

Summary of Changes

The following table summarizes the changes to the East Cocalico Zoning Ordinances and Map that are being proposed by the East Cocalico Board of Supervisors on behalf of the developer of the “Secret Shopping Center.” This table is being prepared as a public service because this information (on a side-by-side comparison basis) has not been provided by East Cocalico Township. [This material was not available in electronic form, so it partly typed and partly OCR’ed. Therefore, there may be typos in this document.]

Section	Current	Proposed	Impact
Zoning Map – account, owner 0805608100000, LIED, JUNE G	Zoned C-1	Zoned C-2	Increase size of this Shopping Center
Zoning Map – account, owner 0803242900000, LIED, JUNE G	Zoned C-1	Zoned C-2	Increase size of this Shopping Center
Zoning Map – account, owner 0803195000000, KRAFFT, JUNE G	Zoned C-1	Zoned C-2	Increase size of this Shopping Center
Zoning Map – account, owner 0800599800000, SCHMIDT, F W	Zoned R-2	Zoned C-2	Increase size of this Shopping Center
Zoning Ordinance, Section 112, Definitions	n/a	Add: <u>Retaining wall</u> – A man-made structure used to stably contain land at a location of substantial elevation change.	

Section	Current	Proposed	Impact
Zoning Ordinance, Section 112, Definitions	<u>Shopping Center</u> – One store containing more than twenty thousand (20,000) square feet of gross floor area, or two (2) or more stores which are designed to function as a unit, with shared vehicular access, off-street parking and signage.	<p><u>Shopping Center</u> – A development with at least one retail or wholesale store that is designed and constructed to function as one unit with integrated features, including but not limited to, shared off-street parking and loading, signage, vehicular access and on-site traffic flow, stormwater management and other similar improvements. Shopping center shall expressly prohibit adult-related facilities, nightclubs and off-track betting parlors. [Here there is a distinction between Local and Regional Shopping Centers. Local ones are between 20,000 and 150,000 square feet. To save space, only the Regional definition is stated here in this document]</p> <p><u>Regional Shopping Center</u> – A shopping center with more than one hundred fifty thousand (150,000) square feet of gross floor area that contains:</p> <ol style="list-style-type: none"> 1. one store (automobile services and filling stations with a maximum of eight (8) fuel pumps are permitted as an accessory use); or, 2. two or more stores (automobile services and filling stations with a maximum of eight (8) fuel pumps are permitted as an accessory use) , offices, banks, retail services, restaurants, taverns, hotels, day care facilities, health and fitness clubs, theaters and auditoriums, or any other use permitted within the (C-2) Zone. 	Expand the definition of a shopping center to include many new uses, which are specified here.
Zoning Ordinance, Section 210.4.1 of the (C-1) General Commercial Zone	<u>Conditional uses</u> (Subject to the review procedures of Section 704) 1. Shopping centers and malls (see Section 461)	1. Local shopping center (See Section 461)	

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Zoning Ordinance, Section 211.4.3 of the (C-2) Planned Commercial Zone	<u>Conditional uses</u> (Subject to the review procedures of Section 704) [1. & 2. to remain unchanged] 3. Shopping centers and malls (see Section 461)	3. Regional shopping center (See Section 461)	
Zoning Ordinance, Section 461.1	461.1. Within the (C-1 and C-2) Zones, shopping centers are permitted by conditional use, subject to the following criteria:	461.1. Within the (C-1) Zone local shopping centers are permitted by conditional use, and within the (C-2) Zone regional shopping centers are permitted by conditional use, both subject to the following criteria:	
Zoning Ordinance, Section [new 461.2]	n/a	461.2. Shopping centers may contain any of those uses permitted under the definition contained within Section 112 of this Ordinance. The initial approval of the shopping center shall require conditional use review. For freestanding pad sites, the applicant may choose to identify proposed building envelopes and a list of potential uses to be applied to each pad site respectively as an alternative to the specific identification of each use; however, in reviewing such pad sites the Township will consider the worst case scenario of building site envelope and potential uses when evaluating the conditional use application. Any subsequent substitution of use within the shopping center shall be permitted by right so long as the proposed use is permitted by right within the respective Zone and does not require amendment of the site plan approved by the original conditional use. Future uses to be substituted that require separate special exception or conditional use approval, shall follow such review and approval processes. Future uses that require amendment of the site plan shall require conditional use approval under Section 704.4. of this Ordinance;	Initial approval of the shopping center requires conditional use review. The developer only has to provide a list of the types of uses involved, not specific details. Future uses not allowed in C-2 zoning will require the usual approval and review processes.

