

**ARTICLE IV
ZONING OVERLAY REGULATIONS**

§ 401 Designated Growth Overlay.

1. Purpose. To facilitate Cluster Development as an optional form of infill development within areas in the Township served by sewer and water.
2. Applicability. The Designated Growth Overlay shall be delineated on the Official Zoning Map.
3. Permitted Land Uses.
 - A. All land uses permitted in the lot's base zoning district. See Section 303 – Zoning District Quick Views for permitted land uses within the corresponding base zoning district.
 - B. Cluster Development, in accordance with Section 622.

§ 402 Rural Resource Overlay.

1. Purpose.
 - A. Lower Nazareth Township's Rural Resource Overlay aims to:
 - (1) Preserve natural resources and agricultural farmlands;
 - (2) Reduce public infrastructure impacts related to non-agricultural development within agricultural lands and areas with abundant natural resources.
 - (3) Align with the Nazareth Area Multi-Municipal Comprehensive Plan as prepared by the Lehigh Valley Planning Commission;
 - (4) Remain in accordance with the powers granted by the Pennsylvania Municipalities Planning Code, Article XI.
 - (5) Provide a rational methodology for:
 - (a) Inventorying, mapping, and evaluating the carrying capacity of a lot within the Rural Resource Overlay based on the existing natural resources found on said lot; and
 - (b) Establishing standards to define and determine the amount of development that a lot can reasonably support. The net buildable area, as determined by this overlay process, is the total acreage and general locations of permitted disturbance on a lot; and
 - (c) Categorizing lands within the Rural Resource Overlay to designate appropriate development densities based on the levels of protected natural resources present on said lands.

- B. The use of the Rural Resource Overlay process is intended to enable:
 - (1) Landowners and/or developers to identify, early in the development process, the lot's development capacity and subsequently, its development opportunities; and
 - (2) The protection of persons and lots from hazards resulting from the inappropriate development of land in areas that contain sensitive existing natural resources.

- 2. Terms Defined. See Section 1202 for any terms not listed herein. The following terms, when used within this Section, shall mean the following:
 - A. AGRICULTURAL SOILS, CLASS 1 – All prime agricultural lands that qualify for rating as Class 1 in the Soil Conservation Service land use compatibility classifications.
 - B. AGRICULTURAL SOILS, CLASS 2 – All prime agricultural lands that qualify for rating as Class 2 in the Soil Conservation Service land use compatibility classifications.
 - C. EXISTING LAND CONDITIONS – Types of lands present on a given lot, parcel, or development tract, delineated on a Resource Protection Worksheet.
 - D. CARBONATE SOILS (KARST) -- A type of landscape characterized by the dissolution of soluble rocks such as limestone, dolomite, and gypsum, which results in unique surface and subsurface landforms such as sinkholes, caves, and underground drainage systems.
 - E. CONSERVATION DEDICATION – Lands designated by a developer as open space, which shall be owned and maintained by the developer.
 - F. FLOODWAY – The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
 - G. HYDRIC SOIL – A soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part.
 - H. NATURAL DRAINAGE WAY – A natural swale or topographic depression which gathers and/or conveys runoff to a permanent or intermittent watercourse or waterbody.
 - I. NATURAL RESOURCE PROTECTION ANALYSIS – Submitted by a landowner or developer to determine the Net Buildable Area of a given lot, parcel, or development tract.
 - J. NET BUILDABLE AREA – Land areas of a given lot, parcel, or development tract where development may occur, calculated using the Resource Protection Worksheet.
 - K. PERMITTED DISTURBANCE RATIO – The proportion of an Existing Land Condition that may be disturbed, measured in acres and calculated as part of the Resource Protection Worksheet.

