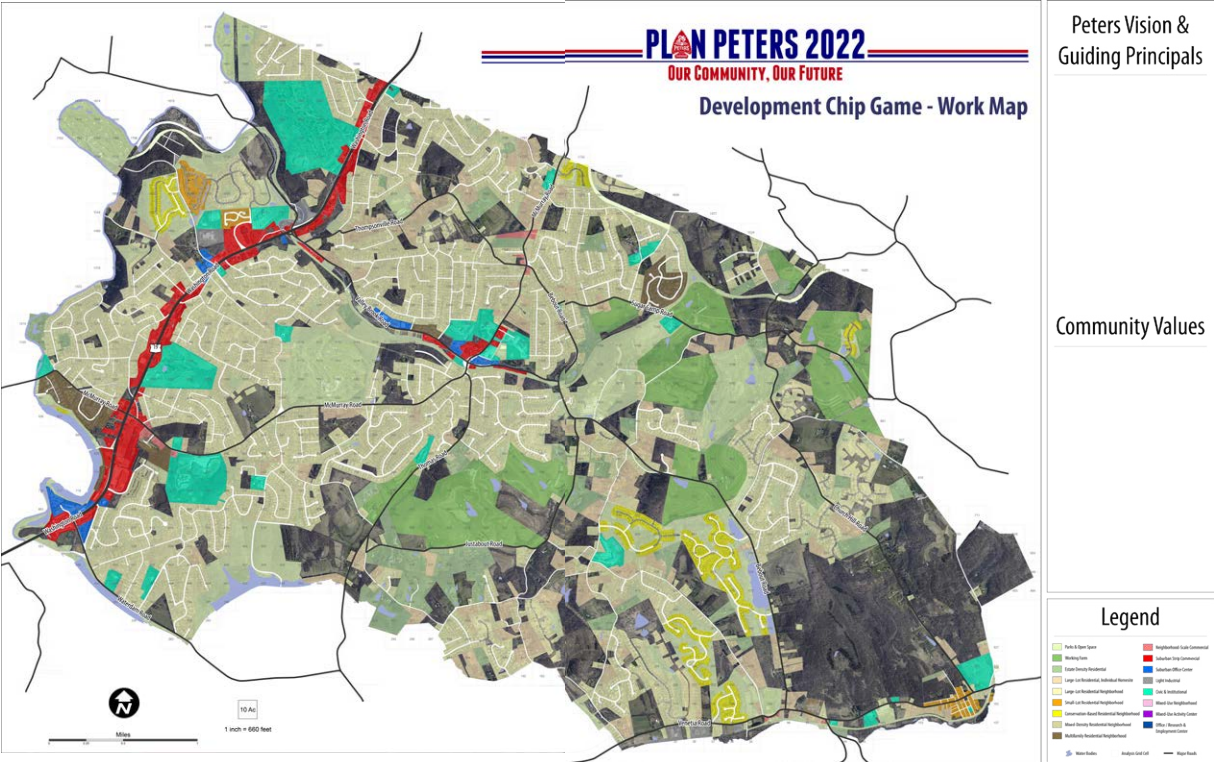




**PLAN
PETERS
2022**

**PLACE TYPE SUMMARIES
JANUARY 2013**

PLAN PETERS PLACE TYPE SUMMARIES



Place type summaries were created for Plan Peters to identify and describe different development patterns, types, and intensities prevalent in Peters Township. Other place types were added to the palette to represent emerging development themes within the region and/or concepts that arose through discussions with Peters Township community members. (e.g. mixed-use).

The intent of the palette was to include enough diversity between place types so that participants would have sufficient means to describe their vision and plans for the region. The palette is not intended as an exhaustive list of every potential place type, and efforts were made to minimize the number of categories to allow for a meaningful comparison between development scenarios.

Place types created for Plan Peters include:

- parks and open space
- working farm
- estate density residential
- large-lot residential neighborhood
- large-lot residential, single home site
- small-lot residential neighborhood
- conservation-based residential neighborhood
- multi-family residential neighborhood
- mixed-density residential neighborhood
- mixed-use neighborhood
- mixed-use activity center
- neighborhood commercial center
- suburban strip commercial
- office/research and employment center
- light industrial
- suburban office center
- civic and institutional

Detailed descriptions for these place types are provided on the following pages.

