

(4.) Determination of impervious surface area authorized on any land area on the site with an underlying zoning of R-3 is as follows:

(a) Impervious Surface Authorized = [(Gross Acreage — Acreage of Environmentally Sensitive Areas) \* .65]

(b) Or, the developer may submit, or the Planning Commission or Council may require the developer to submit, a plan showing how the site may be developed under base zoning standards applicable to the parcel, following all current ordinances, including grading, slopes, wetlands, land development, streets, etc.; such plan must also be economically viable. This square footage of impervious surface achieved in the conventional land development shall be approved by the Planning Commission and Council as an adjusted maximum density in consideration of the foregoing standards.

(5.) Depiction of Impervious Surface on Plan.

(a) Where the development proposed multiple phases, the developer shall estimate the impervious surface area for all portions or phases designated as Office and Retail Use. Such shall then be depicted on the preliminary land development plan.

(b) The above shall be considered at tentative approval to determine conformance with the impervious surface area allotted for the site.

F. Site Configuration and Design.

(1.) Retail and Office Uses.

(a) Areas bearing the above uses shall be expressly designated on specific sections of the plan as dedicated to the construction of one or a combination of the above uses.

(2.) General Design Standards.

(a) The standards of this part shall apply to all areas net open space required by this article.

(b) Maximum Impervious Surface Coverage: 80 percent.

(c) The development shall meet all performance standards of the Business District (220-16) and Section 220-31Z, Mixed Use Development.

(3.) Environmental and Conservation Standards.

- (a) Disturbance of steep slopes as regulated by the Supplemental Standards of this ordinance and revegetation of the site shall be in accordance with the performance standards of the B Zoning District as outlined in Section 220-16.
- (4.) Parking Lot Design and Building Placement. Parking Lot Design and Building Placement. General site design and grading shall employ terracing where feasible, in order to minimize disturbance where the total site bears thirty or more parking spaces. Feasibility shall be determined by the Municipal Engineer in consideration of geology, ability to meet building code requirements, and storm water best management practices.
- (5.) Retail and Office Uses and shared parking areas shall locate within areas of the development such that either structures landscaping, terrain or buffering therein shield the effects of lighting related thereto.
- (6.) The plan shall demonstrate the provision of adequate security measures to service planned commercial development in consideration of local police response data to similar uses and security needs at similar stores in comparable locations.
- (7.) Lighting, whether mounted on a building or freestanding shall be limited to twenty feet in height in a portion of the development bearing an underlying residential zoning. Generally, lighting shall adhere to the uniformity ratios defined in this ordinance with the B District for Retail and Office Uses. The restrictions of light spillover to residentially zoned property lines set forth in 220-52, Lighting, shall be applied to the internal lot lines of open space dedicated or set forth within the plan and setbacks and buffering from residentially zoned properties required by this Section, as applied to specific structures within the plan. Additionally, Council may require reductions in lighting serving establishments when such establishments are closed to regular operation.

G. Open Space and Buffering Standards.

- (1.) At least thirty percent of the entire site shall be preserved as perpetual open space where said areas are preserved through covenants or conveyance to the Municipality, at the sole option of the Municipality. Said areas shall be delineated by separate parcel or conservation easement delineated by metes and bounds on the recorded plan. Council may require additional open space where such is deemed necessary to meet the objectives of Section (3) of this part.
- (2.) Additionally, the developer shall provide additional open space meeting the above standards at the following factors or multipliers of an area equal to 15% of the impervious surface allotted through this conditional use (such is equal to the area of impervious surface for residential development allotted through Article IV-A, Mixed Use PRD) :

District	Factor
R-R	4
R-1	3
R-2	2
R-3	1.5

(3.) Generally, open space shall serve to and shall be organized in such a manner as to promote the following objectives:

- (a) Preserve and protect steep slopes and healthy woodlands or promote the preservation of vegetation on slopes created by the development within the standards of this ordinance;
- (b) Preserve and maintain natural areas such as riparian buffers, wetlands, and meadows to the extent that such act as natural recharge and infiltration areas;
- (c) Provide for greenspace and corresponding trail connections as may be reflected on the Official Map or in accordance with the Parks, Recreation, and Open Space Plan; and
- (d) Provide for general site design that maximizes buffering of adjacent residentially zoned areas and public rights-of-way through the preservation of existing natural features and that defines the site as a clear and distinct node of development in accordance with overall site configuration requirements.

(4.) Setbacks and Buffering.

