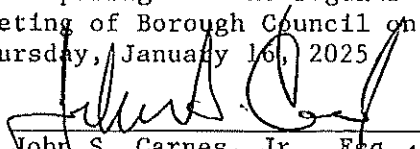


I hereby certify this to be a true and correct copy of the original Ordinance to be considered for passage at the regular ORDINANCE NO. 2024-565 meeting of Borough Council on BOROUGH OF PARKESBURG Thursday, January 16, 2025 CHESTER COUNTY, PENNSYLVANIA



John S. Carnes, Jr., Esq. Solicitor for

AN ORDINANCE OF THE BOROUGH OF PARKESBURG, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE BOROUGH OF PARKESBURG ZONING the Borough ORDINANCE TO PROVIDE FOR A TRADITIONAL NEIGHBORHOOD of Parkesburg DEVELOPMENT ("TND") IN THE R-2 ZONING DISTRICT PERMITTED BY CONDITIONAL USE

**WHEREAS**, The Borough of Parkesburg is authorized under the Borough Code 8 P.S. § 1202(21)(ii), and generally, and the Municipalities Planning Code, 53 P.S. § 10101 et seq., ("MPC") to regulate zoning within its boundaries; and

**WHEREAS**, The Parkesburg Borough Planning Commission has worked with the Chester County Planning Commission Urban Planner, Kevin E. Myers to develop a "Traditional Neighborhood Development" (TND) Option within the R-2 Zoning District of the Borough as a conditional use; and,

**WHEREAS**, the proposed TND Ordinance aforementioned has been reviewed by the Borough's Planning Commission and received comments from the County Planning Commission and the Borough Council and has held a public hearing on this proposed zoning change duly advertised in accordance with the requirements of the MPC.

**NOW THEREFORE**, after considering the he foregoing, the **BOROUGH COUNCIL OF THE BOROUGH OF PARKESBURG** does hereby amend the Borough's Zoning Ordinance by permitting TND Zoning identified as a new Supplemental Use Regulation at Section 2022, by Conditional Use in the R-2 Zoning District and amends the Borough's Zoning Ordinance to do so as follows:

- 1) Article VI R-2 Residential District Section 601.2 "Conditional Uses" is amended by the addition of the following new Section 601.2.G stating in its entirety:

**G. "Traditional Neighborhood Development (TND) in accordance with Section 2022"**

- 2) Article XX Supplemental Use Regulations is amended by adding the following new supplemental use regulation as Section 2022 (subsequent to Section 2021 "Timber Harvesting") as follows:

**SECTION 2022 TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)**

**A. Purpose and Terminology.**

1. Traditional Neighborhood Development (TND) is established to provide development and redevelopment options in the R-2 Residential district. The intent is to:

- a. Promote compatible infill development and redevelopment using sustainable development principles, allowing opportunities for mixed-use development, and expanding the variety of residential dwellings available within the Borough.
- b. Allow compact, walkable, mixed-use, and interconnected development that complements the Borough and adjacent neighborhoods with the flexibility to accommodate greater density and mix of uses that reacts to evolving market demand and uses while providing benefits and amenities for the entire community.
- c. Provide opportunities for recreational and natural areas, protected open space, and buffers from adjacent uses and areas outside of the Borough.
- d. Comply with Act 247 Article VII-A, Traditional Neighborhood Development, and, in particular its purposes and objectives such as encouraging and allowing for innovation for mixed-use pedestrian-oriented walkable development; a more efficient use of land; greater housing opportunities; public and open spaces; and fostering a sense of place and community.
- e. Be used in concert with the General Manual of Written and Graphic Design Guidelines (also referred to as General Design Guide).
- f. Allow for development generally consistent with the Borough Comprehensive Plan and Parkesburg's urban center designation.

2. In addition to terms in Article II, the following terms shall apply:

**ALTERNATIVE PARKING STRATEGIES:** A plan and/or proposal to provide alternative parking strategies that meet the intent and function of the parking requirements provided for TND uses in this ordinance, with a focus on alternative modes of transportation other than a single-user vehicle. Examples include a reduction in required parking ratios, flexible parking strategies, the provision of bicycle parking, car-share locations, electrical vehicle charging, shuttle buses and/or the provision of bus stops, etc. A requested reduction in parking requirements associated with the alternative parking strategy shall be based on a parking analysis for the proposed development, regional examples, and/or well-recognized and established sources of parking data (examples include but are not limited to Urban Land Institute (ULI), Delaware Valley Regional Planning Commission (DVPRC), and the American Planning Association (APA)).