Section	Current	Proposed	Impact
Zoning Ordinance, Section [old 461.2]	461.2. The subject property shall front on an arterial or collector road, and all access drives shall be set back at least two hundred feet (200') from the intersection of any street right-of-way lines;	461.3. Regional shopping centers shall front on an arterial road and local shopping centers shall front along an arterial or collector road. Regional shopping centers are permitted only one vehicular access location along each road frontage with the primary vehicular access drive intersecting with Colonel Howard and Pepperidge Farm Boulevards. The main access drive through a regional shopping center shall be designed to facilitate a smooth flow of traffic through the site between Colonel Howard Boulevard and Reamstown Road. Drive-through lanes for any use contained within the shopping center shall connect only to internal access drives and parking lots. Access drives serving all shopping centers shall be set back at least two hundred feet (200') from the intersection of any street right-of-way lines along the same side of the street;	Requires a specific location for this shopping center, proving that there is only one possible location in East Cocalico Township for a “Regional Shopping Center” – this location.
Zoning Ordinance, Section [old 461.5]	461.5. In addition to vehicular access to the property, the applicant shall be required to design and construct pedestrian linkages with any nearby areas, even if they are not yet developed. Such pedestrian linkages shall be located so as to provide safe and convenient access to the shopping center from the nearby areas;	Renumbered as 461.4. Text unchanged.	

Section	Current	Proposed	Impact
Zoning Ordinance, Section [old 461.6]	461.6. Unless deferred by the Board of Supervisors, any shopping center must provide an improved bus stop which would be conveniently accessible for patrons who would travel to and from the site by bus. Such bus stop must be provided, even if current bus service is unavailable along the subject property. Such bus stop shall include a shelter, seating, a waste receptacle, and at least one (1) shade tree;	Renumbered as 461.5. Text unchanged.	
Zoning Ordinance, Section [new 461.6]	n/a	461.6. Regional shopping centers must integrate a designated location for a minimum of sixty (60) park and ride off street parking spaces that is readily-identifiable and conveniently accessible to passing motorists. Such park and ride spaces can include those spaces required to serve the regional shopping center and shall be designed, signed, lighted and maintained in accordance with Section 507 of the SLDO.	The developer doesn't have to provide any extra spaces for a Park-and-Ride, just label some of the existing ones for that use.
Zoning Ordinance, Section [new 461.7]	n/a	461.7. The applicant's site plan shall clearly depict the proposed locations and dimensions of all on-site circulation improvements which must demonstrate safe vehicular and pedestrian movements both upon and abutting the subject property;	
Zoning Ordinance, Section [old 461.7]	461.7. A Traffic Impact Report shall be submitted by the applicant, in accordance with Section 320 of this Ordinance;	Renumbered as 461.8. Text unchanged.	

Section	Current	Proposed	Impact
Zoning Ordinance, Section [old 461.3]	461.3. Both public sewer and public water utilities shall be required;	<p>461.9. Both public sewer and public water utilities shall be required. However, the Board of Supervisors may permit the interim use of on-lot water supply for regional shopping centers when:</p> <ol style="list-style-type: none"> 1. the applicant can verify that public water will remain unavailable to the site during construction of the regional shopping center; 2. The proposed use will install all necessary infrastructure to serve the proposed use with public water supply and will guarantee timely connection and use of public water once it is made available to the subject property; and, 3. The applicant shall commit to a process of future negotiation for incorporation of the proposed use's interim water source into the public water system once public water is made available, at the Township's discretion. 	Permit the Developer to construct this project immediately without waiting for the water system upgrades that are delaying all other development projects in the Township.

