

TOWNSHIP OF SALFORD
County of Montgomery

ORDINANCE NO. 139

An Ordinance regulating the subdivision and development of land; and regulating the construction, opening, and dedication of streets, alleys, sewers, drains, and other improvements in connection therewith in the Township of Salford; and providing for the administration, enforcement, and amendment thereof.

The Board of Supervisors of Salford Township, Montgomery County, Pennsylvania, pursuant to authority granted by the Act of July 31, 1968, Act 247, the Municipalities Planning Code, as re-enacted and amended, do hereby enact and ordain:

ARTICLE I

AUTHORITY, PURPOSE, TITLE, AND JURISDICTION

SECTION 100. TITLE. This Ordinance shall be known and may be cited as the "Salford Township Subdivision and Land Development Ordinance of 2007."

SECTION 101. ENACTMENT. This Ordinance has been enacted in conformance with the provisions of the Pennsylvania Municipalities Planning Code, Act No. 247 of 1968, as re-enacted and amended.

SECTION 102. CONTENTS. This Ordinance contains regulations which include, but are not limited to the following:

- A. Provisions for the submittal and processing of plats for subdivisions and land developments, and specifications for such plats, including provisions for Sketch, Preliminary, and Final Plan processing and approvals, for Minor Subdivisions, and for processing of final approval by stages or sections of development.
- B. Provisions for governing the standards by which streets shall be graded and improved, and walkways, curbs, gutters, fire hydrants, water, sewage, storm drainage and stormwater management facilities, and other improvements to be installed as conditions precedent to formal approval of plats.

SECTION 103. PURPOSES. This Ordinance has been adopted to provide uniform standards and procedures for the regulation and control of subdivision and land development within the Township of Salford. The following are the purposes of this Ordinance:

- A. To insure that development within the Township will be orderly, efficient, integrated, and harmonious.
- B. To insure that the layout and arrangement of subdivisions or land developments shall conform to the Comprehensive Plan and to any regulations, maps, studies, and reports adopted in furtherance thereof.

- C. To insure that streets in and bordering a subdivision or land development shall be coordinated, and be of such design, and in such locations as deemed necessary to accommodate prospective traffic and parking, and to facilitate fire protection and other emergency services.
- D. To require adequate, appropriately located easements or rights-of-way for utilities and storm drainage facilities.
- E. To insure that any lands offered for dedication or otherwise reserved for use as public or common grounds shall be of suitable size, configuration, and topographical character for their designated uses.
- F. To insure conformance of subdivision and land development proposals with the availability of municipal services and public facilities, and the coordination of intermunicipal programs.
- G. To preserve lands subject to inundation or flooding from subdivision or land development which would endanger life or property or further aggravate or increase the existing flooding or inundation conditions.
- H. To encourage and promote flexibility, economy, and ingenuity in the layout and design of subdivisions and land developments, including provisions authorizing the Township to modify the requirements of this Ordinance in accordance with concepts and practices consistent with the modern and evolving, generally accepted principles of site planning and land development.
- I. To provide equitable handling of all subdivision and land development proposals by providing uniform procedures and standards.
- J. To encourage subdivision and land development in accordance with principles and practices, both during and after construction, which encourage the wise use of natural resources by the layout of the proposal and the siting of buildings.
- K. To ensure conformance of subdivision and land development plans with the public improvements of the Township, and coordination of Inter-Municipal, County, and Commonwealth improvement plans and programs.
- L. To provide adequate space for traffic, recreation, light and air, and for proper distribution of population.
- M. To preserve and protect natural resources such as, but not limited to, wetland areas and groundwater reserves so as to maintain the quality of life within the Township and adjacent lands.
- N. To provide for the buffering of certain types of land uses to minimize their impact upon their surroundings.

SECTION 104. INTERPRETATION. The provisions of this Ordinance shall be the minimum requirements to meet the above-stated purposes. Where the provisions of this Ordinance impose greater restrictions than those of any other statute, ordinance, or regulations, then the provisions of this Ordinance shall prevail. Where the provisions of any other statute, ordinance, or regulations impose greater restrictions than those of this Ordinance, the provisions of such statute, ordinance, or regulations shall take precedence. No portion of this Ordinance grants any form of relief from any state or federal statute unless specifically granted by such statute.

SECTION 105. JURISDICTION. The Board of Supervisors shall, with the recommendation of the Planning Commission, review all subdivision and land development plans as defined below and in section 200 of this ordinance which are located in whole or in part of the Township.

A. Subdivision and Land Development. No subdivision or land development of any lot, tract, or parcel of land as defined in Article II, shall be made, and no street, sanitary sewer, storm drain, water main, gas, oil or electric line, or other improvements in connection therewith, shall be laid out, constructed, or dedicated for public use, or travel, or for the common use of occupants of a building thereon, and/or on adjacent properties, except in strict accordance with this Ordinance.

B. Sale of Lots, Issuance of Building Permits or Erection of Buildings. No lot in a subdivision or land development may be sold, and no permit to erect, alter, or repair any building upon land in a subdivision or land development will be issued unless and until a subdivision and/or land development plan has been approved, and where required, recorded, and until the required improvements in connection therewith have either been constructed or guaranteed for construction in the form of a bond, escrow, or other means approved by the Board of Supervisors under the advice of the Township Engineer and Solicitor, in accordance with the laws of the Commonwealth of Pennsylvania.

1. The Township shall have no liability to accept any transaction not entered into in accordance with this Ordinance, and with the requirements of the Township Zoning Ordinance.

C. Nothing in this Ordinance shall be construed to prohibit the sale of dwelling or commercial units in the form of condominiums under the provisions of the Unit Property Act, or succeeding Statutes of the Commonwealth of Pennsylvania.

1. The owner of any property which is changed from rental to condominium ownership shall have the responsibility to notify the Township of such change in status.

ARTICLE II

DEFINITIONS

SECTION 200. INTERPRETATIONS AND DEFINITIONS, Unless otherwise expressly stated the following words and phrases shall be construed throughout this ordinance to have the meaning indicated in this article. The present tense includes the future, the singular includes the plural, and the plural the singular; the word "building" includes the word "structure" and shall be construed as if followed by the words "or part thereof." The word "occupy" includes the words "designed, or intended to be occupied." The word "use" includes the words "arranged, designed, or intended to be used"; and the word "shall" is always mandatory.

A. APPLICANT: A landowner or other person or legal entity who has filed an application for approval of a subdivision or land development including his heirs, successors, and assigns.

B. BUILDER: A person, who is not necessarily the owner of the land or agent of the same, who by contract or other agreement is charged with the responsibility of construction of buildings or other structures, or of making any construction improvements on any parcel of land.

C. BUILDING: Any structure having enclosing walls and roof, permanently located on the land,

D. BUILDING AREA: The aggregate of the maximum horizontal cross-sectional area of all buildings on a lot above ground level, measured at the greatest outside dimensions, excluding cornices, eaves, gutters, or chimneys projecting not more than 3 feet, bay windows not extending through more than one-story and not projecting more than 5 feet; one story open porches projecting not more than 10 feet; entry vestibules not exceeding 40 square feet not projecting more than 5 feet; carriage porch or car port open on 3 sides, and not more than 14 feet high and 20 feet in length; steps and balconies.

E. BUILDING LINE: The line which establishes the minimum depth of front yard for the particular District measured from the street line. For an irregularly shaped lot, or for an interior lot, the building line shall be a line, or a combination of lines, not necessarily straight, which is parallel to the street, and/or adjacent lot line(s) nearest the street; inscribed at a distance from the said street or lot lines not less than the minimum front yard depth for the district. This line or combination of lines shall subtend a single straight line whose length is not less than the required minimum lot width.

F. BUFFER: An area designed and functioning to separate the elements and uses of land which abut it and to ease the transition between them, including such features as planting, berming, fencing, and the like.

G. COMPREHENSIVE PLAN: Maps, charts, descriptive matter officially prepared by the Indian Valley Regional Planning Commission and adopted by the Salford Township governing body showing among the other things recommendations for the most appropriate use of land; for the most desirable density of population; for a system of thoroughfares, parkways and streets; for parks and recreational areas; for the general location and extent of facilities for water, sewer, light and power; for the general location, character, and extent of community facilities, and such other items as required by Act 247, the "Pennsylvania Municipalities Planning Code. The current Comprehensive Plan for Salford Township is the 2006 Indian Valley Regional Comprehensive Plan, or any successor Plan duly adopted by the Township Board of Supervisors.

H. COMMON OPEN SPACE: A parcel or parcels of land within a development site designed and intended for the use or enjoyment of the residents of the development, not including streets, off-street parking areas and areas set aside for public facilities. Common open space shall not be part of individual residential lots, and shall be substantially free of structures but may contain such recreational facilities for residents as are shown in the approved development plan.

I. CUT: An excavation. The difference between a point on the original ground and a designated point of lower elevation on the final grade. Also, the material removed in excavation.

J. DEVELOPABLE ACRE: The definition of a Developable Acre shall be as described in the Salford Township Zoning Ordinance.

K. DITCH: See "swale."

L. DWELLING: A building designed for and occupied exclusively for residential purposes, including hotel, rooming house, tourist home, institutional home, residential club, motor court and the like.

M. DWELLING UNIT: A building or portion thereof providing complete housekeeping facilities for one family.

N. EASEMENT: A right granted to use certain land for a special purpose not inconsistent with the general property right of the owner.

O. ENGINEER: A professional engineer licensed as such in the Commonwealth of Pennsylvania.

P. EROSION: The removal of surface materials by the Pction of natural elements.

Q. EXCAVATION: Any act by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.

R. FAMILY: Any number of individuals living together as a single non-profit housekeeping unit and doing their cooking on the premises, excluding however, occupants of a club, fraternity house, lodge, residential club or rooming house.

S. FILL: Any act by which earth, sand, gravel, rock or any other material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface and shall include the condition resulting therefrom. The difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade. The material used to make a fill.

T. FLOOD PLAIN: Areas in proximity to water courses, and subject to periodic flooding. Such areas shall be identical with the areas included in, and defined by, the "Flood Plain Conservation District" of the Township Zoning Ordinance.

U. GOVERNING BODY: The Board of Supervisors of the Township of Salford.

V. GRADE: The slope of a street or parcel of land specified in percent (%).

W. GRADE LEVEL: The existing or new level, usually expressed as the height in feet above sea level, of the ground on a lot or plat.

X. GROUND COVER: Low-growing plants installed or planted in such a manner as to provide a continuous cover over the ground,

Y. IMPROVEMENT: Grading, paving, curbing, street lights and signs, wells, fire hydrants, water mains, sanitary sewers, septic tanks, storm drains, sidewalks, street shade trees, underground gas mains, electric and telephone conduits.

Z. LAND DEVELOPMENT: i) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving (a) A group of two or more **residential or nonresidential** buildings, **whether proposed individually or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure;** or (b) the division or allocation of land or space between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features; a division of land into lots for the purpose of conveying such lots singly or in groups to any person, partnership or corporation for the purpose of erection of buildings by such person, partnership or corporation; ii) a subdivision of land.

AA. LANDOWNER: Shall mean the legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the right of the landowner, or other person, partnership, corporation or association having a proprietary interest in land, shall be deemed to be a landowner for the purpose of this ordinance.

BB. LOT: A parcel of land which is occupied, or is to be occupied by one principal building or other structure or use, together with any accessory buildings or structures or uses customarily incidental to such principal buildings or other structure or use, and any other such open spaces as are arranged or designed to be used in connection with such principal buildings or other structure or use

1. INTERIOR LOT: A lot not fronting or abutting a public roadway and where access to the public roadway is limited to a narrow strip of land owned in fee, and contiguous with the main body of the lot.

CC. LOT AREA: The total horizontal area of the lot lying within the lot lines, provided no area of land lying within the ultimate right-of-way be deemed a portion of any lot area.

DD. LOT LINE: A property boundary line of any lot held in single or joint ownership, except that in the case of any lot abutting a street, the lot line for such portion of the lot as abuts the street, shall be deemed the same as the ultimate right-of-way, and shall not be the center line of the street, or any other line within the ultimate right-of-way, even though such may be the property line.

EE. MOBILE HOME: A transportable single family dwelling intended for permanent occupancy in one unit or two units designed to be joined into an integral unit which has, at its time of manufacture, wheels and a tow yoke or 'drawbar' which enable it to be towed on the highway to its site; which arrives at the site complete and ready for occupancy except for minor and incidental unpacking and assembly operations; and which is constructed so that it may be used without a permanent foundation. A mobile home need not meet local building codes, but shall meet the standards of the U.S. Department of Housing and Urban Development, as indicated in the Structural Engineering Bulletin(s) which shall be provided to the Township by the applicant, if the Township shall require. Upon the removal of the wheels and tow yoke, and the placement of the structure on a permanent, enclosed foundation, and connection to permanent water, sewer, utility lines, such a structure shall be considered a single-family residence for purposes of this ordinance.

FF. MOBILE HOME DEVELOPMENT: See Article **VII** of this Ordinance.

GG. PARKING SPACE: A reasonably level space, available for the parking of one (1) motor vehicle, not less than ten (10) feet wide and having an area of not less than two-hundred (200) square feet exclusive of passage-ways, or other means of circulation or access.

HH. PLANNING COMMISSION: The Planning Commission of the Township of Salford.

II. PLAT: Shall mean the map or plan of a subdivision or land development, whether preliminary or final.

JJ. PUBLIC SPACE: Includes parks, playgrounds and other public areas for the general enjoyment or use by residents of the Township.

KK. RIGHT-OF-WAY: A strip of land over which are provided rights for various purposes including vehicular access and travel, storm drainage, and utilities. Also see "Street Rights-of-Way."

LL. RUNOFF: The surface water discharge or rate of discharge of a given property or watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.

1. RUNOFF FROM A FULLY DEVELOPED AREA UPSTREAM: The surface water runoff that can be reasonably anticipated upon maximum development of that area of the watershed located upstream from the subject tract, as permitted by prevailing zoning or the township comprehensive plan.

MM. SEDIMENTATION: The process by which mineral or organic matter is accumulated or deposited by moving wind, water or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as "Sediment".

NN. SHOULDER: Area of road adjacent to cartway customarily composed of packed aggregate, or having a cover of soil planted with grass or other vegetation, and having as its intended function the support of the edge of the cartway paving material.

OO. SIGHT DISTANCE: The distance of unobstructed view along the center line of a street from the driver's eye height of three and one-half feet to the furthest visible point four and one-half feet above the street surface.

PP. SLOPE: The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed as a ratio based upon vertical difference in feet per 100 feet of horizontal distance, (percent)

QQ. SOIL STABILIZATION: Chemical or structural treatment of a mass of soil to increase or maintain its stability or otherwise improve its engineering properties,

RR. SOIL SURVEY. A report entitled, Soil Survey of Montgomery County, Pennsylvania# published April 1967 by the Soil Conservation Service, United States Department of Agriculture, and which is available in the Township or through the Montgomery County Conservation District.

SS. STREET: A right-of-way municipally or privately owned, serving as a means of vehicular and pedestrian travel, furnishing access to abutting properties, and space for sewers and public utilities.

TT. STREET RIGHTS-OF-WAY: Rights-of-way for street purposes are defined as follows:

a. Legal Right-of-Way. The street right-of-way legally in the public domain at the time a development plan is submitted.

b. Ultimate Right-of-Way. The street right-of-way projected as necessary for adequate handling of anticipated maximum traffic volumes, according to the functional classification of the street shown in the Indian Valley Comprehensive Plan, as regulated in Article V, Design Standards, herein. The ultimate right-of-way is the legal right-of-way where it has been offered for dedication and accepted by the Township.

UU. STRUCTURE: Any form or arrangement of building material involving the necessity of providing proper support, bracing, tying, anchoring or other protection against the forces of the elements.

VV. SUBDIVIDER: (See Applicant).

WW. SUBDIVISION: The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: Provided, however, That the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

1. After the effective date of this Ordinance, no recorded tract or parcel of land which was the subject of a subdivision for agricultural purposes, as defined above, shall be accepted by the Township for any purpose involving transfer of title, unless such tract or parcel meets all other legal requirements of this Ordinance and the Township Zoning Ordinance. See also Section 801 Lots of Record, in the Township Zoning Ordinance.

XX. SWALE: A low lying stretch of land which gathers or carries surface water runoff.

YY. TOP SOIL: Surface soils and subsurface soils which presumably are fertile soils and soil material, ordinarily rich in organic matter of humus debris. Top soil is usually found in the uppermost soil layer called the A Horizon.

ZZ. WATERCOURSE: A permanent stream, intermittent stream, river, brook, creek, channel or ditch for water, whether natural or manmade.

AAA. YARD: An open, unoccupied space on the same lot with a building or other structure, open and unobstructed from the ground to the sky, except for public utility lines or facilities.

ARTICLE THREE

ADMINISTRATION, FEES, AND ENFORCEMENT

SECTION 300. GENERAL ADMINISTRATION. All provisions of this ordinance shall be administered by the Board of Supervisors or their officially designated representatives. All matters relating to this ordinance shall be submitted initially to the Township Planning Commission who will handle the matter in accordance with current Township policies, procedures, and guidelines established by the Board of Supervisors.

