

Section 218. Traditional Neighborhood Development District.

1. Purpose and Intent. The purpose and intent of this ordinance is to harmoniously integrate new development with existing Borough neighborhoods, based upon smart growth principles. Furthermore, the Borough of Hollidaysburg seeks to encourage neighborhood design that reflects existing patterns of urban design within historic Borough neighborhoods.

More specifically, the purpose and intent of this ordinance is to:

- A. Create a pedestrian scaled environment. Neighborhoods should be compact enough to encourage and facilitate safe pedestrian movement without excluding automobiles.
- B. Promote mixed use development. Through the specification of a mix of residential, light scale commercial and institutional uses, residents are provided with a choice of accessible and inviting destinations that are pedestrian accessible. Residents who live in existing Borough neighborhoods already have a variety of such destinations that are within easy walking distance of their homes; schools, offices, shops, parks, restaurants and a library among others. By promoting mixed use development, this ordinance ensures similar access to such amenities for future residents.
- C. Foster connections between the built and natural environment. Parks, commons, squares, courtyards, parklets, boulevards and other natural areas enable residents to connect with the natural world within the dense urban environment that is the Borough of Hollidaysburg.
- D. Maintain density. Through higher densities, both the developer and municipality are able to achieve more efficient and sound use of resources. This ordinance seeks to compliment existing neighborhood patterns in the Borough, in order to produce a similar built environment that reduces urban sprawl while enhancing social interaction and civic opportunity for Borough residents.
- E. Provide flexibility for developers. A primary focus of this ordinance is to provide developers with the flexibility to meet their needs as well as those of the Borough. Through a mix of housing types, densities and uses, the developer can appeal to a broad range of the housing and commercial marketplace.
- F. Further legislative goals enacted by the Commonwealth in the Municipalities Planning Code Article VII-A. Article VII-A of the Municipalities Planning Code specifies goals and objectives accomplished through the incorporation of pedestrian scaled and mixed use development into municipal ordinances. The goals and objectives of Article VII-A are herein incorporated by reference.

2. Relationship to Other Ordinances and Sections of this Zoning Ordinance.

The provisions of this Section create different land use and design requirements from those contained in this and other ordinances of the Borough of Hollidaysburg. To the extent the regulations within this Section differ (are more or less restrictive) from others, those within this Section shall apply. However, all other provisions of this and other Borough ordinances shall remain in full force.

3. Definitions. For the purpose of interpreting the provisions of this Section, the following words shall have the meaning or meanings ascribed;

- A. ACCESSORY DWELLING - An accessory dwelling unit is a habitable living unit detached from a single family dwelling that provides basic requirements for living, eating, sleeping, cooking and sanitation.
- B. ATTIC - The space between the ceiling of the top story and the roof of a house or building.
- C. BAKERY - A place where baked goods such as pies, pastries, bread and bagels are produced and sold for off or on premises consumption.
- D. BASEMENT - The lowermost part of a structure, which has its floor area below ground level on two or more sides.
- E. CRAWLSPACE - A space, located in either a basement or attic of a house, that does not have sufficient height a person of average height to stand erect.
- F. CUL-DE-SAC - A street intersecting another street at one end and terminated at the other by a vehicular turnaround.
- G. FITNESS CENTER/GYM - A place where people lift weights, engage in exercises that raise their heart rate or other activities that have a benefit to their physical well being.
- H. HANGING SHINGLE SIGN - A sign which hangs from a bracket that is attached to the building where the goods or services advertised on the sign are permitted.
- I. LANDSCAPING SCREEN / ISLAND - A visual and physical buffer consisting of plant material, masonry, wood, or other organic materials approved by the Planning Commission. A landscaping screen or island shall not consist of chainlink or other types of fencing.

