

**SECTION 607      SURVEY MONUMENTS AND MARKERS**

- A. Permanent stone or concrete monuments shall be accurately placed along at least one side of each street at the beginning and end of all curves and at all angles.
- B. Markers shall be set at all points where lot lines intersect curves and/or other property angles.
- C. Monuments shall be of concrete or stone, with a flat top having a minimum width or diameter of four (4) inches and a minimum length-of thirty (30) inches. Cast-in-place or pre-cast concrete monuments shall be marked with a three quarter (3/4) inch copper or brass dowel; stone or precast monuments shall be marked on the top with a proper inscription and a drill hole. Markers shall consist of iron pipes or steel bars at least thirty (30) inches long and not less than three-quarters (3/4) of an inch in diameter. Alternative monuments shall be inscribed with a proper inscription indicating the name of the surveyor responsible for the survey.
- D. All monuments and markers shall be placed by a registered engineer or surveyor so that the scored or marked point shall coincide exactly with the point of intersection of the lines being monumented or marked.
- E. All existing and proposed monuments and lot line markers shall be delineated on the Final Plan.

**SECTION 608      STORM WATER MANAGEMENT AND FLOOD PLAIN CONTROLS**

All storm water management, collection, conveyance and floodplain considerations shall be accomplished in accordance with the provisions of The Clay Township Stormwater Management Code and the Zoning Ordinance.

**SECTION 609      LANDSCAPING**

- A. Buffer Planting. Buffer planting shall be provided along the rear of reverse frontage lots. Parking and buildings are prohibited within the buffer-area. The use of the buffer area for access ways shall be limited. Buffer areas shall include a suitable and uninterrupted evergreen planting of a minimum planted height of 36 inches and sufficient mature height and density to give maximum screening. Such screening shall be permanently maintained and replaced where necessary to present an attractive appearance. It is recommended that a landscape architect registered by the Commonwealth of Pennsylvania be utilized to insure the proper use, arrangement, and selection of plant material and to provide an aesthetically pleasing effect.

- B. Existing Wooded Areas. Existing wooded areas shall be protected to prevent unnecessary destruction. At least fifteen (15) percent of the number of trees (minimum trunk caliper of five (5) inches measured five (5) feet above grade that exist at the time of plan submission shall be maintained or replaced immediately following construction Replacement trees shall be minimum truck caliper of two (2) inches measured five (5) feet above finished grade and located within unbuildable sections of the site (i.e., flood plain, steep slope, and setback areas).
- C. Street Trees. Street trees shall be required to be provided by the Applicant when any new street construction is proposed and such shall be in accordance with the following standards:
1. The trees shall be nursery grown in a climate similar to that of the locality of the project. Varieties of trees shall, be subject to the approval of the authority which accepts ownership of the street.
  2. All trees shall have a normal habit of growth and shall be sound, healthy, and vigorous; they shall be free from disease, insect, insect eggs, and larvae.
  3. The trunk diameter, measured at a height of six (6) inches above finish grade, shall be a minimum of two (2) inches.
  4. Trees shall be planted between the street right-of-way line and the building setback line except where the local municipality has authorized placement of trees within the street right-of-way. The tree growth shall not interfere with the street cartway, sidewalk, or utility line.
  5. All planting shall be performed in conformance with good nursery and landscape practice and to the standards established by the authority which accepts ownership of the plantings.
  6. Requirements for the measurements, branching, grading, quality, balling and the burlapping of trees shall follow the code of standards recommended by the America Association of Nurserymen, Inc., in the American Standard for Nursery Stock, ANSIZ60, 1-1973, as amended.
  7. One (1) street tree shall be provided for each building containing two (2) or less dwelling units and two (2) trees for buildings containing three (3) or more dwelling units.

8. Street trees shall be maintained and, if they become damaged, diseased or otherwise die, replaced by the lot owner, and/or Homeowners Association, and/or Property Owners Association.
- D. Ground Cover. Ground cover shall be provided and maintained on all areas of the project to prevent soil erosion. All areas which are not covered by paving, stone, or other solid materials shall be protected with a vegetative growth.
- E. Landscaping.
1. Any part or portion of a site which is not used for buildings or other structures, loading and parking spaces and aisles, sidewalks or designated storage areas shall be planted and maintained with landscaping.
  2. Except for single-family and two-family dwellings, any part or portion of a site which is not used for buildings or other structures, loading and parking spaces and aisles, sidewalks or designated storage areas shall be planted and maintained with landscaping in accordance with an overall plan, prepared and approved as part of a Subdivision/Land Development Plan. A replacement program for non-surviving plants should be included.
  3. All mechanical equipment not enclosed in a structure shall be fully and completely screened in a manner compatible with the architectural and landscaping style of the remainder of the lot.
  4. Landscaping within any parking compound shall be subject to the following provisions:
    - a. Off-street parking compounds shall be landscaped to reduce wind and air turbulence, heat and noise, and the glare of automobile lights; to reduce the level of carbon dioxide; to provide shade; to improve stormwater drainage; to replenish the groundwater table; and to provide for a more attractive setting.
    - b. Parking compounds shall include a minimum total landscape area equivalent to ten (10) percent of the area occupied by parking spaces (excluding interior drives and maneuvering areas).
    - c. The interior of each parking compound shall have at least one (1) two-inch (2") caliper deciduous shade tree (measured five (5) feet above grade) for every five (5) parking spaces, if there are no existing shade trees to satisfy this requirement. Shrubs and other plant materials are encouraged to be used to complement the trees, but shall not be the sole contribution to the landscaping.