SECTION 301. RELATION OF PLANNING COMMISSION AND BOARD OF SUPERVISORS. Wherever in this Ordinance the word "approval", or like wording is used with respect to an action by both the Planning Commission and Board of Supervisors; or wherever it is indicated that the Planning Commission may take an action "with the approval (or concurrence) of the Board of Supervisors", or similar language, it shall be noted that such wording is intended to indicate that the Planning Commission, which is an advisory body, shall recommend action to the Board of Supervisors, which retains right of final approval of all matters relating to Subdivision and Land Development.

SECTION 302. RECORDS. The Township shall keep a public record of its correspondence, findings, recommendations, and actions relating to plans filed for review, in accordance with the policies, procedures, and guidelines established by the Board of Supervisors and Planning Commission.

SECTION 303. FEES AND COSTS.

- A. Applications for preliminary or final plan approval shall be subject to the fees and/or escrow deposits, as set forth below, in accordance with Township policies.
- B. The Board of Supervisors shall adopt and amend by resolution a schedule of fees, payable by the applicant to the Township for the filing of preliminary and final plans.
- C. The Board of Supervisors shall adopt and amend by resolution a schedule of escrow deposits to be paid by the applicant to the Township at the time of filing of an application, sufficient to pay all Township expenditures anticipated in the course of its review and disposition of plans.

1. Costs incurred by the Township in excess of the escrowed amount shall be paid by the applicant prior to the granting of approvals or permits.
 2. If costs incurred by the Township are less than the escrowed amount, the difference shall be refunded to the applicant following disposition of the plans.
- D. Township expenditures subject to escrow as in Section 3.03, C, above, include but are not limited to the following:
1. Engineering and other technical services such as plan review and construction inspections.
 2. Materials and facilities tests.
 3. Services of the Township Solicitor in reviewing and/or preparing documents related to the plan reviews.
 4. Actual costs of recording.
 5. An administrative charge as a percentage of the total costs described in the previous four subsections
- E. Disputes. In the event that the applicant disputes the amount of any such review fees, the applicant shall within 45 days of the applicant's receipt of the bill, notify the municipality that such fees are disputed, in which case the township shall not delay or disapprove a subdivision or land development application due to the applicant's request over disputed fees. The following steps shall be taken to resolve disputes over contested review fees:
1. In the event that the Township and the applicant cannot agree on the amount of any review fees which are reasonable and necessary, then the Township and applicant shall jointly by mutual agreement, appoint another professional engineer to examine the disputed review fees and make a determination as to the amount thereof which are fair and reasonable within 50 days.
 2. Following the independent engineers decision, the applicant shall pay the entire amount determined within 60 days.
 3. If the Township and applicant cannot agree on an independent engineer within 20 days of the billing date, then upon application of either party, the President Judge of the Court of Common Pleas of the judicial district in which the municipality is located shall appoint an engineer who shall be neither the Township engineer or any professional engineer who has been retained by, or performed services for the Township or applicant within the preceding 5 years.

4. The fee of the appointed professional engineer for determining the reasonable and necessary shall be paid by the applicant if the amount of payment required in the decision is equal to or greater than the original bill. If the amount of payment required in the decision is less than the original bill by \$1,000 or more, the township shall pay the fee of the professional engineer, but otherwise the township and the applicant shall each pay one-half of the fee of the appointed professional engineer.

SECTION 304. WAIVER OF REQUIREMENTS. The Board of Supervisors may grant a modification of the requirements of one or more provisions of this ordinance, if the literal enforcement of them would exact undue hardship because of peculiar conditions pertaining to the land in question, or when an alternative standard can be demonstrated to provide equal or better results, provided that such modification(s) will not be contrary to the public interest and that the purpose and intent of the Comprehensive Plan, the Township Zoning Ordinance, and/or this Ordinance is observed. Upon review of a waiver request, the Township Planning Commission may recommend approval or rejection of the waiver by the Board of Supervisors.

- A. The standards and requirements of this Ordinance may be modified for encouraging and promoting flexibility, economy, and ingenuity in the layout and design of subdivisions and land developments, including the alteration of site requirements; and for encouraging other practices which are in accordance with modern and evolving principles of site planning and development.
- B. In allowing modification of these regulations, the Board of Supervisors may require such additional conditions as will in its judgment, secure substantially the objectives of the standards or requirements so modified.
- C. All requests for modification(s) shall:
 1. Be submitted in writing to the Township Planning Commission as part of an application for subdivision and/or land development;
 2. State the grounds and facts of unreasonableness or hardship on which the request is based;
 3. List the provision(s) of the Ordinance involved;
 4. State the minimum modification necessary; and
 5. State why the modification or alternative standard can be demonstrated to provide equal or better results than the required standard, and how it furthers the spirit of the ordinance and betterment of the community.
- D. Nothing in the above regulations shall be construed to require the Board of Supervisors to approve any requested waivers.

SECTION 305. ENFORCEMENT.

- A. Preventive Remedies.
1. In addition to other remedies, the Township may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations, to prevent unlawful construction, to recover damages and to prevent illegal occupancy of a building, structure, or premises. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the seller or transferor from such penalties or from the remedies herein provided.
 2. The Township may refuse to issue any permit or grant any approval necessary to further improve any real property which has been developed or has resulted from a subdivision in violation to this Ordinance. As an additional condition for the issuance of any permit or approval, the Township may require compliance with the conditions that would have been applicable to the property at the time at which the applicant acquired it.
- B. Any person, partnership, or corporation who or which has violated the provisions of this Subdivision and Land Development Ordinance shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than \$500 plus all court costs, including the reasonable attorney fees incurred by the Township as a result thereof.
- C. No judgment shall commence or be imposed, levied, or be payable until the date of the determination of a violation by the district justice.
- D. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure.
- E. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership, or corporation violating the Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.
- F. All fines collected for such violations shall be paid to the Township.

ARTICLE IV

PLAN REQUIREMENTS AND PROCESSING PROCEDURES

SECTION 400. GENERAL. The plan requirements and processing procedures shall be followed by the applicant as set forth herein and all proposed subdivisions and land developments shall be submitted for review and approval as provided for by this Ordinance.

SECTION 401. TYPES OF PLANS. All applications for subdivision and/or land development shall be classified as Sketch Plans, Preliminary Plans, Final Plans or Minor Plans, as further regulated herein. Applicants should discuss the purposes of each plan type with the township so that the most relevant information for each step in the plan review process is presented in a timely manner without unnecessary expenditures of resources.

- A. Sketch Plans. The Township strongly recommends applicants submit a pre-application Sketch Plan in accordance with the requirements of Section 402, Optional Sketch Plan Submission. Where only a portion of the property is currently proposed for subdivision or land development, a sketch plan shall show how the immediate proposal can fit logically into an overall plan for the entire site. The township especially encourages Sketch Plans for small projects with limited need for surveying and engineering services. For large plans, This allows the township to help focus applicants' resources on plan details that matter most to the township. For small subdivisions, this allows the applicant to receive advice on regulations and practical issues to be addressed.
- B. Preliminary Plans. A Preliminary Plan is required to be submitted for all proposals for subdivision and/or land development in accordance with the requirements of Section 404, Preliminary Plan Review Procedure and Section 405, Preliminary Plan Submission Requirements. The township considers a Preliminary Plan for medium and large developments as a working document that allows for considerable flexibility based on discussions between the applicant and the township. Therefore, before a Preliminary Plan is submitted, the applicant should contact the township to determine the degree of engineering required for such a submission.
- C. Final Plans. A Final Plan is required to be submitted for all proposals for subdivision and/or land development in accordance with the requirements of Section 406, Final Plan Review Procedure and Section 407, Final Plan Submission Requirements.
- D. Minor Plans. Applications which qualify as Minor Plans may be submitted for concurrent Preliminary and Final Plan processing and approval, in accordance with the standards and requirements of Section 408, Minor Plan Submission and Review Procedure.

SECTION 402. OPTIONAL SKETCH PLAN SUBMISSION. Prior to filing a formal application for review and approval, the applicant is encouraged to submit a Sketch Plan directly to the Planning Commission.

A. Purposes served by a Sketch Plan are as follows:

1. To inform the Township of an applicant's intent to subdivide and/or develop a property, and graphically show the concepts and extent of the proposal.
2. To allow the township to provide advice on the requirements necessary to achieve conformity to the standards of these regulations.
3. To alert the applicant to factors which must be considered in the design of the subdivision **or** land development such as pertinent elements of any county or municipal land use, thoroughfare and community facilities plans.

B. Sufficient information should be included in the Sketch Plan to clearly indicate the character and extent of the proposed subdivision or land development and its relationship to existing conditions and facilities within the area in which the same is to be located. It is recommended that Sketch Plan submissions include a map covering sufficient area to establish the location of the site and an informal plan of any existing or proposed streets, lotting, utilities, natural features and other elements within the subdivision or land development. At the Planning Commission's discretion, it may use available data, such as obtained from County Planning Commission maps or plans.

C. For the guidance of subdivision applicants it is not necessary to have plans for tentative sketch submission drawn by a surveyor or engineer; what is important is that the Planning Commission have sufficient information to discuss the proposal intelligently. To this end, the applicant may bring existing plot plans, site photographs, or any other information he feels may be helpful in discussion of his proposal.

D. The Planning Commission shall review sketch plans in accordance with the criteria contained in this ordinance and with other applicable ordinances. It shall provide informal dialogue with the applicant and advise them as promptly as possible of the extent to which the proposed subdivision or land development conforms to the relevant standards of this ordinance, and will discuss possible plan modifications that would increase its degree of conformity. Review shall be informal, but may include the following:

1. Consistency with the Zoning Ordinance, including lot size, configuration, proposed use, etc.
2. The potential for street connections with existing streets, other proposed streets, or potential developments on adjoining parcels.
3. The location of proposed access points along the existing road network.
4. The proposed building density and impervious coverage.
5. For any plan that would require Construction Improvements to be built, aspects of the sketch plan that shall be specifically evaluated include but are not limited to:
 - a. The location of all areas proposed for disturbance (streets, foundations, yards, septic disposal systems, stormwater management areas etc.) with respect to notable features of natural or cultural significance as identified on the applicant's Existing Resources and Site Analysis Plan.
 - b. The compatibility of the proposal with respect to the objectives and policy recommendations of the Comprehensive Plan, the Open Space Plan, and other pertinent Township plans and studies.

SECTION 403. SEQUENCE OF PROCEDURE. Following submission of a Sketch Plan, or in the absence of such submission, submission and review of applications for subdivision or land development shall follow the following sequence: Preliminary Plan Submission; Review by Planning Commission and outside agencies; Planning Commission recommendation; Preliminary Plan approval by Board of Supervisors; Final Plan Submission; Review by Planning Commission and outside agencies; Planning Commission recommendation; Final Plan Approval by Board of Supervisors; Recording of Final Plan. Details of each stage of review shall be as described below.

SECTION 404. PRELIMINARY PLAN REVIEW PROCEDURE. The following procedures shall be followed in the submission and processing of Preliminary Plans for proposed subdivisions and land developments:

- A. The applicant has the two following alternatives regarding the submission of a Preliminary Plan:
 1. Prepare a Preliminary Plan in accordance with the requirements of Section 405.

2. In the case of a minor subdivision as defined in Section 408, request the Planning Commission to waive the requirement that a Preliminary Plan be submitted and approved before consideration of a Final Plan. Sufficient data shall be submitted with a waiver request for the Commission to make a decision on the request. If the Commission approves the waiver, Applicant may begin the Final Plan preparation and procedure as required by Sections 406 and 407. After one minor subdivision has taken place on any given tract, the developer shall be required to submit a complete Preliminary Plan for the entire tract on the next subsequent application, unless the size, frequency and inter-relationships of prior subdivisions clearly do not warrant such.

B. The applicant shall submit the required Preliminary Plan documentation to the Township Planning Commission at a regularly scheduled meeting of the Planning Commission.

C. At this time, the Planning Commission shall first review the submission in respect to completeness.

1. If the submission is found to be in accordance with the requirements of this Ordinance, the submission shall be accepted with said acceptance to constitute official Plan Filing by the applicant as of that meeting date, and the Commission may proceed with Plan review.

2. If the submission is found to be incomplete in respect to the requirements of this Ordinance, the Commission shall suspend review and the plan shall not be considered as filed. Within five (5) days thereafter, the Commission shall notify the applicant of the additional information required. The Planning Commission may, at its discretion, waive any irregularities in a submitted plan and proceed to review the same, on the condition that the plan will be rejected if the irregularities are not corrected on final copies of the Preliminary Plan submitted to the Commission in time for the Plan to be submitted and approved by the Board of Supervisors before the expiration of the 90-day review period prescribed by the Municipalities Planning Code (MPC) unless both the applicant and Planning Commission have agreed in writing to an extension of time, and said decision communicated to the applicant and the Board of Supervisors within five (5) days thereafter.

- D. Upon the filing of a Plan as determined above, the Planning Commission shall forward a copy of all documents to the Montgomery County Planning Commission for review and report. In addition, the Commission may refer the Plan to the following as appropriate:
1. Municipal engineer for review of required improvements.
 2. Pennsylvania Department of Transportation when the subdivision of land development will front on an existing or proposed Legislative Route or will have a proposed street requiring access to such route.
 3. Pennsylvania Department of Environmental Protection for any necessary report in respect to sewer and water facilities.
 4. Montgomery County Conservation District for review in respect to drainage, erosion and any other related considerations.
 5. Township solicitor, roadmaster, fire marshall, other township boards or officials, sewer and/or water agencies, and/or other technical consultants as needed.
- E. The Planning Commission at its discretion, may submit any Preliminary Plan to the Board of Supervisors for its advice.
- F. The Preliminary Plan shall be recommended to the Board of Supervisors for approval, conditional approval, or disapproval by Planning Commission. Said notice shall be in writing and specifically cite any conditions of approval and/or any Plan defects.
- G. The Board of Supervisors shall approve, conditionally approve, or disapprove the Preliminary Plan and communicate said decision to the applicant within five (5) days thereafter, (unless both the applicant and the Township have agreed in writing to an extension of time.) Said notice shall be in writing and specifically cite any conditions of approval and/or any Plan defects.
- H. Approval of the Preliminary Plan constitutes approval of the proposed subdivision or land development in respect to the general design, the approximate dimensions, and other planned features. Preliminary approval binds the applicant to the general scheme of the plan as approved and permits the applicant to begin preparation of the Final Plan. Preliminary approval does not authorize the recording, sale or transfer of lots nor installation of improvements nor does it vest any rights to the design of improvements.
- I. Preliminary approval shall expire within 5 years of being granted if the applicable zoning regulations shall have changed within this period, unless a Final plan shall be submitted prior to this time.

SECTION 405. PRELIMINARY PLAN SUBMISSION REQUIREMENTS. In application for review and approval of a Preliminary Plan, the following shall be submitted in quantity as prescribed by Planning Commission:

- A. A map or series of maps or sheets not less than 24" x 36" drawn to scale not smaller than one hundred (100) feet to the inch unless otherwise specified herein and showing the following :
 1. Name or identifying title of the proposed subdivision or land development.
 2. North point, scale and date.
 3. Municipality in which the proposed subdivision or land development will be located.
 4. A diagram covering sufficient area to establish the location of the site within the municipality.
 5. Name of the owner of the property.
 6. The names of owners of all abutting unplotted land and the names of all abutting subdivisions.
 7. Zoning classification of all lands abutting the proposal.
 8. Name of registered engineer, surveyor or other qualified professional responsible for the plan.
 9. Tract boundaries with bearings and distance.
 10. All existing property lines, easements and rights-of-way and the purpose for which the easements or rights-of way have been established.
 11. All existing streets on or adjacent to the tract, including name, ultimate right-of-way width and pavement width.
 12. All existing buildings, drainage facilities, culverts, and other significant man-made features on or adjacent to the tract.
 13. Water courses, wetlands, flood-prone or floodplain areas, rock outcrops and wooded areas. If the tract includes areas which are subject to flooding, notations prohibiting construction on the flood **plain** shall be appended to the Plan. A preliminary drainage and flood control plan in accordance with the Township Stormwater Management Plan shall be submitted at the request of the Planning Commission, whenever the Commission shall deem such information to be important in reviewing the Preliminary Plan.
 14. Existing and, when deemed necessary by the Planning Commission, proposed contours at vertical intervals of five (5) feet or, in the case of land having a slope of 2% or less, at such lesser interval as may be necessary for satisfactory study and planning of the tract. Datum to which contour elevations refer shall be U.S. Coast and Geodetic Survey datum.
 15. Total acreage, number of lots, and number of dwelling units and/or structures in tabular form; and lot numbers.

