.00
10	S 20°20'01" E	96.00
11	S 69°39'58" W	21.00
12	N 20°20'01" W	119.00

LEGEND

EXISTING 10,000 SF WAREHOUSE BUILDING TO BE REMOVED

LOCATION MAP / SCALE 1"=800'

GENERAL NOTES:

1. OWNER/APPLICANT:
JOHN J. JOTTERSON &
SALLY STEPHENS-JOTTERSON
P.O. BOX 370
AMBLER, PA 19002

2. PROPERTY INFORMATION:
TAX BLOCK 28 UNIT 25
PARCEL 01-00-01157-01-2
DEED BOOK 5231 PAGE 1347
SITE ADDRESS:
220 S. CHESTNUT STREET
AMBLER, PA 19002

TOTAL TRACT AREA = 39,576 SF (0.9085 ACRES)

3. BOUNDARY TAKEN FROM DEEDS AND PLANS OF RECORD AND A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING IN MAY 1997.

TOPOGRAPHIC INFORMATION FROM A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING IN MAY 1997.

4. PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.

5. ZONING INFORMATION:
OC - OFFICE CAMPUS DISTRICT

CATEGORY	REQUIRED
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	200 FT
MAXIMUM BUILDING HEIGHT	50 FT
MINIMUM FRONT YARD	20 FT
MINIMUM SIDE YARD	10 FT
MINIMUM SIDE YARD (TOTAL)	20 FT
MINIMUM REAR YARD	20 FT
MAXIMUM BUILDING COVERAGE	50 %
MAXIMUM IMPERVIOUS COVERAGE	75 %

R-3 RESIDENTIAL DISTRICT
USE: SINGLE-FAMILY ATTACHED

CATEGORY	REQUIRED
MINIMUM LOT AREA	2,500 SF
MINIMUM LOT WIDTH	20 FT
MAXIMUM BUILDING HEIGHT	40 FT
MINIMUM FRONT YARD	25 FT
MINIMUM SIDE YARD**	**
MINIMUM REAR YARD	25 FT
MINIMUM PROPERTY LINE BUFFER	10 FT
MAXIMUM BUILDING COVERAGE	40 %
MAXIMUM IMPERVIOUS COVERAGE	75 %
MAXIMUM BUILDINGS IN A ROW	8 UNITS
MINIMUM BLD SETBACKS FROM	
DISTRICT BOUNDARY LINE	50 FT
ROAD LEGAL ROW	20 FT
ANY PARKING AREA	20 FT
MINIMUM PARKING SETBACKS FROM	
DISTRICT BOUNDARY LINE	15 FT
ROAD LEGAL ROW	20 FT

**PER ZONING SECTION 27-807.2 - DISTANCE BETWEEN BUILDINGS. FOR DEVELOPMENTS WHERE THE INDIVIDUAL LOT REQUIREMENTS ARE NOT APPLICABLE UNDER §27-603 AND IN THE CASE OF TWO OR MORE BUILDINGS,
THE HORIZONTAL DISTANCE BETWEEN ANY TWO BUILDINGS SHALL NOT BE LESS THAN:
A. FOR ANY TWO EXTERIOR FACING WALLS, THE BUILDINGS OF WHICH ARE ORIENTED FRONT TO FRONT, FRONT TO REAR, OR REAR TO REAR, THE MINIMUM DISTANCE APART SHALL BE EQUAL TO 1 1/2 TIMES THE HEIGHT OF THE TALLER BUILDING.
B. FOR ANY COMBINATION OF EXTERIOR FACING WALLS NOT QUALIFYING UNDER SUBSECTION (A) ABOVE, THE MINIMUM DISTANCE APART SHALL BE 1/2 THE HEIGHT OF THE TALLER BUILDING.

6. FLOOD INSURANCE RATE MAP FOR MONTGOMERY COUNTY, PA, PANEL 42091C0229G, DATED MARCH 2, 2016 WAS REVIEWED TO DETERMINE THE DEVELOPMENT SITE TO BE LOCATED OUTSIDE ANY REGULATED FLOODPLAIN.

7. ALL SOILS ON SITE ARE UrsB: URBAN LAND - PENN COMPLEX, 0 TO 8 PERCENT SLOPES. SOILS TAKEN FROM THE USDA/NRCS MONTGOMERY COUNTY SOIL SURVEY, DATED SEPTEMBER 5, 2024.

8. OFF-STREET PARKING PER ZONING SECTION 27-512E:
SINGLE-FAMILY ATTACHED DWELLING (2 SPACES PER UNIT)
= 2 x 16 = 32 SPACES
TOTAL SPACES REQUIRED = 32
TOTAL SPACES PROPOSED = 48

9. A HOMEOWNERS AND/OR CONDO ASSOCIATION SHALL BE ESTABLISHED AND WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF ALL PROPOSED SITE IMPROVEMENTS. ALL DOCUMENTS ACKNOWLEDGING THE HOMEOWNER'S ASSOCIATION'S RESPONSIBILITIES SHALL BE PROVIDED TO THE BOROUGH SOLICITOR FOR REVIEW.

10. ALL ARTIFICIAL LIGHTING USED TO ILLUMINATE ANY PARKING SPACE OR SPACES SHALL BE SO ARRANGED THAT NO DIRECT LIGHTING RAYS FROM SUCH LIGHTING SHALL FALL UPON ANY NEIGHBORING PROPERTY.

11. THE RESPONSIBILITY FOR INSTALLATION, OWNERSHIP, AND MAINTENANCE OF ALL PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS SHALL BE THAT OF THE PROPERTY OWNER AND NOT OF AMBLER BOROUGH.

12. NO WETLANDS EXIST ON THIS SITE.

13. THE APPLICANT WILL COMPLY WITH ALL THE PERFORMANCE STANDARDS LISTED IN ZONING ORDINANCE SECTION 1804 (1804), INCLUDING THOSE FOR AIR POLLUTION, NOISE, VIBRATION, GLARE/HEAT, RADIOACTIVITY, FIRE/EXPLOSIVE, OUTDOOR STORAGE, AND WASTE DISPOSAL.

Title Report - Prepared by Conestoga Title Insurance Co. dated 7/15/97
Schedule B Section II
Summary of Recorded Deeds (see Title Report for Full Exceptions List)