- (a) The following setbacks shall apply only to the site boundaries.
- (b) A 75 foot buffer area shall be maintained around the perimeter of the site which borders either residentially zoned property or streets directly fronted by residentially zoned property(ies) which may consist of one or a combination of the following in a manner that provides year round screening and minimization of the effects of lighting:
  - (1.) Woodland areas that provide adequate buffering.
  - (2.) Evergreen trees as high level plantings as a continuous screening.
  - (3.) Landscaping mounding to include ornamental trees and low level plantings.
- (c) As outlined in the following table, the applicant may locate a building of 20,000 square feet or less in gross floor area closer to a property line than is authorized

for structures bearing greater than 20,000 square feet in gross floor area. Where the developer chooses to utilize the lesser setback, the following shall apply as a transitional buffering area:

- (1.) Any building wall which faces a residentially zoned property line shall adhere to those standards of 220-68, Building Design and Amenities Performance Standards that apply to front lot lines.
- (2.) Loading areas adjoining the aforesaid building walls shall be adequately screened by topography, landscape mounding, or year round vegetation.
- (3.) The developer shall present a vegetation plan or assessment of existing vegetation prepared by a qualified professional forester or a landscape architect proposing additional landscaping, acceptable to the Municipality that ensures year round buffering of lighting effects and parking lots within the residential buffer area otherwise required.
- (4.) In no case shall parking lots or parts thereof be located within the required buffer or setback.

Use	Building Size (Gross Floor Area)	Building Setback from Residentially Zoned Property Line	Building Setback from Residentially Zoned Property Line Separated by Street	Building Setback from all Streets Separating Site Boundary from Mixed Use or Business Zoned Parcels	Building Setback from Site Boundaries Immediately Adjoining Business or Mixed Use Zoned Parcels
Retail and Office Use	<= 20,000	200	100	75	75
Retail and Office Use	> 20,000	300	250	75	75

(d) Landscaping required by the Supplemental Standards of the Zoning Ordinance shall be provided at a rate applicable to the site, excluding open space area required. A mixture of high and low level plantings required shall be planted around the perimeter of the site bordering or divided by a street bordering B or MU zoned property.

- (e) Parking drives shall be set back at least 75 feet from any site boundary. Internal access drives shall be set back 50 feet from any site boundary, notwithstanding stricter requirements of this section.

H. Phasing Requirements and Application Requirements.

(1.) Phasing Requirements.

- (a) For purposes of traffic fee studies associated with Chapter 135, Traffic Impact Fees, site design, and phasing, all imminent development, defined as any development for which an application for further subdivision or land development on the site is submitted within 18 months of tentative approval, shall be included within the scope and impact contemplated through the required study.
- (b) Council shall require covenants to be placed on the land to which the Municipality of Murrysville is a party to ensure construction of future phases, as may be approved in preliminary and final land development plans, in a manner commensurate with conditional use approval and this article and in the application of such may consider de minimis waivers of the approved phases as defined in this Section.

(2.) In addition to the above, the following items shall be required:

- (a) Preliminary Security Plan referencing the basis for security proposed which shall be finalized as a condition of each final land development approval through Chapter 201, Subdivision and Land Development.
- (b) Incorporation of adjoining street widths and specifications for existing streets in the required traffic study.
- (c) Developer's Agreement prepared by the Municipal Solicitor including but not limited to reasonable conditions, covenants, plans, and performance standards of the Section which shall be recorded at the Westmoreland County Recorder of Deeds Office.

I. Incorporation of Appendix

- (1.) Any development submitted in accordance with this article shall consider and reasonably adhere to those illustrations presented within Appendix A, General Business Overlay Design Manual, as design guidelines demonstrating the criteria of this article in a manner that meets its objectives.

## SECTION VII.

The following shall be added as a section within Article VI, Supplemental Standards, and entitled "220-68, Building Design and Amenities Performance Standards."

Unless otherwise required within this Chapter, the following standards shall be applied to building facades that bear the following relationship to another building within a planned center, building on an adjacent parcel or front lot lines of the lot on which the subject building is constructed where the subject building line is (1) at or approximately parallel to the opposing building wall or front lot line; or (2) where a line perpendicular to the subject building wall intersects aforesaid line(s) (or extensions thereof) at an interior angle equal to or greater than forty five degrees. The "line" of the subject building as cited above shall be the line which most nearly parallels the entire subject building wall or face.

- A. At least twenty percent of the entire face of any building shall be comprised of windows or tinted glass the sum of which shall be distributed as follows for multi-story buildings:
- (1) Two stories, 40 to 60 percent of the total required on each story.
  - (2) Three Stories 24 to 36 percent of the total required on each story.
- B. Flat roofs, those without any pitched form, shall include a parapet on the front concealing the roof.
- C. At least four of the following shall be incorporated into any building proposed in Retail, Office, and Residential Sections:
- (1) Pitched or mansard roof form.
  - (2) Cornices or roof overhangs.
  - (3) Pilasters, stringcourses, or similar means of dividing the floors of structures or giving the impression of dividing traditional stories of buildings where warehouse or retail necessitate wall faces taller than 14 feet facing front lot lines, other principal structures and public rights-of-way.
  - (4) At least two stories within the structure or the appearance of two stories through height and corresponding window placement on at least one third of the building's face at intervals no less than twenty percent of the building's face.
  - (5) The inclusion of pitched roofs or flat roofs with cornices or similar canopies housing open walkways and pedestrian areas on at least one third of the building's face at intervals no less than twenty percent of

the building's face.