16. Location, width and approximate grade of all proposed streets, alleys, ultimate rights-of-way and easements; proposed lot lines with approximate dimensions; proposed minimum set-back line for each street; playgrounds, public buildings; public areas and parcels of land proposed to be dedicated or reserved for public use.
 17. Location of any proposed site improvements such as curbs, sidewalks/ drives, street trees and/ when the proposed development includes other than individual residences, the type of land use, residential density, and the location of structures and parking facilities.
 18. An indication of the general location of proposed sewage systems and storm water drainage facilities. The preliminary size of each should be shown as well as the locations of or distances to the outflow.
 19. General plans for the collection or run-off of surface water and its outfall together with design analysis and any other supporting data.
 20. Description of variances or special exceptions recently granted, or required if any.
 21. Performance Zoning calculations, if applicable to the District.
 22. In cases where the Preliminary Plan covers only a portion of the applicant's tract, a key map at a scale not smaller than four hundred (400) feet to the inch, showing the entire tract/ its topography at contour intervals of at least twenty (20) feet, its natural features, and the proposed street system for the entire tract; abutting streets and names of abutting property owners; and the portion of the tract included in the Preliminary Plan submission.
- B. Engineering feasibility reports when common sewer systems are proposed.
 - C. Such other plans and information as may be required by the Planning Commission in order to review and ascertain the workability of the Preliminary Plans including any existing or proposed deed restriction and protective covenants.
 - D. Copy of approved Department of Environmental Protection "Planning Module for Land Subdivision".
 - E. Plans must be accompanied by Montgomery County Planning Commission review fee.

SECTION 406. FINAL PLAN REVIEW PROCEDURES. The following procedures shall be followed in the submission and processing of Final Plans for proposed subdivisions and land developments:

- A. The applicant shall submit the required Final Plan documentation at a regularly scheduled meeting of the Planning Commission. The Final Plan submission may cover only a portion of the entire proposed subdivision or land development as shown on the approved Preliminary Plan. In such cases, the applicant shall submit a tentative schedule for the development of the balance of the tract.

The Final Plan submission requirements and procedures as set forth herein must be followed for each subsequent section prior to recording and sale or transfer of lots within such sections.

- B. The review of the Final Plan shall proceed in accordance with Subsections C, D and E of Section 404, Preliminary Plan Review Procedure herein.
 - 1. The Planning Commission shall render a recommendation to the Board of Supervisors on the Final Plan in time for the Plan to be submitted and approved by the Board of Supervisors before the expiration of the 90-day review period prescribed by the Municipalities Planning Code (MPC) unless both the applicant and Planning Commission have agreed in writing to an extension of time, and said decision communicated to the applicant and the Board of Supervisors within five (5) days thereafter.
- C. The Board of Supervisors shall approve, conditionally approve, or disapprove the Final Plan and communicate said decision to the applicant within five (5) days thereafter, (unless both the applicant and the Township have agreed in writing to an extension of time) together with at least one copy of all Plan documents upon which shall have been noted Commission action. Said notice shall be in writing and specifically cite any conditions of approval and/or any Plan defects.
- D. At the time of approval by the Board of Supervisors, the number of Final Plan drawings as required by the Township shall be made available for authentication and signing.
- E. Original approved Final Plans for the subdivision of land not intended for development shall be clearly marked, "NOT APPROVED FOR DEVELOPMENT", and no permit shall be issued for the erection or placement thereon of any building or structure intended for human occupancy (residential or otherwise), nor shall any improvement under the jurisdiction of this Ordinance or the Township Zoning Ordinance be installed thereon, unless and until appropriate plans and related documents are submitted and approved in accordance with the requirements of this Ordinance.
- F. No changes, erasures, modifications, or revisions may be made on any Final Plan after having been formally approved by Board of Supervisors unless the plan is first submitted to the Township.

SECTION 407. FINAL PLAN SUBMISSION REQUIREMENTS. Final Plans shall conform in all important details with Preliminary Plans as previously approved, except that the final Plan may cover only a portion of the total subdivision shown in the Preliminary Plan, and any conditions specified in the approval of Preliminary Plans shall be incorporated in the Final Plans. The following shall be submitted in application for review and approval of a Final Plan:

- A. Copies of the Final Plan in the form of a map or series of maps on sheets not less than 24" x 36" drawn to a scale not smaller than one hundred (100) feet to the inch. When more than one sheet is required, an index sheet of the entire subdivision or land development shall be shown on a sheet of the same size. Number of copies shall be as required by the Planning Commission. The Final

Plan shall show the following:

1. Information required under Section 405, except sub-items 14 and 21 thereof. In the case of the waiver of the Preliminary Plan submission for a minor subdivision by the Planning Commission, the information required under Section 405.B and 405.C shall also be provided.
2. Primary control points, or description and "ties" to such control points, to which all dimensions, angles, bearings, and similar data on the subdivision plan shall be referred.
3. Location and description of survey monuments.
4. Location, dimensions, and purpose of easements.
5. Final tract boundary lines, ultimate right-of-way lines streets, easements, and other rights-of-way, and property lines of residential lots and other sites with accurate dimensions, bearings, and/or deflection angles, and radii, arc and central angles of all curves; and building set-back lines.
6. Statement by owner offering the dedication of any streets, ultimate rights-of-way and any sites for public uses.
7. Locations and types of erosion and sediment control measures, if applicable.
8. Final plans and profiles of streets showing grades approved by the Township.
9. Cross sections of streets showing the type of construction, the width of ultimate rights-of-way, width of cartway, shoulders and ditches, (or curb construction and location and width of sidewalks) and locations and size of utilities as applicable.
10. Plans and profiles of proposed sanitary sewers and/or storm water drainage facilities, with grades and sizes indicated. Supporting calculations shall be required.
11. Street lighting facilities, if required by Township.
12. Professional Seal of the surveyor or engineer certifying to the accuracy of the survey and plan.
13. Evidence that all plans are in conformity with all applicable State, County and Municipal regulations. In any instances where such plans do not conform, evidence shall be presented that an exception has been officially authorized.
14. A blank space shall be provided for the stamp and seal of the Montgomery County Planning Commission, located along the right-hand edge of the plan, measuring 3 ½ inches wide and 2 ½ inches tall (or such other size and location and layout as the County Planning Commission shall from time-to-time require).
15. Delineation of any wooded areas to be cleared (refer to Zoning Ordinance for clearing limitations.)
16. Traffic and sewer Impact Studies as may be required by the Planning Commission.

SECTION 408. MINOR PLAN SUBMISSIONS AND REVIEW PROCEDURE.

Standards for Qualification as a Minor Plan Submission. Minor Plans may be submitted and processed only for Lot Line Adjustments, Simple Conveyances, Minor Subdivisions, of Minor Land Developments as characterized herein, in accordance with the standards and requirements in this section.

A. Lot Line Adjustment.

1. A proposal between two abutting, existing, legally approved and recorded lots.
2. A common lot line is proposed to be adjusted in terms of its location or configuration.
3. The land area of each lot may be different after adjustment, but the total lot area of the 2 lots will be unchanged.
4. No alteration will occur to the perimeter boundary lines of the 2 lots.
5. Neither lot shall violate the applicable dimensional requirements of the zoning ordinance as a result of the lot line adjustment.
6. Possible reasons for lot line adjustments include, but are not necessarily limited to:
 - a. Correcting errors regarding locations of existing improvements (e.g. if the driveway for Lot #1 is located on Lot #2);
 - b. Relating the line to definitive physical characteristics (e.g. to adjust the line to run along an existing hedgerow);

B. Simple Conveyance.

1. A proposal between two abutting, existing, legally approved and recorded lots.
2. A portion of one lot is being divided off to be conveyed to the owner of the abutting lot.
3. The land area of each lot will be different after conveyance, but the total lot area of the two lots will be unchanged.
4. The lot from which the land is being conveyed must be suitable in terms of the applicable dimensional requirements of the zoning ordinance, so that after conveyance, it will remain in compliance with those requirements.
5. If The land area being conveyed does not satisfy any of the dimensional requirements applicable to lotting in the district in which it is located, nor the street frontage requirements of the zoning ordinance, The land area being conveyed must be joined in common deed to the property to which it is being added.

C. Minor Subdivision.

1. A subdivision proposal which would divide one existing lot into no more than five lots, all of which will comply with the applicable dimensional requirements of the zoning district in which the existing lot is located.

2. All proposed lots shall abut an existing public street and will not require the construction of new public streets, road improvements, the extension of existing public utility lines, drainage facilities or other construction improvements.
3. The existing lot has sufficient frontage on an existing, improved public street to satisfy the applicable Township requirements for lot frontage and access to a public street for all proposed lots.
4. The existing lot has not been a part of an approved subdivision proposal during the 5 years previous to the current application.
5. The existing lot has not been a part of an approved subdivision proposal submitted by the existing owner or applicant.
6. The stormwater and/or erosion control issues shall be manageable using minimal on-site management practices on each individual lot as determined by the Township Engineer.
7. Disqualification. The Board of Supervisors may require standard Preliminary Plan submission in place of a Minor Plan when conditions warrant it, at the advice of the Planning Commission or Engineer.

D. Minor Land Developments

1. A land development proposal where it is determined by the Planning Commission that the intended development or modification of a site, or use and occupancy of an existing structure will create a minimal impact upon traffic, drainage, visual image, landscaping, buffering, lighting or other elements described within the purposes of the Ordinance.
2. Parking lot expansions that will result in parking lots not exceeding a total of five parking spaces.
3. Additions to existing non-residential buildings provided that the addition is less than 5,000 gross square feet of floor space or involves no more than a 25% in the size of the existing building, whichever is the lesser.
4. The conversion of a residential dwelling that results in the creation of no more than 4 new dwelling units.
5. The addition of tenants to an existing non-residential building when minimal structural improvements are required.

E. Submission Requirements and Review Procedure

1. All Minor Plans shall be considered to be Preliminary Plans for the purposes of submission for review and approval, and shall comply with the requirements of Section 404, Preliminary Plan Submission Requirements and Section 405, Preliminary Plan Review Procedure.
2. When a Minor Plan qualifies for approval, or for approval subject to conditions, in accordance with Section 408, herein, the applicant may request that the Minor Plan be granted concurrent Preliminary and Final Plan approvals, provided that the plan includes the Final Plan Certifications required by Section 409, herein.
3. A Minor Plan which will require access to a State highway shall provide the "highway access" statement on the plan.

SECTION 409. RECORDING OF FINAL PLAN. Within ninety (90) days after the date of final approval, the Final Plan shall be recorded in the office of the Recorder of Deeds of the County and a copy filed with the County Planning Commission. Within ten (10) days thereafter, the subdivider or developer shall furnish the Township Zoning Officer a Recorder's Certificate that said Plan is properly recorded.

- A. After the subdivision or land development plan is officially recorded, the streets, public grounds, and other public improvements shown thereon shall be considered a part of the Official Map of the municipality.
- B. Streets, public grounds, easements, and other public improvements may be offered for dedication to the municipality by formal notation on the Final Plan, or the owner may note that any such improvements have not been offered for dedication to the municipality.
- C. Streets and public grounds shown on a recorded Final Plan shall be deemed private until offered for dedication to the municipality and accepted by ordinance or resolution; or until condemned for use by the public.
- D. Certifications. When approved, the Record Plan must show:
 - 1. The signature and seal of the registered engineer and/or surveyor certifying that the plan represents his/her work; that the monuments shown thereon exist or will be installed as located; that the dimensional and geodetic details are correct and that the survey has been prepared in accordance with the "Pennsylvania Engineers, Surveyors and Geologists Registration Law," PL 913, No. 367.
 - 2. The notarized signature of the applicant certifying his adoption of the plan.
 - 3. The signature of the Township Secretary, certifying that the Board of Supervisors approved the Final Plan on the date shown.
 - a. Spaces shall be provided for the signatures of the Board of Supervisors whose signatures are required.
 - b. Space shall be provided for the signature of the township engineer and members of the township planning commission.

SECTION 410, GENERAL PROVISIONS OF PLAN APPROVAL. From the time an application for approval of a plan, whether preliminary or final, is duly filed as provided in this Ordinance, and while such application is pending approval or disapproval, no change or amendment of the zoning, subdivision or other governing ordinance or plan shall affect the decision on such application adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application was duly filed. Refer to the Municipalities Planning Code for the effect of ordinance amendments on approved subdivision and land development plans.

ARTICLE V

DESIGN STANDARDS

SECTION 500. GENERAL CONSIDERATIONS, The following principles of subdivision and land development, general requirements, and minimum standards of design, shall be observed by the applicant in all instances.

A. All portions of a tract being subdivided shall be taken up in lots, streets, public lands or other proposed uses so that remnants and landlocked areas shall not be created.

B. When only a portion of a tract is being reviewed relative to subdivision and land development, but where future subdivision or development is likely, the applicant may be required to demonstrate, as a prerequisite to approval of his plan, that the remainder of the tract or parcel may be subdivided or developed in conformance with the existing zoning classification of land use in a logical and satisfactory manner.

Where access rights exist to landlocked parcels beyond the tract under consideration, or where rights of passage to such tracts has been granted in a manner which does not formalize such rights in law, applicant shall submit evidence prior to approval that such rights, easements, etc. have been legally established in a manner acceptable to the Township.

C. Every measure shall be taken to insure, insofar as possible, the preservation of natural or man-made features which, by reason of historic, esthetic, or environmental considerations, is deemed worthy of such preservation by the Planning Commission. Subdivisions or land developments should be laid out to avoid the necessity of excessive cut or fill. Special structural approaches for the fitting of buildings to a site are to be preferred to methods involving excavation. In particular, natural or manmade objects such as woodland, tree rows, stone walls, ponds, etc., shall be preserved where it is deemed that they act as aquifer recharge areas, wind breaks, erosion preventatives, or are otherwise environmentally beneficial. In general, stream beds are not to be disturbed.

D. Land subject to hazards of life, health, or property as may arise from fire, floods, severe storm water runoff, disease or other dangers shall not be subdivided for development or developed for purposes susceptible to such hazards unless they have been eliminated or the sub-division or land development plan provides adequate safeguards against such.

E. For all development relying on well water, the subdivider, developer, or builder shall obtain from the Department of Health or the Pennsylvania Department of Environmental Resources, a certificate of the purity and adequacy of the proposed water supply, particularly with reference to possible detrimental effects on neighboring wells.

F. The design of proposed subdivisions and land developments shall be coordinated with existing nearby development and physiography so that the entire area may be developed harmoniously.

G. In the case of subdivisions and land development, the Board of Supervisors may adopt a procedure for assuring the adequacy of the site for sewage disposal which does not require the immediate issuance of a Sewage Permit.

H. The subdivider, developer or builder shall construct and install with no expense to the Township, the streets, curbs, sidewalks, water mains, sanitary and storm sewers, street lights, fire hydrants, street signs, shade trees, monuments, and other facilities and utilities specified in this Article. Construction and installation of such facilities and utilities shall be subject to inspection by appropriate township officials during the progress of the work and the subdivider shall pay for such inspection.

I. The design of proposed sub-divisions and land developments shall conform to the Indian Valley Regional Comprehensive Plan; applicable development regulations as set forth in Ordinances of Salford Township, or official maps; and to any applicable regulations of the Commonwealth of Pennsylvania.

J. The standards included in these regulations are minimum design requirements. The Board of Supervisors reserves the right in any case to request that development features exceed these standards if conditions so warrant. The Board of Supervisors will seek a recommendation from the Planning Commission and others before increasing the requirements.

K. Applicants shall observe the ultimate rights-of-way for contiguous existing streets as prescribed by the Ultimate Right-of-Way Map for the Township. Additional portions of the corridors for such streets shall be offered to the government agency having jurisdiction at the time the subdivision or land development is consummated. Applicable building setback lines, as defined by the Zoning Ordinance, shall be delineated as measured from the ultimate right-of-way.

L. Improvement construction requirements will be completed under specifications of the Pennsylvania Department of Transportation, Department of Environmental Protection, the Montgomery County Conservation District or other appropriate agencies. In the event of conflict, the ***the more stringent requirements*** shall govern.

SECTION 501. STREET CLASSIFICATIONS. Every street, road or highway within the Township shall be classified as one of the following and shall be subject to the requirements contained in this article for that classification:

A. Classifications.

(1) Expressways. The highest type of road classification is an expressway, which is a multi-lane highway with fully controlled access usually provided only at grade separated interchanges. Expressways are used in corridors that need to move high volumes of traffic at high speeds while providing high levels of safety and efficiency. Expressways usually traverse and connect metropolitan areas. They carry interstate and interregional traffic, and provide optimum truck mobility as well as carry the major traffic flows within the region. In Salford Township, only the Northeast Extension (I-476) is classified as an expressway.

(2) Arterial Roadways. Arterial Roadways provide a high degree of mobility in order to better serve trips of longer length. Since access to abutting property is not their major function, access controls are desirable to enhance mobility. Arterial highways are the roads we generally travel on to go most places, across town or to the next community for employment, shopping, or recreation.

(a) Principal Arterials. These are all major highways which are not expressways. Principal arterials generally provide between two and four through lanes of travel depending upon traffic volume and land use density. They serve major centers and carry a high proportion of cross-county traffic. The typical posted speed is 45 miles per hour. Principal arterials link boroughs and townships throughout the county. There are no roads in Salford Township with this classification.