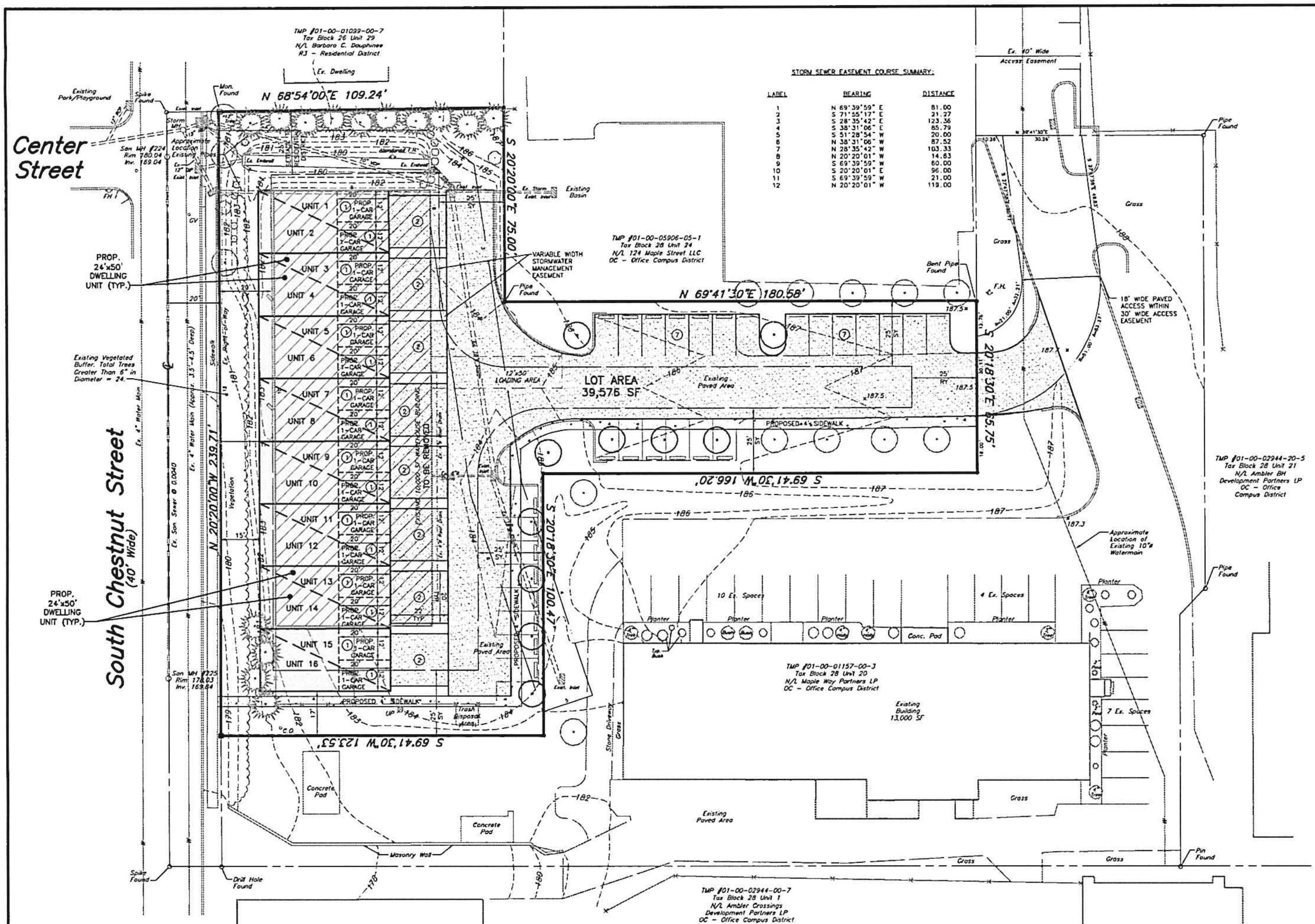
ITEM	DESCRIPTION	DEED BOOK	PAGE
8	Dedication to Ambler Borough	1110	439
7	Rights to PECO	1194	484, 493
6	Right-of-way to Ambler Borough	1226	269
9	Terms of Agreement with Ambler Borough	1252	564
10	Provisions as to water pipe	375	315
11	Water rights	36	143
12	Grant of water privileges & race rights	60	133
12	Grant of water privileges & race rights	97	619
13	Easement for 20 ft. wide private road	4904	2031
14	Easement for 21 ft. wide private drive	4904	2131
17	Plan of Subdivision	A-49	211
18	Owners Waiver and Consent	3986	285
19	Notice of Federal Lien	4832	385
20	Plan of Subdivision	A-50	399
21	Right of Access Agreement	4904	2149
22	Declaration of Easement	4904	2002
23	Declaration of Covenants, Conditions, & Restrictions	4904	2031
24	Rights to PECO	4953	634
25	Declaration of Termination, Extinguishment & Release of Easements, Covenants, Reservations & Exceptions	4953	1801
26	Deed of Easement & Right-of-way	4968	1158, 1165, 1171, 1177

MULTI-FAMILY SKETCH PLAN
PREPARED FOR
220 S. CHESTNUT STREET

ProTract Engineering, Inc.
64 East Mermaid Lane, P.O. Box 68
Chestnut Hill, Philadelphia 19040
Phone (215)438-9220
Fax (215)438-9239

AMBLER Borough, MONTGOMERY County
2-5-25 Date
1"=20' Scale
1 1 Sheet Number

No.	Date	Description	Drafter/Engineer
Project Number 1230	Cad File Name BASE.DWG	Plot Number ---	EMS/NTR

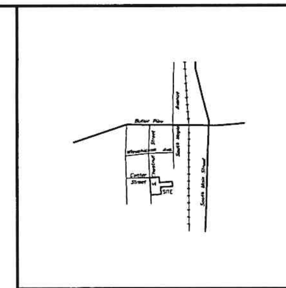


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AMBLER, PA 19002

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PARCEL 01-00-01157-01-2
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R-3 RESIDENTIAL DISTRICT
USE: SINGLE-FAMILY ATTACHED

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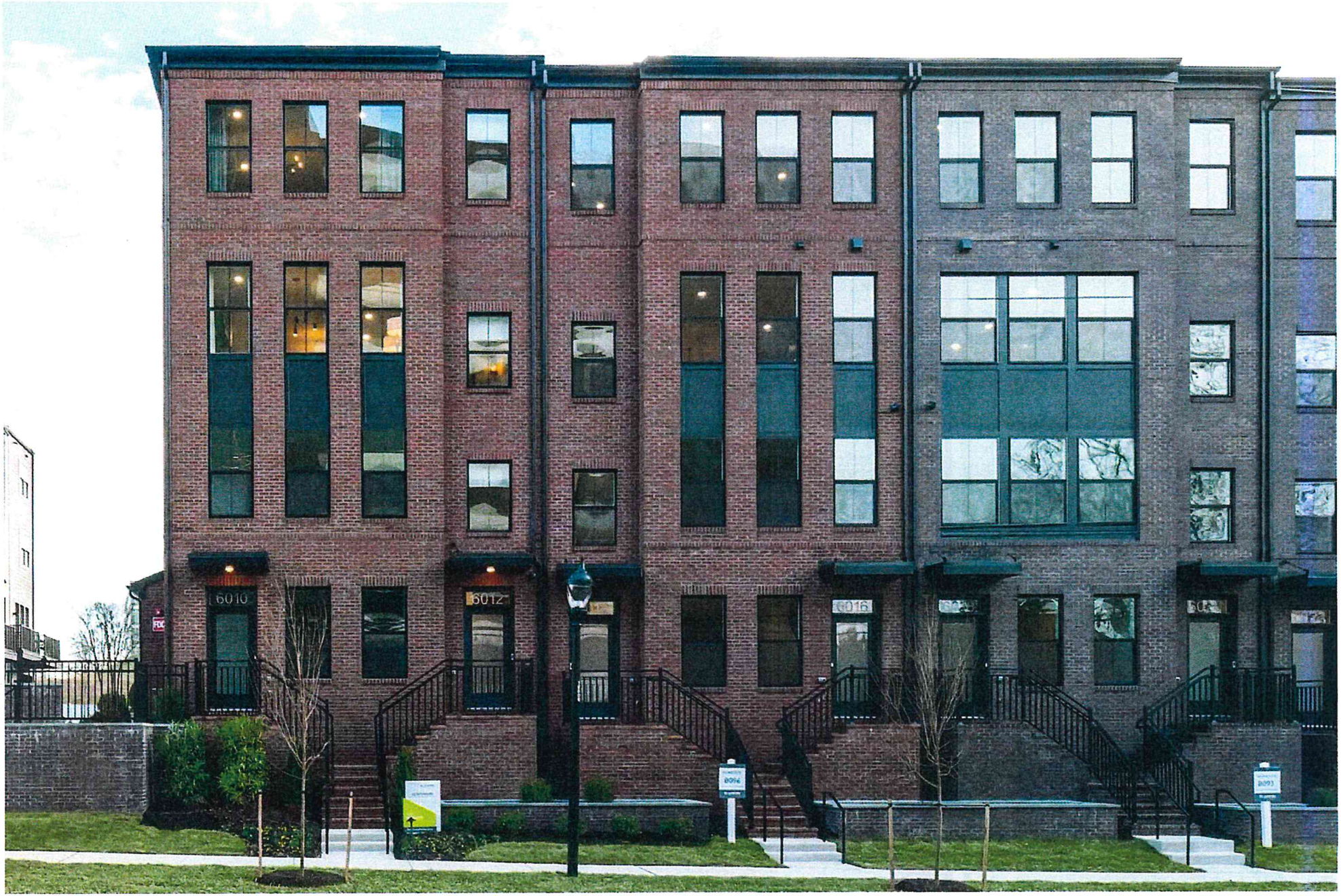
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MULTI-FAMILY SKETCH PLAN
PREPARED FOR
220 S. CHESTNUT STREET

ProTract Engineering, Inc.
64 East Moreland Avenue, P.O. Box 68
Hatboro, Pennsylvania 19040
Phone (215)442-9230
Fax (215)442-9238

Borough	AMBLER
County	MONTGOMERY
Date	2-5-25
Scale	1"=20'
Sheet Number	1 1

No.	Date	Description	By
Project Number	CAD File Name	File Number	Drafter/Engineer
1230	BASE.DWG	---	EMS/NTR


6010
6012
6016

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 20, 2025

Project No. 2500293

Kyle Detweiler, Borough Manager
Borough of Ambler
122 E. Butler Avenue
Ambler, PA 19002

Reference: Sketch Plan Application
220 South Chestnut Street
B/U 01-028/025, Parcel 01-00-01157-01-2

Dear Kyle:

As requested, Gilmore & Associates, Inc. has reviewed the information listed below regarding the sketch plan application referenced above.