- (6) Arrangement of street furniture, accompanied by building perimeter landscaping, such as park benches, lighting or outdoor eating areas, sufficient to meet the needs of anticipated customers grouped in accessible areas or arrangements at a rate of one per every 150 lineal feet of the building's face.

D. Subject building walls shall bear one or more of the following for every fifty lineal feet of the building wall and for every thirty lineal feet of townhouses, two family dwellings, triplexes, and fourplexes in the Residential Use portions of Mixed Use PRD's and Mixed Use Developments.

- (1) Change in building façade material accompanied by a variation in the roof parapet or roof style, which may include a variation in height or change in the style of cornice used.
- (2) Offset in the building of at least one foot.
- (3) The above variations shall occur not more than once every twenty lineal feet.

E. Prohibited Exterior Wall Materials:

- (1.) Large split-face block (e.g. size of 8 inches by 16 inches or greater).
- (2.) Tilt-up concrete panels.
- (3.) Prefabricated metal panels.
- (4.) Standard concrete masonry units (CMU).

F. Modifications. The standards cited in items A through E of this section may be modified by Council in consideration of the objectives of the conditional use or planned residential development with which an application is associated.

THIS ORDINANCE ORDAINED AND ENACTED AT A REGULARLY CONSTITUTED DULY CONVENED MEETING OF THE COUNCIL OF THE MUNICIPALITY OF MURRYSVILLE THIS 6<sup>TH</sup> DAY OF AUGUST 2008.

COUNCIL OF THE MUNICIPALITY OF MURRYSVILLE

Nancy Kacin  
Nancy Kacin, Council President

John M. Barrett  
John M. Barrett, Municipal Secretary

(Seal)

APPROVED/REJECTED:

Joyce K. Somers  
Joyce K. Somers, Mayor

Dated: August 6, 2008

Member	Yes	No	Absent	Abstain
Regis Synan	✓			
Jeffrey Franke	✓			
Nancy Kacin	✓			
Joan Kearns		✓		
Lawrence Nicolette	✓			
Dennis Pavlik		✓		
Theo van de Venne	✓			

**APPENDIX A**

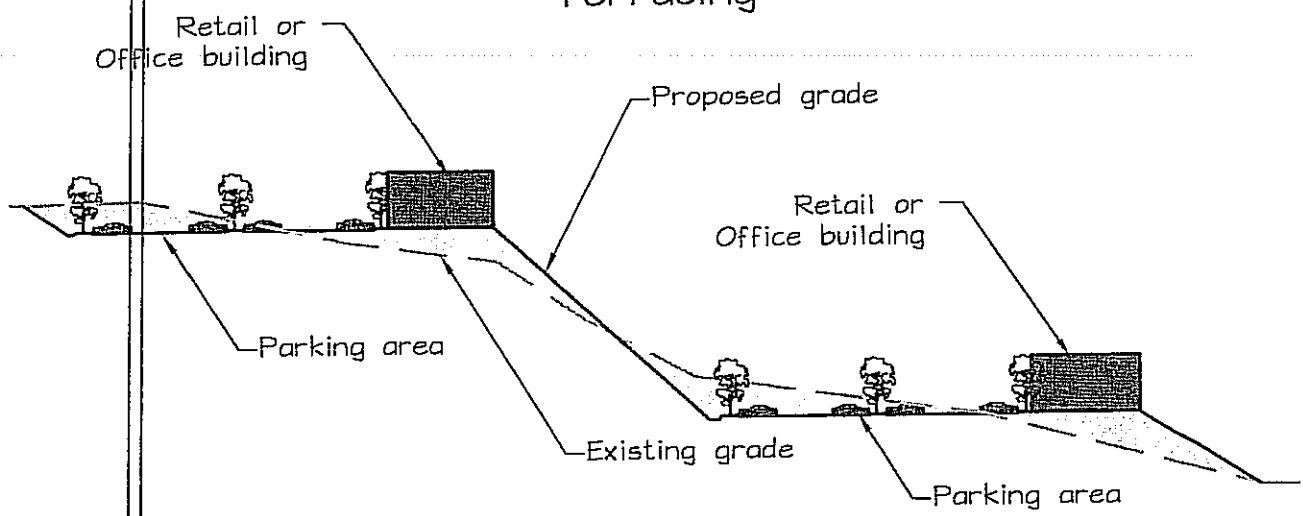
**GENERAL BUSINESS OVERLAY DESIGN MANUAL**