- J. LAUNDROMAT - A self service laundry where coin operated washing machines and dryers are available to individual customers.
- K. LCD SIGN - An off premise or on premise sign with a Liquid Crystal Display.
- L. LED SIGN - An off premise or on premise sign containing one or more Light Emitting Diodes.
- M. LIGHT FIXTURE - One of a series of lights that are usually attached to tall poles, are spaced at intervals along a public street or roadway, and are illuminated from dusk to dawn.
- N. MASTER PLAN - A document that describes, in narrative and with maps, an overall development concept. The master plan is used to coordinate the preparation of more detailed plans or may be a collection of detailed plans.
- O. MID BLOCK - A point on a street block that is equal distance from each end of the same block.
- P. MIXED USE BUILDING - A structure that houses more than one primary use, one of which must be residential.
- Q. NATURAL CONDITION - the topography and vegetation of an area that is unaltered by clearing and grading and protected in perpetuity.
- R. OFF PREMISES ADVERTISING SIGN - A sign which directs attention to a business, profession, event, activity, exhibit, entertainment or industry conducted, sold or offered elsewhere other than upon the premises where the sign is displayed.
- S. ON PREMISE ADVERTISING SIGN - A sign which directs attention to a business, profession, event, activity, exhibit, entertainment or industry conducted on the premises or to products sold, manufactured or assembled upon the same premises on which the sign is displayed.
- T. PREMISES - The area occupied by a business or other private or public enterprise. When more than one business or other private or public enterprise occupies a single building, each business area shall be considered a separate premises.
- U. ROOF SIGN - Any sign erected and maintained upon or above the roof of any building.
- V. SIC CODE - The most current edition of the Standard Industrial Classification System, as published by the US Department of Labor, Occupational Health and Safety Administration.

- W. SITE - the piece of land on which something is located (or is to be located); physical position in relation to the surroundings.
 - X. STREET FURNITURE - equipment placed along streets intended for public use including, but not limited to, benches, trash receptacles, mail boxes, bollards, fountains, kiosks and light fixtures.
4. Permitted Use.
- A. No Impact Home Occupation, certified as meeting the definition of a No Impact Home Occupation by the Borough Zoning Officer; provided, that the residential unit in which the home occupation is to be located has been previously approved as a conditional use.
5. Conditional Uses. The following are subject to the standards set forth in Part 4 of this Chapter:
- A. Single Family Detached Dwelling
 - B. Two Family Detached Dwelling
 - C. Townhouse Dwelling
 - D. Multifamily Dwelling
 - E. Accessory Dwelling
 - F. Child Day Care Center
 - G. Community Building
 - H. Church, Synagogue or Temple
 - I. Library
 - J. Professional Office Space
 - K. Mixed Use Building - Any permitted use in this section may occupy a mixed use building.
 - L. Barber Shops and Beauty Salons
 - M. The following retail businesses classified by the following SIC Codes, which are defined in Appendix B of this Section:
 - 5231, 5251, 5399, 5411, 5421, 5431, 5441, 5451, 5461, 5499, 5611, 5621, 5632, 5641, 5651, 5661, 5699, 5714, 5719, 5734, 5735, 5736, 5912, 5932, 5941, 5942, 5943, 5944, 5945, 5947, 5949, 5992, 5993, 5994, 5995, 7521
 - N. Laundromat
 - O. Restaurant, no drive through

- P. Bank, no drive through
 - Q. Fitness Center/Gym
 - R. Public/Essential Service
 - S. Governmental Building or Use
 - T. Existing Agricultural or Horticulture Activities
 - U. Public/Essential Service
 - V. Customary accessory use to any authorized use, examples of which include, but are not limited to parking, garden, private swimming pool, minor storage shed, etc.
6. Special Exception Uses. The following uses are subject to the standards set forth in Part 4 of this Chapter:
- A. None
7. Review Procedures and Requirements for Development.
- A. The applicant shall own or control through sales options the entire site proposed for development.
 - B. Pre Design Meeting - When an applicant decides to initiate a development plan in the TND zoning district, the applicant shall first meet with appropriate Borough and County staff to discuss his or her intentions and how they relate to the ordinance, prior to design or drafting any plans on paper. The intention of this meeting is to facilitate the application and review process for the applicant and to make the application and review process as efficient as possible. At this meeting, the applicant and staff shall discuss possible site designs, stormwater management plans, street and lot layouts, architectural plans, utilities and other requirements of the ordinance. The goal of this meeting is for both parties to develop consensus on a concept the applicant can then apply to a sketch plan presentation.
 - C. Sketch Plan Presentation - Before the submission of a Master Plan, and following the Pre Design Meeting, the applicant shall reconvene with the appropriate Borough and County staff to discuss the proposal prior to the official submission of documents. At this time, both parties may informally discuss the requirements of the ordinance and staff can make nonbinding suggestions and recommendations about the proposal. The applicant is advised to bring a sketch plan, as specified in the Borough Subdivision and Land Development Ordinance, to facilitate discussion.