1. Sketch Plan Application for Subdivision and Land Development Review, dated February 27, 2025.
2. Multi-Family Sketch Plan for 220 S. Chestnut Street (1 sheet), prepared by ProTract Engineering, Inc., dated February 5, 2025.
3. Building Photograph, not dated.

The purpose of a sketch plan application is for the applicant to present a concept plan to the Borough Planning Commission for informal discussion. The sketch plan application is not a formal land development application. The applicant is required to submit a preliminary land development application for Borough review and approval prior to recording a plan or proceeding with any construction. As part of the sketch plan review, we offer the following comments:

PROJECT DESCRIPTION

The Owner/Applicant, John J Jefferson & Sally Stephens-Jefferson, proposed demolition of the existing nonresidential use at 220 South Chestnut Street and construction of 16 single-family residential units in 8 attached buildings. The subject 39,576 sf (0.909 ac) parcel is in the OC-Office Campus District and the RO-Redevelopment Overlay District, fronts on South Chestnut Street, and has access to South Maple Avenue via an access easement to the rear. The provided photograph of an example building front depicts 4 to 5-story, attached buildings with separate pedestrian accesses to the front. The sketch plan depicts individual vehicle garage access on the ground level of each unit to the rear. Each dwelling unit has a footprint of 24 ft x 50 with a total building footprint of approximately 9,600 square feet. A total of 46 parking spaces are proposed and provided in private garages and surface parking.

ZONING

1. §27-1602 & 2703-E – The parcel is in the OC-Office Campus District and the RO-Redevelopment Overlay District. Residential uses are not permitted in the OC District. With minimum lot area and width of 3 acres and 300 feet being the minimum for a TOD use; the existing lot (0.909 acres and 239.7 feet) does not qualify for the TOD use of the RO district. The proposed use would require variances from the current Zoning Ordinance, or the Borough would need to consider other mechanisms to permit the project, such as rezoning the parcel, or a text amendment.
2. The plan lists R-3 Residential as a potential if rezoning were to be considered. It is noted that the existing residential uses abutting to the north and west of this lot are zoned R-3. The following comments are based on the requirements of the R-3 District.

a. §27-202 – The proposed use and configuration may not meet the Borough Zoning Ordinance definition of Single-Family Attached Dwelling. The proposed use may better fit as a Multifamily Dwelling as defined in the Borough Ordinance.

b. §27-802.1.A & The R-3 District permits single-family detached, twins, duplexes, and single-family attached uses. The Borough should determine if the proposed multi-family use is permitted in the R-3 District.

c. §27-803 – The minimum lot area for single-family attached dwellings is 2,500 sf. The applicant proposes 16 dwelling units. The lot is 39,576 sf. This equates to 17.6 DU/ac or 2,474 sf/DU.

d. 27-806 – Shade trees are required along the street frontage. Buffer areas, 10-feet wide, are required where the single-family attached uses abut single-family detached uses or districts and where all residential uses abut nonresidential uses or districts.

e. 27-807.1 – For all single-family attached units there shall be no more than six dwelling units in a continuous row for each building. The applicant proposes 16 units in a continuous row of 8 buildings.

f. 27-807.3 & 5 – The R-3 District includes additional setbacks from zoning district boundary lines for buildings and for parking associated with single-family detached dwellings. If the lot is rezoned, these setbacks appear to impact the proposed layout of the lot. The setbacks should be depicted on the plan.

3. Based on the above, the proposed use would require various use and dimensional variances from the Zoning Ordinance or changes to the underlying zoning of the lot to proceed with a land development application.

4. If residential uses are permitted on this lot, we recommend that the frontage along South Chestnut be developed to integrate with the existing residential uses in the area. For example, building elements typical of a residential frontage and pedestrian access to the sidewalk along South Chestnut for each unit, street trees, lighting, etc. should be considered. The example building photograph shows this configuration; however, the sketch plan does not.

5. The need for stormwater management was not evaluated. The applicant would be required to address all aspects of the ordinance if new impervious cover exceeds 750 sf or if land disturbance exceeds 5,000 sf. The applicant shall reference Table 26-406.1 (Section §26-406 of the Stormwater Management Ordinance) for applicability.

6. If the buildings will be sprinklered, the applicant should investigate the capacity of existing water utilities near the lot.

7. The findings of a Title Report dated July 15, 1997, are listed on the plan. Any future land development application may require an updated, more recent Title Report and more information regarding the listed items, easements, etc.

8. The plan is based on a survey completed in 1997. A recent survey will be required with any future land development application.

As always, please call us if you have any questions or if we can be of any assistance regarding this project.

Sincerely,

James P. Dougherty, P.E.
Gilmore & Associates, Inc.
Borough Engineers

JPD/sl

cc: Glenn Kucher, Code Enforcement Officer – Ambler Borough
Joseph E. Bresnan, Esq., Solicitor – Ambler Borough
Timothy Konetchy, Senior Community Planner – Montgomery County Planning Commission
John J Jefferson and Sally Stephens-Jefferson, Owner/Applicant
Andrew R. Stoll, Esq. – Fox Rothschild LLP
Nick Rose, P.E., ProTract Engineering, Inc.

MONTGOMERY COUNTY
BOARD OF COMMISSIONERS

NEIL K. MAKHIJA, CHAIR
JAMILA H. WINDER, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV

MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 19, 2025

SUBJECT: Sketch Plan Review – 220 S. Chestnut Street (MCPC #25-0054-001)

TO: Kyle Detweiler, Borough Manager;
Glenn Kucher, Code Enforcement Officer
Ambler Borough Planning Commission;

FROM: Tim Konetchy, Senior Community Planner

We have reviewed the above-referenced sketch plan as you requested on March 4, 2025. We forward this letter as a report of our review. John J. Jefferson and Sally Jefferson-Stephens ('the applicant') have submitted a sketch plan that provides for the construction of 16 stacked townhomes on a 0.9-acre lot that is roughly a 'T' shape. The site is currently occupied by a 10,000 square foot warehouse-style building, which is proposed for demolition. The existing building is oriented towards and takes vehicular access from S. Maple Street, while the frontage on S. Chestnut Street features the rear of the building, a chain-link fence along the sidewalk, and informal vegetation. The proposed stacked townhome development would have a footprint of 9,600 square and would contain eight (8) side-by-side dwelling units along S. Chestnut Street, as well as eight (8) additional dwelling units located above the other eight (8) dwellings. All parking is proposed to the rear of the property, with each townhome being provided with a surface parking space and a garage parking space. 14 additional visitor parking spaces are proposed along the rear access driveway. Several new trees are proposed to be planted throughout the site.

The Montgomery County Planning Commission (MCPC) has reviewed the sketch plan and we present the following comments to serve as preliminary feedback based on the contents of that plan. We encourage the applicant to consider the following comments as the land development process progresses as we believe that they will lead to an improved preliminary plan which better achieves local and regional planning goals.

Please note that these comments are preliminary and are subject to change upon the submission of a preliminary plan. Our comments are as follows:

ZONING

A. Current OC Office Campus District Zoning. The proposed use is not permitted under the current zoning. This is a partial list of considerations related to the current zoning:
    1. Uses. Permitted uses in the OC Office Campus District include office, financial institutions, personal services, training centers, printing/publishing, cafés and delicatessens, light manufacturing, and parking lots. The applicant proposes a multifamily development with a total

of 16 dwelling units; however, multifamily residential use is not permitted within the OC Office Campus District.

2. Minimum lot area. The minimum lot area within the OC Office Campus District is one acre, and the lot area is deficient at 0.9 acres.
3. Traffic Impact Analysis. Pursuant to §27-1604.6, a Traffic Impact Analysis is required for any development within the OC Office Campus District.