**ATTAINABLE HOUSING.** Housing (i.e., the total cost of rent and utilities) that does not cost more than thirty percent (30%) of a family's gross income and is deemed affordable to those with a household income no greater than eighty percent (80%) of the area median income as established by the U.S. Department of Housing and Urban Development.

**BREWERY/BREW PUB/DISTILLERY.** An establishment involved in the production of malt and brewed beverages produced on the premises for on-premises consumption and/or distribution, as defined by and licensed by the Pennsylvania Liquor Control Board or any successor agency of the commonwealth. A brewpub may have a restaurant as portion of the operation.

**CO-WORKING SPACE:** A facilitated environment containing desks or other workspaces and facilities and is used by a recognized membership who share the site for uses similar to Limited Commercial uses (or their equivalent) in order to interact and collaborate with each other as part of a community. Rules for membership and participation in the co-working space are explicit, transparent and are available to the public. Co-working spaces may host classes or networking events which are open either to the public or to current and prospective members. Fabrication tools are limited to those which do not generate noise or pollutants in excess of what is customary within a typical office environment.

**DESIGN REVIEW COMMITTEE (DRC):** A committee of persons with specific specializations appointed by the Borough to assist with the assessment of a TND proposal for consistency with the General Design Guide and provide advisory recommendations on the same to the Borough. The DRC is not a standing committee and only convenes upon direction of the Borough Council or Planning Commission for review of a TND proposal.

**GENERAL MANUAL OF WRITTEN AND GRAPHIC DESIGN GUIDELINES (General Design Guide):** A document in the Subdivision and Land Development Ordinance (SLDO), incorporated as Appendix K thereto, that provides written and graphic design guidelines for TNDs.

**PROJECT MANUAL OF WRITTEN AND GRAPHIC DESIGN GUIDELINES (Project Design Guide):** A document that provides written and graphic design guidelines for a particular TND proposal, prepared by the applicant to be generally consistent with the General Manual of Written and Graphic Design Guidelines in the Subdivision and Land Development Ordinance (SLDO).

**MIXED-USE:** A building with more than one (1) use permitted in the zoning district in which the mixed-use is located.

**TND OPEN SPACE:** Green Space and Public Space within a TND development consisting of an area of land or water or a combination of land and water, designed and intended for the use and enjoyment of residents of the subdivision or land development or the residents of the Borough. Open space shall not include buildings or other improvements (other than those related to recreational uses and approved by the Borough), street and utility rights-of-way or easements, stormwater management facilities or areas, sediment and erosion control facilities, required yard areas, and off-street parking areas.