- L. RESOURCE PROTECTION WORKSHEET – A submission item part of the Natural Resource Protection Analysis that calculates the Net Buildable Area of a given lot, parcel, or development tract.
 - M. SLOPE MAP – A drawing submitted as part of a Natural Resource Protection Analysis in accordance with the requirements in Section 402.7.
 - N. SPRING – A natural exit point at which groundwater emerges out of the aquifer and flows onto the surface.
 - O. VERNAL POOL – A type of seasonal wetland, which is inundated with water for varying periods from winter through spring, but typically dries up completely by late summer or fall. Vernal pools are identified by the presence of characteristic plant and animal species, as well as by their hydrology, which is determined by factors such as soil composition, groundwater levels, and topography.
3. Authority
- A. The provisions in this Section shall supersede any base zoning district regulations unless otherwise stated herein.
4. Applicability and Administration.
- A. The Rural Resource Overlay is applicable to any lot not otherwise assigned to the Designated Growth Overlay.
 - B. A Natural Resource Protection Analysis shall:
 - (1) Be completed and submitted as part of any minor or major land development and/or any activity requiring excavation as defined in the Township. Said information shall be accompanied by a sealed and signed letter by an engineer and/or landscape architect licensed within the Commonwealth acknowledging the review and submission of the related site information.
 - (2) Not be necessary for any area in the Overlay where development requires only a building permit with no excavation as defined in the Township. Said development shall be in conformance with the following:
 - (a) A statement, signed and sealed by one or more of the following registered professionals (in the Commonwealth of Pennsylvania); geologist, engineer, and or architect as appropriate, for the type of work involved in the project, containing the following items of information:
 - 1) A geotechnical engineering report, of the soil types and underlying geology of the site as appropriate for the proposed type of construction.
 - 2) A plan, a profile and typical cross-sections of any proposed driveway. This material shall have the seal of a registered professional engineer affixed thereon.

- 3) A plan indicating proposed and existing impervious surfaces, stormwater drainage facilities, drainage calculations based on a fifty-year storm, retaining walls, ground cover and the location of trees and ornamental shrubs.
 - 4) Architectural plans, elevations and sections.
- (3) Be completed on the official Township forms provided by the Zoning Officer. The official forms required by this Chapter and other applicable analyses defined by the Township shall be completed and submitted as part of any application other than a building permit. No application shall be processed accepted unless or until the Zoning Officer determines that the Resource Protection Analysis has been properly completed.
- (4) The granting of any permit pursuant to the regulations of this Chapter shall not constitute a representation, guarantee, or warranty of any kind by the Township, or by any official or employee thereof, of the practicability or safety of the proposed use and shall create no liability upon the Township, its officials or employees.
5. Permitted Land Uses.
- A. Any use permitted within the corresponding Base Zoning District. See Section 303: Zoning Quick Views.
 - B. Cluster Development, in accordance with Section 622.
6. Natural Resource Protection Analysis.
- A. A Natural Resource Protection Analysis shall be conducted to assess the Net Buildable Area of a development tract, based on the existence of the following natural resources on the development tract:
 - (1) Class 1 Agricultural Soils
 - (2) Class 2 Agricultural Soils
 - (3) Carbonate Soils
 - (4) Steep Slopes;
 - (5) Floodplains and Floodways;
 - (6) Springs;
 - (7) Vernal Pools;
 - (8) Wetlands;
 - (9) Hydric Soils;
 - (10) Natural Drainage Ways; and
 - (11) Lakes/Water Bodies.

- B. The Applicant shall contact the following agencies for information regarding previous land disturbances of a lot. Additional contact information is available at the Township office; however, the Applicant is responsible for contacting or referencing all sources, listed below or otherwise, to obtain information related to the assessment of existing natural resources.
 - (1) Commonwealth of Pennsylvania;
 - (2) Bureau of Topographic and Geologic Survey;
 - (3) PADEP, Regional Offices; and
 - (4) National Wetland Inventory.
7. Analysis Procedures and Implementation.
- A. The Natural Resource Protection Analysis is designed to determine the location and amount of development permitted within any given lot or contiguous lots under common ownership or control, which shall be determined in the following manner:
 - (1) The applicant shall create a 1"=100' scale Slope Map based on a contour interval of not more than five (5) feet where the slope is greater than fifteen (15) percent and at intervals of not more than two (2) feet where the slope is fifteen (15) percent or less. The Slope Map shall delineate the location and extent of the following four (4) slope categories:
 - (1) 0-15%;
 - (2) >15-25%
 - (3) >25-40%; and
 - (4) 40%
 - (2) On the Slope Map, the applicant shall indicate the location and geographic extent of the existing land conditions identified on Table A. Each existing land condition shall be clearly labelled and uniquely illustrated on the Slope Map.
 - (3) Official copies of the Resource Protection Worksheet as described below are available through the Zoning Officer and shall be completed to determine the initial Net Buildable Area of the lot.
 - (a) Where lands within a development tract have multiple Existing Land Conditions, the calculated Gross Area shall only be documented one (1) time next to the Existing Land Condition with the most restrictive Permitted Disturbance Ratio.