(b) Minor Arterials. These roads interconnect with and augment principal arterials. They typically accommodate trips between three and five miles in length. They are spaced at intervals consistent with population density and carry traffic within or between several municipalities. Lastly, they link other villages not connected by principal arterials and provide key connections between roads of higher classification. Allentown Road, County Line Road and Route 563 (Ridge Road) are the only roads with this classification.

(3) Collectors. Collectors serve a dual function of providing a mix of accessibility and mobility. They typically serve trips up to four miles in length and channel or distribute traffic to or from a road of a higher classification. Collectors have been divided into two types.

(a) Major Collectors. These roads provide a combination of mobility and access with a priority on mobility. Ideally, access is partially controlled with preference given to through traffic. Access is permitted with at grade intersections and major access driveways of selected land uses such as a retail or employment center. Individual driveways for commercial, institutional, and multi-family uses are often limited to the fullest extent possible and joint driveways encouraged. They accommodate trips within and between neighboring municipalities. Additionally, major collectors may serve as a major road through large industrial or office parks or provide key connections between roads of higher classification. The typical posted speed is 35 miles per hour. There are no roads in Salford Township with this classification.

(b) Minor Collectors. These roads provide a combination of access and mobility with more emphasis on access. They allow access to abutting property with little or no restrictions. Individual driveway access is permitted. Generally, minor collectors accommodate trips only within a small segment of a municipality. They are spaced at intervals to collect traffic from local roads and neighborhoods and channel it to major collectors and arterials. Finally, minor collectors may serve as a major road through a residential neighborhood. The typical posted speed is 25 miles per hour or 35 miles per hour in areas of lesser density. Morwood Road between Ridge and Allentown is the only road with this classification.

(4) Local Roads. Local roads and streets have relatively short trip lengths generally not exceeding one mile. Because property access is their main function, there is little need for mobility or high operating speeds. This function is reflected by use of a lower posted speed between 25 and 35 miles per hour. Through traffic should be discouraged from using local roads. They provide a linkage between property access and the regional road network. A majority of the roads within Salford are classified as local roads.

(a) Cul-de-sac Roads. Cul-de-sac roads are those local roads with one end open for vehicular access and the other end terminating in a vehicular turnaround.

- (b) Rural Roads. Rural roads shall be those local roads used strictly to serve properties in areas zoned Residential-Conservation, and constructed of earth-aggregate materials. A new road which terminates at an existing rural road and serves a maximum of 8 lots may be constructed as a rural road; a new road which terminates at an existing rural road and serves more than 8 lots, may be developed as a rural road only with special permission of the Board of Supervisors, and subject to such conditions as the Board may impose.

SECTION 502. STREETS. In accordance with the pertinent sections of the Second Class Township Code, all new streets and cul-de-sacs, and widened portions of all existing rights-of-way, intended for public use shall be dedicated to the Township, subject to final acceptance based on compliance with the following requirements of these regulations.

A. Street System

- 1. Arrangement. Streets shall be arranged in a manner to meet with the approval of the Township Supervisors, considered in relation to both existing and planned streets, and located so as to allow proper development of surrounding properties. Highways shall be connected with such existing streets and highways so as to form continuations thereof. Local Roads shall be laid out to discourage their use as collector streets or arterial highways.
- 2. Conformity with Topography. Streets shall be adjusted to the contour of the land so as to produce usable lots and streets of reasonable grade, alignment and drainage.
- 4. Provisions of Streets for Future Development. Access shall be given to all lots and portions of the tract in the subdivision and to adjacent unsubdivided territory. Streets giving such access shall be improved to the limits of the subdivision. Remnants, reserve strips and landlocked areas shall not be created.
- 5. New Streets. New streets shall be laid out to continue existing streets at equal or greater right-of-way and cartway width, where such continuations are reasonable and practical.
- 5. Dead-End Streets. Dead-end streets are prohibited, unless designed as cul-de-sacs or designed for access exclusively to neighboring tracts.

6. Street Names. Continuation of existing streets shall be known by the same name. Names for new streets shall not duplicate or closely resemble names of existing streets. All new names are subject to approval by the Planning Commission and Board of Supervisors. Sign posts and signs of types approved by the Township shall be placed at street intersections at the expense of the Subdivider or Developer.

B. Cul-de-sac streets.

1. Temporary cul-de-sacs are those constructed to an abutting property line with the intention that such road will be extended onto the adjoining property at a future date as a logical step in the circulation network of the neighborhood, superblock or area. Temporary cul-de-sacs shall meet the following requirements:
 - (a) Temporary cul-de-sac shall be built to the tract boundary line at a location and grade that are logical for extension onto the abutting tract.
 - (b) Temporary cul-de-sacs shall be built to the same standards as permanent cul-de-sacs.
 - (c) Those portions of the cul-de-sac turnaround extending beyond the street right-of-way of 50 feet shall be constructed on temporary access easements, valid only until the road is extended.
 - (d) Upon extension of the street, the full rights and responsibilities for the area of the temporary easements shall revert to the owners of the lots on which they are located.
 - (e) The developer responsible for construction of the temporary cul-de-sac shall be responsible for placing and maintaining a sign within the turnaround area, reading "Temporary Cul-de-Sac."
 - (f) The developer responsible for extension of the street shall also be responsible for the following:
 - [1] Removal of the temporary turnaround beyond the width of the street's cartway.
 - [2] Extension of the cartway as required.
 - [3] Extension of utilities as necessary.

[4] Grading, installation and/or restoration of lawn areas where affected by this removal and construction process and repair of any other improvements damaged by this process.

2. Permanent cul-de-sacs provide access only to abutting lots within the tract being subdivided or developed. A permanent cul-de-sac:
 - (a) Shall be constructed to the specifications for local roads.
 - (b) Shall have a minimum right-of-way width of 50 feet and paving width of 20 feet and a circular turnaround with a minimum right-of-way radius of 60 feet and a paving radius of 50 feet. No parking shall be permitted in the circular turnaround and shall be so posted.
 - (c) Shall not be approved as part of a four-way intersection or as a continuation of a through road, unless special conditions warrant approval of either of the above by the Board of Supervisors.
 - (d) Shall not be approved when a through road is practicable.
 - (e) Shall not be less than 250 feet nor more than 800 feet in length, measured from the near side of the ultimate right-of-way of the intersecting road to the farthest point of the right-of-way of the turnaround, nor serve more than 10 dwelling units, unless special conditions warrant approval by the Supervisors.
 - (f) Shall be served by an appropriately located emergency accessway when required by the Board of Supervisors.
 - (g) Shall have entering driveways arranged as approved by the Township so as to allow sufficient spacing between the driveways for the placement of snow during Township plowing operations.

SECTION 503. ULTIMATE RIGHTS-OF-WAY; CARTWAY WIDTHS; PARKING. All streets in the Township shall be regulated according to their classification. Street classifications shall be in conformance with the Indian Valley Regional Comprehensive Plan and with the requirements of this chapter. All streets shall comply with the following:

A. Expressway:

- (1) Ultimate right-of-way: 120 feet or more.

B. Principal Arterial:

- (1) Ultimate right-of-way: 100 feet.
- (2) Minimum cartway width: 52 feet or as required by the appropriate authority having jurisdiction over the arterial.

C. Minor Arterial:

- (1) Ultimate right-of-way: 80 feet or as determined by the Board of Supervisors.
- (2) Minimum cartway width: 40 feet.

D. Major Collectors:

- (1) Ultimate right-of-way: 80 feet.
- (2) Minimum cartway width: 30 feet.

E. Minor Collectors:

- (1) Ultimate right-of-way: 60 feet.
- (2) Minimum cartway width: 30 feet.

F. Local Roads:

- (1) Ultimate right-of-way: 50 feet.
- (2) Minimum cartway width: 20 feet.

G. Cul-de-sac:

- (1) Ultimate right-of-way: 50 feet, plus circular turnaround of 60 feet.
- (2) Minimum cartway width: 20 feet, with a paving radius of 50 feet.

- H. Rural Road:
- (1) Ultimate right-of-way: 50 feet.
 - (2) Minimum cartway width: 18 feet.
- I. Street widths in excess of standard. The Board of Supervisors may require cartway widths in excess of the standards above for special situations, including the following:
- (1) For parking, an additional eight feet of pavement on one or both sides of the street.
 - (2) Where necessary for additional lanes for traffic volume, additional street parking, turning movements, public safety and convenience.
- J. Street shoulders. All streets constructed without curbs shall have shoulders stabilized to control drainage and erosion. The minimum shoulder widths shall be as follows:
- (1) Expressway: per the Pennsylvania Department of Transportation.
 - (2) Principal Arterial, 10 feet.
 - (3) Minor Arterial, rural: 10 feet.
 - (4) Major Collectors: eight feet.
 - (5) Minor Collectors: eight feet.
 - (6) Local Road: five feet.
 - (7) Cul-de-sac: five feet.
 - (8) Rural Road: self-supporting not required. See paving specifications for rural road.
- K. Right-of-way dedication. The area between the existing right-of-way line and the ultimate right-of-way line shall be dedicated to the authority having jurisdiction over any public streets which abut or pass through any subdivision or land development proposed within the Township.
- L. Right-of-way restrictions. No fences, hedges, trees, shrubbery, walls, plantings or other obstructions shall be located or permitted within the right-of-way, except for ground covers, such as grass, ivy, crown vetch or horizontally spreading walls necessitated by road widening and constructed by the authority having jurisdiction over the road.

SECTION 504. STREET INTERSECTIONS. All street intersections under the jurisdiction of Salford Township shall be subject to the requirements of this section.

- A. No more than two streets shall intersect at the same point.
- B. Three-way and four-way intersections. Three-way or T intersections shall be used instead of four-way intersections unless the four-way intersection can be justified in terms of necessary and desirable through traffic movements or to avoid creating streets that are offset at less than the required distance.
- C. Corrective changes to existing intersections. When existing streets intersect at odd angles or have more than four approaches, the applicant shall make corrective changes to bring the intersection into compliance with this Ordinance, as required by the Supervisors, who shall first seek the advice of the Township Engineer and Planning Commission and other technical advisors and agencies, as appropriate. For state and county highways, corrective changes shall comply with the requirements of the appropriate agency.
- D. Angle of intersections. All intersection approaches shall be designed at right angles whenever practicable. There shall be no intersections with arterial or collector roads of less than 75% and there shall be no intersections of less than 60% for all other streets, measured at the center-line intersections.
- E. Intersection spacing. Street intersections shall be spaced minimum distances apart as specified for the street classifications listed below, whether on the same or opposite side of the street. The minimum distance between intersections shall be measured along the higher classification intersecting street and shall be measured between the center lines of intersecting streets.

Type of Street	Spacing (feet)
Arterials	1,200'
Collectors	600'
All other streets	200

- F. Sight triangles. Clear sight triangles shall be maintained along all approaches to all intersections and shall be measured along street center lines, from their point of intersection, as listed below, for each lot:

Type of Street	Distance (feet)
Arterial	125'
Collectors	100'

All other streets

75'

NOTE: Where streets of differing classifications intersect, the dimension for the higher classification street shall be used.

- G. Obstructions within sight triangles. Within the area of clear sight triangles, obstructions to visibility shall not be permitted within the following ranges of height:
 - (1) For arterials and streets serving industrial uses: from road height to a minimum height of 2 feet to 12 feet.
 - (2) For nonarterial streets not serving industrial uses: from road height to a minimum height of 2 feet to 12 feet.
 - (3) Ground cover plants within the clear sight triangle area shall not exceed one foot in height.
 - (4) Grading within the clear sight triangle shall not exceed a six-percent difference measured from the elevation at any point along the top of the curb. Existing grades in excess of 6% shall be regraded into compliance.
- H. Radii of pavement and right-of-way at intersections. Road intersections shall be rounded with tangential arcs at pavement edge (curbline) and right-of-way lines as listed below. Where two roads of different right-of-way widths intersect, the radii of curvature for the widest road shall apply. The pavement edge (or curbline) radius and right-of-way radius shall be concentric.

Type of Road	Minimum Radius of Arc at Intersection of Pavement Edge of Curbline (feet)	Minimum Radius of Arc at Intersection of Right-of-Way Line (feet)
Arterial	40 (or more as may (be required)	20
Collector	30	20
All Other Roads	25	15

SECTION 505. STREET ALIGNMENT. Sight distance, horizontal and vertical curvature and maximum street grades shall be provided on all streets in compliance with the standards contained in this section.

- A. Sight distance. Proper sight distance shall be provided with respect to both horizontal and vertical alignments, measured along the center line of the street, at the driver's eye height of 3 1/2 feet, as follows:

Type of Road	Distance (feet)
Arterial	500
Collector	500
Residential	300
Rural	300

- B. Horizontal curvature. Horizontal curves shall be used at all changes in direction in excess of two degrees and shall consider distance, change in grade and alignment. The following standards shall be used:
- (1) Minimum curve radius at center line.
 - (a) Arterial: 300 feet.
 - (b) Collectors: 200 feet.
 - (c) All other streets: 150 feet.
 - (2) Curves and tangents.
 - (a) Long radius curves shall be used rather than a series of shorter radius curves connected by tangents.
 - (b) Reverse curves shall be separated and connected by a tangent of a minimum length of 100 feet, for arterial and collector streets.
 - (c) Curve-tangent relationships shall follow accepted engineering guidelines for safety and efficiency. For example, minimum radius curves shall not be used at the ends of long tangents.
 - (3) Superelevation. Arterial and collector streets shall be superelevated in compliance with accepted engineering standards when a curve radius of less than 600 feet is used.
 - (4) Approaches to intersections. Approaches to intersections shall follow a straight course for a minimum of 100 feet for local access streets. All other streets shall follow a straight course in accordance with accepted engineering standards but in no case less than 100 feet.
- C. Vertical curvature. Vertical curves shall be used at changes in grades of more than 1%, in compliance with the following requirements:
- (1) Curve length shall approximate the following for each change of 1%.
 - (a) Arterials: 250 feet or as required by the Pennsylvania Department of Transportation.

(b) Collectors: 50 feet.

(c) All other streets: 25 feet.

(2) The high point or low point on a vertical curve shall be clearly identified on plans and profiles, as appropriate.

(3) Over summits or in sumps, vertical curves shall not produce excessive flatness in grade.

D. Street grades. All streets shall be graded as shown on the street profile and cross-section plans submitted and approved as a part of the preliminary plan approval process for subdivision and/or land development. Street grades shall comply with the following:

(1) Minimum grade for all streets shall be 1%.

(2) Maximum grade for streets shall be:

(a) Arterial: 7%.

(b) Collectors: 7%.

(c) All other streets: 10% for distances of not more than 1,500 feet.

(3) Street grades in excess of 5% should be avoided wherever possible.

(4) Street grades shall be measured along the center line.

(5) Curve-grade combinations shall follow accepted engineering guidelines for safety and efficiency. For example, minimum-radius horizontal curves will not be permitted in combination with maximum grades.

(6) At all approaches to intersections, street grades shall not exceed 3% for a minimum distance of 50 feet.

(7) The grade of the outer perimeter of a cul-de-sac turnaround shall not exceed 4%, measured along the curblines nor be less than 2%.

(8) A maximum grade within any intersection shall not exceed 3%.

SECTION 506. DRIVEWAY ACCESS. The requirements for driveways shall be the standards of the Pennsylvania Department of Transportation regarding access to and occupancy of highways by driveways and local roads (Pennsylvania Code, Title 67, Chapter 441, as amended). Driveway access to state highways shall be subject to the permit process of that Department. Driveway access to Township roads shall be subject to the Township's permit process. All driveways shall be subject to the standards, requirements and processing of this section.

- A. Location.
- (1) Driveways shall be so located as to provide adequate sight distance at intersections with streets.
 - (2) Driveways shall be located in a manner which will not cause the following:
 - (a) Interference to the traveling public;
 - (b) A hazard to the free movement of normal highway traffic;
 - (c) Areas of undue traffic congestion on the highway; or
 - (d) Be closer than five feet from any property line.
 - (3) Driveways shall be located, designed and constructed in such a manner as not to interfere with or be inconsistent with the design, maintenance and drainage of the highway.
- B. Distance from street intersection. Driveways shall be located as far from street intersections as is reasonably possible but not less than the following distances:
- (1) Individual residential lots: 50 feet.
 - (2) Multifamily residential and nonresidential lots: 100 feet.
- C. Number of driveways. All residential properties shall be limited to one curb cut. The following standards shall apply to nonresidential properties:
- (1) Properties with frontages of 100 feet or less shall be limited to one curb cut.
 - (2) Not more than two curb cuts may be permitted for any single property, tract or lot for each street frontage.
 - (3) More than two curb cuts per street frontage may be permitted only if anticipated traffic volumes warrant more than two and when supported by a traffic study prepared by a qualified traffic engineer.
- D. Choice of streets. When streets of different classes are involved, the driveway shall provide access to the street of lesser classification.
- E. Pavement widths and grade. Driveway paving widths and grades shall be as follows:

Land Use	Minimum Paving Width (feet)	Maximum Paving Width (feet)	Minimum Radius at Curb (feet)	Maximum Grade
Single-family residential	10	20	5	12%
Multifamily residential				
One-way	12	15	10	9%
Two-way	24	28	10	9%
Commercial (two-way)				
Low volume	20	24	15	7%
Medium volume	28	28	15	7%
High volume	PennDOT standards shall be used			

- F. Stopping areas. Regardless of the driveway classification, all driveways shall be provided with a stopping area within which the grade shall not exceed 6%. The stopping area shall be measured as follows:
- (1) The length of stopping area shall be a minimum of 20 feet or the length of the longest vehicle anticipated to use the driveway, whichever is greater.
 - (2) Stopping areas shall be measured from the ultimate right-of-way line for arterial streets and from the edge of paving or curblines of local access streets.
- G. Clear sight triangles. Clear sight triangles shall be provided where driveways intersect streets. The dimensional standards shall be determined by the classification of street which the driveway intersects.
- H. Proper sight distance at all driveways shall be provided per the PennDOT standards.
- I. No driveway location, classification or design shall be considered finally approved until permits have been granted by the state and/or Township and preliminary plan approval has been granted by the Board of Supervisors for the subdivision and/or land development which the driveway(s) will serve.