PARKS AND OPEN SPACE (POS)

Parks and open spaces include land expressly dedicated for active/passive recreation and/or conservation. In Peters Township, the majority of this land is owned and maintained by the municipality or other entity, such as a Home Owners Association. Parks and open spaces do not include farms or other

privately owned land with the ability (based on current zoning) to develop.

In Peters Township, parks and open spaces include: permanent conservation areas, park land, athletic fields, golf courses, and dedicated open space within residential neighborhoods.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- natural area
- wildlife corridor
- greenway
- stormwater retention / detention area
- community park
- athletic fields

Secondary Land Uses

- cemetery
- water dependent, recreation activities

Form & Pattern¹

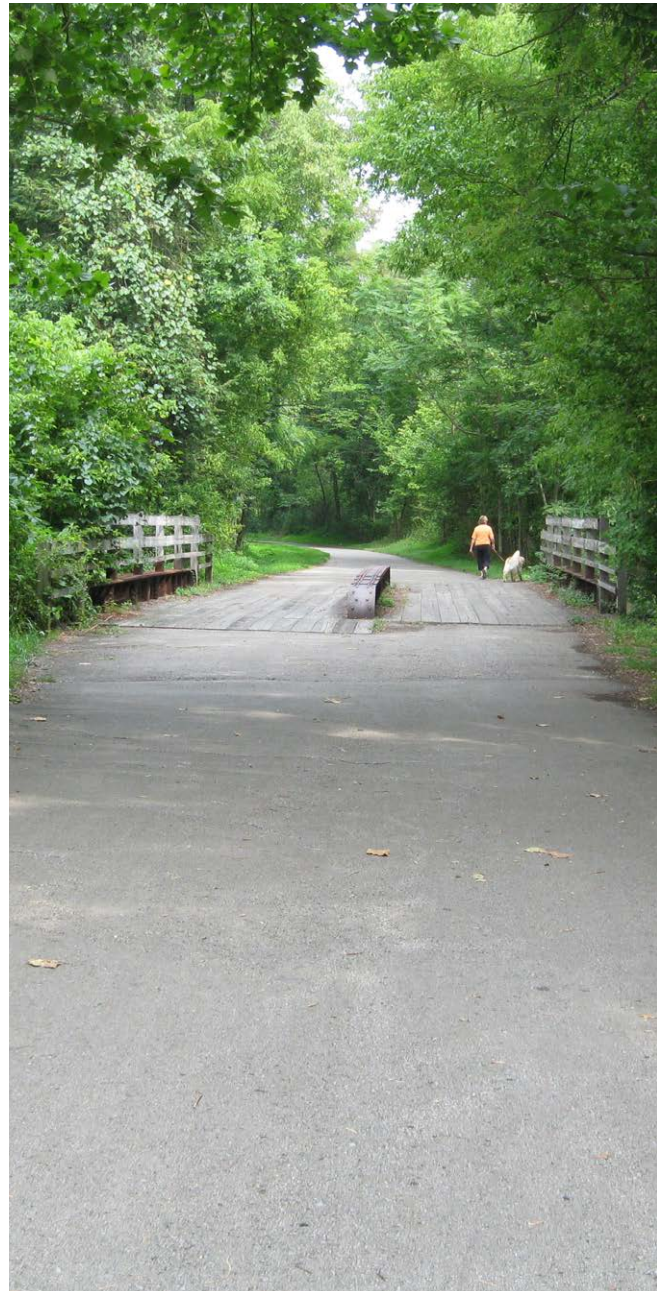
The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Separated Uses
Site Efficiency Factor	N/A
Average Gross Residential Density	N/A
Average Non-Residential Intensity	N/A
Prevailing Building Height	N/A
Transportation Choices	Auto, Bicycle, Walking
Typical Block Size	N/A
Open Space Elements	Natural Areas, Athletic Fields, Greenways
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Parking
Typical Street Cross Section	Rural / Suburban

¹ See section F of this document for more information on the variables included in the form and pattern table.



