

ARTICLE VI

PUBLIC IMPROVEMENTS AND DESIGN STANDARDS

History: amended by Ordinance No. 2023-07-02, July 12, 2023.

§14-601. General

The public improvements required by this Chapter shall be installed to the standards as identified in the following sections. Prior to the start of installation of any, and all, improvements, the developer, or his contractor, shall notify the Township at least forty-eight (48) hours in advance, in order to schedule the inspection of such installation. The Township Engineer shall inspect all work before backfilling, before spreading subbase or applying base course to any street, or before covering any other structures that are part of the improvements and may order corrections be made to bring it to compliance with the final approved plans. The Township shall reinspect the work to assure that corrections have been made before ordering the contractor to proceed.

When the installation of all required improvements have been completed, the developer shall follow the procedure as identified in Article IV of this Chapter.

- A. General Standards: The standards outlined in this Chapter and depicted in exhibits referenced herein, shall be applied by the Township staff, the Planning Commission and the Board of Supervisors in evaluating plans for proposed subdivisions and land developments. The standards outlined herein shall be considered minimum standards, and the Planning Commission or Board of Supervisors may request more restrictive standards where the health, safety, and welfare of Township residents is a concern.
- B. Natural and Historic Features: Every measure shall be taken to insure, insofar as possible, the preservation of natural amenities and historic, natural, and man-made features, areas, and structures, deemed worthy of such preservation by the Planning Commission and Board of Supervisors, and public access to such features where appropriate.
- C. Coordination of Development: The design of proposed subdivisions and land developments shall be comparable in scale and building materials with existing nearby development and physiography so that the proposed subdivision

and land development may blend in with the existing development and/or physiography.

- D. Conformance: The design of proposed subdivisions and land developments shall conform to the standards outlined in this Chapter and with the standard engineering details labeled Standard Details, Exhibits #2 through 22, included as exhibits to this Chapter. In addition, all proposed subdivisions and land developments shall conform to the community goals and objectives of the Center Township Comprehensive Development Plan, to all applicable land use regulations in effect at the time of final approval, to the official map and to the regulations of any Federal or State agency with jurisdiction over any aspect of the proposal being reviewed.

§14-602. Lots

- A. Cul-de-sac Streets: No more than twenty-five (25) residential lots shall be permitted on a cul-de-sac street, and such cul-de-sac street shall not exceed one thousand feet (1,000') in length.
- B. Lot Size: All lots shall conform to the Township Zoning regulations (Chapter 20) in area, minimum width at building line and configuration as outlined therein.
- C. Access: Every lot shall abut a public or private street with the minimum frontage as required by the zoning district in which the lot is located. Flag lots may abut a public or private street with a minimum frontage of fifty feet (50').
- D. Through Lots: Double frontage lots shall not be permitted, except that where frontage occurs along limited access or arterial highways, lots may face on an interior street and back on such thoroughfares to which direct access shall not be permitted.
- E. Lot Lines: Lot lines shall be approximately at right angles or radial to the street lines.
- F. Corner Lots: Corner lots shall be proportionately larger than other lots in order to meet required building setbacks from both streets.
- G. Building Setback Lines: The building setback lines must conform to the applicable zoning

provisions for the district in which the subdivision is proposed.

H. Solar Consideration: To help provide access to solar concerns, developers shall be sensitive to solar planning which shall be considered a purpose of this Chapter. Portions of this Chapter (lot access, sidewalks, screening, street trees) may be recommended for modification by the Planning Commission and approved by the Board of Supervisors in consideration of the following definitions, where appropriate:

1. Solar Energy: Radiant energy received either directly or indirectly from the sun at wavelengths suitable for conversion into thermal, chemical or electric energy.
2. Solar Skyspace: The space between a solar collector (passive or active) and the sun which must remain unobstructed in order to permit efficient utilization of the solar energy system.
3. Solar Skyspace Easement: A right expressed as an easement covenant, condition or other property interest, in any deed or other instrument executed by, or on behalf of, any landlord which protects the solar skyspace of an actual, proposed or designated solar collector at a described location by prohibiting or limiting activities or land uses that interfere with access to solar energy.
4. Underground Structure: Any completed building that was designed to be built partially, or wholly, underground; a completed structure which was not intended to serve as a substructure or foundation for a building. Four (4) types of underground structures are recognized:
 - a. Elevational: Wall exposed.
 - b. Atrium or courtyard.
 - c. Penetrational: Wall openings.
 - d. Chamber.
- I. A proposed lot not meeting the minimum lot requirements of this section and intended to be conveyed and adjoined to an adjacent property is permitted, provided the following note shall be placed on the plan: *Lot #___ is not a separate building lot and is to be conveyed and become*

part of adjoining land of (name of landowner). Both the lot created in effect by combination with an adjoiner and the remnant lot shall comply with applicable lot area requirements.

§14-603. Streets, Curbs and Sidewalks

A. General Street Design Requirements:

1. Proposed streets shall be planned with regard to topographic conditions (diagonally across contours where slopes are in excess of fifteen percent [15%]); public safety and convenience in terms of vehicular and pedestrian movements; maintenance and fire protection; probable traffic volumes; and existing and proposed uses of land on abutting properties.
2. The proposed street system shall be extensions of existing or recorded streets at the same width, but in no case at less than the required minimum width.
3. Where, in the opinion of the Township Planning Commission or Township Supervisors, it is desirable to provide for street access to adjoining property, streets shall be extended by right-of-way dedication to the boundary of such property. Where the extended cartway is wider than the existing cartway, a tapered transition area shall be provided.
4. New minor streets shall be so designed as to discourage through traffic, but the developer shall give adequate consideration to provisions for the extension and continuation of major and collector streets into and from adjoining properties.
5. Where an existing Township street of inadequate width traverses or abuts the subdivision or land development, the entire right-of-way, measured from the centerline of the existing cartway shall be provided in accordance with the standards of this Chapter.
6. Where the subdivision or land development abuts or is traversed by an existing State street of inadequate width or alignment, any additional right-of-way necessary to correct such in accordance with the standards of this Chapter or known highway plans shall be reserved, but need not be

offered for dedication.

7. Private streets, either proposed or existing, shall not be approved for public dedication, construction or maintenance until the location, design and construction of any such street is in compliance with all applicable requirements of this Chapter. Private streets may be authorized to permit limited subdivision of lots subject to the following requirements:
 - a. A maximum of four (4) lots, plus a residual parcel containing one (1) existing residential structure, may be approved for access on a private street;
 - b. The private street right-of-way shall be a minimum of fifty feet (50'), except as otherwise indicated;
 - c. The street shall be installed to provide the required minimum width with a mud-free cartway in accordance with the design standards in Table A, which is adequate to enable all weather passage of vehicles;
 - d. Sales agreements for all lots abutting the private road shall include notification to purchasers of the non-liability of the Township for road maintenance. In addition, a certificate of the non-liability of the Township shall be inscribed on the plan when submitted for municipal approvals.
 - e. All costs associated with the design, construction, maintenance or any other expense involving said street improvements shall be assumed by private sources with no cost to the Township prior to final acceptance for dedication by the Township Supervisors.
 - f. A temporary turnaround for maintenance and emergency vehicles shall be provided where future street or roadway extensions are designed to occur, said turnaround shall have a minimum eighty foot (80') diameter curb to curb and exhibit a mud-free condition.
 - g. A private maintenance agreement form provided by the Township shall be signed and recorded prior to consideration of roadway acceptance.
8. Whenever the proposed subdivision or land development contains or is adjacent to an arterial highway, the Board of Supervisors may require that provision be made for a marginal access street. The Board may also require rear service alleys, reverse frontage lots or such other configurations which will provide increased protection for abutting properties, reduce the number of intersections with major streets, and separate local and through traffic.
9. Where the lots in a subdivision are large enough for resubdivision, or where a portion of the tract is not subdivided, the minimum required right-of-way to these areas shall be provided.
10. Proposed streets which are aligned with existing streets shall bear the name of the existing street.
11. Dead-end streets shall be prohibited.
12. Intersections involving the crossing of more than two (2) streets shall be prohibited. Right angle intersections shall be used whenever practical, but in no case shall the angle of intersection be less than seventy-five degrees (75°). Street offsets of less than one hundred seventy-five feet (175') shall not be permitted.
13. The shoulders of all existing or proposed public streets and roads within, adjacent to, or abutting any proposed subdivision of five (5) or more lots on a single plot or plan submission shall be graded to the full width of the right-of-way and provisions shall be made for protection of slopes beyond the right-of-way.
14. Minimum and maximum grades shall be provided on all streets in accordance with the Design Standards specified in Table A, unless a modification is granted. Grades shall be measured along the center of the street. Vertical curves shall be used in changes of grade exceeding one percent (1%) and should be designed in accordance with the Design Standards specified in Table

