

**ARTICLE XLII**  
**STREETSCAPE ENHANCEMENT OVERLAY (“SEO”) DISTRICT**  
**[Added 4-6-2016 Ord. No. 1086]**

**§ 180.145. SEO DISTRICT**

**§ 180.145.1.** Intent. The SEO DISTRICT Regulations are intended to address site design elements and features at commercial properties along the State Route 51 Corridor (“Corridor”) to create pleasant, desirable, STREET scenes that will improve and define the unique character of the Corridor. The streetscape features herein are expected to be implemented over time as multiple property owners develop or redevelop parcels along the Corridor. Provisions for the SEO District regulations are intended to be supplemented by Appendix A – General Manual of Written and Graphic Design Guidelines for the SEO DISTRICT Regulations.

**§ 180.145.2.** Purpose. The purpose of the SEO DISTRICT regulations is to encourage the development of a pedestrian and transit-oriented commercial Corridor that links a variety of elements through streetscape amenities and design treatments. These elements include, among other things, sidewalks, street lighting, landscaping, street trees, screened and pedestrian-friendly PARKING AREAS, and coordinated signage. The SEO DISTRICT regulations shall serve as an additional series of SITE PLAN requirements applicable to the development or redevelopment of commercial USES and properties and are to be implemented with the SITE PLAN in addition to all standard requirements of the base commercial zoning DISTRICT within which the property or commercial USE is located. Other objectives include:

**§ 180.145.2.1.** The regulation of public and private improvements relative to commercial USES located in the Corridor and to increase flexibility for site design.

**§ 180.145.2.2.** Implementation of long term planning efforts and strategies for the Corridor, including but not limited to the AIA Center for Communities by Design, Sustainable Design Assessment Team project from 2010.

**§ 180.145.2.3.** Development of streetscape enhancement standards that create a commercial corridor that is an inviting, multi-modal place for vehicular traffic, bicyclists, and pedestrians.

**§ 180.145.2.4.** Establishment of a General Manual of Written and Graphic Design Guidelines for the SEO attached as Appendix A and incorporated herein by reference.

**§ 180.145.2.5.** Management of the future development of strip type, auto-dependent, commercial USES to minimize traffic conflicts from numerous existing curb cuts and vehicular traffic issues which may become detrimental to pedestrian safety and creation of an overall cohesive character for the streetscapes along the Corridor.

**§ 180.145.2.6.** Enhancement of pedestrian circulation and pedestrian-oriented streetscapes through the use of sidewalks, pedestrian areas, pergolas, pavilions, and gazebos.

§ 180.145.2.7. Creation of consistent and cohesive streetscapes through the use of effective landscaping and screening.

§ 180.145.2.8. Definition of the character and identity of the Corridor through the effective use of unified elements of the streetscape such as street trees, landscaping, hardscapes, street furniture, accessory structures, and signage.

§ 180.145.2.9. Encouragement for the installation of landscape elements and visual SCREENING of off-street PARKING AREAS and the development of indoor PARKING AREAS.

§ 180.145.3. Applicability. These SEO DISTRICT regulations shall apply to the SITE PLAN review procedures for development of commercial properties in the SEO DISTRICT as depicted on the official Zoning Map. These regulations shall not apply to improvements or expansions specifically designed and limited to accessibility upgrades to existing buildings at building entrances, restrooms or similar facilities.

§ 180.145.4. Compliance with Applicable Ordinances. USES shall be permitted in the SEO DISTRICT as listed and determined using the respective base zoning DISTRICT regulations as further identified on the official Zoning Map.

§ 180.145.4.1. All provisions controlling land development in the BOROUGH subdivision, stormwater management, land development and grading regulations shall apply.

§ 180.145.4.2. All applicable provisions of the Zoning Ordinance, including SPECIAL EXCEPTIONS and CONDITIONAL USE requirements, shall apply.

§ 180.145.4.3. All applicable construction details from the BOROUGH design standards shall apply to public improvements.

§ 180.145.4.4. All design elements of site access, circulation and parking shall comply with all Pennsylvania Uniform Construction Code Accessibility and construction requirements including the provision of an accessible route for pedestrians to each building, USE or feature at the site.

§ 180.145.5. Application Requirements.