These trees shall be in addition to those required as an effective screen.

- d. The landscaping and planting areas shall be reasonably dispersed throughout the parking compound, except where there are more than twenty (20) spaces in which the following shall apply:
  - (1) Landscaped areas at least ten (10) feet wide shall be provided around the periphery of parking compound. Such areas shall, at a minimum, extend the full length and width of the parking areas, except for necessary access ways, to prevent the encroachment of moving vehicles into parking areas.
  - (2) A minimum of one (1) landscaped island shall be provided for every twenty (20) parking spaces.
  - (3) Landscaped islands shall be provided between every ten (10) parking spaces ~~or~~ and at the end of each parking row. All landscaped islands shall be the length of the parking spaces in the row and at least ten (10) feet in width.
  - (4) There shall be a planting strip incorporated for every four (4) rows of parking spaces. Such planting strip shall run parallel to parking rows and shall have a minimum width of ten (10) feet if double loaded or seven (7) feet if single loaded.
5. Landscaping shall be perpetually maintained during the period the principal use causing the need for Landscaping is in operation. Any plant material which does not survive shall be replaced in six (6) months.
6. Existing plant material and trees with a caliper of six (6) inches or more measured five (5) feet above grade shall be preserved wherever possible during construction. Such existing plants may be credited toward the amount of required plantings.

F. Screening.

1. Screening requirements shall be applicable where a proposed commercial, industrial or institutional use abuts an existing residential use or residential district, or a public street.
2. Screening shall comply with the following requirements:
  - a. The entire perimeter of the tract undergoing development shall be provided with a minimum of thirty (30) foot planting strip, fifty (50)

foot if adjacent to a residential use or district, which will act as an effective screen separating uses. On sites of two (2) acres or less, if a fence is erected as part of the required screening, the minimum 30-foot width may be reduced to ten (10) feet and the minimum fifty (50) foot width may be reduced to twenty (20) feet. The fence shall be a shadow box style, or similar design if approved by the Board of Supervisors. The planting strip may be included in the private yard space and shall be based upon the following criteria:

- (1) Vegetative screening shall consist of a completely planted visible composed of evergreen plants and trees arranged to form both a low-level and a high-level screen. The high-level screen shall consist of evergreen trees planted with specimens having an initial height of not less than six (6) feet and planted at intervals of not more than fifteen (15) feet staggered on center. The low-level screen shall consist of evergreen shrubs planted at an initial height of not less than two (2) feet and spaced at intervals of not more than five (5) feet on center. The low-level screen shall be placed in alternating rows to produce a more effective barrier. The low-level screen may be eliminated if screen fencing is provided. Any fence provided for screening purposes shall be a minimum of five (5) feet in height.
- (2) Vegetative screening shall incorporate earthen mounds or berms, wherever possible, to improve sound as well as visual buffering, and shall be broken at points of vehicular or pedestrian access.
- (3) No plantings shall be placed closer than five (5) feet from the property line of the tract.
- (4) All existing trees within the required planting strip above three (3) inches in caliper measured five (5) feet above grade and/or eight (8) feet in height shall be preserved wherever possible.
- (5) Screening shall be designed so as to not obstruct sight distances at intersections.
- (6) Screening design, including the type of plant materials to be used, spacing of plant materials, and the use and location of earthen berms, shall be subject to review and approval by the Board of Supervisors upon the recommendation of the Planning Commission. In order for the Board to determine compliance with the requirements of this Section, a plan

shall be submitted showing the proposed design of the landscape screen. Said plan shall include a plant schedule and sufficient information as required for the installation of the screen. The plan shall be sealed by a landscape architect licensed to practice in the Commonwealth of Pennsylvania.

(7) Vegetative screens and fences shall be perpetually maintained during the period the principal use causing the need for screening is in operation. Any plant material which does not survive shall be replaced in six (6) months.

b. Water towers, storage tanks, processing equipment, fans, skylights, cooling towers, vents and any other structures or equipment shall be architecturally compatible or effectively shielded from view by an architecturally sound method which shall be approved, in writing, by the Township before construction or erection of said structures or equipment.

## **SECTION 610      SANITARY SEWAGE DISPOSAL AND WATER SUPPLY**

A. Sanitary Sewage Disposal. The applicant shall provide the highest type of sanitary sewage disposal facility consistent with existing physical, geographical, geological, and economic conditions.

1. The following types of sanitary sewage disposal facilities are listed in order of desirability:

a. Publicly owned sanitary sewage system.

b. Privately owned sanitary sewage system used by two or more units of occupancy with treatment other than subsurface absorption or holding tank.

c. Privately owned sanitary sewage system used by one unit of occupancy with subsurface absorption.