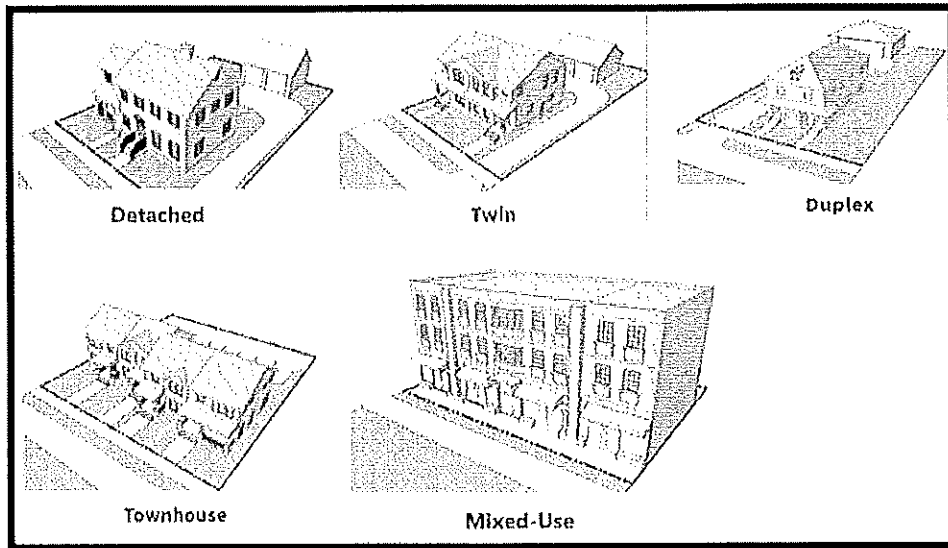
**B. Conditions for Eligibility.**

1. **Minimum tract size:** Twenty (20) acres.
2. **Sewer and Water:** Public sewer and public water shall be required.
3. **TND Design Objectives and Design Guidelines:** TND proposals shall be generally consistent with the General Manual of Graphic Design Guidelines by providing a Project Manual of Graphic Design Guidelines for the proposed development and in accordance with Section 2022.F.
4. **Design Review Committee:** TND proposals shall be subject to review and recommendations of the Borough Planning Commission with input from the Design Review Committee as requested by the Borough.

**C. Use Regulations.**

1. **Residential uses permitted (See Figure 2022-1):**
  - a. Single-family detached.
  - b. Two-family attached (Semi-detached /twin – 2 units per 2 lots).
  - c. Two-family attached (duplex – 2 units per lot).
  - d. Single-family attached (townhouses).
  - e. Multi-family dwelling units (apartments) shall be permitted within a mixed-use building on the second or higher floors above one or more nonresidential use on the first floor and shall have entrance(s)/exit(s) to the outside, either individually or shared, in accordance with building and fire codes, that are separate from the nonresidential use(s) entrance(s)/exit(s).

**Figure 2022-1**



2. **Non-residential uses permitted:**

- a. Retail sales and repair of goods, general merchandise.
- b. Personal services, such as but not limited to barber shop, hair and beauty salons, laundries.
- c. Co-working space.
- d. Studio.
- e. General Offices, financial institutions, and medical offices, clinics.
- f. Restaurant, tavern, without drive through facilities.
- g. Brewery, distillery, or brewpub.
- h. Indoor recreation, such as but not limited to bowling or pins, indoor golf simulator, rock climbing gym, or axe throwing.
- i. Museum, library, community center.
- j. Mixed-use.
  - 1) Mixed-use building shall be limited to one or more non-residential uses permitted by this Section.
  - 2) Residential dwellings may be permitted, limited to multiple family dwellings on the second or higher floors.
- k. Convenience store, typically a smaller retail store selling dry goods, household items, prepared foods, beverages, or to-go food or beverages from a counter for off-site consumption but without indoor seating. A convenience store may be a part of a gasoline station.
- l. Day care center in accordance with Section 2011.

**3. The following accessory uses shall be permitted, subject to applicable provisions:**

- a. Accessory uses as permitted in accordance with Section 2004 and Article XX.
- b. Accessory Dwellings in accordance with Section 2003.
- c. Public garage or parking lot in accordance with Article XVI. Public garages shall not front a street aside from an access to the garage but shall be located behind or below associated uses.
- d. Public space or open space in accordance with Section 425 of the Borough Subdivision and Land Development Ordinance (SLDO) or as otherwise specified herein.
- e. Accessory use setbacks for TND: Detached garages and other accessory structures shall be permitted only in the rear yard of lots and shall be located a minimum of five (5) feet from side and rear lot lines.

**D. Parking Requirements.**

- 1. The following requirements shall be used for TND development unless parking requirements in Article XVI are better suited to the TND and use(s) or when approved in accordance with Section 2022.D.3, below. Multiple uses shall share parking to the greatest extent possible. Whenever shared parking is proposed, agreements for cross-access shall be provided in a form acceptable to the Borough.

Principal Use	Parking Requirement
---------------	---------------------

Nonresidential uses	Minimum 2, Maximum 5 - spaces per 1,000 SF GLFA
Residential uses parking spaces per dwelling unit (DU)	Minimum 2 plus 0.5 space per townhouse for visitor parking in accordance with Section 2022.D.5.
Mixed-use	Total of all uses unless applicant can prove lesser parking is needed as per subsection 3 below
Other Uses	Parking of closest permitted use