A. The grade of actual intersections shall not exceed three percent (3%) on approaches which will be "stop" controlled.

15. Minimum widths of rights-of-way and minimum widths of paving shall be provided in accordance with the Design Standards specified in Table A. All streets or roads dedicated for public use shall be paved in accordance with Township Construction Standard Details.
16. Additional right-of-way widths and paved cartway widths shall be requested by the Township where necessary for public safety and convenience, for parking in commercial and residential areas and where additional width is necessary on existing roads which do not comply with current standards; however, the approval of the plan shall not be conditioned upon dedication of the additional right-of-way.
17. No fence, hedges, shrubbery, walls, plantings (other than grass) or similar obstructions shall be located within the right-of-way of any street or road dedicated for public use, and no such obstruction shall obscure visibility at any intersection. A clear sight triangle, as defined by this Chapter, shall be maintained free of any obstructions at intersections. The sides of the clear sight triangle shall be measured along the centerline of the intersecting streets and shall meet the minimum standards specified in Table B.
18. In any subdivision or land development plan proposed to be constructed in more than one (1) phase, a temporary cul-de-sac shall be required for all streets or roadways which may be extended in subsequent phases. Temporary cul-de-sacs shall be constructed with a completely paved turnaround, with a minimum diameter of eighty feet (80') to the outside edge of the pavement. In addition, the paving for the temporary cul-de-sac shall consist of both a subbase and a base (as set forth in Exhibit # 3A).

B. Street Design Standards:

1. Street Design Standards Table A.

TABLE A					
Street Type	Collector Streets ¹	Minor Streets	Cul-de-Sacs ²	Marginal Access	Private Streets
Minimum Right-of-Way Width	60'	50'	50'	50'	50'
Minimum Pavement	26'	26'	26'	26'	---
Minimum Cartway Width	---	---	---	---	10' Single Family 18' Multi-Family 24' Commercial

TABLE A (cont)					
Maximum Grade	10% ³	12%	12% ⁴	12%	12%
Minimum Grade	1.5%	1.5%	1.5%	1.5%	1.0%
Minimum Radius of Curve at Center Line ¹	300'	125'	125'	125'	---
Vertical Curve Length (Factor times algebraic difference)	28 crest 35 sag	10 crest 20 sag	10 crest 20 sag	10 crest 20 sag	10 crest 20 sag
Minimum Tangent Length Between Curves	150'	50'	50'	---	---
Minimum Stopping Sight Distance	275'	200'	200'	---	---
Sidewalk Width where required	5'	5'	5'	5'	5'

1. Where street lines deflect from each other more than ten degrees (10°).
2. Cul-de-sac streets or roadways shall be provided with a completely paved turn-around with a minimum diameter of eighty feet (80') to the outside edge of pavement.
3. May be increased by one percent (1%) for grades not more than three hundred feet (300') long.
4. 6% maximum slope on turn-around.

2. Intersection Design Standards (Table B)

TABLE B (cont)				
(Measured from the intersection cartway lines)				
Minimum radius of pavement	30' (c) 45' (nc)	30' (c) 49' (nc)	25' (c) 35' (nc)	25' (c) 30' (nc)
Minimum intersection sight distance along center line	220'	130'	130'	130'
Intersection clear sight triangle (each center line length)	150'	75'	75'	75'

B/L - Along Block Length

B/W - Along Block Width

(c) Minimum width where curbs are to be installed, including width of curb.

(nc) Minimum width where curbs are not to be installed. (See Exhibits #3 and #3A for minimum shoulder and side slope area requirements as well as minimum pavement variations.)

**Table B Note: The intersection design standards for all subdivision and major development entrance streets shall be according to street classification but not less than as required for the intersection of a minor street with a collector street.*

3. Description: All streets or roads proposed to be dedicated for public use shall be designed and constructed according to the requirements presented herein. Design shall be in accordance with the AASHTO Manual "A Policy on Geometric Design of Highways and Streets" (latest revision). Paving will consist of two inches (2") of a compacted surface course of ID-2 bituminous wearing course installed on a Bituminous Cement Base Course (BCBC) and 2A aggregate subbase, materials and construction to be as fully described in PennDOT Form 408 (latest revision), and the shape, width, depth and geometry to conform to the Center Township Standard Street Paving Detail - Exhibit #3 and #3A of the Center Township Standard Construction Details and to a horizontal and vertical alignment as approved by the Township Engineer.
4. Cartway and Right-of-Way: All streets or roads shall have a minimum fifty foot (50') wide right-of-way. All cartways, shall be paved in accordance with the standards set forth in Table A as shown and the standard details attached. The right-of-way for cul-de-sacs shall be a minimum of one hundred feet (100') in diameter, and shall have a minimum eighty feet (80') paved diameter.
5. Construction:

TABLE B				
Type Intersection	Arterial with collector	Collector with collector	Collector with Minor	Minor with Minor
Maximum number of intersecting streets at each junction	2	2	2	2
Minimum distance between center lines of intersections	800'	500'	500' b/l 250' b/w	500' b/l 250' b/w
Minimum center line offset of adjacent intersections	400'	250'	175'	175'
Angle of intersection of street center lines	90°	90°	75°-105°	75°-105°
Length and maximum grade of approaches to intersection where general grade is over 7%	50'/3%	50'/3%	50'/3%	50'/3%

a. Excavation and Grading:

- 1) The excavation and grading required to construct the road shall be constructed to the horizontal and vertical alignment, as approved by the Township Engineer. For approval, roadway design shall be presented on Plan and Profile drawings prepared at minimum scale of one inch equals fifty feet (1" = 50') horizontal to one inch equals ten feet (1" = 10') vertical with cross-section at fifty foot (50') centers at appropriate scale. Cross-section shall be a minimum one hundred foot (100') wide or show the entire extent of cut/fill proposed.
- 2) All excavation and grading operations shall be performed under the direct supervision of a Registered Professional Engineer. At completion of the work, the Engineer shall provide a written sealed certification that all cuts/fills as constructed are stable and suited to their design intent.
- 3) When filling operations are required, all topsoil shall be removed and the surface scarified in order to assure a good bond between the filled ground and virgin ground. Where the lateral slope upon which a fill is to be

made is deemed too steep for scarifying to make bond (slopes 3 horizontal to 1 vertical or steeper), the virgin ground shall be benched as shown on Exhibit #4 of the Center Township Standard Construction Details and the fill placed upon the benches. Drainage for any springs, wet areas, existing streams or wet weather gullies encountered while preparing for filling operations can be commenced. Toe drains or underdrains shall be constructed as required by the Township Engineer.

- 4) Fills shall be built up in six inch (6") lifts of suitable materials, each lift being well-compacted with an approved sheep's foot ten (10) ton roller and well-crowned and drained in order to prevent soaking and spongy areas.
- 5) All fills or cuts shall carry a minimum side slope of two foot (2') horizontal to one foot (1') vertical.
- 6) Built up, well-rolled berms shall be constructed along each edge of the paving using suitable and approved material. The berm shall be constructed before the curb or base is constructed and simultaneously with the fine grading of the subgrade.
- 7) The subgrade must be well-rolled with approved three (3) wheel, minimum ten (10) ton roller, crowned in conformance with finished surface crown and shall be perfectly smooth, free of spongy areas and well-drained with approved subgrade drains and/or bleeders, the bleeders draining into approval dry wells (constructed at a minimum distance of three feet [3'] from the edge of paving), lateral drains, storm sewers, or drop inlets. The flow lines of all dry wells, lateral

drains, storm sewers and drop inlets shall be a minimum eighteen inches (18") below the lowest part of the subgrade. All drainage must be constructed and in operation before any fine grading, berm construction or filling is commenced.