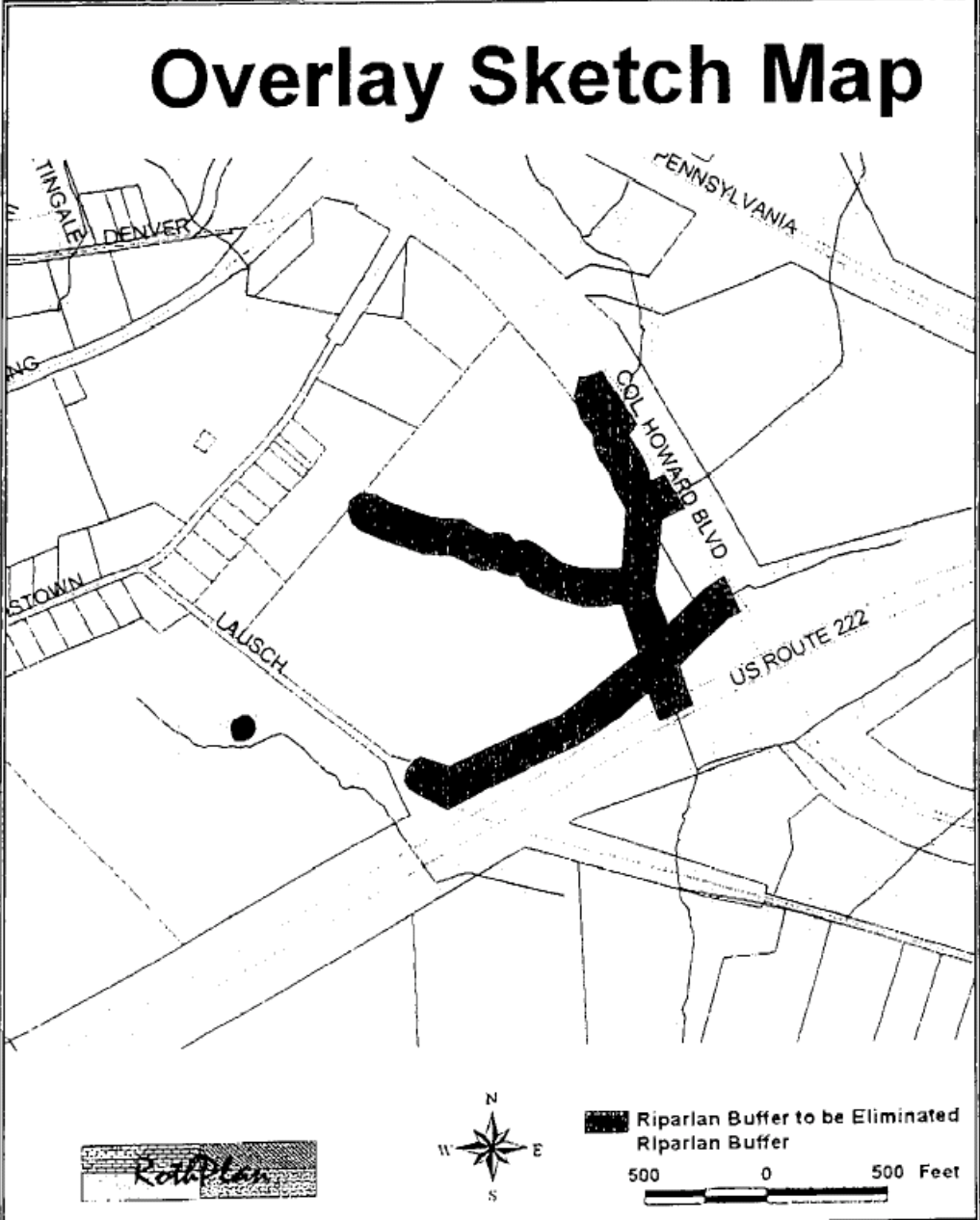
Section	Current	Proposed	Impact
<p>Zoning Ordinance, Section [old table 461.4]</p> <p>[Calculations based on 430,000 square feet of buildings]</p>	<p>Minimum Required Off-Street Parking Spaces Per 1,000 Sq. Ft. of Gross Floor Area = <u>6.0</u></p> <p>Minimum Required Interior Landscaping as Described in Section 507.16. of the SLDO = <u>10%</u></p> <p>Minimum Required Off-Street Loading Spaces = <u>6 plus 1 per 50,000 sq. ft., or fraction thereof, of gross floor area over 150,000 sq. ft.</u></p>	<p>Renumbered as 461.10</p> <p>Minimum Required Off-Street Parking Spaces Per 1,000 Sq. Ft. of Gross Floor Area = <u>5.0</u></p> <p>Minimum Required Interior Landscaping as Described in Section 507.16. of the SLDO = <u>8%</u></p> <p>Minimum Required Off-Street Loading Spaces = <u>4 plus 1 per 100,000 sq. ft., or fraction thereof, of gross floor area over 150,000 sq. ft.</u> [For “Freestanding restaurants that are integrated within the shopping center”] 1 for uses with at least 2000 square feet plus 1 per 10,000 sq. ft., or fraction thereof, of gross floor area over 10,000 sq. ft</p>	<p>The developer is allowed to provide <u>430</u> fewer parking spaces (2150 vs. 2580).</p> <p>The developer is allowed to provide <u>20%</u> less interior landscaping on the site.</p> <p>The developer is allowed to provide <u>42%</u> fewer loading spaces (7 vs. 12).</p> <p>Additional loading spaces are required for a freestanding restaurant.</p>
<p>Zoning Ordinance, Section [new 461.11]</p>	<p>n/a</p>	<p>461.11. Within shopping centers, off-street loading spaces for freestanding restaurants that contain less than 10,000 square feet may be located upon required off street parking spaces provided the use of such off street parking spaces for loading purposes does not interfere with vehicular circulation within the shopping center's parking lot and the applicant demonstrates that the use of such off-street parking spaces for loading purposes will occur only when the freestanding restaurant is closed to business.</p>	<p>No extra loading spaces are required for a freestanding restaurant if they receive deliveries when closed.</p>