TABLE A: NATURAL RESOURCE PROTECTION WORKSHEET

Line #	Existing Land Conditions	Gross Area (acres)	Permitted Disturbance Ratio	Net Buildable Area (acres)
Line 1	Class 1 Agricultural Soils	x	0	=
Line 2	Class 2 Agricultural Soils	x	0	=
Line 3	Carbonate (Karst) Soils	x	0	=
Line 4	All Floodplains, Wetlands, and Hydric Soils	x	0	=
Line 5	All Springs and Vernal Pools	x	0	=
Line 6	Other Areas on Slopes 0-15% not calculated as part of Lines 1 through 5 above	x	1	=
Line 7	Other Areas on Slopes 16-25% not calculated as part of Lines 1 through 5 above	x	0.85	=
Line 8	Other Areas on Slopes >25% not calculated as part of Lines 1 through 5 above	x	0.25	=
Line 9	Other Areas on Slopes >40% not calculated as part of Lines 1 through 5 above	x	0	=
Line 10	Sum of Lines 1-9	0.00		0.00
		(Total Gross Lot/Tract Area)		(Total Net Buildable Area)

B. The layout of all proposed buildings, structures, streets and utilities shall occur only within the portions of a lot that do not contain sensitive existing natural resources documented as part of this Article as well as determined by the Township represented by the individual permitted disturbance ratios and the Total Net Buildable Area (Table A: Natural Resource Protection Worksheet).

8. Open Space. Land areas not within the Net Buildable Area, calculated as part of the Natural Resource Protection Analysis and delineated on a Slope Map in accordance with Section 402.7, shall be considered open space and may be facilitated through any combination of the following mechanisms:

- A. Conservation Easement, pursuant to the requirements of Section 615.
- B. Common Open Space, pursuant to the requirements of Section 616.
- C. Conservation Dedication.
 - (1) Ownership, maintenance, and additional responsibilities related to land areas under a Conservation Dedication shall be stipulated within the developer agreement as part of Subdivision and Land Development approval.
 - (2) Land areas, as identified in the developer agreement, shall remain under Conservation Dedication in perpetuity.

§ 403 Route 191 Corridor Overlay.

1. **Overlay Purpose.** The Route 191 Corridor Overlay establishes design guidelines that facilitate consistent development patterns for land uses that front Route 191. In addition, the Overlay provides standards for safe and orderly traffic management related to commercial/mixed-use development, which accommodates multi-generational changes in development patterns and roadway transformations.
2. **Authorization.** The provisions and development parameters included in the Route 191 Corridor Overlay are based on the authorizations and objectives of Traditional Neighborhood Development (TND) as established by Article VII-A of the Pennsylvania Municipalities Planning Code (MPC),
3. **Applicability.** For any existing and future lots south of Hollo Road and fronting Route 191, as identified upon the adoption of this Ordinance, the regulations within this Overlay shall apply and supersede any regulations within the Base Zoning District, unless otherwise stated herein.
4. **General Regulations.**
5. **Dimensional Requirements.** See Table B

TABLE B: ROUTE 191 CORRIDOR OVERLAY DIMENSIONAL REQUIREMENTS

	Existing Lots Prior to the Adoption of this Ordinance	All Future Lots
MIN. LOT AREA	5,000 sq ft.	1 acre
MIN. LOT WIDTH	50 ft.	150 ft.
MAX. BUILDING HEIGHT	35 ft.	35 ft.
LOT COVERAGE		
Max. Building Coverage	50%	40%
Max. Impervious Coverage	80%	80%
MIN. YARD SETBACK - Principal Structures		
Front Yard	10 ft.	20 ft.
Side Yard	5 ft.	35 ft.
Rear Yard	20 ft.	35 ft.
MIN. YARD SETBACK - Accessory Structures		
Side Yard	2 ft.	10 ft.
Rear Yard	2 ft.	10 ft.