- D. Submission of Master Plan - To be considered for approval, the master plan must contain the following information:
- (1) Site Plan - A general location map of suitable scale which shows the legal boundaries and dimensions of the property and adjacent parcels, including locations of any public streets, major streams, rivers, and/or intermittent waterways, structures and other major features within 1,000 feet of the site. The parcel numbers from the most current version of the Blair County tax map shall be displayed for all adjoining properties as well as the names of such property owners.
 - (2) Pedestrian and Street Plan - including proposed topographic contours at one-foot intervals, with the following information:
 - a. The location and dimensions of all proposed paths, bikeways and sidewalks connecting required open space areas. The Pedestrian Plan must provide sidewalk slope information that demonstrates compliance with the American with Disabilities Act.
 - b. Streetscape elevation profiles for each street block, including base elevation of roadway, curb height, sidewalk width, right-of-way width, planting strip width.
 - c. The location and manufacturer specifications for all street furniture.
 - d. The location of street and pedestrian lighting, including lamp and pole specifications.
 - e. The location of all existing and proposed public streets, alleys and rights-of-way.
 - f. Dimensions and locations of all curb cuts.
 - g. Public transit stops.
 - h. Both public and private easements or other reservations of land on the site.
 - (3) Landscaping Plan - The location and species of all proposed and existing trees, shrubs, and ground cover (both in the public rights-of-way and on private lots). The landscaping plan must show how the Public Commons is to be landscaped as well as any other proposed landscaping in the Open Space. Finally, the Landscaping Plan shall include provisions for the continued and perpetual maintenance of all required landscaping screens and islands in parking lots.

- (4) Open Space Plan - The clear delineation of the location and acreage of proposed open space areas. The Open Space Plan shall define the area to be included and how it complies with the ordinance. Calculations shall also be included which demonstrate compliance with open space requirements in Parts 11, 12 and 13 of this Section. The Open Space Plan must also include how the Open Space, or phases thereof, will be maintained following completion of the development.
- (5) A Stormwater Management and Grading Plan - The grading plan shall show existing and proposed ground elevations with contours (one-foot contour interval) and spot elevations at significant high points, low points, and transition points. The grading plan shall also note the finished ground floor elevations of all buildings. The plan shall also show the locations and dimensions of all storm drainage sewers and structures, and infiltration or detention/retention structures. The Stormwater Management Plan must also clearly delineate all 100 year floodplains and wetlands on the site as defined by the Federal Emergency Management Agency and US Army Corps of Engineers, respectively, including documentation used in wetlands identification.
- (6) Building Plan - The Building Plan Shall contain the overall proposed site density and the following information:
 - a. Detailed elevations of all proposed non-residential buildings and typical elevations of residential buildings.
 - b. For non-residential buildings: signs, building materials and percentage of ground floor commercial facade in windows the location.
 - c. Height and material for screening walls, fences, including outdoor trash storage areas, electrical, mechanical and gas metering equipment, storage areas for trash and recyclable materials, and rooftop equipment.
 - d. All existing buildings shall be shown on the Building Plan along with narrative about the intent of the applicant to demolish or incorporate the existing buildings into the TND Master Plan. An attempt should be made to incorporate existing buildings of historic significance into the development.
 - e. Off-street parking and loading spaces, including proposed shared parking spaces/lots, landscaping buffers, islands and service access for receiving and trash removal. The

dimensions of each parking and loading space shall be clearly labeled on the plan.

f. All buildings, both residential and non-residential, shall be numbered. Street numbers will be formally assigned following approval of the Master Plan, in accordance with applicable Borough and County addressing requirements. In order to facilitate ease of discussion, new buildings on the Master Plan should be labeled with a simple numbering system, that may or may not be officially transferred upon approval of the Master Plan.

(7) Utilities Plan - A utilities plan showing underground lines and structures for sanitary and storm sewers, electricity, gas, telecommunications, and all other utilities.

(8) Architecture Plan - A plan demonstrating compliance with Architectural Standards contained within Appendix A of this Section.

(9) Subdivision Plan - If the Traditional Neighborhood Development involves the subdivision of land as defined in the Borough of Hollidaysburg subdivision ordinance, the applicant shall submit all required subdivision documents in accordance with the requirements of the Borough Subdivision and Land Development Ordinance.

(10) Implementation Schedule - If the Master Plan is scheduled to be implemented in a series of phases, such schedule for implementation must be submitted and approved as part of the Master Plan.

(11) Any other information deemed necessary by the Borough of Hollidaysburg in order to evaluate plans.

E. The Master Plan will be reviewed for approval according to the Conditional Use process set forth in Part 4 of this Chapter.