- b. Subbase and Base: The subbase and base shall consist of eleven (11) to thirteen (13) inches of combined aggregate subbase and BCBC base course as required of the Design Annual Average Daily Traffic (AADT) count for the site(s) to be served and as presented on Exhibit #3 and Exhibit #3A of the Center Township Standard Construction Details. For single family residential subdivisions a minimum of ten (10) AADT counts per lot per day shall be used to compute the AADT for the site to be developed. In addition, an allowance shall be made for all undeveloped land that can gain access through the proposed roadway. All roads proposed to serve all nonresidential uses, and which are to be publicly dedicated, shall be designed to serve an AADT as defined by a traffic study prepared by a consultant acceptable to the Township. Said traffic study shall be approved by the Township Engineer.
- c. Curbing:
 - 1) A compacted twenty-four inch (24") wide ID-2 bituminous wedge type curb shall be installed where required by the Township Engineer on each side of the cartway. The base course portion (first stage) of the wedge type curb shall be installed with the first layer of wearing course.
 - 2) The bituminous wedge curbing, shall be machine spread and machine rolled. The dimensions, size and shape to be in accordance with Exhibit #3A of the Center Township Standard Construction Details. After placement, the

wedge curb shall be properly barricaded and protected from any traffic or vehicles of any kind until it has thoroughly set up and all voids on the grass plot side have been completely backfilled, and the backfill being placed with proper and approved tamping equipment in maximum four inch (4") layers. No traffic or vehicles of any kind will be permitted to pass over this curb except through driveway approaches.

d. Bituminous Wearing Course:

- 1) The surface wearing course shall consist of a two inch (2") compacted thickness constructed in strict accordance with PennDOT Form 408 (latest revision) requirements.
- 2) This surface course is to consist of two (2) compacted one inch (1") layers of ID-2 bituminous wearing surface course over the entire base courses and over the curb area. The entire width of road shall be finished with two inches (2") of ID-2 wearing surface.
- 3) The first one inch (1") wearing surface shall be applied immediately upon installation of the base course. The second one inch (1") wearing surface shall be applied after the site has been at least fifty percent (50%) occupied with buildings, and no heavy equipment will be traveling over the streets, and never later than two (2) years after the approval of said base construction by the Township Engineer or at the discretion of the Board of Supervisors of the Township of Center.
- 4) Mill of the surface around storm culverts and sanitary manholes is prohibited. Steel risers for storm culverts and sanitary manholes are required when final wear pavement is applied in accordance with Exhibit # 13A.

e. Materials/Plant: All bituminous material must be prepared in a plant that has been approved by the Pennsylvania Department of Transportation for the manufacture of the material specified. Certification of compliance of all materials used to pave the streets shall be provided to the Township by the plant.

f. Testing Finished Surface: For the purpose of testing the finished surface, a sixteen foot (16') straight edge shall be used, except that a ten foot (10') straight edge may be used on vertical curves. The straight-edge shall be held in successive position parallel to the road centerline in contact with surface, and the whole area checked from one side to the other as necessary. Advance along the pavement shall be in successive stages of not more than one half (1/2) the length of the straight edge. Any irregularities which may vary more than one fourth inch (1/4") shall be corrected. Irregularities which may develop before the completion of rolling shall be remedied by loosening the surface mixture and removing or adding material as may be required. Should any irregularities or defects remain after the final compression, the surface course shall promptly be removed and sufficient new material laid to form a true and even surface. All minor surface projections, joints and minor honeycombed surfaces shall be ironed smooth to grade, as may be directed.

g. Calendar Construction Limitations: Road construction such as filling, berming, subgrade, fine-grade construction, base construction, or surface construction shall not be commenced before May 15 and must be completed before November 15 of the same year, unless permission is granted by the Board of Supervisors. It is assumed that the weather conditions between these dates will be ideal for road construction; however, if

adverse weather conditions occur between these dates the contractor or builder must abide by the judgment of the Township Supervisors, their agents, or assigns, in regard to permissible construction weather conditions.

h. Special Requirements:

- 1) The developer shall be required to provide to the Township an eighteen (18) month Maintenance Bond commencing on the date of acceptance of the road by the Township in an amount equal to fifteen percent (15%) of the actual cost of installation of the roadway.
- 2) If it is necessary that the contractor must exceed a weight limit of eight (8) tons (which will be in effect simultaneously with the date of acceptance), he will be required to give the Township an additional eighteen (18) month Maintenance Bond in an amount specified by the Township Engineer commencing on the date that the violation of the weight limit ceases. In no event shall the contractor violate the weight limit without the expressed approval of the Township, and if approved, not before the aforementioned Maintenance Bond has been obtained and is in effect.
- 3) In order to assure the Township that the road is being paved in the center of the right-of-way and in accordance with all grades that have been approved, the contractor, developer and/or road builder must present an affidavit signed by a Registered Professional Engineer or a Registered Surveyor, each registered to practice his profession in the Commonwealth of Pennsylvania, that he (surveyor/engineer) has established the recorded and/or legal right-of-way on the ground by a survey on the ground and has set construction stakes to the desired construction offset distance at

points along the road not exceeding fifty foot (50') intervals and has established reference elevation on said stakes to effect the construction of the road in accordance with all plans that have been previously approved.

- 4) After all road construction has been completed and all right-of-way grading has been completed, the developer and/or contractor shall install concrete monuments with a minimum size of four inches (4") in diameter, four inches (4") square and three foot (3') long, extending out of the ground at least three inches (3") but not more than six inches (6"), the center being marked with a one half inch (1/2) minimum brass wire or bar plug (as per Exhibit #5 of the Center Township Standard Construction Details), at all intersections and points of curvature in order to amply mark the right-of-way before the construction of the road can be considered as complete and fully prepared for the Township to accept the maintenance responsibilities.
 - 5) An Escrow Bond of one hundred and fifty dollars (\$150.00) per concrete monument must be delivered to the Township. When monuments are placed, approved by developer's engineer and inspected by the Township Engineer, then the Escrow Bond will be released to the developer.
- i. Concrete Streets and Concrete Curb Construction Roads:
- 1) Where concrete construction is desired because of heavy or industrial use of the street or road, the design and construction materials must be approved by the Board of Supervisors and the Township Engineer.
 - 2) The specifications and construction shall comply to Portland Cement

Association recommended standards, latest edition titled "Design of Concrete Pavement for City Streets." The standard Township width of streets shall be a minimum of twenty-five feet (25'). A special street width for divided highways in an enlarged overall street right-of-way width shall be permitted but each of said parallel cartways shall have a minimum width of fifteen feet (15') including eighteen inch (18") wedge type curbs.

C. Gutters: In areas where curbing is not required, as determined by the Township Engineer, paved or stabilized gutters must be provided to control water runoff and avoid erosion, in accordance with Section 14-604 C 2d and approved by the Township Engineer.

D. Sidewalks: Sidewalks and curbs shall be installed along all proposed and existing public streets in subdivisions of twenty-one lots or more (single or multiple phases), common driveways and common parking areas. Sidewalks at least five feet (5') in width, constructed of four thousand pound (4,000 lb.) Portland Cement concrete at least four inches (4") thick and underlain by four inches (4") crushed stone shall be installed in all subdivisions or developments as follows:

1. Where the continuation of existing sidewalks would be desirable.
2. To provide access to community facilities and elsewhere as recommended by the Planning Commission and approved by the Board of Supervisors.
3. Sidewalks shall be located within the street right-of-way, preferably one foot (1') from the property line, and in all cases shall be separated from a cartway by a planting strip.
4. Sidewalks shall be constructed so as to be accessible to the handicapped.
5. Maintenance shall be the responsibility of the adjacent property owner.

Appropriate language shall be placed on the plan for recording, indicating this maintenance responsibility.

6. Regardless of the size of the development or subdivision proposal, sidewalks shall be required whenever they fill a gap in an existing network.
7. The Board of Supervisors may require additional sidewalk width where higher volumes of pedestrian traffic are anticipated.
8. Sidewalks shall not extend beyond the right-of-way line of public streets or the equivalent right-of-way line of private streets unless located in legal easements guaranteeing adequate pedestrian access.
9. Sidewalks shall be provided in appropriate locations to provide safe and efficient pedestrian access between parking areas and nonresidential buildings.
10. Additional sidewalks shall be required where deemed necessary by the Board of Supervisors to provide access to schools, churches, parks, community facilities and commercial centers and to provide necessary pedestrian circulation within land development and/or subdivisions where otherwise required sidewalks would not be sufficient for public safety and convenience.
11. Driveway crossings shall be designed according to ordinances.
12. At corners and pedestrian street crossing points, sidewalks shall be extended to the curb line with an adequate apron area for anticipated pedestrian traffic.
13. Sidewalks shall not exceed a grade of twelve percent (12%). Steps or a combination of steps and ramps shall be utilized to maintain the maximum grades, where necessary. A non-slip surface texture shall be used.
14. The grades and paving of sidewalks shall be continuous across driveways in

nonresidential and multifacility residential developments and in certain other cases where heavy traffic volume dictates special treatment.