There are locations throughout Peters Township identified as parks and open space. These areas protect the region's natural terrain and water features, can serve as buffers between incompatible land uses, and provide areas for active and passive recreation. Peterswood Park and the Arrowhead Trail are open spaces with programed activities. Subdivisions such as Great Meadows, Willamar and The Woodlands are good examples of residential neighborhoods with passive open space.



WORKING FARM (WF)

Working farms are actively being used for agriculture or forestry activities, including cultivated farmland, livestock, or woodlands. These areas also support the primary residence

of the property owner and any out-buildings associated with activities on the working farm.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- cultivated farmland
- timber harvest
- livestock
- woodlands

Secondary Land Uses

- single-family detached home
- warehouse/storage
- light industrial (ancillary to farm activities)

Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Separated Uses
Site Efficiency Factor	99%
Average Gross Residential Density	1.00 d.u. / 170 acres
Average Non-Residential Intensity	N/A
Prevailing Building Height	1 Story
Transportation Choices	Auto
Typical Block Size	N/A
Open Space Elements	Cultivated Farmland / Woodlands
Street Pattern	N/A
Street Connectivity	Low
Parking Provisions	N/A
Typical Street Cross Section	Rural

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(D.U.) - Dwelling Unit



Working farms are typically located in areas with fertile soils and good drainage. Small farms are scattered throughout the township.

Working farms prevalent in the region produce primarily crops such as fruits and vegetables. The two largest farms in the township, Trax and Simmons, have associated markets that sell the farm's products as well as arts and crafts, holiday decorations, plants and additional items. The farms also hold seasonal events.



ESTATE DENSITY RESIDENTIAL (EDR)



Estate density residential areas represent a large home on a large lot setback far from the street or adjacent development. Homes are oriented interior to the site and typically buffered from surrounding development as a result of the large lot size.

also 'borrow' open space from natural or rural areas as well as adjacent undeveloped property.

Many home sites create their own open space due to the typical large lot size. However, homes sites may

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- single-family detached home
- hobby farm

Secondary Land Uses

- natural areas

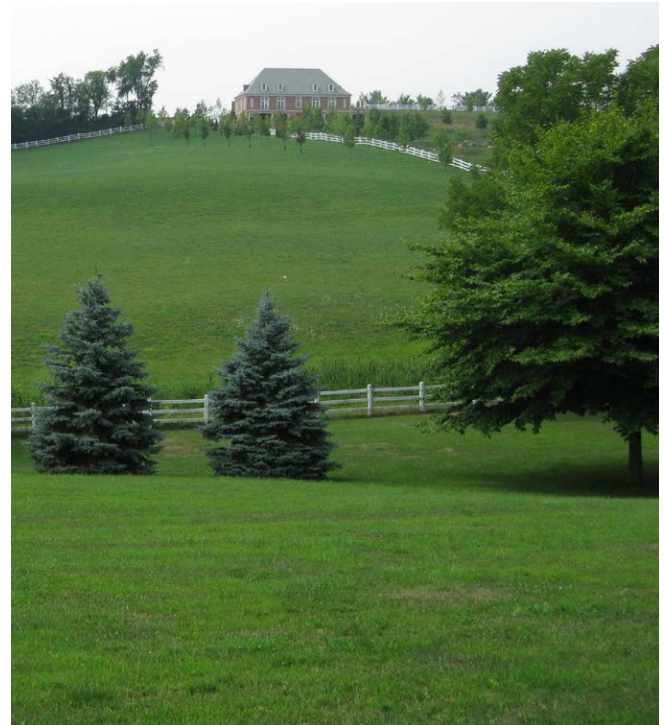
Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Separated Uses
Site Efficiency Factor	100%
Average Gross Residential Density	1.00 d.u. / 6.5 acres
Average Non-Residential Intensity	N/A
Prevailing Building Height	2 Story
Transportation Choices	Auto
Typical Block Size	N/A
Open Space Elements	Landscape/Natural Areas
Street Pattern	N/A
Street Connectivity	Low
Parking Provisions	N/A
Typical Street Cross Section	Rural / Suburban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(D.U.) - Dwelling Unit



Estate Density Residential are present throughout the township. Many people choose to live in these places as a result of their connection to agriculture, proximity to natural areas or scenic views, or the enjoyment of living in a natural setting.