B. Potential Rezoning to R-3 Residential District. If the applicant intends to pursue rezoning from OC Office Campus District to the adjacent R-3 Residential District, as we infer is the applicant's plan of action based on the inclusion of R-3 Residential dimensional standards on the submitted sketch plan, the following considerations apply:

1. Uses. The R-3 Residential District allows for single-family attached dwellings, also known as townhomes, but the definition of such under §27-202 indicates that stacked townhomes do not qualify ("no unit is located over another"). Instead, it appears that the proposed use would fall under the definition of a multifamily development, a use that is not currently permitted within the R-3 Residential District. Notwithstanding, MCPC would defer to the Borough Zoning Officer for interpretation of these terms.
2. §27-803. If the proposed use is ultimately interpreted as a single-family attached dwelling, then § 27-803 would require a minimum lot area per dwelling unit of 2,500 square feet. With 39,576 square feet available, no more than 17 dwelling units could be accommodated while complying with this standard.
3. §27-807.1. If the proposed use is ultimately interpreted as a single-family attached dwelling, then § 27-807.1. would limit the number of contiguous dwelling units to no more than six (6).
4. If the proposed use is ultimately interpreted as a single-family attached dwelling, then § 27-807.1. would limit the number of contiguous dwelling units to no more than six (6).
5. Height. The maximum permitted height of a building in the R-3 District is 40 feet, while the submitted photo appears to exceed this at 4-5 stories.

BUILDING DESIGN AND ORIENTATION

A. Front Façade. The front façade of the building should be oriented toward S. Chestnut Street, which is a residential neighborhood primarily composed of attached homes. This appears to be the proposed orientation based upon the submitted image; however, the sketch plan does not support this layout at present. If the front façades are to face S. Chestnut Street, then pedestrian connections from each building to the sidewalk along S. Chestnut Street should be provided and the existing vegetation and fencing must be removed. Furthermore, it is recommended that the front entrances be built close to street-level in order to reduce the overall height of the buildings.

B. Building Scale. Existing homes immediately across S. Chestnut Street appear to be two-stories in height, building materials vary, and both flat and pitched roofs are present. In order to integrate the existing neighborhood, the massing of the building should be carefully considered and should take cues from existing buildings. The maximum allowable height in the R-3 Residential District would be 40 feet, which may exceed the height of the aforementioned homes on S. Chestnut Street. With these factors in mind, it is recommended that the front façade of the building be both vertically and horizontally differentiated with architectural features, such as building recesses and extensions or changes in material, and the

roofline should be varied with a mix of architectural treatments found within the neighborhood (e.g., cornice articulation, dormers, mansard, etc.) in order to break up the massing of the proposed building.

TRANSPORTATION

A. Sidewalk.
   1. The existing sidewalk along S. Chestnut Street is in need of repair. It is recommended that the applicant be required to repair or replace the sidewalk. See also Landscaping comment B, below.
   2. It is recommended that the sidewalk along the rear access driveway be extended to S. Maple Street. This missing segment appears to fall within an access easement that the property is subject to.

B. Parking. The applicant is proposing to provide 14 parking spaces beyond the 32 that are required (two per dwelling unit). While we understand the desire for additional dedicated parking spaces, this does not appear to be necessary given existing availability of on-street parking on S. Chestnut Stret and the shared parking agreement for 22 additional parking spaces (via the neighboring property). Therefore, it is recommended that some or all of the parking spaces along the northern property line be removed. We would strongly encourage the applicant to consider providing residents with an outdoor recreation area within this area, which could be composed of landscaping and seating (e.g., benches, picnic table, etc.).

LANDSCAPING

A. Street Trees. Street trees should be installed along S. Chestnut Street, as required by §100.3. Street Trees of the Subdivision and Land Development Ordinance. Street trees are required every 40 feet on average.

B. Existing Vegetation along S. Chestnut Street. In order to meet the design discussed under the heading 'Building Design Orientation' comment 'A', the existing vegetation along S. Chestnut Street must be removed (along with the existing chain-link fencing). New plantings should be provided that accentuate and compliment the front entrances along S. Chestnut Street.

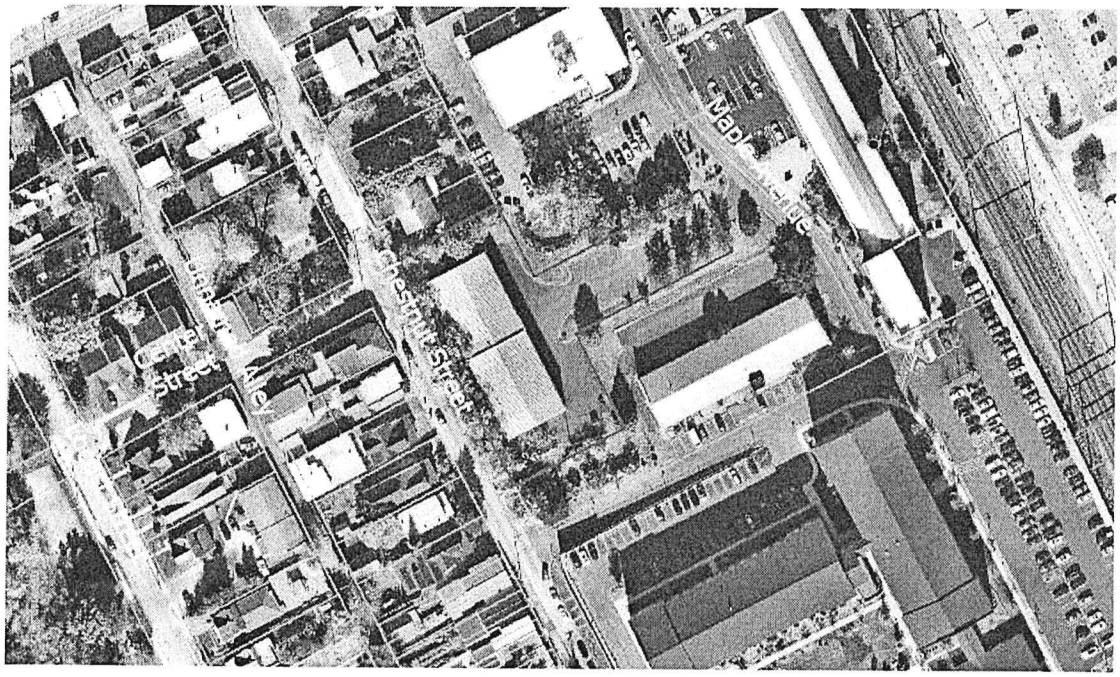
C. Property Line Buffers. We commend the amount of new plantings proposed; however, we would recommend that additional trees be installed along the southern property line between the proposed sidewalk and the neighboring property. Furthermore, a landscape buffer surrounding the proposed trash disposal area would help to screen it from the proposed residences as well as neighboring properties.

STORMWATER MANAGEMENT

The applicant appears to be proposing to tie into existing storm drains; however, it is recommended that on-site stormwater detention be provided by way of green stormwater infrastructure methods, such as rain gardens, downspout diversion to planters, etc., if feasible.