## GENERAL CONSIDERATIONS AND BUILDING DESIGN STANDARDS

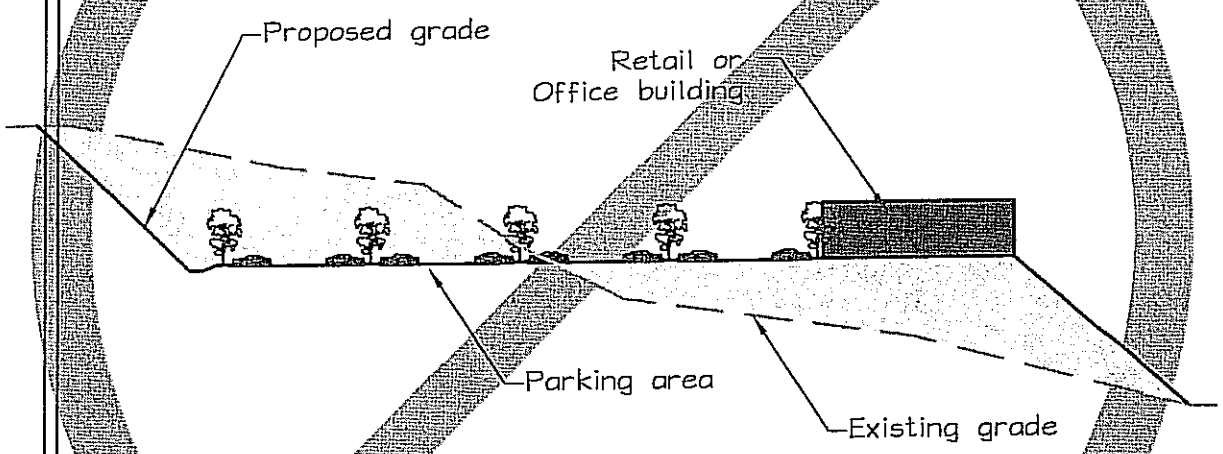
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# Terraces versus Tabletops