- J. No building permit shall be issued nor shall any occupancy permit be issued as to any improvement or improvements in any district in this Township until the application for a driveway permit shall have been made in writing and a permit approved by the Township authorities or other authority which may have jurisdiction over the road.
- K. Driveways shall be so constructed, that water run-off shall not be conducted onto the paved surface of the road at the driveway connection. Unless specifically waived by the Township, all driveways connecting to a township road shall have installed a culvert or other device of a size and type determined by the Township Engineer, or other person designated by the Township. All entrances of driveways onto any Township road shall be subject to such construction standards for the prevention of runoff onto the road as the Township may prescribe from time-to-time by Ordinance. For extraordinary cases, such as steep hills, the Township shall have the right, pursuant to the prevention of run-off, to approve the entire plan of construction of the driveway, and impose special requirements such as paving.

SECTION 507. PARKING AND LOADING AREAS.

- A. Off-street automobile parking facilities shall be provided for all uses of land, structures and buildings, as well as for any expansion of such uses or increase in the intensity of use in accordance with the requirements of the Salford Township Zoning Ordinance and this Ordinance.
- B. Angled or perpendicular parking shall not be permitted along public streets, except where specifically permitted by this Ordinance or other ordinances. No parking areas shall be located within a public street right-of-way. Parked vehicles in off-street parking spaces shall be prevented from intruding on travel lanes, walkways, public streets or adjacent properties by means of walls, curbs, wheel stops or other appropriate means.
- C. No more than 18 parking spaces may be located in an uninterrupted row. If more than 18 parking spaces are located in a row, a raised and curbed planted area with a minimum size of nine feet by 18 feet shall be located at appropriate intervals to provide shading and visual interest. Each planted island or required planted area shall contain a shade tree of at least a caliper of 2 1/2 inches. Curbed parking islands must be provided at the ends of rows of parking. All parking islands must be a minimum of 10 feet in width.
- D. Parking shall not be permitted along driveways which serve as the main entrances or exit(s) to parking areas with a capacity of 100 cars or more.

- E. Parking areas shall not be located closer than 20 feet from any property boundary line nor less than 20 feet from any ultimate right-of-way line nor less than 10 feet from three sides of any building, unless greater setbacks are prescribed by the Township's Zoning Ordinance.
- F. Parking spaces shall be a minimum of ten feet by 20 feet.
- G. Impervious coverage shall be reduced to the maximum extent possible by the use of the following methods:
 - (1) Parking reserve areas. Where appropriate, portions of the required parking area shall remain as open space until needed.
 - (2) Reduced parking stall length. The parking stall length may be reduced 15%, provided that the additional length is added to the adjacent green area and tire bumpers are used to control the location of parked vehicles.
 - (3) All parking areas for the use of more than five (5) automobiles, or for commercial vehicles of any type, shall be required to be paved with a porous paving material in a manner as the Township shall from time-to-time prescribe by Ordinance. In cases where the Township engineer determines that such porous paving will not perform satisfactorily, other methods of preventing runoff (including curtain drains, interceptor trenches, storage tanks, seepage beds, and the like), consistent with the Township Storm Water Management Ordinance, and approved by the Township Engineer, may be used.
- H. In any residential parking area where rows of parking spaces are parallel to one another and not separated by a driveway, a raised and/or curbed planting strip shall be provided between the rows. Said strip shall have a minimum width of at least 10 feet.
- I. In any residential parking area where a single row of parking spaces is located between two driveways, a raised and/or curbed planting strip shall be provided between the row of parking spaces and one driveway. Said strip shall have a minimum width of 10 feet.
- J. Dead-ended parking areas shall be discouraged when the required parking capacity can be accommodated in a layout that permits more convenient vehicular movements. However, extraneous through traffic flow should be avoided.
- K. No less than a five-foot radius of curvature shall be permitted for all curblines in all parking areas.
- L. Parking lot dimensions shall be no less than those listed in the following table. All parking spaces shall be marked with all-weather paint with double parallel lines to be a minimum of six inches apart to separate each space.

Parking Stall

Angle of Parking (degrees)	Depth (feet)	Width (feet)	Aisle Width One-Way (feet)	Two-Way (feet)
90	20	10	25	25

M. Handicapped parking.

- (1) All uses except single-family residential shall provide parking spaces for the physically handicapped. The minimum number of handicapped spaces, as part of their parking requirements, shall be as follows:

Total Parking Spaces	Handicapped Parking Spaces
1 to 10	*
11 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 and up	2% of total spaces

SECTION 508. SIDEWALKS AND CURBS.

A. Where Required.

- It is the intent of this ordinance to provide for the least interruption of the movement of storm water. To this end, curbs and sidewalks are not desirable, and will be used only in special circumstances. Developers are urged to consult with the Planning Commission (and where necessary, the Board of Supervisors) at the preliminary stages of planning, regarding the use of curbs and sidewalks. Where the Township does deem such improvements necessary, they shall be built as per this Ordinance.

2. Sidewalks and curbs shall be provided along all streets where in the opinion of the Township Supervisors they are necessary for the public safety and convenience.
3. In general, sidewalks and curbs shall not be provided in residential districts.. If it is desired by the applicant to install sidewalks in such districts, they shall generally be provided without curbs, the edge of the sidewalk being five (5) feet beyond the roadway ditch.
4. As a general principle, curbs may be required by the Township wherever it is determined that they are necessary to provide a barrier to traffic, to define traffic lanes, or to provide for the separation or buffering of certain areas from the street. Sidewalks may be required where the Township determines that they are necessary for public safety.

B. Sidewalks,

Width and Thickness. Sidewalks shall not be less than four (4) feet in width in residential areas. A greater width may be required where necessary at the discretion of the Township Supervisors.

Sidewalks shall be located between the curb and right-of-way line (5) feet from the curb line. The grade and paving of the sidewalk shall be continuous across driveways except in certain cases where heavy traffic volume dictates special treatment.

Construction Methods. Sidewalks shall be constructed so as to discharge drainage to the street, with a slope of no less than one-quarter (1/4) inch per foot. The change in finished grade between the outside of the sidewalk to the curbline (edge of the cartway) shall never exceed a total vertical elevation change of eight (8) inches.

Sidewalks shall be constructed of *materials meeting the requirements of the Township Stormwater Management Ordinance* to a minimum width of four (4') feet.

Concrete used in curbing work shall be at least 3000 P.S.I, at 28 days with certification of the mix furnished to the Township. Concrete shall be placed in forms that are straight and securely braced. Care shall be taken to control the water content to prevent separation of the aggregates. The concrete shall have a float finish and the edges shall be finished with an approved edging tool.

All concrete sidewalks shall be constructed on a four (4) inch crushed stone or gravel base to insure proper drainage. The concrete shall be placed so that there is a separation joint every five (5) feet and shall be so constructed so that the five (5) foot sections are completely separated form adjacent sections. One-half (1/2) inch premolded expansion joints shall be placed every twenty (20) feet and between all points where the concrete sidewalk abuts a concrete curb.

All concrete sidewalks shall, have a minimum thickness of four (4) inches except under driveways where they shall have a minimum thickness of six (6) inches. The concrete apron in the driveway area shall be reinforced with 2 layers of 6 X 6 inch Number 9 wire mesh. The wire shall be installed so that it is not closer than one-half (1/2) inch from the top or bottom surfaces of the driveway, nor less than 2^{f1} between layers.

SECTION 509 LOTS.

- A. Area. All lots shall be no smaller than the minimum developable lot area requirements of the applicable zoning classifications.
- B. Depth. Lots which are excessively deep in relation to width are to be avoided. A proportion of 2 1/2 to 1 is generally regarded as the desirable maximum for lots 100 feet or more in width unless a deeper lot is warranted because of previously existing man-made or natural constraints.
- C. Width. The minimum width of a lot shall be that width which is measured at the building line in feet, specified for the applicable zoning district.
- D. Corner lots. All corner lots shall be of sufficient size to comply with all yard requirements of the applicable zoning district.
- E. Frontage. The frontage shall not be less than the minimum requirements of the applicable zoning district.
- F. Side lines. The side lines of a lot shall be set at right angles or radial to the right-of-way line, so far as is practical.
- G. Building lines. Building lines for all lots shall be in conformance with the minimum front, side and rear yard requirements of the applicable zoning district.
- H. Lot numbers. For the purpose of development, each subdivision may have an overall system of lot numbers, the number one being assigned to a lot in the first section to be developed.
- I. Rear lots. A rear lot may be permitted, subject to the following criteria:
 - (1) Farmland, wood or other environmental amenities, if any, shall be preserved as a result of locating building lots away from existing roads.
 - (2) Access strips shall be located so as to serve as logical sites for future roads, in the event of future re-subdivision, and are to be reserved for such purpose by a note on the final plan and in the deed for the lot.

(3) Design standards.

- (a) General. A rear lot shall be connected to a public street by an access strip held in fee simple ownership as part of the rear lot.
- (b) Dimensions. Access strips shall be 25 feet wide, shall not exceed a vertical grade of 10% and should contain no horizontal turn greater than 45°, where practical.
- (c) Layout. The area of the access strip shall not be counted toward the minimum lot area requirement.
- (d) Common access and driveways. A street frontage lot abutting an access strip may share the common access point or driveway of the rear lot, provided that the Township Solicitor approves any easements or maintenance agreements related to such common access or driveway.
- (e) Location. The location of the access strip must, in the opinion of the Township Board of Supervisors, be deemed logical and proper relative to the bulk of the rear lot and surrounding property configurations, upon the advice of the Township Engineer, and shall not, in its opinion, adversely affect sensitive or significant environmental features.
- (f) Use of rear lots. Rear lots shall not be utilized as a means of avoiding the construction of public roads.
- (g) Number of lots. No more than one rear lot shall be permitted per four lots which have their lot width abutting the roadway.
- (h) The driveway serving a rear lot shall provide a minimum of 12 feet in width and shall provide a vertical clearance of not less than 13 feet six inches.
- (i) A rear lot shall not include in the calculation of required lot area the area located in the access strip.

SECTION 510. EXISTING STRUCTURES. Proposals with existing buildings. No proposal will be approved with a property line extending through any portion of an existing building.

A. When existing buildings are retained:

- (1) Minimum building setbacks shall be met or exceeded, in respect to all new lot lines created, for the district in which the buildings are located, even if this results in a lot area or dimensions in excess of the otherwise applicable minimums.

- (2) Building setbacks in excess of the applicable minimums are encouraged, in respect to all new lot lines created, when the height and/or bulk of the existing building significantly exceeds that of proposed, abutting development. For tall buildings, a setback equal to the height of the building is suggested as a minimum. For proportionally wide or deep buildings, a setback equal to 1/2 the width or depth of the building is suggested as a minimum.
- (3) Additions to retained buildings shall conform in all respects to the requirements of the Township Zoning Ordinance, which is applicable to the district in which the building is located.
- (4) Historical or culturally significant buildings shall retain their respective characters, to the greatest extent practical.
- (5) In all districts, which do not currently comply, retained buildings shall be provided with adequate parking, service and landscaped areas in accordance with the Township Zoning Ordinance, provisions for the intended use. If the applicant cannot specify the intended use, then the most land-consumptive provisions shall be applied, to ensure sufficient land area for uses permitted in that district.
- (6) The building setback lines, existing and proposed buildings, driveways, parking areas, walks and other similar information shall be shown on the plan, with a note added describing the buildings and their intended purposes.
- (7) No plan approval will be granted to a subdivision or a land development unless and until the above requirements are complied with to the satisfaction of the Township Supervisors, upon recommendation of the Township Planning Commission and Engineer.

B. When existing buildings will be removed:

- (1) The plan must show the location and include a brief description of the building(s) to be removed.
- (2) Plan approval will be granted upon written agreement to the expeditious removal of buildings intended for removal, in conformance with applicable Township requirements and procedures regarding demolition of buildings and disposition of the reusable parts and/or disposal of the rubble. If the building will not be removed immediately, a financial guaranty must be posted for its removal, in compliance with the required Improvement Construction Agreement.

SECTION 511. RESERVE STRIPS; RIGHTS-OF-WAY; EASEMENTS.

- A. Reserve strips created by the placement of a new road close to but not on the boundary to an adjacent property are prohibited.
- B. Rights-of-way and/or easements for sanitary sewer, road construction or maintenance, drainage purposes, public utilities or for any specific purpose shall be required by the Board of Supervisors as needed. The location and width in each case shall be determined by the Board of Supervisors.
- (1) Buildings shall be set back five feet from the nearest side of the utility right-of-way or easement to the proposed building.
 - (2) Nothing shall be placed, planted, set or put within the areas of an easement, except as required by other section of this ordinance.
 - (3) The owner of any lot, upon written request by the Township and at the owner's sole expense, shall remove anything placed, planted, set or put, within the area of any easement.
 - (4) To the fullest extent possible, easements shall be adjacent to rear or side lot lines.
- C. Utility easements. A minimum easement width of 20 feet shall be provided for common utilities and drainage when provided in undedicated land. Nothing shall be placed, planted, set or put within the area of an easement, and the area shall be maintained as a lawn. An additional width of 10 feet shall be added to the easement width for each additional utility placed in the common easement.

SECTION 512. GRADING.

1. Blocks and Lots, Blocks and lots shall be graded to secure proper drainage away from buildings and to prevent the collection of storm water in pools. Minimum, two percent (2%) slopes away from structures shall be required.
2. Design. All drainage provisions shall be of such design as to carry surface waters to the nearest practical street, storm drain, or natural water course. Where drainage swales are used to deliver surface waters away from buildings they shall not be less than one (1) percent nor more than four (4) percent. The swales shall be sodded or planted as required and shall be of such shape and size to conform with specifications of the Township.

3. Concentration of surface water runoff shall only be permitted in swales or watercourses.
4. Construction. The subdivider shall be responsible for the construction or installation of the necessary means to carry away surface runoff and prevent erosion damage. Whenever practicable, such means as grass-lined swales, rip-rap-lined ditches, planting of ground covers, etc., shall be provided in lieu of culverts, storm drains, or other impervious contrivances. Every effort shall be made to interrupt the natural flow of surface and ground water as little as possible. When such interruptions do occur, the diversion of flow shall approximate and mimic natural conditions to the utmost extent possible.
5. Excavation. No excavation shall be made with a cut face steeper in slope than three horizontal to one vertical except under one or more of the following conditions.
 - a. The excavation is located so that a line having a slope of three horizontal to one vertical and passing through any portion of the cut face will be entirely inside of the property lines of the property on which the excavation is made.
 - b. The material in which the excavation is made is sufficiently stable to sustain a slope of steeper than three horizontal to one vertical, and a written statement of a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, to that effect is submitted to the Township Engineer and approved by him. The statement shall state that the site has been inspected and that the deviation from the slope specified hereinbefore will not result in injury to persons or damage to property.
 - c. A concrete, or stone masonry wall constructed according to present or future designs of the Township of Salford, or designed by a Professional Engineer licensed in the Commonwealth of Pennsylvania is provided to support the face of the excavation.
6. Fill. No fill shall be made which creates any exposed surface steeper in slope than three horizontal to one vertical except under one or more of the following conditions.
 - a. The fill is located so that settlement, sliding or erosion will not result in property damage or be a hazard to adjoining property, streets, alleys or buildings.
 - b. A written statement from a civil engineer, licensed by the Commonwealth of Pennsylvania and experienced in erosion control, certifying that he has inspected the site and that the proposed deviation from the slope specified above will not endanger any property or result in property damage, is submitted to and approved by the Township Engineer.

