

ORDINANCE NO. 133

**AN ORDINANCE OF THE TOWNSHIP OF MILFORD,
BUCKS COUNTY, PENNSYLVANIA, AMENDING THE
MILFORD TOWNSHIP SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE OF 2002, AS AMENDED,
TO ESTABLISH ARCHITECTURAL AND STRUCTURAL
REGULATIONS FOR USES WITHIN THE PC (PLANNED
COMMERCIAL) DISTRICT**

WHEREAS, the Board of Supervisors of Milford Township, Bucks County, Pennsylvania has enacted the Milford Township Subdivision and Land Development Ordinance of 2002, as amended (“SALDO”); and

WHEREAS, the Board of Supervisors of Milford Township believes it is in the interest of the Township to amend the SALDO to add Section 526 providing for architectural and structural requirements within the PC (Planned Commercial) District ; and

NOW, THEREFORE, be it, and it is hereby *ORDAINED* by the Board of Supervisors of Milford Township, Bucks County, Pennsylvania, and it is hereby *ENACTED* and *ORDAINED* by authority of same as follows:

Section 1 - Addition of SALDO Section 526 – Architectural and Structural Requirements for all uses within the PC (Planned Commercial) District

Addition of Section 526 to the SALDO to read:

Architectural and Structural Requirements for all uses within the PC (Planned Commercial) District

- (a) Access - Access to the property shall not cause undo traffic congestion; it shall promote pedestrian and vehicular access between the commercial use and surrounding uses, particularly residential uses.
- (b) Outdoor Storage – All outdoor storage shall be screened from view and any outdoor storage area shall be landscaped pursuant to a landscape plan approved by the Board of Supervisors.
- (c) Parking – Parking on the property shall be to the rear and/or side of the primary structures on the property.
- (d) Landscaping – The property must be landscaped pursuant to a landscape plan approved by the Board of Supervisors.
- (e) Exterior Wall Materials and Finishes - Exterior wall materials and finishes, which can be viewed from public right-of-way, shall be consistent with the

specific building style. High quality synthetic materials which simulate the original material will be considered. Walls shall be constructed of one or a combination of the following materials with no 4' x 8' sheets of siding allowed:

- i. Stucco.
- ii. Masonry, brick or stone.
- iii. Cementitious siding.
- iv. Wood.
- v. Vinyl or aluminum siding may not be used for new construction.

(f) Lighting -

i. Outdoor lighting is allowed at the following levels as measured at the property line of the less restrictive zoning designation:

- 0.2 foot-candles for all single family zoning designations.
- 3 foot-candles at all non-residential zoning designations.
- ii. Outdoor lighting may not be used as an attention-getting device or as additional signage for a building.
- iii. Light fixtures must be shielded to prevent glare on adjacent properties.
- iv. Direct lighting to illuminate signs must be shielded to prevent glare on drivers.

(g) Storefront Glass - Storefront glass shall be limited to 15% of a building façade and must be consistent with the chosen design theme.

(h) Openings - The shape of an opening, its proportion relative to building massing, how it functions, how it is divided, and the rhythm of openings within a structure must be specific to the building style.

(i) Pedestrian Accessways - Decorative brick, stamped, concrete pavers or the equivalent must be used as an entry feature for the pedestrian access areas within the setback area in the entry driveway to the front building line. Color schemes are to be submitted for review and approval to the Township.

(j) Roof Form and Materials - The shape of the roof, the height of its pitch shall be specific to the building style. Roof materials for pitched roofs shall be consistent with building style and limited to the following:

- i. Metal – Standing Seam, 5-V crimp, or corrugated, unpainted Galvalume finish.

- ii. Tile – Slate, Terra Cotta, clay or concrete tile.
 - iii. Shingles – Architectural dimensional composition shingle (the use of 3-tab shingles is prohibited), or metal.
 - iv. Roof Screening – Roof top equipment shall be screened from view when viewed from the ground.
- (k) Additive Elements - Dormers, cupolas, chimneys, balconies, porches, bays, colonnades, brackets, stoops and any other design elements, which can be viewed from public right-of-way, shall be specific at the building style.
- (l) Color and Brightness - All exterior walls and accents, which can be viewed from public right-of-way, shall compliment building styles and conform to color palette approved by Milford Township. Exterior paint must be flat or non-glossy.
- (m) Architectural Styles – The architectural style of any building shall be limited to the following:
- i. Colonial Styles.
 - Georgian
 - Adams
 - ii. Victorian Styles.
 - Second Empire
 - Stick
 - Queen Anne

(A complete description, along with illustrations are depicted in A FIELD GUIDE TO AMERICAN HOUSES by Virginia & Lee McAlester)

Section 2 - Repealer

Repealer. All provisions of the Milford Township Subdivision and Land Development Ordinance of 2002, as amended unaffected by this Ordinance are declared to be in full force and effect. The provisions of the Milford Township Subdivision and Land Development Ordinance of 2002, as amended, inconsistent with the provisions of this Ordinance are hereby repealed to the extent of the inconsistency.

Section 3 - Severability

Severability. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Milford Township Subdivision and Land Development Ordinance of 2002, as amended.

ENACTED and ORDAINED this 19th day of July, 2005

ATTEST:

-S-
Jeffrey A. Vey, Manager

-S-
Charles Strunk, Chairman

-S-
Robert B. Mansfield

-S-
Timothy Damiani