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Submitted Sketch Plan

ATTACHMENT A. AERIAL IMAGE OF SITE

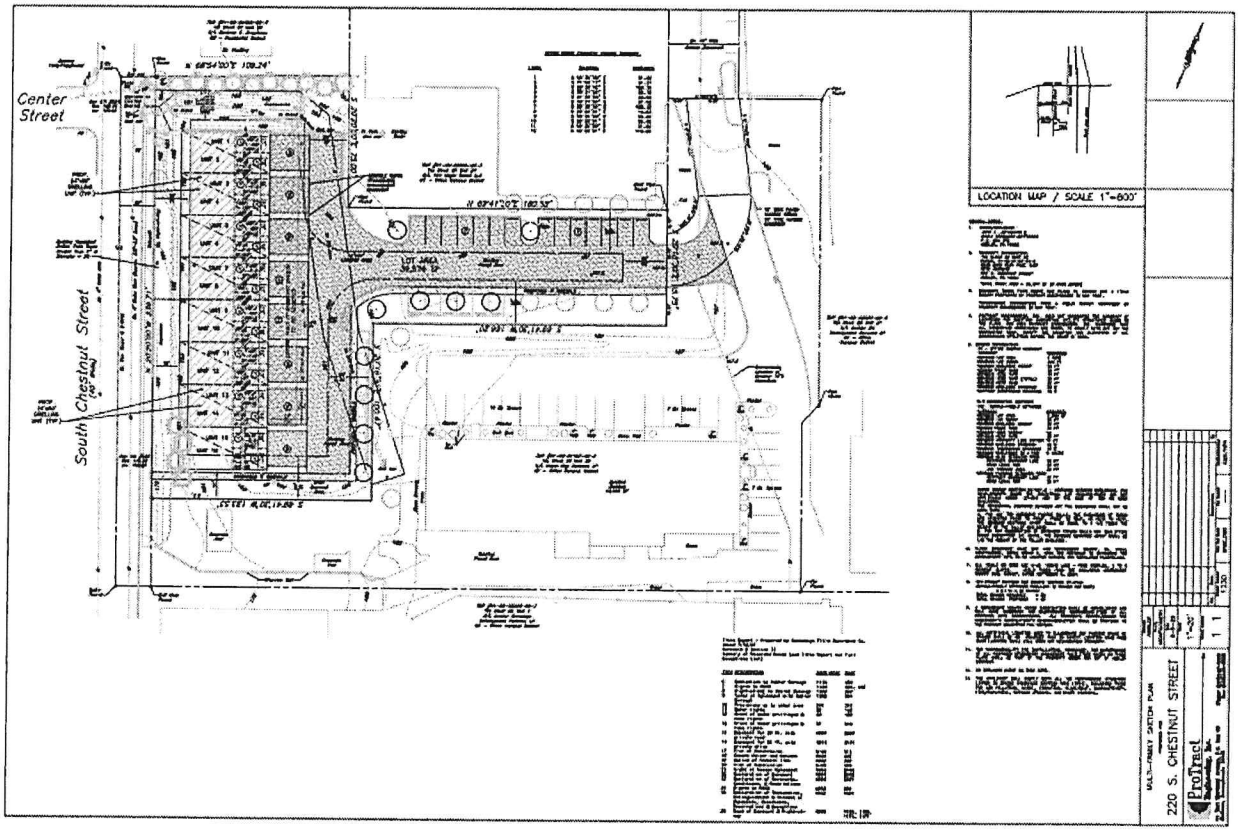


220 South Chestnut Street
MCPC#250054001

Montgomery County Planning Commission

0 50 100 200 Feet

ATTACHMENT B. REDUCED COPY OF APPLICANT'S SUBMITTED SKETCH PLAN



CHAPTER 27 - ZONING

Green Text= Proposed Addition | ~~Red Text~~ = Proposed Deletion | Black Text = Unchanged

PART 2 DEFINITIONS

§27-202. Definition of Terms.

~~GASOLINE SERVICE~~ VEHICLE FUELING STATION — any area of land, including structures thereon, or any building or part thereof that is used for the sales of gasoline or other motor vehicle fuel (such as electricity provided by an electric vehicle charging station) or accessories, and which may or may not include facilities for lubricating, washing or otherwise servicing motor vehicles but which shall not include painting or body and fender repairs.

...

§27-1301. Statement of Intent.

It is the intent of this district to:

A. Provide for the orderly development of a major business and commerce area of the Borough, consistent with the Comprehensive Plan.
B. Reestablish South Ambler as a focal point for employment opportunities.
C. Encourage a uniformity of design to ensure the orderly arrangement of land uses and buildings.

§27-1302. Use Regulations.

1. Permitted uses
    A. Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs, plants, furnishings or other household supplies, sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.
    B. Business or professional office or studio, bank or other financial institution, Borough use, excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation.
    C. Office buildings.
    D. Restaurant, bar, tearoom, retail baker, confectionary or ice cream shop or places serving food or beverages.
    E. Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking or other similar service.
    F. Indoor theater or bowling alley.
    G. Newspaper publishing, job printing.
    H. Hotel or motel.
    I. Parking lot in accordance with §27-1305.

J. Accessory uses, in accordance with §27-407 of this Chapter and provided that the presence of more than three of any combination of devices and machines permitted as a special exception under this Section shall not be considered an accessory use. Accessory use as customarily incidental to the permitted use by special exception.

2. Special Exception Uses.

A. Laundry or dry cleaning establishment.
B. Other places of indoor amusement or recreation.
C. Outdoor storage facilities.
D. Any use of the same general character as any of the uses specifically permitted in this Section without requirement of s special exception.

3. Conditional Uses. In accordance with the regulations of §27-1304 and §27-413 (Conditional Uses), the following may be permitted as a conditional use.

A. ~~Gasoline~~ Vehicle fueling station with or without automobile servicing and/or mini-market.
B. Light assembly/repair of ceramics, clothing, plastics, electrical goods, furniture, hardware, professional and scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys and electronic parts.
C. Live or recorded entertainment, such as a performing arts facility.

§27-1303. Dimensional Requirements.

1. Minimum lot area (permitted and special exception uses), 1,500 square feet.
2. Maximum building area, 80%.
3. Height regulations:~~;~~ three stories maximum, and a maximum height of 40 feet~~, except that the Zoning Hearing Board may approve an increase to a maximum of 70 feet, provided the Board determines that any excess height over 40 feet will not be detrimental to the light, air, privacy or architectural scheme of any other structure or use currently existing or anticipated and that for every foot of height in excess of 40 feet an additional one foot shall be added to each yard setback~~.

§27-1304. Conditional Use Standards.

The following requirements shall be met for the applicable use permitted by §27- 1302(3):

1. ~~Gasoline~~ Vehicle fueling stations with or without automobile servicing and/or mini-market.
   A. Minimum lot area, 1/2 acre.
   B. All servicing and parts storage shall take place in an enclosed building.
   C. All required parking shall be provided on the premises.
   D. No unregistered or unlicensed vehicles are permitted on the premises.
   E. No vehicle sales or rentals are permitted.
   F. Vehicles awaiting repair shall not be stored outdoors for more than one week.
2. Light assembly/repair of ceramics, clothing, plastics, electrical goods, furniture, hardware, professional and scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys and electronic parts.
   A. Minimum lot area, 10,000 square feet.
   B. The requirements of §27-1504 (Development Regulations) and §27- 1505 (Performance Standards) shall be met.

C. All assembly/repair work shall take place within an enclosed building.
D. No outdoor storage is permitted.

3. Live or Recorded Entertainment.
   A. Shall not be less than 500 feet from another live or recorded musical entertainment use.
   B. All activities shall take place indoors.
   C. Hours of operation, 9:00 a.m. to 2:00 a.m.
   D. A maximum of four coin-operated entertainment devices or machines are permitted (such as a video game or pinball machine).

§27-1305. Parking Requirements.

All parking facilities may be provided in accordance with the general provisions of Part 21 of this Chapter. In addition, the following regulations shall apply to commercial uses:

1. Off-street parking facilities may be provided on the periphery of the Commercial District
2. Off-street parking facilities are subject to the following provisions:
   A. Off-street parking spaces may be grouped in facilities serving more than one lot or establishment.
   B. Parking garages may be above or below ground. Above ground garages shall be in the rear yard and architecturally compatible with other improvements developed on the site and immediate area.

§27-1306. Building design standards.

1. Overall design.
   A. All buildings within a single project shall have a unified or complementary architectural character. Developments shall create focal points with respect to avenues of approach, or other buildings, and relate open space between all existing and proposed buildings.
   B. Blank walls shall not be permitted along any exterior wall facing a street, parking area, or walking area. Walls or portions of walls where windows are not provided shall have architectural treatments that are similar to the front facade, including materials, colors, and details.
   C. When flat roofs are proposed, a parapet wall or projecting cornice shall be included on the front façade(s).
   D. Convenient pedestrian connections shall be provided from all building entrances to parking areas, open space, and recreational areas.
2. Building materials.
   A. All façades of new buildings visible from a public or private street, parking area, or public gathering space shall consist of quality building materials, such as brick, stone, concrete, and glass, to create visual interest and enhance the quality of the development.
   B. The following building materials are prohibited: exterior insulation and finishing systems (EIFS); aluminum or vinyl siding or shutters; white, tan, or painted brick; concrete block; T-111 or other similar plywood siding.
3. Building orientation and entrances.