§ 180.145.5.1. A Streetscape Enhancement Overlay Plan that conforms with the SEO DISTRICT Regulations shall be submitted for all commercial USE SITE PLANS, land developments and CONDITIONAL USE applications for review and approval for any commercial USE or commercial property located in the SEO DISTRICT meeting the applicability criteria set forth in Section 180.145.3.

§ 180.145.5.1.1. A SITE PLAN shall be submitted that locates the project and defines its geographic scope.

§ 180.145.5.1.2. A project narrative shall be submitted that includes:

§ 180.145.5.1.2.1. A statement with graphic depictions and exhibits indicating how the proposed application promotes SEO development, integrates with the community, and meets the Appendix A – General Manual of Written and Graphic Design Guidelines.

§ 180.145.5.1.2.2. A description of the project including, but not limited to, the name, location, acreage, development attributes and characteristics, USES and density.

§ 180.145.5.1.3. Architectural elevations for all proposed building types.

§ 180.145.5.1.4. Drawings and photographs of existing conditions and conceptual or illustrative sketches of the proposed SITE PLAN.

§ 180.145.5.1.5. The SEO Plan shall comply with all SEO DISTRICT regulations and be generally consistent with Appendix A – General Manual of Written and Graphic Design Guidelines and shall provide design detail for the following features where applicable.

§ 180.145.5.1.5.1. Accessory structures.

§ 180.145.5.1.5.2. Benches.

§ 180.145.5.1.5.3. Bicycle paths and racks.

§ 180.145.5.1.5.4. Bollards and protective landscape boulders.

§ 180.145.5.1.5.5. Landscaping.

§ 180.145.5.1.5.6. Lighting.

§ 180.145.5.1.5.7. PARKING AREAS and walkways.

§ 180.145.5.1.5.8. Pedestrian areas and walkways.

§ 180.145.5.1.5.9. Pergolas, pavilions and gazebos.

§ 180.145.5.1.5.10. Sidewalks, landscaping and screening.

§ 180.145.5.1.5.11. Signage.

§ 180.145.5.1.5.12. Street furniture.

§ 180.145.5.1.5.13. Street trees.

§ 180.145.5.1.5.14. Utilities.

§ 180.145.5.1.5.15. Waste receptacles.

§ 180.145.5.1.5.16. Right-of-Ways. The Applicant shall be required to obtain any required third party (e.g., PennDOT Highway Occupancy permit (“HOP”), Port Authority of Allegheny County) approvals and permits for proposed right-of-way encroachments, including but not limited to the following:

§ 180.145.5.1.5.16.1. Driveways providing site access from the STREET;

§ 180.145.5.1.5.16.2. Crosswalk and curb ramp locations;

- SIGNS;
- and
- § 180.145.5.1.5.16.3. Traffic control devices, signals and
- § 180.145.5.1.5.16.4. Sidewalks, landscaping and screening;
- § 180.145.5.1.5.16.5. Transit shelters.

§ 180.145.5.1.6. The Streetscape Enhancement Overlay Plan shall meet all graphic and cartographic requirements set forth for SITE PLAN approval.

§ 180.145.6. Compliance with Area and Bulk Regulations. The following design standards and regulations shall be applied to the commercial USE and development of properties in the SEO DISTRICT.

§ 180.145.6.1. Building Orientation – All buildings in the SEO DISTRICT shall provide a prominent and highly visible street-level doorway or entrance along the front of the building, which faces a public STREET, an access driveway or a main PARKING AREA.

§ 180.145.6.2. Unless otherwise specified in this subsection, all requirements (including but not limited to LOT AREA, LOT WIDTH, REQUIRED YARD AREAS, BUILDING coverage and BUILDING height) shall be determined using the regulations of the respective base zoning DISTRICT as further identified on the official Zoning Map.

§ 180.145.6.3. SEO DISTRICT FRONT YARD requirements.

§ 180.145.6.3.1. SEO-W1 DISTRICT

§ 180.145.6.3.1.1. FRONT YARD. The minimum required FRONT YARD setback for the BUILDING may be reduced to twenty-five feet (25') when no parking is permitted in the FRONT YARD area across the entire FRONTAGE of the LOT and enhanced landscaping and public access is provided in accordance with the SEO DISTRICT regulations and approved on the SITE PLAN for the LOT.