2. When the municipality, in accordance with the Pennsylvania Sewage Facilities Act, Act 537 of 1966, as amended, determines the necessity for a Sewer Facilities Plan Revision (Plan Revision Module for Land Development), or Supplement, the Township shall require that notice of approval from the Pennsylvania Department of Environmental Protection be submitted as a condition of Final Plan approval.

3. On-Lot Sewage Disposal. If the applicant has presented documentation satisfactory to the Township providing the infeasibility of connection to public or community sewer systems, and where State and Federal Laws permit the Township may permit the use of on-lot sewage disposal. The following documentation shall be provided:
- a. Sewage Testing Required for all Proposed Lots. Each lot or lot to be created shall contain a suitable location for the installation of an initial, individual on-lot sewage system except when such lots or lots to be created are to be served by a community sewage system. The Sewage Enforcement Officer shall perform or observe all tests required by PaDEP for the location of an individual on-lot sewage system to confirm the suitability of the location.
  - b. Replacement Location for On-Lot Sewage Systems Required. A replacement location shall be provided which shall comply with all regulations issued by PaDEP concerning individual on-lot sewage systems, including isolation distances, and with the terms of this Ordinance and any other applicable Township Ordinance. In addition, where lot add-ons are proposed, the lot where area is being decreased shall provide documentation that the existing system is functioning properly and demonstrate that a replacement system can be located on the remaining lot area.
  - c. Identification of On-Lot Sewage System and Replacement.
    - (1) Each applicant shall demonstrate to the satisfaction of the Sewage Enforcement Officer and/or sanitarian certified by PaDEP that an area exists on the lot or on each lot to be created for an initial individual on-lot sewage system and for the replacement location. The Sewage Enforcement Officer or sanitarian shall perform all tests at applicant's expense required by PaDEP regulations for the location of an individual on-lot sewage system to confirm the suitability of the replacement location. Allowance of open land for the replacement location without such testing shall not constitute compliance with the requirements of this Section.
    - (2) All on-lot sewage systems and replacement location shall be located on the same lot as the use it will serve and shall comply with setback distances, isolation distances, etc. of Title 25, Chapter 73, Rules and Regulations of the Pennsylvania Department of Environmental Protection, as amended, and any other regulation of the Township. The location of each initial individual on-lot sewage system and each replacement location shall be noted on the plans. An

appropriate easement shall be provided around the replacement location and shown on the Final Plan. The purchaser of each lot shall be provided with a copy of the plans. A note shall be added to the plans stating that no improvements shall be constructed upon the primary or replacement location easement, and the deed to each lot created as a part of the subdivision or land development shall contain language reflecting this limitation.

(3) Any revisions to a permit or plan affecting a replacement location which previously has been approved pursuant to the provisions of this Ordinance shall be approved by the Township or its authorized representative.

d. Construction of Improvements Upon or Disturbance of Primary or Replacement Location Prohibited. No area within five (5') feet of the replacement location shall be excavated, graded, filled, or otherwise disturbed in any manner, which would prevent its use as a future location for an on-lot sewage disposal system during development of the lot. No permanent or temporary improvements of any character other than the planting of shrubs or other ground cover shall be constructed upon the replacement location unless the person who desires to construct such improvements shall demonstrate to the satisfaction of the Sewage Enforcement Officer that an alternate replacement location which complies with all applicable Township Ordinances exists upon the lot. If such an alternate replacement location shall be identified, the alternate replacement location may be considered to be the replacement location and the plans shall be accordingly revised and submitted to the Township. The newly designated replacement location shall thereafter be considered the replacement location for the purposes of this Ordinance.

e. The limits of both the initial individual on lot sewage system and the replacement system location easement for each lot must be staked and roped off, or other acceptable measures, prior to issuance of building permits for each lot and properly maintained during construction until the issuance of an occupancy permit.

B. Water Supply.

1. Whenever an existing public or approved community or regional water system is accessible to a proposed project, distribution system shall be provided to furnish an adequate supply of water to each unit.



Wherever the water supply system contains sufficient capability or is planned to have such capability within two (2) years from the date of Final Plan approval, fire hydrants shall be provided; when provided, the location and kind of fire hydrant shall meet the specifications of the Insurance Services Officer, the local fire company, and the local municipality, when applicable. A copy of the approval of such system by the appropriate agency or utility company which provides the service shall be submitted with the Final Plan. Suitable agreements shall be established for the ownership and maintenance of such a distribution system.

2. Where a regional system is not accessible, particularly where on-site sanitary disposal systems are to be used, a community water supply may be required. If such a system is provided, it shall be approved by the Pennsylvania Department of Environment Protection, and appropriate measures shall be provided to ensure adequate maintenance.
3. Where individual on-site water supply system(s) are to be utilized, each lot so served shall be of a size and shape to allow safe Location of such system, in accordance with the standards of the Pennsylvania Department of Environmental Protection. The alternative location of a sewage disposal system shall be considered in the locating of the water supply system.

The individual on-site water supply shall be located on the same lot as the use it will serve. The proposed location shall be shown on all plans and shall conform to requirements of the Township Zoning Ordinance.