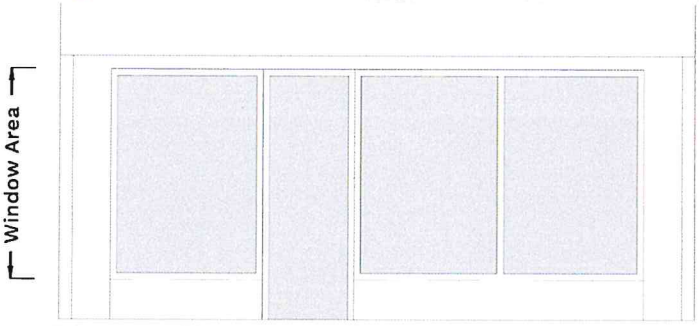
A. Front facades of buildings shall be oriented toward Main Street or Butler Avenue, whichever immediately abuts the property frontage. Such entrances shall be usable and well-defined through the use of architectural features (e.g., utilizing porticos, pediments, colonnades, canopies, or overhangs).

B. Each façade of a building with frontage along a public or private street, parking area, or public gathering space shall feature at least one clearly-defined and highly- visible pedestrian entrance with a direct sidewalk connection to the abutting street. A building with multiple street frontages may locate a pedestrian entrance on the corner of the building where the two streets intersect to fulfill this requirement.

C. Storefront entrance doors shall be recessed a sufficient distance to allow doors to swing out without conflicting with pedestrian flow on the sidewalk.

4. Windows.

A. The ground floor of any building along a primary street shall have a minimum clear window area of 60%, with windows providing views of display areas or the inside of the building. Window areas shall be between 12 inches and eight feet off the ground.



B. For corner buildings with multiple frontages, the ground floor primary street transparency requirement shall wrap on to the ground floor of secondary frontages for a minimum distance equal to at least 25% of the length of the building facade along the secondary frontage, as measured from the corner of the primary and secondary frontages.

C. The upper floors of any building along a primary street shall have a minimum clear window area of 35%.

D. Smoked, reflective, or black glass in windows is prohibited.

5. Building Façade Elements. All buildings shall include a variety of architectural design elements to provide visual interest and to mitigate the apparent scale and mass of large buildings and facades. Any building façade along a public or private street, parking area, or public gathering space that is greater than 50 feet long shall be articulated with façade breaks of a minimum depth of three (3) feet for every 50 feet of building façade length. In addition to breaks in the façade, other architectural elements that provide façade articulation shall be utilized no less than every 50 feet on average:

A. Masonry;

B. Concrete or Masonry plinth at the base of walls;

C. Belt courses of a different texture or color;

D. Projecting or decorative cornices;
E. Quoins;
F. Decorative tile work;
G. Trellis containing planting;
H. Medallions;
I. Bay windows;
J. Oriel windows;
K. Vertical articulation;
L. Stylized lighting fixtures;
M. Porticos;
N. Balconies;
O. Recessed entryways; and/or
P. Building extensions.

§ 27-1307. Streetscape standards.

1. Pedestrian Design Standards. Public and private pedestrian access and circulation shall be included in all development proposals. Pedestrian access links shall be provided for all uses as specified on the Redevelopment Area Plan for access to open space areas and principal destinations such as the Ambler Borough Main Street Corridor, the SEPTA train station and the Wissahickon Conservation Corridor. The following standards shall apply throughout the C:
   A. Where feasible, sidewalks with an unimpeded pedestrian pathway width of at least eight (8) feet shall be provided along all existing and proposed streets and driveways within the C. Where adjacent sidewalk is less than eight (8) feet, sidewalks with an unimpeded pedestrian pathway width of no less than six (6) feet shall be provided along all existing and proposed streets and driveways within the district.
   B. Paved pedestrian walkways, sidewalks, trails or equivalent with a minimum width of five (5) feet shall connect road frontage sidewalks to building entries, parking area(s) and other significant destination areas (i.e., passenger rail station, major open space areas and/or historically or culturally important sites).
   C. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points and transit stops. Unpaved walking trails may be substituted for paved sidewalks in cases where the developer has proven that such trails would be more appropriate to the development's surroundings (i.e., along a watercourse, connection to an existing trail network, etc.).
   D. All pedestrian amenities shall be designed in accordance with the standards of the Americans with Disabilities Act.
   E. Walkways between office buildings, retail establishments and housing areas shall facilitate "walkability." Direct pedestrian connections to public transit stops and adjacent properties shall be accommodated within the overall land use plan.
   F. Sidewalks and pedestrian access links shall be constructed of a hard, durable, all- weather surface. Alternative paving materials, such as high density concrete pavers, may be utilized but must be of a color and texture matching that existing elsewhere in the Borough's Main Street and/or development areas and must be approved by the Borough.

G. For frontages on Main Street and Butler Avenue, a four (4) foot wide verge shall be provided between the sidewalk and curbline which may be either landscaped or hardscaped. For frontages other than Main Street and Butler Avenue, a two (2) foot wide verge shall be provided between the sidewalk and curbline which may be either landscaped or hardscaped.

H. Crosswalks. Crosswalks shall be clearly delineated at all intersections and marked to the width of the largest contributing sidewalk or internal pedestrian pathway. In no case shall the width of the crosswalk be less than six (6) feet. Furthermore, pedestrian signalization shall be provided at intersections where traffic signals exist.

2. Street furnishings.

A. Applicability.

(1) Properties or developments with a frontage exceeding 100 feet on Main Street or Butler Avenue shall provide, at minimum, one (1) bench, one (1) trash receptacle, and one (1) recycling receptacle.

(2) Properties or developments with a frontage exceeding 200 feet on Main Street or Butler Avenue shall provide, at minimum, two (2) benches, one (1) trash receptacle, and one (1) recycling receptacle.

B. Location. Street furniture shall be located adjacent to the building façade, unless on- street parking is present, in which case street furniture may be located along the curb. Such amenities shall be maintained in perpetuity by the property owner.

C. Existing amenities, such as an existing bench or refuse receptacle, may be counted towards meeting the requirement.

D. Fee in-lieu.

(1) An applicant may choose to contribute a fee in lieu of providing the street furnishings that would have otherwise been required by this section when there are site constraints that make the provision thereof infeasible or impractical. The Borough Zoning Officer and Borough Engineer shall confirm that the provision of required street furnishings is infeasible or impractical.

(2) The amount of the fee shall be equal to the fair market value of the streetscape furnishings that otherwise would have been required by this section. Fair market value shall be determined by agreement of Borough Council and the applicant.

3. Bicycle parking required.

A. Applicability. Any property undergoing subdivision or land development, as defined in **Chapter 22, Subdivision and Land Development**, shall require the installation of the requisite number of bicycle parking spaces pursuant to Subsection B, below.

B. Number of bicycle parking spaces required.

(1) One bicycle parking space shall be provided for every three dwelling units. When less than three dwelling units are located on a lot, no bicycle parking facilities shall be required.

(2) One bicycle parking space shall be provided for every 10 vehicle parking spaces required for any nonresidential use. Uses requiring

less than 10 parking spaces shall not be required to provide bicycle parking facilities.

C. Design.

(1) Bicycle facilities shall be provided either interior and/or exterior to the building and be convenient for use by employees, patrons, residents and/or visitors.

(2) Bicycle parking facilities should include a secure device to which the bicycle frame and one wheel of the bicycle can be attached with a cable or locking device. The device should be suitable to keep bicycles erect when they are locked to it.

(3) Bicycle parking design and location shall be in conformance with the most recent published standards of the Association of Pedestrian and Bicycle Professionals, and shall not impede the pedestrian clear path of any public sidewalk

4. Lighting facilities.

A. All nonpublic sidewalk, walkway, parking and building lighting fixtures shall be of a style and design that is either consistent with or complementary to those utilized throughout the C Commercial District.

B. Lamp posts for all existing and proposed streets shall match existing lamp posts utilized throughout the C Commercial District. The specifications for existing lamp posts may be requested from the Borough Engineer.

C. Adherence to **§27-412, Lighting Criteria Applicable to All Zoning Districts**, is required.

5. Bus stops.

A. The developer shall coordinate with SEPTA, or any other public transit provider, on providing or improving existing bus stops when a public bus transit route operates or has a stop located on a public or private street frontage directly abutting a development within the C.