§ 180.145.6.3.1.2. The minimum FRONT YARD setback may be reduced to fifteen feet (15') to permit the placement of SEO enhancement screening, shelters and street furniture when a development or USE incorporates enhanced pedestrian spaces and amenities within the setback area that consist of a combination of features including plazas, courtyards, outdoor seating, widened sidewalks or pedestrian pathways, street furniture, public art, or kiosks as recommended with SITE PLAN review by the COMMISSION and approval by COUNCIL.

§ 180.145.6.3.2. SEO-W2 DISTRICT

§ 180.145.6.3.2.1. FRONT YARD. The minimum required FRONT YARD setback for the BUILDING may be reduced to fifteen feet (15') when no parking is permitted at the FRONT YARD area across the entire

FRONTAGE of the LOT and enhanced landscaping and public access is provided in accordance with the SEO DISTRICT regulations and approved on the SITE PLAN for the LOT.

**§ 180.145.6.3.2.2.** The minimum FRONT YARD setback may be reduced to fifteen feet (15') to permit the placement of SEO enhancement screening, shelters and street furniture when a development or USE incorporates enhanced pedestrian spaces and amenities within the setback area that consist of a combination of features including plazas, courtyards, outdoor seating, widened sidewalks, or pedestrian pathways, street furniture, public art, or kiosks as recommended with SITE PLAN review by the COMMISSION and approval by COUNCIL.

**§ 180.145.7.** Design Standards. The following design standards shall be applied to the commercial USE and development of any properties in the SEO DISTRICT.

**§ 180.145.7.1.** Applicable Standards.

All applicable standards and requirements of the respective base zoning DISTRICT as further identified on the official Zoning Map shall apply to the SEO DISTRICT.

**§ 180.145.7.2.** Bicycle Racks.

**§ 180.145.7.2.1.** The project design shall include consideration for bicycle paths as part of the overall traffic circulation plan on the site where reasonable and technically feasible.

**§ 180.145.7.2.2.** Bicycle parking shall be provided on the site in the form of bicycle racks.

**§ 180.145.7.2.3.** Bicycle racks shall be located along the front of the PARKING AREA near each BUILDING entrance or destination point including pedestrian areas, bus stops and transit shelters.

**§ 180.145.7.2.4.** Multiple locations of one or two racks shall be strategically located and dispersed throughout the site rather than a cluster in a central location.

**§ 180.145.7.2.5.** Bicycle racks shall be located so that pedestrian access is not blocked by parked bicycles and that no accessible route or walkway area is obstructed in any manner.

**§ 180.145.7.2.6.** Additional regulations are included in Appendix A – General Manual of Written and Graphic Design Guidelines.

**§ 180.145.7.3.** Bollards.

§ 180.145.7.3.1. Where not otherwise protected with substantial landscape-oriented protective barriers, bollards should be used to deter vehicles from entering pedestrian-exclusive areas.

§ 180.145.7.3.2. Bollards can also be used in special locations, including pedestrian-oriented spaces such as shared public space, in order to designate unique spaces.

§ 180.145.7.3.3. Landscaping, protective barriers or bollard placement and design shall be coordinated with Emergency Service Responders so as to not obstruct emergency vehicle access.

§ 180.145.7.3.4. Bollards shall not be located within the Route 51 right-of-way without written authorization and an HOP from PennDOT.

§ 180.145.7.3.5. Additional regulations are included in Appendix A – General Manual of Written and Graphic Design Guidelines.

§ 180.145.7.4. Building Transparency.

§ 180.145.7.4.1. Ground-Floor Transparency – The street-level façade of any commercial building facing a public STREET, access drive or main PARKING AREA shall be transparent from a height of three feet (3') to a minimum height of seven feet (7') above the floor for at least fifty percent (50%) of the horizontal length of the structure.

§ 180.145.7.4.2. No more than two elevation views of any one BUILDING shall be subject to the minimum transparency provisions.

§ 180.145.7.4.3. All glazing shall be clear, lightly tinted, or spandrel glass.

§ 180.145.7.4.4. Spandrel glass may be used to comply with a portion the transparency requirement, not to exceed twenty-five percent (25%).

§ 180.145.7.5. Building Facades.

§ 180.145.7.5.1. New buildings which exhibit flat facades in excess of one hundred feet (100') are not permitted within the SEO DISTRICT.