LARGE-LOT RESIDENTIAL, SINGLE-HOME SITE (LLR)



Standalone large-lot residential home sites are located throughout the township and accommodate larger lots than those developed under the same zoning in a neighborhood. Buildings are setback far from the street with driveways providing access.* Some home sites 'borrow' open space from adjacent natural or rural areas, as well as adjacent undeveloped land.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- single-family detached home

Secondary Land Uses

- pool and amenities
- natural areas
- horse stable

Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

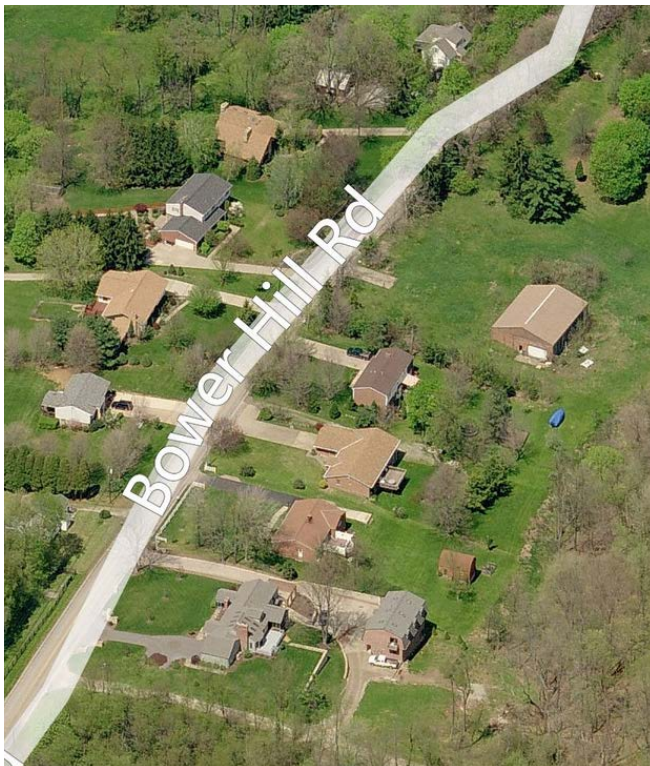
General Development Pattern	Separated Uses
Site Efficiency Factor	100%
Average Gross Residential Density	1.00 d.u. / 1.5 acres
Average Non-Residential Intensity	N/A
Prevailing Building Height	1 - 2 Story
Transportation Choices	Auto
Typical Block Size	N/A
Open Space Elements	Landscaped / Natural Areas
Street Pattern	N/A
Street Connectivity	Low
Parking Provisions	N/A
Typical Street Cross Section	Rural / Suburban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(D.U.) - Dwelling Unit



Large-lot residential, single-home sites are found scattered throughout Peters Township. They differ from large-lot neighborhoods in that they are located along connecting roads and not in subdivisions or cul-de-sacs.



LARGE-LOT, RESIDENTIAL NEIGHBORHOOD (LLRN)



Large-lot residential neighborhoods are formed as subdivisions and consist entirely of single-family detached homes. Buildings are oriented interior to the site and are typically buffered from surrounding development by transitional uses, topography, or vegetative areas. Many neighborhoods ‘borrow’ open space from adjacent rural or natural areas, as well as adjacent undeveloped land.

Blocks are typically large and include one or more cul-de-sacs. Curvilinear streets are suburban in character and promote automobile travel.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- single-family detached home

Secondary Land Uses

- church
- school
- community center
- pool and amenities
- natural areas
- horse stable

Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Separated Uses
Site Efficiency Factor	75%
Average Gross Residential Density	1.20 d.u. ² / acre
Average Non-Residential Intensity	N/A
Prevailing Building Height	2 Story
Transportation Choices	Auto
Typical Block Size	600 – 2,000 LF ³
Open Space Elements	Natural / Landscaped Areas, Active/Passive Recreation
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Driveway
Typical Street Cross Section	Suburban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(D.U.) - Dwelling Unit ³(LF) - Linear Feet

Large-lot, residential neighborhoods are found throughout Peters Township and are the predominant neighborhood type. They are traditionally auto-dependent, with low street connectivity and an abundance of cul-de-sacs. Large lot, residential neighborhoods are distinctly separate from commercial and office districts. Local examples for large lot residential neighborhoods include Old Trail and Hamlet of Springdale.