15. The thickness and type of construction of all sidewalks and curbs shall be in accordance with the recommendation as follows:
 - a. In general, where Commonwealth and County specifications govern, these standards shall be used.
 - b. Sidewalks shall be constructed in accordance with the detailed specifications in this Chapter, Exhibit # 19 (as amended) and 20.
16. If, for any reason, an interim waiver of these requirements is made, a sufficient guarantee shall be posted for the eventual installation of these items, subject to approval by the Board of Supervisors, upon the recommendations of the Township Engineer and Solicitor.
17. Sidewalks may be required by the Board of Supervisors in subdivisions of less than twenty-one (21) lots at their discretion.
18. Street Signs and Lighting: Street name signs as approved by the Township Supervisors, shall be placed, by the developer, at all intersections and a street lighting system shall be installed in developments involving multi-family dwellings and elsewhere as required by the Municipality. Street lights may be required at street intersections where a hazard exists as determined by the Township Supervisors. The design and location of signs and light fixtures shall be as approved by the Township Supervisors.

§14-604. Utilities

A. Water Supply:

1. The subdivision or land development shall be provided with a complete public water distribution and supply system which

shall be connected to a Township water supply, or with a private water distribution and supply system approved by the engineer of the water utility company with jurisdiction, if applicable, and the Pennsylvania Department of Environmental Protection, with satisfactory provision for the maintenance thereof, except that when such Township or private water supply system is not available, the land development of each lot in the subdivision shall be provided with an individual water distribution and supply system in accordance with minimum standards of the Pennsylvania Department of Environmental Protection.

2. The installation of all water distribution lines and facilities shall be in compliance with Pennsylvania American Water Company specifications.
3. Fire hydrants shall be installed as an integral part of any common water distribution and supply system, placed not greater than eight hundred (800) linear feet apart or more than eight hundred (800) linear feet (measured along roadway or cartway) from any structure erected pursuant to this land development ordinance. A fire hydrant must be installed at the entrance(s) or access to any subdivision. In addition, no item, whether manmade or a plant, bush, shrub or tree, shall be permitted within three feet (3') of a fire hydrant, nor shall any fire hydrant be enclosed or obstructed by a fence, gate, shrubbery or other construction.
4. The plans for the installation of the mains of a water distribution and supply system shall be prepared with the cooperation of the applicable public water authority, and approved by its engineer. A statement of approval from the engineer of the public water authority shall be submitted to the Board of Supervisors. Upon the completion of the public water distribution and supply system, one (1) copy each of the plans for such system shall be filed with the Board of Supervisors. The plan shall be reviewed

and approved by the Department of Environmental Protection and ISO (Insurance Service Organization).

5. Individual on-lot water supply facilities shall not be deemed part of the "required improvements" of this Chapter.

B. Sanitary Sewerage:

1. The method of waste disposal shall be as approved by the Board of Supervisors giving consideration to the following order of preference:
 - a. Connection to a public sanitary sewer system, to be in accordance with the requirements of the Department of Environmental Protection.
 - b. Provision by the developer of a complete private sanitary sewer collection system using a treatment plant, to be licensed by the Department of Environmental Protection.
 - c. Sewage disposal on individual lots where conditions are satisfactory to meet the on-lot sewage requirements of Act 537, known as the Pennsylvania Sewage Facilities Act.
2. The judgment of the Board of Supervisors as to the method of waste disposal to be used will be made after study and review of a sewerage feasibility report submitted by the developer. The submission of the sewerage feasibility report is required. It must be completed by a registered professional engineer.
3. When the subdivision or land development is to be provided with a complete public sanitary sewer collection system to be connected to a public sanitary sewer system, a statement of approval from the engineer of the sewerage system authority to which it will be connected shall be submitted to the Board of Supervisors.
4. When a complete private sanitary sewer collection system using a treatment plant is to be provided, a copy of all required permits and licenses shall be submitted to

the Board of Supervisors following the Pennsylvania Department of Environmental Protection approval of the proposed facilities. Adequate provision for the maintenance and yearly inspection of such plant shall be furnished to the municipality in which the subdivision or land development is located.

5. In subdivisions or land developments where neither connection to a public sewerage system nor a complete sanitary sewer system is required, sewage disposal shall be provided consisting of septic tanks and tile absorption fields, or any "package disposal system or treatment plant" permitted and licensed by the Department of Environmental Protection, in accordance with the Pennsylvania Sewage Facilities Act 537.
6. When on-lot sewage disposal is to be provided, the developer shall furnish a certificate as to the adequacy of the soils for such on the basis of percolation tests conducted in accordance with the Department of Environmental Protection.

C. Stormwater Drainage:

1. Storm Sewers: Shall be designed in accordance with Chapter 21, Stormwater Management.
2. Open Drainage Ways:
 - a. When open drainage ways are proposed for the collection and/or discharge of stormwater, the Planning Commission and Board of Supervisors shall review the design of such in relation to capacity, safety, erosion and stagnation in consultation with the Butler County Conservation District.
 - b. Drainage easements shall be provided for all existing and proposed drainage ways, substantially conforming to the alignment thereof, and shall be of sufficient width to include all of the watercourse plus at least ten feet (10') from the center of the stream channel in either direction, but in no case shall be less than twenty feet (20') in width.

- c. Stormwater shall be detained and discharged at predevelopment rates, on site as approved by the Township Engineer.
- d. Open stormwater drainage courses shall be designed for a maximum velocity not to exceed ten feet (10') per second and a minimum velocity of five feet (5') per second. A minimum velocity of three feet (3') per second may be permitted where a greater slope cannot be achieved to permit the standard required minimum velocity. An open stormwater drainage course shall include a lining (riprap, concrete, bituminous) to prevent erosion. Any required approval of the Butler County Conservation District shall be obtained by the applicant.

D. Utility Line Installation:

Where possible, as determined by the Board of Supervisors upon the recommendation of the Township Engineer, electric, telephone, cable television and television transmission lines shall be placed underground. Where such lines are not placed underground, said lines shall be placed along rear lot lines to the fullest extent possible.

E. Utility Easements

- 1. Width; Location: When easements are required for any utility serving a subdivision or land development, they must be a minimum of twenty feet (20') wide and must, to the fullest extent possible, be adjacent to, or centered on, rear or side lot lines.
- 2. Natural Gas Lines: All natural gas lines shall be installed in compliance with the ASA Code B31, 80 1958, as amended. The minimum distance from a pressurized natural gas line to a dwelling unit or other structure shall be established by the applicable transmission or distribution company.
- 3. Petroleum Lines: Between a proposed dwelling unit or other structure and the center line of a petroleum or petroleum

products transmission line, which may traverse the subdivision or land development, there must be a minimum distance of one hundred feet (100') measured in the shortest distance.

§14-605. Monuments and Markers

- A. Material and Size: Monuments and markers shall be constructed as follows:

	Construction	Minimum Size
Monument	Concrete	4" x 4" x 36"
Marker	Iron Pipes or iron or steel bars	24" x 3/4" dia.

- B. Markings Placement: Monuments and markers must be placed by a registered professional engineer or professional land surveyor so that the scored or marked point coincides exactly with the point of intersection of the lines being monumented. They must be set so that the top of the monument or marker is level with the surface of the surrounding ground. Monuments must be marked on top with a copper or brass dowel.

- C. Monuments Location: Monuments must be set:

- 1. At the intersection of lines forming angles in the perimeter boundaries of the tract.
- 2. At the intersection of street rights-of-way when such are perpendicular or angular; or at the beginning and ending of street intersection right-of-way curves or chord diagonals where they are formed.

- D. At such other points as determined necessary by the Township Engineer.

- 1. Markers Location: Markers must be set:
 - a. At the beginning and ending of curves along street property lines if not monumented.
 - b. At points where lot lines intersect curves either front or rear.
 - c. At angles in property lines of lots.
 - d. At all other lot corners.
- 2. Removal: Any monuments or markers that are removed must be replaced by a registered professional engineer or professional land surveyor at the expense of the person removing them.

§14-606. Fire Service Features

The purpose of this Section is to require building features that enhance response time and/or reduce risk to emergency responders.

A. Key Box

1. A key box shall be supplied by the owner of buildings considered non-residential as defined by the Pennsylvania Uniform Construction Code. (see Chapter 2)

Exception: Buildings not occupied by persons and/or animals that, as determined by the Township Zoning/Code Enforcement Officer, are not to be considered a source of combustion by the nature of their construction and contents, and are not combustible nor contain a means of ignition.