2. A Traffic Impact Study shall be required in accordance with Appendix B. The study shall provide anticipated trips generated by the development, existing levels of service on roads surrounding the proposal, impact upon those roads by the development and proposed improvements to the adjacent road system to be made by the developer.
3. Where a specific use is not listed or the site conditions do not warrant the specified requirement in Section D.1 above or those provided in Article XVI, an applicant may request an alternative requirement and propose alternative parking strategies as a part of the conditional use application subject to Section 1500 and Article XV and XXI. Where a change in the number of required off-street parking spaces is considered, the applicant shall provide documentation substantiating a change with specific evidence to support that the use does not warrant the spaces otherwise required by this ordinance. Borough Council may approve a reduction in the spaces required. Evidence supplied by the applicant may include but is not limited to case studies on similar existing uses to that being proposed or parking space requirements provided by professional organizations widely accepted by the planning/engineering industry.
4. All residential dwelling units except for multi-family dwellings (as a part of a mixed-use) shall, at a minimum, have one single car garage.
  - a. The car garage may be either attached to or detached from the dwelling unit.
  - b. If attached to a dwelling, garages shall be recessed from the front facade or a covered porch by a minimum of five (5) feet.
  - c. Garages shall not project into any required yard area.
  - d. Neither attached nor detached garages shall ever be converted to space for habitation. Garages must be maintained for the parking of a vehicle for which a deed restriction shall be required but shall not count towards parking requirements.
5. Visitor Parking for Attached Dwellings.
  - a. Visitor parking shall be distributed throughout the development and shall not be permitted within one single off-street parking lot.
  - b. Required visitor parking for a given attached dwelling shall be located within two hundred fifty (250) feet of the associated dwelling.
  - c. Single off-street visitor parking lots shall not exceed ten (10) spaces per lot.

- d. Visitor parking may be permitted via on-street parking or street parking provided parallel to but not a part of the travel lanes of a two-way street.
  - e. Where permitted as on-street parking or parking provided parallel to the street, such spaces shall be distributed throughout the development and not more than six (6) spaces shall be provided in a row without a break provided through a green bump out or other spacing.
6. **Nonresidential and Mixed-Use.** Off-street parking lots or public parking garages shall not be permitted fronting PA Route 10 and shall be located behind nonresidential or mixed-use buildings.
7. **Access priority.** The design of the TND development shall prioritize means of access for driveways, parking, and garages to minimize the number of driveways and garages accessing primary streets in accordance with TND design principles, to maximize aesthetics, create a pedestrian orientation, and protect the health, safety, and welfare of residents by minimizing access points on streets and crossing sidewalks. Access to driveways and garages shall be provided in accordance with the following priorities. In order to deviate from Priority 1 in a below, development proposals shall provide adequate justification (site constraints, etc.) and difficulty for why alternative access is necessary through Priority 2 in b or Priority 3 in c below for residential dwelling units or nonresidential units where permitted (See Figure 2022-2, 3, and 4. See also General Design Guide):
- a. **Priority 1:** Access to rear parking area/driveway and/or garage from an alley (Figure 2022-2).
  - b. **Priority 2:** Front access to a side loaded garage (Figure 2022-3).
  - c. **Priority 3:** Front access to a front facing garage (Figure 2022-4).

Figure 2022-2

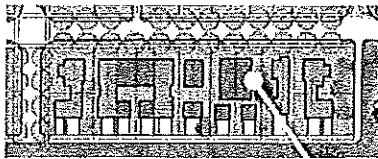


Figure 2022-3

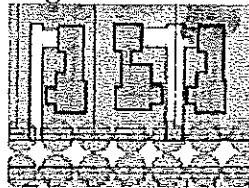
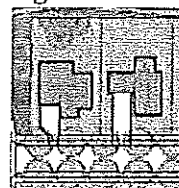


Figure 2022-4



E. Area and bulk regulations and design standards.

1. TND Area and Bulk Requirements:<sup>1</sup>

	Single-family detached dwellings	Single-family semi-detached dwellings (twins – 2 units per 2 lots)	Two-family detached dwellings (duplex – 2 units per lot)	Single-family attached dwellings (townhouses)	Non-residential or Mixed-Use <sup>3</sup>
Min % of du <sup>2</sup>	40	-	-	-	-
Max % of du <sup>2</sup>	70	30	20	40	-
Min lot size	4,000 sf	2,500 sf	3,000 sf	n/a	3,000 sf
Max lot size	10,000 sf	6,000 sf	6,000 sf	n/a	30,000 sf
Min lot width	40'	20'	30'	24'	30'
Min front yard				façade variation <sup>4</sup>	0' where a sidewalk is provided
With front access	20'	20'	20'	20'	-
With alley/rear access or side loaded garage	10'	10'	10'	10'	-
Max front yard	25'	25'	25'	25'	15'
Min side yard	10'	10'	10'	10' – end unit	0' against a street / 10'
Min rear yard	30'	30'	30'	20'	20'
Max building footprint	-	-	-	-	15,000 sf
Max building width	-	-	-	210'	210'
Max impervious coverage	40 %	45%	40 %	60 %	90 %