Section	Current	Proposed	Impact
Zoning Ordinance, Section [new 461.12]	[Defined elsewhere at ten (10) by twenty (20) feet]	461.12. Within shopping centers, off-street parking lots shall provide for rectangular-shaped parking spaces that are at least nine (9) feet wide by eighteen (18) feet long.	10% Smaller parking spaces, because as the Harry Roth, the preparer of the new ordinance stated “Cars are getting smaller these days.” (approximate wording from Supervisors meeting)
Zoning Ordinance, Section [table in old section 461.10] NOTE: Only the changed specifications are listed here, many are unchanged.	Min. Required Setback from Residential District: <u>100 ft. for buildings, structures, off street loading, & dumpsters; 50 ft. for off-street parking</u> Max. Permitted Impervious Lot Coverage = 60%	461.13. The proposed shopping center design shall comply with the applicable regulations contained within the following table: Min. Required Setback from Residential District: <u>500 ft. for uses (e.g. buildings, structures, access drives, off-street parking and loading, outdoor storage, dumpsters and etc.) that operate between the hours of midnight and 6:00AM;</u> <u>100 ft. for other buildings, structures, off-street loading, & dumpsters; 50 ft. for off-street parking</u> Max. Permitted Impervious Lot Coverage = 60% - subject to increase in Section 461.17. of this Ordinance.	Larger setback for uses that operate between midnight and 6 AM. Up to 70% with Section 4.61.17.
Zoning Ordinance, Section [old 461.9]	461.9. The applicant shall demonstrate compliance with the light and glare requirements of Section 318.2. of this Ordinance;	Renumbered as 461.15. Text unchanged.	