2. The key box shall be installed at a location approved by the Township.
3. The key box shall be of a type approved by the Township and shall contain keys to gain necessary building access for life saving or fire-fighting purposes as required by the Township Zoning/Code Enforcement Officer.

- B. Maintenance: The owner of the building shall immediately notify the Township Zoning/Code Enforcement Officer and provide the new key anytime a lock is changed or rekeyed. The key to such lock shall be secured in the existing approved box.

ARTICLE VII

of Supervisors upon filing the final plan.

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 electromagnetic 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

ARTICLE VIII
ENVIRONMENTAL PERFORMANCE
REQUIREMENTS

§14-801. General

Land susceptible to high water table, unstable subsurface conditions, steep or unstable slopes, high voltage electric or high pressure gas or oil transmission lines shall not be approved for subdivision or land development unless the hazards have been minimized or the developer proposes adequate safeguards, in the opinion of the Township Engineer, to protect the proposed use of the land. Land subject to flooding shall adhere to the regulations established in the Chapter 2, Article V.

- A. No change shall be made in the contour of the land, no grading, excavating, removal or destruction of the topsoil, trees or other vegetative cover of the land which results in a disturbed area in excess of five (5) acres, shall be commenced on any parcel, and no subdivision or land development plan shall be given final approval until:
1. There has been a plan approved by the Pennsylvania Department of Environmental Protection or the Butler County Conservation District or both where required, that provides for temporary control of erosion and sedimentation consistent with this Section and acceptable financial security, as specified in Section 14-501 of this Chapter, is deposited with the Township which will ensure installation and completion of the required improvements; or
 2. There has been a determination by the Board of Supervisors upon recommendation of the Township Engineer that a plan for minimizing erosion and sedimentation is not necessary.
 3. Where an Erosion and Sediment Control Plan has been filed and approved, the developer is solely responsible for on-site pollution control measures.
- B. For disturbed areas of any size, measures used to control erosion and reduce sedimentation shall, as a minimum, be in accordance with the

Rules and Regulations of the Pennsylvania Department of Environmental Protection and/or the standards and specifications set forth in the Butler County Erosion and Sediment Control Handbook, as well as those set forth in this Article.

- C. Stream channel construction on watersheds with drainage areas in excess of one hundred (100) acres, or in those cases where downstream hazards exist, shall conform to criteria administered by the Division of Dams and Encroachments, Pennsylvania Department of Environmental Protection.
- D. The Township Engineer, or other official as designated, shall ensure compliance with the appropriate erosion and sedimentation control plans and specifications.

§14-802. Performance Requirements

The following activities shall be conducted as outlined, except that earth disturbance activities related to agricultural use shall be regulated by the Butler County Conservation District:

- A. Stripping of vegetation, grading or regrading, or other earth disturbance shall be done only after review and approval of an erosion and sedimentation plan by the Township Engineer and all agencies with jurisdiction.
- B. Development plans shall preserve salient natural features, keep cut-fill operations to a minimum, and ensure conformity with existing topography.
- C. Whenever feasible, natural vegetation shall be retained, protected, and supplemented. Further, all trees greater than six inches (6") dbh (diameter at breast height) within required yards shall remain undisturbed.
- D. The maximum disturbed area and the duration of exposure shall be in compliance with Pennsylvania Department of Environmental Protection regulations.
- E. Disturbed soils shall be stabilized in compliance with Pennsylvania Department of Environmental Protection regulations.
- F. The permanent (final) vegetation and structural erosion control and drainage measures shall be installed as soon as practical in the development, as determined by the Township

Engineer.

- G. Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development. Where necessary, the volume of surface water runoff generated after development shall be detained as per an approved stormwater management plan.

§14-803. Grading and Drainage Requirements

In order to provide more suitable sites for building and other uses, improve surface drainage, and control erosion and sediment pollution, the following requirements shall be met:

- A. All lots, tracts, or parcels shall be graded to provide proper drainage away from buildings and dispose of the runoff without ponding, and all land within a development shall be graded to drain and dispose of surface water without ponding, except where other arrangements are approved by the Township Engineer.
- B. All stormwater management facilities shall be designed in accordance to Chapter 21, Stormwater Management.
- C. Concentration of surface water runoff shall be permitted only in swales or detention ponds.
- D. Excavations and fills:
1. Cut and fill slopes shall not be steeper than 2:1 and 3:1, respectively, unless stabilized by a retaining wall or cribbing, except as approved by the Township Engineer.
 2. Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surface of fills.
 3. Cuts and fills shall be engineered so as to prevent damage to adjoining property.
 4. Fill shall be placed and compacted so as to minimize sliding or erosion of the soil.
 5. Fill shall not encroach on natural watercourses or constructed diversion channels.
 6. Fills placed adjacent to natural watercourses or constructed channels shall have suitable protection against

erosion during periods of flooding.

- E. Grading shall not be done in such a way so as to divert stormwater or fill onto the property of another landowner unless the stormwater is being channeled into an existing natural drainage swale
- F. During grading operations, necessary dust control shall be exercised.
- G. Topsoil shall be stockpiled only temporarily and be preserved and redistributed as ground cover. Said topsoil shall be expeditiously planted with perennial grasses or ground planting.
- H. Tree guards during construction and grading, and limitations as to cuts and fills, both temporary and permanent, near trees, shall be provided as necessary to give reasonable assurance of their continued healthy growth.
- I. Grading equipment shall not cross live streams. Provision shall be made for the installation of culverts or bridges.

§14-804. Subsidence Risk

- A. In connection with any subsurface mined areas, a subsidence risk assessment shall be provided by a geotechnical engineer with experience and qualifications in mined land reclamation and licensed by the Commonwealth of Pennsylvania. Should the geotechnical engineer determine in his assessment that a geotechnical report is required for the mined areas, the report shall include:
1. A minimum of three (3) core borings for the first five (5) acres and one (1) additional boring for each additional five (5) acres, with borings uniformly spaced across the building site(s) unless otherwise recommended by the geotechnical engineer.
 2. An evaluation of the integrity, stability and nature of the overburden.
 3. An evaluation of the integrity, stability and nature of the material used to fill the mine excavation.
 4. An evaluation, based upon the above evaluations, of the risk of subsidence associated with the area in its undeveloped condition, and the increase in such risk that would be caused by the

proposed construction.

5. An identification of unsafe construction locations, suitable construction sites, and any measures and practices necessary to minimize the risk of subsidence.
- B. In connection with any subsurface mined areas, a subsidence risk assessment shall be provided by a geotechnical engineer with experience and qualifications in mined land reclamation and licensed by the Commonwealth of Pennsylvania. Should the geotechnical engineer determine in his assessment that a geotechnical report is required for the mined areas, the report shall include:
1. A minimum of three (3) core borings for the first acre and one (1) additional boring for each additional acre of land proposed for development unless otherwise recommended by the geotechnical engineer. All borings shall be taken from proposed or potential construction sites.
 2. A map locating all known mine features within three hundred feet (300') of any proposed construction, whether such are located on or off the development site. Such map shall identify the known limits of the mine and any surface features caused by past mining activity, such as mine waste dump areas, seepage areas and wetlands.
 3. An identification of all environmental problems caused by past mining activities, including without limitation, subsidence, acid runoff, residual ponding, disturbed drainage patterns, unstable spoils piles or degraded water quality, that may affect the construction, occupation or environmental integrity of the site.
- C. In addition to the subsidence risk assessment and/or geotechnical investigation reports, the applicant shall submit with his preliminary plan, a description of the measures proposed for eliminating or mitigating any risks or hazards associated with past mining activities.

ARTICLE IX

SUPPLEMENTAL DESIGN STANDARDS

History: amended by Ordinance No. 2022-06-04, June 8, 2022

§14-901. Accessibility

When a proposed subdivision or land development does not have frontage upon a local, county or state thoroughfare which was designed to accommodate the volume of traffic anticipated to be generated by the proposed subdivision or land development, the Planning Commission may recommend and the Board of Supervisors may request that the applicant participate with the Township in the improvement of the roadway which provides primary access. The cost of said improvements shall be estimated by the Township Engineer and the amount of the contribution from the applicant shall be negotiated with the Township.

§14-902. Pedestrian Circulation

- A. Sidewalks shall be physically separated from all streets by a three foot (3') grass planted strip.
- B. Parking areas shall be designed to minimize conflicts between pedestrian and vehicle circulation.
- C. Common open areas and other residential service areas shall be located in the interior of dwelling unit sites to minimize the necessity for pedestrians to cross streets.

§14-903. Signs

Signs must comply with all requirements of Chapter 20.