<b>Building height</b>	§2022.E.2	§2022.E.2	§2022.E.2	§2022.E.2	§2022.E.2
<b>Location</b>	-	-	-	-	Located within 250' of Route 10

**1:** All other applicable Borough codes and ordinances apply including but not limited to parking, open space, landscaping, buffering, screening, stormwater ordinance, subdivision and land development ordinance (SLDO), etc. in accordance with Section 2022.E.6.c.

**2:** Minimum and maximum percentages permitted for a given dwelling unit type shall be of the total number of dwelling units proposed.

**3:** Residential dwelling units/apartments/multi-family are permitted as part of a mixed-use building on the second floor or higher above a nonresidential use.

**4:** The front facades of townhouse units shall be staggered a minimum of four (4) feet, no more than two (2) adjacent units may be in the same vertical plane.

**2. Building height.**

- a. Residential use maximum building height: Thirty-five (35) feet.
- b. Nonresidential or Mixed-use maximum building height: Thirty-five (35) feet, except as may be increased up to a forty-five (45) feet to accommodate some or all of required off-street parking in a parking garage to the rear of and/or underneath a portion of a building, so long as a permitted use is located at the front of the building along the primary street frontage and when approved by conditional use by Borough Council in accordance with to Section 1500 and Article XV and XXI.

**3. Minimum Open Space (Green Space and Public Space): Thirty percent (30%)**

- a. Minimum green space: Twenty percent (20%). Green spaces shall include grassed areas, meadows, woodlands, and recreational areas (sports fields, tot lots, etc.).
- b. Minimum public space: Ten percent (10%). Public spaces shall include more formal and maintained public greens, hardscaped areas with seating or pavilions, pools, playgrounds, or similar amenities or gathering areas (plazas).
- c. An application for TND shall outline the extent and existing condition of open space, and to define maintenance and management responsibilities. The Open Space Management Plan is for the benefit and use of both the Homeowners Association and the Borough in the event the open space is transferred to the Borough. The following criteria shall be the minimum requirements included in the Open Space Management Plan:
  - 1) A site plan depicting the entire development, including the area(s) designated as open space. All open space areas, including buffers and stormwater management areas, shall be described by metes and bounds.

- 2) The Open Space Management Plan shall include a Site Development Plan which locates all floodplains, riparian buffer areas, wetlands, hydric soils, and steep slopes.
  - 3) A narrative description of all open space areas, including descriptions of drainage, vegetation, and site improvements.
  - 4) An outline of the periodic maintenance requirements for all improvements, including but not limited to recreational facilities, stormwater management facilities, turf areas, wooded areas, landscaped areas, etc. The outline of the periodic maintenance requirements must include the frequency of any maintenance requirement, an identification of the entity responsible for the maintenance, the estimated cost or costs of all maintenance, and the estimated cost or assessment per dwelling unit.
- d. The developer shall create a Homeowners Association (HOA). The HOA shall conform to the requirements of the Pennsylvania Uniform Planned Community Act, all unit owners in the TND must be members of the HOA. The HOA shall administer the collection of fees from the unit owners and shall secure all services necessary to maintain open space and common areas in accordance with the Open Space Management Plan.
  - e. Open Space shall otherwise be in accordance with Section 425 of the Borough Subdivision Ordinance, except where a conflict occurs between the requirements herein, which shall supersede those of the Subdivision Ordinance.
  - f. Fee-in-lieu of green space or open space as provided by Section 425 of the SLDO shall not be permitted for TND development.
4. Attainable housing. In an effort to provide additional housing options attainable to residents at all income levels and further the implementation of the Parkesburg Borough Comprehensive Plan, this section requires alternative area and bulk standards for attainable housing.
    - a. All TND developments shall designate a minimum of ten percent (10%) and maximum of thirty percent (30%) of the total proposed units as attainable as defined in Subsection A above. The applicant must provide to the Borough legal assurances in the form of a deed restriction that dwelling units are sold to households whose incomes meet the definition of attainable housing at the time of the initial sale as of the date on which an agreement of sale is signed by the buyer and seller of attainable residential unit under this section.
    - b. Attainable units shall be mixed with other units of similar dwellings and shall not be located in an independent grouping of dwellings either along a specific street, within a group of attached dwellings, within a multi-family development (apartment building or mixed-use building), or be altogether separated from other dwellings (located in a group away from other dwellings). They shall be architecturally indistinguishable from adjoining units and shall be fully