## **SECTION 611      GENERAL IMPROVEMENTS REQUIREMENTS**

- A. All improvements installed by the subdivider shall be constructed in accord with the applicable design specifications of the Township or, where none apply, the specifications of the Pennsylvania Department of Transportation or Pennsylvania Department of Environmental Protection shall be used. If none exist; the Specifications prepared by the Township Engineer shall be used. Standard Specifications of the Township are found in the Appendices.
- B. Supervision of the installation of improvements required by this Ordinance shall be the responsibility of the Township or of the appropriate State regulatory agency, and the cost of such supervision shall be paid for by the subdivider. Any supervisors to be performed by the Township shall be performed by such person as may be designated by the Township Supervisors. The subdivider shall post with the Township as deposit to cover the costs of supervision to be performed by the Township, the amount of which shall be established by the Township Supervisors after taking into consideration the magnitude of improvements shown on the Final Plan. In the event that the amount of such deposit is insufficient to cover all of the costs of such supervision, then at such time or

times as ninety percent (90%) of the amount of any such deposit shall have been expended by the Township for such supervision, the subdivider shall deposit an additional amount to cover future costs of supervision as estimated by the Township upon completion of the improvements and their approval by the Township, any unexpended portion of the deposit shall be refunded to the subdivider.

- C. Where required by the Township, improvements shall be extended to the boundaries of the subdivision or land development to facilitate extension into surrounding properties.
- D. The Subdivider shall be required to pay the entire cost of providing and extending all necessary and required improvements to his subdivision or land development, such as the extension of sanitary and storm sewer and waterlines and the construction of streets. In addition, the Township may require a subdivider to pay the cost of providing necessary street improvements and water and sewerage and drainage facilities, and easements therefore, located outside the property limits of the subdivision or land development but necessitated or created and required by construction or improvements within such subdivision or land development.

**SECTION 612      ARCHITECTURAL RELATED DESIGN CONTROLS FOR  
COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY  
RESIDENTIAL BUILDINGS**

A. General.

The purpose of these controls is to recognize the need for well-designed commercial, industrial and multifamily residential buildings that are compatible with the character of existing development within the Township. Further, such buildings necessitates design controls to maintain, preserve and protect property values and the character of adjacent properties and neighborhoods.

- B. The proposed development, in addition to the other requirements of This Ordinance, shall file preliminary and final site and architectural plans, reflecting the following criteria:
  - 1. The proposed development shall be designed and constructed in accordance with building and site plans and elevations of all facades that will result in an overall architectural and landscaping theme. Each building shall be designed to blend with the existing development and architectural character of the neighborhood and community and shall afford minimum external evidence of the nature of the operation conducted therein.

2. Proposed buildings shall be compatible with adjacent buildings and shall relate in a harmonious manner concerning size, materials and color.
3. Proposed buildings shall not have large unbroken external walls, but shall vary in plan and in height so as to result in good architectural design and compatibility with existing buildings and uses adjacent to the site. These varying facades shall be required for all external wall facing external public or private roads, the front facade of other buildings, and zoning district boundaries.
4. The exterior facades of all buildings shall be finished in decorative masonry, brick, stone, metal or equivalent construction. If a combination of masonry, brick, stone and metal is proposed, a minimum of one-third (1/3) of the height of the exterior façade shall be masonry construction.
5. All submissions shall include color renderings of all sides of the proposed building and any proposed signage for review by the Board of Supervisors.
6. Building accent lighting shall consider the effect of the lighting on building occupants and neighbors. Light sources shall be screened. Landscape accent lighting, including uplighting for trees and buildings and low down lights, shall be of low intensity and shall be designed to prevent shadows or glare on adjacent public ways.
7. Pedestrian lighting shall illuminate walkways either from low level of accent lights or uniform height (10 to 12 feet) light standards which clearly and safely identify the circulation path.
8. Architectural lighting shall complement the building elements in a functional manner, and the design of street and pedestrian lighting shall be coordinated throughout the site. The quality of lighting, including color, intensity and shielding of sources shall be deemed an integral part of the overall plan design.
9. All use activities proposed for the site shall be carried on in completely enclosed buildings. Storage for industrial uses in the Limited Industrial District may be permitted out of doors only if such storage is effectively screened in accordance with the requirements of this Ordinance and the Clay Township Zoning Ordinance. In addition, all applicable performance standards of said ordinances shall apply.

## **SECTION 613      HAZARDS ASSOCIATED WITH CARBONATE ROCKS**

All subdivisions and land developments located in areas underlain by carbonate geologic formations shall be designed and constructed to minimize any impacts which may affect, increase, diminish, or change any natural drainage, natural springs, or water table. No development that in the opinion of the Township poses significant risks in stimulating the formation of sinkholes or in causing hydrologic connection of contaminated surface water with subsurface aquifers shall be approved.