B. The developer shall coordinate with SEPTA on the stop design. The appropriate transit stop improvements and shelter shall be provided meeting the most recent SEPTA Bus Stop Design Guidelines. Transit stops shall include, at a minimum, a shelter or enclosure, seating, and schedule information.

C. The developer shall sign a perpetual maintenance agreement with Ambler Borough demonstrating that the applicant is responsible for the maintenance of the bus shelter and associated amenities.

...

PART 28. DC DOWNTOWN COMMERCIAL DISTRICT

§27-2801. Statement of Intent.

It is the intent of this District to:

1. Provide for the orderly development of a major business and commerce area of the Borough, consistent with the Comprehensive Plan.
2. Allow for residential uses that are compatible with the "Main Street" character.
3. Encourage a uniformity of design to ensure the orderly arrangement of land uses and

buildings.

§27-2802 Use Regulations.

1. Permitted uses.
    A. Retail establishment for the sale of dry goods, variety and general merchandise, clothing, food, drugs, plants, furnishings or other household supplies, sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments
    B. Business or professional office or studio, bank or other financial institution, municipal use excluding dump, telephone central office, telegraph or other public utility office, passenger station for public transportation
    C. Office buildings.
    D. Restaurant, bar, tearoom, retail baker, confectionery or ice cream shops or places serving food or beverages.
    E. Personal service shop, including tailor, barber, beauty salon, shoe repair, dressmaking or other similar service.
    F. Indoor theater or bowling alley.
    G. Newspaper publishing, job printing.
    H. Hotel or motel.
    I. Parking lot, in accordance with §27-2804.
    J. Accessory use as customarily incidental to the permitted use by special exception.
2. Special Exception Uses.
    A. Laundry or drycleaning establishment.
    B. Other places of indoor amusement or recreation.
    C. Outdoor storage facilities.
    D. Residences, in accordance with the following:
        (1) No basement or first floor dwelling units shall be permitted in combination with a commercial use.
        (2) Each unit shall have a minimum of 600 square feet of floor area, plus 100 square feet additional for each bedroom.
        (3) The lot area per family shall be 2,000 square feet for each unit. This shall be deemed to include the entire area within the lot, including buildings and structures committed to commercial use.
        (4) Two off-street parking spaces shall be provided for each unit, exclusive of interior driveways and driveways connecting the garage or parking space with the street or alley.

(5) There shall be a minimum rear yard of 15 feet.
(6) Each unit shall have two means of egress, both of which shall terminate in a public way or a court space leading to a public way.

E. Any use of the same general character as any of the uses specifically permitted in this Section without requirement of a special exception

3. Conditional uses. In accordance with the regulations of §§27-2805 and 27-413 (Conditional Uses), the following may be permitted as a conditional use:
   A. ~~Gasoline~~ Vehicle fueling station with or without automobile servicing and/or mini-market.
   B. Light assembly/repair of ceramics, clothing, plastics, electrical goods, furniture, hardware, professional and scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys and electronic parts.
   C. Live or recorded entertainment, such as a performing arts facility.

§27-2803. Dimensional Requirements.

1. Minimum Lot Area (permitted and special exception uses). One thousand five hundred square feet.
2. Maximum Building Area. Eighty percent.
3. Height Regulations:~~:~~ three stories maximum, and a maximum height of ~~F~~forty feet~~, except that the Zoning Hearing Board may approve an increase to a maximum of 70 feet provided the Board determines that any building that exceeds 40 feet will not be detrimental to the light, air, privacy or architectural scheme of any other structure or use currently existing or anticipated and that for every foot of height in excess of 40 feet an additional one foot shall be added to each yard setback~~.

§27-2804. Parking Requirements.

All parking facilities may be provided in accordance with the general provisions of Part 21 of this Chapter. In addition, the following regulations shall apply to commercial uses:

A. Off-street parking facilities may be provided on the periphery of the downtown commercial district.
B. Off-street parking facilities are subject to the following provisions:
   (1) Off-street parking spaces may be grouped in facilities serving more than one lot or establishment.
   (2) Parking garages may be above or below ground. Above ground garages shall be in the rear yard and architecturally compatible with other improvements developed on the site and immediate area.

§27-2805. Conditional Use Standards.

The following requirements shall be met for the applicable use permitted by §27- 2802(3):

A. ~~Gasoline~~ Vehicle fueling stations with or without automobile servicing and/or mini-market.
   (1) Minimum Lot Area. One-half acre.
   (2) All servicing and parts storage shall take place in an enclosed building.
   (3) All required parking shall be provided on the premises
   (4) No unregistered or unlicensed vehicles are permitted on the premises.
   (5) No vehicle sales or rentals are permitted.

(6) Vehicles awaiting repair shall not be stored outdoors for more than one week.

B. Light assembly/repair of ceramics, clothing, plastics, electrical goods, furniture, hardware, professional and scientific instruments, jewelry, time pieces, optical goods, musical instruments, toys and electronic parts.
   (1) Minimum Lot Area. Ten thousand square feet.
   (2) The requirements of §§27-1504 (Development Regulations) and 27- 1505 (Performance Standards) shall be met.
   (3) All assembly/repair work shall take place within an enclosed building.
   (4) No outdoor storage is permitted.

C. Live or Recorded Entertainment.
   (1) Shall not be less than 500 feet from another live or recorded musical entertainment use.
   (2) All activities shall take place indoors.
   (3) Hours of Operation. 9:00 a.m. – 2:00 a.m.
   (4) A maximum of four coin-operated entertainment devices or machines are permitted (such as a video game or pinball machine).

§ 27-2806. Limitations on Lots Abutting Residential Districts.

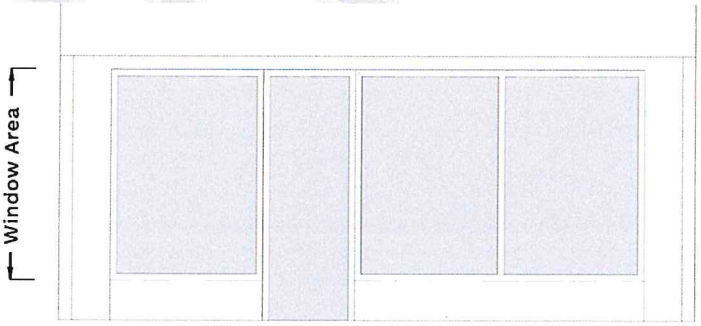
1. For purposes of this Section, a lot abuts a residential zoning district when any portion of the lot boundary is shared with any portion of a lot that is zoned residential. A lot that is across the street from a residential lot does not abut the residential lot
2. With the exception of tearooms, retail bakers, confectionery retailers, and ice cream shops, and notwithstanding any language in this Chapter to the contrary, no bar, restaurant, or other establishment selling food or beverages shall be permitted on any lot in the Downtown Commercial District that abuts the R-1 Residential District.
3. Where a lot in the Downtown Commercial District abuts a residential zoning district, the customer entrance for any permitted use shall open facing away from the residential district, and any customer entrance or the closest portion of any outdoor dining area must be at least 40 feet from the residential zoning district.
4. All mixed-use or nonresidential developments shall provide a permanent landscaped planting area of at least 10 feet in depth (inclusive of curb, but not sidewalk, of up to one foot in width) along all property lines adjacent to a residentially zoned property. The buffer shall meet the requirements of **§100.4. Buffers and Screens**.

§ 27-2807. Building design standards.

1. Overall design.
   A. All buildings within a single project shall have a unified or complementary architectural character. Developments shall create focal points with respect to avenues of approach, or other buildings, and relate open space between all existing and proposed buildings.
   B. Blank walls shall not be permitted along any exterior wall facing a street, parking area, or walking area. Walls or portions of walls where windows are not provided shall have architectural treatments that are similar to the front facade, including materials, colors, and details.
   C. When flat roofs are proposed, a parapet wall or projecting cornice shall be included on the front façade(s).

D. Convenient pedestrian connections shall be provided from all building entrances to parking areas, open space, and recreational areas.