## Terracing

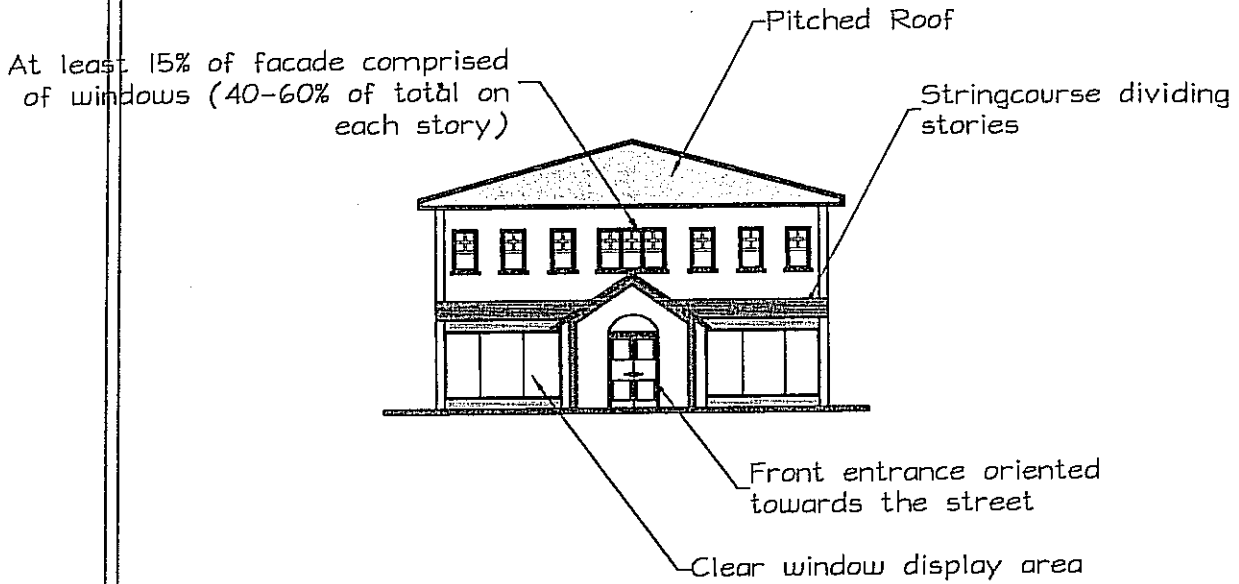


## Tabletop



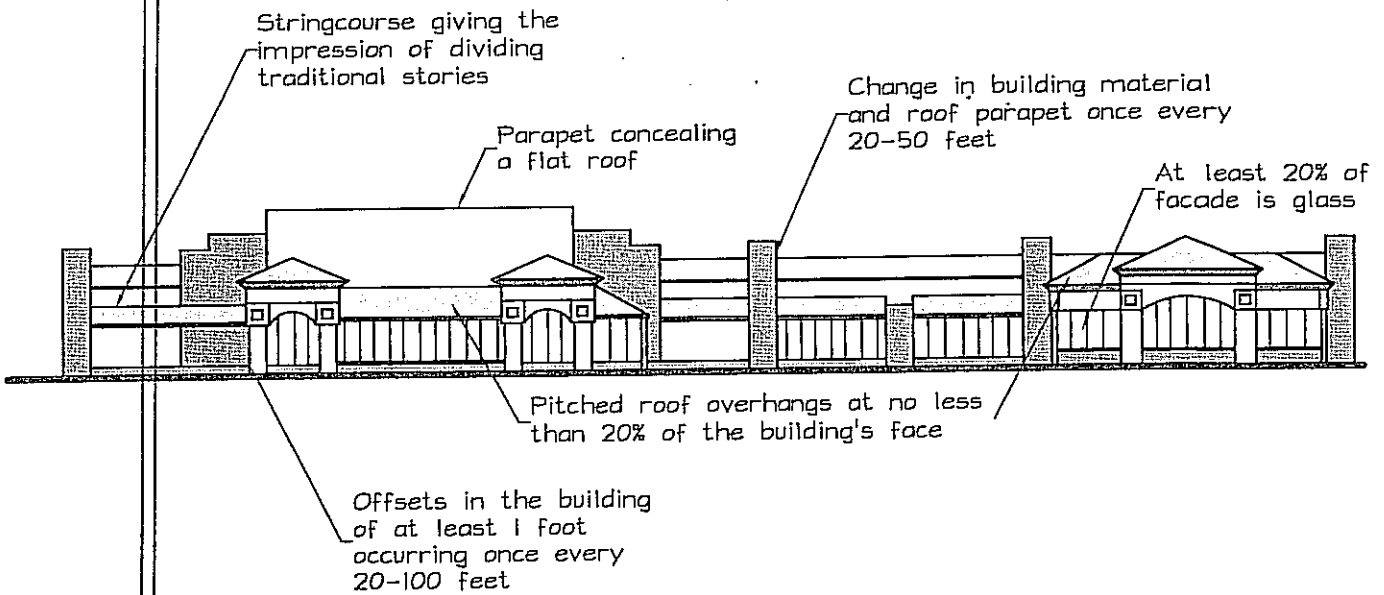
Building Design Standards  
Commercial Building Example

Two story brick building



## Building Design Standards Retail Use Example

Facade Materials - Colored brick and Stucco



SITE DESIGN AND BUFFERING

MIXED USE PLANNED RESIDENTIAL DEVELOPMENT

PLANNED COMMERCIAL CENTER (*BUFFER OPTION 2 RELATES TO PLANNED  
COMMERCIAL CENTER*)

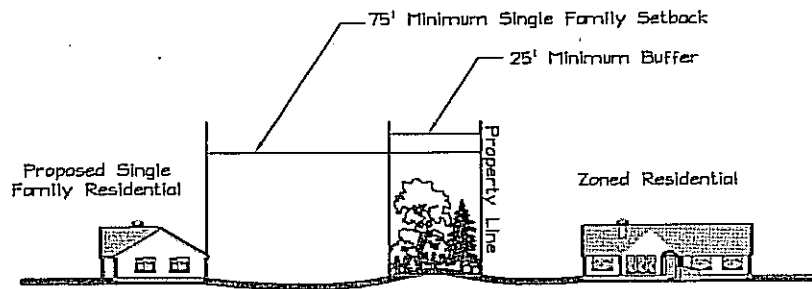
## **Buffer Option 1 Requirements for a Mixed Use Planned Residential Development**

The following choices illustrate forms of buffering that directly adjoin parcels zoned residential (R District) and meet the intent of Option 1:

- 1) Bufferyards for Single Family Residential Use shall range between 25 feet and 75 feet in width depending on compatibility with existing residential character.
- 2) All areas of a bufferyard not planted with trees or shrubs shall be seeded with meadow grasses / wildflowers, or mowed lawn unless a ground cover of dark colored organic mulch or stone is established and maintained.
- 3) Proposed mounding, existing woodland areas, and / or existing topography may offset required bufferyard per the discretion of the Municipality.

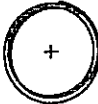



Mixed Use Planned Residential Development  
Buffer Option 1 Example

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# Mixed Use Planned Residential Development Buffer Option 1

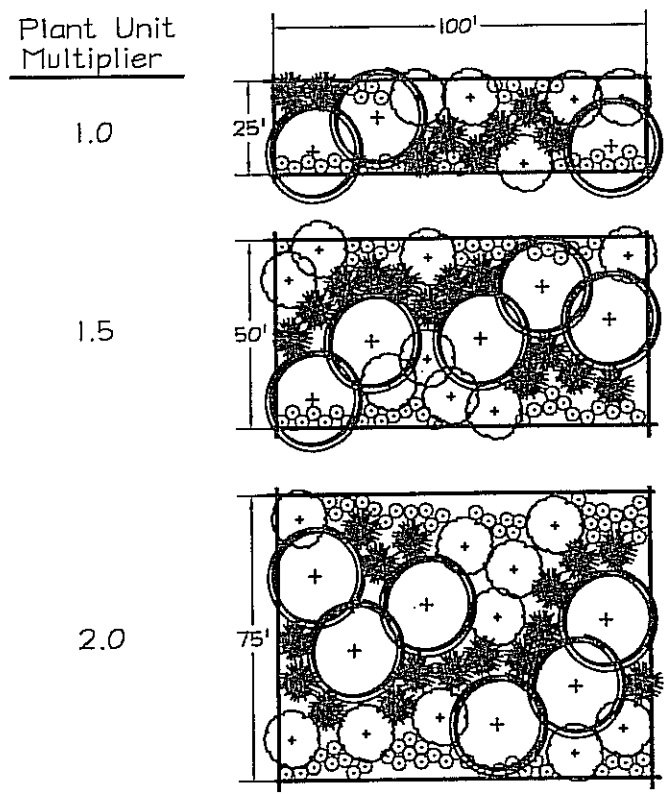
Single Family Residential Bordering Residentially Zoned Properties

