

ARTICLE VII

LAND RESERVATION AND OPEN SPACE

§ 14-701. Reservations

Subdivision and land development plans shall provide for the reservation of any land described in the Township Comprehensive Development Plan and/or shown on the Township's official map for public recreation or open space where such land is situated within the area to be subdivided or developed. However, such reservation shall lapse one (1) year after the landowner has submitted a written notice and/or formal application indicating his intentions to subdivide or develop the land covered by the reservation, unless the Township Supervisors or such other agency for which the land is reserved shall have acquired, entered into an agreement to acquire, or begun condemnation proceedings to acquire such property.

§ 14-702. Recreation Areas

Every proposed multi-family residential subdivision or land development may be required to provide open space for the common recreational use of the residents thereof. The amount of the required open space would be calculated at two thousand (2,000) square feet per dwelling unit. When such open space recreational land is provided, the following standards shall apply:

- A. The land provided is of suitable size, dimension, topography, and generally accessible to all residents of the subdivision for the type of neighborhood recreational use deemed appropriate by the Board of Supervisors.
- B. Such recreational open space shall be free of hazards due to location within an electro magnetic field easement, excessive slope (greater than 12%), standing water, or potential subsidence.
- C. Such recreation area may be offered for dedication, however, such offer shall not bind the Township.
- D. The developer shall make adequate provision for the perpetuation and maintenance of any such recreation area not offered or accepted for dedication through the creation of an organization for said maintenance, and shall provide evidence of such provision to the Board of Supervisors upon filing the final plan.