

## Article XXIV. GC Goshenhoppen Creek Overlay District

§ 170-178. Declaration of legislative intent.

In expansion of the declaration of legislative intent and community development objectives contained in Article I of this chapter, the specific intent of this district is:

- A. To manage growth in a responsible comprehensive manner.
- B. To direct development to appropriate areas of the Township.
- C. To ensure new development will be adequately served by public facilities and services.
- D. To encourage a variety of housing for all ages.

§ 170-179. Applicability.

The GC Overlay District is an overlay of all other zoning districts that fall within the bounds of the GC Overlay District as shown on the Lower Frederick Township Zoning Map. Any lot, land or tract of ground within the bounds of the GC Overlay District that meets the minimum developable lot area requirements herein, may be developed in accordance with the underlying district or in accordance with the GC Overlay District.

§ 170-180. Conditional Uses.

In support of the legislative intent and statement of community development objectives of this article, the following uses are permitted in the GC Overlay District and may be used for the following purposes, in accordance with Section 170-181, General Conditional Use standards, herein, and Section 170-31, Conditional use applications:

- A. Single-family detached dwellings
- B. Single-family detached active adult dwellings
- C. Single-family attached active adult dwellings
- D. Accessory uses in compliance with § 170-24 of this chapter, including home occupations in compliance with § 170-25 of this chapter.

§ 170-181. General Conditional Use Standards.

- A. The proposed use shall not cause undue noise, glare or pollution of the surrounding areas, as determined by the Board of Supervisors, upon recommendation by the Township Engineer and Township Planning Commission.
- B. Any visual or functional conflicts between the proposed use and surrounding existing uses shall be kept to a minimum. Increased setbacks, planted buffers, wooden fences or other measures may be required by the Board of Supervisors to minimize potential conflicts, or to reduce anticipated levels of noise. Visual and functional conflicts include, but are not limited to, loading docks, parking lots, service driveways, or large nonresidential buildings adjacent to residential neighborhoods or open space areas, without adequate buffering.
- C. The proposed use will comply in all other respects with the provisions of § 170-31 of this chapter.

- D. The proposed use shall include a homeowners association to maintain and tend to all common areas, including, but not limited to such as roads, sidewalks, trails, open space, water retention basins or other water runoff facilities and other like uses. The homeowners association documents and rules and regulations must be submitted as part of the conditional use application and must be approved by the Township Solicitor.

§ 170-182. Density and Dimensional Standards.

For all uses permitted by conditional use, the following density and dimensional regulations shall apply:

- A. Minimum developable lot area: 10 acres
- B. Minimum tract frontage: 100 feet
- C. Maximum tract building coverage: 20%
- D. Maximum tract impervious coverage: 35%
- E. Minimum tract setback: 35 feet
- F. Density: Maximum permitted base density in the GC Overlay District shall be that of the underlying zoning district, and may be increased utilizing the bonuses in Section 170-184.
- G. Minimum open space: 35% of gross tract acreage, in accordance with §170-16, Open Space Standards, of this chapter, and §145-49, Common open space requirements.
- H. Dimensional standards.

1. Single-family detached dwellings:

- a. Minimum lot size: 6,000 sf
- b. Minimum lot width: 60 feet
- c. Minimum front yard: 20 feet
- d. Minimum side yard: 10 feet
- e. Minimum rear yard: 25 feet

2. Single-family detached active adult dwellings:

- a. Minimum lot size: 5,500 sf
- b. Minimum lot width: 55 feet
- c. Minimum front yard: 20 feet
- d. Minimum side yard: 10 feet
- e. Minimum rear yard: 25 feet

3. Single-family attached active adult dwellings:

- a. Minimum lot size: 2,800 sf
- b. Minimum lot width: 28 feet
- c. Minimum front yard: 20 feet
- d. Minimum side yard: 12.5 feet (ends)
- e. Minimum rear yard: 25 feet
- f. Maximum units in a building: 4

§ 170-183. Development regulations.

For all uses permitted by conditional use, the following regulations shall apply:

- A. All dwellings shall be served by public sewer and water facilities.
- B. All development shall comply with the provisions of Chapter 145, Subdivision and Land Development.
- C. All development shall comply with the parking requirements of Article XVII of this chapter.
- D. All uses shall be connected by a safe and convenient pedestrian circulation system, which shall connect buildings with sidewalks along streets, and parking areas, common areas, and other buildings.