§ 180.145.7.5.2. Building façade surface treatments which face a STREET, access drive or main PARKING AREA shall incorporate a variety of recessed areas and projections, finish materials, awnings and other architectural articulations along the entire horizontal length of any wall.

§ 180.145.7.5.3. Building façade materials may include:

§ 180.145.7.5.3.1. Brick;

§ 180.145.7.5.3.2. Split-face masonry units four inches (4") by sixteen inches (16") or smaller;

§ 180.145.7.5.3.3. Prefabricated architecturally designed concrete masonry panel;

§ 180.145.7.5.3.4. Stucco, as accent material; and/or

§ 180.145.7.5.3.5. Comparable building materials of similar type and durability.

§ 180.145.7.5.4. Building façade materials shall not include:

§ 180.145.7.5.4.1. Large split-face masonry units, larger than four inches (4") by sixteen inches (16");

§ 180.145.7.5.4.2. Prefabricated rolled steel wall panels;

§ 180.145.7.5.4.3. Standard eight-inch (8") by sixteen-inch (16") concrete masonry units.

§ 180.145.7.6. Crosswalks.

§ 180.145.7.6.1. Crosswalks within PennDOT roadway or right-of-way shall be visually distinctive and designed, located, operated and maintained in accordance with PennDOT standards and specifications.

§ 180.145.7.7. Driveway and Curb Cuts.

§ 180.145.7.7.1. The driveway shall be designed, operated and maintained in accordance with PennDOT standards and the approved HOP.

§ 180.145.7.7.2. When two adjacent property owners enter into a PennDOT-approved and recorded shared driveway agreement to combine access points, the BOROUGH may grant an incentive bonus as part of the SITE PLAN Review / approval process which may reduce the required number of parking stalls by up to ten percent (10%) for the development, or the building LOT coverage may be increased by ten percent (10%).

§ 180.145.7.8. Landscape Strip and SCREENING.

§ 180.145.7.8.1. A landscape strip shall be provided immediately adjacent to the sidewalk along the Corridor within the SEO DISTRICT.

§ 180.145.7.8.2. The landscape strip shall be provided along the entire FRONTAGE of the parcel, except for at areas immediately adjacent to or affecting visibility at the vehicular driveway.

§ 180.145.7.8.3. The landscape strip shall be at least ten feet (10') wide.

§ 180.145.7.8.4. PARKING AREAS shall be screened from the view of public STREETS using a buffer strip that shall include trees, shrubs, groundcover or landscaping as depicted in Appendix A – General Manual of Written and Graphic Design Guidelines.

§ 180.145.7.8.5. SCREENING shall not interfere with any clear sight triangle, but otherwise shall be a minimum height of three and one-half feet (3 ½ ') and include:

§ 180.145.7.8.5.1. A continuous hedgerow;

§ 180.145.7.8.5.2. A decorative fence consisting of either a solid decorative masonry or ornamental baluster design metal fencing with brick piers which shall not be installed within any public right-of-way, utility easement or encroach upon any required FRONT YARD setback. Wire fabric fencing or similar materials are not considered decorative fencing components; or

§ 180.145.7.8.5.3. A combination of decorative fencing, hedgerow, landscaping, shrubbery and trees.

§ 180.145.7.8.6. Additional regulations are included in Appendix A – General Manual of Written and Graphic Design Guidelines.

§ 180.145.7.9. Lighting.

§ 180.145.7.9.1. PARKING AREAS.

§ 180.145.7.9.1.1. Lighting shall be required for all PARKING AREAS.

§ 180.145.7.9.1.2. Lighting shall not exceed twenty-five feet (25') in height.

§ 180.145.7.9.1.3. Lighting shall be designed in accordance with an acceptable photometric plan for the type of USE to provide appropriate illumination levels without spillover or glare beyond the intended area.

§ 180.145.7.9.1.4. Examples and guidelines are provided in Appendix A – General Manual of Written and Graphic Design Guidelines.

§ 180.145.7.9.2. STREET Lighting – Public.

§ 180.145.7.9.2.1. Public STREET lights shall be located as recommended or required by PennDOT.

§ 180.145.7.9.2.2. Examples and guidelines are provided in Appendix A – General Manual of Written and Graphic Design Guidelines.