SMALL-LOT, RESIDENTIAL NEIGHBORHOOD (SLRN)



Small-lot, residential neighborhoods are formed as subdivisions with a relatively uniform housing type and density throughout. Homes are oriented interior to the neighborhood and are typically buffered from surrounding non-residential development by transitional uses or landscaped areas. Examples are Hidden Valley Manor and Village of Prestonwood.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- single-family detached home
- townhome
- duplex
- condominium

Secondary Land Uses

- church
- school
- community center
- pool and amenities
- natural areas

Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

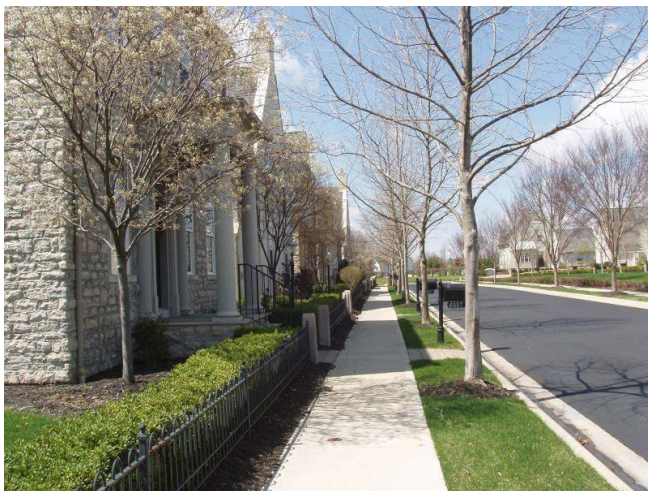
General Development Pattern	Separated Uses
Site Efficiency Factor	80%
Average Gross Residential Density	4.00 d.u. ² / acre
Average Non-Residential Intensity	N/A
Prevailing Building Height	2 Story
Transportation Choices	Auto
Typical Block Size	600 – 1,500 LF ³
Open Space Elements	Natural Areas / Landscaped Areas / Active/Passive Recreation
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Driveway
Typical Street Cross Section	Suburban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(D.U.) - Dwelling Unit ³(LF) - Linear Feet



Small-lot, residential neighborhoods are found near suburban commercial and office centers. They often locate near schools or parks and tend to have reasonable access to major commuter corridors.



. Image Credits: Villas of Ballantrae Condo Association

CONSERVATION-BASED RESIDENTIAL NEIGHBORHOOD (CBRN)



Conservation-based subdivisions allow for the development of smaller lots, clustered in nodes with more land preserved as open space. Density reallocated to specific development areas helps minimize infrastructure costs and safeguards natural conditions (i.e., reduced impervious surface, run-off

and distributed land area) for the remaining areas in the neighborhood. Curvilinear streets and varying block lengths help to preserve pristine areas of the site for permanent open space.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- single-family detached home
- townhome
- duplex
- condominium

Secondary Land Uses

- church
- school
- community center
- pool and amenities
- natural areas

Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Separated Uses
Site Efficiency Factor	40%
Average Gross Residential Density	1.20 d.u. ² / acre
Average Non-Residential Intensity	N/A
Prevailing Building Height	2 Story
Transportation Choices	Auto
Typical Block Size	700 – 4,500 LF ³
Open Space Elements	Natural Areas/Active/Passive Recreation
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Driveway
Typical Street Cross Section	Rural / Suburban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(D.U.) - Dwelling Unit ³(LF) - Linear Feet



Examples include Willamar, The Woodlands, Lake Colony and Timber Lake.



MULTI-FAMILY RESIDENTIAL NEIGHBORHOOD (MFRN)



Multi-family residential neighborhoods are generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in the suburban landscape, and may contain one of the following housing types: condominiums, townhomes, or apartments.