integrated into the development, and residents shall be afforded full access to development facilities.

- c. Height, area, and bulk standards. The following shall specifically apply to attainable housing:

Minimum front yard setback	Ten (10) feet
Minimum rear yard setback	Fifteen (15) feet
Minimum side yard setback	Eight (8) feet
Maximum building height	Thirty-five (35) feet
Minimum lot size (all but multi-family and non-residential)	May reduce minimum lot size by up to twenty percent (20%)

**5. Building facades.**

- a. Dwelling units may and are encouraged to have a single-story covered porch on the ground level; this porch may extend into the required front yard by not more than thirty percent (30%) of the required front yard.
- b. Front facade materials of all structures shall be varied to the extent possible to create visual variety. Elevation drawings of building front facades shall be submitted with the land development application and construction shall be substantially similar to submitted façade elevations, as approved by Borough Council. See the General Design Guide for direction.

**6. Relationship to Other Ordinance Requirements.**

- a. Relationship to other Zoning Ordinance Requirements. TND requirements and the General Manual of Graphic and Written Design Guidelines for TND shall apply and supersede in the case of conflict or overlap with other zoning regulations.
- b. Relationship to Subdivision and Land Development Ordinance (SLDO) Requirements. All SLDO requirements shall apply; however in the case of a conflict or overlap, the General Manual of Graphic and Written Design Guidelines for TND and TND zoning requirements shall apply and supersede.
- c. Relationship to any other Borough ordinances. All requirements in other Borough ordinances, such as for stormwater management, subdivision and land development, erosion and sediment control, and impact studies shall apply; however in the case of a conflict or overlap, the General Manual of Graphic and Written Design Guidelines for TND and TND zoning requirements shall apply and supersede.

- 7. In order to promote flexibility of design for TND, modifications from specific design criteria may be required, as provided for in Article VII-A, "Traditional Neighborhood Development," of the Pennsylvania Municipalities Planning Code, §§ 706- A.(g)(1) and 706-A.(g)(2), 53 P.S. §§ 10706-A(g)(1), 10706-A(g)(2). Borough Council shall have the authority to grant modifications of such SLDO requirements by a maximum of 60 percent from either the minimum requirements or maximum

allowances if, in the discretion of Borough Council, it determines that such modifications will result in a better design of a TND, and will not adversely affect the health, safety, and welfare of the Borough.

**F. Application standards and procedures.**

**1. Sketch Plan/Pre-Application Meeting.**

- a. All applicants are encouraged to submit sketch a plan for all TND proposals and meet with Zoning Officer, Planning Commission and DRC. As per §707-A of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10707-A and the Borough SLDO Article 3 and Section 303, such plans may be informally reviewed as conceptual plans in order to provide an opportunity for the Borough to make suggestions and recommendations on the design of the proposed development and provide direction to the applicant to ensure awareness of application requirements and the review and approval process for TND.
- b. In order to assist with discussion, applicant may bring concept information that illustrate the proposed TND, which may entail general architectural style/aspects (e.g. building types, elevations, and materials); building arrangement; types of uses; street and alley layout; streetscaping and sidewalks; existing historic and natural resources; parking; open and public spaces, and other applicable elements of the General Manual of Written and Graphic Design Guidelines as the applicant wishes to provide at the time of sketch plan submission. Through this discussion, the overall outline of function and form can be articulated.