- A. **Front Yard Setback Requirements.** The required front yard setbacks for all future zoning applications shall be measured from the future right-of-way line for an arterial street, in accordance with Section 606 – Establishment of Future Right-of-Way Widths.

6. Permitted Land Uses. See Article III – Base Zoning District Regulations for permitted land uses within the Route 191 Corridor Overlay.
7. Preliminary Zoning Approval Submission Items.
 - A. All applicable Subdivision and Land Development submission items, in addition to the following:
 - B. Site Plan. An applicant shall provide a scaled drawing demonstrating compliance with all of the requirements in Table B, in addition to the following illustrated items:
 - (1) Future Right-of-Way Line, in accordance with Section 606.4.B, where the future right-of-way width shall measure eighty (80) feet.
 - (2) Where applicable, buffer yards in accordance with Section 605.
 - (3) Access Management, in accordance with Subsection B.(1).
 - (4) Curb-Cuts and Landscape Buffers, in accordance with Subsection B.(2).
 - (5) Pedestrian Circulation, in accordance with Subsection B.(3).
 - (6) Connectivity, in accordance with Subsection B.(4).
 - (7) Building and Site Orientation, in accordance with Subsection B.(5).
 - C. Site Plan Requirements.
 - (1) Access Management.
 - (a) Access to Route 191. Access shall be designed to minimize the number of points of access to arterial and collector streets. Any site which contains two (2) or more buildings shall be designed to encourage the use of common driveways to control access to Route 191.
 - (b) All proposed land developments shall have no more than one (1) point of access for every two hundred (200) feet of frontage on Route 191.
 - (c) Ingress, egress and internal traffic circulation on the site shall be designed to minimize congestion, to ensure safety and to provide adequate accessibility to all buildings for firefighting equipment and emergency vehicles.
 - (d) Where a lot has more than one (1) access drive onto Route 191, a landscaped curb cut in accordance with Subsection C.(2) shall be provided between access drives.
 - (2) Curb-Cuts and Landscape Buffers.

- (3) Pedestrian Circulation.
 - (a) Sidewalks are required to be constructed on local roadways and access drives, not within or adjacent to the Route 191 right-of-way.
- (4) Connectivity.
 - (a) All land developments shall provide for vehicular and pedestrian access between the proposed development and any adjacent existing development. Where a proposed land development is adjacent to undeveloped land, the proposed land development shall accommodate future pedestrian and vehicular connections to such adjacent undeveloped land by accommodating such access within the overall site layout and reservation of recorded construction and access easements to facilitate construction of the future connection.
- (5) Building and Site Orientation.
 - (a) Front Façade. The ground-level front facade and the facade of any building facing Route 191 shall have windows and/or doors covering at least 40% of the horizontal length of the facade, between the height of three feet and eight feet above the walkway or grade, allowing views into and out of the interior. Product display windows may be used to meet the transparency requirement.
 - 1) The percentage of required window and door openings, above, allowing interior views, may be reduced by using false or opaque window features, provided that they match the form of the required window and door openings and comprise no more than half of the required coverage requirement and that the openings appear as an integral part of the facade.
 - (b) Orientation of Off-Street Parking and Loading.
 - 1) Number of spaces required: See Article X.
 - 2) Parking areas shall not be permitted within the future right-of-way, in accordance with Section 606 – Establishment of Future Right-of-Way Widths.
 - 3) One landscape island measuring at a minimum of 200 square feet in area shall be constructed for every ten (10) parking spaces. The island shall contain a minimum of one deciduous tree that has a minimum caliper size of three inches and ground cover planting covering 75% of the island’s area.
 - 4) Parking lots shall be located a minimum of ten (10) feet from any lot line of an adjacent property or adjacent land development. This requirement shall not apply where multiple parking lots and properties are included within one land development.