Section	Current	Proposed	Impact
Zoning Ordinance, Section [new 461.17]	n/a	<p>461.17. Applicant's of shopping centers are encouraged to design and construct buildings that complement the Township's developing landscape. To that effect, the Township offers an optional set of architectural design standards that are tied with the granting of a density bonus. In this case, applicants may opt to obtain a prescribed increase in permitted lot coverage in return for the use of the following specific architectural design guidelines. A developer desiring to obtain such approval shall, when making application for approval for a shopping center, also make application for approval under this section. The Board of Supervisors shall consider both requests simultaneously. These optional standards may only be applied to the proposed use upon approval by the Board of Supervisors and written acceptance by the applicant of all requirements of this section, and any valid conditions of approval attached by the Board of Supervisors:</p> <ol style="list-style-type: none"> 1. Buildings and sites should be designed by qualified architects and constructed and maintained so that they: <ul style="list-style-type: none"> • Make use of nonmetal exterior wall materials as viewed from adjoining streets and residentially-zoned properties; • Employ 'earth-tone,' 'pottery-tone' or 'Williamsburg-type' colors; • Visually screen heating, ventilation, air conditioning, elevator, or other mechanical appurtenances, from adjoining streets and properties; and, • Place utilities underground; 2. The applicant shall submit graphic elevations drawn to scale by an architect registered in the Commonwealth of Pennsylvania depicting compliance with these standards with proposed materials labeled and a corresponding color palette; 3. In return for compliance with the above-described design standards, the Township will award an increase in permitted lot coverage to a maximum of seventy (70%) for the shopping center. 4. Existing shopping centers that desire to incorporate the architectural design standards in return for the increase in permitted lot coverage after the original conditional use approval shall require another conditional use approval at that time. 5. Should any part of this Section 461.17. be declared invalid by the courts, the entire Section 461.17. shall be automatically repealed. 	Allows up to 70% impervious coverage.

Section	Current	Proposed	Impact
Zoning Ordinance, Section [new 461.16]	n/a	<p>461.16. The applicant shall submit a landscape plan prepared by a landscape architect registered within the Commonwealth of Pennsylvania that demonstrates compliance with all applicable provisions of this Ordinance and the SLDO. Such plans shall include but not be limited to details depicting:</p> <ol style="list-style-type: none"> 1. Landscape buffers and screens used to protect adjoining residential zones and residential uses; 2. Screening used to prevent the spillage of headlights onto adjoining properties; 3. Typical interior landscape island treatments; 4. Typical landscape strip treatments: and, 5. Landscape treatments at the shopping center access drives' intersections with streets. 	Requires a professional landscaping plan.
Zoning Ordinance, Section [new 461.18]	n/a	<p>461.18. The Board of Supervisors may permit the modification of the design standards contained within this Section 461 in order to encourage the use of efficient and innovative design. A developer desiring to obtain such approval shall, when making application for approval for a shopping center, also make application for approval under this section. The Board of Supervisors shall consider both requests simultaneously. Any modification of the design standards shall be subject to the following standards:</p> <ol style="list-style-type: none"> 1. Such modifications of design standards better serve to provide for a safe, attractive and functional shopping center that can offer important goods and services to local residents; 2. Such modifications of design standards would not result in adverse impact to the use and enjoyment of nearby properties, nor future occupants of the regional shopping center; 3. Such modifications will not result jeopardize the safe functioning of adjoining roads and intersections; and, 4. The extent of modification provides the minimum amount of relief necessary to ensure compliance with the preceding criteria Section 416.18. 1.-3. 5. Existing regional shopping centers that seek to deviate from the requirements of this Section 461 after the original conditional use approval shall require another conditional use approval at that time. 	Lets the developer change the design for the shopping center in almost any way that is approved by the Board of Supervisors, bypassing the requirements of this new zoning ordinance (So why bother having any zoning ordinances???).