- c. A concrete or stone masonry wall constructed according to present or future designs of the Township of Salford, or designed by a Professional Engineer licensed in Commonwealth of Pennsylvania is provided to support the face of the excavation.
7. Slopes and Fences. The top or bottom edge of slopes shall be a minimum of three (3) feet from property, or right-of-way lines of street or alleys in order to permit the normal rounding of the edge without encroaching on the abutting property. All property lines (where walls or slopes are steeper than one horizontal to one vertical and five (5) feet or more in height) shall be protected by a fence, wall, or other similar barrier, a minimum of four (4) feet in height approved by the township.
 8. Cleanup. All lots must be kept free of any debris or nuisances whatsoever.
 9. Sit Grading Plan. The Township may require a grading plan in conjunction with the plan of subdivision or land development in order to ensure compliance with the above standards.

SECTION 513. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL.

- A. The management of stormwater and erosion and sediment control on the site, both during and after completion of the land disturbances associated with the proposed subdivision or land development, shall comply with the standards and requirements of the Salford Township Stormwater Management Ordinance and the East Branch/Perkiomen Creek Watershed Ordinance. The design of any temporary or permanent facilities and structures and the utilization of any natural drainage systems shall be in full compliance with the terms of that ordinance and the interpretations of the Township Engineer.

SECTION 514. PAVING. The pavement for all streets and all commercial, industrial and multi-family parking areas and driveways shall be installed in accordance with the following:

A. Pavement Construction

1. Local roads. Local roads covered by these regulations shall have a thickness of not less than 9 ½ inches, which shall consist of three inches of compacted 2A modified stone subbase, five inches superpave 25.0mm base course and 1 ½ inches superpave 9.5mm wearing course conforming to the current specifications of the Pennsylvania Department of Transportation.
2. Arterial and collector roadways. All arterial and collector roadways covered by these regulation shall have a thickness of not less than 16 inches, the subbase of which shall consist of six

inches of compacted 2A modified stone, a base course of seven inches of superpave 25.0mm base course, a one-and-one-half-inch superpave 25.0mm binder course and a one-and-one-half-inch superpave 9.5mm wearing course, or approved equivalent, conforming to the current specifications of the Pennsylvania Department of Transportation.

3. Commercial, industrial and multifamily parking areas. All commercial, industrial and multifamily car parking areas shall have a thickness of not less than 8 ½ inches, which shall consist of six inches crushed aggregate base course (PennDOT Section 310), 1 ½ inches superpave 25.0mm binder course and one-inch superpave 9.5mm wearing course conforming to the current specifications of the Pennsylvania Department of Transportation.
4. Commercial, industrial and multifamily driveways (mostly car use). All commercial, industrial and multifamily driveways carrying most cars shall be constructed in accordance with the residential road standards. As an alternative, the driveway may be constructed with a thickness of not less than 10 ½ inches, which shall consist of eight inches of crushed aggregate base course (PennDOT Section 310), 1 ½ inches of superpave 25.0mm binder course and a one-inch superpave 9.5mm wearing course conforming to the current specifications of the Pennsylvania Department of Transportation.
5. Commercial and industrial driveways and loading area (high-volume truck use).
 - a. All commercial and industrial driveways and loading areas used primarily for truck access and loading shall be constructed in accordance with arterial and collector road standards.
 - b. As an alternative, the driveway and loading area may be constructed with a thickness of not less than 12 ½ inches, which shall consist of 10 inches crushed aggregate base course (PennDOT Section 310), 1 ½ inches of superpave 25.0mm binder course and a one-inch superpave 9.5mm wearing course conforming to the current specifications of the Pennsylvania Department of Transportation.
6. All paving shall be constructed both as to materials and workmanship in accordance with the current specifications and standards promulgated by the Pennsylvania Department of Transportation now in force or hereafter revised and on an approved firm subgrade.
7. Commercial, industrial and multi family driveways and parking areas may be constructed as pervious pavement using design standards as described in the Pennsylvania Stormwater Best Management Practices

B. Paving for Soil-Aggregate Roads

Soil-Aggregate road construction shall be used only for Rural roads as defined in this Ordinance.

1. Subgrade and Shoulders. Subgrade and shoulder construction shall be done as specified in this Ordinance, except that for Soil-Aggregate construction shoulders shall not be supporting type. Shoulder shall be constructed as part of the base course as specified below, and road surface shall be of feather-edge type construction. Place under drains in all wef areas.
2. Base Course. Base course shall be constructed of Soil aggregate mixture, to a compressed thickness of 8" after completion.
 - a. Materials shall conform to the requirements of the table below, grading A,B, or C. Where special soil conditions occur, the Board of Supervisors may require that an 8" layer of crushed aggregate, Pennsylvania be installed prior to this base course for drainage and support.
 - b. Construction methods for the base course shall be as follows:
 - (1) Grade stakes shall be installed as for base course construction for Bituminous surfaced roads. Cross-Section shall have a side slope of three-eighths (3/8") inches per foot of width.
 - (2) The Soil aggregate mixture shall be placed in two (2) four (4) inch layers and spread uniformly on the prepared subgrade or #1 subbase course so as to distribute the material to a uniform depth for the full width of base course and shoulder.
 - (3) Sufficient water shall be added to bring the material to optimum moisture content for compaction. The material shall then be rolled with a 3-wheel power roller having a metal weight of at least 10 tons, in same manner specified for Bituminous surfaced roads. Moisture content shall be maintained as required by sprinkling during course of compaction.
3. Surface Course. Surface course shall be constructed of soil-aggregate mixture, to a compressed thickness of two (2) inches

after completion.

- a. Materials shall conform to the requirements of the Table below, grading D, E, or F.
 - b. Construction shall be as follows:
 - (1) Material shall be placed to full width of paving requirements, at a uniform thickness. Sufficient water shall be added to bring the material to optimum moisture content for compaction. The material shall be rolled with a 3-wheel power roller and having a metal weight of at least 10 tons, until it does not creep ahead of, or to side of rollers. Edges shall be rolled out to a feathered edge. Moisture content shall be maintained as required by sprinkling during course of compaction.
 - (2) Final shape shall consist of a crown, with a slope of three-eighths (3/8") inches from center to edge of Surface course. Parabolic cross sections shall be unacceptable. This requirement does not apply on curves, which shall be super-elevated, at a slope of three-eighths (3/8") inches per foot of width.
4. Wear Course. Over the completed surface course_f there shall be spread a full width layer of crushed aggregate, Pennsylvania JIB, to an uncompacted depth of one inch. This shall then be compacted with a 3-wheel power roller of not less than 10 tons metal weight, until it does not creep ahead of, or to side of rollers.

GRADING REQUIREMENTS FOR SOIL-
AGGREGATE MIXTURES

Sieve Designation	Percentage by Weight Passing Square Mesh Sieves					
	Grading A	Grading B	Grading C	Grading D	Grading E	Grading F
2-inch	100	100				—
1-inch 3/8-inch	—	75-95	100	100	100	100
No. 4	30-65	40-75	50-85	60-100	—	—
No. 10	25-55	30-60	35-65	50-85	55-100	70-100
No. 40	15-40	20-45	25-50	40-70	40-100	55-100
No. 200	8-20	15-30	15-30	25-45	20-50	30-70
	2-8	5-20	5-15	5-20	6-20	8-25

C. Shoulders.

Supporting shoulder shall be constructed on all sections of projects where a base course or pavement is to be constructed without other permanent support along the sides. All shoulders shall be thoroughly compacted and graded to provide drainage from the macadam surface. The shoulder must consist of eight inches of compacted 2A modified stone, two inches topsoil and stabilized with jute matting, seed and mulch.

SECTION 515. BRIDGES AND CULVERTS. Bridges, culverts, dams and/or other structures related to watercourses shall be designed, constructed, installed and/or maintained in conformance with the requirements of the Township's Engineering Standards, Pennsylvania Department of Transportation Standards and/or the Department of Environmental Protection requirements.

SECTION 516 SANITARY SEWER.

- A. Sanitary sewers shall be installed and connected to the Township sanitary sewer system. Where the subdivision or land development necessitates a capital improvement of the Township sanitary sewer system, the applicant shall pay that portion of said capital expenditure as is necessitated by the subdivision or land development.
- B. Where the subdivision or land development is inaccessible to sanitary sewers, the Board of Supervisors shall require the subdivider, developer or builder to obtain from the Department of Environmental Protection certificates of approval of the sewage disposal facilities to be provided by the subdivider, developer or builder, in accordance with current state regulations.

SECTION 517. WATER SUPPLY.

- D. A. The subdivider shall provide individual wells to each lot in a proposed subdivision. Public water is to be made available only with the approval of the Township, and the Township shall approve the public water provider. The design for any public water supply facilities shall be in accordance with the DER Water Supply Manual. It is noted that, in general, Salford Township does not wish public water to be supplied except in the VCR District.
- B. All wells shall be constructed according to present rules and regulations, or any future amendments thereto, of the Montgomery County Health Department.
- B. A circular area with a radius conforming to the rules and regulations of the Department of Environmental Resources shall be shown around each well to denote clear space in which no on-lot sewage system is to be located.

- E. Fire hydrants shall be located as accessible points throughout the subdivision when public supply is available, and shall be located according to the recommendations of the Township Engineer and Tylersport Fire Company. Hose threads shall be as approved by the Fire Company.

SECTION 518. LANDSCAPING.

- A. A landscaping plan shall be submitted with all preliminary subdivision and land development plans other than minor subdivisions showing all pertinent information including the location, size, and specie of all individual trees and shrubs to be preserved, or planted, or alternately the general characteristics of the existing vegetation masses which are to be preserved.
- B. In order to promote the highest environmental quality possible, the success to which the applicant of a subdivision or land development plan has preserved existing salient natural features and land forms intrinsic to the site, shall be assessed. Terms of approval of a plat may be subject to the manner in which the layout or design of the plan has preserved existing natural features.
 - 1. The following definitions apply to this section:
 - a. BERM. An earthen dike or barrier, built higher than the surrounding grade, for screening purposes.
 - b. TREE. Any woody plant having a trunk with a diameter greater than two (2") inches D.B.H., (Diameter breast height), or living Dogwood or American Holly tree having a diameter of greater than one (1½") or greater D.B.H.
 - c. SHRUB, Any woody plant having several stems growing from a stump and usually attaining a height of ten (10') feet or less at maturity.
 - 2. Street Tree Planting
 - a. Within any land development or subdivision, street trees shall be planted along all streets where suitable street trees do not exist.
 - b. Street trees shall be planted at intervals of not more than forty (40) feet along both sides of new streets and existing street within the proposed subdivision or land development.
 - c. Street trees shall not be planted opposite each other, but shall alternate.
 - d. At intersections, trees shall be located no closer than fifty (50) feet from the intersection of the street right-of-way.

- e. Street trees must be planted 20 feet beyond the ultimate right-of-way.

- f. Street trees shall be of nursery stock. They shall be of symmetrical growth, free of insects, pests and disease, suitable for street use, and in conformity with the standards of the American Association of Nurserymen.

- g. The minimum trunk diameter, measured at a height of six (6) inches above the finished grade level, shall be two and one-half inches (2-1/2").

- h. Care shall be taken to plant trees with respect to overhead and underground utility lines. Trees shall be spaced a minimum of ten feet (10') from underground utilities; for overhead utility lines, either use species that will not mature to a height which will interfere with the utility lines, or plant a minimum of twenty feet (20') from the lines in the direction away from the street. Species used shall be able to stand the stress of pruning upward so as to allow mowing beneath, and so as not to block vehicular sight lines.

- h. Species native to the region are preferred. Species not native shall be selected to be hardy under regional weather conditions. A mixture of species is preferred to a monoculture. The list below is an example of preferred species, but is not to be construed as limiting.

Acer Rubrum - Red maple ST
 Acer saccharum - Sugar maple WS
 Amelanchier Canadensis - Shadblow ST
 Bertula Nigra - River Birch ST
 Celtis Occidentalis - Hackberry ST
 Fagus Grandifolia - American Beech
 Fraxinus Americanic (SP?) - White Ash
 Fraxinus Pennsylvania lanceolata - Green ash WS
 Gleditsia Triacanthus - Honey Locust
 Gxydendrum Arboreum - Sourwood
 Lirrodedron Tulipifera - Tulip tree
 Nyssa Sylvatica - Black Gum
 Platanus Occidentalis - Sycamore
 Quercus sp. - Oak - upright tree form of oaks (Sawtooth,
 red, black, white, swamp, pin, etc.)
 Sassafras Albidum - sassafras
 Tilia Americana - Linden WT
 Tilia cordata - Little leaf linden
 Ulmus Americana - Elm (Dutch Elm Disease resistant types
 only)

ST - Small Tree

WS - Excellent for Wide **streets**.

3. Buffer Yards. Buffering serves to soften visual impact, to screen glare, and to create a visual and/or physical barrier between conflicting land uses. Buffer yards are required between subdivisions and land developments and along existing streets. The extent of buffering required shall be determined by the type of use proposed and the adjacent uses on streets surrounding the proposed development. The impact of the proposed use on adjoining properties and the impact of existing properties on new development is the basis for establishing buffer yard standards. To determine the required buffer yard and planting schedule, the following three-step procedure shall be adhered to:

Step 1 — — SITE ANALYSIS AND DETERMINATION OF
BUFFER YARD CLASS

For each property boundary, the applicant shall determine the adjacent land use or street classification. Land use information shall be determined by an on-site survey, and the comprehensive plan shall be utilized to determine street classifications. Table 1 below specifies the buffer yard class for each boundary.

The applicant shall match his proposed land use with the corresponding adjacent land use or street classification for each property boundary. The letter indicates the buffer yard class.

TABLE 1: DETERMINATION OF BUFFER YARD CLASS

Adjacent Land use		Adjacent Land Use		Adjacent Street Class			
		Single-Family Detached	Multi-family	Primary	secondary	Residential	Rural
Proposed Land Use	Single-Family Detached		A	B	A	A	*
	Multi-family	A	-	B	A	A	*
Proposed Street Class	Residential	A	A				
	Rural	*	*				

* Street trees as required by Section 518.B.2

Step 2 -- SELECTION OF THE PLANNING OPTION FOR BUFFER CLASS

After determining the buffer class, the applicant shall select a planting option from Table 2. For each buffer class several planting options are available, one of which the applicant shall select to meet the buffer yard requirement for each boundary. However, the Board of Supervisors may permit an alternative planting option which shall have a screening capability equal to, or greater than any of the available options.

The option below indicates the minimum amount of plant material that is required per linear foot of property line. However, the Board of Supervisors shall in their discretion have the power to increase the amount of planting required when it is believed that required buffer materials are not capable of providing a desirable transition between the existing and proposed land uses. Unless stated below, plantings are required to be aligned adjacent to property lines or right-of-way boundaries but may be sited on any portion of the property if permitted by the Board of Supervisors.

Plant materials shall be so arranged to allow for proper growth and to provide the buffer intended herein. All Class A buffers shall have a minimum width of at least fifteen (15) feet and all Class B buffers shall have minimum width of at least twenty five (25) feet.

TABLE 2: PLANTING OPTIONS

CLASS

A

B

OPTION

- (1) 1 canopy tree per
40 feet along
boundary line
+ 1 flowering
tree per 60
feet + 1
evergreen per
60 feet,
informally
arranged
- (2) 1 canopy tree per 40
feet
+ 1 evergreen
per 30 feet,
informally
arranged
- (1) 1 evergreen per
8 feet,
informally
arranged
- (2) 1 evergreen per 15
feet with
4 foot high berm
(maximum 3:1
slope)
- (3) 1 evergreen per 15
feet
+ 1 evergreen shrub
per 8 feet,
informally arranged
- (4) 1 evergreen per 10
feet
+ 1 shrub per 4
feet,
informally
arranged
- (5) hedgerow on property
line (3 foot centers)

Step 3--SELECTION OF PLANT MATERIALS FROM THE PLANT MATERIALS LIST

Each planting option may utilize plant materials outlined in Table 3 or similar plants. Plant materials shall not be invasive. Minimum plant size given either in height or in caliper is indicated on this table. Plants should be hardy to the area, not readily subject to blight or disease, and are of the same general character and growth habit as those listed in Table 3. All planting material shall meet the standards of the American Association of Nurserymen.