-  Canopy Trees - 3 / 100 LF
-  Ornamental Trees - 5 / 100 LF
-  Shrubs - 30 / 100 LF
-  Evergreen Trees - 8 / 100 LF

More Compatible Residential Development



Less Compatible Residential Development

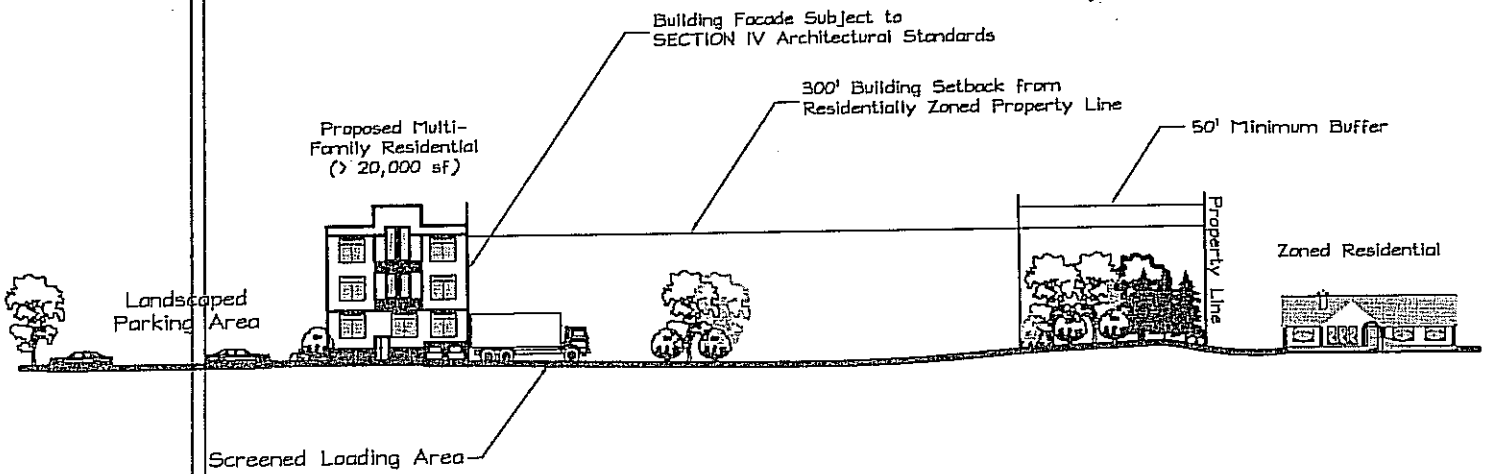


## **Buffer Option 2 Requirements for a Mixed Use Planned Residential Development**

The following choices illustrate forms of buffering that directly adjoin parcels zoned residential (R District) and meet the intent of Option 2:

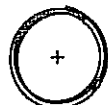



- 1) Bufferyards for Multi-Family Residential, Retail, and Office Use shall range between 50 feet and 75 feet in width depending on compatibility with existing residential character.
- 2) All areas of a bufferyard not planted with trees or shrubs shall be seeded with meadow grasses / wildflowers, or mowed lawn unless a ground cover of dark colored organic mulch or stone is established and maintained.
- 3) Proposed mounding, existing woodland areas, and / or existing topography may offset required bufferyard per the discretion of the Municipality.

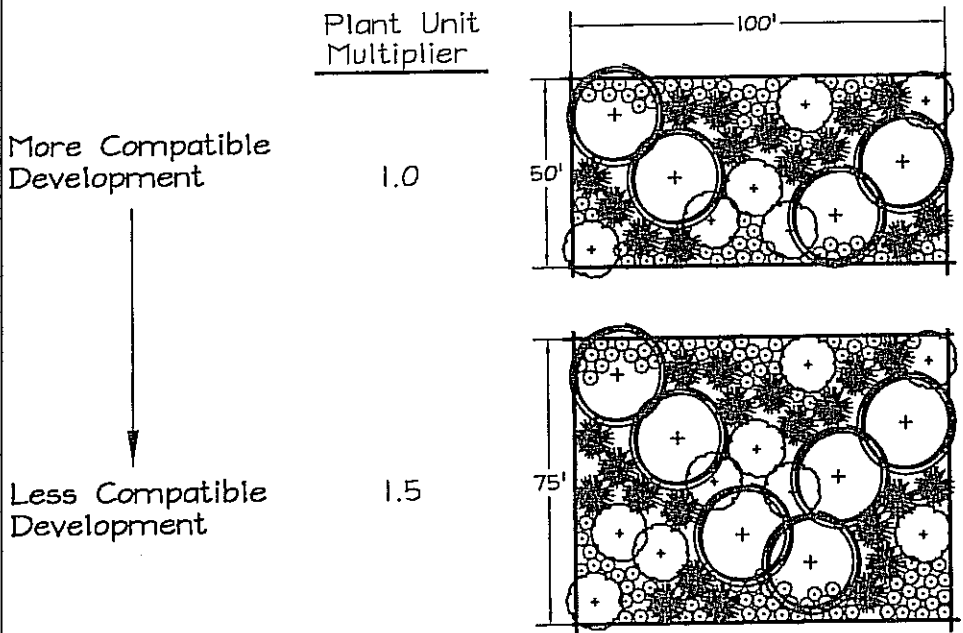
# Mixed Use Planned Residential Development Buffer Option 2 Example