Section	Current	Proposed	Impact
<p>Zoning Ordinance, Section 301.1</p>	<p>[Only the Commercial section]</p> <p><u>Fences and Walls</u> – Within any (C-1, C-2, I-1, and I-2) Zones, no fence nor wall shall be erected to height of more ten (10’) in any yard. No fence nor wall shall interfere with the required clear sight triangle as listed in Section 310.3 of this ordinance.</p>	<p>[Only the Commercial section]</p> <p><u>Fences and Walls</u> – Except as noted below for retaining walls, within any (C-1, C-2, I-1, and I-2) Zones, no fence nor wall (except livestock, required junk yard or tennis court walls or fences, or the wall of a building permitted under the terms of this Ordinance) shall be erected to a height of more than ten (10’) in any yard. No fence or wall shall interfere with the required clear sight triangle as listed in Section 310.3. of this Ordinance;</p> <p>"The use of retaining walls higher than:</p> <ul style="list-style-type: none"> • Four (4) feet in a front yard within the (A, C, R, R-1, R-2, R-3, MHP and VO) Zones; Six (6) feet in any side or rear yards within the (A, C, R, R-1, R-2, R-3, MHP and VO) Zones; and, • Ten (10) feet in any yard within the (C-1, C-2, I-1, and I-2) Zones; <p>Up to a maximum height of thirty (30) feet is permitted, subject to the following findings:</p> <ol style="list-style-type: none"> 1. That the proposed height of the retaining wall is necessary to facilitate an efficient use of the site and/or protect an important or sensitive natural or cultural feature of the site; 2. That the applicant has submitted written expert evidence from a professional engineer registered to practice within the Commonwealth of Pennsylvania that the proposed retaining wall is designed and will be constructed to assure structural integrity and will in no way adversely affect any underground utility lines and/or interfere with their rights-of-way; 3. That the applicant has provided sufficient separation and physical barriers between the proposed retaining wall and any pedestrian and/or vehicle movement areas to ensure adequate vehicle and pedestrian safety; and, 4. That the base of the retaining wall is setback a horizontal distance at least equal to its height from each property line. 	<p>Retaining walls can increase from ten feet to thirty feet in height.</p>

Section	Current	Proposed	Impact
<p>Official Historic & Riparian Buffers Overlay Zones Map</p>	<p style="text-align: center;">Overlay Sketch Map</p> 	<p>Completely eliminate Riparian Buffer Zone</p>	<p>Loss of buffer zone protection for almost ¾ of a mile of streams and wetlands.</p>

Section	Current	Proposed	Impact
<p>Zoning Ordinance, Section 315.2, table of Shopping Center Sign Requirements</p> <p>[Only the changes are listed here]</p>	<p>Freestanding shopping center sign:</p> <p>Maximum Permitted Sign Area = <u>100</u> sq. ft.</p> <p>This sign shall devote no less that <u>50%</u> of the total sign area (per side) to the advertisement of the shopping center's name.</p>	<p>Maximum Permitted Sign Area = <u>110</u> sq. ft.</p> <p>This sign shall devote no less that <u>20%</u> of the total sign area (per side) to the advertisement of the shopping center's name.</p> <p><u>New Sign Type:</u> Freestanding shopping center sign along limited access highway:</p> <p><u>Maximum number permitted:</u> 1 per shopping Center</p> <p><u>Maximum permitted sign area:</u> 165 square feet</p> <p><u>Maximum permitted height:</u> 45 feet</p> <p><u>Other requirements:</u> This sign shall devote no less than 20% of the total sign area (per side) to the advertisement of the shopping center's name.</p>	<p>10% larger sign</p> <p>30% more space to advertise sales, etc.</p> <p>Allows for additional large sign on US 222, 45 feet high, with 80% of the area to be devoted to sales or announcements other than the name of the shopping center.</p>