**2. The applicant shall comply with the sketch, preliminary, and final plan application requirements of the Borough Subdivision and Land Development Ordinance and shall also include the following information, unless where exempt as approved by the Borough in Section 2022.F.2.I, below:**

- a. **Project Narrative.** A statement with graphics and exhibits indicating how the proposed application promotes the TND purpose statements and regulations and integrates with the existing Borough character.
- b. **Manual of Written and Graphic Design Guidelines.** At the time of land development plan submission for each phase or stage of development, a site plan and Project Manual of Written and Graphic Design Guidelines shall be submitted for approval by the Borough. The site plan and accompanying Project Design Guide shall include such proposed features as uses, architecture, building materials, fencing, walls, landscaping, signs, streets, pedestrian circulation (sidewalks and trails), parking, lighting, streetscape (benches, signage, streetlights), open space features, civic art, civic uses, greens, and other features as applicable to the development generally consistent with the General Manual of Written and Graphic Design Guidelines for the TND set forth in the

**Parkesburg Borough Subdivision and Land Development Ordinance as Appendix K, which shall be submitted for review and approval by the Borough.**

**c. Building Plan.**

- 1) A separate plan sheet shall be submitted to depict any proposed building(s) or additions. Said plan shall indicate the proposed principal and accessory structures or additions, the gross square footages of all uses, building locations, and building heights. The building plan shall also indicate the total lot area and lot coverage, existing and proposed.
- 2) Such plan shall include conceptual building elevations for all proposed building(s) or additions and shall indicate building materials, windows and doors, awnings, entryways, roof pitch, dormers, pilasters, piers, green building design, and the like.
- 3) Such plan shall include sketches and renderings depicting how the proposed architectural character and streetscape fits into or addresses the existing character of the TND and adjacent areas (neighborhoods).

**d. Street and Alley Plan.**

- 1) A separate plan sheet shall be submitted to depict the proposed interconnected street and alley network. Such plan shall indicate all street, rights-of-way, and alley widths.
- 2) Such plan shall indicate all materials, depths of pavement courses, curbing, and gradients.

**e. Streetscape Plan.**

Such plan shall indicate the locations for all proposed street furniture (such as benches, planters, and waste receptacles), street trees, street lights, signs, bus stops/shelters, bicycle racks, and other applicable elements.

**f. Pedestrian and Bicycle Access Plan.**

- 1) A separate plan sheet shall be submitted to depict the proposed interconnected network for pedestrian access including sidewalks, crosswalks, and/or other pathways.
- 2) Such plan shall indicate all sidewalk, crosswalk, and path widths, materials, and gradients.
- 3) Such plan shall indicate all bicycle lanes, shared lanes (sharrows), signage, bicycle racks, and/or other elements related to accommodating cyclists.

**g. Open Space (Green Space and Public Space) and Recreational Facilities Plan.**

A separate plan sheet shall depict all proposed outdoor dining areas, plazas, parks, pocket parks, open space (woodlands, meadows, grassed areas), greens,

recreational facilities (sports fields or courts), civic art, civic uses, and/or public areas.

**h. Landscape Plan.**

- 1) A separate plan sheet shall be submitted to depict all proposed landscape features and landscaped areas for open space areas, recreational areas, greens, civic art, civic uses, common areas, off-street parking lots, street trees, green infrastructure installations (bump outs, rain gardens, etc.) and the like.
- 2) The landscape plan shall indicate all plant types, sizes, and quantities. It shall further identify the types, sizes, and materials for all paving, benches, walls, and other structures along streets, and within all common areas.

**i. Parking Plan.**

- 1) A separate plan sheet shall be submitted to depict proposed location and materials for all parking (on-street, off-street (surface or structured)). Such plan shall list the number of parking spaces proposed in relation to the proposed use(s).
- 2) The parking plan shall illustrate a dispersal of parking areas to the maximum extent possible in order to minimize large expanses of parking lots.

**j. Utilities Plan.**

- 1) A separate plan sheet shall be submitted to depict all proposed utilities (water, sewer, electric, wireless communication facilities, cable, stormwater). Such plan shall indicate all proposed types, sizes, and materials of utilities that are proposed.
- 2) All new utilities shall be underground if possible and where acceptable and approved by the applicable utility provider. This shall not apply to any proposed rooftop solar panels.
- 3) All cable TV boxes, utility meters, and the like shall be located to the rear of properties and shall be screened.

**k. Staging/Phasing Plan.** A separate plan sheet shall be submitted to depict proposed staging or phasing of the total land development.