# Mixed Use Planned Residential Development Buffer Option 2

Multi-Family Residential, Retail, and  
Office Use Bordering Residentially  
Zoned Properties

-  Canopy Trees - 4 / 100 LF
-  Ornamental Trees - 6 / 100 LF
-  Shrubs - 60 / 100 LF
-  Evergreen Trees - 14 / 100 LF

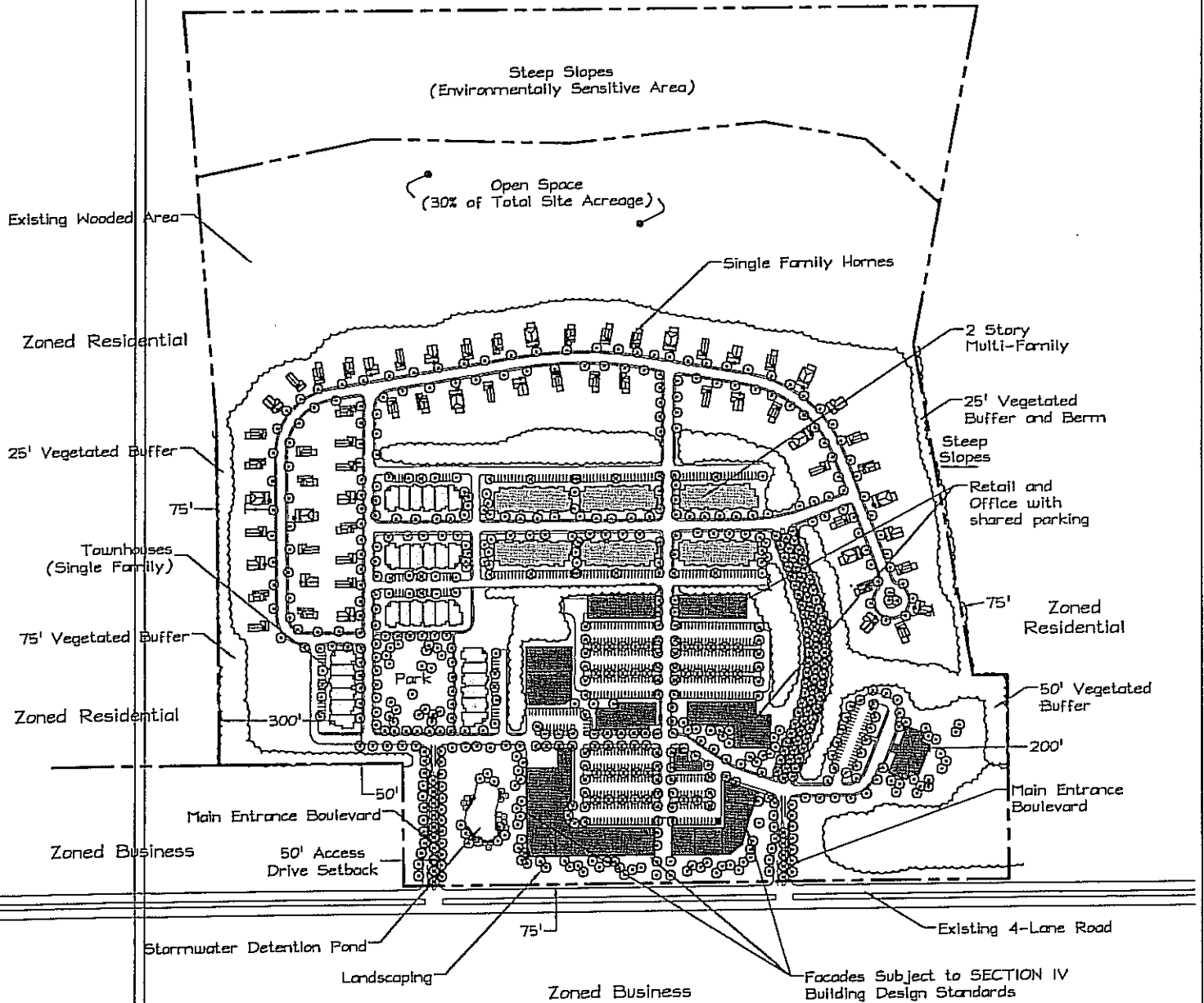


# Mixed Use Planned Residential Development Example Layout

## Site Statistics

Underlying Zoning - R-1  
 Total Site Acreage - 100 ac  
 Environmentally Sensitive Area - 17 ac  
 Permissible Impervious Coverage - 858,000 sf