8. Lot Area and Density Standards.

A. A maximum of sixty (60) percent of the total site area may be used for the development of structures associated with the permitted uses in Section 2 and other impervious structures such as streets and sidewalks. A minimum of forty (40) percent of the total site area shall be set aside as common open space in accordance with Sections 11, 12 and 13.

B. The allowable maximum gross density for TND shall not exceed eight (8) units per acre. The allowable minimum gross density for TND shall not be less than five (5) units

per acre. The maximum and minimum density is calculated using total acreage of the entire tract encompassed on the master plan, excluding land devoted to complying with the open space requirements. If the development is approved to be phased in over a period of time approved by Borough Council, each phase shall not exceed twelve (12) units per acre.

C. Permitted Use Percentages. Each use shall abide by, and not exceed, the following range of percentages:

- (1) Open Space: Minimum 40%
- (2) Single Family Detached Dwellings: Minimum 30%
- (3) Other Permitted Dwelling Units: 5% minimum; 20% maximum
- (4) Commercial and Non-Residential Uses: 10 % minimum; 20% maximum

9. Architectural/Development Standards.

A. Buildings - See Appendix A

B. Utilities

- (1) Both public sewer and water service shall be used throughout the development.
- (2) All utilities shall be placed underground in accordance with Section 508 of the Borough of Hollidaysburg Subdivision and Land Development Ordinance.

10. Residential Land Use Building Requirements.

A. Lot Area

- (1) Each detached dwelling unit, with the exception of accessory dwelling units, shall have access to a public street or other approved street right of way.
- (2) Each detached dwelling unit, with the exception of accessory dwelling units, shall be connected to adjoining lots situated with dwelling units by a sidewalk located in the public right-of-way.
- (3) No more than seventy-five percent (75%) of the lots in a single block may be of the same dimension and size. A minimum of twenty-five percent (25%) of lots on each block must differ in size and dimension by at least twenty percent (20%) of the dominant lot size on each block. Corner lots are encouraged to be larger than lots situated mid block.

B. Setbacks

- (1) Front Yard - 10 foot maximum
- (2) Side Yard - 6 feet minimum
- (3) Rear Yard - A minimum rear yard setback of 20 feet is applicable to all dwelling units. However, accessory dwellings and structures shown on the approved plan must be set back three feet from rear or side lot lines.

C. Lot Width

- (1) Single Family Dwelling - 40 foot minimum
- (2) Townhouse - 15 feet minimum per dwelling unit
- (3) Multifamily Dwelling - 30 feet minimum per dwelling unit

D. Lot Coverage

- (1) Single Family Dwelling - 75% maximum, including accessory dwellings
- (2) Townhouse - 80% maximum
- (3) Multifamily Dwelling - 80% maximum

E. Maximum Height

- (1) Residential dwellings, with the exception of dwellings located in mixed use buildings, shall not exceed two stories in height.
- (2) Attics (unfinished), crawlspaces and basements (finished or unfinished) shall not apply to the two story height limitation.

F. Accessory Dwellings. Garage apartments, elder cottages, or in-law quarters may be constructed as accessory uses to single-family dwellings in accordance with the criteria below.

- (1) Accessory Dwelling Unit Criteria.
 - a) Accessory dwellings must be physically separated from the principal dwelling unit.
 - b) An accessory dwelling cannot stand alone on a lot. It must be an accessory to a principal structure.

- c) No more than one accessory dwelling shall be permitted on a single deeded lot in conjunction with the principal dwelling unit.
- d) The accessory dwelling shall at all times be owned by the same person as the principal dwelling.
- e) At no time shall an accessory dwelling be subdivided from the principal structure to which it is an accessory.
- f) The accessory dwelling shall not be served by a driveway separate from that serving the principal dwelling.
- g) The maximum first floor area/footprint of a detached accessory dwelling shall not exceed 800 square feet.
- h) Any accessory dwelling shall not count towards the allowable gross density.

G. Blocks

- (1) Residential street layouts shall provide for blocks that are within 150 to 300 feet deep by 250 to 500 feet long.

H. Offstreet Parking Requirements

- (1) All driveways, detached garages, attached garages and off-street parking areas shall be located within the side or rear yard of all residential dwellings and adequately screened from neighboring properties. No offstreet parking for residential dwellings shall be located in a front yard.
- (2) Off street parking areas that are accessory uses to residential dwellings may be constructed of materials that promote the recharge and infiltration of stormwater. Materials such as geotextile, pervious pavers and pervious pavement are encouraged.

I. Additional Standards

- (1) This space is reserved for future Residential Land Use Building Requirements.