§ 180.145.7.9.3. Pedestrian-Scaled Public STREET Lighting.

§ 180.145.7.9.3.1. Pedestrian-scaled, ornamental-style pole lighting shall be provided in the SEO DISTRICT adjacent to any sidewalk along the Corridor.

§ 180.145.7.9.3.2. One pedestrian-scaled, ornamental street light shall be provided at an average interval of every one hundred (100) linear feet of FRONTAGE abutting each sidewalk area in a designated SEO DISTRICT right-of-way.

§ 180.145.7.9.3.3. Pedestrian-scaled, ornamental-style pole lights when installed, shall be at least twelve feet (12') in height but no taller than twenty feet (20').

§ 180.145.7.9.3.4. Ornamental-style pole light fixtures should not be located next to tree canopies that obstruct illumination.

§ 180.145.7.9.3.5. Examples and guidelines are provided in Appendix A – General Manual of Written and Graphic Design Guidelines.

§ 180.145.7.10. PARKING AREAS.

§ 180.145.7.10.1. PARKING AREAS shall not be located at the REQUIRED FRONT YARD AREA.

§ 180.145.7.10.1.1. A SPECIAL EXCEPTION may be authorized by the BOARD where existing topographical conditions including steep slopes and embankments prohibit the installation of PARKING AREAS in REAR or SIDE YARDS.

§ 180.145.7.10.2. PARKING AREAS shall be screened from view of the STREET and located at/or adjacent to the SIDE YARD and REAR YARD.

§ 180.145.7.10.3. PARKING AREAS shall be linked to the structure by a pedestrian walkway.

§ 180.145.7.10.4. Shared Parking.

§ 180.145.7.10.4.1. Parking provisions as required for various

independent USES may be provided cooperatively for a development with two or more individual USES in accordance with the following:

**§ 180.145.7.10.4.1.1.** The shared PARKING AREA is located within three hundred feet (300') of the main building entrance.

**§ 180.145.7.10.4.1.2.** The parking demands of the individual USES can be shared in accordance with a business operation schedule provided that the total parking demand of all USES at any one time is less than the total parking required and provided for the combined USES as proposed in the SEO application.

**§ 180.145.7.10.4.1.3.** An application for a shared parking plan shall be filed with the BOROUGH as part of the SEO application. Sufficient evidence to establish the status of applicants as owners or parties in interest shall be provided. The application shall include plans showing the location of the USES or structures for which PARKING AREA is required, the location of the PARKING AREA, and the schedule of times including the anticipated parking needs for the business operations sharing parking in common.

**§ 180.145.7.10.4.1.4.** Agreements for shared parking easements between property owners shall be recorded against the land or shall appear as a note on a recording plan to ensure that the easements run with the land. Proof of recording shall be provided to the BOROUGH.

**§ 180.145.7.11. Pedestrian Linkages.**

**§ 180.145.7.11.1.** All main entrances to the BUILDING shall be directly linked via walkways to the public sidewalk.

**§ 180.145.7.11.2.** Clearly defined and marked walkways shall:

**§ 180.145.7.11.2.1.** Be required within PARKING AREAS and be provided for safe pedestrian travel from all PARKING AREAS to the entrances of BUILDINGS and establishments.

**§ 180.145.7.11.2.2.** Feature benches and other street furniture amenities installed along the walkway and pedestrian areas.

**§ 180.145.7.12. Public Sidewalks.**

**§ 180.145.7.12.1.** Public sidewalks shall be constructed parallel to the STREET along the Corridor, adjacent to the curb along the entire FRONTAGE of the property unless technically infeasible due to topographic issues at which time a

reasonable alternative public pedestrian access system shall be designed and considered for approval with the SITE PLAN.

§ 180.145.7.12.2. Public sidewalks shall comply with the following standards:

§ 180.145.7.12.2.1. A minimum sidewalk width of eight feet (8') which shall include a minimum of six feet (6') of sidewalk space that is unobstructed and free from street furniture, street trees, planters and other vertical elements.

§ 180.145.7.12.2.2. Pavement materials that may result in a slippery or uneven walking surface shall not be used.

§ 180.145.7.12.2.3. Accessible curb ramps shall be located, installed and maintained in accordance with PennDOT HOP approvals and accessibility requirements.