Buildings are oriented interior to the site and are typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and low street connectivity are common in multi-family suburban neighborhoods.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- apartment
- townhome
- condominium
- senior housing

Secondary Land Uses

- church
- community center
- pool and amenities
- natural areas

Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Separated Uses
Site Efficiency Factor	90%
Average Gross Residential Density	6.00 d.u. ² / acre
Average Non-Residential Intensity	N/A
Prevailing Building Height	2 Story
Transportation Choices	Auto
Typical Block Size	400 – 2,000 LF ³
Open Space Elements	Landscape Areas / Neighborhood Parks
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lots
Typical Street Cross Section	Urban/Suburban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(D.U.) - Dwelling Unit ³(LF) - Linear Feet



Multi-family residential neighborhoods are often found near various suburban commercial and office centers, often on or near major commuter corridors.



MIXED-DENSITY RESIDENTIAL NEIGHBORHOOD (MXRN)



Mixed-density residential neighborhoods are characterized by a variety of housing types and residential densities organized in a cohesive, well-connected community. Neighborhoods are generally designed to promote a wide range of housing choices. Homes are oriented interior to the site and are typically buffered from surrounding development by transition uses or landscaped areas.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- apartment
- townhome
- condominium
- senior housing
- single-family
- duplex
- triplex
- quadraplex

Secondary Land Uses

- church
- community center
- pool and amenities
- natural areas

Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Mixed Housing Types
Site Efficiency Factor	75%
Average Gross Residential Density	3.00 d.u. ^{2/} acre
Average Non-Residential Intensity	N/A
Prevailing Building Height	2 Story
Transportation Choices	Auto
Typical Block Size	300 – 1,500 LF ³
Open Space Elements	Landscape Areas / Natural Areas / Active/ Passive Parks
Street Pattern	Curvilinear/Modified Grid
Street Connectivity	Medium
Parking Provisions	Private Driveway / Surface Lots / On-Street
Typical Street Cross Section	Suburban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(D.U.) - Dwelling Unit ³(LF) - Linear Feet



Local examples include Newbury in South Fayette or Summerset at Frick Park in Squirrel Hill



MIXED - USE NEIGHBORHOOD (MUN)



A mixed-use neighborhood offers residents the ability to live, shop, work, and play in one community. These neighborhoods include a mixture of housing types and residential densities integrated with goods and services in a walkable community that residents visit on a daily basis. The

design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets. Mixed-use neighborhoods support multiple modes of transportation.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- single-family detached home
- condominium
- apartment
- townhome
- sit down restaurant
- neighborhood-serving commercial
- professional office
- government building

Secondary Land Uses

- church
- school
- pocket park
- community park
- natural areas

Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Mix of Uses
Site Efficiency Factor	85%
Average Gross Residential Density	8.00 d.u. ² / acre
Average Non-Residential Intensity	N/A
Prevailing Building Height	2 Story
Transportation Choices	Auto, Walking, Bicycle
Typical Block Size	300 – 1,200 LF ³
Open Space Elements	Pocket Parks / Public Plazas / Landscape Areas / Neighborhood Parks
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lots / On-Street / Private Drives
Typical Street Cross Section	Urban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(D.U.) - Dwelling Unit ³(L.F.) - Linear Feet



Mixed-use neighborhoods can be found near suburban and suburban office centers. They often locate near schools or parks and tend to have reasonable access to major commuter corridors. Ideally these neighborhoods are marketed as having multiple transportation choices. The uses within the development's center are accessible to local populations by car, walking, and bicycling. Existing mixed-use neighborhoods in the region include Beverly Road in Mt. Lebanon and multiple locations within Sewickly Borough, especially residential neighborhoods in close proximity to Beaver Street.