11. Non Residential Land Use and Building Requirements.

- A. Public Commons - As a centralized focal point of the TND District, the public commons is a required area of public green space that shall be surrounded by both residential and non-residential uses. The Public Commons will be the

primary location for residents to congregate and patronize non residential uses within the TND District.

- (1) A minimum of seventy percent (70%) of the non residential uses in the TND District shall front the Public Commons.
 - (2) Buildings that front the Public Commons shall provide a primary entrance onto the Public Commons.
 - (3) The Public Commons shall take the shape of a rectangular or circular piece of open ground that is formally landscaped. Fixtures such as statues, fountains, benches and other street furniture are encouraged to be placed in the Public Commons with the approval of the Planning Commission and Borough Council.
 - (4) The Public Commons shall count towards the required amount of open space. No more than twenty percent (20%) of the required open space area shall consist of the Public Commons.
 - (5) The Public Commons shall be clearly delineated on the Master Plan.
 - (6) For each commercial use fronting the Public Commons, one upper floor apartment with a separate ground floor access and one parking space must be provided.
- B. Lot Area - Four thousand to nine thousand square feet per non residential use or mixed use building.
- C. Setbacks
- (1) Front Yard - Non residential and mixed use buildings must be set back a minimum of ten feet from the curb.
 - (2) Side Yard - no minimum
 - (3) Rear Yard - 20 feet
- D. Width - 25 feet minimum
- E. Lot Coverage - Maximum lot coverage is 90%.
- F. Height of Buildings
- (1) Non residential and mixed use buildings shall not exceed four stories in height.
 - (2) Buildings fronting the Public Commons must be at least two stories in height.
 - (3) Non Residential Buildings shall be constructed to a height within ten percent of the average height of adjacent buildings.

a. Spires, steeples or copulas on a church, temple or synagogue shall not be counted towards the height of such buildings.

(4) If the building is situated on a corner lot it shall be constructed to a height within five percent of the height of the structure on the adjoining lot.

G. Offstreet parking requirements

(1) Parking and any accompanying driveway area shall be located at the rear of the buildings out of view from the primary street fronting the building.

(2) One off street parking space shall be provided for each residential dwelling unit located above a commercial use.

(3) At a minimum, one parking space must be provided for every 500 square feet of enclosed gross floor area. Or, if Section 508 of this Chapter provides a less restrictive requirement for a particular use, the applicant may abide by the requirement in Section 508.

(4) Offstreet parking lots shall be prohibited at street intersections.

(5) Offstreet parking areas shall contain landscaping islands every 10 to 15 spaces or between bays so that at least 10% of the parking lot area is landscaped. Where a parking lot abuts a street, a landscape screen of at least five feet in width shall be provided between the parking lot and sidewalk.

a. The use of landscaping islands and screens which promote recharge of groundwater supplies is encouraged.

b. Landscaping islands shall not be smaller than twenty-five square feet (ex. five feet by five feet) in area, in order to provide sufficient growth area for vegetative root systems.

c. Provisions must be included in the Master Plan and approved for the continued and perpetual maintenance of landscaping islands and screens.

(6) Shared parking lots are encouraged and may be approved as part of the Master Plan by the Planning Commission and Borough Council.

H. Dumpsters and waste containers

(1) Dumpsters and other waste containers that serve non residential and mixed use buildings must be placed in

rear yards and screened by a fence composed of masonry or wood with a self latching gate.

12. Open Space.

Common open space is the portion of the gross tract area of the TND which is freely accessible to residents, property owners and tenants of the Borough. The retention of common open space is intended to integrate the natural and physical characteristics of the Borough into a Traditional Neighborhood Development and provide recreational opportunities to Borough residents.

Common open space shall include all or part of the following resources: mature woodlands; green space maintained in a natural condition; natural resource and riparian buffers; historic, archeological or cultural features listed, or eligible to be listed on the National Register of Historic Places; playgrounds and/or recreational areas designed for sport or game activities; Public Commons. It shall be incumbent upon the applicant to demonstrate that the proposed common open space connects these features into a network of common pedestrian paths that link common open space areas within the proposed development and connect with existing and proposed sidewalks and bikeway systems.