§ 180.145.7.12.2.4. Sidewalks shall be installed, owned, operated and maintained and kept free of litter, trash, and debris, including snow removal on a daily basis.

§ 180.145.7.12.2.5. If it is determined that the sidewalk installation in conformance with this Section is technically infeasible due to topographic issues, a reasonable alternative public pedestrian access system shall be designed and considered for approval with the SITE PLAN. An alternative sidewalk width of not less than four feet (4') or an alternative sidewalk location on the property may be considered to provide continuity for pedestrian access throughout the Corridor.

§ 180.145.7.12.2.5.1. A SPECIAL EXCEPTION may be authorized by the BOARD for those portions of a LOT where existing topographical conditions including steep slopes and embankments prohibit the installation of standard sidewalks or landscape strips along the FRONTAGE and where continuity of pedestrian access cannot be provided.

§ 180.145.7.13. Signage.

§ 180.145.7.13.1. SIGNS shall be permitted as provided for in the base Zoning DISTRICT as further identified on the Zoning Map with the following additions and exceptions:

§ 180.145.7.13.1.1. Prohibited SIGNS. SIGNS which are not permitted in the SEO DISTRICT include:

§ 180.145.7.13.1.1.1. Banners (except for banners installed by the BOROUGH);

§ 180.145.7.13.1.1.2. Flashing or blinking SIGNS;

§ 180.145.7.13.1.1.3. Mobile placards;

§ 180.145.7.13.1.1.4. Off-premise real estate SIGNS (lease, sale, rental);

§ 180.145.7.13.1.1.5. Pennants or streamers;

§ 180.145.7.13.1.1.6. SIGNS with movable parts.

§ 180.145.7.13.1.2. Permitted SIGNS. SIGNS permitted in the SEO DISTRICT include:

§ 180.145.7.13.1.2.1. Window SIGNS.

§ 180.145.7.13.1.2.1.1. Window SIGNS, which include posters, SIGNS, symbols and other identification of, or information about, the occupant or activity and/or USE of the premises, may be permitted to be located inside of the glass.

§ 180.145.7.13.1.2.1.2. Window SIGNS shall not exceed twenty-five percent (25%) of the total glass area of the front of the BUILDING.

§ 180.145.7.13.1.2.1.3. Window SIGNS shall be limited to ground floor or first floor windows only.

§ 180.145.7.13.1.2.2. MONUMENT SIGN [ADDED 2-7-18 by

Ord. No. 1104]

§ 180.145.7.13.1.2.2.1 A MONUMENT SIGN shall have a maximum cumulative SIGN AREA of one (1) square foot per linear foot of the individual business BUILDING frontage or FRONTAGE, whichever is the least, up to a maximum of fifty (50) square feet.

§ 180.145.7.13.1.2.2.2 A MONUMENT SIGN shall have adequate clearance to provide an unobstructed clear sight triangle for vehicular and pedestrian ingress, egress, and traffic circulation.

§ 180.145.7.13.1.2.2.3 The maximum height above grade of any part of the MONUMENT SIGN, including the structure and sign face, shall be eight (8) feet.

§ 180.145.7.13.1.2.2.4 A MONUMENT SIGN shall be located a minimum distance of ten (10) feet from the edge of the curb and shall not be located less than one (1) foot from any FRONT LOT LINE or less than five (5) feet from any SIDE or REAR LOT line.

§ 180.145.7.13.1.2.2.5 No more than one MONUMENT SIGN shall be located on a property.

§ 180.145.7.13.1.2.2.6 A MONUMENT SIGN may be illuminated in accordance with the following:

§ 180.145.7.13.1.2.2.6.1 Illumination of a MONUMENT SIGN shall not be red, green, yellow or any combination thereof if such SIGN will interfere with the effective operation or visibility of a traffic signal or otherwise create a hazardous condition.

§ 180.145.7.13.1.2.2.6.2 Illumination of a MONUMENT SIGN shall not emit light suddenly or intermittently or flash in any manner.

§ 180.145.7.13.1.2.2.6.3 Illumination of a MONUMENT SIGN shall not create glare or exceed a maximum of one-half (0.5) foot-candle upon any adjacent property.

§ 180.145.7.13.1.2.2.6.4 A MONUMENT SIGN shall be externally illuminated only.

