

April 14, 2008

ATTN: John Malone

RE: Evergreen Tract – Parcel #51-003-096  
Warwick Township, Bucks County, PA  
HEC # 1031

John,

Pursuant to your request, we have analyzed the above referenced site, with specific regard to the Warwick Township Zoning and Subdivision/Land Development Ordinances, as amended.

This site is 4.73 acres located within the Township's "C-2" Highway Commercial Zoning District. Below is a summary of the ordinance requirements pertaining to the site:

**Use Standards (Section 195-42 of Zoning Ordinance)**

**Uses Permitted by right:**

C3 – Library / Museum

(Parking needs: 1 bay / 5 seats or 1 bay / 250 sf where no seats are provided)

C7 – Municipal Use

(Parking needs: 1 bay / employee + 1 bay / 5 seats in meeting area)

D1 – Recreational Facility (public)

(Parking needs: not specified)

D4 – Community Center

(Parking needs: 1 bay / 4 seats provided for patron use or 1 bay / 50 sf of total floor area used or intended to be used by patrons, whichever is greater + 1 bay / employee)

E2 – Emergency Services

(Parking needs: 3 bays / 4 employees on the two major shifts at maximum employment or 4 bays / fire truck where no community room is part of the building, whichever is greater.

Where a community room is provided, 2 bays / fire truck + 1 bay / 100 sf of total floor area.)

E3 – Terminal (Bus or taxi station or terminal or public parking lot)

(Parking needs: Board of Supervisors shall determine the number of spaces needed to adequately serve customers, patrons, visitors, employees and vehicles normally parked on the premises.)

F1 – Medical Office

(Parking needs: 4 bays / doctor + 1 bay / each additional employee)

F2 – Veterinary Office

(Parking needs: 4 bays / doctor + 1 bay / each additional employee)

There is not enough room on site to provide an animal shelter or kennel.

F3 – Office

(Parking needs: 1 bay / 200 sf of total floor area)

G3 – Retail Store

(Parking needs: 1 bay / 200 sf of total floor area + 1 bay / every 2 employees)

G5 – Village – Oriented Shop

(Parking needs: 1 bay / 200 sf of total floor area + 1 bay / every full-time employee)

Parking shall not be located between a building and a street. No stores or shops shall be in excess of 2,000 sf of floor area.

G6 – Service Business

(Parking needs: 1 bay / 200 sf of total floor area + 1 bay / every 2 employees)

G7 – Financial Establishment

(Parking needs: 1 bay / 200 sf of total floor area)

G8 – Funeral Home

(Parking needs: 1 bay / 4 seats provided for patron use or 1 bay / 50 sf of total floor area, whichever is greater + 1 bay / full-time employee)

G9 – Eating Place

(Parking needs: 1 bay / 50 sf of total floor area or 1 bay / 2 seats, whichever is greater + 1 bay / each full-time employee on the largest shift)

G10 – Drive-Ins and Other Eating Places

(Parking needs: 1 bay / 2 seats or 1 bay / 25 sf of total floor area, whichever is greater + 1 bay / each full-time employee on the largest shift)

G11 – Tavern

(Parking needs: 1 bay / 50 sf of total floor area + 1 bay / each full-time employee)

G12 – Repair Shop

(Parking needs: 1 bay / 300 sf of total floor area + 1 bay / each employee)

G14 – Theater

(Parking needs: 1 bay / 3 seats provided for patron use or 1 bay / 40 sf of total floor area intended to be used by patrons, whichever is greater + 1 bay / each employee)

G15 – Indoor Athletic Club

(Parking needs: 1 bay / 5 persons of total capacity or 1 bay / 50 sf of total floor area intended to be used by patrons, whichever is greater + 1 bay / each employee)

G19 – Motel / Hotel

(Parking needs: 1 bay / rental room or suite + 1 bay / each full-time employee)

Motels and hotels may include restaurant facilities, conference facilities, meeting rooms and tavern facilities. In addition to the above parking requirements, parking shall be provided for

the accessory facilities based on 1 bay / 50 sf of total floor area or 1 bay / 4 seats, whichever is greater.