- A. A portion of the common open space equal in area to not less than twenty-five (25) percent of the gross common open space area shall exclude areas designated by the Federal Emergency Management Agency as 100 year flood districts, areas defined as wetlands by either the US Army Corps of Engineers or the Pennsylvania Department of Environmental Protection, and slopes in excess of twenty five (25) percent (slope = rise/run) so that a portion of the common open space is appropriate for recreational uses. The developer is not obliged to improve this land for recreational use at the time of development, but merely retain it so that it is available for future use.
- B. A minimum of fifty (50) percent of the required common open space shall be contiguous land.
- C. No portion of the following shall be considered as contributing to the minimum common open space requirement (with the exception of the Public Commons):
 - (1) Land within 25 feet of any structure except structures devoted to permitted open space uses.
 - (2) Streets, emergency access roads, driveways, patios, sidewalks, or existing utility rights of way, easements or improvements.
 - (3) Stormwater management facilities - With the approval of the Planning Commission and Borough Council, areas devoted to stormwater management facilities may be included within the minimum required common open space area where the applicant can demonstrate to the

satisfaction of the Planning Commission and Borough Council that such facilities are designed to promote recharge of the groundwater system.

13. Open Space Management. An essential element of the provision of the common open space is a written description regarding its ownership and/or disposition. This description is incorporated into the final plan and must be approved by Borough Council and recorded with the approved Master Plan. Such ownership and/or disposition shall be accomplished through one of the following:
- A. An offer of dedication to the Borough. The Borough shall not be obligated to accept dedication of the common open space.
 - B. With permission of the Borough, and with appropriate deed restrictions in favor of the Borough and in language acceptable to the Borough Solicitor, the developer may transfer ownership of the common open space, or a portion thereof, to a private, nonprofit organization among whose purposes are the preservation of open space land and/or natural resources. The organization shall be a bona fide conservation organization with a perpetual existence. The conveyance must contain appropriate provision for reverter or transfer if the organization is unable to maintain the land, and the organization must enter into a maintenance agreement with the Borough.
 - C. The developer shall provide for and establish an organization for the ownership and maintenance of the common open space which shall be generally consistent with the requirements for unit owners and associations found in the Pennsylvania Uniform Condominium Act, Article 3, Section 101. If such an organization is created, the agreements of sale and deeds for all lots shall contain the following requirements in language acceptable to the Borough Solicitor:
 - (1) Such organization shall not dispose of the common open space by sale or otherwise, except to the Borough unless the Borough has given prior written approval. Such transfer shall be made only to another organization which shall maintain the common open space in accordance with this Ordinance;
 - (2) The organization and all lot owners shall enter into a maintenance agreement with the Borough and shall agree to be bound by the provisions of Article VII of the Pennsylvania Municipalities Planning Code relating to the maintenance of deteriorating common open space by municipalities;

The Borough may require the establishment of a reserve fund to provide for maintenance of or capital improvements to the common open space. Whether common open space and facilities are to be owned by

the developer initiated organization, non-profit organization, or dedicated to the Borough, the landowner shall be required to post financial security to guarantee the structural integrity and functioning of such common open space and facilities. Such financial security shall be in accordance with the provisions of guaranteeing improvements in the Borough Subdivision and Land Development Ordinance.

14. Streets and Sidewalks.

A. Sidewalks. With the exception of alleys, both sides of all public streets of the TND District shall be lined with sidewalks and curbside planting strips.

(1) Planting Strip - In residential areas, the planting strip shall be a minimum of five feet wide, as measured from the inside edge of the curb to the edge of the sidewalk closest to the curb. In the Public Commons and other areas used for non residential purposes, the planting strip shall be a minimum of six feet wide.

a. The curbside planting strip must be planted with grass and a species of shade tree approved by the Hollidaysburg Shade Tree Commission.

b. Shade tree species approved by the Hollidaysburg Shade Tree Commission shall be planted at a minimum of every fifty (50) feet of linear sidewalk planting strip.

c. All shade trees planted in the planting strip shall have a minimum caliper of 2 ½ inches, as measured six inches above the ground.

(2) Sidewalk Width - In residential areas, sidewalks shall be a minimum of four feet wide. In the Public Commons and other non-residential areas, sidewalks shall be a minimum of six feet in width.

(3) Sidewalk Construction - All sidewalk construction shall be in accordance with specifications found in Chapter 21, Part 2 (A) of the Borough of Hollidaysburg Code of Ordinances.

B. Street Hierarchy

(1) The layout and design of residential streets shall be guided by the following basic principles:

a. Safety for both pedestrian and vehicular traffic.

b. Efficiency of service for both pedestrian and vehicular users.

- c. Livability of the residential environment.
- d. Economy of land use, construction and maintenance.