Image credit: City of Dublin



NEIGHBORHOOD COMMERCIAL CENTER (NCC)



Small scale, neighborhood commercial centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of neighborhood commercial centers transitions effectively between residential and non-residential uses, and includes safe and convenient pedestrian

and bicycle access for nearby residents. While this is primarily a commercial category, some neighborhood commercial centers may include upper story residential. Sites also effectively minimize the impact of cut through traffic on nearby neighborhood streets by orienting vehicle access, circulation, etc. away from the neighborhood.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- sit down restaurant
- community-serving retail
- small supermarket
- convenience store
- dry cleaner
- bank
- barber shop

Secondary Land Uses

- farmers market
- pocket park

Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Mix of Uses
Site Efficiency Factor	100%
Average Gross Residential Density	8.00 d.u. ^{2/} acre
Average Non-Residential Intensity	0.20 FAR ³
Prevailing Building Height	1 - 2 Story
Transportation Choices	Auto, Walking, Bicycle
Typical Block Size	400 – 800 LF ⁴
Open Space Elements	Pocket Parks / Public Plazas
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Lots / On-Street
Typical Street Cross Section	Urban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(D.U.) - Dwelling Unit ³(FAR) - Floor Area Ratio ⁴(LF) - Linear Feet



Neighborhood commercial centers are generally located adjacent to residential neighborhoods near major street intersections. Local examples include Beverly Road in Mt. Lebanon, Country Store in Venetia, and the multiple business located across the street (E. McMurray) from the Peters Township Fire Department.



MIXED-USE ACTIVITY CENTER (MUC)



Mixed-use centers serve broader economic, entertainment, and community activities compared to mixed-use neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings typically stand two to three stories in height with residential units or offices above storefronts. Parking is satisfied using on-street parking, structured parking, and

shared rear-lot parking strategies.

A large-scale mixed-use center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- sit down restaurant
- community-serving retail
- professional office
- live/work/shop units
- townhome
- condominium
- apartment
- public plaza
- movie theater

Secondary Land Uses

- farmers market
- pocket park
- day care
- dry cleaners

Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Mix of Uses
Site Efficiency Factor	90%
Average Gross Residential Density	12.00 d.u. ² / acre
Average Non-Residential Intensity	1.25 FAR ³
Prevailing Building Height	2 - 3 Story
Transportation Choices	Auto, Walking, Bicycle
Typical Block Size	300 – 900 LF ⁴
Open Space Elements	Pocket Parks / Public Plazas / Landscape Areas / Neighborhood Parks
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Lots / Parking Deck / On-Street
Typical Street Cross Section	Urban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(D.U.) - Dwelling Unit ³(FAR) - Floor Area Ratio ⁴(LF) - Linear Feet



Mixed-use centers are concentrated, mixed-use developments that serve one or more surrounding neighborhoods.



Images Credit: Sizemore Group Atlanta

SUBURBAN STRIP COMMERCIAL (SSC)



Suburban commercial centers serve the daily needs of surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots, with little

or no connectivity between adjacent businesses. Common types of suburban strip centers in Peters Township include multi-tenant strip centers, big box stores, and standalone businesses.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- general commercial services
- sit down or fast food restaurant
- multi-tenant commercial
- big box commercial
- bank
- hotel
- professional office

Secondary Land Uses

- church
- fire station
- police station

Form & Pattern

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Separated Uses
Site Efficiency Factor	100%0
Average Gross Residential Density	N/A
Average Non-Residential Intensity	0.18 FAR ²
Prevailing Building Height	1 Story
Transportation Choices	Auto
Typical Block Size	N/A
Open Space Elements	N/A
Street Pattern	N/A
Street Connectivity	Low
Parking Provisions	Surface Lots
Typical Street Cross Section	Suburban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(FAR) - Floor Area Ratio



Suburban commercial centers typically locate near high-volume roads, key intersections, and highway interchanges. They are distinctly separate from residential development. Most sites are chosen to maximize vehicular access.