- 5) All service and loading areas shall be located behind the principal structure on the lot and shall face the rear lot line. The service and loading area of all nonresidential developments shall be screened by an eight-foot-high hedge, earth berm, masonry wall or fence with a minimum opacity of 70%.

8. Final Zoning and Land Development Approval Submission Items.

- A. All applicable Subdivision and Land Development submission items, in addition to the following:
- B. When applicable, the following supplemental materials:
 - (1) Access Management Agreement, in accordance with this Chapter.
 - (2) Shared Parking Agreement, in accordance with this Chapter.

9. Specific Requirements for Supplemental Materials

A. Shared Driveway Agreement.

- (1) Landowners may share driveways accessing Route 191 if paved parking areas are connected across lot lines.
- (2) All buildings shall provide prominent and highly visible street-level doorway entrances along the front or side of the building which faces a public street.
- (3) No mechanical or electrical equipment related to a building or structure shall be visible from a public right-of-way. Wherever feasible, the use of exterior mechanical systems should be minimized.
- (4) Buildings included in proposed land development within the Overlay District shall have a common architectural theme that includes colors, materials, and architectural design that are common among buildings within the Overlay District.

B. Shared Off-Street Parking Agreement. See specific requirements in Section 1004.

§ 404 Health Care Overlay.

1. Purpose.

- A. To consolidate a broad range of resources that individually and collectively contribute to the promotion of wellness and enable the improvement and maximum recovery of health from physical and mental diseases, illnesses and
- B. To provide opportunities for educational advancement, learning, and research related to wellness and health.

- C. To create a logical transition between existing residential uses and health care issues that will protect and preserve the character of the surrounding residential neighborhood while permitting uses on the land within the HCO District as permitted hereby,

2. Applicability and General Requirements.

- A. The HCO District shall authorize development of health care related facilities and other uses allowed in this Article in a Health Care Campus within the land areas designated to be within such district on the Township Zoning Map. The HCO District is an overlay zoning district to the underlying zoning district. When an applicant proposes development of a Health Care Campus under the HCO zoning, the provisions of the underlying zoning districts shall apply except where provisions of the HCO District differ from provisions of other sections of the Zoning Ordinance or other Township Ordinances regarding the same or a closely similar matter, in which case the provisions of the HCO District shall govern.
- B. New principal buildings developed on a Health Care Campus shall be served by a public or central water system and public or central sanitary sewerage system, either by direct connection to such systems or by connection to existing campus water and/or sanitary sewerage systems, which systems are served by the public or central water and sewerage systems.
- C. At least two (2) accessways or driveways with a minimum width of twenty (20) feet each shall be provided, each from an arterial or collector street.

3. Use.

- A. The following uses shall be permitted by right in a Health Care Campus:
 - (1) Hospital.
 - (2) Health Care Outpatient Facility.
 - (3) Health Care Education Facility.
 - (4) Health Care Office.
 - (5) Wellness and Fitness Center.
 - (6) Health Care Residential Facility.
 - (7) Child Care Center.
 - (8) Adult Day Care Center
 - (9) Health Care Commercial Facility and Incidental Uses.
 - (10) Health Care Accessory Facilities.

- B. Other health care-related facilities and/or uses in the HCO District for which the applicant demonstrates such facilities and/or uses are similar in use and impact to the facilities or uses permitted by right in the HCO District shall be approved by Conditional Use.
- C. A building may include a single use or multiple uses as permitted above.
- D. The noise and vibration limitations as included in sections of this Zoning Ordinance, or in other Township Ordinances shall not apply to vehicles and helicopters routinely used for emergency transportation, including when such emergency vehicles and helicopters are not transporting patients.
- E. The provisions of this Chapter with respect to open space, setbacks, and density may be adjusted up to 50% of the base zoning district's minimum or maximum as applicable, so long as the findings and remedies associated with the respective Traffic Management Overlay are completed. Further, requirements with respect to heliports shall not apply to a heliport on a Health Care Campus that is routinely used for medical transport.