A.    Hydrogeologic Report Required. When, in the opinion of the Township, there is a probable likelihood that a project will affect or be affected by carbonate geologic hazards the Township shall require submission of a hydrogeologic report. In reaching a determination of whether a project will affect or be affected by carbonate geologic hazards, the Township shall consider the presence or absence of carbonate features in the vicinity of the project, the testimony of qualified expert witnesses, the recommendation of the affected municipality, and such other reasonable information as may be available. Any hydrogeologic report shall be prepared at the applicant's expense by a hydrogeologist or professional engineer qualified in such matters. Each hydrogeologic report shall contain:

1.    A map showing all sinkholes, depressions, lineaments, faults, outcrops, springs, drainage entering the ground, water table, soil mottling and ghost lakes, and all features that may relate to the quality and availability of groundwater within a mile distance.
2.    A map outlining all wells, or drinking water supplies within a radius of three (3) miles of the proposed site.
3.    A listing of all referenced data, published and otherwise.
4.    A topographic site map with the site clearly outlined.
5.    A map indicating the location and design of all on-site wastewater disposal systems.
6.    A description of anticipated water quality impacts to areas located downgradient and areas located along the geologic strike.
7.    A description of any mitigation measures that could be applied to minimize impacts of the project or to correct existing problems.

B.    Specifications for Stormwater Management Basins.

1.    No stormwater management basin shall be placed in or over the following features:

- a. sinkholes
  - b. closed depressions
  - c. lineaments in carbonate areas
  - d. fracture traces
  - e. caverns
  - f. ghost lakes
  - g. disappearing streams
2. Stormwater management basins shall not be located closer than one hundred (100) feet from the rim of sinkholes or closed depressions, nor within one hundred (100) feet from disappearing streams; nor shall these basins be located closer than fifty (50) feet from lineaments or fracture traces; nor shall these basins be located closer than twenty-five (25) feet from surface or identified subsurface pinnacles.
- C. All subdivision and land development plans approvals for development located in areas underlain by carbonate geologic formations shall include a requirement to enter into a recorded agreement regarding maintenance of sinkholes or similar structures.

#### **SECTION 614      PUBLIC DEDICATION OF PRIME OPEN SPACE**

- A. For every proposed Residential Subdivision or Land Development (excluding mobile home parks) the Developer shall set aside one (1) acre of Prime Open Space, as herein defined, for the greater of every twenty-five (25) lots or dwelling units proposed. The amount of Prime Open Space shall be pro-rated, and shall be rounded up to the nearest one-half (0.5) acre (e.g. a subdivision with twenty nine (29) lots would require one and one-half (1.5) acres of Prime Open Space, a subdivision with sixty five (65) dwelling units would require three (3) acres of Prime Open Space, a subdivision of five (5) lots would require one-half (0.5) acre of Prime Open Space. If the number of lots and dwelling units differs, the larger numbers will be used to calculate the amount of Prime Open Space required for dedication.
- B. Residential subdivisions or land developments proposing two (2) lots are exempt from the provisions of this Section 614. However, if exempt lots are later subdivided, and the total number of lots derived from the original parcel of land is three (3) or more, the provisions of this Section 614 will apply as though the original tract of land was divided simultaneously and the obligation shall be imposed upon the later lot(s).

- C. For every residential subdivision or land development, the Developer may, with the concurrence of the Board of Supervisors, contribute fees or construct recreational facilities in lieu of the dedication of Prime Open Space. Any such contribution shall be in accordance with applicable subsections of this Section 614.
- D. Should the subdivider or developer request to contribute fees or construct recreational facilities in lieu of Prime Open Space, such request shall be submitted to the Township Planning Commission who shall forward the request to the Clay Township Park and Recreation Commission for comment. Following the review of the request and receipt of comments from the Clay Township Park and Recreation Commission, the Planning Commission shall review the request and make a recommendation thereon to the Board of Supervisors. The Board of Supervisors shall have the authority to approve or deny such request. Should the Board of Supervisors approve the request, the contribution of fees or construction of recreational facilities shall be in accordance with the requirements of this Section 614.
1. Where the contribution of fees in lieu of Prime Open Space has been approved by the Board of Supervisors, said fees shall be used and invested in accordance with the Township Park & Recreational Plan and the provisions of the Pennsylvania Municipalities Planning Code. Such contribution of fees shall be paid prior to Final Plan approval.
  2. The amount of fees to be contributed in lieu of Prime Open Space may be determined based upon developed fair market value utilizing the formula in this section, or may be determined in accordance with any existing adopted (by Resolution of the Board of Supervisors) flat fee-in-lieu schedule which establishes a fixed price per lot, unit, or acre.
  3. The formula to be used in computing the fee based upon fair market value shall be:
 
$$N \times FMV = \text{fee}$$
  4. The value of N shall be determined by multiplying the number of lots or dwelling units proposed (whichever number is larger) by 0.04.
  5. The FMV shall be equal to the fair market value of one (1) developed acre.
- E. Construction of Recreational Facilities.
1. Where the construction of recreational facilities in lieu of setting aside Prime Open Space has been approved by the Board of Supervisors, said construction shall be in accordance with the Township Park and

Recreational Plan and the provisions of the Pennsylvania Municipalities Planning Code. Such facilities shall be completed prior to final plan approval or an improvement bond shall be deposited with the Township in accordance with the Pennsylvania Municipalities Planning Code.