TABLE 3: PLANT MATERIAL LIST

Canopy tree (1½ inch caliper)		
Acer ginnala - Amur maple		
Acer rubrum - Red maple		
Acer saccharum - Sugar maple		
Betula lenta - Sweet birch		
Cladrastis lotea - American yellowwood		
Diospyros virginiana - Common persimmon		
Fagus grandifolia - American beech		
Fraxinus americana - White ash		
Fraxinus pennsylvanica lanceolata - Green ash		-
Gleditsia triacanthos inermis - Thornless honeylocust		
Liquidambar styraciflua - Sweet gum		
Quercus alba - White oak		
Quercus coccinea - Scarlet oak		
Quercus palustris - Pin oak		
Tilia cordata 'Greenspire' - Linden		
Flowering tree		
Amelanchier arborea - Downy Serviceberry		5-6 ft
Castanea mollissima - Chinese chestnut		5-6 ft
Cereis canadensis - Eastern redbud		5-6 ft
Cornus florida - Flowering dogwood		5-6 ft
Cornus mas - Cornelian cherry		5-6 ft
Crataegus oxyacantha 'crimson Cloud' -		
	English hawthorn	5-6 ft
Koelreuteria paniculata - Golden raintree		8-10 ft
Malus sp. - Flowering crab (disease-resistant varieties)	1¼-1½ caliper	
Oxydendrum arboreum - Sourwood		5-6 ft
Prunus kwanzan - Kwanzan cherry		1¼-1½ caliper

Evergreens (all 5-6 feet)

Picea omorika - Serbian spruce
Pinus strobus - White pine
Tsuga caroliniana - Carolina hemlock

Hedgerow

<i>Cotoneaster lucida</i> - Hedge cotoneaster	3-4ft
<i>Viburnum sieboldi</i> - Siebold Viburnum	3-4ft
<i>Viburnum dentatum</i> - Arrowwood viburnum	3-4ft

Evergreen shrubs

<i>Chamaecyparis obtusa nana</i> - Hinoki Cyprus	4-5ft
<i>Juniperus</i> sp. - Upright juniper	4-5ft
<i>Taxus x media</i> <i>Hatfieldii</i> - Hatfield yew	4-5ft

Shrubs

<i>Amorpha fruticosa</i> - Indigobush	3-4 feet
<i>Amorpha Aronia arbutifolia</i> - Red chokeberry	4-5 "
<i>Calycanthus floridus</i> - Sweet shrub	4-5 "
<i>Chionanthus virginicus</i> - White fringetree	4-5 "
<i>Hamamelis virginiana</i> - Common witch hazel	4-5 "
<i>Ilex verticillata</i> - Winterberry	4-5 "
<i>Viburnum dentatum</i> - Arrowwood viburnum	4-5 "

4. Landscaping of Off Street parking Areas. In all parking areas, (or combined adjacent parking areas), greater than twenty-five hundred (2500) square feet in size there shall be an additional planting area within the parking area of no less than ten (10) percent of the total parking area to control both vehicular and pedestrian traffic, and otherwise to beautify the parking area. The planting area shall be covered with ground cover, trees and/or shrubs, or other appropriate landscaping material as the Board of Supervisors in its discretion may approve with due regard to safety and maintenance.
5. Open Space, Storm Drainage, and Retention Areas.
 - a. Planting Requirement - All areas proposed for recreational use whether active or passive shall be planted to effectively naturalize the areas to become an integral and harmonious element in the natural landscape.
 - b. Drainage Channels and Retention Areas - All storm drainage channels and retention areas whether existing or proposed shall be graded and planted to effectively naturalize the area(s) so as to become an integral and harmonious part of the landscape by contour and type of plant material employed. Refer to Township Stormwater Management Ordinance, which shall govern.
6. Use of Berms. In addition to the required tree and shrubs buffers, earthen berms are desirable for their buffering effects and are encouraged to be used in conjunction with required landscaping. The Board of Supervisors may in their discretion decrease the amount of landscaping required if a significant amount of berming is planned.
7. Preserved Landscaping. When there is a conscientious effort to preserve the existing natural integrity and character of a site and where such preservation effectuates areas of woodland and trees comparable to required planting improvements, i.e., landscaping and buffer screening, the plan may be received in lieu of additional landscaping requirements.
8. Topsoil Preservation. No topsoil shall be removed from the site or used as spoil. Topsoil must be removed from the areas of construction and stored separately. Upon completion of the construction, the topsoil must be redistributed on the site uniformly. All areas of the site shall be stabilized by seeding or planting on slopes of less than ten (10) percent and shall be stabilized by sodding on slopes ten (10) percent or more. If the original vegetation is to be removed from existing slopes greater than 20%, a plan of

landscaping shall be submitted to, and approved by, the Township. Where cut or fill work results in slopes greater than 20%, these shall be planted in ground cover, or covered with rip-rap in the case of roadway embankments. Plans for such ground cover or rip-rap shall be approved by Township, Dept. of Environmental Protection, and Soil Conservation Service prior to subdivision plan approval.

9. Protection of Trees and Shrubs (During Construction). Trees and shrubs, as defined herein, on a construction site are to be protected with a physical barrier in accordance with the specifications herein. This barrier shall be installed before any excavation or construction is begun.
 - a. The grade of land located within drip line of a tree shall not be raised or lowered more than six (6") inches unless compensated by welling or retaining methods herein described.
 - b. Tree walls are to be constructed around each tree or group of trees before any grades are increased. Walls are to be constructed of uncemented stone, or any other suitable material. Walls shall have protruding air pipes radiating outward in accordance with **Standards of the International Society of Arboriculture (ISA.)** This wall should be a minimum of three (3') feet in diameter for four (4") inches or less caliper tree from the tree trunk with the construction starting at existing grade so as not to disturb roots with foundation construction. For trees of more than four (4") inches, there should be added one (1') foot to the diameter for each inch caliper measured twelve (12") inches above natural ground level.
 - c. Retaining walls are to be constructed around each tree or group of trees immediately after grade is lowered. **Retaining walls are** to be constructed of railroad ties, or any other suitable material.
 - d. Any cleaning within drip line of tree trunks must be done by hand. No equipment is to be driven over this area and no building materials are to be stacked against the trees or within the area of this barrier.

- e. No tree is to support any scaffolding, signs, temporary utilities or any other device.
 - f. If topsoil is to be stockpiled, it shall be located in an area outside the drip line, and a minimum of eight (8') feet from any tree designated to remain, and shall in no case be removed from the site.
9. All dead trees must be promptly removed from the site.

10. Maintenance. All vegetation shall be maintained permanently, and in the event of death or destruction, within 2 years of close of zoning permit, shall be replaced. Escrow funds may be required to guarantee such replacement.

SECTION 519. SURVEY MONUMENTS.

- A. Monuments shall be iron or magnetic pins encased in stone or concrete and located on the right-of-way lines at corners, angle points, beginning and end of curves and as otherwise required. Monuments shall be indicated on all plans. They shall be placed after a new street has been completed. The center line of all new streets shall be marked with spikes and referenced to permanent monuments or structures. A certified copy of this referenced information shall be given to the Township Engineer. Permanent reference monuments of case concrete or durable stone twenty by four by four inches, with beveled edges of 45°, shall be set by the subdivider, developer or builder at all corners and angle points of the boundaries of the original tract to be subdivided and at all street intersections and intermediate points as may be required.
- B. Staking requirements. All lots shall be staked by the registered engineer or surveyor for the subdivider, builder or developer when final grading has been completed. This stake out shall be visible and completed before an owner or occupant moves into the property. All lot corner markers shall be permanently located and shall be at least a five-eighths inch metal pin with a minimum length of 24 inches located in the ground to existing grade.

ARTICLE VI

IMPROVEMENT CONSTRUCTION REQUIREMENTS

SECTION 600. APPLICABILITY. Before the final plan is signed and made ready for recording or prior to the issuance of any permits needed for construction or occupancy of any subdivision or land development, the applicant shall provide proper financial security to the satisfaction of the Board of Supervisors to ensure completion of all required public improvements in the manner set forth in this Article.

SECTION 601. COMPLETION OR GUARANTEE OF REQUIRED IMPROVEMENTS.

No Final Plan shall be approved until the applicant has either:

- A. Completed all of the improvements required by the Board of Supervisors for Final Plan Approval, in compliance with the requirements of this Ordinance; or
- B. Provided a proper financial security for those improvements, as required by this Article, in compliance with the Pennsylvania Municipalities Planning Code, to cover the estimated costs for completion of those improvements.
 1. The work completed or guaranteed shall be in strict accordance with the approved plans and the requirements of this Ordinance.
 2. No lot in a subdivision may be sold, and no permit to erect, alter, or repair any building upon land in a subdivision or land development will be issued unless and until a subdivision and/or land development plan has been approved, and where required, recorded, and until the required improvements in connection therewith have either been completed or guaranteed for completion as required herein.
 3. The applicant shall also guarantee that no lot will be sold or building constructed in any floodplain area except in compliance with the floodplain management requirements of this Ordinance, the Zoning Ordinance, and the Building Code.
 4. Deferral or Waiver of Required Improvements. The Board of Supervisors may defer or waive at the time of final plan approval, subject to appropriate conditions, the provision of any or all required improvements, as in its judgment, are not requisite in the interests of public health, safety and welfare, or which are inappropriate due to the inadequacy or non-existence of connecting facilities. A separate public improvement agreement may be executed by the Board of Supervisors guaranteeing completion of any deferred improvement.

SECTION 602. FINANCIAL SECURITY.

- A. Financial security shall be guaranteed to the Township in compliance with the applicable requirements of the Pennsylvania Municipalities Planning Code. Such financial security shall assure the complete installation of all the required improvements to be completed on or before the date fixed in the plan approval, subdivision agreement, and/or development agreement for completion of such improvements.
- B. The amount of such security to be posted for the completion of required improvements shall be equal to 110% of the cost of completion estimated as of 90 days following the date scheduled for completion by the developer. Annually, the Township may adjust the amount of the required financial security by comparing the actual cost of improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the 90th day after the original scheduled date for completion or a rescheduled completion date. Subsequent to said adjustment, the township may require the developer to post additional security in order to assure that the financial security equals said 110%. Any additional security shall be posted by the developer in accordance with this subsection.
- C. In determining the cost of the completion of improvements for setting the amount of financial security as required in Section 602, B, herein, such cost shall be based upon an estimate of the cost of completion of required improvements submitted by the applicant or developer, and prepared by a Professional Engineer and certified to be fair and reasonable.
 - 1. The Township under recommendation of the Township Engineer may refuse to accept the estimate for good reasons provided to the applicant.
 - 2. If the applicant or developer and the Township are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another Professional Engineer who is mutually chosen by the Township and the applicant.
 - 3. The recertified estimate shall be presumed to be fair and reasonable and shall be the final estimate.

- D. When requested by the applicant in order to facilitate financing, the Board of Supervisors shall furnish the applicant with a signed copy of a resolution indicating approval of the Final Plan contingent upon the applicant obtaining a satisfactory financial security. Final Plans will not be signed or recorded until the financial improvements agreement is executed. The resolution of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within 90 days, unless a written extension is granted by the Board of Supervisors.

- E. The Township at its option, may accept financial security in the form of an irrevocable letter of credit, escrow account or surety bond with a bonding company or commonwealth or federal chartered lending institution chosen by the party posting financial security provided said institution or company is authorized to conduct such business in the Commonwealth of Pennsylvania.

SECTION 603. RELEASE FROM LIABILITY.

The Board of Supervisors may release all or parts of the posted financial security as completion of improvements proceeds, in compliance with the applicable requirements of the Pennsylvania Municipalities Planning Code.

- A. Partial Release of Security. As the work of the installation of the required public improvements proceeds, the party posting the financial security may request the Township to release or authorize the release, from time to time, such portions of the financial security necessary for the payment of the contractor or contractors performing the work. Any such request shall be done in writing addressed to the municipality. Upon receipt of the request for release of a portion of the improvement security, the municipality shall within 45 days allow the Township Engineer to certify, in writing, that such portion of the public improvements has been completed in accordance with the approved plan at which time the Township shall authorize the release to the applicant or his designee by the bond company or lending

institution of an amount of funds that the Township engineer feels fairly represents the value of the work completed. If the municipality fails to act upon a request for release of security within 45 days, the Township shall be deemed to have approved the full release of security as requested.

- B. Incomplete Improvements. If the required improvements are not completely installed within the period fixed or extended by the Board of Supervisors, the Board of Supervisors may:
1. Declare the financial security in default and require that all improvements be installed regardless of the extent of the building development at the time the agreement is declared in default;
 2. Suspend final plan approval until the development improvements are completed and record a document to that effect for the purpose of public notice;
 3. Obtain funds under the security and complete improvements;
 4. Assign the right to receive funds under the security to any third party, including a subsequent owner of the property wherein improvements were not completed in exchange for that subsequent owner's promise to complete improvements;
 5. Exercise any other available rights under the Pennsylvania Municipalities Planning Code.
- C. Post-Completion Security. The applicant shall be responsible for maintenance of all improvements until they are offered for dedication and accepted by the Township. **Ten** percent of the financial security may be held back to ensure that the public improvements are maintained until they are dedicated.

SECTION 604. INSPECTION OF WORK AND MATERIALS.

- A. Notice. The Township Engineer shall be notified 48 hours in advance of the commencement of any construction or installation operation, in order that provision may be made for inspection by the Township. Construction and installation operations shall also be subject to inspection by the Township during the progress of the work. The subdivider, developer or builder shall pay the reasonable and necessary expenses for inspections, in accordance with the fee schedule established by resolution of the Board of Supervisors.
- B. Improvement Specifications. All required road improvements **shall** be constructed in accordance with

the applicable provisions of the PADOT, Form 408, current edition, including the latest revisions and other applicable regulations. All other required improvements shall be constructed in accordance with approved specifications found in the Township's Engineering Standards.

1. Specifications. The specifications will be furnished to the applicant by the Township. If any of the specifications are unavailable at the Township office, the Township Engineer shall provide the applicable specifications.
 2. Sample of Materials. During or after construction of any required improvement, if the Township requires a sample of materials, said sample shall be furnished by the appropriate contractor, in a form specified by the Township Engineer.
- C. Delivery Slips. Copies of all delivery slips for materials used in the construction of any storm sewers, sanitary sewers, roads, curbs, sidewalks, or any other facility shall be supplied to the Township.

SECTION 605. OFF-SITE IMPROVEMENTS.

Certain improvements beyond the geographical boundaries of a site to be subdivided and/or developed, including but not limited to road improvements, may be required to be constructed where it can clearly be demonstrated that such improvements have been made necessary solely through the additional burden imposed by the subdivision and/or development of the site. All such improvements or contributions for future off-site improvements shall be considered voluntary and will not be refunded to the developer. The developer may also be requested to cover certain costs which must be incurred by the Township or other governmental jurisdiction in order to make these improvements feasible. The legal and financial arrangements to cover costs of the off-site improvements shall be the same as those prescribed in Section 602.

SECTION 606. CONDITIONS OF ACCEPTANCE.

- A. Conditions. The Township shall have no obligation to accept dedication of any street or other improvement unless:
1. The required improvements, utility mains and laterals, and monuments, shown on the approved plan or plans have been constructed to meet all

requirements, and are free of defects or deterioration.

2. It is established to the satisfaction of the Board of Supervisors that there is a need for the dedication of improvements.
- B. Acceptance. The Township shall have no responsibility with respect to any street or other improvement, not withstanding the use of the same by the public, unless the street or other improvement is accepted by an ordinance (or resolution) adopted by the Board of Supervisors.

C. Offer of Dedication

1. The applicant shall submit a written offer of dedication to the Township for the streets or other improvements, including the following:
 - a. A Deed of Dedication covering the improvements.
 - b. A copy of a title insurance policy establishing the applicant's clear title to the property.
2. The items required in A, above, shall be submitted to the Township Engineer and Solicitor for their review and recommendations.
3. The Board of Supervisors may accept dedication of the streets or other improvements by passing a resolution to that effect.

SECTION 607. GUARANTEE OF COMPLETED IMPROVEMENTS.

When the Board of Supervisors accepts dedication of required improvements following their completion, the Board of Supervisors may require posting of financial security by the applicant to secure the structural integrity and functioning of these improvements in accordance with the design and specifications as depicted on the approved final plan.

- A. Said financial security shall be of the same type as otherwise required by Section 602, herein.
- B. The amount of financial security shall be 15 percent of the actual cost of installation of the improvements.
- C. The term of the guarantee shall be 18 months from the date of acceptance of dedication.

SECTION 608. PRIVATE MAINTENANCE OF IMPROVEMENTS.

Where the maintenance of improvements is to be the responsibility of individual lot owners, a homeowners' association or similar entity, or an organization capable of carrying out maintenance responsibilities, the Board of Supervisors shall require that maintenance responsibilities be

set forth in perpetual covenants or deed restrictions binding on the landowners' successors in interest, and may further require that an initial maintenance fund be established in a reasonable manner. Any association formed for the purpose of maintaining common facilities shall be incorporated, shall have perpetual existence, and shall comply with the requirements of the Pennsylvania Uniform Planned Community Act, or the Uniform Condominium Act, as applicable. All documents pertaining to the formation and operation of the association including the declaration, the articles of incorporation, and the by-laws, shall be subject to the review and approval of the Township Solicitor.

SECTION 609. REQUIRED CONTRACTS.

Before the Board of Supervisors shall cause its approval to be endorsed upon the final plans of any subdivision or land development (except in the case of minor subdivisions wherein the Board of Supervisors impose no condition or conditions for the approval of the plan), and as a requirement for the approval thereof, the owners shall enter into a written agreement with the Township in the manner and form set forth by the Township Solicitor which shall include but not be limited to the following:

- A. To construct or cause to be constructed, at the owners' expense, all streets, curbs, sidewalks, fire hydrants, street lights, drainage facilities, water and sewer facilities, street signs, monuments, capped sewers, parks, and other improvements shown on said final plan when required to do so by the Board of Supervisors in accordance with the standards and specifications of the Township
- B. To maintain at the owners' cost the said streets, curbs, sidewalks, drainage facilities, water and sewer facilities, street signs, parks, monuments, fire hydrants, street lights, capped sewers, and other improvements, until the same are accepted or condemned by the Township for public use, and for a period of 18 months thereafter to repair and reconstruct the same of any part of one of them when such repair or reconstruction shall be specified by the Board of Supervisors as necessary by reason of faulty construction, workmanship, or materials, and, at or before acceptance of such improvements by the Township.