G22 – Service Station and/or Car-Washing Facility

(Parking needs: 1 bay / 200 sf of total floor area or 2 bays / for each service bay, whichever is greater + 1 bay / each employee)

G23 – Vehicular Sales

(Parking needs: 1 bay / 100 sf of total floor area + 1 bay / 5,000 sf of total outside vehicle display area + 1 bay / each employee)

G24 – Vehicular Repair

(Parking needs: 1 bay / 100 sf of total floor area + 1 bay / each employee)

G25 – Vehicular Accessories

(Parking needs: 1 bay / 100 sf of total floor area + 1 bay / employee)

G28 – Mini Warehouse

(Parking needs: 1 bay / 5 storage units or, if the size and number of units is flexible, 1 bay / 2,000 sf of total floor area and outside store area. These spaces shall be equally distributed throughout the storage area. If a manager's living quarters are included, two additional spaces are required.)

H3 – Wholesale Business / Storage

(Parking needs: 1 bay / each employee on the largest shift or 1 bay/ 500 sf of total floor area, whichever is greater + 1 bay / company vehicle normally stored on the premises)

H4 - Printing

(Parking needs: 1 bay / each employee on the largest shift or 1 bay / 500 sf of total floor area, whichever is greater + 1 bay / company vehicle normally stored on the premises)

H5 – Contracting

(Parking needs: 1 bay / each employee on the largest shift or 1 bay/ 500 sf of total floor area, whichever is greater + 1 bay / company vehicle normally stored on the premises)

H7 – Crafts

(Parking needs: 1 bay / each employee on the largest shift or 1 bay/ 500 sf of total floor area, whichever is greater + 1 bay / company vehicle normally stored on the premises)

H8 – Lumber Yard

(Parking needs: 1 bay / each employee on the largest shift at maximum employment, but in no case less than 1 bay/ 300 sf of total office and customer service area)

H16 – Flex Space

(Parking needs: 1 bay / each employee on the largest shift or 1 bay/ 500 sf of total floor area, whichever is greater + 1 bay / company vehicle normally stored on the premises. In addition, 1 visitor bay for each 10 management employees shall be provided.)

Each flex space area shall have no less than 20% office use. Warehouse, light manufacturing or assembly shall occupy no more than 80%.

**Dimensional Standards (Section 195-43 of Zoning Ordinance)**

	<u>Requirements</u>	<u>Current Site</u>
Min. Lot Area	20,000 sf	206,038 sf
Min. Lot Width @ Bldg Line	100 ft	~105 ft
Max. Building Coverage	55%	7.23%
Max. Impervious Coverage	70%	40.02%
Max Building Height	35 ft	?
Min. Front Yard	50 ft	4.4 ft ex. nonconformity
Min. Side Yard	20 ft	20 ft +
Min. Rear Yard *	*25 ft	~255 ft

\* Or 20% of lot depth, whichever is greater (for this site the rear yard requirement would be 79 ft)

**Parking Standards**

	<u>Requirements</u>	<u>Current Site</u>
Min Parking Spaces	Determined by use (see above)	140 spaces
Min Stall Width	9.5 ft	9.5 ft
Min Stall Depth	18.5 ft	20 ft
Min Aisle Width	22 ft	23 ft
Parking Setback	15 ft	~5' ex. nonconformity
Max length before a parking island	350 ft in length	140 ft
Parking Lot Landscaping	Yes	no, ex nonconformity

**Miscellaneous Notes**

- Two or more uses may provide for required parking in a common parking lot if the total spaces provided is not less than the sum of the spaces required for each use individually. However, this number may be reduced by special exception if it can be demonstrated to the Zoning Hearing Board that the hours or days of peak parking needed for the use are so different that a lower total will provide adequately for all uses served by the common parking facility.
- Up to 20% of all forested areas may be cleared for development without replacement.
- Up to 40% of all forested areas may be cleared for development with tree replacement.

Please contact me to discuss the opportunities and constraints listed herewith.

Most Cooperatively

Anthony J. Hibbeln, P.E.

Cc: Felix Zusin