2. Building materials.
   A. All façades of new buildings visible from a public or private street, parking area, or public gathering space shall consist of quality building materials, such as brick, stone, concrete, and glass, to create visual interest and enhance the quality of the development.
   B. The following building materials are prohibited: exterior insulation and finishing systems (EIFS); aluminum or vinyl siding or shutters; white, tan, or painted brick; concrete block; T-111 or other similar plywood siding.
3. Building orientation and entrances.
   A. Front facades of buildings shall be oriented toward Main Street or Butler Avenue, whichever immediately abuts the property frontage. Such entrances shall be usable and well-defined through the use of architectural features (e.g., utilizing porticos, pediments, colonnades, canopies, or overhangs).
   B. Each façade of a building with frontage along a public or private street, parking area, or public gathering space shall feature at least one clearly-defined and highly- visible pedestrian entrance with a direct sidewalk connection to the abutting street. A building with multiple street frontages may locate a pedestrian entrance on the corner of the building where the two streets intersect to fulfill this requirement.
   C. Storefront entrance doors shall be recessed a sufficient distance to allow doors to swing out without conflicting with pedestrian flow on the sidewalk.
4. Windows.
   A. The ground floor of any building along a primary street shall have a minimum clear window area of 60%, with windows providing views of display areas or the inside of the building. Window areas shall be between 12 inches and eight feet off the ground.



   B. For corner buildings with multiple frontages, the ground floor primary street transparency requirement shall wrap on to the ground floor of secondary frontages for a minimum distance equal to at least 25% of the length of the building facade along the secondary frontage, as measured from the corner of the primary and secondary frontages.
   C. The upper floors of any building along a primary street shall have a minimum clear window area of 35%.
   D. Smoked, reflective, or black glass in windows is prohibited.

5. Building Façade Elements. All buildings shall include a variety of architectural design elements to provide visual interest and to mitigate the apparent scale and mass of large buildings and facades. Any building façade along a public or private street, parking area, or public gathering space that is greater than 30 feet long shall be articulated with façade breaks of a minimum depth of three (3) feet for every 30 feet of building façade length. In addition to breaks in the façade, other architectural elements that provide façade articulation shall be utilized no less than every 50 feet on average:
    A. Masonry;
    B. Concrete or Masonry plinth at the base of walls;
    C. Belt courses of a different texture or color;
    D. Projecting or decorative cornices;
    E. Quoins;
    F. Decorative tile work;
    G. Trellis containing planting;
    H. Medallions;
    I. Bay windows;
    J. Oriel windows;
    K. Vertical articulation;
    L. Stylized lighting fixtures;
    M. Porticos;
    N. Balconies;
    O. Recessed entryways; and/or
    P. Building extensions.

§ 27-2808. Streetscape standards.

2. **Pedestrian Design Standards**. Public and private pedestrian access and circulation shall be included in all development proposals. Pedestrian access links shall be provided for all uses as specified on the Redevelopment Area Plan for access to open space areas and principal destinations such as the Ambler Borough Main Street Corridor, the SEPTA train station and the Wissahickon Conservation Corridor. The following standards shall apply throughout the DC:
    A. Where feasible, sidewalks with an unimpeded pedestrian pathway width of at least eight (8) feet shall be provided along all existing and proposed streets and driveways within the DC. Where adjacent sidewalk is less than eight (8) feet, sidewalks with an unimpeded pedestrian pathway width of no less than six (6) feet shall be provided along all existing and proposed streets and driveways within the DC
    B. Paved pedestrian walkways, sidewalks, trails or equivalent with a minimum width of five
    (5) feet shall connect road frontage sidewalks to building entries, parking area(s) and other significant destination areas (i.e., passenger rail station, major open space areas and/or historically or culturally important sites).
    C. Sidewalks shall connect to existing sidewalks on abutting tracts and other nearby pedestrian destination points and transit stops. Unpaved walking trails may be

substituted for paved sidewalks in cases where the developer has proven that such trails would be more appropriate to the development's surroundings (i.e., along a watercourse, connection to an existing trail network, etc.).

D. All pedestrian amenities shall be designed in accordance with the standards of the Americans with Disabilities Act.

E. Walkways between office buildings, retail establishments and housing areas shall facilitate "walkability." Direct pedestrian connections to public transit stops and adjacent properties shall be accommodated within the overall land use plan.

F. Sidewalks and pedestrian access links shall be constructed of a hard, durable, all- weather surface. Alternative paving materials, such as high density concrete pavers, may be utilized but must be of a color and texture matching that existing elsewhere in the Borough's Main Street and/or development areas and must be approved by the Borough.

G. For frontages on Main Street and Butler Avenue, a four (4) foot wide verge shall be provided between the sidewalk and curbline which may be either landscaped or hardscaped. For frontages other than Main Street and Butler Avenue, a two (2) foot wide verge shall be provided between the sidewalk and curbline which may be either landscaped or hardscaped.

H. Crosswalks. Crosswalks shall be clearly delineated at all intersections and marked to the width of the largest contributing sidewalk or internal pedestrian pathway. In no case shall the width of the crosswalk be less than six (6) feet. Furthermore, pedestrian signalization shall be provided at intersections where traffic signals exist.

3. Street furnishings.

A. Applicability.

(1) Properties or developments with a frontage exceeding 100 feet on Main Street or Butler Avenue shall provide, at minimum, one (1) bench, one (1) trash receptacle, and one (1) recycling receptacle.

(2) Properties or developments with a frontage exceeding 200 feet on Main Street or Butler Avenue shall provide, at minimum, two (2) benches, one (1) trash receptacle, and one (1) recycling receptacle.

B. Location. Street furniture shall be located adjacent to the building façade, unless on- street parking is present, in which case street furniture may be located along the curb. Such amenities shall be maintained in perpetuity by the property owner.

C. Existing amenities, such as an existing bench or refuse receptacle, may be counted towards meeting the requirement.

D. Fee in-lieu.

(1) An applicant may choose to contribute a fee in lieu of providing the street furnishings that would have otherwise been required by this section when there are site constraints that make the provision thereof infeasible or impractical. The Borough Zoning Officer and Borough Engineer shall confirm that the provision of required street furnishings is infeasible or impractical.

(2) The amount of the fee shall be equal to the fair market value of the streetscape furnishings that otherwise would have been required by this section. Fair market value shall be determined by agreement of Borough Council and the applicant.

4. Bicycle parking required.
   A. Applicability. Any property undergoing subdivision or land development, as defined in **Chapter 22, Subdivision and Land Development**, shall require the installation of the requisite number of bicycle parking spaces pursuant to Subsection B, below.
   B. Number of bicycle parking spaces required.
      (1) One bicycle parking space shall be provided for every three dwelling units. When less than three dwelling units are located on a lot, no bicycle parking facilities shall be required.
      (2) One bicycle parking space shall be provided for every 10 vehicle parking spaces required for any nonresidential use. Uses requiring less than 10 parking spaces shall not be required to provide bicycle parking facilities.
   C. Design.
      (1) Bicycle facilities shall be provided either interior and/or exterior to the building and be convenient for use by employees, patrons, residents and/or visitors.
      (2) Bicycle parking facilities should include a secure device to which the bicycle frame and one wheel of the bicycle can be attached with a cable or locking device. The device should be suitable to keep bicycles erect when they are locked to it.
      (3) Bicycle parking design and location shall be in conformance with the most recent published standards of the Association of Pedestrian and Bicycle Professionals, and shall not impede the pedestrian clear path of any public sidewalk.
5. Lighting facilities.
   A. All nonpublic sidewalk, walkway, parking and building lighting fixtures shall be of a style and design that is either consistent with or complementary to those utilized throughout the DC.
   B. Lamp posts for all existing and proposed streets shall match existing lamp posts utilized throughout the DC. The specifications for existing lamp posts may be requested from the Borough Engineer.
   C. Strict adherence to **§27-412, Lighting Criteria Applicable to All Zoning Districts**, is required.
6. Bus stops.
   A. The developer shall coordinate with SEPTA, or any other public transit provider, on providing or improving existing bus stops when a public bus transit route operates or has a stop located on a public or private street frontage directly abutting a development within the DC.
   B. The developer shall coordinate with SEPTA on the stop design. The appropriate transit stop improvements and shelter shall be provided meeting the most recent SEPTA Bus Stop Design Guidelines. Transit stops shall include, at a minimum, a

shelter or enclosure, seating, and schedule information.

C. The developer shall sign a perpetual maintenance agreement with Ambler Borough demonstrating that the applicant is responsible for the maintenance of the bus shelter and associated amenities.

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