§14-904. Storage Areas

Outdoor storage areas of any type and for any purpose should be located to the rear of principal structures and be screened with fencing or enclosed by natural vegetation approved by the Board of Supervisors. Fully enclosed structures with a roof may be located in the side or rear yard in compliance with required setbacks for accessory structures. (See Appendix B Figure # 2 and # 27)

§14-905. Vegetation

- A. Conservation: Development shall be planned so as to minimize the removal of existing trees, shrubs and ground cover and to minimize the amount of land covered by impervious surfaces.

- B. Noise Control: Street trees along local and collector streets in residential areas may be required as a buffer.

- C. Screening: Wherever natural screening is being planted to meet a screening requirement of the Zoning regulations (Chapter 20), such screen shall consist of fifty percent (50%) evergreen or evergreen type hedges and fifty percent (50%) shrubs and deciduous trees interplanted with a variety and size at the time of planting that said plantings will attain a height of at least six feet (6') within three (3) years. Furthermore, subdivision and land development plans shall provide for such screening as follows:

1. Where commercial or industrial uses abut residential uses.
2. Where residential uses abut any railroad right-of-way or arterial highway in the case of reverse frontage lots.
3. Along the perimeter of any common utility yard or outdoor equipment or refuse storage area in multiple residential developments.
4. Elsewhere as deemed necessary by the Planning Commission and the Board of Supervisors.

- D. Windbreaks: The use of planting rows to serve as windbreaks to control the drifting of snow across public and private thoroughfares may be required.

- E. Street Trees: Street trees of a caliper not less than one and one half inches (1-1/2") shall be planted forty to sixty feet (40'-60') apart. The location of street trees shall be as deemed appropriate by the Board of Supervisors, but in no case shall such be planted less than two and one half feet (2-1/2') from any street right-of-way. The provision of street trees may be waived where existing vegetation including trees will remain following build out. The following trees shall not be planted as street trees:

1. Poplars; all varieties.
2. Willows; all varieties.
3. Aspen; all varieties.
4. Common Black Locust.

- F. Obstructions to vision: No bushes or shrubs exceeding thirty (30") in height, or at such lesser height which due to ground elevations would obstruct the clear sight of motorists, shall be permitted within any required clear sight triangle nor within ten feet (10' of the right-of-way line abutting access drives. All street trees shall be kept free of branches and foliage from the street grade to a height of eight (8) feet. (See Appendix B Figure # 3, Figure # 5 and Standard Detail #2)

ARTICLE X
RESERVED FOR FUTURE USE

ARTICLE XI
MOBILE HOME PARKS

History: amended by Ordinance No. 2022-06-04, June 8, 2022, Ordinance No. 2023-07-02 and Ordinance No. 2024-07-04, July 10, 2024.

§14-1101. Mobile Home Parks

The minimum standards of this Chapter for residential uses may be modified in the design and development of mobile home parks in accordance with the following minimum standards:

A. Mobile Home Lots:

1. Overall density in a mobile home park shall not exceed a net density of six (6) manufactured housing units per net acre of land.
2. An area of not less than forty-five hundred (4,500) square feet shall be provided for each mobile home lot.
3. Generally, mobile homes should be arranged on the individual pad to take advantage of the existing topography.
4. The minimum width of each mobile home lot shall be thirty (30) feet in excess of the widest mobile home expected to be placed on the lot.
5. The minimum depth of each mobile home lot shall be not less than thirty (30) feet longer than the longest mobile home expected to be placed on the lot.
6. The longitudinal gradient and cross slope of any mobile home lot shall not exceed five percent (5%), except for terracing at the periphery, and the minimum slope in any direction shall be two percent (2%).
7. Each mobile home shall be located as referenced in the applicable Zoning District from any exterior lot line of the park or existing public road; not less than twenty (20) feet, from the curb or edge of street; not less than thirty (30) feet from any permanent structure or other mobile home not less than ten (10) feet from any accessory structure.
8. The mobile home shall be installed on concrete footings and masonry unit piers, all compliant with the Pennsylvania

Uniform Construction Code. (see Chapter 2)

- a. The mobile home shall be secured to the ground in compliance with the Pennsylvania Uniform Construction Code (see Chapter 2), with approved manufactured ground anchors. Homemade ground anchors are not permitted.)
9. No individual private wells or private septic systems on a per lot or per unit basis shall be permitted. Public or community water supply and collective private treatment facilities shall be provided.
10. Decks, Ramps, and Porch(es)
 - a. Decks, ramps, and porch(es) shall not be enclosed on more than one (1) side, except for guarding, as required by the Pennsylvania Uniform Construction Code, Chapter 2.
 - b. There shall be a minimum of ten (10) linear foot separation between the closest point of any deck, ramp or porch to a deck, ramp, porch, accessory, or principal structures on an adjacent lot or leased area.
 - c. Decks, ramps, and porch(es) shall not be permanently attached to titled mobile home.
 - d. Any manufactured housing unit shall be furnished with an exterior landing/stairway area, deck, or stoop, located at the unit's primary point of entrance and exit as follows:
 - 1) The landing/stairway area shall permit entry of an emergency medical service gurney directly into the unit's primary entrance without turning, or the exterior landing shall be constructed to permit an unobstructed turning radius of eight (8) feet. The landing shall be located at a horizontal elevation consistent with height of the unit's interior floor surface.
 - 2) The landing/stairway area shall be secured to the finished grade in such a manner as to resist tipping or

movement from above-grade sources.

B. Streets: The streets, exits and entrances shall consist of at least a eight (8) inches stone or slag base course, two (2) inch bituminous binder course and a one (1) inch bituminous wearing course or double tar and chip wearing course, constructed and maintained to the following minimum design standards:

1. Where parallel parking is permitted on both sides, the minimum width shall be thirty-four (34) feet. There shall be no parking within fifty (50) feet of an intersection.
2. In all other cases, the minimum width shall be twenty-four (24) feet.
3. For park expansions, where existing streets are less than twenty-four (24) feet, streets in the park expansion area shall match the width of the connecting street(s).
4. No one-way streets shall be permitted.
5. Cul-de-sac streets shall be provided with a completely paved turn-around having an outside roadway diameter of at least eighty (80') feet and such cul-de-sac street shall not exceed one thousand (1,000) feet in length.
6. The pavement edge of all intersections shall have an inside radius of at least thirty (30) feet.
7. Street grades shall not exceed twelve percent (12%) and adequate transition shall be made at grade changes for the maneuvering of mobile home units. Park access roads can reach twelve percent (12%) if required to access park.
8. All other basic street and intersection design standards of this Chapter not modified above shall apply.
9. Street names shall be identified at intersections.

C. Bufferyards and Screening:

1. All mobile home parks shall be provided with a planted buffer yard of not less

than twenty-five feet (25') in depth. Along the perimeter of all property line boundaries of the park including those property line boundaries which abut rights-of-way, a combination of fifty percent (50%) deciduous and fifty percent (50%) evergreen trees, a minimum of one inch (1") in diameter, planted at not less than twenty feet (20') on center shall be maintained. As an alternative, a row of vertical yews, planted at not less than five feet (5') on center, shall be maintained.

2. If a mobile home park is located adjacent to single family residential uses or zoning district boundaries, the above required buffer yard shall be not less than fifty (50) feet in depth but may be planted as in C 1 above.
3. Where existing vegetation meets the dimensional requirements of 1 and 2 above, said vegetation may be utilized for the buffer requirements. Where existing vegetation does not meet the minimum buffer width, supplemental plantings can be utilized in combination with existing vegetation to meet buffering requirements.

D. Recreation Area: A common, centrally located open space recreation area shall be provided and maintained for the benefit of the mobile home park residents. The amount of such area provided shall constitute at least six percent (6%) of the gross land area of the park area, but in no case shall the open space be less than twenty thousand (20,000) square feet.

E. Off-Street Parking: There shall be two (2) off-street parking spaces, each not less than nine feet (9') wide and twenty feet (20') long, for each mobile home lot in the mobile home park.

F. Visitor Parking: There shall be established in a centrally located area, one quarter (1/4) parking space for each mobile home lot in the park for visitor parking.

G. Park Lighting: Internal streets shall be illuminated to a minimum of 0.2 foot-candles and a maximum of 8 foot-candles utilizing sharp cutoff luminaire fixtures.