§ 180.145.7.13.1.2.2.6.5 External lighting of a MONUMENT SIGN shall not project beyond the limit of the sign.

§ 180.145.7.13.1.2.2.7 The MONUMENT SIGN shall have brick, stone or decorative masonry construction on the base and sides.

§ 180.145.7.13.1.2.2.8 A MONUMENT SIGN shall be complementary in design to the character of the existing and proposed building(s) on the site.

§ 180.145.7.13.1.2.2.9 There shall be no gap between the bottom of the MONUMENT SIGN structure and grade level.

§ 180.145.7.14. Street Furniture.

§ 180.145.7.14.1. Street furniture shall be consistent with Appendix A – General Manual of Written and Graphic Design Guidelines.

§ 180.145.7.14.2. Street furniture should be clustered to provide amenity nodes for pedestrians but shall not obstruct or impede the flow of pedestrian traffic.

§ 180.145.7.14.3. Adequate space should be allocated to accommodate the various types of street furniture and anticipated volume of users.

§ 180.145.7.14.4. Graffiti-proof surfaces should be utilized where feasible.

§ 180.145.7.15. Street Trees.

§ 180.145.7.15.1. One street tree shall be provided at an average interval of every thirty (30) linear feet of FRONTAGE and shall be located within the required landscape planting strip adjacent to the sidewalk.

§ 180.145.7.15.2. Street trees shall be high-branching with a canopy that starts at least six feet (6') above finished grade, depending on species or cultivar, and have roots that will not break up sidewalks or streets or interfere with utility lines.

§ 180.145.7.15.3. Street trees shall be placed so as not to interfere with sight distance or visibility at any intersection, driveway or PARKING AREA that would create a safety concern.

§ 180.145.7.15.4. Street trees shall be installed and maintained along public sidewalks within the Corridor but located at least fifteen feet (15') from utility poles, light posts and fire hydrants, twenty feet (20') from the edge of the curb at STREET intersections, and ten feet (10') from driveways. The BOROUGH may accept an alternative street tree location plan which maintains an equivalent density or coverage at the site to accommodate sight distance requirements for driveways or intersections or to avoid public utilities and infrastructure.

§ 180.145.7.15.5. Specific types and species of acceptable trees are provided in Appendix A – General Manual of Written and Graphic Design Guidelines.

§ 180.145.7.16. Streetscapes.

§ 180.145.7.16.1. [RESERVED].

§ 180.145.7.17. Utilities.

§ 180.145.7.17.1. Utilities shall be located underground where feasible.

§ 180.145.7.17.2. Further regulations for utility design are provided in Appendix A – General Manual of Written and Graphic Design Guidelines.

§ 180.145.7.18. Waste Receptacles.

§ 180.145.7.18.1. Waste receptacles shall be located near high pedestrian activity uses and locations including store fronts and transit stops.

§ 180.145.7.18.2. There shall be at least one trash receptacle located at a maximum spacing of every three hundred feet (300') of FRONTAGE adjacent to the sidewalk along commercial properties.

§ 180.145.7.18.3. Trash receptacles shall be provided at each STREET intersection, at each corner and crosswalk area.

§ 180.145.7.18.4. Further regulations for trash receptacle design are provided in Appendix A – General Manual of Written and Graphic Design Guidelines.

§ 180.145.8. Implementation. The SEO DISTRICT improvements shall be implemented and maintained as follows:

§ 180.145.8.1. All improvements shall be maintained by the property owner.

§ 180.145.8.2. Property owners may enter into an agreement with other property owners adjacent to their property for shared maintenance responsibility. In such instances, the applicant shall submit a copy of the maintenance agreement with the SEO plan and application.

§ 180.145.8.3. Maintenance responsibilities shall include daily sweeping and removal of litter, debris and snow; continual landscape maintenance; and repair or replacement of all streetscape enhancement features including but not limited to all structures, sidewalks, trees, planters, benches, fountains, waste receptacles and lighting.

§ 180.145.8.4. Any structure or improvement that is damaged, destroyed or otherwise in a state of disrepair shall be promptly repaired or replaced with a comparable structure or improvement meeting the satisfaction and approval of the BOROUGH.

§ 180.145.8.5. All other applicable BOROUGH requirements, codes, ordinances, and PennDOT regulations shall be met.