Guided by the above mentioned principles, the following street hierarchy and design standards shall apply to the layout and design of streets throughout the TND District. Other provisions of the Borough Subdivision and Land Development Ordinance regulating streets shall also apply. Where there is a conflict between the street regulations in the Subdivision and Land Development Ordinance and the TND District ordinance, those of the TND District ordinance shall prevail and apply.

	Arterial	Collector	Local Street	Alley
Average Daily Trips	1500 or more	750-1500	Less than 500	Not Applicable
Right of way	60-67 feet	47-64 feet	34-48 feet	12-16 feet
Cartway Width	35-40 feet	20-25 feet	16-20 feet	10-14 feet
Auto Travel Lanes	Two Twelve foot lanes	Two ten foot lanes	Two 8-10 foot lanes	one twelve foot lane
Parking	Both sides, 8 feet	One or both sides, 8 feet	None or one side, 8 feet	None
Bicycle Lanes	Two four feet lanes combined with parking lanes	One or none, four feet lanes	None	None
Curb and Gutter	Granite	concrete	concrete	None
Planting Strips	minimum 5 feet	minimum 5 feet	minimum 5 feet	None

- (2) Street Layout - An interconnected network of streets that maintains rectangular block shapes and linear streets shall be maintained throughout the TND District.
 - a. Intersections shall be at right angles whenever possible, but in no case less than 75 degrees or more than 105 degrees.
 - b. Cul-de-sacs are not permitted in the TND District.

C. Lighting

- (1) Light fixtures shall be provided at intervals no greater than 150 feet along all blocks where multifamily residential uses predominate and intervals no greater than 100 feet along blocks where non residential uses predominate. In single family residential areas, light fixtures shall minimally be provided at all street intersections. If street blocks exceed 400 feet in length or width, in a block that is predominantly single family residential, a light fixture shall be placed mid block. Light fixtures shall also be provided in the Public Commons and parking areas to permit these areas to be used at night.
- (2) Light fixture heights shall not exceed 10 feet except where necessary to provide effective lighting for parking areas. In such cases, a maximum height of 14 feet is permitted.
- (3) Light fixtures shall comply with section Chapter 27, Section 513 of the Hollidaysburg Code of Ordinances, which provides standards for outdoor lighting.
- (4) To promote energy efficiency, the use of metal halide, low temperature florescents, and LED lamps as well as solar powered fixtures is encouraged.
- (5) A consistent style of street light that is architecturally compatible with both the residential and non residential buildings shall be used throughout the TND.

15. Signage.

- A. Signage on residential structures and lots shall be limited to signs which label house numbers, and appropriate street and traffic signs.
- B. Non residential buildings shall be permitted one square foot of signage per each foot of building frontage. Lots fronting two or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage.
- C. On premise advertising signs shall take one of the five following forms:
 - (1) Building sign.
 - (2) Hanging Shingle sign. A hanging shingle sign must be hung so that the bottom edge or point of the sign is

a minimum of eight feet above sidewalk level. A hanging shingle sign shall have a maximum thickness of three inches and a maximum width of 2 ½ feet.

- (3) Window sign.
 - (4) Canopy Sign. An canopy or awning with commercial message shall not project more than five feet from a building. Canopies and awnings in the TND District shall be composed of canvas or other woven fabrics resembling canvas. Canopies and awnings shall not be composed of vinyl or other plastics.
 - (5) Free Standing Sign. A freestanding sign must be mounted on a masonry or brick base that will not count towards the size of the sign itself. Free standing signs cannot exceed five feet in height and must be located such that there is at every intersection a clear view between heights of three feet and ten feet in a triangle formed by the corner and points on the curb thirty feet from the intersection or entranceway.
- D. On premises advertising signs may not consist of any of the following: animated signs, internally illuminated signs, changeable copy signs, LCD signs, and LED signs.
 - E. Off premises advertising signs are prohibited in the TND District.
 - F. Roof signs are prohibited in the TND District.
 - G. Permitted signs may be illuminated by external sources but may not be internally illuminated.

Appendix A. Architectural Standards

1. Purpose

The purpose of the architectural standards, together with the purpose and intent of the Traditional Neighborhood Development ordinance, is to produce a public realm that dignifies the community and the pedestrians who will become a part of it.

These requirements are minimum standards and are not intended to impose a specific architectural style. However, the applicant may choose to incorporate more standards into the development.

2. Review Process

The applicant must submit architectural designs or drawings for both residential and non residential buildings. The plans will be reviewed by Borough staff for conformity with the standards and approved as part of the master plan and by the Planning Commission and Borough Council.