4. Dimensional, Area, Coverage, and Parking Requirements.

- A. Unless otherwise stated, all dimensional, area, coverage, and parking requirements shall apply to a Health Care Campus as a whole. A Health Care Campus may include contiguous land, and/or land separated only by a public or private street or utility easement, developed in a coordinated manner with coordinated access onto public roads and with coordinated internal driveways. A Health Care Campus may then be subdivided into smaller ground leases, or through condominium ownership of offices or buildings. Individual buildings, uses, and interior lease areas shall not be subject to individual parking, area, bulk, and yard requirements. Multiple principal and accessory uses shall be permitted on a lot and/or within a building.
- B. Only land areas within the HCO District shall be used to meet the dimensional, area and coverage requirements for a Health Care Campus as permitted in this Ordinance.
- C. Minimum Tract Area: fifty (50) acres.
- D. Maximum Building Coverage: forty (40) percent of the area of the Health Care Campus. Parking structures shall not be included in building coverage.
- E. Maximum Impervious Coverage: seventy (70) percent of the area of the Health Care Campus.
- F. Maximum Building/Structure Height:
 - (1) The maximum height for buildings shall be seven (7) stories (not to exceed one hundred five (105') feet) for human occupancy on or above grade (mechanical components, building system penthouses, elevator towers or stair towers on the

roof of any such structure shall not be subject to the seven (7) story/105-foot height limitations).

- (2) Parking structures shall be limited to sixty (60') feet above grade (elevator towers and/or stair towers shall not be subject to the sixty (60') foot height limitation).
 - (3) The following additional height restrictions shall apply within two hundred (200') feet of a residentially zoned property in the Township or Palmer Township, Northampton County, Pennsylvania.
 - (a) Buildings shall be limited to three (3) stories (not to exceed forty-five (45') feet) for human occupancy on or above grade (mechanical components, building system penthouses, elevator towers or stair towers on the roof of any such structure shall not be subject to the three (3) story/45 foot height limitations).
 - (b) Parking structures shall be limited to thirty (30') feet above grade (elevator towers and/or stair towers shall not be subject to the thirty (30') foot height limitation).
 - (4) The following additional height restrictions shall apply within three hundred (300') feet (but not less than two hundred (200') feet) of a residentially zoned property in the Township or Palmer Township, Northampton County, Pennsylvania.
 - (a) Buildings shall be limited to five (5) stories (not to exceed seventy-five (75') feet) for human occupancy on or above grade (mechanical components, building system penthouses, elevator towers or stair towers on the roof of any such structure shall not be subject to the five (5) story/75 foot height limitations).
 - (b) Parking structures shall be limited to thirty (30') feet above grade (elevator towers and/or stair towers shall not be subject to the thirty (30') foot height limitation).
- G. Minimum Yard Setbacks: The following minimum setbacks shall be measured from the perimeter of the Health Care Campus. Distances between buildings shall be a minimum of thirty (30') feet or as required under the PA Uniform Construction Code, whichever is greater with the understanding that a connecting atrium, if any, shall not be subject to the thirty (30') foot setback requirement. Minimum yards shall not be required for individual lots or lease lots within a Health Care Campus, or from existing structures within a Health Care Campus. Required yard areas along public streets shall be maintained with vegetative cover except where such yard areas are crossed by drives, storm sewer outfall structures, pedestrian paths, bicycle paths, or walks or unless such area was previously approved for other purposes.
- (1) Abutting the right-of-way of a public street- twenty-five (25') feet.

- (2) Abutting any other perimeter lot line of the Health Care Campus, where a larger setback is not specified- twenty-five (25') feet.

5. Minimum Building and Parking Structure Setback.

- A. Minimum building and parking structure setback from a residentially zoned property in the Township or Palmer Township, Northampton County, Pennsylvania - seventy-five (75') feet, this 75-foot setback shall not apply to residentially zoned property in the Township or Palmer Township, Northampton County, Pennsylvania owned by the owner of the Health Care Campus or an affiliate, the Township, a utility authority or a utility company.

6. Buffer Requirements.

- A. Buffer yards shall be in accordance with this Chapter, except that a buffer yard and screen shall not be required if the abutting residentially zoned property in the Township or Palmer Township, Northampton County, Pennsylvania is owned by the owner of the Health Care Campus or an affiliate, the Township, a utility authority, or a utility company.