H. General:

1. Any existing or proposed mobile home park shall not be located within one thousand (1,000) linear feet of any part of any other existing or proposed mobile home park and/or campground. This shall include mobile home parks and/or campgrounds in other municipalities.
 2. Water supply, sanitary sewerage, storm drainage, easements, utility line location, erosion and sediment control, and site planning shall be in accordance with the minimum standards established in this article and in Section 14-604, and the requirements of the Pennsylvania department of Environmental Protection
- I. Skirting: A factory-approved skirting shall be installed within thirty (30) days of placement of the mobile home, around the entire base of all mobile homes with ventilation openings adequately protected against intrusion by rodents, insects, and debris.
- J. Water Supply:
1. Each mobile home and every other structure in the park with water supply shall and must be supplied with potable water from a public or community water system approved by the Department of Environmental Protection.
 2. The water supply shall be capable of providing at least one hundred fifty (150) gallons per day per mobile home at a pressure of at least twenty (20) pounds per square inch.
 3. Individual water riser pipes at each mobile home lot shall be located and protected to insure against freezing, shall be protected from ground drainage, shall have a shut-off valve located below the frost line, and shall be capable of being capped when not in use.
- K. Sewage Disposal:
1. Each mobile home in a park and every other structure connected to water supply shall and must be served by a public or community sanitary sewerage system.
 2. Each mobile home lot shall be provided with a vertical four inch (4") inside diameter sewer riser pipe, capable of being plugged when the lot is not in use.
- L. Electrical Distribution:
3. Each riser pipe shall extend at least two inches (2") above the ground surface, which shall slope away from it in all directions.
 4. Sewer pipes shall have a smooth inside surface, watertight joints, a slope of not less than one quarter inch (1/4") per foot, and be made of semi-rigid, corrosion resistant, durable, nonabsorbent material and must meet the requirements of the Butler Area Sewer Authority and/or requirements of the agency under whose jurisdiction the system is to be constructed.
1. Each individual mobile home must and shall be connected to an underground electrical distribution system, installed by a qualified electrician.
 2. All electrical, telephone and cable TV systems within a mobile home park shall be placed underground except pad-mounted transformers and similar equipment.
 3. Each mobile home lot shall be provided with an approved exterior disconnect device located within thirty feet (30') of the home and main overcurrent protective equipment along with additional breaker spaces for accessory circuits outside the home (shed, post light, etc.). The minimum service per mobile home outlet shall be 120/140 volts AC, 200 amperes. No mobile home may be occupied until a Certificate of occupancy has been issued by the Township.
- Exception:** Conforming structures in C and M Zoning Districts shall be a maximum of thirty-five feet (35') in height.
4. All exposed non-current carrying metal parts of mobile homes and all other equipment shall be grounded by a grounding conductor run with branch circuit conductors. The neutral

conductor shall not be used as an equipment ground.

5. Street lighting shall be required by the Board of Supervisors to be installed at entrances to a mobile home park, and the owner of the park shall provide and install the system and pay for the electricity used to operate it.

M. Solid Waste Disposal and Insect and Rodent Control:

1. Solid waste and refuse shall be bagged and stored in covered containers and shall be removed by a contract hauler under a signed agreement with park management, not less frequently than once per week.
2. No waste disposal by burying or burning shall occur on any mobile home lot. Burning within the park by management must meet Township and/or County regulations.
3. Grounds, buildings and structures shall be maintained free of insect and/or rodent harborage or infestation.
4. Mobile home parks shall be kept free of litter and inflammable material accumulations.

N. Fuel Supply and Storage

1. All piping from outside fuel storage tanks to mobile homes shall be securely but not permanently fastened in place, shall have secured shutoff valves, and shall be capable of being capped when the lot is not in use.
2. Natural gas piping systems shall be buried under at least eighteen inches (18") of cover and shall not run under any mobile home.
3. Liquefied petroleum gas systems shall be provided with safety devices to relieve excess pressures and shall have an accessible shut-off valve outside each mobile home served.
4. Gas cylinders of at least twelve (12) but not more than sixty (60) U.S. gallons capacity may be installed on a mobile

home lot and be securely but not permanently mounted.

5. Cylinders or other fuel storage vessels shall not be located inside or beneath any mobile home or other structure in the park, and shall be placed at least five feet (5') from any exit from a mobile home or other structure.

O. Fire Protection When Public Water Supply System is Available:

1. The water supply system in a mobile home park shall be capable of permitting operation of at least two (2) one and three quarters (1-3/4) inch hose streams simultaneously. The supply system shall meet the requirements of the Pennsylvania Department of Environmental Protection (DEP) and the Insurance Service Organization.
2. Fire hydrants shall be provided by the developer and shall be installed at street intersections and/or along street lines as necessary to provide fire protection within a minimum of six hundred feet (600') service radius of any mobile home or service building or other structure in the park. The cost of maintenance and fire protection rental hydrants shall be borne by the park management. If water is master-metered, there will be no hydrant or rental fees.
3. For park expansions, fire hydrants are not required if the existing park does not have fire hydrants.

§14-1102. Responsibilities of the Management

- A. The person to whom a permit for a mobile home park is issued shall operate the park in compliance with this Chapter, Chapter 7, Chapter 20, and all other applicable codes and ordinances, and shall maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- B. The mobile home park management shall be responsible for maintaining all private infrastructure in the park, including snow removal, stormwater facilities, water distribution and sanitary sewer collection. All

streets and roads shall remain private and shall not be adopted by the Township.

- C. The mobile home park management shall supervise and be responsible for the placement of each mobile home on its lot, including all utility connections. No mobile home shall be placed except upon an approved lot.
- D. The management shall maintain a register containing the names of all park occupants, such register being available to the designated Township authority at any reasonable hour.
- E. No mobile home may be moved, either to another location in the Township or from the Township, without the park owner first obtaining a "no lien" letter from the Township.

§14-1103. Violations

- A. Whenever the Zoning Officer determines by personal inspection that a violation exists in any mobile home park, they shall immediately, by certified mail, inform the person to whom the permit to operate has been issued, of the nature of the violation, citing specific sections of these regulations, what corrective action is required, the time limit within which repair shall be made and the penalty for failure to correct. A copy shall be sent to the Board of Supervisors.
- B. The operator may request, within thirty (30) days of notice, a hearing before the Board of Supervisors. Such hearing shall occur within thirty (30) days of petition at a regular monthly meeting of the Board, and may result in a modification of the time limit or extent of the alleged violation, or dismissal of the charges, at the discretion of the Board.
- C. The Board shall communicate, by certified mail, its decision to the operator within ten (10) days of the hearing, after which the operator shall have the specified time, contained in the decision, to comply with the requirements of the decision.
- D. Any person, firm, partnership, corporation or other entity who or which violates any provision of this Chapter after expiration of the time period in which they have been ordered to correct a violation shall be subject to penalty as contained in Article XIV of this Chapter.
- E. While action is pending following the Zoning Officer's notification, or before the Zoning

Officer is satisfied that a violation has been corrected. no permits shall be issued for any new mobile homes to be located in the mobile home park containing the violation and the park's Township permit shall be suspended.

- F. The Zoning Officer may inform the owner/manager of the mobile home park in writing, if he suspects that violations of their regulations are occurring in a mobile home park, citing specific violations. A copy of the letter shall be sent to the Board of Supervisors.

§14-1104. General Standards

The following requirements shall also be adhered to by applicants wishing to develop a mobile home park:

- A. All application and review procedures shall be in accordance with Article IV of this Chapter.
- B. Permits issued by the Township shall be valid for a one (1) year period and shall be renewed annually upon application by the owner, contingent upon compliance with all applicable regulations.
- C. Each original and renewal application shall be accompanied by an application fee as may be established by Resolution of the Board of Supervisors.
- D. Mobile home parks in existence upon the effective date of this Chapter may continue in existence; however, any additions to the park, or rearrangement, after the effective date of this Chapter, shall comply with these regulations.
- E. The Township Zoning Officer shall not be denied access to any mobile home park at reasonable hours in order to determine compliance with this Chapter.
- F. No mobile home lacking its own toilet, bathing, cooking and food storage facilities, all in working condition, shall be permitted in a mobile home park.

§14-1105. Zoning Compliance

All mobile home parks approved under this Chapter shall be concurrent with and conditioned upon compliance with all applicable provisions of Chapter 20 and all other land use regulations in effect at the time of final approval, including application and review procedures, permit fees, and zoning

certificate and all local and state licensing requirements.

ARTICLE XII
ADMINISTRATION

§14-1201. Review Fees

At the time of submission of subdivision or land development plans for review and approval, the applicant shall pay to the Township such fees as are established by Resolution of the Board of Supervisors. The fees and charges may vary in accordance with the scope and complexity of the subdivision or land development plan submitted for review, such as the number of parcels or lots in the plan, the complexity of the utility drawings, the number of required construction drawings, and the area proposed for development.