2. The value of construction to be contributed shall be not less than the amount of monetary contribution that would be required by Section 614 D. hereof.
  3. All facilities constructed pursuant to this section, shall be constructed in accordance with current standards established by the National Park Association and, where possible, the Americans with Disabilities Act of 1990, as may be amended from time to time. Playground equipment shall be in compliance with Consumer Product Safety guidelines.
- F. All Prime Open Space shall be contiguous, and the Prime Open Space shall be accessible to all lots or units within the development without having to walk in streets (excluding street crosswalks).
- G. When the Prime Open Space land required to be dedicated is less than five (5) acres in size, the Prime Open Space land shall be located in a suitable place on the periphery of the subdivision or land development so a more usable tract will result when additional Prime Open Space is obtained upon development of the adjacent land.
- H. When public Prime Open Space land exists adjacent to the tract to be subdivided or developed, the Prime Open Space land shall be located to adjoin and enlarge the presently existing Prime Open Space land.
- I. Prime Open Space land shall be accessible to utilities, such as sewer, water, and power that are provided within the subdivision, and if so requested by the municipality that will accept dedication of the land, the Developer shall extend such utilities to Prime Open Space land. However, nothing in this provision shall require the Township to accept a dedication of utilities.
- J. Trails and linear parks may be developed and dedicated for public use and may be credited towards the park and open space land requirements provided that such trails and linear parks meet the following standards:
1. Actual dedications of land shall be a minimum width of fifty feet (50'), and if to be dedicated to Clay Township, must be approved by the Clay Township Board of Supervisors;
  2. The trail or linear park shall conform to the Clay Township Park and Recreation Plan, any Lancaster County wide trail and recreation master plan and appropriate Clay Township and county comprehensive plans;

3. The minimum right of way with an easement containing a trail which crosses private land shall be ten feet (10'). Easements may be dedicated to Clay Township, Lancaster County, or other organizations which, in the judgment of the Clay Township Board of Supervisors, is appropriate. However, nothing in their provision shall require the Township to accept a dedication of a right of way. In all cases, such easements must provide for public use at all reasonable times;
  4. Trails shall have a vertical clearance of no less than ten feet (10');
  5. The width of the trail service may vary depending on the type of use to be accommodated, but in no case shall width be less than five feet (5').
- K. No Prime Open Space recreation area may be permitted within a storm water management or floodplain area.

## **SECTION 615            SPECIAL DESIGN STANDARDS FOR COMPACT NEIGHBORHOOD DEVELOPMENT**

Design and development of a Compact Neighborhood Development shall comply with the following design standards. All of the provisions of this Ordinance shall apply, including the Recreation Fee-In-Lieu portion of this Ordinance, except as clearly preempted by this Section.

- A. Street and Alley Network. The success of a Compact Neighborhood Development will be based in part on an effective, interconnected street and alley network. The alley relieves the frontage street from certain service functions, preserves the streetscape without curb cuts and allows buildings to be placed forward on the lot to provide greater curb appeal.
1. An interconnected network of streets and alleys shall be created to effectively accommodate vehicular and pedestrian circulation, and to create a block structure for the neighborhood.
  2. New streets are intended to be village-like, and not like a conventional suburban road. The street widths, curb radii, centerline horizontal alignment, on-street parking conditions, and other design features, shall be solely in accordance with Table 6.
  3. All neighborhood streets in Compact Neighborhood Developments shall be posted at 25 MPH. Minimum safe stopping sight distance shall be based on the posted speed. Minimum safe stopping sight distance, based on 25 MPH, shall be required at all intersections involving neighborhood streets and alleys. Individual unit driveways shall each be



required to have a minimum safe stopping distance of 100 feet, measured five (5) feet back from the cartway edge.

4. Street trees and street lights may be permitted within clear sight triangles for alley intersections with streets, but shall not be permitted within any safe stopping sight distance line of sight.
5. Private Streets shall meet the design standards listed in Table 6. Applications which proposed a private street shall be accompanied by an Agreement, which shall be submitted with the Preliminary Plan Application and ultimately recorded with the Lancaster County Recorder of Deeds, as part of the Final Plan. This Agreement shall establish the conditions under which the street(s) will be constructed and maintained, as well as conditions controlling an offer of dedication, and shall stipulate:
  - a. That the street shall be constructed and maintained to conform to the specifications of this Ordinance, unless waived by the Board of Supervisors.
6. Horizontal street alignments shall be measured along the centerline. Horizontal curves shall be used at all angle changes in excess of two (2) degrees. Single, long radius curves shall be used rather than a series of curves, with varying radii and/or a series of short curves separated by short, straight segments. The minimum horizontal curve radius for streets shall be in accordance with Table 6.
7. Vertical curves shall be provided where centerline grade breaks exceed an algebraic difference of one percent (1%).
8. Street signs shall be installed at all new street and road intersections. The design and placement of such signs shall be subject to approval by the Township Supervisors. All signing shall identify both intersecting streets and roads. Regulatory signs shall be installed at all locations identified by the traffic circulation study prepared by the developer. Standard traffic signs shall be approved by the Township and shall be supplied and installed in accordance with Penn DOT standards, including standards for breakaway sign posts. Prior to acceptance of streets containing signage, the developer shall provide an acceptable draft ordinance and any associated traffic studies justifying the sign installations and as easement agreement for maintenance of signs where required signage is located outside of the street right-of-way.