7. Signs.

- A. Signs on a Health Care Campus shall be in accordance with Article XI Signs except as modified in this Section.
- B. Wall, banner, and window signs shall be permitted. Wall, banner, and window signs shall be limited as follows:
 - (1) Wall, banner and window signs that do not face an abutting residential district are limited in size, in the aggregate, to fifteen (15) percent of the area of the face of building upon which such signs are placed with no one such sign being greater than five (5) percent of the area of the face of the building upon which such sign is placed.
 - (2) Wall, banner, and window signs facing an abutting residential district are limited in size, in the aggregate, to ten (10) percent of the area of the face of building upon which such signs are placed with no one such sign being greater than five (5) percent of the area of the face of the building upon which such sign is placed.
 - (3) Wall, banner, and window signs shall be restricted in height only to the extent that the tops of such signs shall not be placed at an elevation higher than the highest part of the building, including stair towers, penthouses or roof mounted equipment screens upon which such signs are placed.
- C. Where a sign consists of individual letters or symbols or emblems attached to or painted directly on a building or window, other than an illuminated background that is part of the sign, the sign area shall be the smallest rectangle or circle, or two (2) or three (3) smallest rectangles or circles that include all of the letters and symbols.

- D. Up to two (2) freestanding identification signs of up to two hundred fifty (250) square feet each in area may be placed at each public or private street or entrance drive to a Health Care Campus. Such signs shall be limited to twenty (20') feet in height.
- E. Pole mounted flag or pennant signs made of fabric or fabric-like polymers shall be permitted along the driveways, walkways, plazas and in parking lots in a Health Care Campus. Such flag or pennant signs shall be kept in good repair and shall be removed or replaced promptly if torn, tattered or faded. Pole mounted flag and pennant signs shall not exceed twenty-four (24) square feet in area, except that flag or pennant signs within one hundred (100') feet of a building entrance may be up to forty (40) square feet in area.
- F. Signs displaying the donor names of buildings or structures (no more than one name per building) shall be permitted at a height no greater than the top of building or structure including stair towers, penthouses, or roof mounted equipment screens. Such signs shall utilize letters no greater than thirty (30") inches in height and shall not be internally illuminated. These signs shall be in addition in area to signs permitted in this Chapter.
- G. Signs used for on-site wayfinding within the Health Care Campus shall:
 - (1) If ground mounted, be no higher than eleven (11') feet and forty (40) square feet in area per sign.
 - (2) If pole mounted, be no higher than twenty-five (25') feet and sixty (60) square feet in area per sign.

§ 405 Traffic Management Overlays.

- 1. Lots within the Township shall be subject to one of three traffic management overlays:
 - A. 191 Traffic Management Overlay.
 - B. Mid-land Traffic Management Overlay.
 - C. 248 Traffic Management Overlay.
- 2. For all lots subject to a traffic management overlay, a letter report evaluation shall be completed to identify the calculated peak hour trips associated with the proposed land use. The letter report shall be submitted as part of the zoning application. The estimated number of trips shall be determined by Institute of Transportation Engineers (ITE) uses specifically assigned within this Ordinance or analysis of similar uses, through data collected by the ITE, subject to approval by the Township.