**l. Exemptions.**

- 1) More than one of the above required Plan elements may be depicted on the same Plan so long as it is clearly legible, upon approval by the Borough. For example, an independent Pedestrian Access Plan may not be necessary if those elements are clearly indicated or depicted on one of the other Plans (such as the Street and Alley or Streetscape Plans).

- 2) Specific plans or plan elements may be excluded, depending on the size or scope of the proposed development (for example for a single infill lot, plans depicting new streets or phases may not be necessary), upon approval of Borough.

**m. Declaration of Covenants, Easements and Restrictions.**


A declaration shall be submitted to the Borough at the time of final plan submission, which shall be in a form deemed satisfactory to the Borough Solicitor.

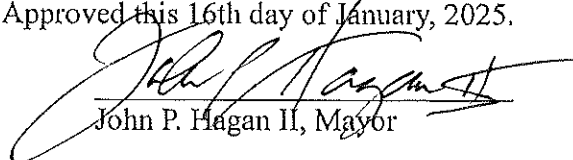
3. The Borough may require appropriate means to guarantee adherence to approved plans and/or architectural drawings, if such guarantee is an essential means by which the proposed development will comply with the purposes and standards set forth for the R-2 District and Section 2022. The Borough may also require, prior to the issuance of any building permit, the applicant provide professional evidence certifying the submitted plans conform to previously approved and applicable schematic architectural renderings. In the event this requirement is applied, the Borough shall not issue any building permit until said evidence is also certified by the Borough.
4. Compliance with the provisions for the TND under this Section shall be determined by Borough Council, in consultation with the Borough Planning Commission. Approval shall not be unreasonably denied provided the plans comply with the applicable zoning regulations, zoning purpose statements, and are determined generally consistent with the General Manual of Written and Graphic Design Guidelines. Where an application is denied in whole or in part, the reasons for denial shall be specified in writing.
5. An application may be denied on the basis of its failure to demonstrate consistency with any of the following:
  - a. Development that does not exhibit consistency with the General Manual of Written and Graphic Design Standards, zoning district requirements, and/or the purpose statements for the TND.
  - b. Development that does not submit a completed application package as described in this Section.
  - c. A lack of an integrated street and alley grid network, and/or a street pattern. The use of curvilinear streets is discouraged, and cul-de-sacs shall not be permitted.
  - d. A lack of streetscape elements, including but not limited to sidewalks and pedestrian facilities or amenities (crosswalks, lighting, benches, street trees).
  - e. Off-street parking and/or on-street parking that:
    - 1) Does not meet the needs of the development being proposed.
    - 2) Greatly exceeds the needs of the development being proposed.

- 3) Are not integrated to minimize access points or provide interconnected parking facilities to the greatest extent possible.
  - 4) Are not located to the rear or side of the development or prioritizes access from the primary street instead of rear access, access from an alley or side street, or from an adjacent parking area where possible.
  - 5) Does not incorporate safe pedestrian and bicycle facilities and amenities (crosswalks, sidewalks, walkways, signage, lighting, traffic calming).
6. Borough Council may convene a design review committee (DRC) for any portion of the review process (sketch plan, preliminary, or final review) to assist in the review and approval process for the Borough Planning Commission and/or Borough Council. Members may be invited or appointed by Borough Council to fulfill a specific review purpose or professional opinion, but shall not render a decision or prolong the review process, including but not limited to:
- a. Borough Zoning Officer and/or Building Code Official.
  - b. Historical Commission, Committee or persons designated as such by Borough Council.
  - c. Professional Planning Consultant.
  - d. Professional Architect.
  - e. Professional Engineer.
  - f. Professional Traffic Planner/Engineer/Consultant.
  - g. Fire Chief or Fire Marshal.
  - h. Police Chief.
  - i. Any other person designed by Borough Council to fulfill a specific review purpose or professional opinion not noted above (attorney, landscape architect, botanist, etc.).

**ORDAINED and ENACTED** by the Parkesburg Borough Council this 16th day of January, 2025.

PARKESBURG BOROUGH COUNCIL  
  
 Todd Brade, Borough Council President

ATTEST:  
  
 Wanda Harner, Secretary

Approved this 16th day of January, 2025.  
  
 John P. Hagan II, Mayor