LIGHT INDUSTRIAL (LI)

Light industrial centers provide opportunities to concentrate employment on normal workdays. Each center generally supports manufacturing and production uses, including warehousing, light manufacturing, and assembly operations. These areas are found in close proximity to major transportation corridors and are generally buffered

from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Clusters of uses that support or serve one another are often encouraged to locate in the same light industrial center.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- light manufacturing and assembly
- processing facilities
- laboratory
- warehouse
- distribution

Secondary Land Uses

- small scale commercial uses
- natural areas

Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Separated Uses
Site Efficiency Factor	100%
Average Gross Residential Density	N/A
Average Non-Residential Intensity	0.10 FAR ²
Prevailing Building Height	1 Story
Transportation Choices	Auto
Typical Block Size	N/A
Open Space Elements	N/A
Street Pattern	N/A
Street Connectivity	Low
Parking Provisions	Surface Lots
Typical Street Cross Section	Suburban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(FAR) - Floor Area Ratio



OFFICE/RESEARCH AND EMPLOYMENT CENTER (ORC)



Office / research centers provide opportunities to concentrate employment. They include both large-scale isolated buildings with numerous employees as well as areas containing multiple businesses that support and serve one another. Often they are situated in a campus-type setting. They are

typically buffered from surrounding development by transitional uses or landscaped areas and are often located in close proximity to major highways or thoroughfares.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- multi-tenant professional office
- medical office
- corporate office
- call center
- research and development
- laboratory
- academic buildings

Secondary Land Uses

- bank
- copy and printing services
- sit down or fast food restaurant
- flex space
- general government services

Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Separated Uses
Site Efficiency Factor	80%
Average Gross Residential Density	N/A
Average Non-Residential Intensity	0.50 FAR ²
Prevailing Building Height	1 - 2 Story
Transportation Choices	Auto, Walking, Bicycle
Typical Block Size	N/A
Open Space Elements	Pocket Parks / Landscape Areas/ Public Plaza
Street Pattern	Varies
Street Connectivity	Varies
Parking Provisions	Surface Lots / Parking Deck / On-Street
Typical Street Cross Section	Urban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(FAR) - Floor Area Ratio



Office/research centers are typically located near major thoroughfares or suburban commercial uses. Accessibility to employment service populations, and access to local and regional transportation (i.e., interstates and intrastate highways, and airports) are often site selection criteria for suburban office uses.



SUBURBAN OFFICE CENTER (SOC)



Suburban office centers provide opportunities to concentrate employment on normal workdays. They include both large-scale isolated buildings with numerous employees as well as areas containing multiple businesses that support and serve one another. They are typically buffered

from surrounding development by transitional uses or landscaped areas and are often located in close proximity to major highways or thoroughfares.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- multi-tenant professional office
- medical office

Secondary Land Uses

- bank
- copy and printing services
- sit down or fast food restaurant
- flex space
- general government services

Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Separated Uses
Site Efficiency Factor	100%
Average Gross Residential Density	N/A
Average Non-Residential Intensity	0.20 FAR ²
Prevailing Building Height	1 - 2 Story
Transportation Choices	Auto
Typical Block Size	N/A
Open Space Elements	Pocket Parks / Landscape Areas
Street Pattern	N/A
Street Connectivity	Low
Parking Provisions	Surface Lots
Typical Street Cross Section	Suburban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(FAR) - Floor Area Ratio



Summerfield Office Park in Upper St. Clair near Boyce Road and Waterdam Commons on Waterdam Road are two, relatively small, local examples. Southpointe is a large example.



CIVIC & INSTITUTIONAL FACILITIES (CIV)

Civic and institutional facilities are focal points in the township. They typically include a building or complex of buildings that serve public purpose, including a library, school, public works complex,

church and cemetery, or town government. Visual qualities of the building and its surrounding grounds often make civic and institutional facilities a landmark within the township.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- government buildings
- library
- school
- fire station
- police station
- post office

Secondary Land Uses

- public works building
- church
- community center
- water or wastewater treatment plant

Form & Pattern¹

The form and pattern table inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.

General Development Pattern	Separated Uses
Site Efficiency Factor	100%
Average Gross Residential Density	N/A
Average Non-Residential Intensity	0.20 FAR ²
Prevailing Building Height	1 Story
Transportation Choices	Auto
Typical Block Size	N/A
Open Space Elements	N/A
Street Pattern	N/A
Street Connectivity	Low
Parking Provisions	Surface Lots
Typical Street Cross Section	Suburban

¹ See section F of this document for more information on the variables included in the form and pattern table.

²(FAR) - Floor Area Ratio



Civic and institutional buildings are located throughout the township with a cluster of municipal buildings located at the civic core. These buildings include government buildings, churches, schools, and libraries.