3. Non Residential Building Form
 - A. Buildings shall be designed with a vertical emphasis (or a harmonious combination of vertical and horizontal directional emphasis) rather than a horizontal emphasis.
 - B. Non Residential and Mixed Use Buildings that front the Public Commons shall be modulated with features that interrupt flat wall surfaces such as porches, windows, arcades, entrance areas, awnings, recessed doors, sills, quoins, banding arches, cornices and pilasters.
 - C. A mixture of pitched, gabled, mansard and flat roofs may be used. If a flat roof is utilized it shall feature a three dimensional cornice treatment on all walls facing Public Commons or other streets.
 - D. Rooftop equipment such as HVAC units and satellite receivers shall be incorporated into the overall building design so that they are not visible from the street.
4. Residential Building Form
 - A. Exterior Walls
 - (1) Exterior wall covering
 - a. Exterior wall coverings shall be uniform on all sides of both the principal structure and accessory structures. A principal structure and accessory structure on the same lot may use different exterior wall coverings. The applicant is encouraged to use materials which compliment existing residential housing stock and are composed of native materials such as brick, stucco, wood or cement board siding and stone.
 - (2) Foundation Walls - Exposed foundation walls shall be composed of brick, stone (uncoursed ledger stone pattern), parged block, smooth finish poured concrete or painted brick form concrete.
 - (3) Wall articulation
 - a. The building orientation shall be directed towards a public right-of-way other than an alley.
 - B. Porches
 - (1) Porches shall be required for all single family residential, two family residential and townhouse structures. Porches are not required, but are encouraged for multifamily dwellings.

- (2) In order to facilitate ease of movement and the placement of porch furniture, front porches shall be at least seven feet in depth.

C. Roofs

- (1) Roof pitch shall be a minimum of 6/12. Any roof pitch 5/12 and lower shall not be permitted in the TND zoning district.
- (2) The roof of each residential unit shall have pitched roofs with overhanging eaves. Minimum overhang shall be 12 inches.
- (3) Overlapping gables shall not be utilized unless the smaller gable is part of a porch.
- (4) The roofline along each elevation shall provide a minimum of one design feature listed below:
 - a. Decorative roof details such as dormers, cupolas, balconies or terraces
 - b. Cornices with decorative detail; or
 - c. Pediment, architectural features at entryways or decorative towers.

C. Windows and Doors

- (1) Fenestration - Windows and doors shall be arranged with a vertical orientation and proportionate emphasis. Total fenestration on the front facade of the structure shall not exceed thirty percent of the total surface area of the front facade.
- (2) Windows
 - a. One circular, semi-circular, hexagonal or octagonal window may be placed in each facade. However, all other windows and frames shall be vertical in proportion.
 - a. Windows shall be placed on all sides of the building.
 - b. If shutters are utilized, they shall be exactly one half the width of the sash intended to be covered. The applicant is encouraged to utilize wooden shutters that are fully functional.
- (3) Doors
 - a. Sliding glass doors shall only be used on the side or rear building facades.

5231 - Paint, Glass, and Wallpaper Stores
5251 - Hardware Stores
5399 - Miscellaneous General Merchandise Stores
5411 - Grocery Stores
5421 - Meat and Fish (Seafood) Markets, Including Freezer Provisioners
5431 - Fruit and Vegetable Markets
5441 - Candy, Nut, and Confectionary Stores
5451 - Dairy Product Stores
5461 - Retail Bakeries
5499 - Miscellaneous Food Stores
5611 - Men's and Boy's Clothing and Accessory Stores
5621 - Women's Clothing Stores
5632 - Women's Accessory and Specialty Stores
5641 - Children's and Infant's Wear Stores
5651 - Family Clothing Stores
5661 - Shoe Stores
5699 - Miscellaneous Apparel and Accessory Stores
5714 - Drapery, Curtain, and Upholstery Stores
5719 - Miscellaneous home furnishings Stores
5734 - Computer and Computer Software Stores
5735 - Record and Prerecorded Tape Stores
5736 - Musical Instrument Stores
5912 - Drug Stores and Proprietary Stores
5932 - Used Merchandise Stores
5941 - Sporting Goods Stores and Bicycle Shops
5942 - Book Stores
5943 - Stationery Stores
5944 - Jewelry Stores
5945 - Hobby, Toy, and Game Shops
5947 - Gift, Novelty, and Souvenir Shops
5949 - Sewing, Needlework, and Piece Goods Stores
5992 - Florists
5993 - Tobacco Stores and Stands
5994 - News Dealers and Newsstands
5995 - Optical Goods Stores
7521 - Automobile Parking