Table 6  
MINIMUM DESIGN STANDARDS FOR INTERNAL STREETS OF  
COMPACT NEIGHBORHOOD DEVELOPMENT<sup>1</sup>

DESIGN STANDARDS	Neighborhood Street	One Way Lane	Alley
Right-of-Way Width	50 ft.	30 ft.	20 ft.
Cartway Width			
With Curbs (No Parking)	26 ft.	16 ft.	16 ft. – 2 way 12 ft. – 1 way (no curb)
With Curbs and Parking One-Side <sup>2</sup> (when such parking is provided)	26+7=33 ft.	16+7=23 ft.	same as above
With Curbs and Parking Both-Sides (when such parking is provided)	26+14=40 ft.	16+14=30 ft.	same as above
Minimum Center Line Radii	150 ft.	50 ft.	N/A
Maximum Grades	6%	7%	7%
Grass Strip	0-7 ft.*	N/A	N/A
Sidewalk Width	4 ft.	4 ft.	N/A
Isolation Distance <sup>3</sup>	50 ft.	25 ft.	25 ft.
Minimum Curb Radii at Intersection <sup>4</sup>	15 ft.	10 ft.	5 ft.
Clear Sight Triangles	75 ft.	50 ft.	25 ft.

Note: \* except as shown on the: “Typical Streetscape Layout” (See Figure 1)

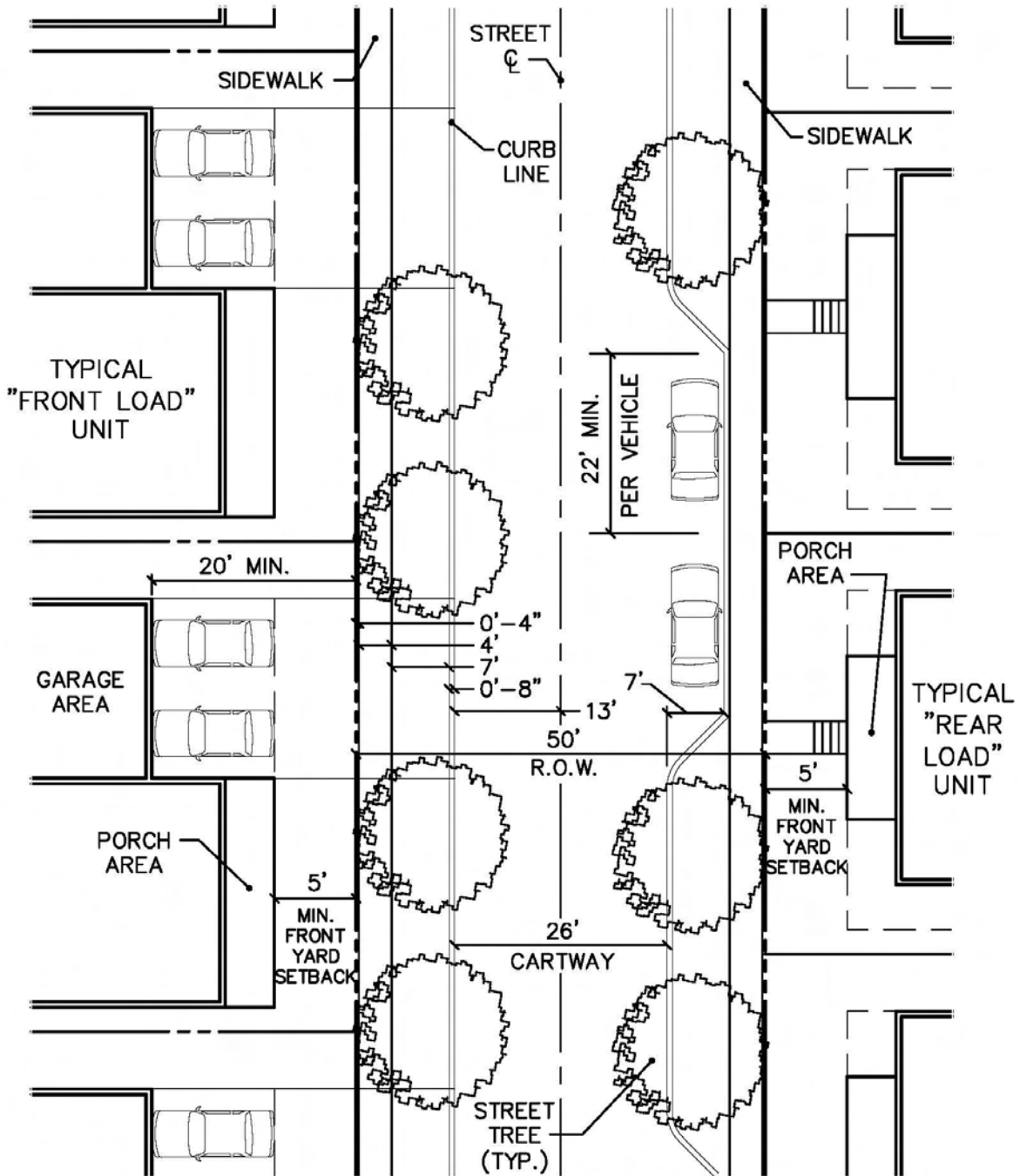
<sup>1</sup>This Table shall not apply to streets in intersections with existing Township and/or State Streets.