3. The following peak hour trip thresholds shall be assigned to each respective Traffic Management Overlay:
 - A. 191 Traffic Management Overlay - 75 peak hour trips.
 - B. Mid-land Traffic Management Overlay - 100 peak hour trips.
 - C. 248 Traffic Management Overlay- 200 peak hour trips.
4. Any land development or subdivision which will generate on any adjacent street an excess of the peak hour trips assigned to the respective overlay in which the lot is located shall be required to have a traffic impact study completed as part of the zoning approval process. The estimated number of trips shall be determined by Institute of Transportation Engineers (ITE) uses specifically assigned within this Ordinance or analysis of similar uses, through data collected by the ITE, subject to approval by the Township.
5. The Township may require a traffic impact study for developments or changes in uses generating less than the respective traffic management overlay's trips in addition to the adjacent roadways' peak hour volumes in cases where known traffic deficiencies exist in the area of the proposed development or change in use. The Township may waive the study requirement for an individual development or change in use, where said development or change in use was incorporated as part of a previously approved traffic impact study.
6. Traffic impact study scope. Prior to beginning a traffic impact study, the applicant shall submit a proposed scope of services to the Zoning Officer for review and approval. The traffic impact study shall include the following if appropriate as determined by the Township:
 - A. A brief description of the proposed project in terms of land use and magnitude.
 - B. An inventory and analysis of existing roadway and traffic conditions in the site environs including:
 - (1) Roadway network and traffic control.
 - (2) Existing traffic volumes in terms of peak hours and average daily traffic (ADT).
 - (3) Planned roadway improvements by others.
 - (4) Intersection levels of service.
 - (5) Other measures of roadway adequacy; i.e., lane widths, traffic signal warrants, vehicle studies, etc.

- C. Proposed site-generated traffic volumes in terms of:
 - (1) Peak hours and ADT (by development phase if required).
 - (2) Arrival/departure distribution including method of determination.
 - (3) Site traffic volumes on study roadways.

- D. An analysis of future traffic conditions including:
 - (1) Future opening year combined traffic volumes (site traffic plus future background roadway traffic). Opening year is the projected year of opening for the proposed development or change in use.
 - (2) Future design year, or years with phasing, combined traffic volumes (site traffic plus future roadway traffic). Design year is projected to ten (10) years beyond the expected opening year of the development or change in use.
 - (3) Background traffic growth rates for study roadways will be provided by the Township. These growth rates shall be consistent with the analysis performed for the Township's Comprehensive Plan and any subsequent updates/revisions to the Comprehensive Plan.
 - (4) Intersection levels of service.
 - (5) A pavement analysis of roadways which are projected to experience significant increase in ADT volumes off-site.
 - (6) Other measures of roadway adequacy; i.e., lane widths, traffic signal warrants, vehicle delay studies, etc.
 - (7) When access is onto a state road, the analysis of future conditions shall be consistent with PennDOT requirements.

- E. A description of future levels of service and their compliance with standards for traffic capacity of streets, intersections and driveways. New streets shall be designed for adequate traffic capacity defined as follows. All references to levels of service (LOS) shall be defined by the Transportation Research Board official publications as applicable. These standards may be waived by the Township if sufficient evidence is provided that criteria cannot be met with reasonable mitigation.
 - (1) Traffic capacity LOS shall be based upon future design year analysis.

- (2) New or modified (a new approach created) unsignalized intersections or driveways which intersect streets shall be designed for LOS C or better for each traffic movement unless otherwise specified by the Township.
 - (3) New or modified (a new approach created) signalized intersections shall be designed for LOS C or better for each traffic movement, unless otherwise specified by the Township.
 - (4) Existing intersections impacted by development traffic shall maintain a minimum LOS D for each traffic movement, or, if future base (without development traffic) LOS is E then mitigation shall be made to maintain LOS E with development traffic. If future base LOS is F, then degradation in delays shall be mitigated.
- F. A description and analysis of the proposed access plan and site plan including:
- (1) Access plan including analysis of required sight distances using PennDOT criteria and description of access roadway, location, geometric conditions and traffic control.
 - (2) On-site circulation plan showing parking locations and dimensions, loading access circulation roadway and traffic control.
- G. Traffic circulation mitigating action plan shall include:
- (1) Project features relative to site access and on-site circulation which could be modified to maximize positive impact or minimize negative impact.
 - (2) Off-site improvement plan depicting required roadway and signal installation and signing improvements to meet the minimum level of service requirements.
7. Traffic control devices and other traffic improvements. Whenever, as a result of additional traffic generated by a proposed development, the traffic impact study determines the need for a traffic signal or regulatory sign, additional traffic lanes (acceleration, deceleration or turning) or other traffic improvements to be constructed on the applicant's property or on the property abutting the applicant's property, the applicant shall, as a condition to approval of the final plat, agree to construct the improvements at the applicant's cost, or in lieu thereof, and with the written consent of the Township, reimburse the Township for the cost of the improvements.