- C. To install, or cause to be installed, at the owners' expense and without any cost to the Township for any part of such installation, street lighting facilities on all streets abutting the subdivision.
- D. To pay all costs, charges or rates, of the utility furnishing electric service for the lighting of the streets on or abutting said subdivision, from the lights installed by the owner, until such time as the streets shown on the subdivision plans shall be accepted as public streets of the Township by resolution approved by the Court of Quarter Sessions or condemnation proceedings, and to indemnify and hold harmless the Township from and against all suit, actions, claims, and demands for electric service to the streets shown on said plans, or any part thereof, to the time that said streets shall be accepted as public streets of the Township in the manner hereinabove set forth.

- E. Pay the inspection fees required by the Township.
- F. To obtain the easements and releases required when any street, drainage facility or other improvement wherein a subdivision abuts or traverses land of persons other than the person holding legal title to the lands of the subdivision at his own cost, and obtain from the owner of the lands so abutted or traversed full releases from all damages which may change in grade, construction, or other-wise, of the street, drainage facility or other improvements and such releases shall insure to the benefit not only of the owner of the subdivision but to the Township as well.
- G. To promptly remove or cause to be removed snow from the streets as may be required for safe traverse of the streets prior to dedication.
- H. To promptly reimburse to the Township reasonable Attorney's and Engineers' fees.
- I. Such other provision(s) as deemed necessary or desired by the Board of Supervisors.

ARTICLE
VII MOBILE
HOME
DEVELOPMENT

SECTION 700. MOBILE HOME DEVELOPMENTS, The provisions of this Article shall be followed in the construction or alteration of all Mobile Home Developments (as defined in this Ordinance) planned for tracts of land fifteen (15) acres or greater in size in accordance with the requirements of the Township Zoning Ordinance. These regulations are in addition to those set forth in the Township Zoning Ordinance and other applicable regulations of this Ordinance.

- A. Individual mobile homes may be erected on a lot where the use is permitted, provided compliance is made with Township Zoning Ordinance; and all other applicable regulations. Tracts of land may be developed and improved for the purpose of erecting two (2) or more mobile homes provided zoning

requirements, all requirements of the Township Zoning Ordinance, this Ordinance, and all other applicable regulations are met. The following regulations of this Article apply to Mobile Home Developments, as defined in this Ordinance.

- B. The following definitions which apply to mobile home developments are in addition to other definitions in this Ordinance:
1. Equivalent Right-of-Way - A theoretical right-of-way dimension calculated from the center line of designated private roads, the width of which corresponds to that of public roads performing the same function.
 2. Drawbar - A device which is part of the frame or attaches to the frame of a mobile home and connects it to a power source for the purpose of transporting the unit.
 3. Mobile Home Development - A parcel of land under single ownership which has been planned and improved in compliance with the requirements of the Mobile Home Development District for the placement of mobile homes for non-transient use; consisting of two (2) or more mobile home lots and fifteen (15) acres or greater in size. To be deemed a Mobile Home Development the mobile home lots shall be intended for lease or rental. In the case of mobile home lots offered for sale in fee simple, or in accord with the Unit Property Act (RC.196) such tracts shall be developed in accordance with the requirements of this Ordinance, and the Township Zoning Ordinance for single-family detached dwellings.
 4. Mobile Home Lot - A parcel of land in a mobile home development, provided with the necessary utility connections, patio, and other appurtenances necessary for the erection thereon of a single mobile home, and the exclusive use of its occupants.
 5. Mobile Home Stand - That part of an individual

lot which
has been reserved and prepared for the placement
of the
mobile home.. Sewer Connection - The sewer
connection consists of all pipes, fittings, and
appurtenances from the drain outlet of the mobile
home to the inlet of the corresponding
sewer riser pipe,

7. Sewer Riser Pipe - The sewer riser pipe is that portion of the sewer lateral which extends vertically to the ground elevation and terminates at each mobile home space.
8. Skirts - Panels specifically designed for the purpose of screening the underside of a mobile home by forming an extension of the vertical exterior walls of the mobile home and covering the entire distance between the bottom of the exterior walls and the ground elevation below.
9. Water Connection - The water connection consists of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within the mobile home.
10. Water Riser Pipe - The water riser pipe is that portion of the water service pipe which extends vertically to the ground elevation and terminates at a designated point at each mobile home lot.

SECTION 701. APPLICATION PROCEDURES, All applications for Mobile Home Development, shall be submitted simultaneously as Land Development Applications to the Planning Commission; and as a Conditional Use application as provided in the Township Zoning Ordinance. The two (2) applications will be considered jointly, and no approval for Land Development shall be granted unless Conditional Use approval is granted simultaneously.

SECTION 702. SITE DESIGN. All regulations of the Township Zoning Ordinance relating to Mobile Home Developments, shall be adhered to. In addition thereto, the following regulations shall apply:

A. Arrangement of Structures and Facilities - The tract, including mobile home stands, patios, other dwellings and structures, and all tract improvements, shall be organized in relation to topography, the shape of the plot, and the shape, size, and position of structures and common facilities. Special attention shall be given to new mobile home designs and to

common appurtenances that are available.

B. Adaptation to Tract Assets - Each mobile home unit shall be fitted to the terrain with a minimum disturbance of the land and a minimum elevation difference between the floor level of the unit and the ground elevation under it. Existing trees and shrubs, rock formations, streams, floodplains, steep slopes, and other natural features of the tract shall be preserved to the maximum extent practical. Favorable views shall be emphasized by the plan.

C. Courts and Spaces - Groups or clusters of units, so placed as to create interior spaces and courtyards shall be incorporated whenever feasible.

D. Orientation - Mobile homes are encouraged to be arranged in a variety of orientations, and are strongly encouraged to have many units with their long sides facing the street rather than their ends, in order to provide variety and interest. Site layout shall be designed to insure that mobile home units are offset to block long uninterrupted vistas between the units.

E. Street Layout - Gridiron layouts and street patterns unrelated to the topography of the site are to be avoided.

F. Roadways-

1. Standards. All applicable standards for streets and roads contained elsewhere in this Ordinance shall be adhered to for all public roads in and abutting mobile home developments. In those developments wherein the roads are to be maintained as private internal roadways, owned and maintained by the mobile home park operator or owned and maintained in common by the residents the standards shall be as follows:

a) Right-of-Way. There shall be an equivalent right-of-way (as defined herein) reserved along those streets which are designed to function as residential roads, and which connect major exterior roadways, form major loops, traverse the development or provide major or important access to adjacent parcels. No equivalent right-of-way is required on other roads. On those roads where an equivalent right-of-way is required, parallel parking may be permitted, but perpendicular or angle parking is prohibited.

b) Other Requirements, All other applicable requirements of this Ordinance relation to paving, parking, grades, vertical curves, horizontal

curves, tangents between curves, sight distance, construction specifications, intersection alignment, intersection radius, interconnection of adjacent parcels and similar regulations shall be adhered to in all mobile home park developments.

2. Access Limitations. Mobile home lots may have direct access only onto minor internal streets. Direct access from a mobile home lot shall not be permitted onto the street(s) from which the mobile home development gains primary access.

3. Conversions. Any road built as a private road, and later proposed for conversion to a public road, shall be brought up to the applicable standards for public roads prior to being ordained as a public way, unless this requirement is waived by the governing body subsequent to determining that compliance with the requirement would have a negative effect on the mobile home development.

G. Pedestrian Circulation-

1. General Requirements: All mobile home developments shall provide safe, convenient, all-season pedestrian walkways of adequate width for intended use, all-weather and convenient to maintain, between individual mobile homes, mobile home development streets, all community facilities provided for the residents, and off-site pedestrian traffic generators, such as schools, bus stops, commercial centers, etc. These pedestrian walkways may parallel vehicular roadways, where they shall only be required on one side, or they may form a separate but coordinated system away from streets. Walkways must be provided wherever pedestrian traffic is concentrated and where school children congregate, but may be waived elsewhere if the applicant successfully demonstrates a lack of need.

2. Common Walk System: Where a common walk system is provided and maintained between locations, such common walks shall have a minimum width of four (4) feet. Where these walks parallel roadways they shall meet all requirements of this Ordinance for sidewalks.

3. Individual Walks: All dwellings shall be connected to common walks, or to streets, or to driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of three (3) feet.

H. Parking. Two (2) paved off-street parking spaces shall be provided for each dwelling either on the same lot therewith or in common parking facilities, provided that parking areas contained therein are within one hundred fifty (150) feet of the mobile home lots for which they are intended. Parking for all uses shall follow the requirements of this Ordinance of the Township Zoning Ordinance.

I. Common Open Space. In addition to any requirements of the Township Zoning Ordinance, the following regulations also apply:

1. Arrangement: The common space shall be designed as a contiguous area unless the applicant demonstrates to the satisfaction of the governing body that two or more separate areas would be preferable. The open space shall also have easily identifiable pedestrian and visual accessibility to all residents of the mobile home development, although all units do not have to abut the common open space.

2. Recreation: Recreation areas and facilities may be provided to meet the anticipated needs of the residents of the development. Not more than twenty-five (25) percent of the required open space area exclusive of lands within the required buffers, shall be devoted to active recreation, except as otherwise provided in the Township Zoning Ordinance

- J. Erosion and Sediment Control. Erosion and sedimentation control, drainage, soil preservation methods, grading, excavation, etc., shall conform with all applicable provisions of this Ordinance.
- K. Lighting. Where site lighting is to be installed, a lighting plan, and all design data shall be submitted to the Township for approval. Lighting shall be in accordance with the requirements of the Township Zoning Ordinance for residential types of districts.

SECTION 703. COMMON ELEMENTS

- A. Ownership. Common open space and roadways shall be offered for dedication to the township or public use assured through easements or other appropriate means, where the township governing body determines those facilities to be key elements in the open space and/or circulation systems of the township, in accordance with the Township Comprehensive Plan. In all other cases, these and other common elements may be retained in private ownership.
- B. Maintenance. Prior to development plan approval provision acceptable to the township governing body for the maintenance of all common elements which will not be owned and maintained by a governmental agency shall be established.
- C. Service Building. The structure or structures containing the management office and other common facilities shall be conveniently located for the use intended. Consolidation of laundry, recreation, management, and other common facilities in a single building and location is encouraged, if the single location will adequately serve all mobile home lots.

SECTION 704, UTILITIES

- A. Common water and sewer systems shall be provided in accordance with other standards of this Ordinance, and the Township Zoning Ordinance, and with all applicable State and Federal regulations, A design for these systems, drawn by a Professional Engineer, together with all applicable design data, shall be submitted for approval by the Township.

B. Individual Water-Riser Pipes and Connections

1. Individual water-riser pipes shall be located within the confined area of the mobile home stand at a point where the water connection will approximate a vertical position, thereby insuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.
2. The water-riser pipe shall have a minimum inside diameter consistent with the standards of the servicing public utility, or in lack thereof, of the township engineer, and terminate at least four inches above the ground surface. The water outlet shall be provided with a cap when a mobile home does not occupy the lot.
3. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipe and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

C. Individual Sewer Connections.

1. Each mobile home stand shall be provided with a sewer riser pipe consistent with the standards of the servicing utility, or in lack thereof, of the township engineer. The sewer riser pipe shall be so located on each stand that the sewer connection to the mobile home drain outlet will approximate a vertical position.
2. The sewer connection shall have an inside diameter and slope as required by the servicing utility, or in lack thereof, by the township engineer. All joints shall be watertight.
3. All materials used for sewer connections shall be semi-rigid, corrosive resistant, non-absorbent and durable. The inner surface shall be smooth.
4. Provision shall be made for plugging the sewer rise pipe when a mobile home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least 1/2 inch above ground elevation.

D. Fire Protection. Fire protection shall be provided as required by the Township, and in accordance with other sections of this Ordinance.

E. Underground Utilities. All electric, natural gas, telephone and any other utility lines shall be placed underground in all mobile home developments and each shall have the necessary shut-off valves and other safety requirements normally associated with safe operation; all utility connections shall be appropriately capped for safety purposes whenever a mobile home stand is not occupied.

SECTION 705. PERMITS, LICENSES, FEES, AND INSPECTIONS

A. Permits Required. The following regulations shall apply to the entire development:

1. Initial Permits. It shall be unlawful for any person or group to construct, alter, extend or operate a mobile home development unless and until that person or group obtain:
 - a) A valid permit for Mobile Home Park Construction issued by the Pennsylvania Department of Environmental Protection, in the name of the operator, for a specified construction, alteration or extension proposed; and
 - b) Valid permit(s) authorizing construction, issued by the Salford Township zoning officer in the name of the operator, which shall not be issued until a copy of the Department of Environmental Resources permit has been furnished, all permits for water supply and sewage systems shall have been obtained and all other requirements contained herein have been complied with, and final approval of the application has been granted by the governing body.
2. Annual Licenses. In addition to the initial permits, the operator of a mobile home development with lots for lease shall apply to the Pennsylvania Department of Environmental Protection and to the Salford Township zoning officer on or before the first day of each year for an annual Township license to continue operation of the mobile home park. The zoning officer shall issue the annual Township license upon satisfactory proof that the park continues to meet the standards prescribed by state agencies having jurisdiction; has obtained the Department of Environmental Resources License; and meets the standards of this Article and other applicable Township Ordinances. The license so issued shall be valid for one year from the date of issuance,

B. Fees.

Fees for the initial application and preliminary and final approvals of any mobile home development shall be prescribed by regulations of the governing body of Salford Township.

The fee for the annual license required for operation of mobile home developments shall be prescribed by regulation of the governing body and shall be submitted to the zoning officer with the application for the annual license.

C. Inspection.

1. Upon notification to the licensee, manager or person in charge of a mobile home development, the zoning officer of Salford Township may inspect a mobile home development after due notice to determine compliance with this Article.
2. Upon receipt of the application for annual license and before issuing such annual license, the zoning officer or other designated representative of Salford Township shall make an inspection of the mobile home development to determine compliance with this Ordinance and other applicable Township Ordinances. The zoning officer or other representative shall thereafter notify the licensee of any instances of non-compliance and shall not issue the annual license until the licensee has corrected all such violations.

SECTION 706. ADDITIONAL REQUIREMENTS.

- A. Mobile Home Stands. A concrete pad, properly graded, placed and compacted so as to be durable and adequate for the support of the maximum anticipated loads during all seasons shall be used for all mobile homes.
- B. Anchoring. Every mobile home placed within a mobile home development shall be anchored to the mobile home stand where it is located prior to the unit being occupied or used in any other way, or the expiration of seven (7) days, whichever occurs first. The anchoring system shall be designed to resist a minimum wind velocity of ninety (90) miles per hour.
- C. Stability. All mobile homes placed within a mobile home development shall, prior to occupancy or other use, be affixed to their mobile home stands in such a way so as to prevent tilting of the unit. No mobile home shall permanently rest on the wheels used to transport the unit.
- D. Skirts. All mobile homes placed within a mobile home development shall, prior to occupancy or other use, have skirts installed.
- E. Drawbar. The drawbar attached to a mobile home for transport purposes shall be removed and remain removed from the mobile home when it is placed on its mobile home stand.

ARTICLE EIGHT

AMENDMENTS, VALIDITY, AND REPEALER

SECTION 800. AMENDMENT PROCEDURE. The Board of Supervisors may, from time to time, amend, supplement, change, modify, or repeal this ordinance in accordance with the Pennsylvania Municipalities Planning Code. The Board of Supervisors shall, by resolution adopted at a regular or special meeting, fix the time and place of a public hearing on the proposed amendment and cause public notice thereof to be given according to the definitions of public hearing and public notice set forth in Article Two of this Ordinance.

SECTION 801. REFERRAL TO PLANNING COMMISSION. All proposed amendments before adoption shall be referred to the Township Planning Commission and Montgomery County Planning Commission at least 30 days prior to the public hearing, for recommendation and report, which shall be advisory.

SECTION 802. VALIDITY. Should any section of this Ordinance be declared to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole or any other part thereof.

SECTION 803. REPEALER. All Ordinances and parts of Ordinances inconsistent herewith are repealed upon the legally effective date of this Ordinance.

SECTION 804. CONTINUATION. The modification or repeal of any prior ordinance, resolution, or regulation by this Ordinance shall not annul or otherwise relieve any party from any permit issued, condition imposed, approval granted, approval denied, order issued, or violation, penalty or other liability incurred pursuant to such affected ordinance, resolution or regulation.

ENACTED AND ORDAINED this 27th day of December, 2007

TOWNSHIP OF SALFORD

(TOWNSHIP SEAL)

By: _____
Chairman, Board of Supervisors

Attest: _____
Secretary