<sup>2</sup> On-street parking bays shall be 7 feet in width, and 22 feet in length.

<sup>3</sup> Distance between the center line of the driveway/private access street and the nearest intersecting street centerline by the type of street accessed.

<sup>4</sup> When streets of different classifications intersect the smaller Minimum Curb Radius shall apply.

Figure 1  
 Typical Streetscape Layout



B. Alleys.

1. An eighteen (18) foot deep perpendicular driveway for vehicles to park along the alley shall be provided.
2. Alleys shall not be required to have sidewalks, curbs, and street trees, and street lights.
3. Single-access alleys shall be designed and built with snow storage areas, and such areas shall be depicted in land development plans.
4. Single-access alleys shall be designed and built with a paved turnaround area at the end.
5. Alleys shall be designed in accordance with Table 6.

C. Streetscape. The streetscape is the overall environment along the street which projects the character of the neighborhood including features such as the Street Wall, sidewalks, on-street parking parallel to the curblines, street trees and residential buildings with porches.

1. Street design standards shall be in accordance with Table 6.
2. Wherever buildings do not form the Street Wall at least sixty percent (60%) of the residual lot width at the building setback line shall have a Street Wall in the form of a hedge or fence.

D. Sidewalks, Walkways, Crosswalks and Pedestrian Paths.

1. Sidewalks shall be placed on both sides of all streets to enhance pedestrian circulation, except in the case of Greens and Roundabouts where sidewalks may be exempted on one or both sides, and except where steep topography or hydrologic constraints (wetlands, ponds) prevent the construction of sidewalks.
2. Sidewalks shall be a minimum width of 4'-0". Sidewalks shall be concrete.
3. Sidewalk shall be separated from curbs with a grass strip of no less than four (4) feet in width, unless on-street parking bays directly abut sidewalks as shown in the Typical Streetscape Layout (see Appendices).
4. Sidewalks shall be maintained and repaired, on an on-going basis by the lot owner and/or Homeowners Association, and/or the Property Owners Association.

5. Crosswalks across streets shall be at least six (6) feet in width, and shall be physically and visually distinctive to facilitate pedestrian circulation at street corners, and at mid-block locations when approved by the Township.

E. Street Lighting.

1. Street lights shall be required along all streets and shall not exceed eighteen (18) feet in height measured at the ground surface at the base of the light, and shall be placed at a spacing to provide at least one-half (0.5) foot-candle at the height of three (3) feet above the sidewalk surface at all points with ten (10) feet of the light.
2. Street light types and locations shall be subject to Township approval and shall be in character with the pedestrian-oriented streetscape.
3. No street light shall be unshielded or create trespass glare.
4. Alleys shall have street lights at their intersections with streets and other alleys, and at turnarounds on single access alleys.

F. Street Trees and Landscaping.

1. Street trees shall provide a landscape architectural compliment to the architectural alignment of buildings.
2. Street trees shall be maintained and, if they become damaged, diseased or otherwise die, replaced by the lot owner, and/or Homeowners Association, and/or Property Owners Association.
3. Street trees and shade trees shall be approved by Clay Township.
4. Street trees shall be placed at an average interval of sixty (60) feet along both sides of all new streets, or along streets where there are no existing street trees. Such trees shall be at least 2-inch caliper measured five (5) feet above grade at the time of planting, and shall be located within the street right-of-way.
5. Landscaping shall also include fences, walls, piers, hedges, to screen parking areas.
6. Parking lot islands and peninsulas shall be located and landscaped to "break up" expanses of asphalt. No more than fifteen (15) parking spaces shall be in a row without being interrupted by a landscaped island.

7. All landscape materials shall conform to the current edition of the "American Standard for Nursery Stock" of the American Association of Nurserymen.

G. Utilities and Infrastructure.

1. All new utilities shall be installed underground.
2. Utility easements shall have a minimum width of ten (10) feet, or greater if required by the utility company or the Township.
3. No landscaping other than lawns, or permanent structures shall be planted or placed within easements.
4. No dumpsters shall be permitted, except at a community center where they shall be screened.

H. Driveways.

1. Driveways shall be paved and shall be constructed to provide positive drainage to prevent ponding/puddling of water toward the street cartway.

I. Lots.

1. Lots shall contain an average depth not less than one (1) or more than five (5) times their width.
2. Lots shall front on a public or approved private street, or on Greens.

**SECTION 616      BUILDING DEMOLITION ASSOCIATED WITH DEVELOPMENT**

- A. An applicant intending to demolish a historic resource shall take measures to document said resource. The building shall be photographically documented inside and out sufficiently to show the layout of the rooms, all elevations, any architectural features that may exist, and the building's context to other buildings on the site. The photo-documentation, accompanied by a photo-key, should be given to the Township and/or local historical society as a permanent record of what once existed on the site.
- B. The dismantling and salvage of reusable building materials should be highly encouraged.
- C. When building demolition is associated with development, the building or resultant demolition waste shall not be burned. The developer/contractor shall provide certification to the Township that the demolition waste was disposed of properly.