Zoned Residential





<b>Legend</b>	B-1
<b>Overlay Parcels</b>	B-1
<b>Underlying Zoning</b>	B-2
	B-3
	B-4
	MU
	P-L

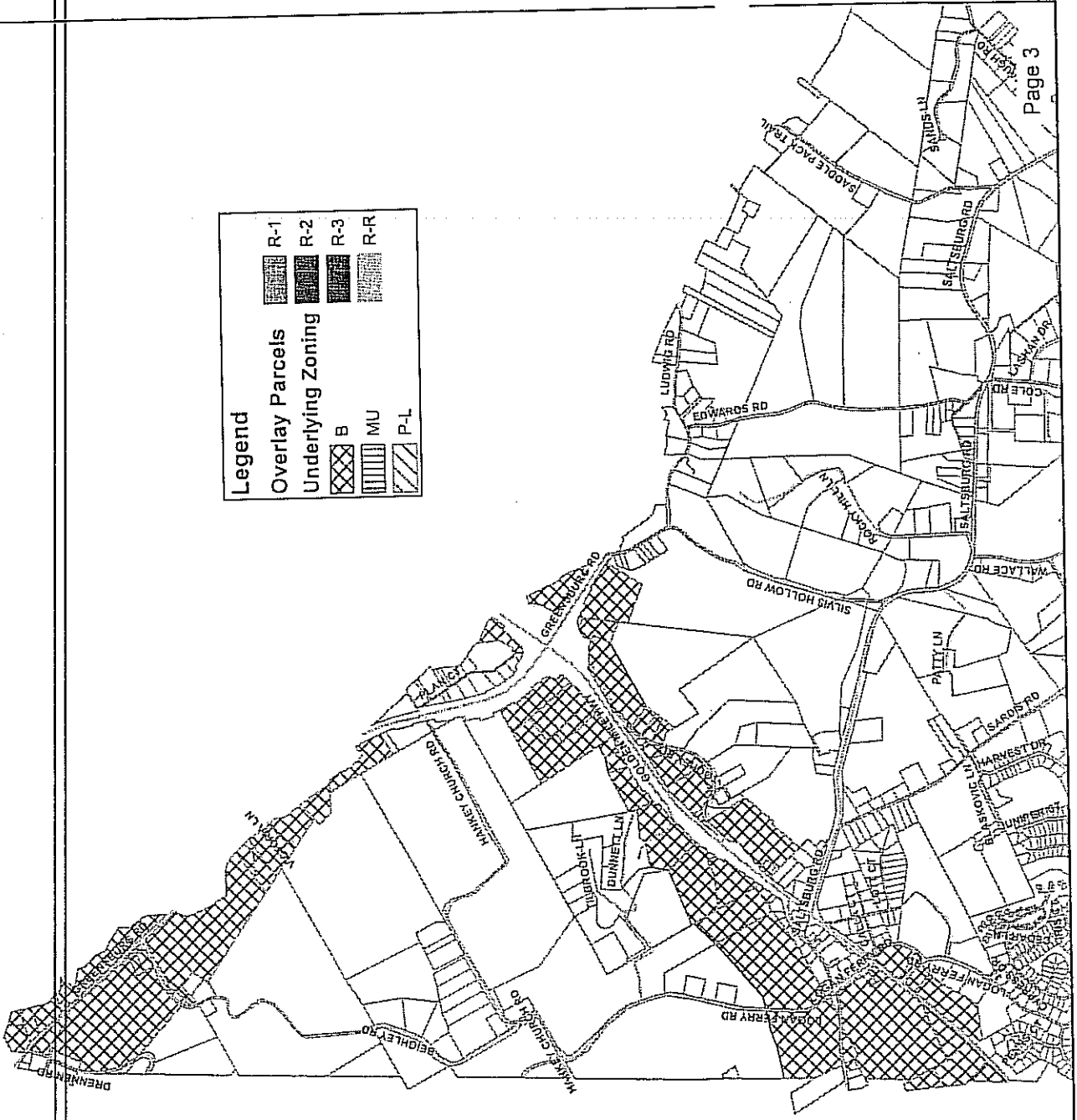
**General Business Overlay**



1 inch equals 2,400 feet

**Legend**

	R-1
	R-2
	R-3
	R-R
	Overlay Parcels
	Underlying Zoning
	B
	MU
	P-L



**General Business Overlay**



1 inch equals 2,400 feet