§ 170-184. Density Bonus.

The maximum permitted density may be increased as follows for providing off-site public improvements, conveyances or deed restrictions in accordance with the schedule below, when approved by the Lower Frederick Township Board of Supervisors.

- A. The purpose of this section is to encourage the provision of amenities to benefit public health, safety, and welfare, including the provision of adequate sewer and water service to service areas in the Township that are appropriate for higher density development.
- B. The applicant shall be required to demonstrate that all of the relevant standards for each bonus option will be met to the satisfaction of the Township.
- C. Bonus features identified below shall entitle the applicant to an incremental increase in density, up to 1.5 dwelling units (DUs) per developable acre, in addition to the base density permitted in the underlying zoning district.
  - 1. The density shall be increased by 0.6 Dwelling Units per developable acre for the construction of a pump station and force main determined by the Board to be beneficial to existing township residents.
  - 2. The density shall be increased by 0.4 Dwelling Units per developable acre for the construction of a sewer main determined by the Board to be beneficial to existing township residents.
  - 3. The density shall be increased by 0.5 dwelling units per developable acre by conveying a parcel of land to Lower Frederick Township of no less than four (4) acres, but less than ten (10) acres. The location of the parcel shall be defined by the Township Board of Supervisors and this bonus shall only apply if the Township Board of Supervisors agrees to accept the parcel.
  - 4. The density shall be increased by 1.25 dwelling units per developable acre by conveying a parcel of land to Lower Frederick Township of no less than ten (10) acres. The location of the parcel shall be defined by the Township Board of Supervisors and this bonus shall only apply if the Township Board of Supervisors agrees to accept the parcel.
  - 5. The density shall be increased by up to 1.25 dwelling units per developable acre for the construction of a capital project identified by the Township Board of Supervisors. This bonus shall only apply if the Township Board of Supervisors deems the construction of a capital project necessary.
  - 6. The density shall be increased by 0.5 dwelling units per developable acre for active adult dwelling units that are deed restricted in accordance with §170-185. This bonus shall only apply if at least 80% of the proposed dwelling units are active adult dwelling units.
  - 7. The density shall be increased by 0.5 dwelling units per developable acre for the construction of sidewalks and/or walking paths and/or trails outside of the proposed

project area, at a location defined by the Township Board of Supervisors, of no less than 1,000 linear feet. Walking paths and/or trails shall be designed in accordance with the standards in Section 170-185.D. This bonus shall only apply if the Township Board of Supervisors deems the construction of walking trails outside of the proposed project area necessary.

8. The density shall be increased by up to .5 dwelling units per developable acre for a contribution to increase the Township's emergency management facilities, abilities, or assets if the Township Board of Supervisors deems these projects needed. This bonus shall only apply if the Township Board of Supervisors deems this contribution necessary.

#### § 170-185. Design Requirements

- A. All developments containing more than 20 dwelling units shall provide vehicular access to the development from at least two entrances.
- B. Building design standards.
  1. Single-family attached units.
    - a. Each building may contain no more than four (4) dwelling units.
    - b. No more than half the units in a single-family attached building may take entrance from the front façade.
- C. Parking design standards.
  1. Garages and/or driveways should not be the dominant aspect of the building design, as seen from the street.
  2. Garages shall be set back at least two feet from the front façade for all dwelling types.
  3. Single-family attached. No more than two garages per building may face the street. Additional garages shall be side or rear facing.
- D. Trail Design Standards.

Recreational trails shall be constructed within the open space and, to the extent feasible, connected with other existing or planned trails and pathways.

#### § 170-186. Declaration of age restriction for active adult dwellings.

At the time of subdivision and land development, as a prerequisite to the recording of any final plan, the developer shall record a declaration against the lands proposed for development in a form acceptable to the Township, binding all portions of the site proposed for active adult dwellings and present and future owners thereof to a restriction requiring that at least one of the permanent residents of any active adult dwelling unit be a minimum of 55 years of age or older and which shall further provide that any resident of any individual dwelling unit age 18 or under shall not reside in that unit more than three months in any calendar year. This article and the content and substance of any declaration prepared and recorded hereunder shall conform with all federal and state regulations pertaining to age-qualified housing.