§14-1202. Fees Payable

All fees shall be made payable to Center Township. All fees submitted are nonrefundable, and the approval or rejection for any reason of any subdivision or land development plan will not be reason or cause for the return of any fees submitted.

§14-1203. Escrow and Billing For Professional Consultant

- A. Applicants for subdivision and land development plans shall, concurrent with filing an application, post an application, post an escrow for professional consultant review in an amount as determined from time to time by Resolution of the Board of Supervisors. No application will be accepted without the required escrow. Upon recommendation of either the planning commission or a professional consultant, the Board of Supervisors may require additional escrow.
- B. With the exception of the Township Engineer, no review shall be undertaken by a professional consultant without the approval of the Board of Supervisors or their designee. Notice of an approved request for review by professional consultants shall be mailed by the Township Secretary to the applicant by regular mail. Failure to mail notice shall not be deemed a waiver of payment of professional consultant fees by the applicant.
- C. Applicants may be billed by the Township on an interim basis. Bills shall identify the work performed, the person performing the service and the time and date spent in each task. Payment for invoices shall first be made from

the escrow account. In the event the escrow account is expended, then payment for the Township invoices shall be paid in full within thirty (30) days.

- D. Within a reasonable time subsequent to a decision on an application, the Township shall submit to the applicant an itemized bill for professional consultants specifically designated as a final bill. The final bill shall include all review fees through date of decision. If for any reason additional review is required subsequent to the decision, including inspections and other work to satisfy the conditions of the approval, the review fees shall be charged to the applicant as a supplemental to the final bill. Any unused escrow shall thereafter be returned to the applicant.
- E. Disputes by an applicant as to any invoice of a professional consultant, whether interim, final or supplemental to final, shall be pursuant to and in accordance with the Pennsylvania Municipal Planning Code, as amended.

§14-1204. Inspection Fees

If in the judgment of the Township Board of Supervisors, inspection fees relative to the construction or repair of improvements proposed to be constructed, subsequent to the approval of a subdivision or land development plan are required, the developer shall deposit with the Township financial security or a cash deposit in an amount sufficient to cover the costs for inspection of said improvements by the Township Engineer.

§14-1205. Recording

- A. Upon approval and certification of a subdivision or land development Final Plan, the receipt of the improvement guarantee and the receipt of all documents required by this Chapter, the applicant shall, within ninety (90) days, record the Final Plan, along with any Homeowners Association documents required, in the Butler County Recorder of Deeds office. Should the applicant fail to record the approved plan within the allotted time frame, the approval shall become null and void.
- B. Upon recording of the Final Plan in the Butler County Recorder of Deeds Office, the applicant shall deliver to the Township one (1) paper print of the plat, as recorded.

- C. After an approved subdivision plan shall have been officially recorded, the streets, parks, and other public improvements shown thereon shall be considered to be a part of the official plan of the Township.
- D. Streets, parks and other public improvements shown on a subdivision plan to be recorded may be offered for dedication to the Township by formal notation thereof on the plan, or the owner may note on such plan that any improvements have not been offered for dedication to the Township.
- E. Every street, park or other improvement shown on a subdivision plan shall be deemed to be a private street, park or improvement until such time as the same shall have been offered for dedication to the Township and accepted by Ordinance or resolution, or until it shall have been condemned for use as a public street, park or other improvement.
- F. Any single non-residential land development whether occurring on one (1) lot or on a combination of parcels under single ownership and phased over a period of years shall be recorded with Butler County as an approved site plan following completion of all contemplated improvements and structures. One (1) paper drawing shall be submitted to the Butler County Recorder of Deeds and one (1) paper copy filed with Center Township.

ARTICLE XIII

AMENDMENT AND REVIEW BY COUNTY

§14-1301. Amendments

Amendments to this Chapter shall become effective only after a public hearing held pursuant to public notice. The Planning Commission shall make recommendations to the Board Of Supervisors on any amendment, within thirty (30) days prior to the date of the public hearing.

§14-1302. County Review

At least thirty (30) days prior to the date of the Public Hearing on an amendment to this Chapter, a copy of the proposed amendment shall be forwarded to the Butler County Planning Commission for review and recommendation.

§14-1303. Copy Forwarded

Within thirty (30) days after adoption, the Board of Supervisors shall forward a certified copy of any amendment to this Chapter to the Butler County Planning Commission for their files.

§14-1304. Public Examination

The text of any amendment to this Chapter may be examined at a place designated by the Board of Supervisors prior to its consideration. Notice of said amendment to the ordinance and a summary thereof shall be published not more than sixty (60) days nor less than seven (7) days prior to passage.

§14-1305. Right to Proceed

No change in these regulations, or any Zoning regulations, shall adversely affect the applicants' right to complete any finally approved aspect of the proposed development within five (5) years from such approval, when an application for approval of a subdivision plat has been approved or when an application for land development has been approved and the applicant accepts the conditions of approval.

ARTICLE XIV
ENFORCEMENT REMEDIES

§14-1401. Violations

Unless and until a plat has been prepared in full compliance with the provisions of this Chapter and the Pennsylvania Municipalities Planning Code (Act 247) and all amendments thereto, and the regulations adopted hereunder, any person, partnership, or corporation that is the owner or agent of the owner of any lot, tract or parcel of land shall not (1) lay out, construct, open or dedicate any street, sanitary service, storm sewer, water main or other improvement for public use, travel or other purpose or for the common use or uses of occupants of buildings abutting hereon, or (2) sell, transfer or agree to sell or enter an agreement to sell land in a subdivision or land development. Any such person, partnership or corporation, including the members of such partnership or the officers of the corporation, or the agent of any of them, responsible in law or in fact for such violation, upon being found liable hereof in a civil enforcement proceeding commenced by the Center Township, must pay a judgment of not more than five hundred dollars (\$500.00) plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof. Each day that a violation continues shall be a separate violation.

- A. No judgment shall commence or be imposed or payable until the District Justice having jurisdiction determines the date of violation.
- B. If the defendant neither pays nor timely appeals the judgment, the Township shall enforce the judgment pursuant to the rules of civil procedure.
- C. Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement.
- D. Any fines or judgments collected shall be deposited in the Township's General Fund.

§14-1402. Preventative Remedies

In addition to other remedies, the Township may institute and maintain appropriate actions by law or in equity to restrain, correct or abate violations or to prevent illegal occupancy of a building, structure or premises. A 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.

- A. The Township may refuse to issue any permit or grant any approval necessary to further improve or develop any real property which has been developed or which has resulted from a subdivision of real property in violation of any amendment adopted pursuant to these regulations. This authority to deny such a permit or approval shall apply to any of the following applicants:
 - 1. The owner of record at the time of such violation.
 - 2. The vendee or lessee of the owner of record at the time of such violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
 - 3. The current owner of record who acquired the property subsequent to the time of violation without regard as to whether such current owner had actual or constructive knowledge of the violation.
 - 4. The vendee or lessee of the current owner of record who acquired the property subsequent to the time of violation without regard as to whether such vendee or lessee had actual or constructive knowledge of the violation.
- B. As an additional condition for issuance of a permit or the granting of an approval to any such owner, current owner, vendee or lessee for the development of any such real property, the Township may require compliance with the conditions that would have been applicable to the property at the time the applicant acquired an interest in such real property and abate all violations noted.

ARTICLE XV

VALIDITY AND REPEALER

§14-1501. Validity

- A. Should any section, clause, provision or portion of this Chapter be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect or impair the validity of any other section, clause, provision or portion of this Chapter.
- B. It is hereby declared to be the intent of the Board of Supervisors that this Chapter would have been adopted by the Township had such invalid or unconstitutional provisions not been included herein, and the remaining portions of this Chapter shall remain in effect as though the portion declared invalid or unconstitutional had never been a part hereof.
- C. Continuation: The modification or repeal of any prior ordinance, resolution or regulation by this Chapter 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 legislation, resolution or regulation.

§14-1502. Repealer

All Resolutions, Ordinances, or amendments to ordinances, or parts of Resolutions or Ordinances inconsistent herewith, are hereby repealed as stated or deleted in their entirety in the prefatory paragraph of this Chapter.

§14-1503. The Center Township Zoning Ordinance

Nothing herein contained shall be interpreted to permit any waiver or modification of the restrictions or requirements of Chapter 20, as amended.

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SUBDIVISION AND LAND DEVELOPMENT

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